



MLS 7086062 Residential

\$389,000

2,592 sq ft
3 bedrooms
2 baths

35715 260th Avenue
Erhard MN 56534

Status: Active

Description:

Escape to the privacy of country living with this spacious 3-bedroom, 2-bath home on 6.5 wooded acres just outside of Erhard. Offering nearly 3,000 square feet, the home features an open-concept kitchen and dining area with center island, updated stainless steel appliances, large pantry, multiple living spaces, and a private primary suite with walk-in closet and custom tile shower. Outside, enjoy mature trees, open yard space, and a private trail winding through the woods. The impressive 40' x 30' heated and insulated shop provides approximately 1,200 square feet of additional storage and workspace. Conveniently located near Maplewood State Park, area lakes, and just a short drive to Erhard, Pelican Rapids, and Fergus Falls, this property offers the perfect blend of privacy, recreation, and everyday convenience.

Additional Details:

Year Built	1988
Lot Acres	6.56
Lot Dimensions	279 x 1000
Garage Stalls	4
School District	548
Taxes	\$527
Taxes with Assessments	\$612
Tax Year	2026

Additional Features:

Basement: Block, Finished **Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Erhard, East on Hwy 24, right on 260th Ave to property on the right.



Listed By:
Andrew Yaggie Real Estate

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Call Affinity Real Estate

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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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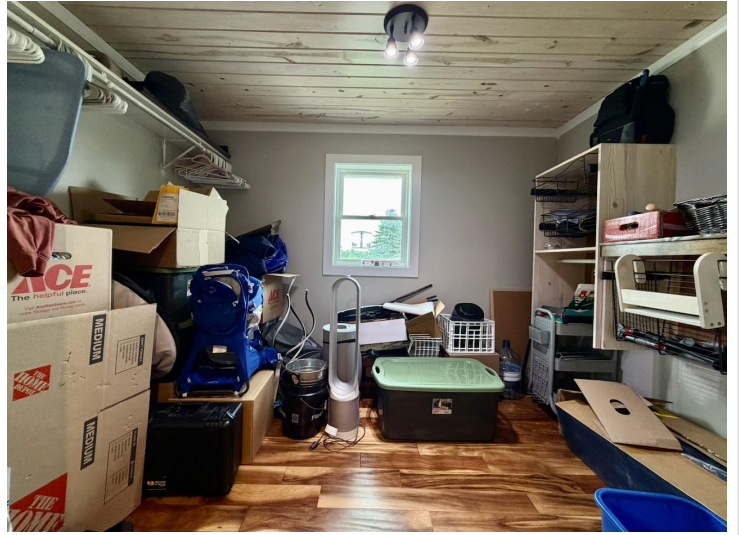
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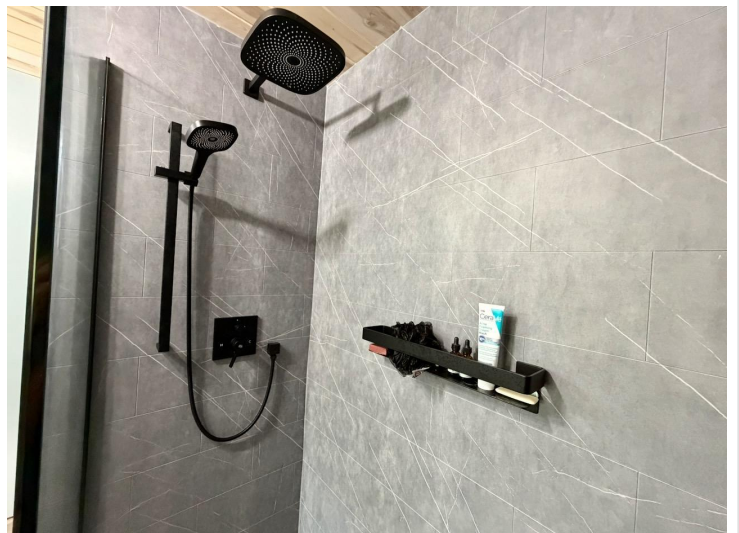
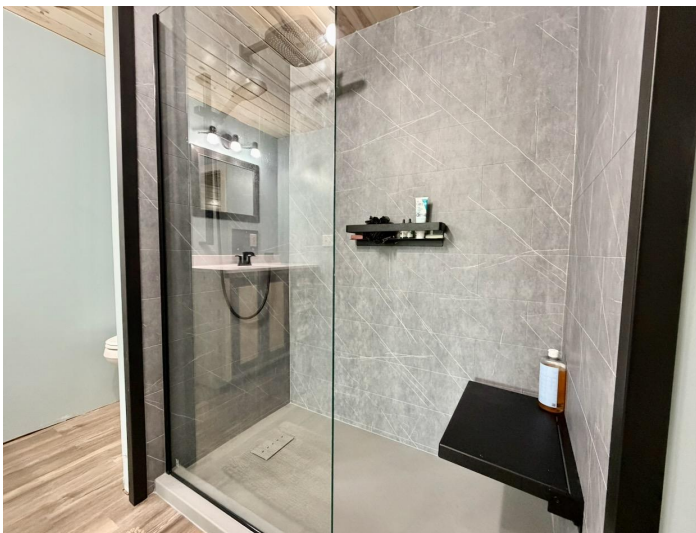
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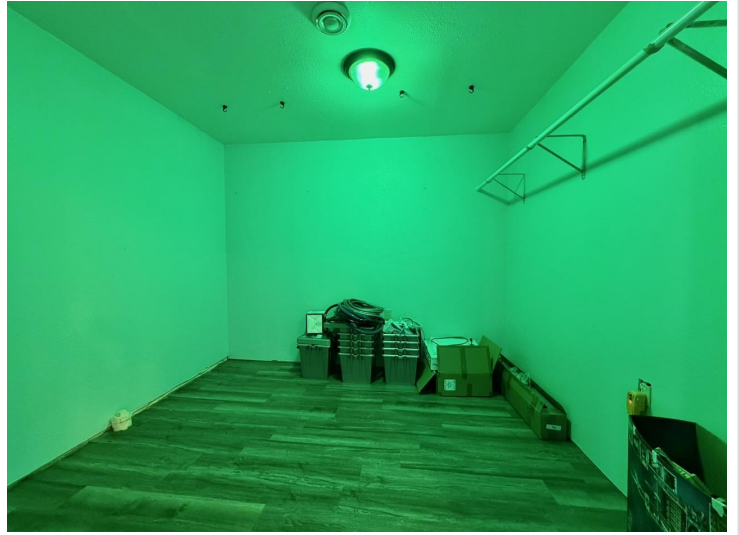
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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