



MLS 7019559 Land

\$54,500

2.5 Acres

Raw Land

41174 Yellow Birch Lane

Emily MN 56447

Status: Active

Description:

Peaceful and private lot bordering Van Sickle Brook. This 2.5 acre lot is just 3 miles outside of town. 1.85 acres is high wooded acreage and .65 is low. There are trails throughout the property and a spot cleared by the creek. Perfect spot to build a home, or a cabin in the woods. This would also be a great lot for weekend camping, and enjoying nature. You will appreciate the mix of pine, oak, maple, and many other varieties of trees. Close to many amenities such as ATV and snowmobile trails, area lakes, and bike trails. Relax and enjoy the peaceful sounds of Van Sickle Brook and everything that the Emily area has to offer. Contact the City of Emily for additional information regarding permits and building setbacks.

Additional Details:

Lot Acres	2.5
Lot Dimensions	204x452x225x642
School District	904
Taxes	\$138
Taxes with Assessments	\$138
Tax Year	2025

Additional Features:

Driving Directions:

From Emily, go East on County Rd 1 to a Right on Yellow Birch Ln. Follow the road to the sign on the Left



Listed By:
LPT Realty, LLC

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