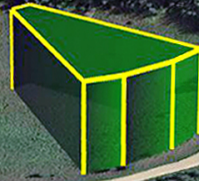


"0.41-ACRE LOT LOCATED IN BROWERVILLE, MINNESOTA"



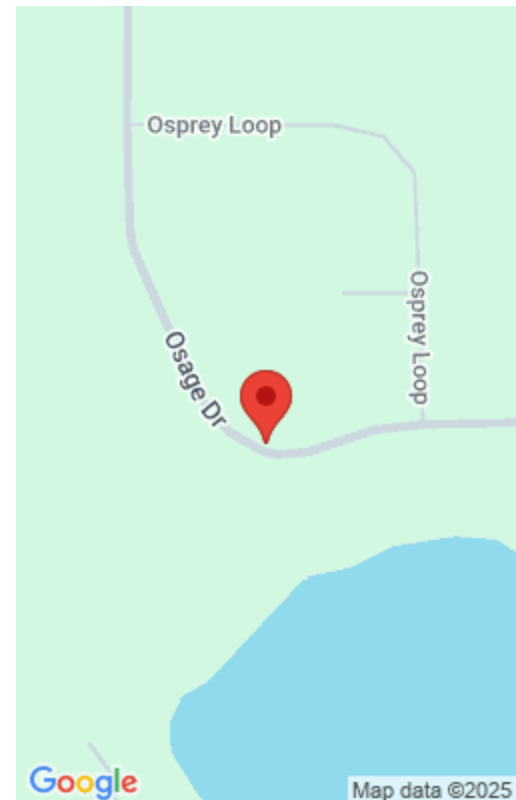
\$11,500

**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

