



MLS 6582655 Land

**\$1,250,000**

4.77 Acres

Other

32529x Blue Heron Road  
Richville 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), 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.

Septic compliant as per compliance inspection done 9/2024.

Build a duplex or triplex condo on this lot, keep one for yourself and sell the other(s) to finance your dream lake property!

**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:**

**Driving Directions:**

From the intersection of State Hwy 78 & 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**

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