



MLS 7136457 Residential

\$249,900

1,094 sq ft
2 bedrooms
1 baths

40099 Us-71
Bertha MN 56437

Status: Active

Description:

Unique opportunity to own two rural cabins on 7.7± acres conveniently located between Bertha and Eagle Bend! Previously used as a hunting base camp, this property offers plenty of possibilities for year-round living, a recreational getaway, guest accommodations, or rental income. Cabin #1 offers 1,094± sq. ft., 2 bedrooms, and 1 full bathroom, along with a deck and relaxing screened porch. Extensive improvements have been completed in recent years, including a new furnace and central air, windows, siding, updated plumbing, water heater and water softener, drilled well and hydrant, 1,000-gallon holding tank, new deck footings, 3" spray foam insulation in the basement crawl space, and new porch screens. An LP tank and fiber-optic internet have also been recently installed. The rustic 24' x 28' red cabin features an open layout, 2 bedrooms, a 3/4 bathroom, knotty-pine interior, and a cozy wood-burning stove. The red cabin has its own separate 1,000-gallon holding tank while sharing the well with Cabin #1. It's a great setup for additional guests, a rental, or hunting camp! The secluded 7.7± acres offer a diverse mix of woods, wetland, and open ground, with the Little Partridge River running along the west side of the property. Deer sign is abundant, providing an opportunity to hunt right out the back door. Two cabins, acreage, wildlife, and recreational opportunities make this a versatile rural property with plenty to offer!

Additional Details:

Year Built	1950
Lot Acres	7.7
Lot Dimensions	irregular
Taxes	\$1,634
Taxes with Assessments	\$1,634
Tax Year	2026

Additional Features:

Basement: Block, Crawl Space **Fuel:** Propane **Heat:** Forced Air, Wood Stove **Sewer:** Holding Tank, Private Sewer **Water:** 4-Inch Submersible, Drilled, Shared System **Air Conditioning:** Window Unit(s)

Driving Directions:

From Bertha, 4 miles south on US 71 to property



Listed By:
Whitetail Properties Real Estate

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