



MLS 6730871 Lake Home

\$350,000

1,908 sq ft
3 bedrooms
2 baths

13505 580th Avenue
Menahga MN 56464

Waterfront: Kettle River

Status: Active

Description:

Picture yourself on 85 acres of tranquil privacy, a true haven away from it all. This property offers endless possibilities for your country lifestyle – bring your horses to roam, expand the fencing to raise cattle, or relish in your own private hunting grounds. The home boasts a wonderfully designed floor plan featuring a spacious kitchen perfect for family gatherings, and a luxurious primary suite with his and her walk-in closets and full Bath with jetted tub and separate shower. Cozy evenings await in both the family and living rooms, each warmed by a gas fireplace. Enjoy meals in either the formal or informal dining areas. A substantial pole building serves as a garage with a lean-to, and while the outdoor boiler needs a new pump, It is another form of heat at your disposal. The property also includes Kettle River that may offer trout and provides a valuable water source for livestock. List price is \$69,200 below taxable market value.

Additional Details:

Year Built	2009
Lot Acres	85
Lot Dimensions	irregular
Garage Stalls	2
School District	821
Taxes	\$1,314
Taxes with Assessments	\$1,314
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air, Fireplace(s), Outdoor Boiler

Driving Directions:

From Menahga go North on Hwy 71- 2.6 miles to 384th St turn Left go for 2.5 miles to Co Rd 40 continue straight for another 1.1 miles to 580th Ave turn left for 1 mile to sign/address and home.



Listed By:
Dane Arthur Real Estate Agency-Crosslake

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