

MLS 7155584 Lake Home

$1

3,960 sq ft
3 bedrooms
3 baths

33232 260th Avenue
Erhard MN 56534

Waterfront: Unnamed Lake

Status: Active

Description:

Selling at Live Auction on Sat. Oct. 31st.48+/- ACRES LAND - COUNTRY HOME w/Private Lake & Hunting Recreational 2 TRACTS – Amazing Private Country Living/Recreation/HuntingTRACT 1 – Private & Serene 10 Acre Home TractFeatured Nice Modern 4000SqFt 3+ Bedroom 3 Bath Country Home w/Full Finished Walk-out Basement. Open Living/Kitchen Floor Plan with Walk-out Wrap-around Deck. Home Features Nice Master w/Large Bath, Nice Modern Kitchen w/Granite Counter Tops, Stainless Appliances, and Deep Farmhouse Style Sink. Also, Fireplaces on Both Levels and Sauna and Free-standing Wood Stove on the Lower Level.Experience Breathtaking Views on a Beautiful and Scenic Small Private Lake – Perfect for Recreational Boating, Pontoon Rides, & Paddle-boating - Along with Great Waterfowl Hunting. Enough Wooded Acres for Whitetail Hunting, and Very Close to Heilberger Lake if You Love to Fish.This Tract Also includes a Steel 3 Stall Garage and a 40x60 Steel Pole Building. Very Hard to Find Private and Serene Places Like This – So Quiet and So Beautiful! Serenity at its Best! TRACT 2 - Beautiful & Scenic 37.7 +/- Acre Land TractFeatures include 37.7 +/- Beautiful Scenic Wooded Acres with Hardwoods, Aspens etc – Located in the Heart of the Beautiful Rolling Hills of the Heilberger Lake/Erhard Area. Property Features a Newer 40x60 Steel Pole Building with Drive Through Doors and Full Lean Overhang with Full Concrete (Perfect to Finish into a Shouse/Barndominium).

Additional Details:

Year Built	1998
Lot Acres	48.37
Lot Dimensions	48 acres
Garage Stalls	3
Taxes	$1,582
Taxes with Assessments	$1,582
Tax Year	2026

Additional Features:

Basement: Finished **Fuel:** Propane, Wood **Garage:** 3 **Heat:** Fireplace(s), In-Floor Heating **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

33232 260th Avenue, Rural Erhard, MN. Near Heilberger Lake & North of Fergus Falls and East of Erhard.

Broker Reciprocity

Listed By:
Team Aasness Auctions and Real Estate, LLC

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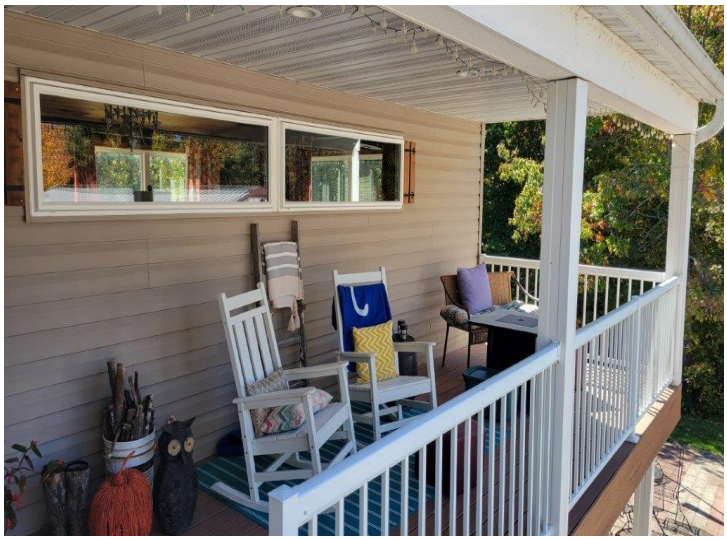





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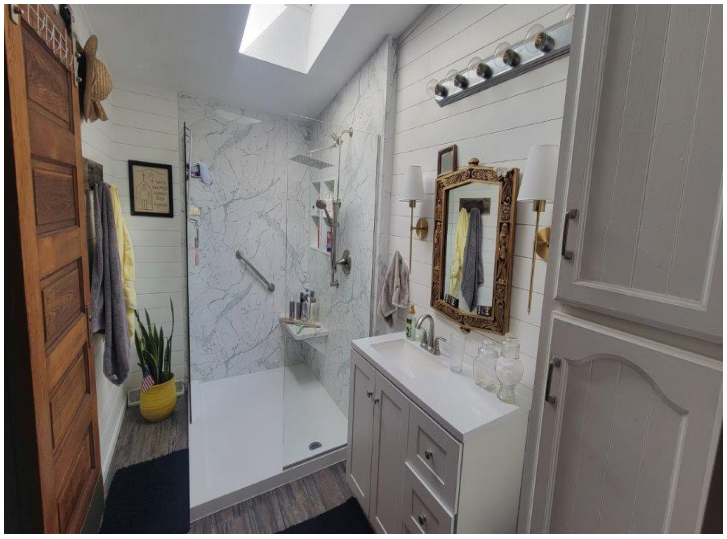







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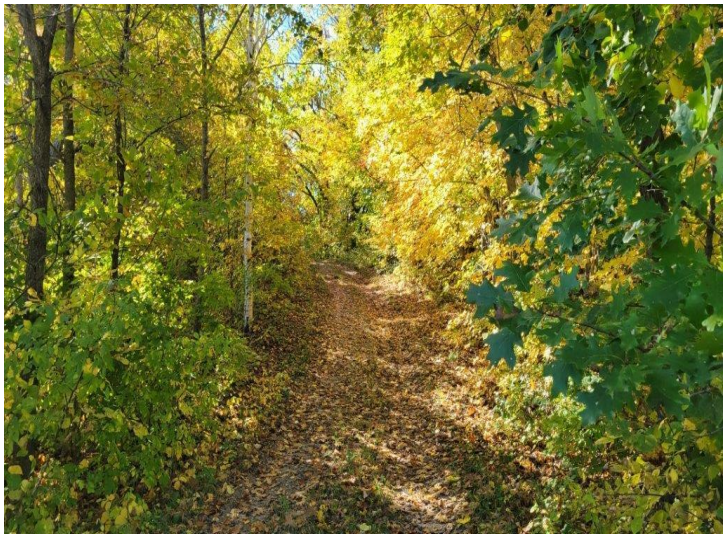


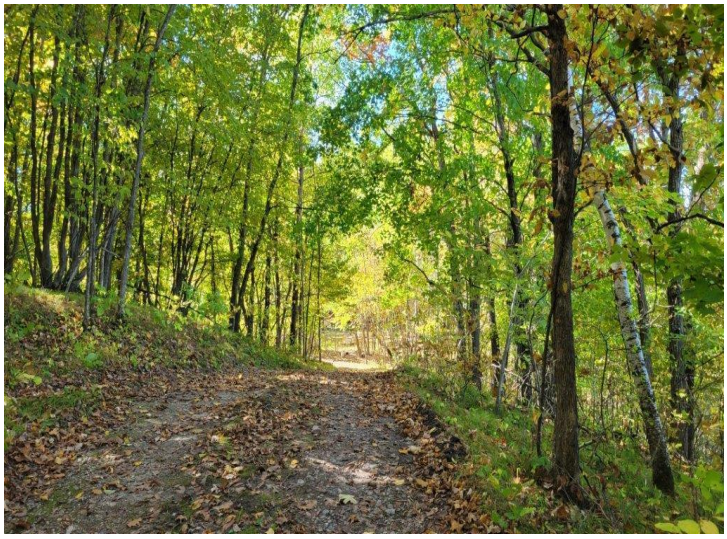





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