



MLS 6602402 Residential

**\$365,000**

900 sq ft  
2 bedrooms  
0 baths

40465 640th Avenue  
Wadena MN 56482

Status: Pending

**Description:**

Rural living with newly built home in 2023. Situated on 80 acres of sprawling farmland. Home offers 2-bedrooms with a large loft area, and spacious living/dining room. The property includes over 50 acres of tillable land and a well designed 60'x34' horse barn with a convenient lean-to. This barn is well-equipped for livestock, horses, or storing equipment, providing everything you need for a functioning farm. While there is no septic or electric, there is an opportunity for you to develop to your stratification. Enjoy all the open space and room to explore. This property is a rare find. Come surround yourself with nature and start the hobby farm life today. Don't miss out on this chance to own a piece of countryside living with endless possibilities.

**Additional Details:**

Year Built	2023
Lot Acres	80.07
Lot Dimensions	2652x1329
School District	2155
Taxes	\$1,762
Taxes with Assessments	\$1,762
Tax Year	2024

**Additional Features:**

**Basement:** None **Fuel:** Wood **Heat:** None **Sewer:** None **Water:** Drilled, Private, Well **Air Conditioning:** None

**Driving Directions:**

From Wadena stay on HWY 10. Turn Right onto CR-75. Go about 7 miles and turn right onto 410th Street, take left on 640th Ave.



Listed By:  
MOVE IT REAL ESTATE  
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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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