



MLS 6303855 Lake Home

**\$449,000**

2,356 sq ft  
4 bedrooms  
3 baths

10275 49th Avenue  
Pillager MN 56473

Waterfront: Fucate Lake (May Twp.)

Status: Hold

**Description:**

Opportunity in Pillager area to own 2 double wide manufactured homes that sit on 17 acres of land. The opportunity has been to live in 1 of the manufactured homes and rent out the 2nd home. Seller was getting \$800, a month for rent. The primary manufactured home (4 Bed/3 Bath, 2,356 sq. ft.) has a 2017, remodeled kitchen and new paint. Family room has a wood burning fireplace and the living room has a corn/pellet stove. The garage has 3 garage doors with the 3rd door, 6x6. 2nd manufactured home, used as Rental (1,620 sq. ft, 3 bed/2 bath) has new flooring and a single stall garage, A small Natural Environmental Lake is at the back of this acreage and adds to the peaceful, nature environment that this property offers. Parking is available with a circle, asphalt driveway, The road is gravel in front of the home for .3 miles before you hit a paved county road. Curtains/Sheers/Storage units not staying in Primary home. Each of the homes have a separate well, septic system and propane tank.

**Additional Details:**

Year Built	2003
Lot Acres	17.2
Lot Dimensions	278x2665
Garage Stalls	2
School District	116
Taxes	\$2,172
Taxes with Assessments	\$2,238
Tax Year	2022

**Additional Features:**

**Fuel:** Pellet, Propane **Heat:** Forced Air, Fireplace(s), Other

**Driving Directions:**

Pillager 210 W; turn onto County 1; 4.5 miles turn onto County 34; 2.4 miles turn onto County 104; 2.3 miles the 2 homes are on the left. Paved road for 2 miles and gravel road for .3 miles.



Listed By:  
Century 21 Brainerd Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**