

MLS 7174933 Residential

$449,900

2,184 sq ft
4 bedrooms
2 baths

15078 580th Avenue
Menahga MN 56464

Status: Active

Description:

Located in Becker County, just NW of Menahga, this 72± acre property offers a great combination of private country living, productive ag land, excellent hunting opportunities, and room for a hobby farm. The property features a spacious 4-bedroom, 2-bathroom country home with 2,760± square feet of living space, multiple outbuildings, and a nice mixture of tillable ground, pasture, and mature timber. A large portion of the property is already fenced, making it a great option for raising cattle, horses, or starting your own hobby farm. The tillable has been rented out in the past, offering the possibility of continuing that arrangement for additional income. If you'd rather use the ground yourself, there are several options for farming, gardening, or establishing food plots. One of the things that really stood out to me while walking this property was the amount of deer sign throughout the acreage. It's not often I get this excited about the hunting potential of a property, but the deer activity here was impressive! The land has experienced very little hunting pressure in the past, and the mixture of ag fields, mature timber, and natural cover provides excellent opportunities for whitetails. Along with deer, the property also offers great hunting opportunities for turkey and grouse, which were abundant while walking the property. The property is also located within Minnesota's no-quota bear hunting zone, offering hunters the added benefit of being able to purchase a bear hunting license without having to go through the lottery system. Established trails border the outskirts of the property for ease in getting to your stand, trail riding, or taking a stroll through the woods. You'll also find plenty of mature pines and oaks, offering several options for tree stand placement and hunting different wind directions. The spacious home offers ample room to spread out, with a main-level primary bedroom including a private bathroom and walk-in closet. A pantry off the kitchen provides convenient storage and is also plumbed for laundry, while the basement offers additional space for storage, hobbies, or potential future finished rooms. The front porch is a great place to enjoy your morning coffee while watching the sunrise or the vast array of wildlife pass through the yard. The home also offers two heating options, including an outdoor wood boiler and a propane furnace. A large supply of firewood will remain with the property, helping keep heating costs down for some time to come. The large 32' x 30' garage/shop features a concrete floor and provides plenty of space, and is already plumbed for a stove if you'd like to add heat in the future. Additional buildings include an older milkhouse and granary, which could provide useful storage space or potentially serve as shelter for farm animals. A great benefit of this location is the amount of outdoor recreation available nearby. Huntersville and Smoky Hills State Forest offer additional opportunities for hunting, hiking, and trail riding, while the Crow Wing and Shell River provide opportunities for fishing, canoeing, and kayaking. If you've been searching for a country home, productive tillable acreage, fenced pasture, and excellent hunting potential, this one is definitely worth a closer look!

Year Built	1908
Lot Acres	72
Lot Dimensions	1275x2300
Garage Stalls	2
Taxes	$1,504
Taxes with Assessments	$1,504
Tax Year	2026

Listed By:
Whitetail Properties Real Esta

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

© Copyright Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2021.10.03.1 - 216.73.216.135 - 2026.11.24 17:31:05