



MLS 7123065 Residential

\$225,000

1,690 sq ft
3 bedrooms
2 baths

42406 195th Street
Clitherall MN 56524

Status: Active

Description:

Enjoy quiet country living on this hobby farm that offers many possibilities. A fenced pasture for horses or cattle and acreage for hay or crops. The three bedroom home has been remodeled and updated to capture the past and present architecture. The large foyer is complimented by a storage room, laundry and a half bath. The kitchen has been updated with a center island, gas stove, spacious counters that invites the master chef in your heart. The living/ dining area welcomes your entertaining desires. A family room, office, full bath are also on the main level to enhance daily living. The upper level has three bedrooms and a sitting area to read or meditate. Stepping outside you hear many species of birds in the mature trees. The wild flowers attract Monarch butterflies. Deer, rabbits, ground squirrels, wild turkeys, fox, hawks and bald eagles soar over the trees. There are four fenced garden spaces to grow whatever you want. The apple orchard, plum trees and various Berry plants all compliment the flower gardens. Escape to country living, but just six miles to Battle Lake and 30 minutes to Fergus Falls. This property is move in ready to start your next chapter in life.

Additional Details:

Year Built	1905
Lot Acres	7.63
Lot Dimensions	rectan
Garage Stalls	2
Taxes	\$928
Taxes with Assessments	\$928
Tax Year	2026

Additional Features:

Basement: Partial, Unfinished **Fuel:** Electric, Propane **Garage:** 2 **Heat:** Ductless Mini-Split, Forced Air **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** 4-Inch Submersible, Drilled **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Clitherall east on 210 then south on hwy 5, east on 195th st to 42406 or east on 210 to 425th, go south to a right on 195th to 42406



Listed By:
Edina Realty, Inc.

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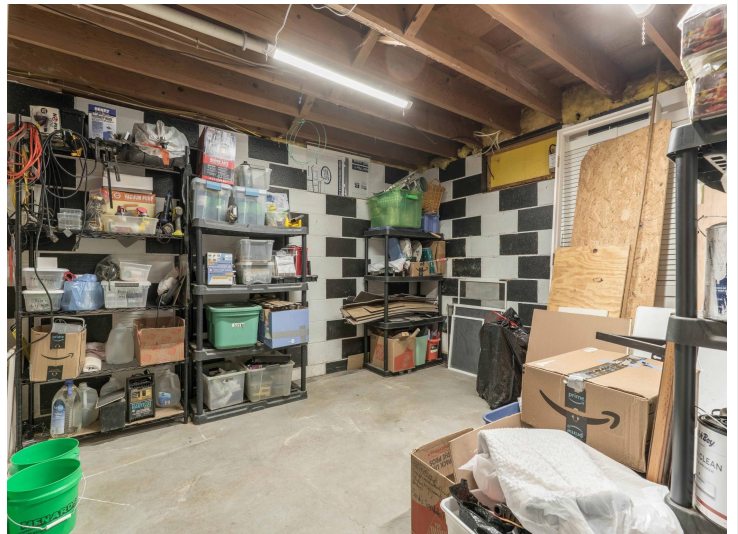
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Our quiet country life at 42406 195th St

All you can hear are birds and the wind in the trees. Your nearest neighbor is more than 1/2 mile away, yet it is only 2 1/2 miles to Clitherall, and only 6 miles to Battle Lake where we have our Doctor, Dentist, and Chiropractor. Clitherall and Ellingson lakes are close by and have public boat launches. We like to canoe on Ellingson.

You have lots of wildflowers, especially milkweed which is important for monarch butterflies. You will see a lot of them flying around all summer long. You will be entertained by the barn swallows swooping around all summer long too, as well as many species of other birds in your woods. You will also see deer, raccoons, rabbits, ground squirrels, wild turkeys, foxes, hawks, and bald eagles.

There are 4 garden spaces, plenty of room to grow whatever you want. The chives, asparagus, and rhubarb are perennial and we look forward to harvesting them every spring. We plant beets, peas, carrots, onions, potatoes, and greens first thing in the spring. And Start tomatoes, butternut squash, zucchini, pumpkins, eggplant, greenbeans, nasturtiums, calendula, and marigolds in the greenhouse, to transplant the end of may. In August we plant beets and peas for a fall harvest. In September we plant garlic cloves to harvest next summer. In the fall we harvest potatoes, onions, garlic, butternut squash, and pumpkins and store them in the basement to enjoy all winter.

The orchard has:

- 4 apple trees
- 2 european pear trees
- 2 plum trees
- black berries
- blue berries
- honey berries
- grapes

We have loved living here but is time to move to town, we know you will love it here too. God's blessings, the Crows.



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