

LAND AUCTION

50.6 AC± | 4 TRACTS | HUBBARD CO, MN



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/7/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: AMERICAN LEGION, 900 1ST ST E, PARK RAPIDS, MN 56470

PROPERTY PREVIEW: 10/30 AND 11/13 | 3 PM TO 5 PM AT TBD PLEASANT AVE, PARK RAPIDS, MN 56470

50.6± Acres of Development Land for Sale in Park Rapids, Hubbard County, MN – Residential and Industrial Tracts

Undeveloped acreage inside city limits does not come to market often, and this offering gives builders, developers, and commercial buyers a rare chance to secure 50.6± acres on the south end of Park Rapids, Minnesota. The property will be surveyed into four separate tracts ranging from 5± acres to 25.8± acres, offering flexibility whether you need a single site for one project or several parcels to build out over time.

The tracts are zoned residential and industrial, which opens the door to a wide range of uses. The residential ground suits builders looking for lots to develop, while the industrial ground gives commercial and industrial users room to establish or expand operations. Buyers can purchase an individual tract that fits their project or combine tracts for a larger footprint.

One of the strongest features of this property is the terrain. All four tracts are mainly flat, which makes site preparation simpler and helps keep development costs down. Flat, open ground means less dirt work, easier layout for roads and building pads, and fewer surprises once construction begins.

Location is the other half of the value. Because these tracts sit within the city limits of Park Rapids, they are part of an established community. Park Rapids is the heart of Hubbard County and a year-round service center for the surrounding region, sitting at the crossroads of U.S. Highway 71 and Minnesota Highway 34. The area draws steady visitor traffic through the lakes region, the Heartland State Trail, and Itasca State Park, about 20 miles to the north, home of the Mississippi River headwaters. That regional draw supports demand for housing, services, and commercial space in town.

Opportunities like this are limited by nature. Once in-town acreage is developed, it is gone, and finding 50.6± contiguous acres of flat, zoned ground inside a growing lakes-area community is uncommon. Whether you are a developer planning a residential project, a builder looking for inventory, or a business in need of industrial space, these four tracts are worth a close look.

Lease Status: Open Tenancy for 2027 crop year
Possession: At closing
Survey Needed?: Seller to pay for survey
Brief Legal: 50.6± acres located pt SE ¼ S26 T140N R35W

PIDs: TBD by Survey
Lat/Lon: 46.90945, -95.06310
Zip Code: 56470

Tract 1 Description:

Tract 1 offers 5± acres of residential ground within the city limits of Park Rapids, on the south end of town. Zoned R-2 Single and Two-Family Residential, the site gives a builder options: single-family homes, duplexes, or a mix, subject to the city's lot requirements and approvals.

The ground is mainly flat, so it takes less site work to get started, and it is easier to lay out lots, driveways, and building pads. That keeps more of the budget in the build rather than in dirt work.

At 5± acres, this tract is a manageable size for a local builder or a small residential project, without taking on a large development. Buyers who want more room can also look at the three neighboring tracts, which bring the total offering to 50.6± acres of residential and industrial ground.

- 5± acres, south end of Park Rapids city limits
- Zoned R-2 Single and Two-Family Residential
- Manageable size for a builder or small residential project
- Three additional tracts available, 50.6± acres total

Tract 2 Description:

Tract 2 is the largest of the four tracts: 25.8± acres of residential ground within the city limits of Park Rapids, on the south end of town. It is zoned R-3 Medium Density Residential, which allows single-family homes, two-family homes, and twin homes. That gives a developer the flexibility to plan a mix of housing types on one site, subject to the city's lot requirements and approvals.

At this size, the tract fits a full residential development built out in phases, rather than a handful of lots. The ground is mainly flat, which simplifies planning streets, lots, and building sites, and helps keep development costs in check.

Buyers looking for an even larger footprint can combine Tract 2 with any of the three neighboring tracts, which together total 50.6± acres of residential and industrial ground.

- 25.8± acres, south end of Park Rapids city limits
- Zoned R-3 Medium Density Residential
- Allows single-family, two-family, and twin homes
- Mainly flat, well-suited to subdivision and phased development
- Largest of four tracts, 50.6± acres total available

Tract 3 Description:

Tract 3 offers 15.1± acres of industrial ground within the city limits of Park Rapids, on the south end of town. Zoned I-1 Light Industry District, it suits businesses that need room to build or expand, such as a shop, warehouse, contractor yard, or similar light industrial use, subject to the city's permitted uses and approvals.

The ground is mainly flat, which matters most for industrial buyers. Large building pads, parking, truck movement, and outdoor storage all go in easier on level ground, with less site work up front.

At 15.1± acres, there is room for a sizable facility with space left over for a yard area or future expansion. A developer could also look at dividing the ground into smaller industrial sites, if the city approves it.

- 15.1± acres, south end of Park Rapids city limits
- Zoned I-1 Light Industry District
- Mainly flat, well-suited to large building pads and yard space
- Room for a sizable facility with space to expand
- One of four tracts, 50.6± acres total available

Tract 4 Description:

Tract 4 offers 4.7± acres of light industrial ground within the city limits of Park Rapids, on the south end of town. Zoned I-1 Light Industry District, it is sized for a business that needs its own building and yard without taking on more ground than it will use.

This tract works well for a contractor, trades business, or small operation looking to put up a shop or storage building, subject to the city's permitted uses and approvals. It is also a practical option for an investor planning a single building for lease.

The ground is mainly flat, so the building site, parking, and yard area can go in with minimal site work. That helps a smaller project stay on budget from the start.

Being inside city limits in the Hubbard County seat puts a business close to customers, suppliers, and the main routes through the lakes region. Light industrial sites of this size in town are limited. The neighboring tracts are also available for buyers who want more room.

- 4.7± acres, south end of Park Rapids city limits
- Zoned I-1 Light Industry District
- Right-sized for a contractor, shop, or single-building project
- One of four tracts, 50.6± acres total available

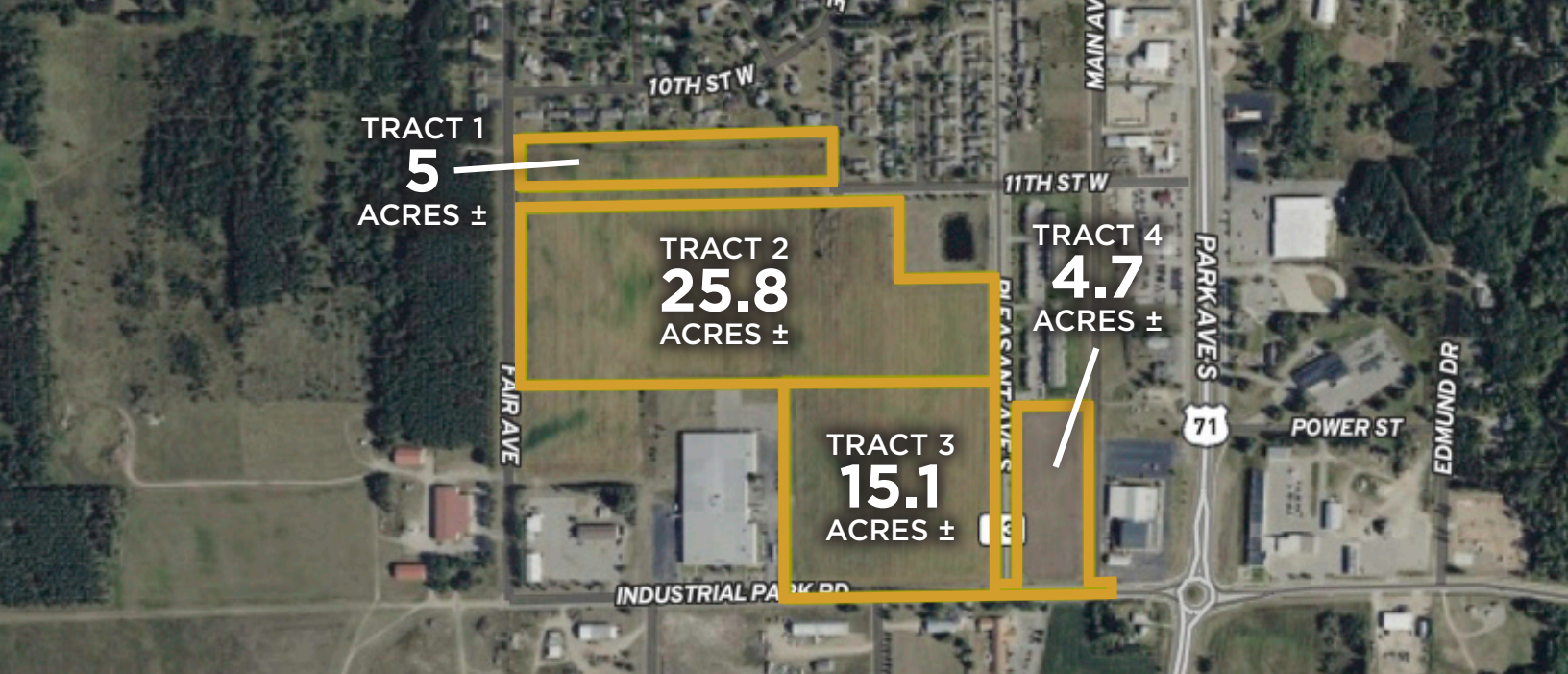
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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