



MLS 7050486 Residential

**\$375,000**

2,236 sq ft  
3 bedrooms  
2 baths

40117 County Highway 67  
New York Mills MN 56567

Status: Active

**Description:**

Discover peaceful country living just 1.5 miles outside New York Mills. This well-kept 3-bed, 2-bath home sits on 17.8 acres of beautiful land, offering a rare combination of privacy, usable space and convenience to town. The property includes three versatile outbuildings, ideal for storage, hobbies, equipment or small-scale agricultural use. With open acreage, mature trees and room to expand, this property is perfectly suited for buyers seeking a rural lifestyle without sacrificing quick access to schools, shops and community amenities. Properties of this size and condition near New York Mills continue to see strong demand, making this a standout opportunity.

**Additional Details:**

Year Built	1938
Lot Acres	17.8
Lot Dimensions	992'x614'xIRREG.
Garage Stalls	2
School District	1962
Taxes	\$1,360
Taxes with Assessments	\$1,360
Tax Year	2025

**Additional Features:**

**Basement:** Partial, Unfinished **Fuel:** Array **Garage:** 2 **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Sand Point **Air Conditioning:** Central Air

**Driving Directions:**

In New York Mills go 1.5 miles north on County Highway 67 to property on left #40117.



Listed By:  
Heartland Real Estate

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**Call Affinity Real Estate**

**218-237-3333**

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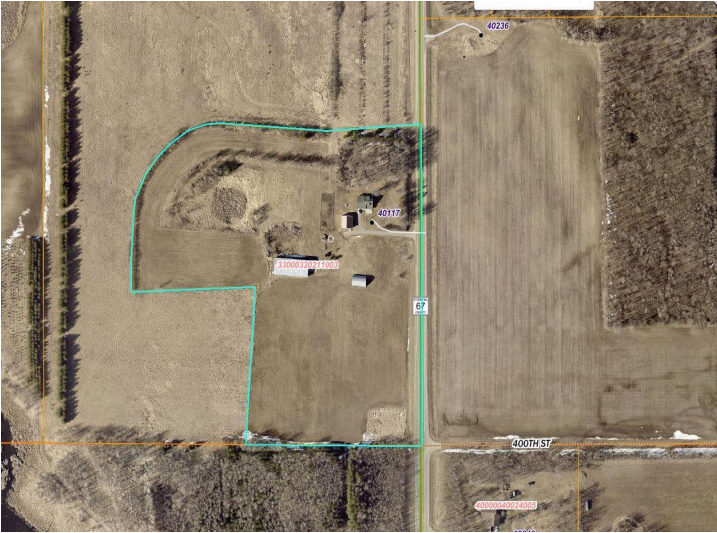
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