



MLS 6724081 Lake Home

**\$725,000**

1,244 sq ft  
3 bedrooms  
1 baths

39307 Clearmont Road  
Battle Lake MN 56515

Waterfront: Otter Tail

Status: Closed

#### Description:

OTTER TAIL GEM! Discover lake life at its best with this charming 3-bedroom, 1-bath year-round home on Otter Tail Lake, offering 75 feet of level frontage perfect for swimming, boating, fishing (well known as a Walleye lake) and lakeside relaxation. The property includes a 36' x 24' insulated garage with a loft providing ample space for storage, a workshop, or future guest quarters. There is also a shed to protect your water toys and lawn equipment.

Conveniently located just 7 miles north of Battle Lake, you'll enjoy easy access to 9+ restaurants, boutique shops and all essential amenities. Golfers will appreciate being only 1 mile from Balmoral Golf Course, 6 miles from Thumper Pond Golf course and within 30 minutes of 5 beautiful courses.

Whether you're looking for a peaceful retreat or a fun-filled family getaway, this property on Clearmont Beach offers the perfect blend of location, space, and potential.

The frontage road is scheduled to be paved in 2025.

#### Additional Details:

Year Built	1957
Lot Acres	0.3
Lot Dimensions	75x165
Garage Stalls	2
School District	542
Taxes	\$3,308
Taxes with Assessments	\$3,308
Tax Year	2024

#### Additional Features:

**Basement:** None **Fuel:** Electric, Propane **Garage:** 2 **Heat:** Baseboard, Forced Air **Sewer:** Tank with Drainage Field **Water:** Submersible - 4 Inch  
**Air Conditioning:** Central Air

#### Driving Directions:

7 miles north of Battle Lake on Hwy 78. Turn on Log Cabin Rd. Turn left on Clearmont Beach to property.



Listed By:  
Weichert, Realtors - Paulson Land Co

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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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