



MLS 7127394 Residential

\$725,000

2,400 sq ft
5 bedrooms
1 baths

13727 County Road 32
Bertha MN 56437

Status: Active

Description:

Take a look at this updated 5-bedroom, 1-bathroom home situated on +/- 120 acres, conveniently located off County Road 32 between Bertha and Eagle Bend! The spacious home offers approximately 2,400 square feet of living space with an updated interior and major recent improvements, including the septic, well, forced-air propane furnace, and wiring throughout the main level. The home also features an attached +/- 500-square-foot bonus room. A shop and barn round out the yard, providing great space for livestock, equipment, or additional storage. The +/- 120 acres offer a great combination of agricultural and recreational opportunities. Approximately 50 acres are tillable, with strong CPI scores from 78?87 throughout the fields. The remaining acreage provides plenty of room for pasturing livestock, riding ATVs or horses, hunting, or simply enjoying the outdoors. The property features excellent habitat for deer, turkey, bear, and other wildlife, with abundant wildlife sign throughout.

Additional Details:

Year Built	2017
Lot Acres	120
Lot Dimensions	120ac
Taxes	\$4,206
Taxes with Assessments	\$4,206
Tax Year	2026

Additional Features:

Basement: Storage Space, Unfinished **Fuel:** Propane **Heat:** Forced Air **Sewer:** Mound Septic **Water:** Drilled, Private, Well **Air Conditioning:** Window Unit(s)

Driving Directions:

From Bertha, head south on Highway 71 for 2.9 Miles. Turn right on County Road 32. The property is 0.8 miles on the left.



Listed By:
American Legacy Land Co., LLC

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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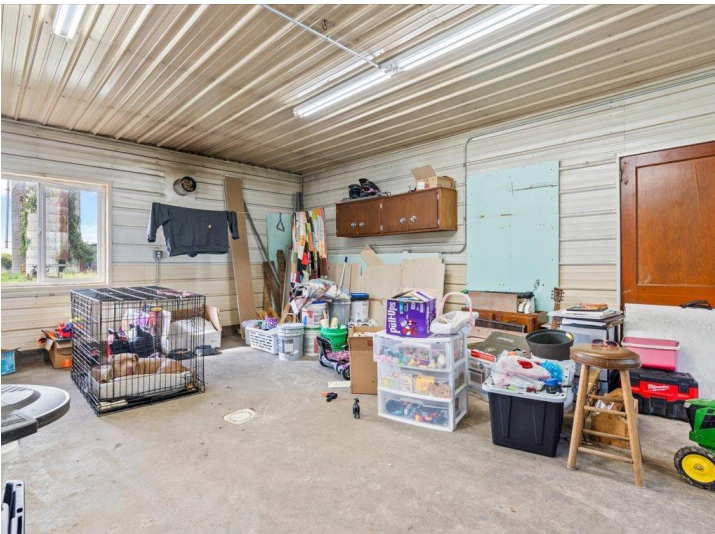
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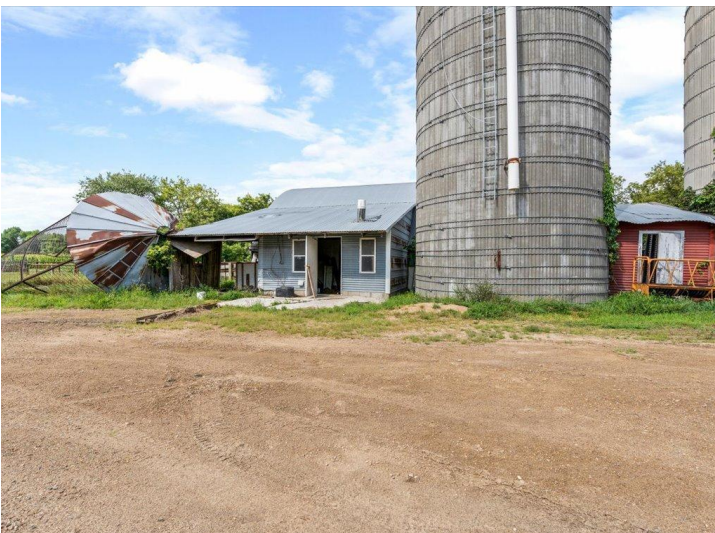
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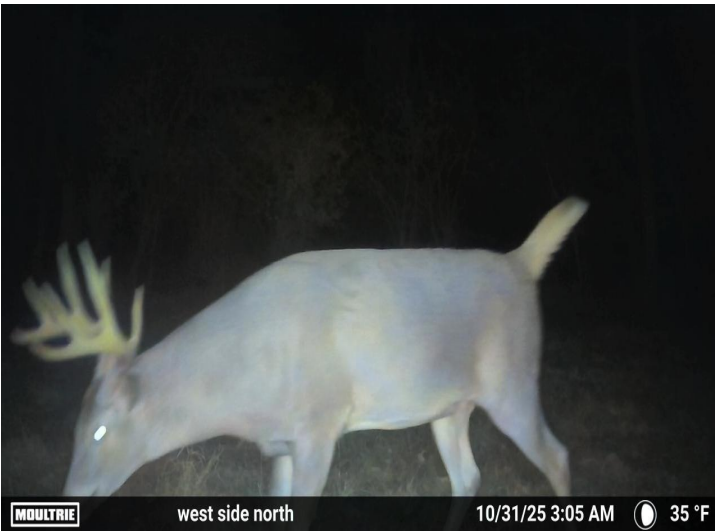
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