



MLS 7045904 Residential

**\$280,000**

1,008 sq ft  
2 bedrooms  
1 baths

12765 72nd Avenue  
Deer River MN 56636

Status: Active

**Description:**

A beautifully maintained 20-acre country property set up and ready for horse enthusiasts. This single-level log home offers the perfect blend of comfort and functionality, featuring a metal roof, central air, and a cozy freestanding wood fireplace for those northern Minnesota winters.

The property has been thoughtfully improved with established pasture areas and fencing, making it turnkey for horses or hobby farming. The spacious garage includes a dedicated tack room and heated workspace, giving you plenty of room for equipment, animals, and projects.

Located just minutes from town and surrounded by some of the area's best outdoor recreation—including nearby lakes, the Mississippi River, public hunting land, and Schoolcraft State Park—this property delivers the ideal mix of privacy, usability, and access to everything that makes “up north” living special.

**Additional Details:**

Year Built	1995
Lot Acres	20.06
Lot Dimensions	660x1320
Garage Stalls	2
School District	1407
Taxes	\$1,224
Taxes with Assessments	\$1,290
Tax Year	2025

**Additional Features:**

**Basement:** Block, Crawl Space **Fuel:** Array **Garage:** 2 **Heat:** Forced Air, Fireplace(s), Wood Stove **Sewer:** Mound Septic, Private Sewer  
**Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From US Hwy 2, south on Itasca Co Rd 18, which turns to Cass Co 72nd Ave NE, to sign on right.



Listed By:  
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