



**\$11,500**

• Available

**0.41 ACRES, OSAGE DR, BROWERVILLE, MN  
56438 APN: 19-0113200**

<https://bubsland.com>

Owner Financing Available - 0.41-Acre Large Lot in Little Pine Shores Subdivision! This spacious 0.41-acre lot in the Little Pine Shores Subdivision offers a wonderful opportunity to enjoy lake-centered living in Browerville, Minnesota. With extra space to build, the property is ideal for creating a peaceful retreat or full-time home in a community designed for...



**Property Details**



**Call us now**

Phone: 573-400-3020

Email: [Sales@Bubsland.com](mailto:Sales@Bubsland.com)

**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

**Water Fees Per Year:** \$0

**Zoning:** Vacant - Single Family Residential

**Mobile Home Living:** Not Allowed

**POA:** Sylvan Shores Property Owners Association

**Taxes Per Year:** \$16.00

**County Contact 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

**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

**Road Fee:** \$0

**Conveyance:** Warranty Deed

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## Basics

**CASH DISCOUNT PRICE:** 13050

**Acres:** 0.41

**County:** Todd

**Status:** Available

**Parcel ID:** 19-0113200

**Approx Dimensions:** 141' x 225' x 27' x 214'

**State:** Minnesota



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