



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 country home with hunting land, close river access, and homestead potential in north-central Minnesota near Staples. This recently built, custom cabin/ranch style home is a 3bedroom, 1-bath 1536 sq foot home that sits on approximately 160 private acres. The 1536 sq foot home 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. 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 & horse riding and access to stand locations. Enhancing the outdoor lifestyle, public access to the Crow Wing River is located approximately 1/2 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 long-term 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

1 - 21st Rd 30  
1 - 21st Rd 30  
( - Savvy Avenue, LLC  
( - Rd 30

Affinity Real Estate, Inc. participates in the Regional Multiple Listing Service of Minnesota and Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are approximately 3 miles to 18395 subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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