



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  
Listed By: Woods to Water Real Estate  
Service: Park with Drainage Field, Water: Well, Air Conditioning: Window

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)

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.



**MLS**



REALTOR®

in the left 7969

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