



MLS 7060686 Residential

**\$749,900**

2,188 sq ft  
2 bedrooms  
2 baths

27111 Timber Hills Lane  
Battle Lake MN 56515

Status: Active

**Description:**

A rare offering in the heart of the lakes area, this 2 bedroom, 2 bathroom year round walkout retreat near Battle Lake delivers the ultimate private escape on 32 acres with approximately 3,000 feet of frontage along the Otter Tail River. Minutes from Zorbaz yet worlds away, this property is designed for those who want it all-extensive landscaping, a fenced garden, plum and flowering crab apple trees, and unmatched outdoor living. Cross your own private bridge to explore a setting built for adventure with 3 docks, a gazebo, and incredible wildlife including deer, eagles, otters, turkeys, muskrats, geese, ducks, and swans right out your door. Additional highlights include a heated attached garage, three storage sheds, and RV hookups for guests. Shared access to Round Lake adds even more recreational value. Whether you're seeking a weekend getaway, a premier hunting retreat, or a full time lifestyle property, this is a once in a lifetime opportunity to own your own secluded sanctuary.

**Additional Details:**

Year Built	1979
Lot Acres	32.65
Lot Dimensions	Irregular
Garage Stalls	1
School District	542
Taxes	\$2,026
Taxes with Assessments	\$3,424
Tax Year	2026

**Additional Features:**

**Fuel:** Array **Heat:** Forced Air

**Driving Directions:**

From Battle Lake, head N onto Lake Ave S and turn W onto Ottertail Rd. Turn W onto Timber Hills Rd and finally S onto Timber Hills Ln and into the property.



Listed By:  
Keller Williams Realty Professionals

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**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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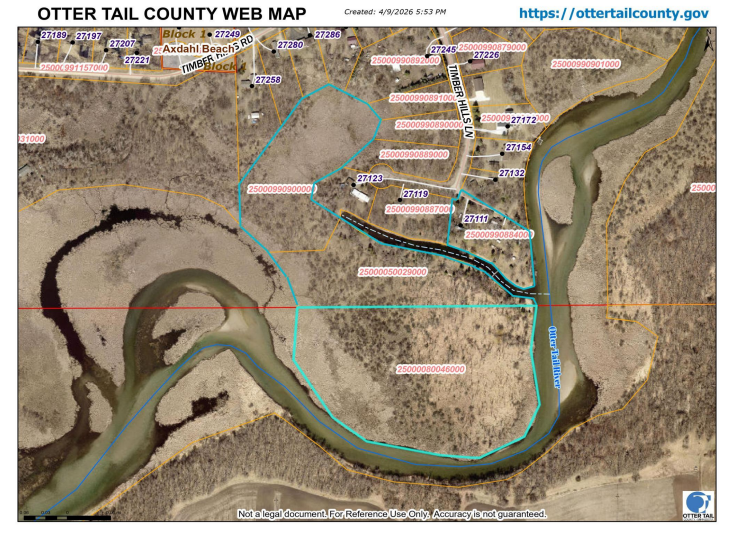
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