

# "0.49-ACRE LOT LOCATED IN BROWERVILLE, MINNESOTA"



\$ 12,000.00

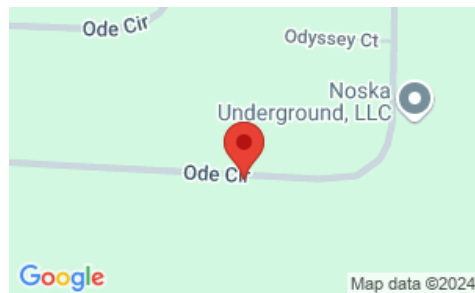
## **19-0071000 - 0.49 ACRES - ODE CIR, BROWERVILLE, MN 56438**

<https://agtpropertiesusa.com>

Imagine your dream home on this lovely lot, ready for you to make it yours. This 0.49-acre plot in Browerville, MN, offers a prime opportunity near four beautiful lakes—Fawn Lake, Turtle Lake, Pine Island Lake, and Little Pine Lake. You can build stick-built or modular homes here with at least...

Ode Cir, Browerville, MN 56438

- Minnesota
- Cash Discount Price
- Available



### **CALL US NOW**

Phone: 813-285-5146

Email: [sales@agtpropertiesusa.com](mailto:sales@agtpropertiesusa.com)

Address: 5804 Boyette Rd. Unit 7794 Wesley Chapel FL, 33545

## BASIC FACTS

**Property ID:** 24383

**Size:** 0.49

**County:** Todd

**Parcel ID:** 19-0071000

**Approx Dimensions:** 120' x 177' x 120' x 177'

**State:** Minnesota

## PROPERTY DETAILS

**Status:** Available

**Term Option 1:** \$250 down, \$250 for 60 months, for a total price of \$15,250

**Term Option 3:** \$450 down, \$450 for 29 months, for a total price of \$13,500

**GPS Coordinates (center) at the road:** 46.1948, -94.7932

**Northeast Corner:** 46.1948, -94.7930

**Southeast Corner:** 46.1943, -94.7930

**Elevation:** 1300'

**Access:** Dirt Road

**Water:** A Well is required - MN Dept. of Health Well Permit (651) 201-4600

**Zoning:** Single-Family Dwelling

**Mobile Home Living:** Not Allowed

**POA:** Sylvan Shores Property Owners Association

**Cash Price:** \$ 12,000.00

**Term Option 2:** \$350 down, \$350 for 39 months, for a total price of \$14,000

**Google Map Link:** Driving Directions

**Northwest Corner:** 46.1948, -94.7935

**Southwest Corner:** 46.1943, -94.7935

**Legal Description:** Lot 13, Block 4, Prairie River Heights

**Terrain:** Level

**Power:** Provided by Todd-Wadena Electric Co-Op at (218) 631-3120

**Sewer:** A Septic Tank is Required - Todd County Permits (320) 732-4420

**RV Living:** Not Allowed

**Manufactured Homes:** Not Allowed

**POA Fees Per Year:** \$120.00

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**Taxes Per Year:** \$10.00

**County Contact Information:** For more information, call Todd County Planning & Zoning at: (320) 732-4420

**Conveyance:** Warranty Deed

**Type:** Minnesota

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