

360 Property View

Lot 27 Block 4 Ode Circle, Browerville, MN 56438-4451

Lots & Land

List #: **6680368**
Status: **Active**

List Price: **\$19,900**
Orig List Pr: \$19,900



Property ID: [190072400](#)
Tax Year: **2023**
Acres/Sqft: **0.435/18,949**
Taxable Acres:
Min Lot Size:
Lot Size: **100x212x123x104**
County: **Todd-MN**
Postal City: **Browerville**
School Dist: **2170 - Staples-Motley ()**
List Date: **03/06/2025**
Rcvd by MLS: **03/06/2025**

Tax Amount: **\$10**
Assess Bal: **\$0**
Tax w/ Assess: **\$10**
Assess Pend: **No**
Homestead: **No**
Plat Recorded: **Yes**
[DOM:](#) **0**
[CDOM:/PDOM:](#) **0**

Directions: **Corner of Ode Circle and Ode Circle. Todd County.**

General Information

Legal Desc: **Lot 27 Block 4 PRAIRIE RIVER HEIGHTS (35,36-132-33)**
Section/Township/Range: **35,36/132/33**
Land Lease: **No**
Fract Ownr: **No**
Comp/Dev/Sub: **Prairie River Heights**
Assoc Mgmt Comp: **SSPOA**
Assoc Fee Incl: **Shared Amenities**
Restr/Covenant: **Mandatory Owners Assoc, Other Covenants**
Land Inclusions: **Platted**
Improvements: **None**
Utilities: **Electricity Available, None Connected**
Road Frontage: **Unpaved Streets**
Zoning: **Residential-Single Family**
Topography: **High Ground, Level**
Develop Status: **Raw Land**
Rnt License:
Fire #:
Assoc Phone: **218-894-1065**
Insur Fee: **\$0**
Assoc Fee: **\$120/Yearly**
Pasture Acres:
Wooded Acres:

Builder Information

Builder Restrict: **Open**
Bldr Assoc Mbr:

Lake/Waterfront Information

Water Body Name: **Pine Island Lake (Turtle Creek Twp.)**
Water Type: **Deeded Access, Dock, Association Access, Shared Recreational Development**
WF Front Ft:
DNR Lake Class: **Recreational Development**
DNR Lake ID#: [77006700](#)
Waterfront View:
Lake Acres: **238.190**
Lake Depth (ft): **26**

Remarks

Agent: **Agent is Owner of property. Buyer and buyer's agent to verify all information and measurements. see supplements for Covenants and By Laws. Part of the Sylvan Shores Property Owners Association.**
Public: **Seller Financing on Contract for Deed, C4D. Nicely Wooded Corner Lot with Electric to the Lot Line and Access to 4 Lakes. Lot is just under 1/2 Acre and a great spot to build your getaway cabin or dream home! Electric is underground at the lot line. Plowed and maintained roads for Year Round Living and Enjoyment here with many amenities for the property owner. One of the amenities is the Private Campground, as there is no camping allowed on the buildable lots. Theres also a year round Clubhouse on Fawn Lake, complete with all the comforts of home and more with an outdoor pool, sand beach, sports courts, showers, full kitchen and more. All roads are ATV/ Golf Cart Friendly, there are off road trails and the State Snowmobile trail runs right thru there, along with 4 lakes that you have access to for great fishing, swimming and boating activities.. Must See area. Private Property Owners Association. Contract for Deed, C4D, Land Contract, Seller Financing, Available. Owner/Agent**

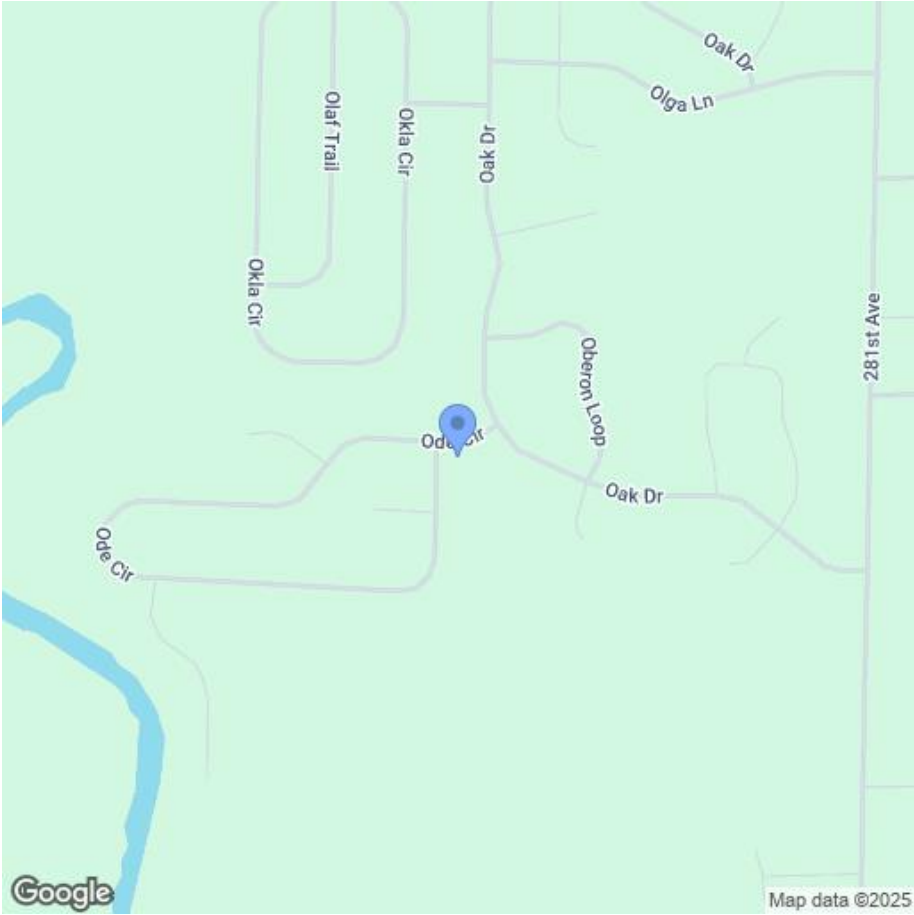
Financial

List Type: **Exclusive Right**
Sellers Terms: **Cash, Contract For Deed**
Assume Loan:
Lockbox Type:
Lockbox Source:
Listing Conditions: **Owner is an Agent**

Agent/Office Information

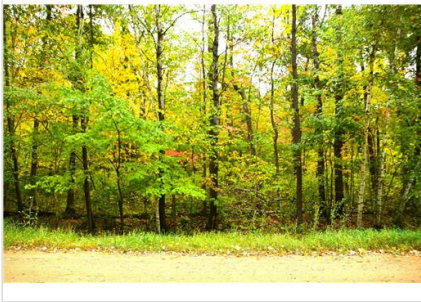
Listing Agent: [Nicole Philippi](#) **320-428-9448**
Listing Office: [Smart Choice Realty](#)
Appointments: [ShowingTime](#)
Office Phone: **320-428-9448**

MLS #: **6680368** [Lot 27 Block 4 Ode Circle, Browerville, MN 56438-4451](#)

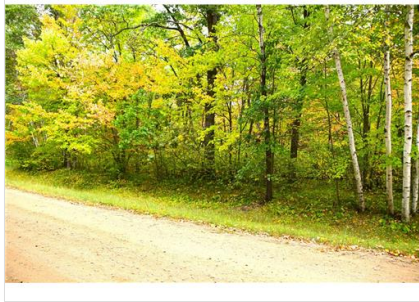
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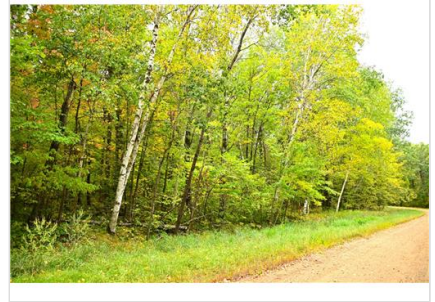
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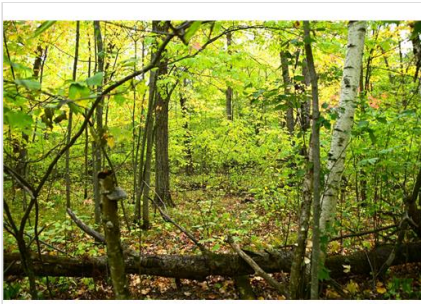
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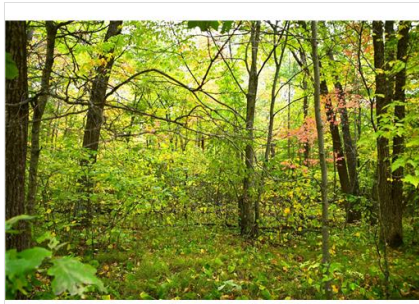
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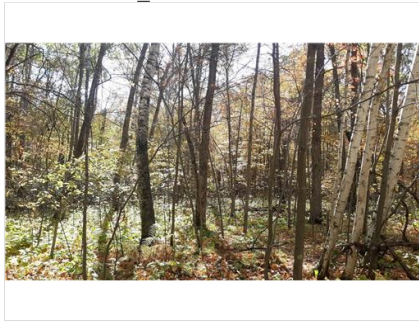
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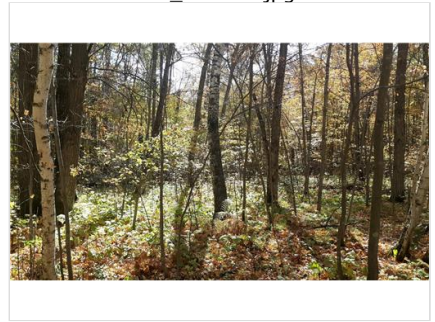
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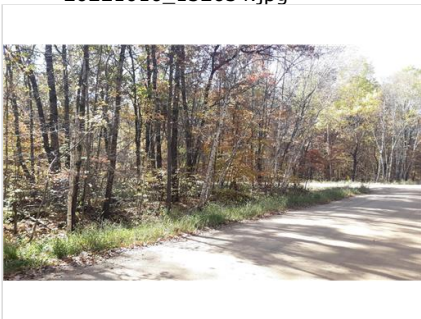
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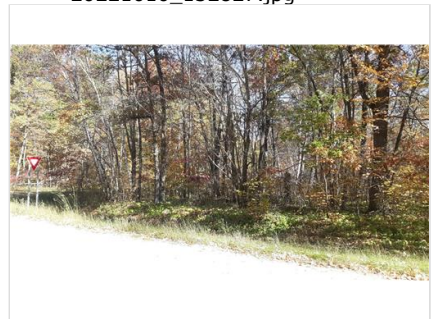
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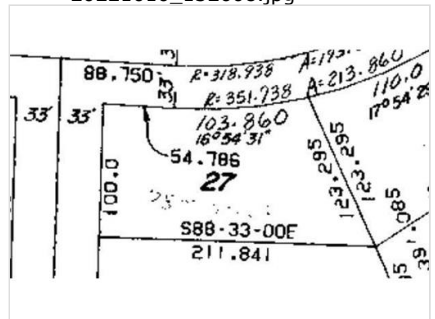
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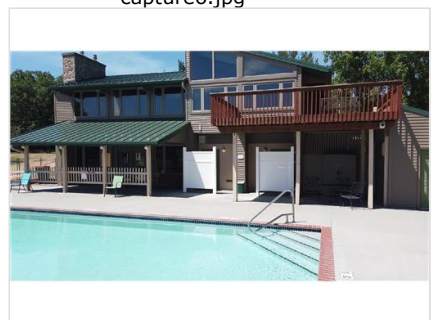
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lot P1.jpg



lot 27 PRH.jpg



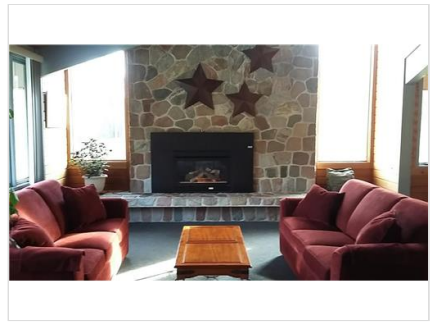
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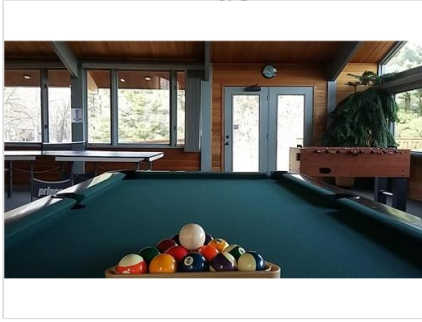
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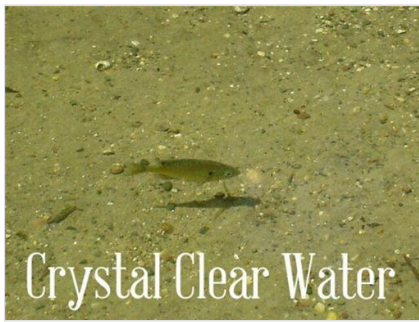


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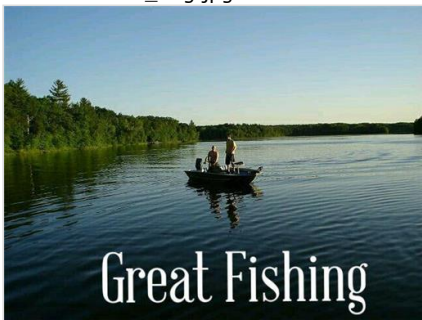
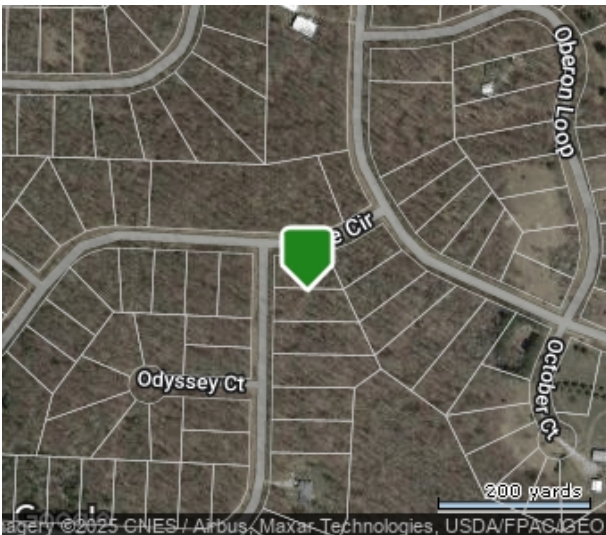
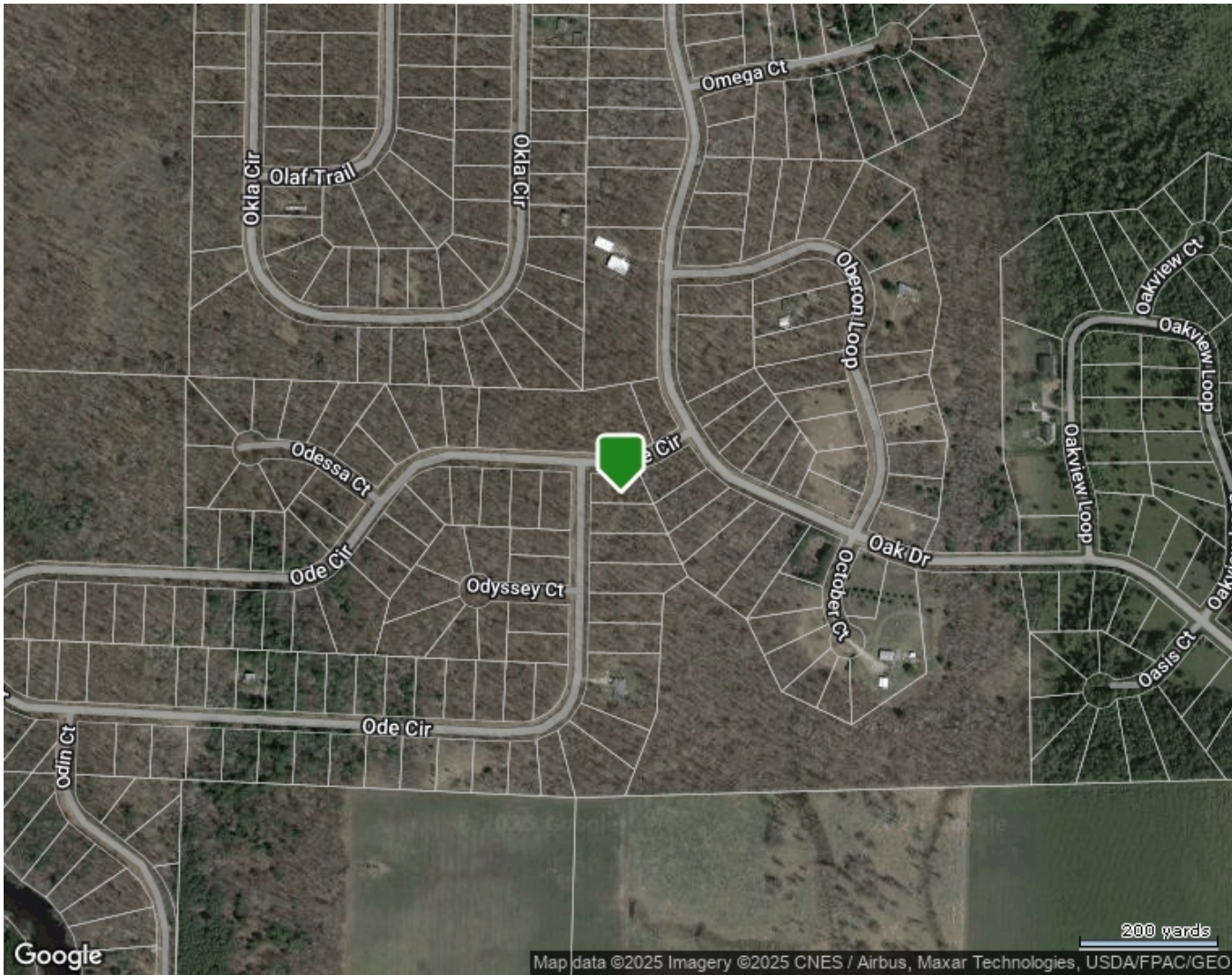


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