



MLS 7085021 Residential

\$1

1,664 sq ft
3 bedrooms
2 baths

45964 County Highway 36
Frazee MN 56544

Status: Active

Description:

156+/- acres of beautiful Minnesota countryside and homestead near Wolf Lake in rural Frazee, Becker County! This exceptional property offers a diverse mix of wooded land, tillable acres, and willows with the Redeye River flowing through — a true sportsman's paradise with outstanding hunting and recreational potential. Offered in 3 parcels via online-only auction opening June 26th and closing June 30th at 12:00 PM.

Parcel D (Lot 1) — 8.11+/- Acres w/ Homestead: One-level 3-bedroom, 2-bathroom home with a double stall attached garage. Outbuildings include a 16x24 shop, 24x42 barn with cement floor and hay loft, 40x84 steel-sided building with cement floor, 42x60 hay shed with roof and open sides, plus 4 additional outbuildings. Enjoy a spacious, beautiful yard with room for all your rural lifestyle activities.

Parcel C (Lot 2) — 66.01+/- Acres: Mixed-use land offering excellent hunting, recreational use, and future building possibilities.

Parcel A (Lot 3) — 80.05+/- Acres: A versatile combination of tillable acreage, hunting and recreational land, with additional building potential.

Whether you're looking for a country homestead, a hunting retreat, farmland, or all the above — this property has it all. Don't miss your opportunity to own a piece of rural Minnesota! Visit out auction site for online bidding.


Additional Details:

Year Built	1989
Lot Acres	154.17
Lot Dimensions	154.17 acres
Garage Stalls	2
School District	23
Taxes	\$1,185
Taxes with Assessments	\$1,250
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Baseboard, Forced Air

Driving Directions:

 Listed By:
Counselor Realty Detroit Lakes

From State Hwy 87 for 13.5 miles, turn left and head south on 166th Avenue for 0.1 miles, turn right on Co Rd 36 for 4 miles to the right side of Wolf Lake go west on Co Hwy 36 for 4 miles to the property on the right side.

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.

 **Call Affinity Real Estate**
218-237-3333
info@affinityrealestate.com



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