



MLS 6493502 Commercial Sale

\$2,199,000

Description:

Equestrian Horse Farm right in the heart of lakes country! 10 min from Detroit Lakes & 1 hour from Fargo. Rolling hills, green pastures, water views and wooded areas all combine into this impressive property. If you are a current horse farmer looking to expand or you are just beginning, this property has so much potential. The barns offer 19 10X12 box stalls all equipped with a drain system, 19 tack lockers, 2 grooming stations, and 2 feeding stations. You will be impressed by the 16,400 sqft indoor arena, SandAid Textile footing, LED lights, 11 windows that open, & 2 large exhaust fans to bring extra comfort while riding. When the riding is done unwind in the beautiful log home featuring granite counters, stainless steal appliances, steam shower & jetted tub, & views overlooking the large pond. The heated garage comes complete with a bath, sauna & finished upper level. No expense was spared when the owners made their vision a reality but don't take my word for it, come take a look!

Additional Details:

Year Built	1993
Lot Acres	40
Lot Dimensions	1294x1330x1318x1322
Garage Stalls	4
School District	22
Taxes	\$17,610
Taxes with Assessments	\$17,610
Tax Year	2023

Additional Features:

Basement: Daylight/Lookout Windows, Finished, Concrete, Tile Shower, Walkout **Fuel:** Electric, Propane, Wood **Garage:** 4 **Heat:** Ductless Mini-Split, Dual, Fireplace(s), Radiant Floor **Sewer:** Holding Tank **Water:** Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Detroit Lakes go East on Hwy 34, Turn left on county road 25, take left on Klein road, go approximately 1 mile and property will be on left



Listed By:
Jack Chivers Realty

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