



MLS 7148342 Land

\$519,000

76.49 Acres
Raw Land

15095 400th Street
Eagle Bend MN 56446

Status: Active

Description:

76.49 contiguous acres offering a great combination of tillable ground, wooded acreage, and a former homesite between Bertha and Eagle Bend! Offered together as one continuous tract, the property consists of two adjoining tax parcels with approximately 48.6 tillable acres currently farmed continuously across the parcel boundary. The balance of the property includes wooded acreage and an established former homesite surrounded by mature trees, offering additional possibilities for agricultural, recreational, hunting, or other potential uses. The former homesite features an existing driveway, approximately 80' drilled well, 400-amp electrical service, several outbuildings, and remaining concrete from the former residence. The well is not currently in use, and no septic system is present. Fiber optic service is available along the road. Conveniently located between Bertha and Eagle Bend near US Highway 71, with frontage and access along 400th Street. Whether you're looking to expand your farming operation, add hunting or recreational acreage, or find a larger tract offering a mix of open and wooded land with existing infrastructure, this property offers plenty of possibilities. Seller is willing to consider offers involving alternative acreage configurations or division of the property. Any required survey, approvals, associated costs, and final property configuration to be negotiated as part of an acceptable purchase agreement. Buyer and buyer's agent to verify acreage, tillable acreage, boundaries, zoning, building eligibility, utilities, well and electrical condition/capacity, fiber availability, and suitability for buyer's intended use. 76.49 contiguous acres offering a great combination of tillable ground, wooded acreage, and a former homesite between Bertha and Eagle Bend! Offered together as one continuous tract, the property consists of two adjoining tax parcels with approximately 48.6 tillable acres currently farmed continuously across the parcel boundary.

Additional Details:

Year Built	1912
Lot Acres	76.49
Lot Dimensions	irregular
Taxes	\$420
Taxes with Assessments	\$420
Tax Year	2026

Additional Features:



Listed By:

Albers Realty

Off US Hwy 71 and 400th St, take 400th St east on N side, turn on S side.

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