



MLS 7071072 Lake Home

\$470,000

1,258 sq ft
4 bedrooms
2 baths

22736 370th Ave. SE (CR 41)
Erskine MN 56535

Waterfront: Unnamed Lake

Status: Active

Description:

Once-in-a-Lifetime Opportunity: Private Lake & Restored Farmhouse on Nearly 40 Acres

Imagine owning your very own private lake alongside a beautifully restored circa-1900 farmhouse — a rare property that blends serenity, charm, and endless potential.

Set on nearly 40 acres, this one-of-a-kind property offers possibilities as vast as the landscape itself. Whether you envision a private family retreat, hobby farm, bed & breakfast, event venue, or campground, this extraordinary setting is ready for its next chapter. Fishing, hunting, campground, bed & breakfast - the possibilities are endless.

Property Highlights:

- Private lake with depths reaching approximately 80 feet — ideal for fishing, kayaking, swimming, or simply relaxing by the water's edge. Originally stocked years ago, the lake may still hold trophy fish waiting to be discovered.
- Beautifully remodeled farmhouse featuring stunning hardwood floors that preserve the timeless character of the home while offering modern comfort. Dryvet stucco for a longlasting exterior that does not require painting.
- Flexible floor plan with 4 bedrooms, or 3 bedrooms plus a dedicated office, craft room, or guest space.
- Major updates already completed, including newer furnace, central A/C, and updated electrical systems for added peace of mind.
- Tillable acreage currently leased, providing potential supplemental income.
- Expansive deck overlooking the lake and thoughtfully landscaped gardens — perfect for entertaining, family gatherings, or peaceful mornings with coffee and wildlife views.

From the moment you arrive, you'll feel the magic of this lovingly restored property. Opportunities like this rarely come along — a private lake, scenic acreage, income potential, and historic charm, all wrapped into one unforgettable



Listed By:
Edina Realty, Inc.

Additional Details:

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Year Built 1900
Lot Acres 39.2
Lot Dimensions 240x222

School District 2609
Taxes \$2,070
Taxes with Assessments \$2,070



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