



MLS 6677509 Farm

**\$850,000**

8.94 Acres

24200 Fairwood Lane  
Nevis MN 56467

Status: Pending

**Description:**

POSSIBILITIES!!! 8.94 Acres! Zoned Agricultural, leave as is! Potential Residential Development! Commercial (Resort/Restaurant) with an approved Conditional Use Permit! Beautiful Lake Property located at the end of Fairwood Lane, on prestigious Lake Belle Taine. Mixed tree cover, 318.95 ft of gradual shoreline, and 2 large outbuildings! Easy access to all area amenities, fishing, swimming, and water sports from your doorstep. This areas natural beauty along with recreational opportunities makes it a compelling choice for a peaceful lifestyle. Also located near the Heartland State Trail offering hiking, biking, and snowmobiling. The home has been most recently used for an office. The outbuildings measuring as follows 34x56, 40x80. Recorded Easement for additional access off 239th St. Seller will accept Contract for Deed with acceptable terms.

**Additional Details:**

Year Built	1991
Lot Acres	8.94
Lot Dimensions	irregular
School District	308
Taxes	\$8,521
Taxes with Assessments	\$8,742
Tax Year	2025

**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, Drilled, 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:  
RE/MAX Results

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**Call Affinity Real Estate**

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