



MLS 6713658 Lake Home

\$200,000

980 sq ft
2 bedrooms
1 baths

29957 436th Place
Aitkin MN 56431

Waterfront: Little Pine

Status: Active

Description:

Here is a unique and affordable opportunity to enjoy both Little Pine and Farm Island Lakes in Aitkin. This year around, 2-bedroom 1 full bath manufactured home sits on 3.68 private acres & has 423 feet of shoreline on 226-acre Little Pine Lake, which has direct access to 2,000+ acre Farm Island Lake. There is a pathway over the wetland all the way to the open water. Imagine all the year around fun! The Quonset & sheds will come in handy for storage and the fish cleaning shack will be put to good use. The full septic system is compliant, and a new survey is completed. There is enough room for friends and family to park, play and camp. Seller's will even consider a Contract For Deed.

Additional Details:

Year Built	1982
Lot Acres	3.68
Lot Dimensions	423x327x240x228x466
School District	8001
Taxes	\$674
Taxes with Assessments	\$674
Tax Year	2026

Additional Features:

Fuel: Propane, Wood **Heat:** Forced Air

Driving Directions:

From Aitkin go South on Hwy 169 to right on Pioneer Ave (at Farm Island Store) go 1.5 miles to the right on 436th Place to property on the left (Stay right at the "Y")



Listed By:
Edina Realty, Inc.

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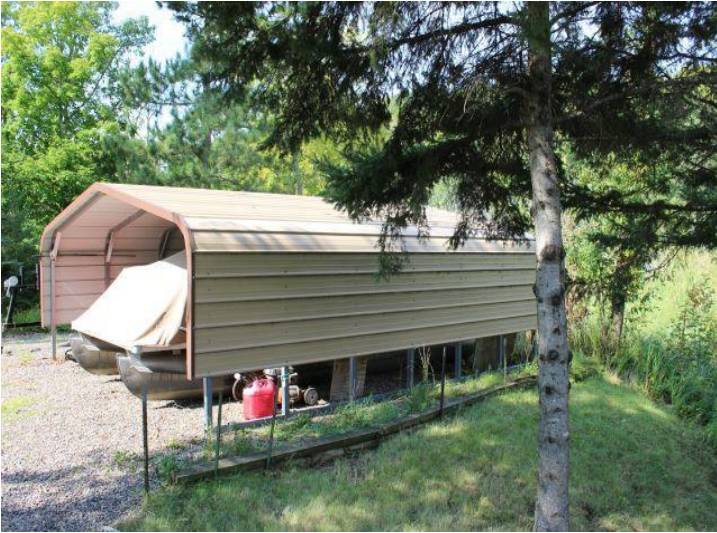
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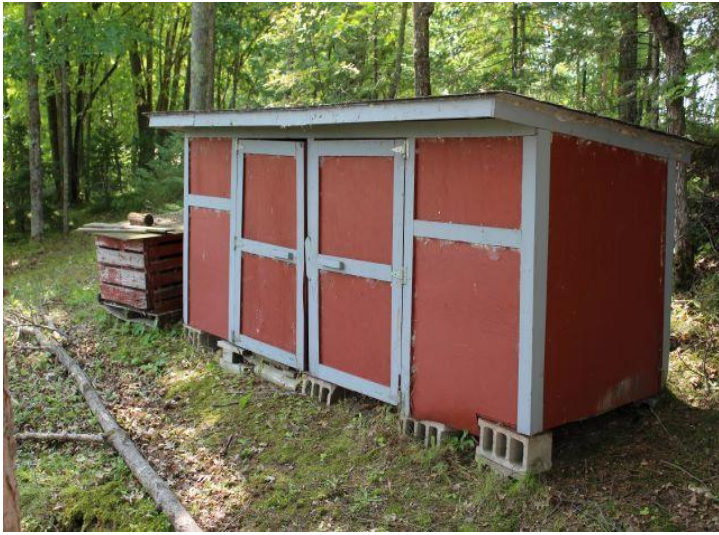
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Affinity
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Manufacturer Address:
VICTORIAN HOMES, INC.
 P. O. BOX 707
 MIDDLEBURY, IA 48549

COMPLIANCE CERTIFICATE

Date of Manufacture: 07/20/2019
 Plant Number: 00000000000000000000
 Manufacturer's Serial Number and Model: 00000000000000000000
 Design Approval: 00000000000000000000

This mobile home is designed to comply with the construction and safety standards in force at time of manufacture. For additional information, contact your nearest distributor.

The factory-installed equipment includes:

Equipment	Manufacturer	Model	Original
For heating	TRANE	0000000000	
For air cooling	TRANE	0000000000	
Refrigerator	GE	0000000000	
Washer	GE	0000000000	
Clothes Dryer	GE	0000000000	
Dishwasher	GE	0000000000	
Garbage Disposal	GE	0000000000	
Water Heater	GE	0000000000	

HEATING AND COOLING DESIGN BASIS CERTIFICATE

This mobile home has been inspected and tested with the manufacturer's air conditioning equipment for an outdoor temperature of 80°F. The actual heating equipment has the capacity to maintain an average 70°F temperature at the indoor air temperature of 80°F. The actual cooling equipment has the capacity to maintain an average 70°F temperature at the indoor air temperature of 80°F. The actual heating and cooling equipment and its capacity are in accordance with the design basis for the outdoor design temperature and the equipment capacity. The actual equipment has been determined to be in accordance with the design basis for the outdoor design temperature.

COMFORT HEATING

The mobile home has been inspected and tested with the manufacturer's air conditioning equipment for an outdoor temperature of 80°F. The actual heating equipment has the capacity to maintain an average 70°F temperature at the indoor air temperature of 80°F. The actual cooling equipment has the capacity to maintain an average 70°F temperature at the indoor air temperature of 80°F. The actual heating and cooling equipment and its capacity are in accordance with the design basis for the outdoor design temperature and the equipment capacity. The actual equipment has been determined to be in accordance with the design basis for the outdoor design temperature.

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DESIGN WIND ZONE MAP

Standard Wind Zone I 15 mph Horizontal 10 psf Uplift
 Hurricane Resistant Zone II 25 mph Horizontal 15 psf Uplift
 Other: _____

DESIGN ROOF LOAD ZONE MAP

Roofing: _____
 Other: _____

SECTION 508 COMPLIANCE BY THE MANUFACTURER

Section 508 of the Rehabilitation Act of 1973 requires that all new federal buildings and facilities be accessible to people with disabilities. The following information is provided for the manufacturer's use in determining compliance with Section 508 of the Rehabilitation Act of 1973.

1. The building is a new building. Yes No

2. The building is a new building. Yes No

3. The building is a new building. Yes No

4. The building is a new building. Yes No

5. The building is a new building. Yes No

6. The building is a new building. Yes No

7. The building is a new building. Yes No

8. The building is a new building. Yes No

9. The building is a new building. Yes No

10. The building is a new building. Yes No

11. The building is a new building. Yes No

12. The building is a new building. Yes No

13. The building is a new building. Yes No

14. The building is a new building. Yes No

15. The building is a new building. Yes No

16. The building is a new building. Yes No

17. The building is a new building. Yes No

18. The building is a new building. Yes No

19. The building is a new building. Yes No

20. The building is a new building. Yes No



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