



MLS 6814760 Residential

**\$249,000**

1,420 sq ft  
2 bedrooms  
1 baths

35738 Spang Road  
Hill City MN 55748

Status: Active

#### Description:

Hobby farm located between Hill City & Grand Rapids. 2 bed, 1 bath modular home set on a full walkout basement. In the home, you'll find an updated kitchen & a very solid structure with room to add finish square footage in the lower level. Detached 42 x 45 garage/equipment building as well as a loafing shed/barn building. This is all set on 40 acres. Upland acreage, with a 50-50 mix of agricultural field & wooded area. Added bonus as there is Blandin land just across the road for extra exploration. Don't miss this opportunity as there's potential to add some instant equity. Schedule you're showing today.

#### Additional Details:

Year Built	1975
Lot Acres	40.64
Lot Dimensions	Irr
Garage Stalls	10
School District	318
Taxes	\$529
Taxes with Assessments	\$610
Tax Year	2025

#### Additional Features:

**Basement:** Full, Walkout **Fuel:** Electric, Wood **Garage:** 10 **Heat:** Baseboard, Wood Stove **Sewer:** Septic System Compliant - No **Water:** Well  
**Air Conditioning:** None

#### Driving Directions:

Hwy 169 S to R on Spang Rd to R at property.



Listed By:  
MN DIRECT PROPERTIES

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470