



MLS 6714554 Residential

**\$948,000**

1,980 sq ft  
4 bedrooms  
2 baths

7969 65th Avenue  
Motley MN 56466

Status: Hold

**Description:**

This exceptional 120-acre horse property is truly a must-see. It offers immense potential, whether for starting a business, operating a stable, or embracing a self-sufficient lifestyle. Imagine waking up each morning and gazing out your bedroom window to witness a breathtaking sunrise shimmering over your horses grazing in the pasture. The main structure is a 36x135 Morton building constructed in 2016. Within it are fully equipped living quarters featuring 2 bedrooms and 1 bathroom with jet tub, as well as guest accommodations with 2 bedrooms and 1 bathroom. The facility also includes multiple garages, horse stalls, a tack room, offices, a pantry, and ample storage space. Prime hay fields, complemented by excellent gardens and several greenhouses, provide an ideal setup for one to self-sustain. Additionally, expansive woods with numerous trails offer opportunities for horseback riding or hunting. This remarkable property features a fully lit 72x136 outdoor riding arena and a 60x160 indoor heated riding arena. Additional structures on the premises include a 36x60 machine shed, a 24x48 hay barn with a 12x48 lean-to, as well as a spacious chicken coop. The property has four horse paddocks and two pastures, all equipped with, water, electricity, lighting, and horse run-ins. With 40 acres of trails and ample space to explore, this property is ideal for horse enthusiasts as it offers a picturesque setting, evoking the feeling being out West where you can watch the sun rise over your horses and sun set over your hay field. This property offers a rugged, out-of-town ambiance while providing all the necessary amenities including fiber optic, complemented by the convenience of maintenance-free, modern buildings. Come take a tour soon and don't let the sun set on this opportunity!

**Additional Details:**

Year Built	2016
Lot Acres	119.72
Lot Dimensions	2632x2632x1324x1315x1320x1314
Garage Stalls	4
School District	2170
Taxes	\$634
Taxes with Assessments	\$700
Tax Year	2024

**Additional Features:**

Electric: Garage: 4 Heat: Boiler, Radiant Floor Sewer: Rain, Wet Drainage Field Water: Well Air Conditioning: Window  
 Listed By: Woods to Water Real Estate **218-237-3333**

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**Call Affinity Real Estate**  
**218-237-3333**  
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**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



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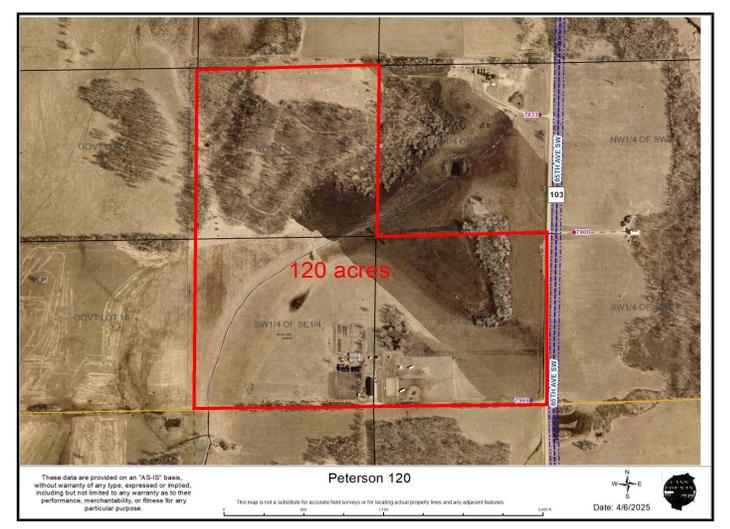
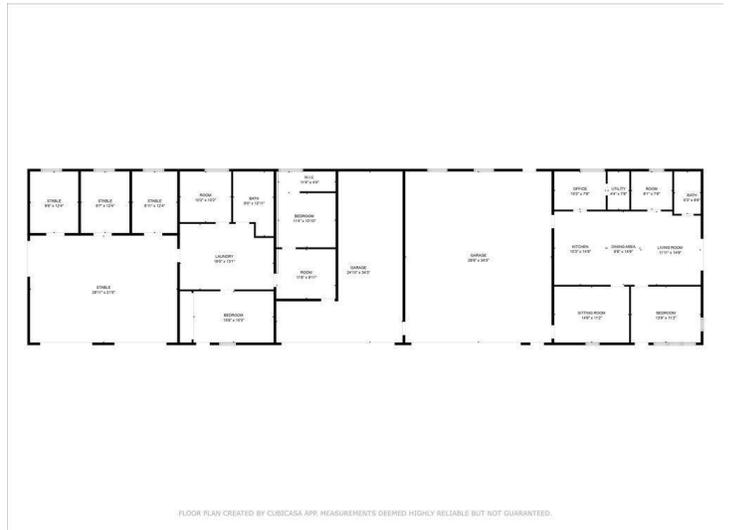
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