



MLS 6826443 Land

\$76,000

8 Acres
Raw Land

TBD1 190th Street
Pelican Rapids MN 56572

Status: Active

Description:

This 8± acre property located near Pelican Rapids in Otter Tail County, Minnesota, offers a unique opportunity. The tract was formerly used as a trailer court known as Hidden Acres Trailer Court, and as such, the ground contains multiple existing trailer pads, plus previous infrastructure for utilities. Electrical, water and septic services were once in place, though any new use will require verification and likely updating of those systems to meet current requirements. Because of the prior setup, this parcel may offer efficiencies for redevelopment compared with starting from raw ground.

The lot is accessed via a dead end road. This reduces through traffic and provides a level of seclusion and privacy. The flat nature of much of the land simplifies planning for new uses. Potential future use could include returning it to a trailer court (subject to appropriate local city or county approvals), developing a seasonal or permanent residence, or repurposing it for a small-scale campground, cabin area, storage facility, or recreational property. Given the existing pads and utilities, the effort and cost of site preparation and basic infrastructure could be lower than on undeveloped acreage.

At the same time, this property should be viewed realistically. The existing utilities will likely need updating. Approvals for uses such as a trailer court or campground would depend on current zoning, septic/wastewater regulations, and building codes. Part of the work for a new owner will likely involve permit applications, system inspections or upgrades, and verification that water and septic systems comply with county and state requirements.

*Additional land available

Additional Details:

Lot Acres	8
Lot Dimensions	8±
School District	1952
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2025

 Listed By:
Whitetail Properties Real Estate

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