



**MLS #: 1554350**      **Active**      **Lots & Acreage**      **Price: \$40,000**  
**Lot 4 Hut Two Rd**      **Town Other**      Y03  
**County:** Other      **Zip:** 55603      **State:** MN  
**Subdivision:**

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**Total Acreage:** 40.10      **Price/SqFt:** 0.00  
**Wooded Acres:** 39.10      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 4  
**Tillable Acres:** 0.00      **Section Number:** 5  
**Wetland Acres:** 1.00

**Directions:** From Finland:North on Hwy1, Head E on Hut Two Rd.

**Click for Map:**

**School District:** Unknown      **Elementary:** Call School District      **Middle:** Call School District      **High:** Call School District

**Utilities Avail:** No      **Specific Builder Required:** No  
**Improvements:** No      **Special Assessment:** No

**Legal Description:** NW1/4 NW1/4 Lot 4-S5-T57-R7W<plat 5700      **Land Assessmnt:** \$ 42,400  
**Parcel #:** 027-5707-005310      **Improvements:** \$ 0  
**Lot Size:** 40.10      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 42,400 / 2008  
**Zoning:** RR>10A      **Net Taxes:** \$ 315 / 2008

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely, Additional land available
<b>Present Zoning</b>	Single family, Other	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	None	<b>Available Info</b>	Can be divided, Aerial photos, Topography map, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
<b>Water System</b>	None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash
<b>Road</b>	Dirt/unpaved, Easement	<b>Miles to Capitol</b>	Over 50 miles
<b>Improvements</b>	None	<b>Waterfront</b>	N/A
		<b>Lake/River</b>	
<b>Lot Description</b>	Rural - not in subdivisn		
<b>Features</b>	Wooded		
<b>Topography</b>	Level, Variety		

Goregeous acreage that is loaded with wildlife! This hardwood forest is just waiting to be managed by it's new owner. This parcel has not been harvested in 100 years! Plan your trail system and make this your basecamp for the outdoor fun and adventure you have been dreaming about! Not big enough? More land available! Lots of mature birch, maple, aspen, pine, fir & more! Help preserve this fast disappearing wilderness that abounds with common and rare wildlife species and plants! Great investment!

**Sold Price:**      **PtsPd/SlrCr:**      **Closing Date:**

*This information provided courtesy of: Landman Realty LLC*

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS



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