



MLS 7113044 Residential

\$1

2,712 sq ft
3 bedrooms
2 baths

39332 460th Avenue
Perham MN 56573

Status: Active

Description:

Online-only multi-parcel real estate auction offering up to 30± secluded acres near Perham, MN, sold in 4 parcels. Auction opens Aug. 17th and closes Friday, Aug. 21st at 12pm. This listing covers Lot 2 (tract C): 5.88± fully wooded acres, no lakeshore. 1970-built cabin/homestead, 3 levels with walk-out basement. 3 bedrooms (1 non-conforming egress), 2 bathrooms. Propane furnace, electric baseboard heat, shallow well, septic (condition unknown). This home has been vacant for some time and will need work and updates. Small shed that needs work also included. This will make a great investment property! Also offered (separate listings): Lot 1 (Parcel D): 40x50 shouse with 9.57 acres and 417 feet of lake Albert Lake shoreline. MLS#7113012. Lot 3 (Tract B): Wooded 5.13± acre lake lot, 259± ft of Albert Lake shoreline. Lot 4 (Parcel E) 9.76 acre lot with some trees. Nice building location and investment opportunity. MLS#7113012 Visit our auction site for online bidding. Property sells as-is and with confirmation of the seller. \$5,000 earnest money per parcel.

Additional Details:

Year Built	1970
Lot Acres	5.88
Lot Dimensions	5.88 acres
Taxes	\$1,444
Taxes with Assessments	\$1,444
Tax Year	2026

Additional Features:

Fuel: Electric, Propane **Heat:** Baseboard, Forced Air

Driving Directions:

From Perham, MN at the intersection of US Hwy 10 and State Hwy 78, go East on Hwy 10 for 2.3 miles, turn right and head South on 460th Ave. and go 3 miles to the property on the left side.



Listed By:
Counselor Realty Detroit Lakes

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