

MLS 7071037 Residential

$389,000

2,740 sq ft
5 bedrooms
3 baths

11100 Co Hwy 39
Frazee MN 56544

Status: Active

Description:

TURNKEY HOBBY FARM NORTH OF PERHAM! Experience the perfect blend of Modern Farmhouse Living, Functional Farm Space, and Peaceful Country Privacy with this incredible 10-Acre Hobby Farm just north of Perham. Set among excellent pastureland and scattered tree coverage, this property offers a Turnkey setup for Farming, Livestock, or quiet Rural Living with 4.5 fenced acres, a classic red barn, chicken coop, and a beautifully updated year-round home.Inside, the 5 Bed, 3 Bath home offers 2,740 SqFt and a spacious, comfortable floor plan with updated finishes throughout. A large 2008 addition gave the home a more modern look and feel, including updated electrical and expanded living space. The Primary Suite features a Walk-In Closet, Ensuite Bath, and private Walk-Out Deck overlooking the serene backyard landscape. Upstairs, you'll find a finished loft with 2 additional Bedrooms, while the lower level offers a Family Room, 2 more Bedrooms, and a Bathroom.Outside, the property is perfectly designed for a fully functional hobby farm with 4.5 acres of electric-fenced pasture, a 16x36 Chicken Coop, and a fenced corral with its own Richie Well. The true star is the 34x48 Classic Red Barn, featuring a Gothic-Arched Roof, masonry red brick base, and functional farm layout, plus a 16x48 addition ideal for cattle, sheep, or flexible livestock use. A rare Country Property with Acreage, Updates, Pasture, and Farm Infrastructure already in place!

Additional Details:

Year Built	1920
Lot Acres	10.1
Lot Dimensions	1100 x 400
Garage Stalls	1
Taxes	$1,741
Taxes with Assessments	$1,806
Tax Year	2026

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

From Perham, head north on 1st Ave N, then continue onto Co Hwy 8. After 3.6 Miles, turn left onto 474th Ave. Continue straight for 5.8 miles, and the property will be on the left-hand side.

Broker Reciprocity

Listed By:
Jack Chivers Realty

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