MLS 6447651 Farm

$1,099,000

245 Acres

35742 610th Avenue
Bluffton MN 56518

Status: Hold

Description:

This 245 acre storied farm is ready for new ownership. Located only a mile North of Bluffton and Highway 10, this place couldn't be in a better location. 150 acres are tillable with 110 acres irrigated by a moveable center pivot--well and four separate connections ensure you can reach your desired acres with plenty of water. There is nearly 100 acres of pasture (or make some of it more tillable) for your livestock. In fact, the 61 Herefords bread to Angus due April 1st are negotiable as well as the machinery can be discussed. Use the milk room, milking equipment, parlor and feed lot to start dairying. Or use the pasture and tillable to sustain a nice beef farm or other livestock. Can't forget about the house--the 4 bed 3 bath home has nearly 3,000 total square feet and is waiting for some finishing touches. These farms do not come up for sale very often around here--don't wait too long.

Additional Details:

Year Built	2006
Lot Acres	245
Lot Dimensions	Irregular
School District	2155
Taxes	$3,174
Taxes with Assessments	$3,174
Tax Year	2024

Additional Features:

Basement: Egress Window(s), Concrete, Partially Finished, Wood **Fuel:** Oil **Heat:** Dual, Forced Air, Radiant Floor **Sewer:** Private Sewer **Water:** Private **Air Conditioning:** Window Unit(s)

Driving Directions:

From Highway 10, either take Prospect Street in Bluffton or 2nd Street. Then take a right on 5th Street/County Road 77 to the property.

Broker Reciprocity

Listed By:
Hinkle 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

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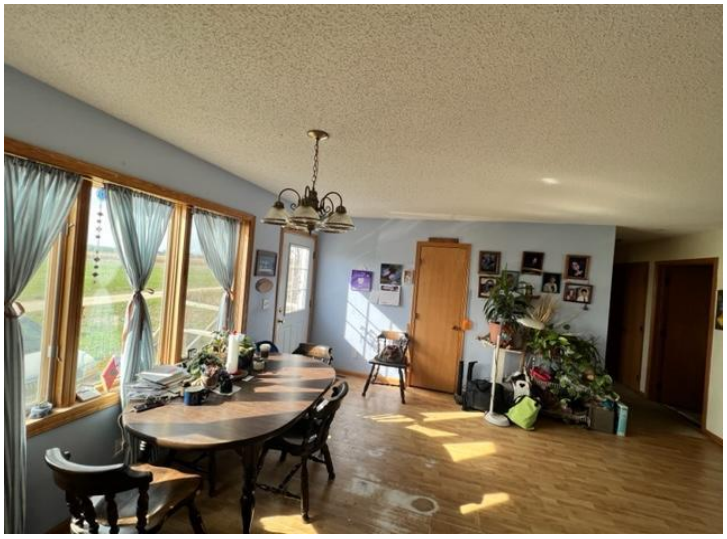

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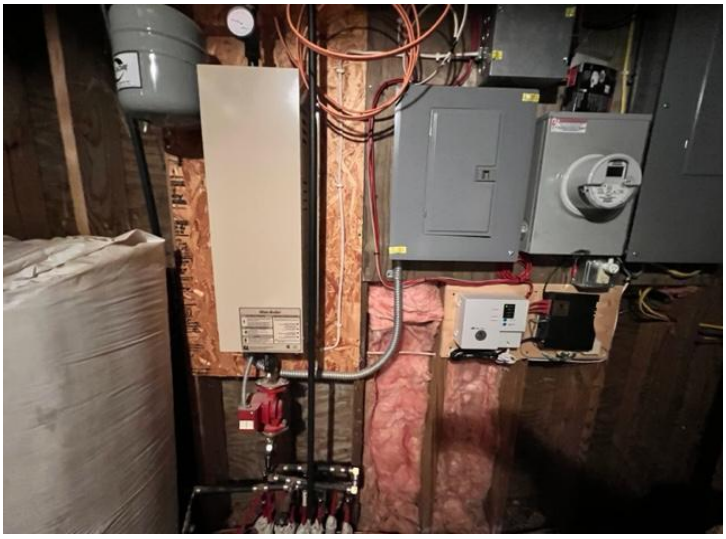

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