



MLS 7134700 Lake Home

\$430,000

0 sq ft
3 bedrooms
1 baths

36045 Timber Hills Trail
Battle Lake MN 56515

Waterfront: Otter Tail

Status: Active

Description:

Unmatched privacy meets infinite potential on Otter Tail Lake in what is truly one of, if not the most unique properties on the entire lake. Spanning over two secluded acres, this rare treasure offers breathtaking, elevated views of Otter Tail Lake and absolute tranquility, all while providing dual water access with a 10-foot easement for your dock and lift on Otter Tail Lake, plus bonus easements onto nearby Round Lake/Otter Tail River. Despite its exceptional seclusion, convenience is right at your doorstep. The property sits within easy walking distance of two popular local restaurants and a neighborhood general store, giving you quick access to dining and supplies without ever needing to jump in the car. All the critical, high-expense infrastructure and heavy lifting have already been completed, including a newer septic system and well, a gas line on-site, and new shingles on the cabin. Built to last, the cabin rests on a solid insulated concrete foundation with in-floor heat already plumbed in and ready to be hooked up. The unfinished interior serves as a complete blank canvas, giving you the freedom to bring your custom design vision to life without the headache and expense of starting from scratch. Whether you choose to finish the existing structure into a cozy high-end retreat or use this massive, private lot to build your dream lakeside estate, opportunities with this much land, infrastructure, location convenience, and dual lake access on Otter Tail Lake simply do not come around twice.

Additional Details:

Year Built	1962
Lot Acres	2.32
Lot Dimensions	Unique
Taxes	\$772
Taxes with Assessments	\$772
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** In-Floor Heating

Driving Directions:

Heading North from Zorbaz, turn left on Timber Hills Trail. From there take a left on Smokey Lane. Take another left back on Timber Hills Trail and property will be at the end of the cul-de-sac.



Listed By:
Real Broker, LLC

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