



MLS 7125720 Residential

\$450,000

1,036 sq ft
3 bedrooms
2 baths

9591 260th Street
Hawley MN 56549

Status: Active

Description:

A truly exceptional 28+-acre rural property offering privacy, scenery, and turnkey country living. This property blends natural beauty with modern convenience, featuring rolling terrain, wooded areas, elevated ridgelines, and a peaceful creek attracting wildlife year-round. The property features a newer 3-bedroom, 2-bath mobile home, complete with a new septic system and new well, providing a comfortable and established homesite from day one. Use the home as your full-time residence, weekend getaway, or basecamp while you develop the property and make it your own. The property also includes an old farmhouse that offers an opportunity to restore it to its former charm, providing additional potential for living space, a restoration project, or multi-dwelling flexibility. With utilities already in place, the possibilities are wide open, build a larger home, add outbuildings, establish a homestead, or simply enjoy the peace and privacy as it sits. Whether you envision gardens, animals, recreational use, hunting land, a restored farmhouse, or simply a quiet country retreat, this property gives you the space and setting to make it happen. The combination of new and old, rolling terrain, and 28+ acres of privacy makes this a rare opportunity with both immediate usability and long-term potential. Come enjoy the peace, privacy, and possibilities of this unique rural property and make it your own.

Additional Details:

Year Built	1923
Lot Acres	28.36
Lot Dimensions	irregular
Taxes	\$2,254
Taxes with Assessments	\$2,316
Tax Year	2026

Additional Features:

Fuel: Electric **Heat:** Baseboard

Driving Directions:

Going East out of Downer MN on County Highway 10, take a right on 260th Street S and go about a mile south and you will see the driveway on your right.



Listed By:
HomeSmart Adventure Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470