

MLS 6810805 Land

**\$34,900**

2.84 Acres  
Raw Land

xxx County Road 119  
Nevis MN 56467

Status: Active

#### Description:

Additional 2.5 acres available to the south! Discover your perfect Northwoods getaway! This beautiful 2.84-acre parcel offers the ideal canvas for your future cabin or home. Conveniently located between Nevis and Park Rapids, the property provides easy access to utilities with electric and telephone service available at the road.

Enjoy the best of Minnesota outdoor living — the DNR public access to Seventh Crow Wing Lake is just down the road, offering excellent fishing, boating, and swimming opportunities. Ownership in the Game Haven Association grants you exclusive access to a 160-acre private nature conservancy, featuring a clubhouse, private gun range, and miles of trails to explore.

A survey has been completed, and both the association covenants and building restrictions are available in the supplements for your review. This is Lot 4 within the Game Haven Association, known for its natural setting and community feel.

For even more adventure, 318 acres of county land adjoin the Game Haven sanctuary, providing endless hunting, hiking, and wildlife viewing opportunities. The Crow Wing chain of lakes nearby is renowned for world-class fishing, and the property's location offers an easy drive from Nevis, Park Rapids, or the Twin Cities metro.

Whether you're seeking a serene cabin site or a basecamp for all your northern Minnesota adventures, this property has it all — privacy, recreation, and convenience in one package.

Seller is open to seller financing.

#### Additional Details:

Lot Acres	2.84
Lot Dimensions	261x 431x 243x 457
School District	308
Taxes	\$168
Taxes with Assessments	\$168
Tax Year	2025

#### Additional Features:

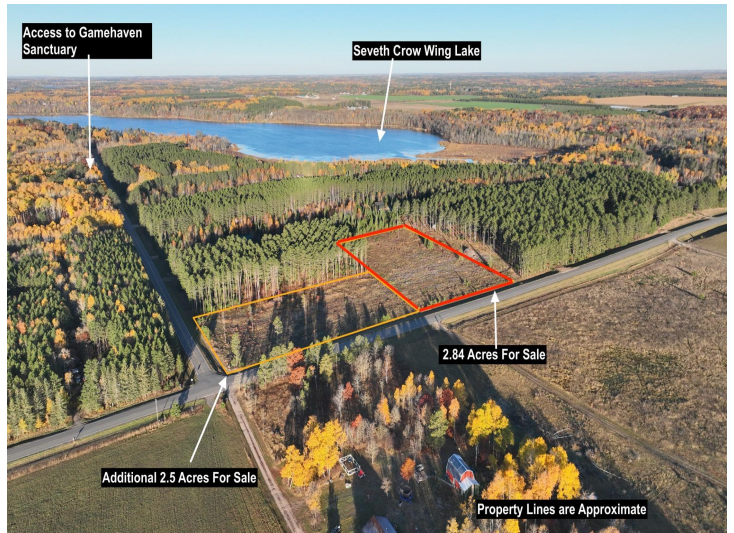
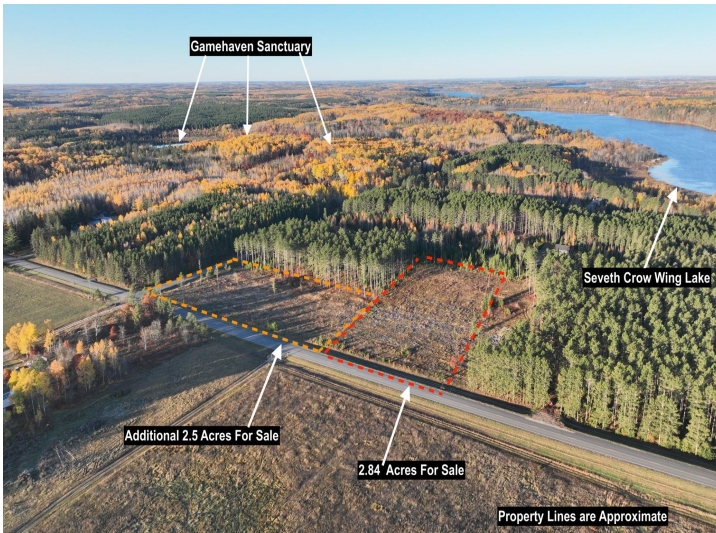
Listed By:  
Timber Ghost Realty LLC

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**218-237-3333**  
**info@affinityrealestate.com**

MLS REALTOR OPPORTUNITY

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