



MLS 6592475 Residential

\$285,000

2,421 sq ft
3 bedrooms
2 baths

18664 County Highway 15
Audubon MN 56511

Status: Active

Description:

If you're seeking a hobby farm or just want the peacefulness of country life, this great little homestead is calling your name! Tucked back in the trees and conveniently located just a minute off US-10 is where new memories will be made. This 3 bedroom/2 bathroom home set upon 8± acres is filled with charm! Original woodwork and doors, maple hardwood floors, wide-based trim, and large closets, to name a few. Built-in bookcases surround the fireplace and is the ideal spot to curl up with a book. The year-round porch offers extra living space or just a cozy place to enjoy the scenery or wildlife. New roof was put on less than 3 years ago. Outside, you'll find walnut and apple trees, a huge garden, and a fenced pasture that's great for horses! The 30'x60' steel outbuilding is excellent for your storage needs, and the barn and outbuildings can be brought back to life with some TLC. Pheasants Forever abuts the property along with 100's of acres of WPA to the north for those who love to waterfowl hunt. Numerous area lakes are close by for excellent fishing and recreation. This home is only 10 minutes to Detroit Lakes and 40 minutes to the F/M area. Come see all that this move-in ready home has to offer!

Additional Details:

Year Built	1932
Lot Acres	8
Lot Dimensions	irregular
School District	2889
Taxes	\$1,718
Taxes with Assessments	\$1,718
Tax Year	2024

Additional Features:

Basement: Drain Tiled, Concrete, Sump Pump **Fuel:** Electric, Propane **Heat:** Dual, Forced Air, Fireplace(s) **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Artesian, Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Audubon Cenex, left onto US-10E for 0.9 miles. Right onto Co Hwy 15 for 0.8 miles to property

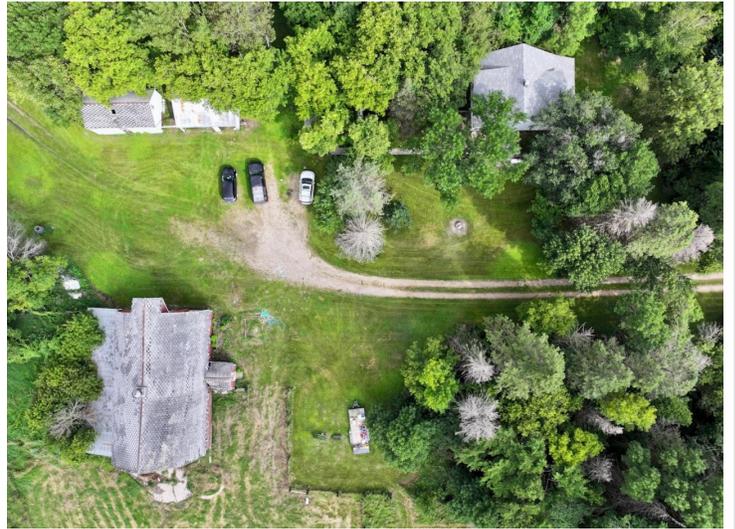
 Listed By:
Whitetail Properties Real Estate

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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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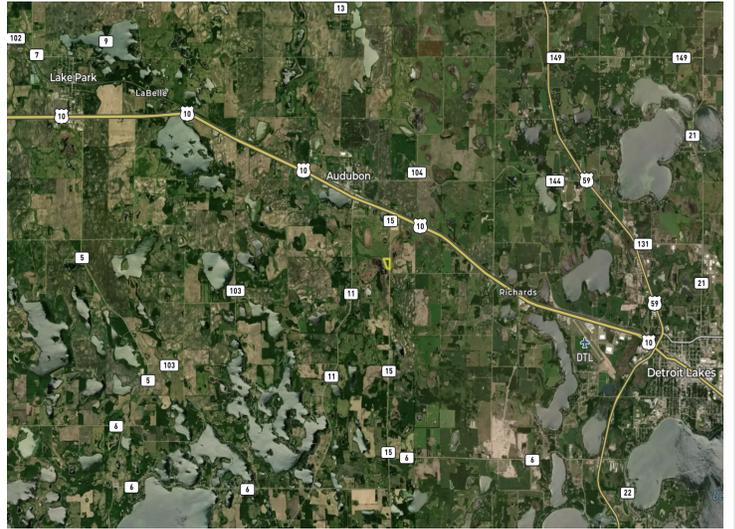
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