



MLS 6706959 Lake Home

\$549,000

2,544 sq ft 3 bedrooms 2 baths

36074 County Highway 72 Battle Lake MN 56515

Waterfront: Otter Tail

Status: Pending

### **Description:**

Experience Your Morning Coffee watching the sunrise on Beautiful Otter tail Lake! This Property is just off the lake, on County Rd 72. The 3 bedroom 2 bath year round home features a 10x10 deck over looking the lake also a nice breezeway between the house and the 2 stall garage. The garage has plenty of room for addition toys to be stored. This is available for the 1st time in many years. The property has 100 ft of shoreline on Ottertail lake, with a sandy bottom, where you can have all your toys for a fun summer! Ottertail Lake is known for being one of the best fishing and recreation destinations in MN. This Property also has a back lot. This property is perfect for a family retreat, or a Investment Property for a VRBO.

This property is just a short walk from Zorbas on Beautiful Ottertail Lake! Seller Requesting a 24 Hour Notice for all showings.

### **Additional Details:**

Year Built 1977 0.9 Lot Acres Lot Dimensions .904 2 Garage Stalls School District 542 Taxes \$3,444 Taxes with Assessments \$3,444 Tax Year 2024

### **Additional Features:**

Basement: Block Fuel: Electric, Natural Gas Garage: 2 Heat: Baseboard, Fireplace(s) Sewer: Septic System Compliant - Yes Water: Well Air Conditioning: Ductless Mini-Split

### **Driving Directions:**

Property is Located on County Rd 72 Just Down From Zorbas on Ottertail Lake on the west side on rd.



Listed By:

Lakes Family Real Estate/Otter Tail Real Estate

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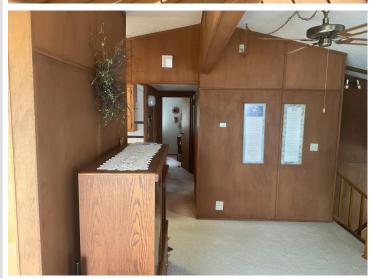






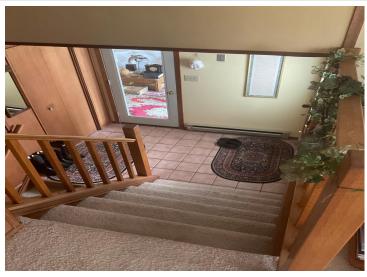






















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