



MLS 7094087 Residential

\$459,900

1,500 sq ft
3 bedrooms
2 baths

45161 County Road 35
Deer River MN 56636

Status: Active

Description:

A steel bridge crossing over Jessie Brook is your gateway to nearly 22 acres of pure Northwoods freedom. With the brook winding through the property, an orchard in bloom, room for chickens with an established chicken coop and pasture, this is the kind of place most people dream about but rarely find. Built in 2022, the 3 bedroom, 2 bath home was thoughtfully designed with energy efficient passive solar design, in-floor heat, and expansive windows that bring the outdoors in. The open-concept layout flows from the kitchen into the dining space, and into the living room which centers around a Blaze King stove, creating a warm gathering space in every season. The primary suite offers a walk-in closet, double vanity, and custom tiled shower. An attached garage and detached shop with a finished 12' x 29' studio provide space for hobbies, guests, or storage. Just minutes from Bowstring, Winnie, Jessie, and Little Jessie lakes, this property delivers the ultimate Minnesota lifestyle—where recreation, modern living, and unmatched privacy come together on one extraordinary piece of land.

Additional Details:

Year Built	2022
Lot Acres	21.17
Lot Dimensions	Irregular
Garage Stalls	2
School District	317
Taxes	\$2,473
Taxes with Assessments	\$2,554
Tax Year	2026

Additional Features:

Basement: In-Floor Heat **Fuel:** Propane **Garage:** 2 **Heat:** Fireplace(s), In-Floor Heating **Sewer:** Mound Septic, Septic System Compliant - Yes **Water:** Private **Air Conditioning:** None

Driving Directions:

Hwy 2 W to R on Hwy 6 to L on County Road 35 to property on L



Listed By:
COLDWELL BANKER NORTHWOODS

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