



MLS 6582326 Residential

\$1,250,000

1,672 sq ft
4 bedrooms
1 baths

32529 Blue Heron Road
Ottertail MN 56576

Status: Pending

Description:

Once in a Lifetime Opportunity. 4.77 level acres, 277 feet of shoreline, located on the most coveted north side of Otter Tail Lake. Here is Privacy. Fall in love with the south-facing, sugar sand beach, stunning sunsets, glorious sunrises, abundant wildlife, mature woods, and the iconic Otter Tail Lake. Otter Tail is a 14,000 acre, 120' deep, pristine lake. An angler's dream with excellent fishing year round. Fabulous for water sports and swimming or just dangling your feet in the water. There is an existing cabin on the property with a newer mound system (2014) and compliant certificate of compliance (9/24), a deep (106') well and electricity. Natural gas is available. Note the value of the property is in the land. There is also a sauna building, a small workshop and an outhouse. Stay in the cabin while building your very own private sanctuary. Less than 5 miles to golf, shops, restaurants & pubs. Don't miss the opportunity to make it yours and experience a life of lakefront luxury like no other.

This property could be developed into a duplex or triplex condominium.

Additional Details:

Year Built	1978
Lot Acres	4.77
Lot Dimensions	277x830
School District	1955
Taxes	\$5,292
Taxes with Assessments	\$5,292
Tax Year	2024

Additional Features:

Fuel: Array **Heat:** Wood Stove

Driving Directions:

From the intersection of State Hwy 78 and County Hwy 1, go west on Co Hwy 1 about 3.4 miles to left on Blue Heron Road. Stay left and follow signs that say, "Stoutland", about another .17 miles to property.



Listed By:
Coldwell Banker Realty

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Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



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