



MLS 6730871 Lake Home

\$350,000

1,908 sq ft
3 bedrooms
2 baths

13505 580th Avenue
Menahga MN 56464

Waterfront: Kettle River

Status: Active

Description:

Picture yourself on 85 acres of tranquil privacy, a true haven away from it all. This property offers endless possibilities for your country lifestyle – bring your horses to roam, expand the fencing to raise cattle, or relish in your own private hunting grounds. The home boasts a wonderfully designed floor plan featuring a spacious kitchen perfect for family gatherings, and a luxurious primary suite with his and her walk-in closets and full Bath with jetted tub and separate shower. Cozy evenings await in both the family and living rooms, each warmed by a gas fireplace. Enjoy meals in either the formal or informal dining areas. A substantial pole building serves as a garage with a lean-to, and while the outdoor boiler needs a new pump, It is another form of heat at your disposal. The property also includes Kettle River that may offer trout and provides a valuable water source for livestock. List price is \$69,200 below taxable market value.

Additional Details:

Year Built	2009
Lot Acres	85
Lot Dimensions	irregular
Garage Stalls	2
School District	821
Taxes	\$1,314
Taxes with Assessments	\$1,314
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air, Fireplace(s), Outdoor Boiler

Driving Directions:

From Menahga go North on Hwy 71- 2.6 miles to 384th St turn Left go for 2.5 miles to Co Rd 40 continue straight for another 1.1 miles to 580th Ave turn left for 1 mile to sign/address and home.



Listed By:
Dane Arthur Real Estate Agency-Crosslake

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



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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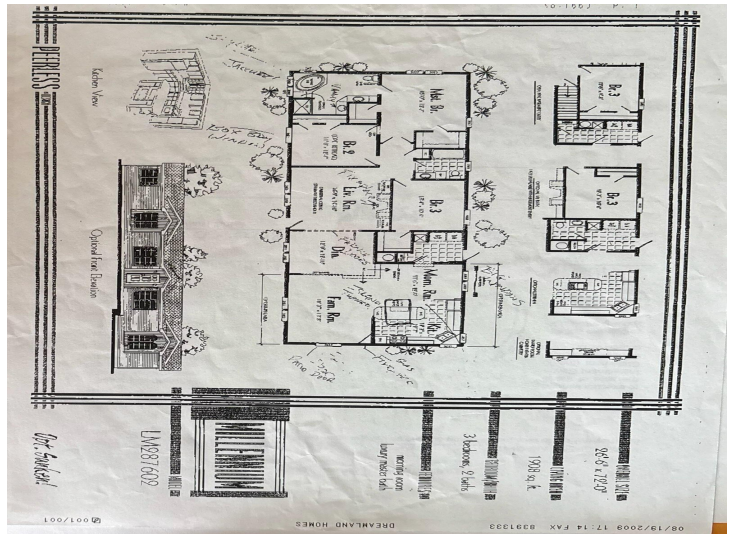
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MANUFACTURER ADDRESS
LIBERTY HOMES INC. PO BOX 228 DORCHESTER, IL 60425

HEATING AND COOLING CERTIFICATE

COMFORT HEATING

This manufacturer home has been designed to comply with the requirements of the National Energy Code for Manufactured Housing, as amended, and the International Residential Code, as amended, for the purpose of determining the heating and cooling loads for the home.

COMFORT COOLING

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DESIGN ROOF LOAD ZONE:

South 20 PSF North 40 PSF Middle 30 PSF Other PSF

DESIGN WIND ZONE: Wind Zone 1 Wind Zone 2 Wind Zone 3 Exposure D

INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE DESIGNABLE HEAT GAIN

Walls (without windows and doors)	12' x 661
Ceilings and roofs of light color	12' x 661
Floors	12' x 661
Air ducts in floors	237' x 12' x 661
Air ducts in ceiling	12' x 661
Air ducts installed outside the home	12' x 661

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