

LAKEFRONT HOME AUCTION



.84 AC± | 1 TRACT | OTTER TAIL CO, MN

ABSOLUTE AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/24/24 | **AUCTION TIME:** 12 PM CT

LOCATION: OTTERTAIL COMMUNITY CENTER, 93 LAKE AVE, OTTERTAIL, MN 56571

OPEN HOUSE: 9/8 | 12PM-3PM | 34989 STATE HIGHWAY 78, OTTERTAIL, MN

We welcome you to bid your price on this Absolute Auction coming to you September 24th. Affordable lake living is extremely hard to find in this market, especially in an area that has so much to offer. I'd like to welcome you to take a look at this charming 4 bed, 2 bath home conveniently located on Hwy 78 between Perham & Ottertail on McGowan Lake. McGowan Lake is part of the Otter Tail River system providing you with many options; boating, fishing, waterfowl hunting, & recreation while also providing a gateway to Otter Tail Lake. Yes, that is right, a short 15-min or so boat ride and you will be on the famous Otter Tail Lake. It is also a short 1/2 mile from the public access on Rush Lake. Whether you are a fisherman or want to recreate on well-known lakes, this spot is ideal! This spot also has some very good hunting not only right across the road but also a mile down the road where the current owner has enjoyed some excellent success. If you want charming lake life, a big backyard, & the ability to catch fish off the dock, book a showing today!



Taxes:	\$1590
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	34989 State Highway 78, Ottertail, MN, 56571
PIDs:	53000340264001, 53000270223000
Lat/Lon:	46.47027, -95.57364
Zip Code:	56571

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JASON ZIEGLER, AGENT: 701.367.2376 | jason.ziegler@whitetailproperties.com
SARA BERGSTROM, AGENT: 218.341.8853 | sara.bergstrom@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376 | Sara Bergstrom, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 218.341.8853



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