



MLS 6590182 Residential

**\$1,075,000**

2,384 sq ft  
4 bedrooms  
3 baths

35742 610th Avenue  
Bluffton MN 56518

Status: Active

**Description:**

Ottertail County opportunity. This 2006, 4 bed 3 bath home features two main floor bedrooms, laundry room, open floor plan, and a lower level with two more bedrooms, bath and large family room. There is also dual fuel and in floor heat. The property consists of a 245 acre operating beef farm that is conveniently located a mile North of Highway 10 in Bluffton. The land features 150 +/- tillable acres with 110 acres irrigated with moveable center pivot--well and four separate connections allow you to reach those acres with plenty of water. There is also nearly 90 acres of pasture (or more tillable) for all your livestock needs. All crops come with the sale--over 350 +/- wrapped hay bales currently with 40 more acres yet to cut and bale, plus 60 acres of corn for silage and ripe corn for combine grain. Set up well for beef, dairy, horses, etc. The barn has a 3x3 parlor with equipment and milkhouse ready for dairying and large feed lot. Schedule a showing today!

**Additional Details:**

Year Built	2006
Lot Acres	244.78
Lot Dimensions	Irregular
School District	2155
Taxes	\$3,174
Taxes with Assessments	\$3,174
Tax Year	2024

**Additional Features:**

**Basement:** Egress Window(s), Finished **Fuel:** Electric, Oil **Heat:** Dual, Forced Air, Radiant Floor **Sewer:** Private Sewer, Septic System Compliant - Yes **Water:** Drilled, 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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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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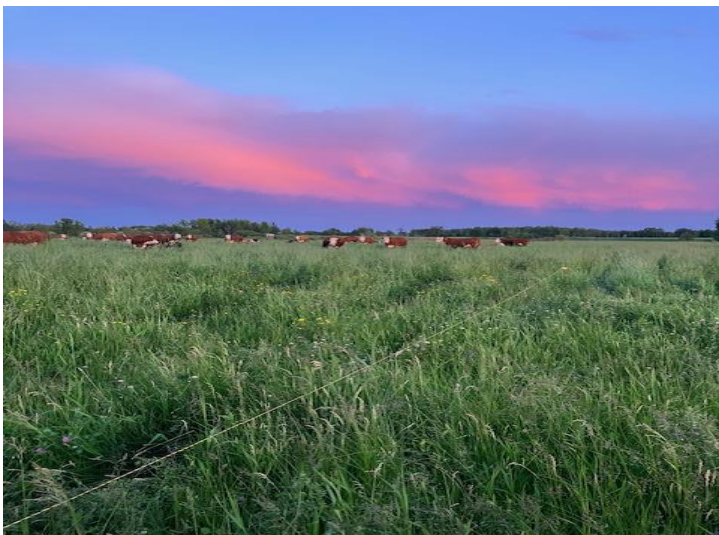


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