



MLS 7010947 Farm

**\$230,000**

40 Acres

37325 US Highway 169  
Aitkin MN 56431

Status: Active

#### Description:

Hard to find!!! Full 40 acres of open hay field and wooded acreage, only 3 miles North of Aitkin. Easy access off of Hwy 169. This hobby farm with productive hay fields and wooded hunting acres. This acreage has been worked and has been used as productive hay land. The year round home, is older and in need of major updating, but has been rented and is currently inhabited. Beside the home, property has a 2-stall garage, storage pole building, and older barn and a newer drilled well. The south edge of property has a gravel ridge, as well as towering assorted species of pine trees, cedar, and apple trees. An abundance of treed acres, and level hay fields, make this 40 not only perfect for hobby farming, but for hunting as well. An "up north" retreat special-for your own hunting land with a nice building site, highway frontage, and within a few miles of Aitkin, MN.

#### Additional Details:

Year Built	1950
Lot Acres	40
Lot Dimensions	1115'x497'x786'x944'x312'x243'x1363'x783'
Garage Stalls	2
School District	2275
Taxes	\$1,168
Taxes with Assessments	\$1,168
Tax Year	2025

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Array **Garage:** 2 **Heat:** Forced Air **Sewer:** Mound Septic, Private Sewer **Water:** Drilled **Air Conditioning:** Window Unit(s)

#### Driving Directions:

North of Aitkin, MN, 3 miles on Hwy 169, farm on W (left).



Listed By:  
Kaija Kokesh Realty

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