



MLS 6591878 Residential

**\$459,000**

1,872 sq ft  
3 bedrooms  
4 baths

30695 475th Avenue  
Henning MN 56551

Status: Active

#### Description:

If you're looking for privacy, a little bit of acreage, wildlife, and easy access to the many area lakes, you found it! This turn-key 3 bedroom/4 bathroom home has had numerous recent updates. Brand new appliances, roof, newly updated bathrooms, and all new windows! You'll love the convenience of the attached garage, main floor laundry, and LP siding. There's a bonus room perfect for an office and a cozy family room to allow lots of room to spread out. If you need storage space, this home has it as well. Outside, you'll find the most relaxing patio, perfect for your morning coffee or watching the sunsets and nature in the evenings. The brand new 36'x40' shop, complete with epoxy flooring and heat has plenty of room for your toys and tinkering. Deer and turkey are abundant here, with an occasional pheasant as well. The mature oaks and pines surrounding the property are a great windbreak and also a perfect bedding area for the many deer you'll find in and around the property. Within walking distance to West Leaf Lake and just minutes from Otter Tail, Rush, and West Battle Lake. Truly a must-see home and property!

#### Additional Details:

Year Built	1986
Lot Acres	5
Lot Dimensions	330x650
Garage Stalls	2
School District	545
Taxes	\$2,604
Taxes with Assessments	\$2,684
Tax Year	2024

#### Additional Features:

**Basement:** Finished, Full, Partially Finished, Storage Space **Fuel:** Electric, Oil **Garage:** 2 **Heat:** Forced Air **Sewer:** Tank with Drainage Field  
**Water:** Private, Well **Air Conditioning:** Central Air

#### Driving Directions:

From Henning, MN-108 W for 6 mi. Left onto 300th St for 1.5 mi. Right onto 475th Ave to property



Listed By:  
Whitetail Properties Real

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