



MLS 6560405 Lake Home

\$319,900

1,476 sq ft
2 bedrooms
1 baths

13196 109th Avenue
Park Rapids MN 56470

Waterfront: Shell River

Status: Active

Description:

Wow! 80 acre hobby farm in the same family since the 1950s! Don't miss this private homestead with the Shell River running through it. The 80 acres consists of about 45 acres of wooded land and the remainder tillable. Would be an ideal hunting property! Or use it as a horse farm, hobby farm or whatever you like. There is an older log home on the property with a large shop building and a detached garage with a storage shed nearby. Huge garden potential with an oversized drilled well. The home is on 75 acres and there is a separate parcel number with a 5 acre building site and a garage and well already present. This was a former site of a singlewide that has been removed. Make this unique property your little slice of green-acres heaven! Only 10 minutes southwest of Park Rapids near Shipman and Brush Lakes.

Additional Details:

Year Built	1940
Lot Acres	80
Lot Dimensions	2640x1320x2640x1320
Garage Stalls	2
School District	309
Taxes	\$1,298
Taxes with Assessments	\$1,298
Tax Year	2024

Additional Features:

Fuel: Oil **Heat:** Forced Air

Driving Directions:

From Park Rapids go south on Hwy 71 for approx. 4 miles to County Rd 14, then right (west on 14) for 3.4 miles to 109th Ave. Then continue 0.8 miles to 13196. Turn left and follow driveway to the home.



Listed By:
Keller Williams Realty Professionals

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