



MLS 7016167 Land

**\$225,000**

42.5 Acres

Raw Land

TBD County Highway 36

Frazee MN 56544

Status: Active

#### Description:

Options, options, options... and location, location, location — that's the name of the game with this blank-slate property located just east of Vergas.

Currently used for agriculture, this tract offers approximately 39± acres of productive tillable ground with an average CPI of 49, including pockets of even higher-quality soils. It's an easy, convenient piece to add to an existing farming operation or continue renting out for steady income while you plan for future development.

With its excellent location just south of Long Lake, the possibilities truly open up. This property could be split into back lots, developed for housing, or kept as one larger parcel to create your own private setup. Plant trees, add fencing, bring in horses or cattle — or simply hold as an investment. The options here are truly endless.

You're just minutes from Vergas, Dent, Perham, Frazee, and Detroit Lakes, plus surrounded by countless recreational lakes offering excellent fishing and outdoor opportunities. Properties with this combination of income, location, and flexibility don't last long — especially at such an attractive price.

As an added bonus, an additional 2.5± adjoining acres with well, septic, and power are also available and would make a great complement to this property.

- \*39± acres of productive tillable ground
- \*Average CPI of 49 with higher-quality pockets
- \*Currently income-producing farmland
- \*Excellent candidate for ag, development, or recreational use
- \*South of Long Lake and minutes from Vergas
- \*Close to Dent, Perham, Frazee, and Detroit Lakes

- \* **Broker Reciprocity** **Listing** **Whitetail Properties Real Estate**
- \***Strong location + flexibility = outstanding opportunity**
- \***Surrounding lakes and year-round recreation**
- \***Additional 2.5± acres with utilities available**
- \***Subject to prior sale, change or withdrawal.**



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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

#### Additional Details:

Year Built 1976