



MLS 6792742 Land

\$540,000

54.96 Acres
Other

41474 460 Street
Perham MN 56573

Status: Active

Description:

In over 15 years of selling real estate, I have not listed a property that offers this many possibilities. Located just outside of Perham on the shore of Schuster Lake, this one-of-a-kind offering features a three-bedroom, two-bath home, Highway 10 frontage, more than 2,000 feet of shoreline, wooded acreage, and tillable land under pivot irrigation. The combination of amenities creates an incredible range of options for the next owner. You can enjoy it as a private lake retreat—Schuster Lake has no public access—while generating income from the tillable ground. The Highway 10 frontage also provides outstanding visibility and makes this an ideal candidate for potential commercial use. With the extensive shoreline, there is investment potential in subdividing and selling lake lots, or simply enjoy it as your year-round home or seasonal lake cabin.

Schuster Lake is known for being deep, clean, and cool, providing excellent fishing and recreation. Anglers can target crappie, bluegill, bass, northern pike, and perch, and the water quality ensures great table fare. In addition to boating and summer fun, the property offers excellent winter recreation with ice fishing and snowmobiling right out your door. For hunters, the land provides solid deer, turkey and waterfowl hunting. Conveniently located only 3.5 miles from downtown Perham and its growing community, this property is positioned to serve as a dream home location, commercial investment, development opportunity, or all-season getaway. Properties with this level of versatility are rare—don't miss the chance to make it your own.

- *3 bedroom, 2 bath home — move-in ready or ideal as a lake cabin
- *Over 2,000 feet of shoreline on Schuster Lake
- *Lake is deep, clean, and cool with excellent fishing and recreation
- *Species include crappie, bluegill, bass, northern pike, and perch
- *No public access to the lake — enjoy added privacy

*Tillable acres under pivot irrigation with income

 Listed By:
Whitetail Properties Real Estate
Age with outstanding visibility

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

*Strong hunting opportunities for deer, turkey, and waterfowl



Call Affinity Real Estate
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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

*Year-round recreation including boating, ice fishing, and snowmobiling

*Just 3.5 miles from downtown Perham and its thriving community



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



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