



MLS 7008995 Residential

\$415,900

1,210 sq ft
3 bedrooms
1 baths

3746 16th Avenue
Pine River MN 56474

Status: Pending



Description:

An exceptional opportunity awaits on this 10.05-acre property offering comfortable living paired with a turn-key agricultural operation. The 3-bedroom, 1-bathroom home features inviting living space and the 2-stall garage make it ideal for both everyday living on site business use or as an income generating rental.

The property includes 2 loafing sheds and a spacious 30x48 pole building perfect for storage, equipment or workshop needs. The large, year-round, fully equipped 34x96 greenhouse is ready for growing. The expansive outdoor garden further enhances production potential. There are 4 wells that conveniently serve this property for the greenhouse, house and garden area.

With existing infrastructure and diversified income potential, this property is well-suited for investors, ag-business operators, or entrepreneurs seeking a live-off-site or owner-occupied business. Opportunities like this combining land, housing, and an established agricultural operation- are increasingly rare. All this in a rural country setting only minutes from town.

Additional Details:

Year Built	1940
Lot Acres	10.05
Lot Dimensions	660x660
Garage Stalls	8
School District	2174
Taxes	\$1,030
Taxes with Assessments	\$1,096
Tax Year	2025

Additional Features:

Basement: Crawl Space **Fuel:** Electric, Propane **Garage:** 8 **Heat:** Forced Air **Sewer:** Mound Septic, Private Sewer **Water:** Drilled, Private, Sand Point **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From 371 in Jenkins heading North turn left on to Lilac St 1.5 miles to right on 16th Ave SW 1.6 miles to property on right.



Listed By:
Realty ONE Group Choice

Affinity Real Estate 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

info@affinityrealestate.com



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



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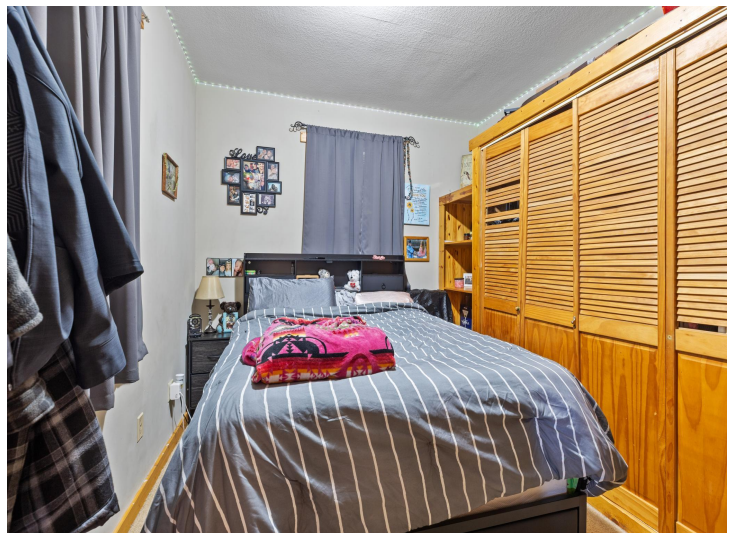
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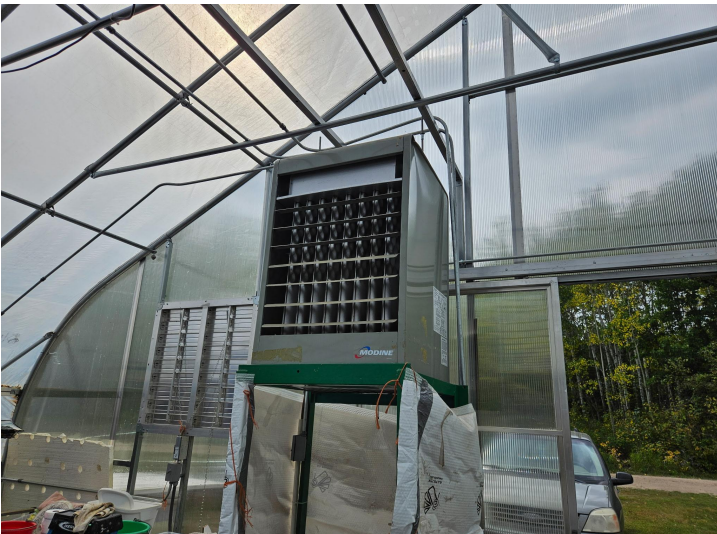
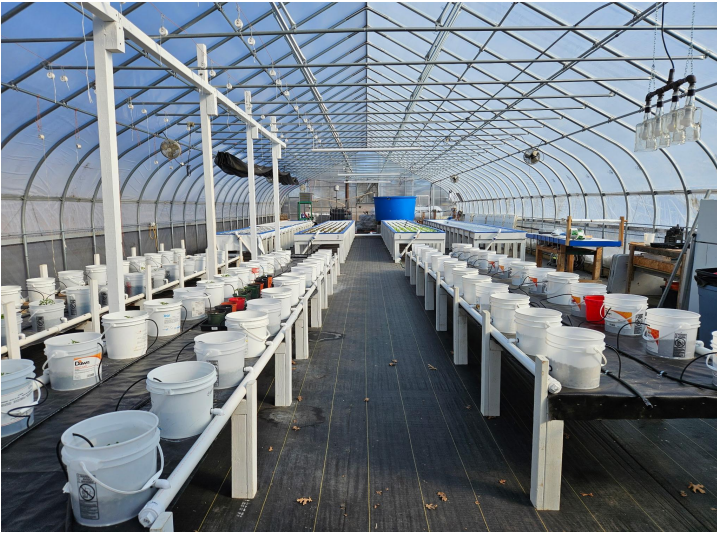
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