



MLS 7038755 Residential

**\$429,000**

3,226 sq ft  
4 bedrooms  
3 baths

45416 Walleye Lane  
Deer River MN 56636

Status: Active

**Description:**

Set on 10 beautiful acres in the heart of the Chippewa National Forest, just north of Deer River, this turn key retreat delivers exceptional privacy and a true northwoods experience. The four bedroom, three bathroom home offers desirable main floor living, an attached two stall garage, and a spacious detached garage that is heated, insulated, and complete with running water. A classic wood burning sauna adds to the charm and authentic up north feel. The setting is what truly sets this property apart. Surrounded by towering pines and hardwoods with abundant wildlife right out your door, this is a place where you can hunt, fish, and enjoy nature in its purest form while still being within easy reach of Deer River and Grand Rapids. Additional opportunities expand the potential of this offering, with two adjacent parcels also available for purchase. An adjoining 20 acre tract of wooded land provides even more privacy, hunting ground, and long term flexibility. Also available is a stunning 6.8 acre lake lot on Jesse Lake, featuring a well, septic, dock, gardens, fish cleaning station and a beautifully manicured lawn. Perfectly set up for your RV or ready for a future cabin or lake home. Together, these options create a rare chance to own a larger tract with both acreage and lake frontage in a highly sought after area, all located near several great fishing lakes and nowmobile/ATV trail systems.

**Additional Details:**

Year Built	2006
Lot Acres	9.86
Lot Dimensions	9.86 acres
Garage Stalls	4
School District	1407
Taxes	\$2,813
Taxes with Assessments	\$2,894
Tax Year	2026

**Additional Features:**

**Basement:** Egress Window(s), Full, Walkout **Fuel:** Array **Garage:** 4 **Heat:** Forced Air, In-Floor Heating **Sewer:** Septic System Compliant - Yes  
**Water:** Private **Air Conditioning:** Central Air

**Driving Directions:**

Take hwy 6 north from Deer River to left at county 35 to right on Walleye Lane to property Driveway



Listed By:  
Sugar Lake Lodge Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

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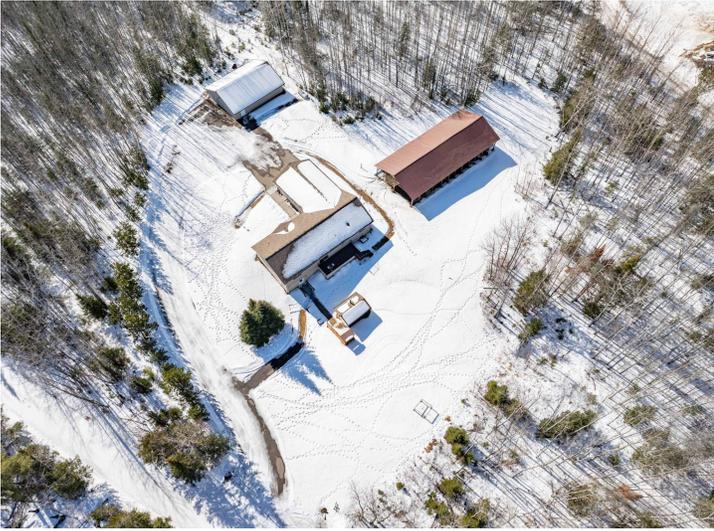
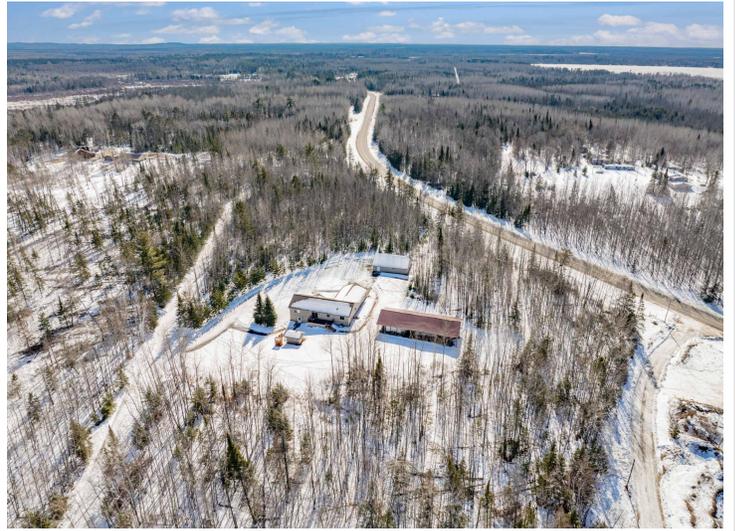
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website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



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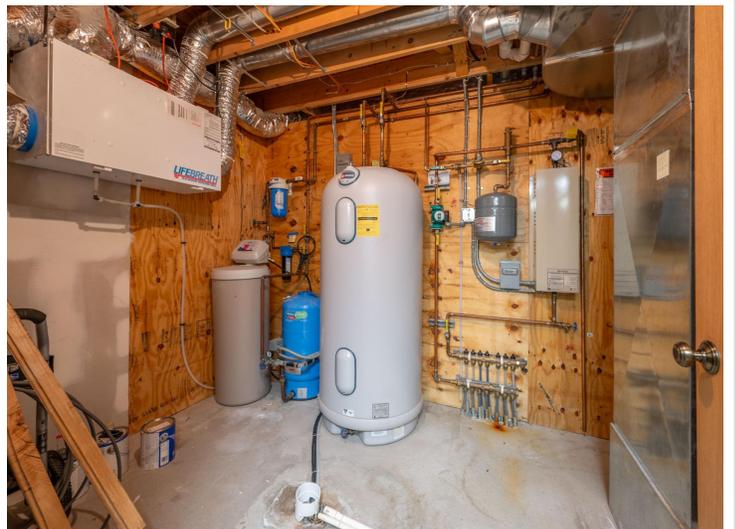
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