



MLS 7085021 Residential

\$1

1,664 sq ft
3 bedrooms
2 baths

45964 County Highway 36
Frazee MN 56544

Status: Active

Description:

156+/- acres of beautiful Minnesota countryside and homestead near Wolf Lake in rural Frazee, Becker County! This exceptional property offers a diverse mix of wooded land, tillable acres, and willows with the Redeye River flowing through — a true sportsman's paradise with outstanding hunting and recreational potential. Offered in 3 parcels via online-only auction opening June 26th and closing June 30th at 12:00 PM.

Parcel D (Lot 1) — 8.11+/- Acres w/ Homestead: One-level 3-bedroom, 2-bathroom home with a double stall attached garage. Outbuildings include a 16x24 shop, 24x42 barn with cement floor and hay loft, 40x84 steel-sided building with cement floor, 42x60 hay shed with roof and open sides, plus 4 additional outbuildings. Enjoy a spacious, beautiful yard with room for all your rural lifestyle activities.

Parcel C (Lot 2) — 66.01+/- Acres: Mixed-use land offering excellent hunting, recreational use, and future building possibilities.

Parcel A (Lot 3) — 80.05+/- Acres: A versatile combination of tillable acreage, hunting and recreational land, with additional building potential.

Whether you're looking for a country homestead, a hunting retreat, farmland, or all the above — this property has it all. Don't miss your opportunity to own a piece of rural Minnesota! Visit out auction site for online bidding.

Additional Details:

Year Built	1989
Lot Acres	154.17
Lot Dimensions	154.17 acres
Garage Stalls	2
School District	23
Taxes	\$1,185
Taxes with Assessments	\$1,250
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Baseboard, Forced Air

Driving Directions:

From Frazee, MN go east on State Hwy 87 for 13.5 miles, turn left and head north on 466th Avenue for 0.1 miles, turn right on Co Rd 1 (County Highway 36) and follow to the property on the right side of the road. From Wolf Lake go west on Co Hwy 36 for 4 miles to the property on the right side.

Listing Information:
Listed By: Counselor Realty Detroit Lakes
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Call Affinity Real Estate
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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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