



MLS 7071037 Residential

\$425,000

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
School District	23
Taxes	\$1,741
Taxes with Assessments	\$1,806
Tax Year	2026

Additional Features:

Fuel: Propane Heat: Forced Air



Listed By:
Jack Chivers Realty

From Perham, head north on 1st Ave N, then continue onto Co Hwy 39 for 5.8 miles, and the property will be on the left hand side.

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