



MLS 6579878 Residential

**\$439,900**

2,088 sq ft  
3 bedrooms  
2 baths

10924 State Highway 87  
Menahga MN 56464

Status: Active

**Description:**

This offering is loaded! 40 wooded acres, a 40x60 shouse and an incredibly convenient location just 2 miles west of Menahga. Built in 2021 with traditional 2x6 framing and a maintenance free exterior. The finished living space totals 2,100 square feet. It features 3 bedrooms, 2 baths, in-floor heating, heat pump, constant water pressure system, sauna, covered front porch, fiber optic internet and so much more! The attached garage adds an additional 960 square feet (24x40) which includes 16ft sidewalls, a 14x14 overhead door and a floor drain. While it is typically unheard of to find a country home with natural gas, this one has it! The septic system is oversized and was designed with the option of adding an additional home to it. Also includes a storage shed along with a 30 amp RV plug in. The setting provides total privacy with no neighbors in sight. The Kettle River jogs through the NW corner of the property providing unbelievable wildlife habitat. For the deer hunter, you're in big buck country here! No dirt roads. Just a hop and a skip to town center.

**Additional Details:**

Year Built	2021
Lot Acres	40
Lot Dimensions	1320 x 1320
Garage Stalls	4
School District	821
Taxes	\$4,898
Taxes with Assessments	\$4,958
Tax Year	2024

**Additional Features:**

**Basement:** Slab **Fuel:** Natural Gas **Garage:** 4 **Heat:** Heat Pump, Radiant Floor **Sewer:** Private Sewer, Septic System Compliant - Yes  
**Water:** Drilled, Private, Well **Air Conditioning:** Heat Pump

**Driving Directions:**

From Menahga: Go West on State Hwy 87 approximately 2 miles to property on right.



Listed By:  
Affinity Real Estate Inc.

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**Call Affinity Real Estate**

**218-237-3333**

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



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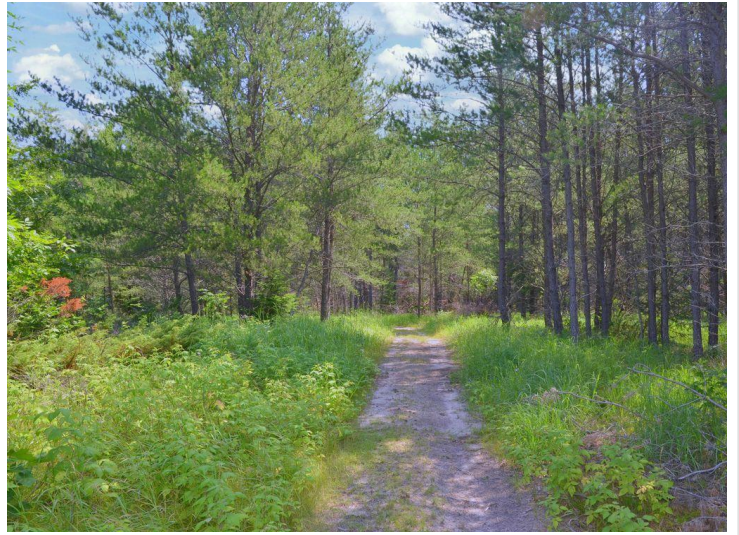
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