



MLS 7068207 Residential

\$650,000

0 sq ft
0 bedrooms
1 baths

23889 County Hwy 1
Fergus Falls MN 56537

Status: Active

Description:

Check out this versatile property with many great options. Currently has a 1910 farm home in the stage of being remodeled with the exterior pretty much to a finished state and inside has been taken down to the studs. Full basement with a detached 2 stall garage built in 1978. The crowning jewels of the property are the over 5,000 sq ft of finished operational shop with current business as well as the 23.88 acres of land that it sits on. Approximately 17 acres of tillable with 3 acres of pasture. The shop was built in 2 stages. The East 1/2 in 2007 with in floor heat and the West 1/2 built in 2020. 3-phase electrical system, 2-12 ft overhead doors with 3 entry doors. 14 ft ceilings in main shop area. Separate rooms for office and break room. Views from all directions with this property as it sits atop a hill. The opportunities for use of this property are up to the buyer and their vision. The machining business itself is for sale as well but not necessary to sell to complete the property sale. Personal property as well as business assets will be removed unless otherwise negotiated as part of sale.

Additional Details:


Year Built	1910
Lot Acres	23.88
Lot Dimensions	Irregular
Garage Stalls	2
School District	544
Taxes	\$3,255
Taxes with Assessments	\$3,440
Tax Year	2026

Additional Features:

Basement: Other **Fuel:** Other **Garage:** 2 **Heat:** None **Sewer:** Tank with Drainage Field **Water:** Well **Air Conditioning:** None

Driving Directions:

County HWY 1 just outside of Fergus Falls on the NE side.

 Listed By:
Century 21 Atwood

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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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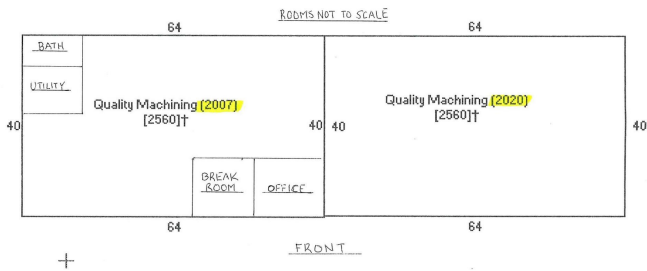
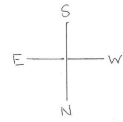
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