



MLS 7046743 Lake Home

\$275,000

1,016 sq ft
2 bedrooms
1 baths

20771 Co Hwy 29
Rochert MN 56578

Waterfront: Cotton

Status: Pending

Description:

One of the most affordable ways to get onto the highly sought after Cotton Lake! This property includes 5+ acres right across Co 29 from "The Fishbowl" (formerly Curelys) PLUS 28.5' of frontage on the lake. Enjoy simple living in this one level home that requires very little maintenance! The extremely sandy shoreline is right next to the Fishbowl...order some food right from your own property! The additional acreage leaves plenty of room for expansion if one chooses...or just use the property as it is! While summer is the "prime time" for this property, there is thousands of acres of public land to hunt, hike, and explore nearby as well as many snowmobile trails. This is definitely a spot where one can find something fun to do year-round! The lakeshore strip is owned by this property - but there are several other properties in the area that have easements to use it. However, there is limited dock space and this property always has a right to a dock and lift!

Additional Details:

Year Built	2000
Lot Acres	5.25
Lot Dimensions	Irregular
Garage Stalls	2
School District	23
Taxes	\$1,949
Taxes with Assessments	\$2,014
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Propane **Garage:** 2 **Heat:** Other **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** None

Driving Directions:

From the corner of MN Hwy 34 and County 29 go North on 29 to Cotton Lake. Property across the road from "The Fishbowl" restaurant.



Listed By:
Berkshire Hathaway HomeServices Premier
Property
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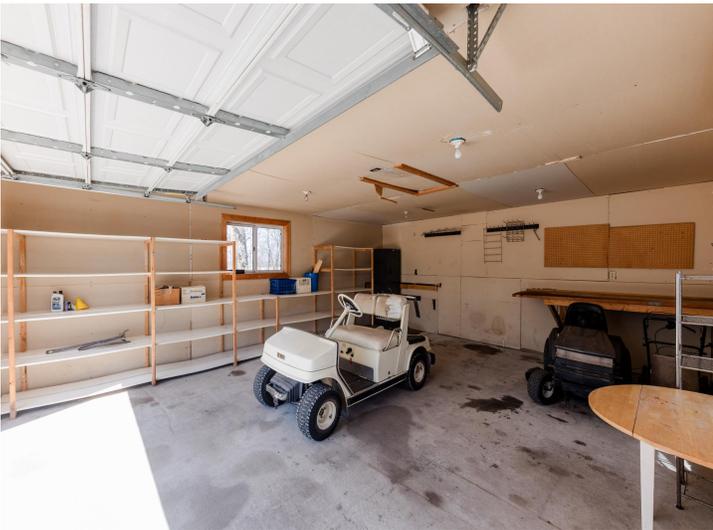
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