



MLS 7131583 Land

\$17,500

1.01 Acres

Raw Land

LOT 3 Parameter Road

Deer River MN 56636

Status: Active

Description:

Owner financing is available for this lot. Northern Minnesota land at a price that actually makes sense. This 1.01 acre surveyed lot on Parameter Road in Deer River puts you right in the middle of lake country, with electric service already available at the lot and level ground that makes building straightforward from day one. No guesswork, no clearing a hillside — just a clean, ready canvas for whatever you have in mind. Whether you're dreaming of a weekend cabin, a quiet off grid retreat, or a place to eventually put down roots, this lot checks the boxes. Deer River keeps you close to real amenities — grocery, gas, restaurants — while the surrounding forests, lakes, and trails give you everything you came for. This is the kind of Minnesota that people drive hours to visit, and you'd own a piece of it. At \$17,500 for a surveyed lot with electric nearby, the value is hard to beat. Don't wait on this one.

Additional Details:

Lot Acres	1.01
Lot Dimensions	171.8 x 224.0
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2026

Additional Features:

Driving Directions:

From Deer River, head North on 1st Street NE, turn left on 9th Ave. NE, then right on Division St, turn right onto Groth Rd. and then left on Parameter Rd.



Listed By:
Timber Ghost Realty, LLC

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