



MLS 7085119 Residential

\$824,900

2,749 sq ft
3 bedrooms
2 baths

4600 32nd Avenue
Pequot Lakes MN 56472

Status: Coming Soon

Description:

Dirt like this doesn't come around often. Located just west of Pequot Lakes at 4600 32nd Ave SW, this 86-acre hobby farm and agricultural opportunity sits on some of the most usable, productive land in the area, rolling hills, established hay fields (approx 29 acres), open pastures (approx 20 acres), and timber (approx 30 acres) that wildlife call home year-round.

Whether you're a farmer looking to expand your operation, an investor buying dirt with long-term upside, or someone ready to finally build a self-sustainable lifestyle from the ground up, this property checks every box.

The infrastructure here is unmatched for the price point. A full complement of outbuildings supports nearly any ag or hobby farm operation: a 32x34 four-stall horse barn with tack and feed stalls, a massive 56x40 machine shed with livestock lean-to, two workshops and garages (32x34 and 26x21), chicken coop, and additional storage sheds. Room for your equipment, your animals, and making your lasting legacy.

The 3-bedroom, 2-bath home has been completely overhauled, new roof, Marvin windows, siding, flooring, furnace and AC, updated bathrooms, a new deck, and so much more. Move in and get to work outside without a single item on your punch list.

The land itself is the real story here. Established garden, producing apple trees, and room to create a home that you never need to leave. Deer, bear, grouse, and turkeys in abundance. Flooded timber & creek provides the chance for duck hunting out your backdoor. Hay ground that's already producing. Rolling terrain with sunrise facing views that photographs beautifully and works even better. Bring the family, this is one you don't want to miss.

Buy dirt. Build something lasting.

Additional Details:

Year Built 1983
Lot Acres 86.14
Lot Dimensions 1316x2654x1318x2648
Garage Stalls 10

	Listed By: \$1,370
	Real Broker, LLC
Taxes with Assessments	\$1,456
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Basement: Daylight/Lookout Windows, Finished **Fuel:** Propane, Wood **Garage:** 10 **Heat:** Forced Air, Fireplace(s) **Sewer:** Private Sewer, Tank

Driving Directions:

From Pequot Lakes, MN 56471, N on 32nd Ave to 32nd Ave SW, turn right on 32nd Ave SW



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