



MLS 7008995 Residential

**\$499,000**

1,210 sq ft  
3 bedrooms  
1 baths

3746 16th Avenue  
Pine River MN 56474

Status: Active

#### 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	1065
Taxes	\$1,030
Taxes with Assessments	\$1,096
Tax Year	2025

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Array **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

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**Call Affinity Real Estate**

**218-237-3333**

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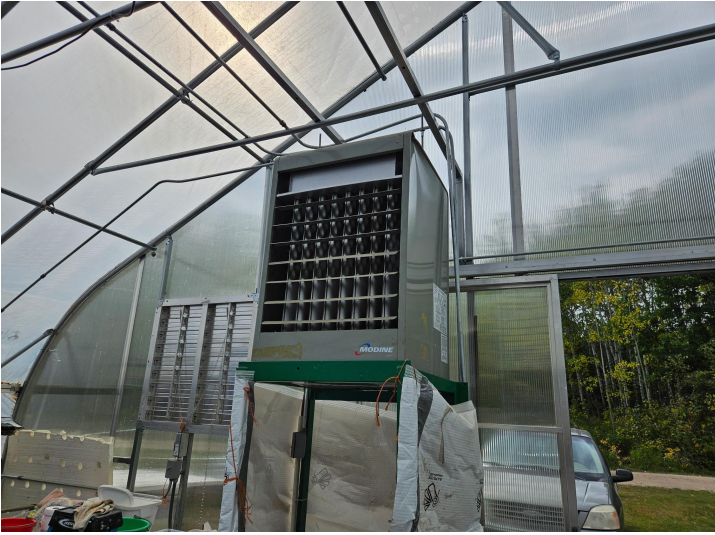


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