



MLS 7110897 Residential

\$459,000

3,360 sq ft
4 bedrooms
2 baths

45605 317th Avenue
Cass Lake MN 56633

Status: Active

Description:

Escape to your own private Northwoods retreat with this beautifully updated 40-acre hobby farm, located just 20 minutes from Bemidji. Tucked away at the end of a quarter-mile driveway, this exceptional property offers the peace, privacy, and space you've been searching for. The spacious 3,300+ square foot home features 4 bedrooms and 2 bathrooms, with extensive remodeling throughout the main level. The beautifully renovated kitchen is highlighted by elegant granite countertops and flows into a warm, inviting living room with soaring exposed beams, a cozy gas fireplace, and expansive windows that capture breathtaking views of the surrounding woods and countryside from every direction. The newly remodeled main-floor bathroom adds both style and convenience. You will also love the main floor laundry. The generously sized primary suite offers a true retreat, with ample room for a sitting area and a dedicated office or reading space just off the bedroom—perfect for working from home or enjoying a quiet escape. One to two additional bedrooms are conveniently located nearby, creating an ideal layout for families or guests. Downstairs, the unfinished basement provides tremendous potential. One room makes an ideal overflow guest bedroom, while another is perfectly suited for canning, food storage, or a hobby space. Outside, the opportunities are endless. The impressive four-car detached garage includes a heated workshop, making it ideal for woodworking, mechanical projects, or year-round hobbies. A large pole building offers outstanding storage for boats, recreational vehicles, tractors, and equipment. The 40-acre parcel is a beautiful blend of open pasture and mature hardwood forest, featuring magnificent oak trees, abundant wildlife, and outstanding hunting opportunities right outside your back door. Whether you're dreaming of horses, hobby farming, gardening, raising chickens, or simply enjoying country living, this property is ready to accommodate your lifestyle. A chicken coop is already in place, and the established gardens are ready for your personal touch. Additional highlights include a newer roof, an incredibly private setting, and endless room to roam, explore, and enjoy everything northern Minnesota has to offer. Properties offering this combination of acreage, privacy, extensive updates, quality outbuildings, and convenient access to Bemidji are becoming increasingly rare. Come experience the beauty, freedom, and possibilities this remarkable hobby farm has to offer.

Additional Details:

Year Built	1979
Lot Acres	39.98
Lot Dimensions	660x2640
Garage Stalls	4

Taxes	\$3,302
Listed By:	Grimes Realty
Broker Reciprocity	Yes
Tax Year	2026

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Additional Features:

Basement: Block, Full, Finished, with Walkout Garage: 4 Heat: Baseboard, Ductless Mini-Split, Forced Air, Fireplace(s) Heat Pump: Heat Pump Sewer: Private Sewer, Tank with Drainage Field Water: 4-Inch Submersible, Drilled, Private Air Conditioning: Ductless Mini-Split, Heat Pump



Call Affinity Real Estate

218-237-3333

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Driving Directions:

From Bemidji, take Hwy 2 east to County 45 turn right follow to county 450 take left follow to 317th take left house on left