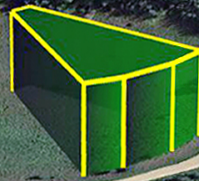


# "0.41-ACRE LOT LOCATED IN BROWERVILLE, MINNESOTA"



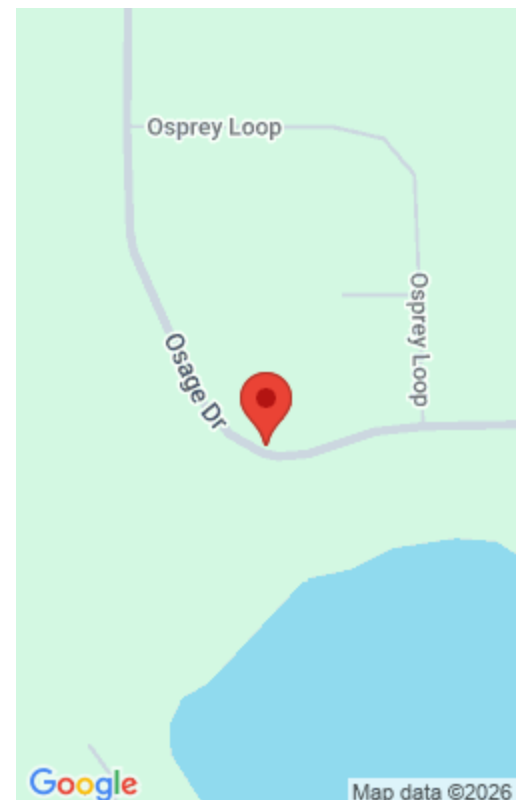
**\$11,500**

**19-0113200 - 0.41 ACRES - OSAGE DR,  
BROWERVILLE, MN 56438**

<https://agtpropertiesusa.com>

- Minnesota
- Cash Discount Price
- Available

Owner Financing Available - 0.41-Acre Large Lot in the Sylvan Shores Subdivision This beautiful property in Browerville, MN, offers the perfect balance of relaxation and recreation, with plenty of space to build your dream home. Nestled in the Sylvan Shores community, you'll enjoy access to a clubhouse, swimming pool, sports courts, and even a private...



---

## Basics

**Parcel ID:** 19-0113200

**Approx Dimensions:** 141' x 225' x 27' x 214'

**State:** Minnesota

**Type:** Minnesota

**Size:** 0.41

**County:** Todd

**Category:** Cash Discount Price

**Status:** Available

---

## Property Details

**Cash Price:** 11500

**Term Option 2:** \$350 down, \$350 for 37 months, for a total price of \$13,300

**Google Map Link:** [Driving Directions](#)

**Northwest Corner:** 46.2061, -94.7737

**Southwest Corner:** 46.2056, -94.7743

**Legal Description:** Lot 17 Block 3 Little Pine Shores

**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

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

**Term Option 1:** \$250 down, \$250 for 57 months, for a total price of \$14,500

**Term Option 3:** \$450 down, \$450 for 28 months, for a total price of \$13,050

**GPS Coordinates (center) at the road:** 46.2055, -94.7740

**Northeast Corner:** 46.2061, -94.7736

**Southeast Corner:** 46.2055, -94.7737

**Elevation:** 1280'

**Access:** Dirt Road

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

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Not Allowed

**POA:** Sylvan Shores Property Owners Association

**Taxes Per Year:** \$16.00

**Conveyance:** Warranty Deed

