



MLS 6823163 Residential

\$23,500

1,088 sq ft
3 bedrooms
2 baths

3720 County Road 40 NW
Garfield MN 56332

Status: Active

Description:

Affordable Living in Woodlawn Mobile Home Park! Welcome to this well-maintained 1982 Moduline manufactured home offering 3 bedrooms, 2 bathrooms, and 1,120 sq ft of comfortable living space. Situated on a wooded lot, this 17' x 70' home provides peaceful surroundings and includes a handy 22' x 14' single garage for your car and outdoor storage needs. The functional layout features a spacious kitchen with appliances included, as well as a washer and dryer, making it move-in ready. With a monthly lot rent of \$450 that covers city water, city sewer, and garbage services, you'll enjoy both convenience and value. Prospective buyers will need to complete an owner/renter application through Central Minnesota Property Management, with a \$30 application fee per person. Pet lovers, take note—a pet policy allows dogs under 40 lbs (additional details available upon request). Don't miss your chance to own this affordable home in a quiet, wooded setting—schedule your showing today!

Additional Details:

Year Built	1993
Garage Stalls	1
School District	206
Taxes	\$358
Taxes with Assessments	\$358
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

East from Garfield on County Road 40 about one mile to Woodlawn Mobile Home Court on the west side of the road. Unit #16 is on the east side of the development.



Listed By:
Alex Brokers Realty, LLC

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