



MLS 7032738 Residential

\$250,000

2,029 sq ft
4 bedrooms
1 baths

8785 165th Street
Little Falls MN 56345

Status: Active

Description:

A rare opportunity to own 2.82 acres in the country with incredible space, privacy, and versatility! Enjoy the perfect blend of peaceful rural living while still being conveniently close to town. This property offers solid bones and endless potential to make it your own.

The home features a main-level bedroom and a newer $\frac{3}{4}$ bath, offering flexibility for a variety of lifestyles. Upstairs, you'll find two additional bedrooms plus a fourth bedroom off the third—ideal for guests, office space, or creative use.

Step outside and take advantage of the impressive outbuildings. Just down the sidewalk is a 30x45 detached two-stall garage/shed with new garage doors and openers. In addition, there's a 36x48 shed with a 16x12 overhead door. Both buildings are heated and insulated—perfect for storage, hobbies, a workshop, or even business use.

This property is being sold as-is, offering a great opportunity for customization or renovation.

Space, privacy, and potential—don't miss your chance to make this property your own!

Parcel map shows full 5 acre, before recent property split.

Additional Details:

Year Built	1900
Lot Acres	2.82
Lot Dimensions	315x366
Garage Stalls	3
School District	1795
Taxes	\$1,964
Taxes with Assessments	\$1,964
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Forced Air, Wood Stove

Driving Directions:

From Little Falls, head West on Hwy 27. Go 4.7 miles, turn right on Twin Lakes Road. Go 2 miles, take a left on 165th St. Go 1/4 mile, destination on left. West Lot: Lot A.



Listed By:
Premier Real Estate Services

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218-237-3333

info@affinityrealestate.com



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