



MLS 7072390 Land

\$190,000

54 Acres
Raw Land

10121 State Highway 87
Menahga MN 56464

Status: Active

Description:

Located 3 miles straight west of Menahga along Highway 87, this 54-acre property offers a hard-to-find combination of access, build potential and versatility. With power already at the property, an established approach and a storage building in place, this is a property that gives the next owner a strong starting point to make it their own.

The land itself is a mix of mature timber and mostly open ground, making it well suited for a variety of uses. Whether you are looking to build a country home, start a hobby farm, keep horses, ride dirt bikes or create a hunting property, the layout and location give you plenty of options. There are several excellent spots to build and enough open ground to shape the property however you choose.

The property was formerly used as a gravel pit and will be restored back to its original condition, giving the next owner a clean slate moving forward. With the amount of open ground already in place, this could be an excellent opportunity for someone looking to plant trees, establish food plots, improve habitat or create their own recreational setup over time.

The mature timber adds character and cover while the open ground gives you flexibility that can be difficult to find in this area. With some vision and planning, this property could become a very strong hunting property in the future while still offering plenty of room for additional recreational uses.

An added bonus is that this tract borders two additional properties that are also available for purchase, including the adjoining 48+/-acre parcel and an adjoining 51+/-acre parcel. This gives buyers the opportunity to expand their acreage, increase privacy or create a much larger recreational or hunting setup in a highly desirable area near Menahga.

Its location is another major advantage. Highway 87 frontage provides easy year-round access while still keeping you close to Menahga, Park Rapids and Sebeka. Whether you are looking for a place to build, expand your recreational land holdings or invest in a versatile piece of ground with long-term potential, this property deserves a look.

- *Located 3 miles west of Menahga on Highway 87
- *54 acres with highway frontage
- *Power already on site
- *Established approach
- *Storage building included

Additional Details:

- * **Broker Reciprocity** - Selling Locations: Whitetail Properties Real Estate and open pasture ground
- * **Hobby Farm and horse property** - Regional Multiple Listing Service of Minnesota, the Broker Reciprocity (BR) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.
- * **Borders additional 48+ acre and 51+ acre parcels** also available for purchase.



Call Affinity Real Estate
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Lot Acres	54
Lot Dimensions	54
School District	201