



MLS 7144399 Commercial

**\$499,000**

17938 US Highway 71  
Long Prairie MN 56347

Status: Active

#### Description:

Check out this unique opportunity featuring approximately 17.34 acres of versatile land with a home, 40x80 pole shed, gravel pit, and high-visibility COMMERCIAL FRONTAGE at the intersection of Hwy 71 and Hwy 27, conveniently located between Long Prairie and Sauk Centre. This well-kept 3-bedroom, 2-bath rambler offers several updates, including a new roof in 2025, vinyl siding and windows in 2010, furnace, custom hickory kitchen cabinets, and more. The spacious layout provides comfortable living space while the acreage offers room to enjoy the outdoors and explore a variety of possibilities. The 40x80 pole shed features 10' sidewalls, a 10'x12' overhead door, 15'x10' sliding door, 220V power, and a 100-amp electrical panel, providing plenty of space for storage, a workshop, equipment, or business operations. This property is well-equipped for a variety of uses. A gravel pit adds another unique feature and could offer potential for additional income, subject to applicable approvals, or provide an opportunity to create a private recreational area such as a dirt bike track or other outdoor use. With excellent visibility, convenient access to major highways, acreage, large outbuilding, and a variety of potential uses, this property offers a rare combination of residential, recreational, and business opportunities. Whether you're looking for a place to call home, space for your business, room for equipment and hobbies, or simply acreage with potential, this property is worth a look!

#### Additional Details:

|                        |                           |
|------------------------|---------------------------|
| Year Built             | 1970                      |
| Lot Acres              | 17.34                     |
| Lot Dimensions         | 533x1326x815x1021x371x260 |
| Garage Stalls          | 1                         |
| Taxes                  | \$3,184                   |
| Taxes with Assessments | \$3,184                   |
| Tax Year               | 2026                      |

#### Additional Features:

**Basement:** Full **Fuel:** Propane **Garage:** 1 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Shared System, Well **Air Conditioning:** Central Air

#### Driving Directions:

Hwy 71 S from Long Prairie for 6 miles. Left on 180th Street. Take immediate Right Driveway.



Listed By:  
Central MN Realty LLC

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