



MLS 6680742 Lake Home

**\$225,000**

768 sq ft  
3 bedrooms  
1 baths

28213 340th Avenue  
Battle Lake MN 56515

Waterfront: Otter Tail River

Status: Pending

**Description:**

Not all Riverfront parcels are created equal... This well cared for 3-bedroom 1 bath cabin sits in a prime location, adjacent to a bend on the Otter Tail River allowing for breath taking views all year long. Enjoy a short watercraft voyage to East Lost and Deer lake, or hop on your tube and float down to beautiful Phelps Mill. Wildlife abounds on this 5+ acre piece of paradise!

**Additional Details:**

Year Built	1964
Lot Acres	5.17
Lot Dimensions	150x1347x80x1785
Garage Stalls	2
School District	542
Taxes	\$1,364
Taxes with Assessments	\$136
Tax Year	2024

**Additional Features:**

**Basement:** Crawl Space **Fuel:** Other **Garage:** 2 **Heat:** None **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Private **Air Conditioning:** Wall Unit(s)

**Driving Directions:**

From Fergus Falls travel North on Highway 1 for approx. 10 miles. Turn left (North) on 340th Ave, property is first driveway on the left.



Listed By:  
Weichert RE - Paulson Land Co

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