



MLS 6583637 Farm

\$1,350,000

34.45 Acres

24200 Fairwood Lane
Nevis MN 56467

Status: Active

Description:

Conveniently nestled at the end of Fairwood Lane, this Belle Taine lake home boasts 34.45 level acres of mixed tree cover, 295 feet of gradual shoreline, and four large outbuildings all with cement floors! With easy access to all the area amenities, enjoy endless days of fishing, swimming, and water sports right from your doorstep.

NOTE: Potential for Possible Residential Development or Resort (with approval from Hubbard County by a Conditional Use Permit). The seller may be willing to split and will entertain any/all offers.

Additional Details:

Year Built	1991
Lot Acres	34.45
Lot Dimensions	1080x1163x1334x998
School District	308
Taxes	\$7,077
Taxes with Assessments	\$7,550
Tax Year	2024

Additional Features:

Basement: Block, Crawl Space, Partial, Posts, Unfinished **Fuel:** Propane **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Well **Air Conditioning:** Central Air

Driving Directions:

N on HWY 64; take L on Co Rd 33; N on Co Rd 13 (Bunyans Trail Drive); L on Co Rd 18; L on Fairwood Dr; R onto Fairwood Lane to the very end.



Listed By:
Landstrom's Land Services

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

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