



MLS 6773106 Lake Home

\$1

1,200 sq ft 4 bedrooms

1 baths

35755 200th Street Battle Lake MN 56515

Waterfront: Unnamed Lake

Status: Pending

Description:

ONLINE ONLY AUCTION

AUCTION CLOSING: THURSDAY SEPTEMBER 18TH 6PM

LAND/HOME

- . 80 Acres w/Country Home and Machine Shed/Shop in Clitherall Township
- . Approx 50+/- Acres Tillable Farmland, w/remainder in Grassland/CRP Acres and Frontage on Large Pond/Unnamed Lake.
- . Property includes a Cozy Very Well-kept Country Classic 4 Bed 1 3/4 Story Home and Attached Garage.
- . Also included is 60x40 Metal Machine Shed for Equipment and/or Toys. All situated on a Beautiful Spacious Yard Overlooking the Water.
- . Property has been in the Hanson Family 93 years, since 1932.
- . Perfect Spot for someone looking for a Nice Rural Property with some Land & Home, along with Great Waterfowl and Deer Hunting opportunities.
- . And Don't Forget the Income Opportunities with the good productive Farmland & CRP. Looking for Land/Rural Property
- Don't miss this Beautiful Spot just outside of Battle Lake!!

Additional Details:

Year Built 1940
Lot Acres 80
Lot Dimensions 80 acres

Garage Stalls 1
School District 542
Taxes \$2,400
Taxes with Assessments \$2,400
Tax Year 2025

Additional Features:

Basement: Full Fuel: Propane Garage: 1 Heat: Radiant Sewer: Private Sewer, Septic System Compliant - Yes Water: Well Air Conditioning: Wall Unit(s)



Listed By:

United Country Aasness Real Estate LLC

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