



MLS 6732516 Residential

\$899,900

3,300 sq ft
5 bedrooms
2 baths

10758 460th Street
Fertile MN 56540

Status: Active

Description:

This farm is a homesteader's dream! This property has been a fully self-sustaining, off-grid farmstead, set up for fruit and vegetable produce, horses, livestock, a commercial bakery kitchen, and cabin construction business. The house is a gorgeous five-bedroom log home with a steel roof. It has a pressurized water system, with wood fired water heater. Water system also has an owned softener and reverse osmosis filtration system. The home heat is provided by wood fuel. There is a year-round greenhouse attached, and a finished walk-out basement. Upper level 1/4 bath is a bathtub with running heated water. The main level 1/4 bath is an attached toilet with no running water. The property is not connected to the electrical grid. All heat is provided by wood fuel, and the well is powered by a small gasoline motor. The outbuildings include a recently built 80' x80' barn, partitioned for horses and dairy cattle. (Milk Room has been removed) The shop, 58' x59' with 16' sidewalls, is fully insulated, has large skylights, in-floor heat (wood fueled), and a small living quarters on the upper level. There is a second house on the property, featuring an attached year-round green house, icehouse, and open concept living. Another green house, hen house and several out-houses festoon the property. While considered a turn-key operation, the new owner can convert the property to standard utilities and mechanicals. Conversion might include the following: furnace and ductwork; electrical service to the property and wiring in the house and out buildings; installation of bathrooms as desired, black water drain lines, and a septic lift tank, pump and drain field/Mound; boiler in the workshop can easily be converted from a hot water gravity system to any number of boilers and low-pressure hot water heat; communication and internet service can most easily be established via satellite. There is a sizeable pond on the property, rustic cabin in the woods (potential she-shed), and a large storage shed with a dirt floor. The fruit trees are well established and productive. See list in supplements. There is much more to this property and how the current owners thrived living here. If your life purpose is to live off-grid, and engage in a self-sustaining lifestyle, this place is ready for you.

Additional Details:

Year Built	2012
Lot Acres	120
Lot Dimensions	2619x2636x1313x1311x1318
Garage Stalls	10
School District	599
Taxes	\$2,504

1	Broker Reciprocity	ents \$2,504
1	Listed By: Keller Williams Integrity NW	2024

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Driving Directions:

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From Fertile: South on Highway 32 to 340th Ave. East on 340th Ave. Property drive on the Northside of 340th Ave.



Call Affinity Real Estate

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