



MLS 6762699 Residential

**\$399,500**

1,400 sq ft  
2 bedrooms  
2 baths

46441 255th Avenue  
Laporte MN 56461

Status: Active

#### Description:

Here is your chance to own your dream 40-acre property! The home sits in the NE corner of this property. When you pull into the tarred driveway you immediately feel at home. The inviting setting is not only relaxing but almost surreal. The large back yard boasts crabapple trees, spruce, pines, many gardens, wild berries, landscaping, and fire pit. From the backyard you can access the well-groomed trail system that leads you in and around the property. The trail acts as an entry to multiple deer stands on the property and doubles as excellent cross-country ski or snowshoe trails in the winter. The 4-acre food plot draws in deer, turkey, and grouse. Both the home and shop have a new roofs. This beautiful home features 2 large bedrooms, 1 full bath, vaulted ceilings, tongue and groove walls & ceilings, includes a cozy wood stove. Additional living quarters in the huge 4 car shop includes a 3/4 bath featuring a large walk-in tiled shower, additional laundry hook-ups as well as a large, finished bonus room. This property is spectacular! Plan time to enjoy walking these gorgeous trails! Tracts of land like this rarely come available!

#### Additional Details:

Year Built	1982
Lot Acres	40
Lot Dimensions	1330x1330
Garage Stalls	4
School District	31
Taxes	\$2,296
Taxes with Assessments	\$2,296
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Electric, Wood **Garage:** 4 **Heat:** Baseboard, Wood Stove **Sewer:** Private Sewer **Water:** Private, Well **Air Conditioning:** None

#### Driving Directions:

From Bemidji take MN 197 south to 470th St. Left onto 470th to 255th Ave. Right on 255th Ave. 46441 on your right.



Listed By:  
Better Homes and Gardens Real Estate First Cho

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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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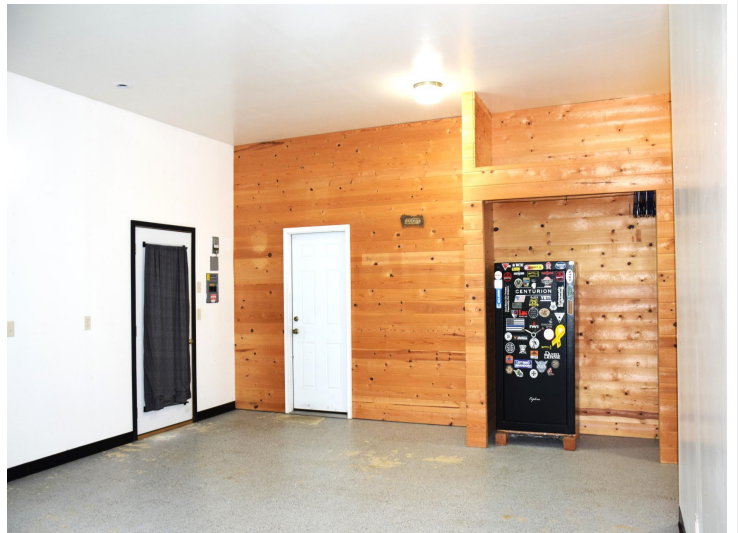
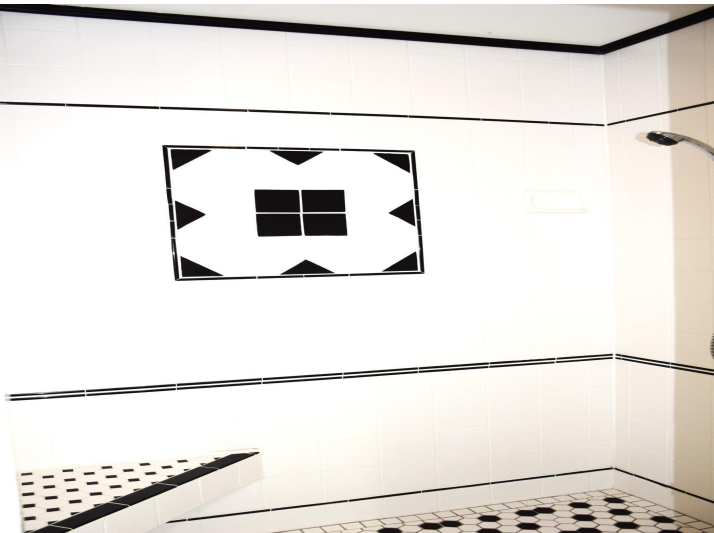


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