



MLS 7090685 Lake Home

**\$105,000**

520 sq ft  
2 bedrooms  
1 baths

42502 240TH Street  
Henning MN 56551

Waterfront: West Battle

Status: Active

**Description:**

Charming Manufactured Home with Dock Slip on West Battle Lake.

Enjoy affordable lake living on beautiful West Battle Lake! This 2-bedroom, 1-bath home is located in the Sunset Beach Community, a Common Interest Community near Henning, MN. It includes an owned lot and a dock slip with the parcel, perfect for boating, fishing, and relaxing at the lake.

The property offers a functional layout, low-maintenance living, and outdoor space for seating, a fire pit, or weekend gatherings. With no lot rent and only a small monthly HOA fee, this is a great opportunity for a seasonal getaway, investment property, or simple lake-area retreat with a theater-style seating beach. There are bath houses, a coin laundry, and a community room included as common elements.

Come enjoy the up-north lifestyle with easy access to one of Otter Tail County's most loved lakes!

**Additional Details:**

|                        |          |
|------------------------|----------|
| Year Built             | 1958     |
| Lot Acres              | 0.04     |
| Lot Dimensions         | .04 Acre |
| School District        | 542      |
| Taxes                  | \$590    |
| Taxes with Assessments | \$590    |
| Tax Year               | 2025     |

**Additional Features:**

**Fuel:** Propane **Heat:** Forced Air

**Driving Directions:**

Take I-94 east to exit and take exit 57. Take Hwy 210 to Clitherall. Turn left on S Oak St and then right on E Main Ave. Continue on 135th Ave and turn left on 240th St. Go to Lot 31.



Listed By:  
Weichert, Realtors - Paulson Land Co

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