



MLS 7069348 Lake Home

\$314,000

1,344 sq ft
3 bedrooms
1 baths

39511 460th Avenue
Perham MN 56573

Waterfront: Ottertail River

Status: Active

Description:

290 Feet of Sandy-Bottom Otter Tail River Frontage on Nearly 2 Acres

Enjoy nearly 2 acres along the beautiful Otter Tail River with approximately 290 feet of sandy-bottom frontage. From fishing off the dock and kayaking the river to watching wildlife in the backyard and taking in spectacular sunsets, this property offers a setting that's becoming increasingly difficult to find.

The park-like grounds feature mature trees, landscaped yard space, and plenty of room to relax, entertain, or enjoy the outdoors. Whether you're fishing, boating, swimming, or simply enjoying the view, this property is designed for making the most of riverfront living.

A large 4-stall garage provides excellent storage for vehicles, boats, kayaks, fishing gear, and all your recreational equipment. The dock is already in place and ready for your next day on the water.

The home provides the opportunity to enjoy the property immediately while adding your own updates and personal touches over time. Whether you're looking for a year-round residence, a weekend getaway, or a property where the land, river frontage, and outdoor lifestyle take center stage, this is one worth seeing.

Properties offering this combination of frontage, acreage, mature trees, storage, and outdoor recreation are hard to find. Come experience everything this Otter Tail River property has to offer.

Additional Details:

Year Built	1970
Lot Acres	1.86
Lot Dimensions	225 x 238 x 291 x 287
Garage Stalls	4
School District	549
Taxes	\$1,601
Taxes with Assessments	\$1,686
Tax Year	2025

Additional Features:

Basement: Crawl Space **Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Mound Septic **Water:** Well **Air Conditioning:** Window Unit(s)

Driving Directions:



Listed By:
Perham (from the intersections of Hwys 10 & 78)
Trilogy Real Estate



Call Affinity Real Estate

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