



**Affinity**  
REAL ESTATE INC

MLS 6783731 Residential

**\$419,000**

1,824 sq ft

3 bedrooms

2 baths

12435 340th Street  
Menahga MN 56464

Status: Hold

**Description:**

Set on 5 peaceful acres, this Menahga country home offers both space and versatility. The residence features 3 bedrooms, with the potential for 2 additional bedrooms in the walkout basement if egress windows were added. A large entryway with built-in storage welcomes you inside, while a spacious deck provides plenty of room for outdoor gatherings and relaxation. The property shines with its impressive outbuildings. A 20' x 80' multipurpose shop sits at the end of its own separate driveway. This well-equipped building offers three zones of in-floor heat, powered by an off-peak electric boiler with a backup propane stand-alone heater, plus hot water—making it ready for a wide range of uses year-round. Adding to the flexibility, the garage has been converted into a 2-bedroom apartment, ideal for extended family, rental income, or guest space. The yard is wide and open, offering room for recreation, gardening, or future expansion. With its blend of a comfortable home, versatile shop, apartment space, and a spacious yard, this property is full of opportunity—whether you're looking for a homestead, hobby farm, or income potential.

**Additional Details:**

Year Built	1973
Lot Acres	5
Lot Dimensions	400 x 544
Garage Stalls	6
School District	2286
Taxes	\$2,400
Taxes with Assessments	\$2,470
Tax Year	2025

**Additional Features:**

**Basement:** Egress Window(s), Finished, Full, Walkout **Fuel:** Array **Garage:** 6 **Heat:** Baseboard, Ductless Mini-Split **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

Just south of Menahga on Hwy 71, turn right onto 340th for 1 mile. Property is on the left.



Listed By:  
Keller Williams Realty Professionals

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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