

MLS 6714735 Residential

\$449,000

2,688 sq ft
3 bedrooms
2 baths

37094 Twelve Lake Road
Erhard MN 56534

Status: Active

Description:

RURAL ERHARD – 19.86 acre hobby farm with a beautiful building site, pasture land, wildlife area, and some tillable acres! Very neat and clean 3+ bedroom, 2 bath walk out rambler. The main floor of the home has an open living area, spacious bedrooms, full bath, and walks out to a large deck, perfect for enjoying the quiet setting. The walk-out lower level has a nice family room, bedroom, hobby room, and mechanical and laundry. Includes detached 2-car garage, 40x64 pole building, heated shop with overhead door, and woodworking shop. Fiber optic internet service. Septic is in compliance. Survey stakes are in place.

Additional Details:

Year Built	1991
Lot Acres	19.86
Lot Dimensions	19.86 ACRES
Garage Stalls	2
School District	548
Taxes	\$2,365
Taxes with Assessments	\$2,450
Tax Year	2025

Additional Features:

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

Driving Directions:

From Erhard, N on Hwy 59 for 1.1 mile, Turn right onto 370th St. for 2.9 miles, turn left onto Twelve Lake Rd for 0.2 miles to property. 37094 Twelve Lake Rd, Erhard, MN.



Listed By:
Coldwell Banker Preferred Partners

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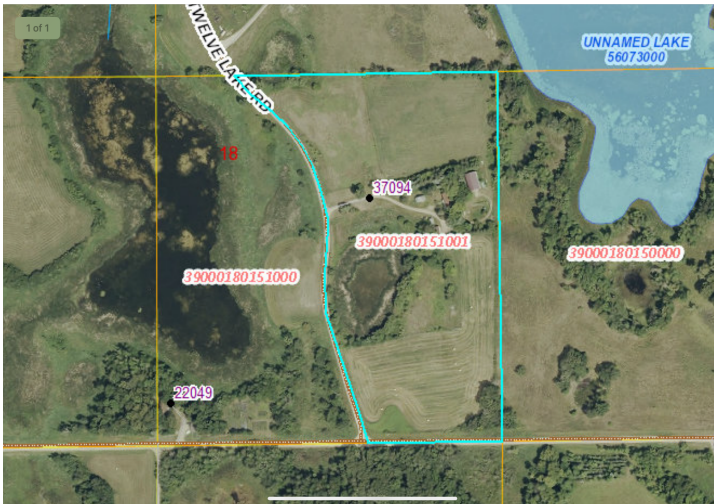
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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