



MLS 6782025 Residential

\$225,000

2,560 sq ft
0 bedrooms
0 baths

XXX State Highway 6
Emily MN 56447

Status: Active

Description:

Discover the perfect mix of privacy and potential with this 2.5-acre property, ideally situated between the charming towns of Crosby and Emily, just off State Highway 6. Tucked among mature trees, this scenic lot offers a rare opportunity to either build your dream home in the peaceful wooded setting or repurpose the existing structure into a custom Shouse or living space.

A partially cleared area provides a ready-to-build site for your future home, while the spacious 40' x 64' pole building already in place opens up a world of possibilities. Constructed with a durable metal exterior, in-floor heat, spray foam insulation, and reinforced concrete floors, this building is primed for transformation—whether you're envisioning a unique home/shop hybrid (Shouse), a fully outfitted workshop, or even a small business space (with county approval).

Already roughed-in for a bathroom, the structure is set up to accommodate easy upgrades and custom finishes.

Whether you're looking to create a quiet homestead in the woods, a functional space for your hobbies, or a one-of-a-kind live/work setup, this property is ready to bring your vision to life.

Schedule a walk-through today and explore the potential for your next chapter!

Additional Details:

Year Built	2019
Lot Acres	2.5
Lot Dimensions	Approx. 382'x306'x384'x275'
School District	182
Taxes	\$1,308
Taxes with Assessments	\$1,308
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Radiant Floor

Driving Directions:

From Crosby, go North on State Highway 6 for approximately 3 miles. Turn left onto your LEFT.

From Emily, go North on State Highway 6 for approximately 15 miles. Turn left onto your LEFT.

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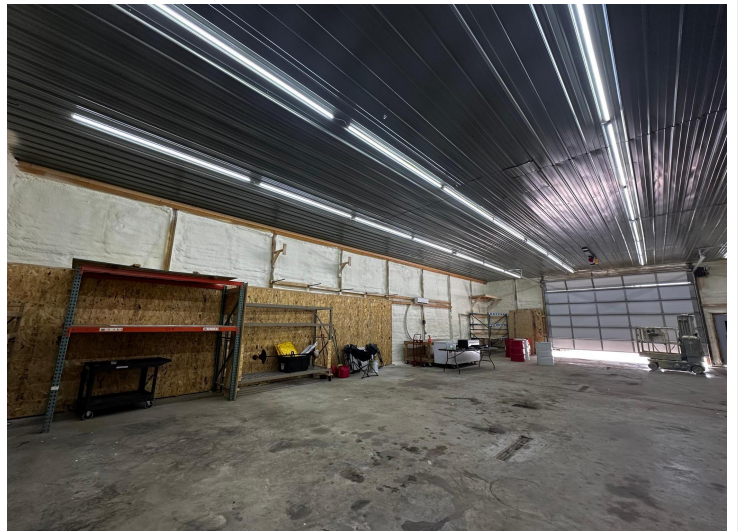
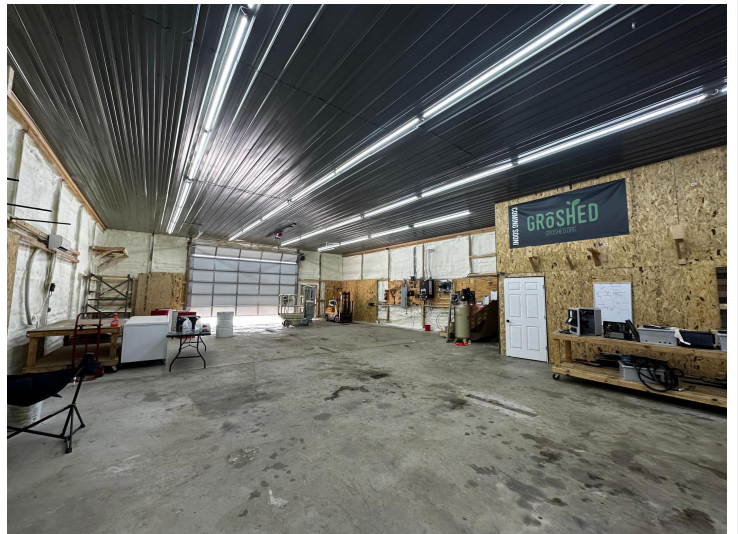
Call Affinity Real Estate

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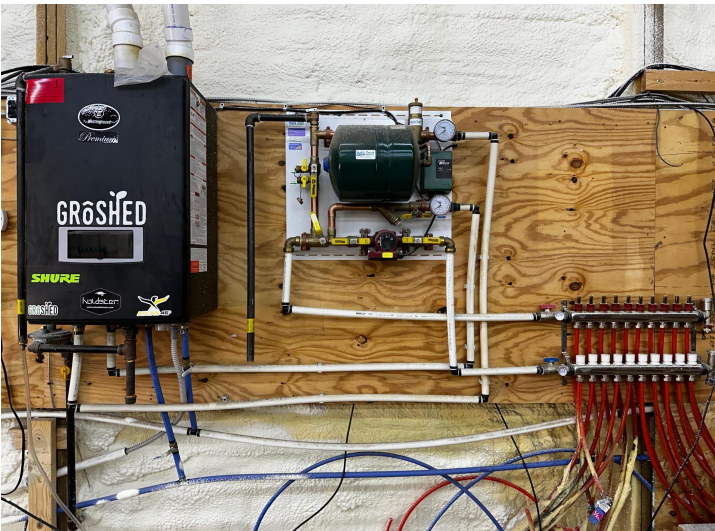
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