



MLS 6773106 Residential

\$1

1,200 sq ft
4 bedrooms
1 baths

35755 200th Street
Battle Lake MN 56515

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 ¼ 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	1941
Taxes	\$2,400
Taxes with Assessments	\$2,400
Tax Year	2025

Additional Features:

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

 Listed By:
Team Aasness Auctions and Real Estate, LLC

Battle Lake, MN

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