



MLS 6727773 Lake Home

\$874,900

1,260 sq ft
2 bedrooms
1 baths

36037 678th Street
Hill City MN 55748

Waterfront: Unnamed Lake

Status: Active

Description:

Phenomenal opportunity to own a 160-acre working farm in Hill City, MN! This exceptional property features productive tillable land, lush pastures, and mature timber. Morrison Brook, a designated trout stream, meanders through the property.

Perched atop a hill, the farmhouse and outbuildings offer a stunning southwest panoramic view of the acreage and animals. The pride of ownership and meticulous attention to detail are evident in every aspect of the thoughtfully designed layout and functional setup.

The property includes a two-bedroom, one-bath farmhouse, a 36x80 hay barn, a 40x80 stable barn with stables and a tack room, a spacious 46x36 garage, and a 15x72 loafing barn for cattle. With income opportunities from cattle, horses, and hay production, this farm is ready to support a productive agricultural lifestyle.

Livestock and equipment are negotiable with the sale. Additional property details can be found in the supplemental documents, and a virtual tour is available for your convenience. Don't miss this turn-key opportunity to embrace farming in the picturesque landscapes of Aitkin County, MN — schedule your visit today!

Additional Details:

| | |
|------------------------|-----------|
| Year Built | 1962 |
| Lot Acres | 159.5 |
| Lot Dimensions | 2640x2640 |
| Garage Stalls | 10 |
| School District | 2 |
| Taxes | \$1,606 |
| Taxes with Assessments | \$1,606 |
| Tax Year | 2024 |

Additional Features:

Basement: Block **Fuel:** Oil, Wood **Garage:** 10 **Heat:** Boiler, Wood Stove **Sewer:** Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Window Unit(s)

Driving Directions:

From Highway 169 in Hill City. West on 678th Street. Property is on the South Side of the road.



Listed By:
Timber Ghost Realty, LLC

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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