



MLS 6722981 Residential

**\$339,000**

960 sq ft  
2 bedrooms  
1 baths

17498 County Road 2  
Shevlin MN 56676

Status: Active

#### Description:

Looking for your Private 40-Acre Escape Near Lake Itasca? Located just minutes from the north entrance of Lake Itasca State Park, this property offers endless potential. Secluded by mature trees, the 2-bedroom, 1-bath manufactured home (24x40) is being sold furnished and includes recent upgrades - appliances (4 yrs), forced-air furnace (1 yr), and window AC units. The home is serviced by a drilled well and holding tank with water draining to a field system. Outbuildings include a 30x80 steel-sided shed that includes a 14x42 lean-to. Featuring in-floor heat in the finished front half (wood boiler) and cold storage in the back. Also included is a 16x30 concrete pavilion with secure storage. Has a bonus bunkhouse that sleeps 4. Permanent outhouse with concrete floor and vault toilet. With 2 large food plots, 3 permanent deer stands (with LP heaters), bear proof shed for the corn filled gravity box and abundant wildlife, the land is a hunter's dream. There have been many trophy deer taken off of this land. With its peaceful setting, proximity to the park, and turnkey condition make it equally appealing as a quiet retreat or recreational getaway.

#### Additional Details:

Year Built	1978
Lot Acres	40
Lot Dimensions	1306 x1313x1306x1314
Garage Stalls	2
School District	2311
Taxes	\$846
Taxes with Assessments	\$900
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Pellet, Propane **Garage:** 2 **Heat:** Forced Air, Radiant Floor, Other, Outdoor Boiler **Sewer:** Holding Tank, Septic System  
Compliant - No **Water:** Drilled **Air Conditioning:** Window Unit(s)

#### Driving Directions:

Highway 200 to Great River Road North to property on the right.



Listed By:  
Keller Williams Classic Rlty NW

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Call Affinity Real Estate

**218-237-3333**

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