



MLS 6503018 Lake Home

\$850,000

3,712 sq ft 3 bedrooms 2 baths

30463 State Highway 78 Ashby MN 56309

Waterfront: Pelican

Status: Active

## **Description:**

This property has it all. 3 Bedroom, 2 bath home with potential for 5 bedrooms with egress windows. 500' plus feet of lakeshore on Pelican Lake along with a well and camper site with a deck-covered boat house at the shoreline. This property features many nice outbuildings, a barn, a heated shop, a horse barn, and multiple storage sheds along with almost 40 acres. The ideal location is right off I-94 Ashby exit and State Hwy 78. Great exposure to start a business or exclusive hobby farm with the luxury of Pelican Lake to enjoy all the lake activities. A unique property in the lakes area.

## **Additional Details:**

Year Built 1946 Lot Acres 37.97 Lot Dimensions 37.97 Garage Stalls 1 School District 261 Taxes \$3.246 Taxes with Assessments \$3.246 Tax Year 2025

## **Additional Features:**

Basement: Block, Daylight/Lookout Windows, Finished, Full Fuel: Electric, Propane Garage: 1 Heat: Dual, Forced Air, Fireplace(s), Geothermal Sewer: Private Sewer, Tank with Drainage Field Water: Drilled, Private, Well Air Conditioning: Central Air, Geothermal

## **Driving Directions:**

From I-94 and State Hwy 78 go North approximately 1.5 miles to the property on the west side of the roadway.



Listed By: Century 21 Atwood

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info@affinityrealestate.com







Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470