



MLS 6493502 Commercial Sale

\$2,199,000

Description:

Equestrian Horse Farm right in the heart of lakes country! 10 min from Detroit Lakes & 1 hour from Fargo. Rolling hills, green pastures, water views and wooded areas all combine into this impressive property. If you are a current horse farmer looking to expand or you are just beginning, this property has so much potential. The barns offer 19 10X12 box stalls all equipped with a drain system, 19 tack lockers, 2 grooming stations, and 2 feeding stations. You will be impressed by the 16,400 sqft indoor arena, SandAid Textile footing, LED lights, 11 windows that open, & 2 large exhaust fans to bring extra comfort while riding. When the riding is done unwind in the beautiful log home featuring granite counters, stainless steal appliances, steam shower & jetted tub, & views overlooking the large pond. The heated garage comes complete with a bath, sauna & finished upper level. No expense was spared when the owners made their vision a reality but don't take my word for it, come take a look!

Additional Details:

Year Built	1993
Lot Acres	40
Lot Dimensions	1294x1330x1318x1322
Garage Stalls	4
School District	22
Taxes	\$17,610
Taxes with Assessments	\$17,610
Tax Year	2023

Additional Features:

Basement: Daylight/Lookout Windows, Finished, Concrete, Tile Shower, Walkout **Fuel:** Electric, Propane, Wood **Garage:** 4 **Heat:** Ductless Mini-Split, Dual, Fireplace(s), Radiant Floor **Sewer:** Holding Tank **Water:** Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Detroit Lakes go East on Hwy 34, Turn left on county road 25, take left on Klein road, go approximately 1 mile and property will be on left



Listed By:
Jack Chivers 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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