



MLS 6626422 Residential

\$270,000

1,144 sq ft
1 bedrooms
1 baths

17580 County 95
Laporte MN 56461

Status: Active

Description:

Welcome to 17580 County 95 in Laporte, MN – a charming 10+ acre homestead designed for sustainable living and outdoor enjoyment. This property offers a recently installed well and septic system, with multiple heating options including a wood-burning stove, propane, and a 12kW solar system, making it both comfortable and energy-efficient.

The cozy 1-bedroom, 1-bath residence includes a spacious 3-car garage and ample parking. Ideal for those seeking a rural lifestyle, the property has several outbuildings perfect for hobbies, storage, or livestock. For animal lovers, fenced pens are ready for horses or cattle, along with an electric fence and a dog kennel that connects to a heated shed for your four-legged companions.

Outdoor enthusiasts will enjoy the proximity to Lake Minnie, with public access conveniently running through the property. Lake Minnie spans over 75 acres with a maximum depth of 16 feet, offering opportunities for fishing, kayaking, and relaxation. Additionally, the area provides easy access to a variety of ATV and snowmobile trails, with DNR-permitted trails for hiking, horseback riding, and year-round recreation.

Practical infrastructure is already in place, including buried electrical lines down to the outbuildings, fiber-optic internet for modern connectivity, and a property-wide radio system. The property is designed for ease of use, with options for future upgrades like an in-floor heating system already run but not yet hooked up. The residence also comes with propane tanks and two semi-trailers turned to sheds equipped with extra storage space.

This property is a ready-to-go setup for rural living with the comforts of modern amenities. Whether you're looking for a peaceful homestead or a base for exploring nature and outdoor activities, 17580 County 95 combines rural charm and functionality in beautiful Laporte, MN.

Additional Details:

Year Built 2019
Lot Acres 10.59
Lot Dimensions 365x1265
Garage Stalls 3

	School District	306
	Listed By:	\$1,986 Keller Williams Classic Realty
Taxes with Assessments		\$1,986
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218-237-3333
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MLS REALTOR REAL ESTATE AFFINITY
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

Fuel: Solar **Heat:** Boiler, Radiant Floor, Wood Stove

Driving Directions:
From Lake George, MN, Head southwest on US-71 S toward Co Hwy 4/County 4 and Turn right onto Co Hwy 4/County 4. Continue for



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