"0.49-ACRE LOT LOCATED IN BROWERVILLE, MINNESOTA"



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

https://agtpropertiesusa.com

Owner Financing Available – 0.49-Acre Lot in the Peaceful Prairie River Heights Subdivision This large lot in Browerville, MN, offers an excellent opportunity to enjoy a balanced lifestyle surrounded by natural beauty. Located in Todd County, the property sits near four beautiful lakes—Fawn Lake, Turtle Lake, Pine Island Lake, and Little Pine Lake—perfect for fishing,...

- . . .
- Cash
- Available





Basics

Parcel ID: 19-0071000 **Size:** 0.49

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

State: Minnesota Category: Cash

Type: Minnesota Status: Available

Property Details

Cash Price: 11979 **Term Option 1:** \$250 down, \$250 for 60 months, for a total price of \$15,250

Term Option 2: \$350 down, \$350 for 39 months, for a total price of \$14,000 months, for a total price of \$13,500

Google Map Link: <u>Driving Directions</u>

GPS Coordinates (center) at the road:

46.1948. -94.7932

Northwest Corner: 46.1948, -94.7935 **Northeast Corner:** 46.1948, -94.7930

Southwest Corner: 46.1943, -94.7935 **Southeast Corner:** 46.1943, -94.7930

Legal Description: Lot 13, Block 4, Prairie River **Elevation:** 1300'

Heights

Terrain: Level Access: Dirt Road

Power: Provided by Todd-Wadena Electric Co-Op Water: A Well is required - MN Dept. of

at (218) 631-3120 Health Well Permit (651) 201-4600

Sewer: A Septic Tank is Required - Todd County Zoning: Single-Family Dwelling

Permits (320) 732-4420

RV Living: Not Allowed **Mobile Home Living:** Not Allowed

Manufactured Homes: Not Allowed POA: Sylvan Shores Property Owners

Association

POA Fees Per Year: \$120.00 Taxes Per Year: \$18.00

County Contact Information: For more **Conveyance:** Warranty Deed

information, call Todd County Planning & Zoning at: (320) 732-4420

