



MLS 6303855 Lake Home

**\$449,000**

2,356 sq ft  
4 bedrooms  
3 baths

10275 49th Avenue  
Pillager MN 56473

Waterfront: Fucat Lake (May Twp.)

Status: Hold

#### Description:

Opportunity in Pillager area to own 2 double wide manufactured homes that sit on 17 acres of land. The opportunity has been to live in 1 of the manufactured homes and rent out the 2nd home. Seller was getting \$800, a month for rent. The primary manufactured home (4 Bed/3 Bath, 2,356 sq. ft.) has a 2017, remodeled kitchen and new paint. Family room has a wood burning fireplace and the living room has a corn/pellet stove. The garage has 3 garage doors with the 3rd door, 6x6. 2nd manufactured home, used as Rental (1,620 sq. ft, 3 bed/2 bath) has new flooring and a single stall garage, A small Natural Environmental Lake is at the back of this acreage and adds to the peaceful, nature environment that this property offers. Parking is available with a circle, asphalt driveway, The road is gravel in front of the home for .3 miles before you hit a paved county road. Curtains/Sheers/Storage units not staying in Primary home. Each of the homes have a separate well, septic system and propane tank.

#### Additional Details:

Year Built	2003
Lot Acres	17.2
Lot Dimensions	278x2665
Garage Stalls	2
School District	116
Taxes	\$2,172
Taxes with Assessments	\$2,238
Tax Year	2022

#### Additional Features:

**Fuel:** Pellet, Propane **Heat:** Forced Air, Fireplace(s), Other

#### Driving Directions:

Pillager 210 W; turn onto County 1; 4.5 miles turn onto County 34; 2.4 miles turn onto County 104; 2.3 miles the 2 homes are on the left. Paved road for 2 miles and gravel road for .3 miles.



Listed By:  
Century 21 Brainerd Realty

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