MLS 7062856 Residential

$642,500

1,536 sq ft
3 bedrooms
1 baths

18395 Cottingham Drive
Staples MN 56479

Status: Active

Description:

Rare opportunity to own a secluded, quiet 160 acre country homestead with close river access in north-central Minnesota near Staples. This recently built, custom cabin/ranch style home is a 3bedroom, 1-bath 1536 sq foot home that boasts 10-foot ceilings throughout the entire home as well as beautiful, vaulted pine ceilings in common areas making this home feel spacious and cozy. The spacious 32x32 4 stall detached garage offers plenty of storage space with a loft for additional belongings and storage needs. Surrounded by mature woods, natural beauty, and abundant wildlife. This property is ideal for buyers seeking a private hunting retreat, rural homestead, hobby farm, or recreational getaway. The land offers excellent deer and turkey hunting, with established trails throughout the property for ATV riding, horse riding, snowmobiling and access to multiple stand locations. Enhancing the outdoor lifestyle, public access to the Crow Wing River is located approximately ½ mile up the road, offering opportunities for fishing, kayaking, and additional recreation just minutes away. Natural berry patches are scattered across the property, making it perfect for foraging, gardening, and a self-sufficient homestead living. With ample space for gardens, livestock, outbuildings, or future expansion, this property provides exceptional buildable acreage and longterm investment potential. Enjoy the peace and quiet of true country living with unmatched privacy, scenic wooded surroundings, and thriving wildlife habitat!

Additional Details:

Year Built	2025
Lot Acres	160
Lot Dimensions	1320x1320
Garage Stalls	4
School District	2170
Taxes	$3,514
Taxes with Assessments	$3,514
Tax Year	2026

Additional Features:

Fuel: Electric, Propane, Wood **Heat:** Dual Fuel/Off Peak, Forced Air, Heat Pump, Wood Stove

Driving Directions:

From downtown Staples, turn right onto Airport Rd
T d 2/Co Rd 30
C o Rd 30
Turn left onto Co Rd 7
Turn left onto Cottingham Dr
approx .5miles to 18395

Listed By:
Sayvy Avenue, LLC

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