

MLS 7130849 Farm

$1,500,000

38.54 Acres

59001 County Highway 8
Sebeka MN 56477

Status: Active

Description:

Discover a unique opportunity just outside of Sebeka, Minnesota, where country living meets a fully operational recreational cannabis farm. Situated on nearly 40 acres, this property combines an established cannabis operation, residential living, agricultural potential, and room for future expansion.A major highlight is the property's county approval allowing the property to be divided to accommodate additional cannabis grow operations, creating the potential for a buyer to expand the existing operation or develop multiple grow sites across the acreage.The property features a 3-bedroom, 3-bathroom manufactured home with a spacious, functional layout. The home includes a large kitchen with abundant cabinet space, comfortable living areas, a primary suite with private bath, and additional bedrooms that can accommodate family, guests, employees, or office space.Outside, the nearly 40 acres provide a combination of open and wooded land along with a large pole building that currently offers a manufacturing space. Valuable storage and operational space. Beyond its cannabis infrastructure, the acreage provides flexibility for agricultural, recreational, hunting, or other permitted uses.A portion of the property is currently leased to a neighboring party. That arrangement can terminate upon the sale at the buyer's election, giving the new owner additional control over how the acreage is utilized moving forward.For a buyer seeking more than raw land or a future cannabis development site, this property offers the significant advantage of acquiring an operational, full recreational cannabis farm with expansion potential already approved by the county.Property and home are being sold AS-IS. Buyers should independently verify all cannabis licensing, county approvals, property-split requirements, permitted uses, leases, acreage, and other regulatory or property information.

Additional Details:

Year Built	2001
Lot Acres	38.54
Lot Dimensions	1267x1285x1273x1291
Garage Stalls	2
Taxes	$1,460
Taxes with Assessments	$1,460
Tax Year	2026

Additional Features:

I: Electric, Propane **Garage:** 2 **Heat:** Forced Air **Se** **Stem Compliant - Yes** **Water:** Well **Air Conditioning:**

Broker Reciprocity

Listed By:
Meta Realty

Driving Directions:
north on 10 then west on county hwy 8

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