



MLS 6773106 Residential

\$1

1,200 sq ft
4 bedrooms
1 baths

35755 200th Street
Battle Lake MN 56515

Status: Pending

Description:

****ONLINE ONLY AUCTION****

AUCTION CLOSING: THURSDAY SEPTEMBER 18TH 6PM

LAND/HOME

- . 80 Acres w/Country Home and Machine Shed/Shop in Clitherall Township
- . Approx 50+/- Acres Tillable Farmland, w/remainder in Grassland/CRP Acres and Frontage on Large Pond/Unnamed Lake.
- . Property includes a Cozy Very Well-kept Country Classic 4 Bed 1 ¾ Story Home and Attached Garage.
- . Also included is 60x40 Metal Machine Shed for Equipment and/or Toys. All situated on a Beautiful Spacious Yard Overlooking the Water.
- . Property has been in the Hanson Family 93 years, since 1932.
- . Perfect Spot for someone looking for a Nice Rural Property with some Land & Home, along with Great Waterfowl and Deer Hunting opportunities.
- . And Don't Forget the Income Opportunities with the good productive Farmland & CRP. Looking for Land/Rural Property - Don't miss this Beautiful Spot just outside of Battle Lake!!

Additional Details:

| | |
|------------------------|----------|
| Year Built | 1940 |
| Lot Acres | 80 |
| Lot Dimensions | 80 acres |
| Garage Stalls | 1 |
| School District | 1941 |
| Taxes | \$2,400 |
| Taxes with Assessments | \$2,400 |
| Tax Year | 2025 |

Additional Features:

Basement: Full **Fuel:** Array **Garage:** 1 **Heat:** Radiant **Sewer:** Private Sewer, Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Wall Unit(s)

 Listed By:
Team Aasness Auctions and Real Estate, LLC

Battle Lake, MN

Battle Lake, MN 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

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