



LISTING #15182



# LESTER<sup>MN</sup> PRAIRIE

80 ACRES M/L

**LAND  
AVAILABLE**  
1494 175th Street  
Lester Prairie, MN 55354

**LINDSEY BROWN**  
Lindsey@PeoplesCompany.com  
701.371.5538

## THIS PROPERTY OFFERS A WEEKEND HUNTING AND FISHING RETREAT OR FULL-TIME

## COUNTRY LIVING!

A private driveway leads you past the private pond (stocked with perch, blue gills, crappies, walleye, northern pike, and small mouth bass) to this 1,400 m/l square foot, 2.5-story home. The house was built in 1911 and has been updated and extremely well kept. The house sits on 80 acres m/l with three

bedrooms and 1.5 baths. The master and guest bedrooms are located on the second floor, as is the full bath and laundry. The attic is unfinished but has high ceilings and could be remodeled for additional living space or bedrooms. The house also has an unfinished basement with utility sink and room for additional storage. There is a barn with a full loft and a shed to store mowers and recreational vehicles. The property includes a 20-acre private pond, 12 acres of cropland, three acres of CRP, 30 acres of low land, and

woods for hunting. Deer, turkeys, and pheasants are seen on the property regularly. All of this and it's just 45 minutes from downtown Minneapolis!

### Farm Details:

All mineral rights will transfer to the buyer(s). The pond was formed when the current owners contracted with a gravel company to remove the aggregate material for area road construction. There are still several yards of material on the property that could be sold.







## ONLY 45 MINUTES FROM DOWNTOWN MINNEAPOLIS!

### House Details:

Style: 2.5 Story  
Lot Size: 80 Acres  
Water: Sand Point Well  
Sewer: Private Septic System  
Zoning: Ag  
Bedrooms: 3  
Full Bathrooms: 1

Half Bathrooms: 1  
Stories: 2.5  
Basement: Unfinished  
Year Built: 1911  
Heating: Fuel Oil  
Living Area: 1,400 SF  
Roof: Asphalt  
Exterior: Brick

Foundation: Cement  
Driveway: Gravel  
Appliances:  
Stove  
Fridge  
Washer  
Dryer



PEOPLES COMPANY.com

### LINDSEY BROWN

Lindsey@PeoplesCompany.com  
701.371.5538

12119 Stratford Drive, Suite B  
Clive, Iowa 50325

