

COUNTRY HOME ON 20 ACRES - CLEARWATER MN



REAL ESTATE **AUCTION** • ONLINE ONLY •



REGISTER & BID TODAY AT: www.ucprorealty.com

PUBLIC OPEN HOUSE: Sunday, Sept. 16, from 1-3PM

Desirable Home with Outbuildings on 20 Acres

Beautiful two-story home on 20 acres located roughly 10 miles North of Fairhaven, 5 miles West of Clearwater and 10 miles South of I-94 in Saint Augusta. This private piece of land holds many mature trees that frame the yard perfectly, along with lots of wildlife. Upon arrival to take photos, there were several large Tom turkeys roaming and two fawns bedded in the backyard. The property also features a 30x50 barn and additional 22x40 detached garage with concrete floor. The well, septic, furnace and air source heat pump have all been recently updated. The septic was newly installed in June 2018. The yard around the house is irrigated.

The home has 4 bedrooms, 3 baths and a large lower level family room that walks out to the backyard. Main level laundry with a gas-burning fireplace in the living room. The kitchen has oak cabinets, granite countertops, glass tile backsplash, wood floors, stainless steel appliances and a dining room that leads to the deck overlooking the backyard. All bedrooms on upper level along with a small office area and a master suite that includes it's own bathroom and walk-in closet. Home has fully functioning radon mitigation system. Other features include an inviting porch/deck that wraps the front of the home along with landscaping that includes boulders and perennial flowers. Asphalt and concrete driveway. 2 car attached garage. Large yard with woods surrounding. Conveniently located for quick commute to St. Cloud or the Twin Cities. Nice secluded location within a few miles of Warner Lake County Park and other area lakes.

MLS#4982341 | 2018 Property Taxes: \$3268

Directions: From County Road 146 between Fairhaven and St. Augusta go East towards Clearwater, take a left on Estates Rd to right on 200th St., property on right OR take County Road 45 North to 6th Ave. which turns into 200th, property on left. (Please be aware that google maps will lead you to a location a few miles away. From there go West to 44, take a right, left on 45 to right on 6th Ave.)

1435 200th Street, Clearwater, MN 55320

If you have any questions about this property, need help registering for the auction, need assistance in placing bids, have concerns about the online bidding process OR any other questions you are encouraged to call United Country Pro Realty. Staff will be present for assistance at 140 Elm St. W in Annandale, MN 55302 when the auction closes at 6 p.m. SHARP on 9/20/18.

Please see Auction site for full Terms & Conditions.

6% Buyer's Premium. Auctioneer # 86-120.

**REGISTER & BID ONLINE AT
www.UCPROREALTY.com**

**AUCTION ENDS:
Thursday, Sept. 20, 6PM**



Pro Realty

Office: 320-274-1341

140 W Elm St., Annandale, MN 55302

Curt Weiers, Broker/Owner

Cell: 763-267-2312

