

MLS 7146022 Lake Home

$480,000

1,196 sq ft
3 bedrooms
2 baths

13890 County Road 1
Evansville MN 56326

Waterfront: Unnamed Lake

Status: Active

Description:

A rare opportunity to own 45+ beautiful acres with more than 1,000 feet of shoreline on Johanna Lake! This peaceful property offers an exceptional combination of lake living, mature woods, open/tillable land, and hobby -farm potential, all accessed from a tar road. The property features a 3-bedroom, 2-bath home that, with some updating and TLC could be transformed into a very comfortable country residence or lake retreat. The home includes an attached 2- stall garage, plus a separate detached garage providing additional storage and workspace. For RV and equipment storage, there is also a new steel RV storage building, offering excellent space for campers, boats, vehicles or other recreational equipment. The land itself provides something for everyone. Mature oak woods offer beautiful scenery, privacy, and excellent wildlife habitat, while the open/tillable acreage provides opportunities for a hobby farm, crops, pasture, or other rural uses. The extensive Johanna Lake shoreline opens the door to fishing, boating, wildlife watching and enjoying peaceful sunsets over the water. Whether you're looking for a private country home, a recreational property, a hobby farm, or a place where you can enjoy the lake and great outdoors, this property has tremendous potential.

Additional Details:

Year Built	1972
Lot Acres	45.37
Lot Dimensions	45.37
Garage Stalls	2
Taxes	$3,538
Taxes with Assessments	$3,538
Tax Year	2026

Additional Features:

Basement: Block, Full, Unfinished, Walkout **Fuel:** Oil **Garage:** 2 **Heat:** Boiler, Radiant **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** None

Driving Directions:

From State Street in Evansville go North on County road 1 NW approximately 2.5 miles to property on West side of roadway.

Broker Reciprocity

Listed By:
Century 21 Atwood

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