



MLS 6758371 Residential

**\$1,295,000**

3,916 sq ft  
4 bedrooms  
4 baths

7396 45th Avenue  
Pequot Lakes MN 56472

Status: Pending

#### Description:

Discover a truly exceptional 47-acre country estate where timeless elegance meets refined country living. This romantic retreat is anchored by a stately 4-bedroom, 4-bath farmhouse, thoughtfully updated and masterfully finished with the finest materials. Inside you will find custom millwork, a gourmet kitchen with high-end appliances and quartz countertops, gas fireplace, a sun-filled dining area, and an expansive primary suite featuring a spa-like bathroom and his and her walk-in closets. Each space is designed to capture pastoral views and invite natural light. A newly completed \$350,000 landscaping transformation surrounds the home, enhancing its idyllic setting with curated gardens, stone pathways, and a luxurious in-ground pool—perfectly positioned for privacy and outdoor entertaining. Adding to the estate's character is a new barn with 3-bedroom, 2-bath guest quarters, artfully finished with reclaimed woods, vintage fixtures, and rustic industrial touches. A large pole building with a heated workshop provides flexible utility for hobbies, storage, or equestrian use. Rolling meadows, mature woods, and endless skies complete this one-of-a-kind offering. Whether envisioned as a family compound, boutique B&B, equestrian estate, or corporate retreat, The Oliver Acreage invites you to live a life of purpose, peace, and pastoral beauty.

#### Additional Details:

Year Built	2012
Lot Acres	47.95
Lot Dimensions	1317x1566x1325x1603
Garage Stalls	10
School District	2174
Taxes	\$5,794
Taxes with Assessments	\$5,860
Tax Year	2025

#### Additional Features:

**Fuel:** Propane **Heat:** Forced Air, Fireplace(s), Geothermal, Radiant Floor

#### Driving Directions:

From Nisswa/Sportland Corner, North on Hwy 371 for 3.7 miles to Left on CR 29 7.6 miles to Right on CR 1 for 1 mile to Left on 72nd St SW 3.1 miles to Left on 45th Ave. SW .4 miles to property on Left



Listed By:  
Northland Sotheby's International Realty

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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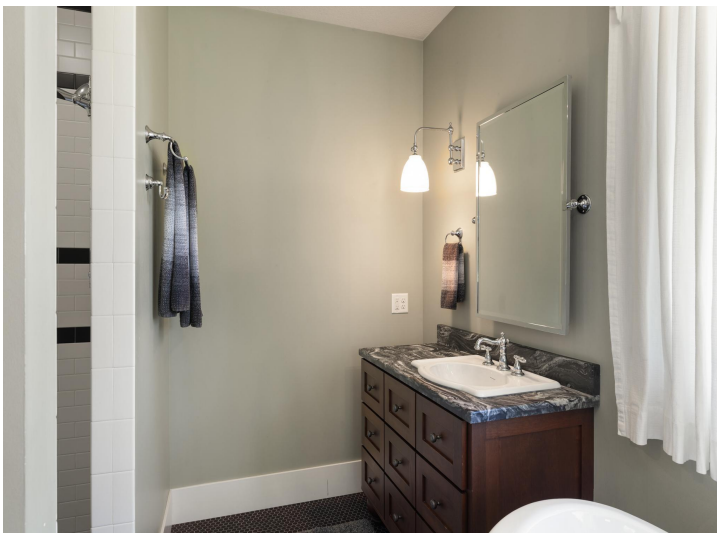


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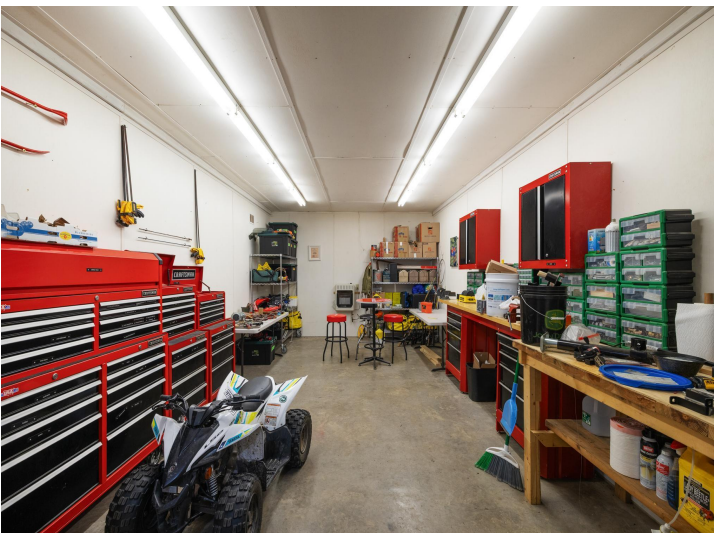


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