

Adams Family AUCTION



Rose Lake Online Only Real Estate Auction

Auction Opens: Friday, Aug. 14th

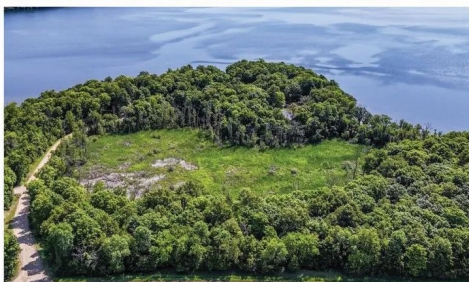
Auction Closes: Thursday, Aug. 20th at 12pm

Previews: Sunday, Aug. 2nd 11am-12pm. Friday, Aug. 7th from 5pm-6pm.

Saturday, Aug. 15th from 11am-12pm.

35689 ADAMS POINT TRL. FRAZEE, MN 56544

Directions: From Vergas, MN head NE on E Frazee Ave/N Railway Ave for approximately 1 mile, turn left on County Hwy 4 and go 1.7 miles, turn right on Adams Point Road, go $\frac{3}{4}$ mile and turn left on Adams Point Trail and follow $\frac{1}{4}$ mile to the property.



Spread across three parcels totaling 3.82 +/- acres, this beautifully wooded property offers 244 +/- feet of pristine lakeshore, mature maple and crab trees, and a lovely garden area — the perfect canvas for lake living, whether you're looking to move in, renovate, or build your dream retreat.

Main Floor: features a bright sunroom, a living room, a dining room, and 2 bedrooms — with great potential for more living space below. Nice kitchen area with 2 sinks.

Basement: offers two additional rooms with non-conforming egress windows that could serve as future bedrooms with the right updates. Built with insulated concrete block, the basement is currently unfinished and ready for your vision, with a convenient walking ramp connecting it to the attached garage.

Storage and Parking: won't be a problem, with a 24x28 attached garage and an 18x24 detached shed/garage providing ample room for vehicles, watercraft, and toys.

Added peace of mind: the septic system is compliant.

Rose Lake Near Vergas - Online Auction

Don't miss your chance to own a slice of Rose Lake, one of the area's favorite lakes for swimming and fishing — properties here rarely come up for sale, and this one has been cherished by the same family for over 100 years.

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