



MLS 6756105 Lake Home

\$595,000

2,574 sq ft
4 bedrooms
2 baths

8314 80th Avenue
Sabin MN 56580

Waterfront: Buffalo River - South
Branch

Status: Active

Description:

Dream Horse Property on 15 Acres – Charm, Comfort & Functionality Combined

Discover a rare opportunity to own this beautifully updated 15-acre horse property nestled on rolling land with a tranquil river running through that perfectly blends classic character with modern convenience. Originally built in the 1920s, this warm and inviting 4-bedroom, 2-bathroom home features four thoughtful additions, offering space, elegance, and functionality.

Step inside to find original hardwood floors, built-in cabinets, a wood-burning fireplace with inserts, and two sets of French doors that invite natural light and country views. The home boasts a formal dining room, deep closets, and cozy details like a cantilever stool and clawfoot tub, while modern upgrades include heated floors in the kitchen and bathrooms, a jetted tub, and new windows throughout.

Rich in character the kitchen comes fully equipped with newer appliances, and comfort is ensured year-round thanks to a heat pump mini-split system with three splits, boiler electric off-peak oil heating, wood-burning outbuilding with piped in water to heat the entire home to significantly lower any heating costs, and a generator power hookup for peace of mind. A cistern in the basement adds backup water security.

Outside, the home shines with new shingles (1 year old), stainless steel siding, and a spacious layout designed for both people and livestock. A new garage with heated floors includes a chicken coop, that has a 40x80 chicken run and a large heated stall for any vehicle or mechanical projects. extra storage buildings include a Grain Elevator on site for nostalgia, and fire wood storage building. Apple trees, plum trees and grape vines at your disposal and enjoy a late night gathering by your outdoor fire pit.

For the equestrian enthusiast, the barn features a concrete floor, horse stalls, a massive hay loft, newer windows, and steel siding for the south and north-facing outer walls. There is an operational well house, and automatic water system for livestock. Fencing includes a mix of electric, wood, and steel, enclosing two pastures and a large fenced corral area. An extra barn has a spot for several vehicles cars with an attached workshop.

This one-of-a-kind property offers the perfect combination of historic charm and modern efficiency, with everything you need for comfortable rural living and equestrian operations. Whether you're a horse lover, homesteader, or just looking for a peaceful slice of the countryside—this property is a must-see.

Additional Details:

Year Built	1920
Broker Reciprocity	Listed By 15.05 Krabbenhoft Real Estate Team

Garage Stalls 8
School District 152
Taxes Subject to prior sale, change or removal.

Taxes with Assessments \$3,270

Tax Year 2025



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Additional Features: