



MLS 7029366 Land

**\$120,000**

35 Acres  
Other

46509 County Road 172  
Deer River MN 56636

Status: Active

**Description:**

Whether you're looking for prime hunting land, a Northwoods basecamp, or the perfect place to build your forever home, this 35-acre property delivers.

Located just north of Deer River on a quiet, dead-end county road with year-round, plowed access, this parcel offers privacy without sacrificing convenience. The property adjoins hundreds of acres of public land, expanding your recreational opportunities even further.

A strong mix of timber types creates excellent wildlife habitat, with established deer trails throughout. Multiple deer stands and well-maintained shooting lanes are already in place, making this a true turnkey hunting setup.

Improvements include a barn, rustic log hunting cabin, and small bunkhouse — ideal for seasonal use, hunting camp, or weekend stays.

Power is already run to the property, and multiple potential building sites provide flexibility for future plans.

An additional five acres is available for purchase at a higher price, offering even more room to expand.

Hard-to-find properties with this level of access, habitat, and improvements do not come available often.

**Additional Details:**

Lot Acres	35
Lot Dimensions	Irregular
School District	1407
Taxes	\$635
Taxes with Assessments	\$716
Tax Year	2025

**Additional Features:**



Listed By:  
Real Broker, LLC

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



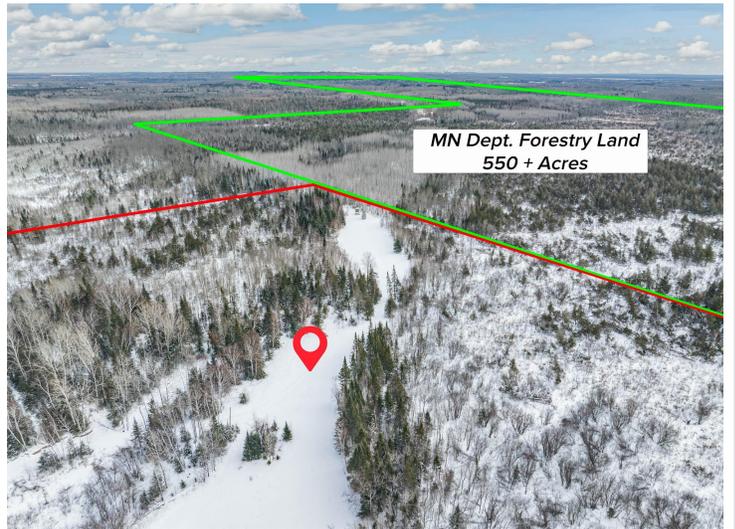
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