



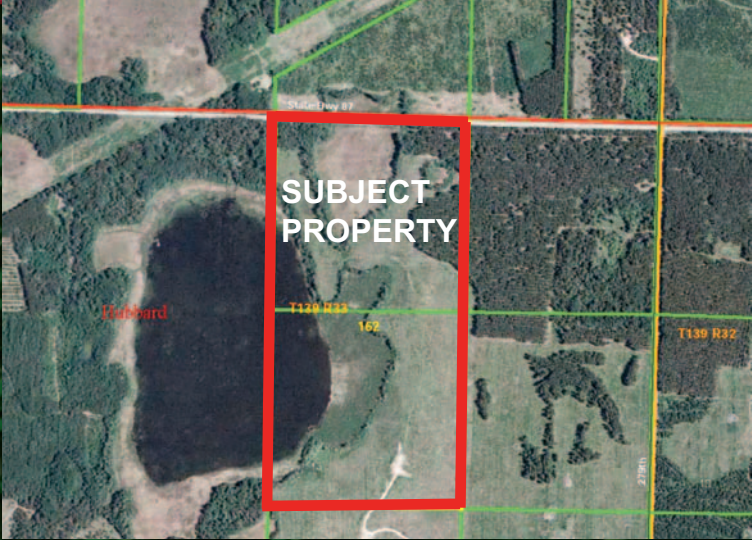
LandRadar

by Close~Converse

— P R E S E N T S —

80 ACRES

Near Park Rapids, Hubbard County



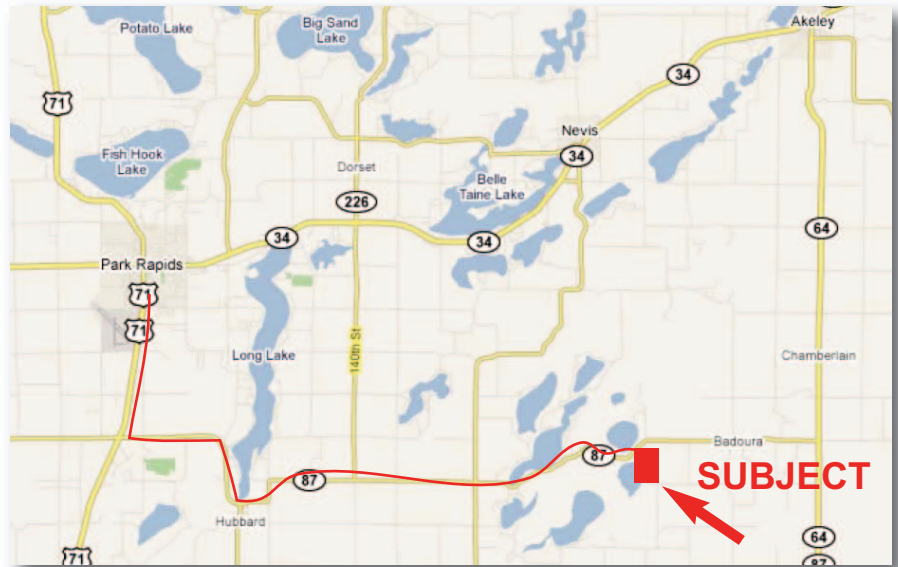
COMMERCIAL REAL ESTATE | BUSINESS BROKERAGE | LAND & BUILDING DEVELOPMENT
INVESTMENT & INCOME PROPERTIES | TAX DEFERRAL STRATEGIES

80 acres near Park Rapids

Hubbard County

Hunting/Recreation, Building Site

80 acres of prime hunting land with water frontage on a natural environmental lake, close to the Crow Wing Lakes chain and Park Rapids. Duck hunting, deer hunting, and many other recreational opportunities are near by! New plantings of Norway & White Pines, pasture/meadow type & some wetland make for an all-around perfect location.



Location & Identification

MLS#: 177083
Address: State Hwy 87
County: Hubbard
Township Name: Crow Wing Lake
Sec/Twp/Rng: 13-139-33
Legal Description: Sec. 13, Twp 139, Rng. 33, NW 1/4 of NE 1/4, SW 1/4 of NE 1/4
GPS (To Center): 46.8558085537079
-94.794438360599
Nearest City: Nevis

Property Information

PID: 06.13.00700, 06.13.01100
Estimated Acres: 80
Dimensions: 1,320 X 2,640' Irrg
Road Frontage: 1,320'
Access: From State Hwy 87
Land Use: Hunting, Recreational, Building Site

Taxes: \$460 in 2008
Zoning: Shoreland Res
Utilities: Electricity
Land Description: Level, Low, & Wooded

Directions

From Park Rapids, south on Hwy 71 to State Hwy 87. Left on State Hwy 87 approximately 15.5 miles, property is on your right.

Price

Available at: \$159,900
Please use seller approved land purchase agreement with seller approved addendum - available from Listing Office. Seller has pre-determined closing dates.

1-866-403-LAND (5263)

521 CHARLES STREET | PO BOX 327 | BRAINERD, MN 56401 | 218-828-3334

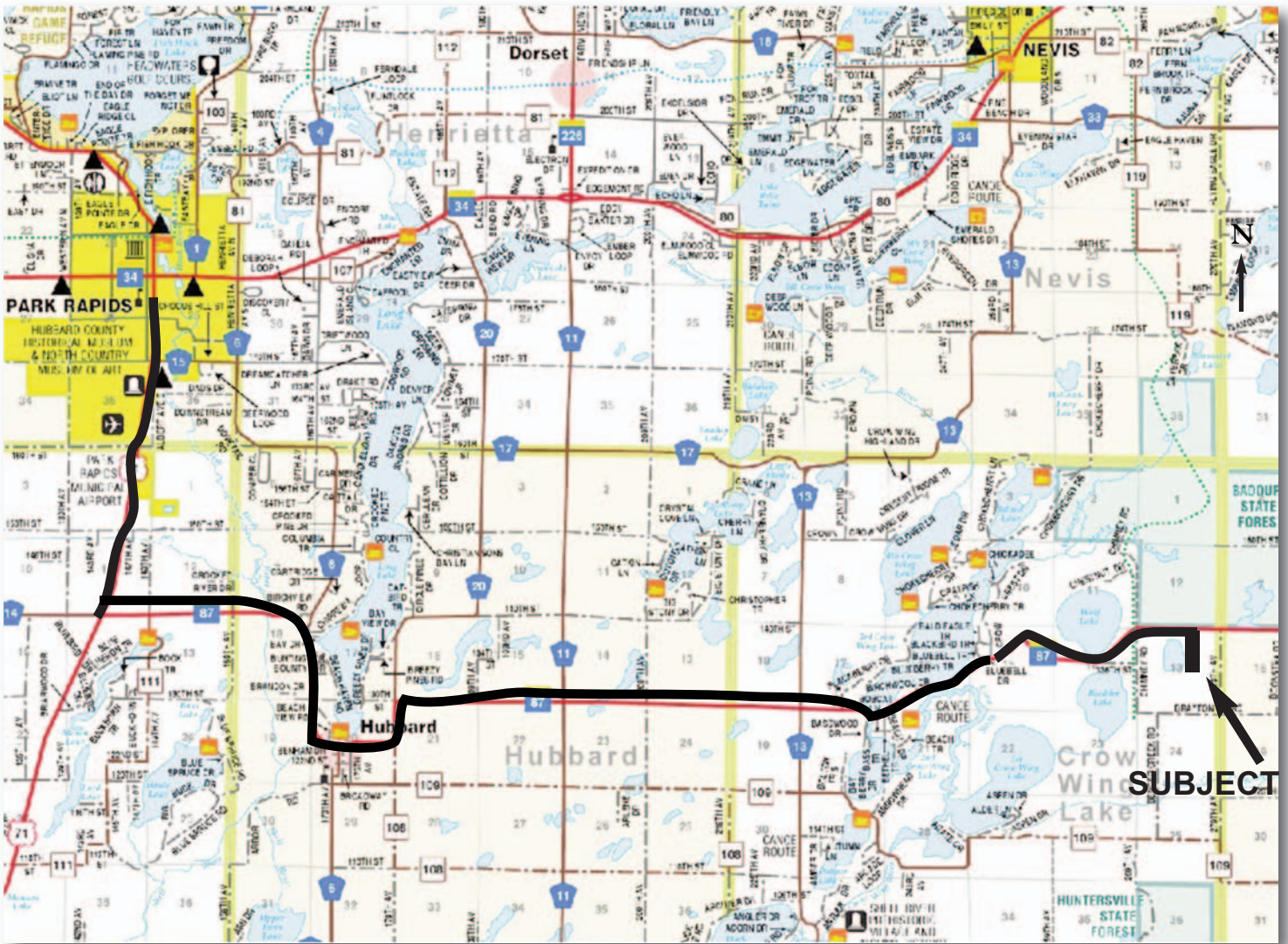
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Location Map

13-139-33



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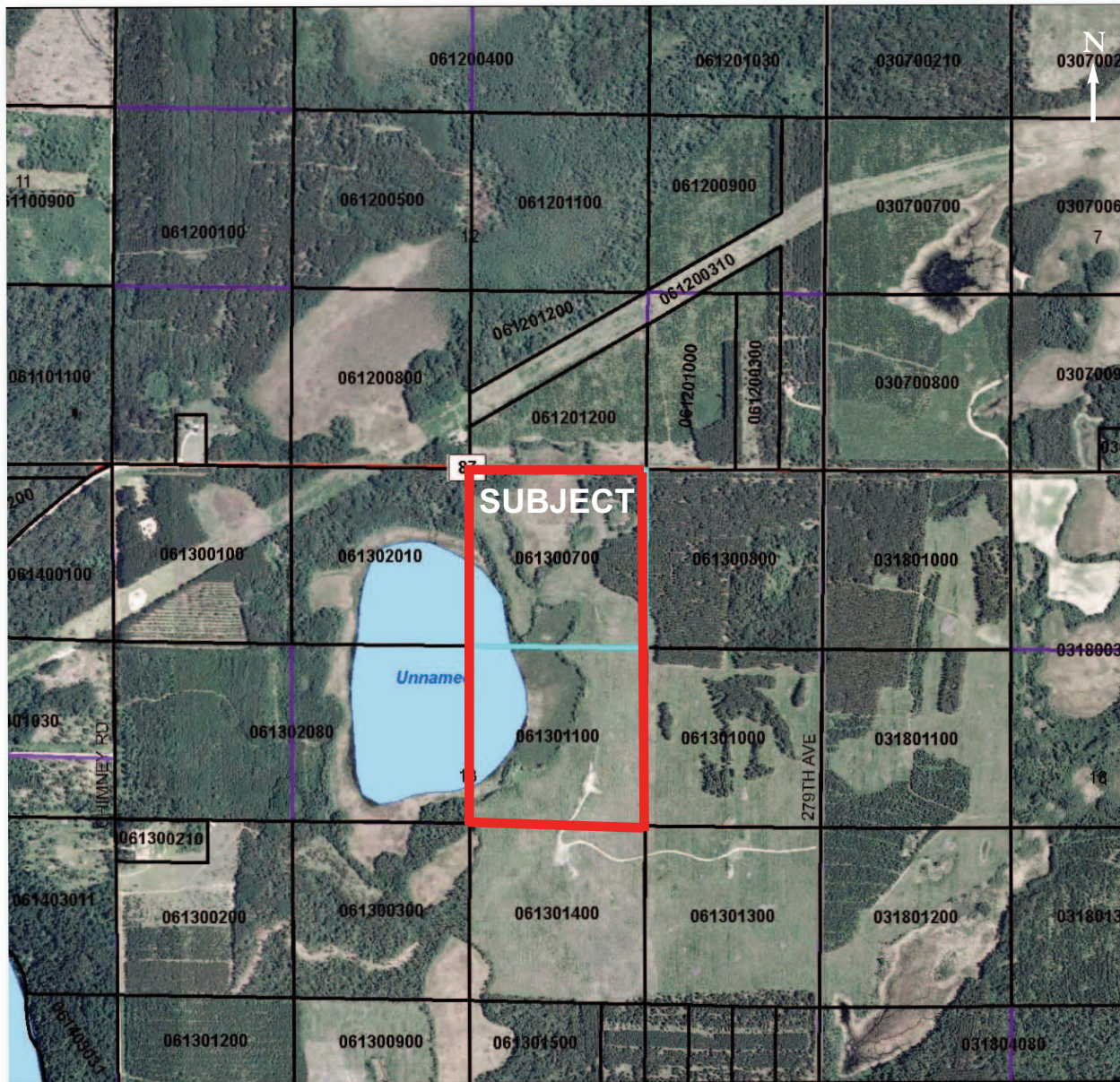
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{ Aerial Map }

13-139-33



Hubbard, Crow Wing Lake, 13-139-33

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Disclosure: Boundaries are approximate. Tree cover should be verified and may or may not be as pictured. Not surveyed.

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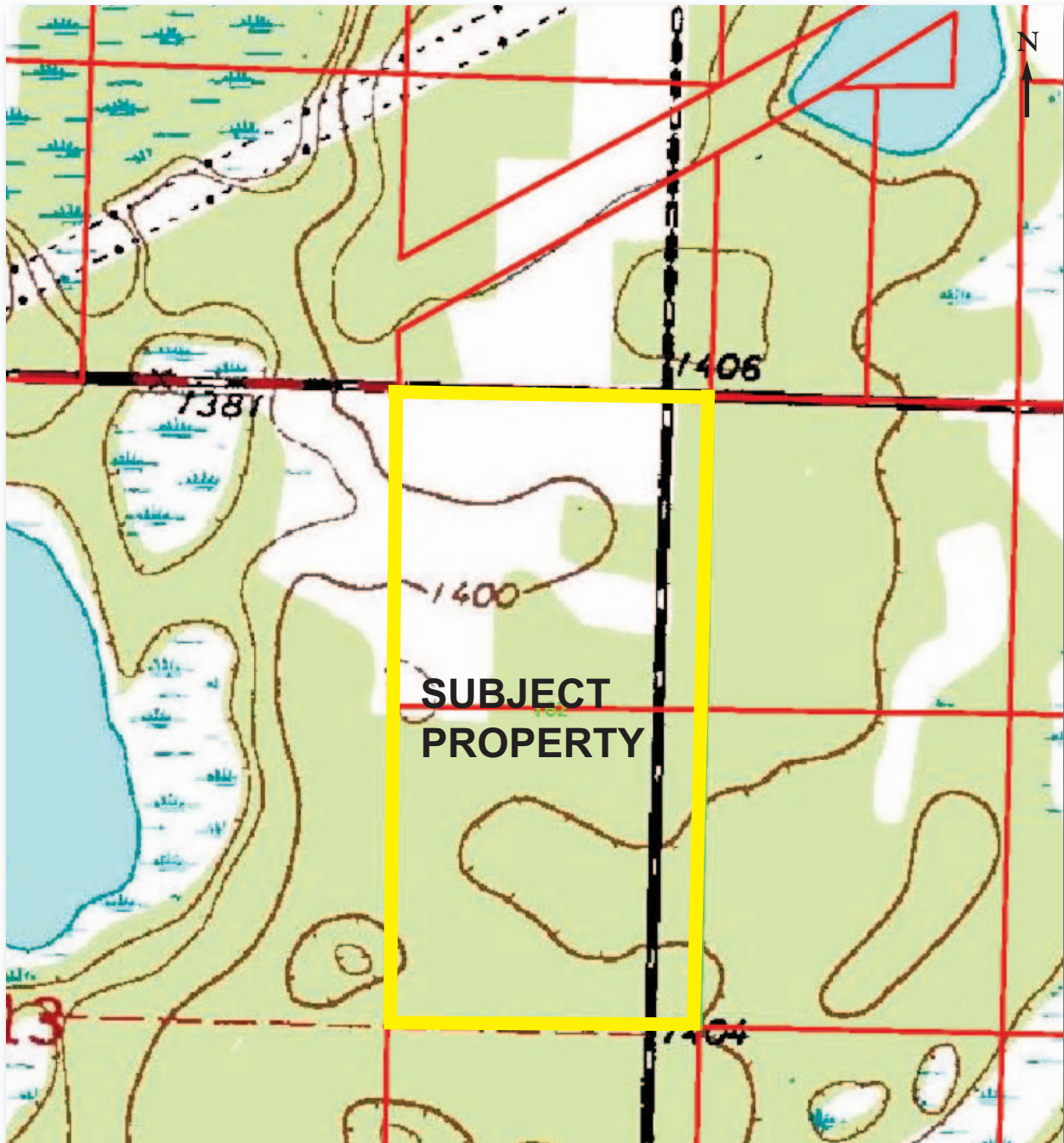
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{ Topo Map }

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