



MLS 6768357 Residential

**\$270,000**

1,376 sq ft  
2 bedrooms  
1 baths

13440 Frazee Road  
Frazee MN 56544

Status: Active

#### Description:

5.26 acres just minutes from Detroit Lakes and Frazee! Enjoy the endless possibilities with this unique and spacious property ready for you to make it your very own. 2 bedroom/ 1 bathroom home offers 1 level living with over 1,300 sq ft. and opportunity to expand your footprint in unfinished basement. Gas fireplace in living room creates charming environment with terrific views of local wildlife right from the comfort of your favorite chair. Explore this rural paradise where you'll find apple trees, blackberry bushes, flowering crab, phlox, cherry bushes and various perennials. Expansive garden with rich soil is ready for your favorite plants and vegetables. Property offers ample storage with 1,680 sq ft. steel pole building, detached 1,444 sq ft. garage, small tool shed and charming old silo perfect for your next project. New septic in 2023. Home is also equipped with generator that may need some love. If you're looking for peace and quiet in a tranquil but convenient location, this is the place for you!

#### Additional Details:

Year Built	1969
Lot Acres	5.26
Lot Dimensions	Irregular
Garage Stalls	2
School District	23
Taxes	\$2,026
Taxes with Assessments	\$2,026
Tax Year	2025

#### Additional Features:

**Fuel:** Electric, Wood **Heat:** Forced Air, Fireplace(s)

#### Driving Directions:

From Hwy 10 E: Turn on Co Hwy 54 and continue until Matson Rd (approx 2.5 miles), Take Matson Rd to 137th St. Turn East on 137th St. 137th turns into Frazee Rd. Property located on West side of road.



Listed By:  
HomeSmart Adventure Realty

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