



MLS 6785299 Lake Home

**\$440,000**

1,700 sq ft  
3 bedrooms  
2 baths

39612 County Highway 1  
Richville MN 56576

Waterfront: Otter Tail

Status: Active

**Description:**

Discover your lakeside dream on 60 feet of prime Ottertail Lake frontage. This unique two-story property offers the perfect canvas for your vision—whether you want to fully renovate and create a custom retreat or simply give it a fresh, modern look.

This year round home features 3 bedrooms, 2 full bathrooms, and a versatile den that's perfect for a home office, extra sleeping space, or a cozy reading nook. The level lot is easy to maintain and provides a seamless transition to the water's edge, making it ideal for lakeside activities. A two-stall detached garage provides ample storage for vehicles, water toys, and equipment.

This is a rare opportunity to own a slice of paradise on Ottertail Lake and transform it into the perfect getaway for years to come.

**Additional Details:**

Year Built	1971
Lot Acres	0.24
Lot Dimensions	60x300
Garage Stalls	2
School District	549
Taxes	\$3,808
Taxes with Assessments	\$3,808
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** Shared Septic **Water:** Well **Air Conditioning:** Window Unit(s)

**Driving Directions:**

From Ottertail and Highway 78 go 4.2 miles west down Hwy 1. Property will be on south side at 39612.



Listed By:  
Real Broker, LLC

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