



MLS 7113012 Lake Home

\$1

2,000 sq ft
3 bedrooms
2 baths

39326 460th Avenue
Perham MN 56573

Waterfront: Albert

Status: Pending

Description:

Online-only multi-parcel real estate auction offering up to 30± secluded acres near Perham, MN, sold in 4 parcels. Auction opens Aug. 17th and closes Friday, Aug. 21st at 12pm. This listing covers Lot 1 (Parcel D): a wooded 9.57± acre parcel with 417± feet of shoreline on Albert Lake. Includes a 2009-built, two-story 40x50 shouse — ideal to finish into a full-time residence or cabin with plenty of workshop and storage space! Surrounded by mature woods with direct lake access great for fishing, wildlife, and lake living. Property will need some finishing work. Lot 4 (Parcel E): Includes 9.76± acres, primarily open land with some trees. Split from lot 1 and selling separate. Nice building location or investment property. Also offered (separate listings): Lot 2 (Tract C): Cabin/homestead on 5.88± wooded acres. Lot 3 (Tract B): Wooded 5.13± acre lake lot, 259± ft of Albert Lake shoreline. Visit our auction site for online bidding. Property sells as-is and with confirmation of the seller. \$5,000 earnest money per parcel.

Additional Details:

Year Built	2009
Lot Acres	19.33
Lot Dimensions	9.57
Garage Stalls	2
Taxes	\$2,808
Taxes with Assessments	\$2,808
Tax Year	2026

Additional Features:

Fuel: Electric **Heat:** Boiler, In-Floor Heating

Driving Directions:

From Perham, MN at the intersection of US Hwy 10 and State Hwy 78, go East on Hwy 10 for 2.3 miles, turn right and head South on 460th Ave. and go 3 miles to the property on the left side.



Listed By:
Counselor Realty Detroit Lakes

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

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



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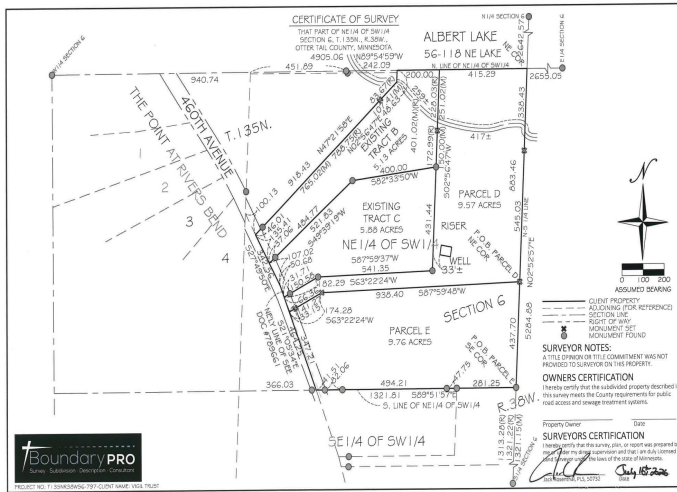
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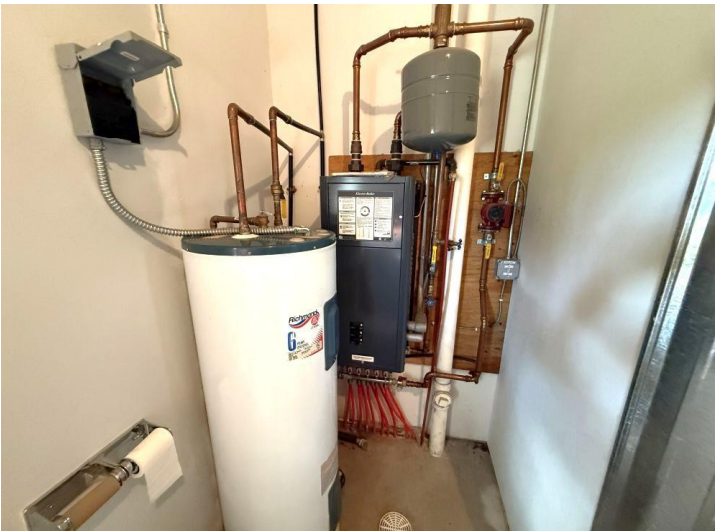
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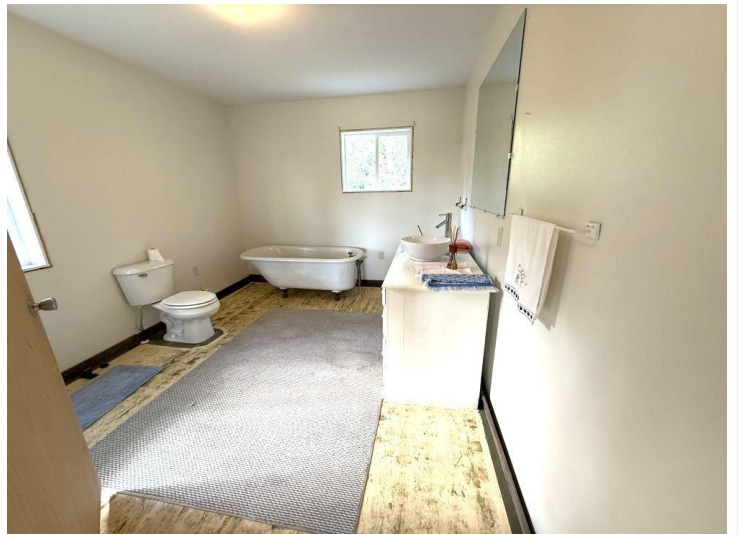
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