



MLS 6306623 Lake Land

\$196,350

1.41 Acres
Finished Lot(s)

22093 County Highway 32
Rochert MN 56578

Waterfront: Cotton

Status: Closed

Description:

Excellent location and sandy beach! Cotton Lake Home, lot, and lake lot online only real estate auction opening November 18th and closing November 21st at 12PM.

Do not miss out on this affordable property with land and lake shore on an amazing lake. This auction includes 2 separate lots close to each other along Co Hwy 32 and West Cotton Lake Road. 1920 built 1.5 story older homestead that needs work and in poor condition, sealed well, non-compliant septic system, 2 detached garages. 2 bedroom 1 bath home, 1.18 acre lot and .23 acre lake lot with 19.98 feet of nice frontage on Cotton Lake. \$5,000 earnest money. 2% buyer's premium will apply. Property is not for sale prior to the auction.

Additional Details:

Lot Acres	1.41
Lot Dimensions	1.41 acres
School District	22
Taxes	\$1,290
Taxes with Assessments	\$1,290
Tax Year	2022

Additional Features:

Driving Directions:

From Detroit Lakes go East on State Hwy 34 for 7 miles, turn left and head North on Co Hwy 29 for 2.2 miles, turn left on Co Hwy 32 go 3.3 miles to the property on the right at the corner of West Cotton Lake Road and Co Hwy 32. Lake lot is just down West Cotton Lake Road on the right.



Listed By:
Bachmann Carow Real Estate Inc

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