



MLS 7116546 Farm

\$300,000

5.2 Acres

31546 615th Ave
Wadena MN 56482

Status: Active

Description:

2,500 head nursery barn located just outside Wadena on over 5 acres. The facility features four separate nursery rooms, four 14 ton feed bins, office space, laundry, and a shower facility designed to support biosecurity protocols. The site has maintained strong biosecurity practices and has no known history of disease issues. Additional improvements include a backup generator, pull through driveway system, semi loading dock, drilled well, separate septic system, and a cleared/well maintained lot. The barn has remained in continuous use and is ready for its next owner.

Additional Details:

Year Built	2002
Lot Acres	5.2
Lot Dimensions	irregular
Taxes	\$372
Taxes with Assessments	\$372
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Propane **Heat:** Space Heater, Zoned **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Private **Air Conditioning:** Zoned

Driving Directions:

Go west out of Wadena on highway 10 and turn left onto 75. From there turn right onto 29 and go roughly 2 miles and turn left onto 615th.



Listed By:
Real Broker, LLC

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