



MLS 6595149 Residential

\$350,000

1,936 sq ft
3 bedrooms
2 baths

1294 32nd Avenue
Backus MN 56435

Status: Pending

Description:

PARCEL 2 - FARMHOUSE: TAKE A PEEK AT THIS THREE BEDROOM, TWO BATH FARMHOUSE WITH LOTS OF CHARACTER. THIS COULD BE A GREAT HOBBY FARM. THIS PROPERTY IS BEING SPLIT INTO A +/-20 ACRE PARCEL AND IS BEING RECLASSIFIED AS RURAL RESIDENTIAL 20 ACRES. IT FEATURES ORIGINAL HARDWOOD FLOORS, NEW WALK OR ROLL IN SHOWER, A 7' X 20' PORCH, AND A TASTEFUL WOOD STAIRCASE. IT HAS A FENCED PASTURE AREA, LOAFING SHED, AND A 30' X 48' DETACHED GARAGE WITH CONCRETE FLOOR. THE REST OF THE PROPERTY HAS A MIX OF TOWERING NORWAY PINES, OAK, POPPLE AND BIRCH TREES. THIS IS SOME OF THE BEST HUNTING LAND IN THE AREA. IT HAS BEEN MOSTLY UNDISTURBED FOR A GENERATION. COMMON TO SEE ALL WILDLIFE HERE: DEER, TURKEY, FOX, RABBIT AND BEAR. THIS HOME IS BEING SOLD "AS-IS" AND COULD BENEFIT FROM SOME UPDATING. SOUTH BORDER OF "PARCEL 2" WILL HAVE AN EASEMENT RUNNING THROUGH FOR ACCESS TO BACK LOTS. LOCATED JUST THREE MILES FROM PINE RIVER. SHOWN BY APPOINTMENT ONLY, CALL TO SCHEDULE A SHOWING.

Additional Details:

Year Built	1920
Lot Acres	20
Lot Dimensions	655' x 1326'
Garage Stalls	2
School District	2174
Taxes	\$932
Taxes with Assessments	\$998
Tax Year	2024

Additional Features:

Basement: Block **Fuel:** Electric **Garage:** 2 **Heat:** Baseboard, Boiler, Fireplace(s) **Sewer:** Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled, Well **Air Conditioning:** None

Driving Directions:

FROM PINE RIVER TAKE HWY 371 NORTH 2 MILES AND TURN RIGHT ON HWY 41. THE HOUSE IS ON THE



Listed By:
Gilchrist Realty

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