



Affinity
REAL ESTATE INC.

MLS 6787661 Commercial

\$1,700,000

17876 219th Avenue
Nevis MN 56467

Waterfront: Fifth Crow Wing

Status: Active

Description:

Crow Wing Estates RV Park is a seasonal, family-friendly retreat located on the serene shores of the 5th Crow Wing Lake in Nevis, Minnesota.

This picturesque park offers 49 spacious, wooded RV lots with full hookups including 20/30/50-amp electricity, water, and sewer.

Surrounded by the beauty of the Northern Lakes region, guests enjoy access to a private boat launch, seasonal boat slip rentals, a newly renovated beach, a fish cleaning house, and available Wi-Fi.

The owner's home has 3 bedrooms and 2 baths. Additional buildings include a garage, shop, and fish cleaning house.

Crow Wing Estates is ideally situated between Nevis and Park Rapids, with 90 lakes within a 10-mile radius, offering endless opportunities for boating, fishing, and outdoor adventure.

Outdoor enthusiasts will enjoy nearby access to the Headwaters of the Mississippi in Itasca State Park, Paul Bunyan State Forest, and the 27-mile paved Heartland Trail connecting Nevis to surrounding towns. Whether biking, hiking, golfing, dining, or exploring ATV and dirt bike trails, there's something for everyone.

Open from May 1 to September 30, Crow Wing Estates RV Park presents an exceptional investment opportunity in one of Minnesota's most sought-after vacation destinations.

Additional Details:

Year Built	2007
Lot Acres	21.91
Lot Dimensions	1241x1066x1278x1032
Garage Stalls	3
School District	308
Taxes	\$7,798



Additional Features: Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing Fuel Dispenser, Garage, Heating, Solar, Awning, All Septic Systems, subject to prior sale, change or withdrawal.

subject to prior sale



Call Affinity Real Estate

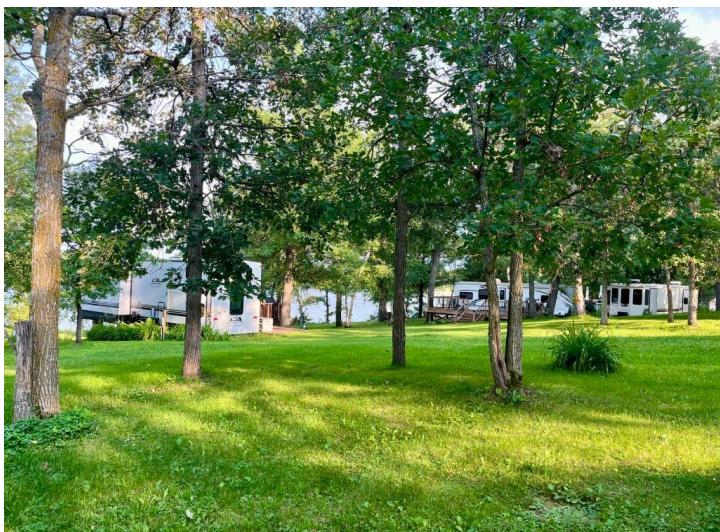
218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

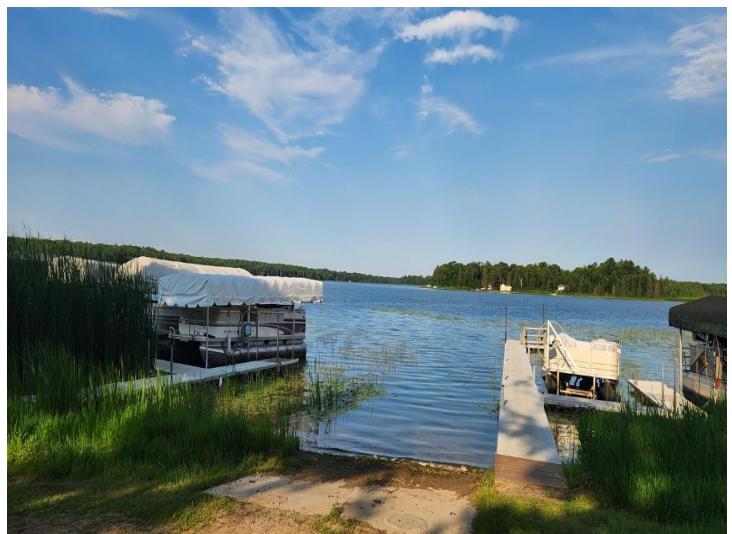
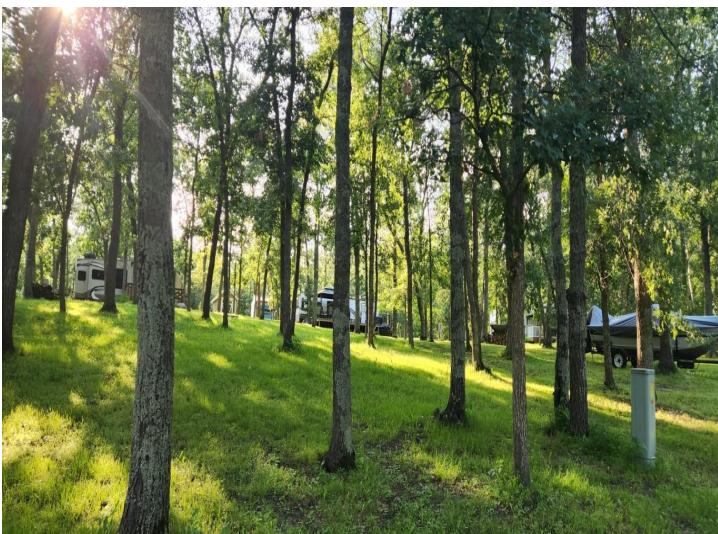
From Front Street & MN Hwy 34 intersection, go West 4.5 miles and turn left onto 219th Avenue, go 0.7 miles and property is on the left
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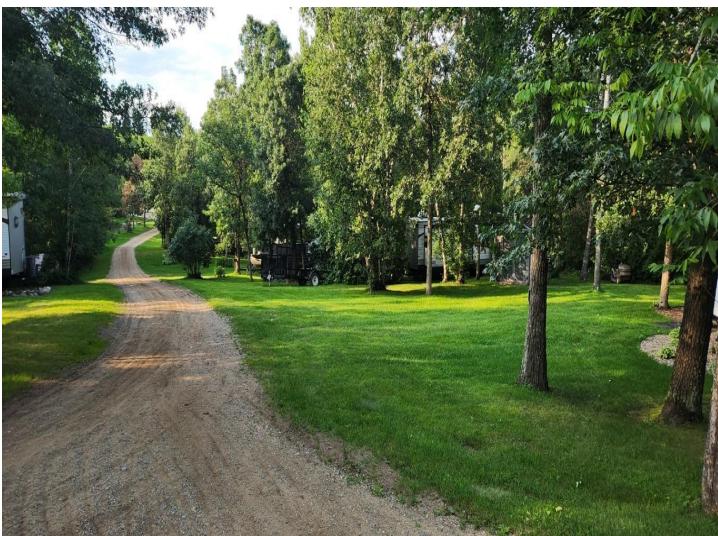
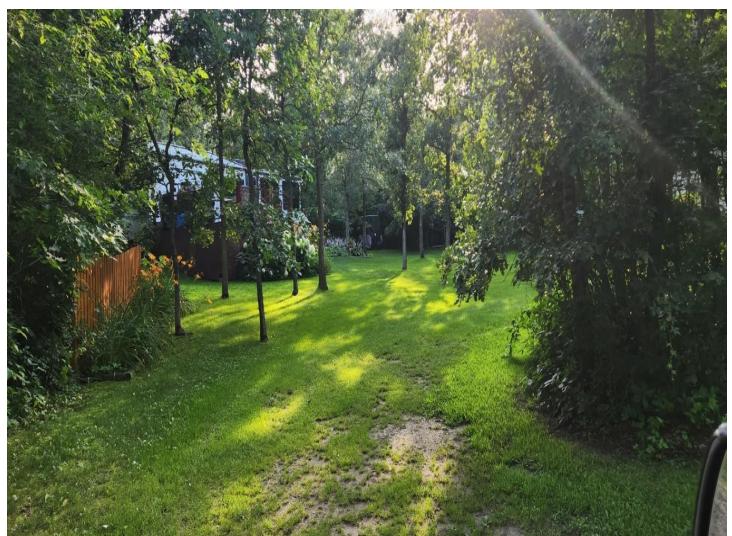
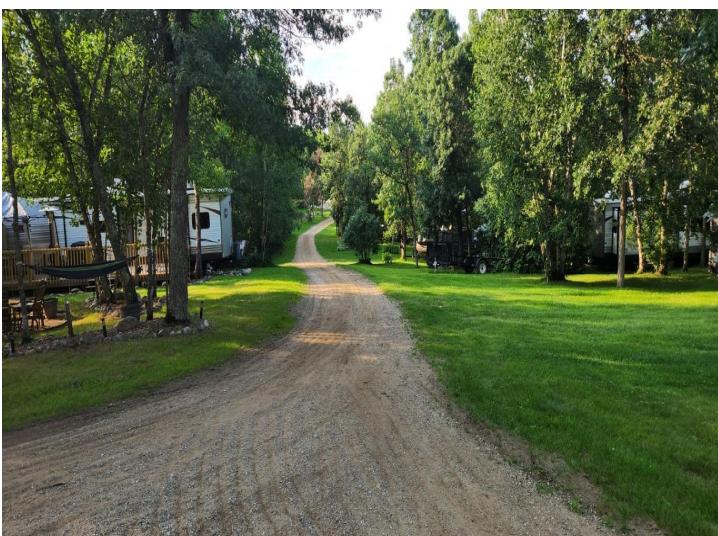
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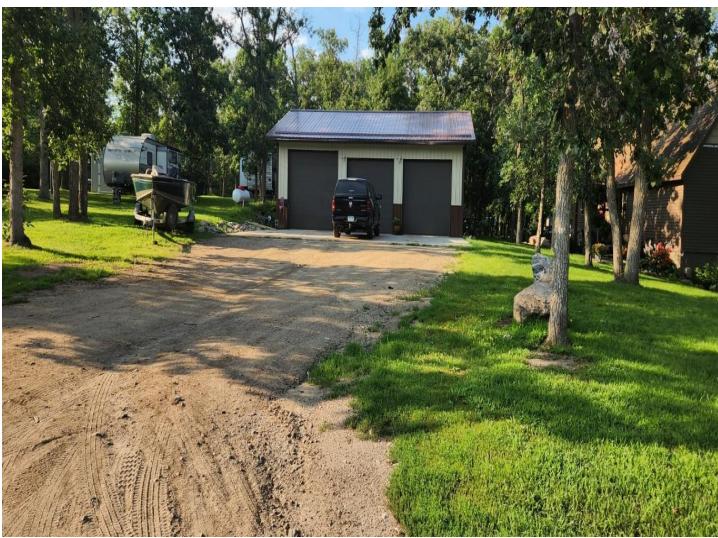
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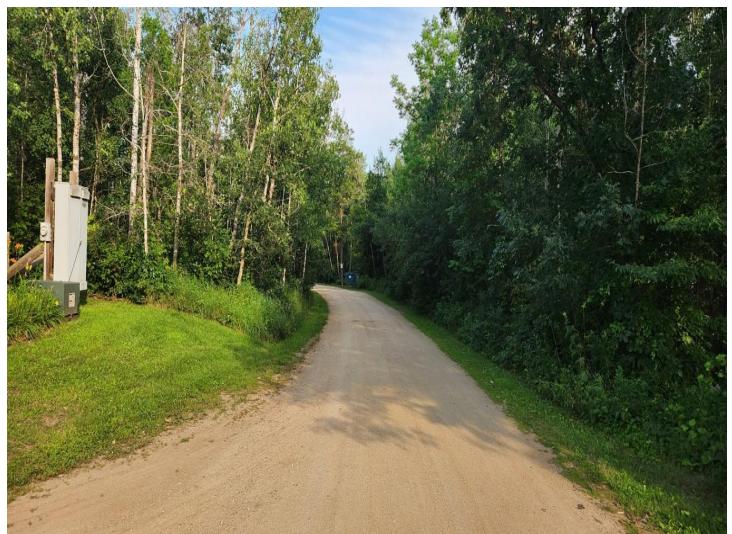
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