



MLS 7101081 Lake Home

**\$564,000**

524 sq ft  
1 bedrooms  
1 baths

38489 Wagon Trail  
Battle Lake MN 56515

Waterfront: Otter Tail

Status: Active

**Description:**

Discover the possibilities with this unique lake property offering 75 feet of shoreline on crystal clear Otter Tail Lake, known for its hard sandy bottom and excellent recreational opportunities. Situated on a large, level lot this property provides easy access to the lake and plenty of room to be creative.

The existing cabin offers the opportunity for renovation or redevelopment. The property also features four RV hookups, making it ideal for hosting friends and family! A new privacy fence surrounds the lot, providing a more secluded setting while you enjoy the peaceful surroundings of lake living.

**Additional Details:**

Year Built	1920
Lot Acres	0.515
Lot Dimensions	75 x 339
School District	542
Taxes	\$3,624
Taxes with Assessments	\$3,624
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Electric **Heat:** Space Heater **Sewer:** Tank with Drainage Field **Water:** Sand Point **Air Conditioning:** Window Unit(s)

**Driving Directions:**

North of Battle Lake 6 miles to Wagon Trail Loop. Follow straight ahead to address.



Listed By:  
Weichert, Realtors - Paulson Land Co

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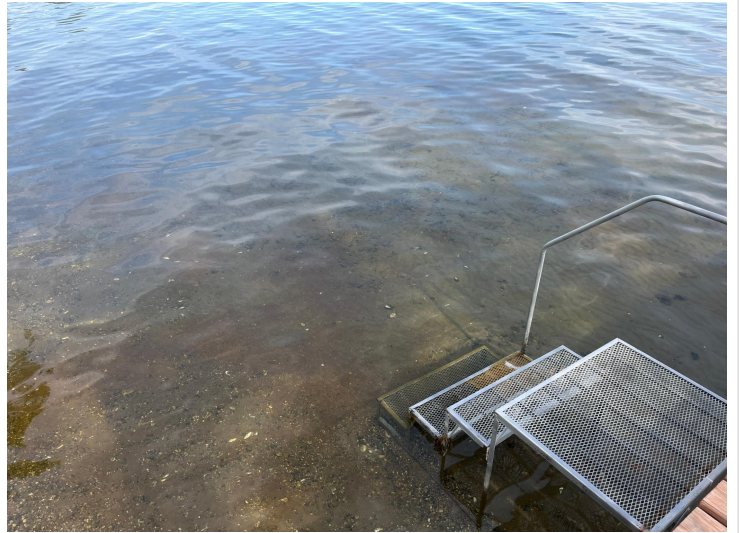
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Center Fall Watershed Management District  
As-Built Septic System

Project # 210000000000  
Project Name: Chavis & Donette Ward  
Property Address: 38489 Wagon Trail

System Subcontract: \_\_\_\_\_  
Capacity: 1000+  
Inlet Pipe Size: 4.5"  
Buried Sanction Line: 4.5"  
Buried Pipe Distribution Under Pressure: 100+  
COST: 100+  
Bluff: 700  
Dowling: 200  
Non-Dowling: 30  
Nearest Property Line: 10  
Road Right of Way: 25  
Elevation Above Base of Layer: 700

System	TYPE	WPA	Notes
1000+	1000+	1000+ (LIR)	1000+ (LIR)
4.5"	4.5"	4.5"	4.5"
4.5"	4.5"	4.5"	4.5"
100+	100+	100+	100+
100+	100+	100+	100+
700	700	700	700
200	200	200	200
30	30	30	30
10	10	10	10
25	25	25	25
700	700	700	700

Pump Installed: T-2 PFP Liberty  
Old System Destroyed: YES  
# of Laterals: 0  
Perforation Diameter: 1/2 inches  
As of the date of this As-Built Inspection Report this septic system was determined to be in compliance with the provisions of the Sanitation Code of the City of Fall Watershed Management District. Please be advised that this inspection is only valid for five years from the date of the inspection.

Comments: \*50 Percent Rule, ROW and LL Per Contractor

Alarm: Outdoor  
Lateral Pipe Size: 1 inches  
Inspected By: Alan Kroll

Perforation Spacing: 7 feet  
Inspected Date: 07/11/20

# of Tanks Installed & Model #: 2-1000 2G LIP  
1000 LIP LIR

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