



MLS 6823163 Residential

**\$23,500**

1,088 sq ft  
3 bedrooms  
2 baths

3720 County Road 40 NW  
Garfield MN 56332

Status: Active

**Description:**

Affordable Living in Woodlawn Mobile Home Park! Welcome to this well-maintained 1982 Moduline manufactured home offering 3 bedrooms, 2 bathrooms, and 1,120 sq ft of comfortable living space. Situated on a wooded lot, this 17' x 70' home provides peaceful surroundings and includes a handy 22' x 14' single garage for your car and outdoor storage needs. The functional layout features a spacious kitchen with appliances included, as well as a washer and dryer, making it move-in ready. With a monthly lot rent of \$450 that covers city water, city sewer, and garbage services, you'll enjoy both convenience and value. Prospective buyers will need to complete an owner/renter application through Central Minnesota Property Management, with a \$30 application fee per person. Pet lovers, take note—a pet policy allows dogs under 40 lbs (additional details available upon request). Don't miss your chance to own this affordable home in a quiet, wooded setting—schedule your showing today!

**Additional Details:**

|                        |       |
|------------------------|-------|
| Year Built             | 1993  |
| Garage Stalls          | 1     |
| School District        | 206   |
| Taxes                  | \$358 |
| Taxes with Assessments | \$358 |
| Tax Year               | 2025  |

**Additional Features:**

**Fuel:** Propane **Heat:** Forced Air

**Driving Directions:**

East from Garfield on County Road 40 about one mile to Woodlawn Mobile Home Court on the west side of the road. Unit #16 is on the east side of the development.



Listed By:  
Alex Brokers Realty, LLC

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**Call Affinity Real Estate**

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