



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:

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



Listed By: Hinkle Realty

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