



MLS 7018528 Land

**\$320,000**

40 Acres  
Raw Land

TBD Sunny Acres Road  
Nelson MN 56355

Status: Active

**Description:**

Located on a secluded dead-end road in the highly desirable Alexandria Lakes Area, this 40+/- acre property offers privacy, peace, and an exceptional opportunity to own quality recreational land with a build site. The setting provides the quiet and seclusion buyers are looking for, while still being conveniently located near the area's renowned lakes, outdoor amenities, and Alexandria conveniences.

This property shines as a hunting tract, offering excellent deer, pheasant, and waterfowl hunting opportunities as well as turkeys around the area. The land features strong habitat, cover, food plots, and manmade ponds with a drainage system - displaying a proven track record for wildlife use including stud bucks that have been harvested here over the years. About 12 acres of the property are enrolled in CRP, providing \$1,367 in annual income through 9/30/2029 while enhancing the wildlife habitat even further.

A prime building site allows you to create your dream home, cabin, or hunting retreat with room to roam in every direction. Once the CRP contracts expire, the potential for 1-2 more build sites gives this property a strong opportunity towards a stable future investment. Whether you're looking for a private getaway, a build site with acreage, a stable land investment, or a property that combines prime recreation with income, this 40-acre tract delivers outstanding versatility in a premier Alexandria Lakes Area location.

**Additional Details:**

Lot Acres	40
Lot Dimensions	1320x1370
School District	1015
Taxes	\$644
Taxes with Assessments	\$644
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From MN 29 headed north through town and turn right onto 1/2 mile on Trail. After 1/2 mile, turn left onto MN-29 and follow right. Headed east on County Road 30 for about 2 miles and then turn right onto Sunny Acres Road NE. Look for signs in about a mile.   
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

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



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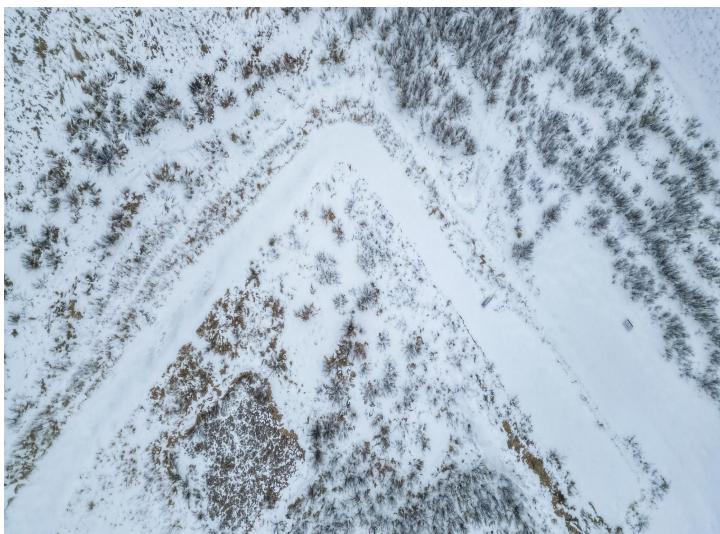
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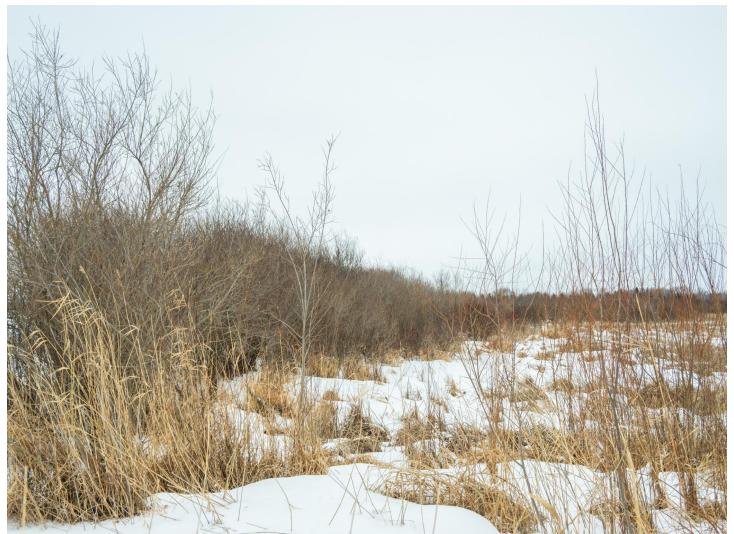
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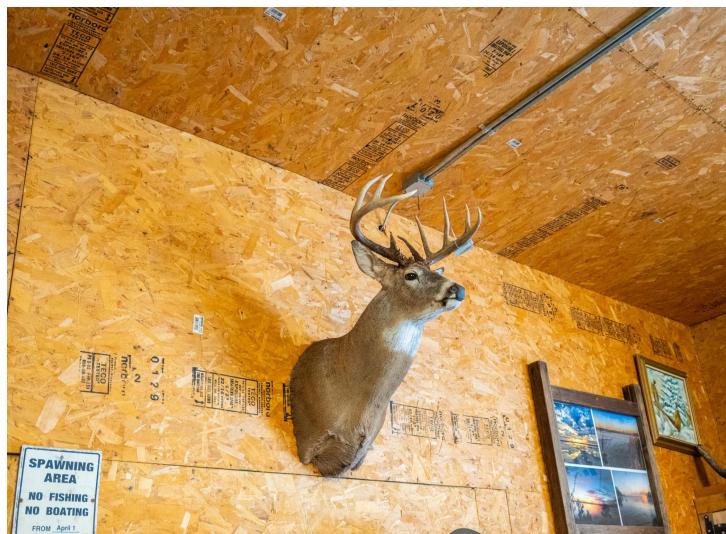
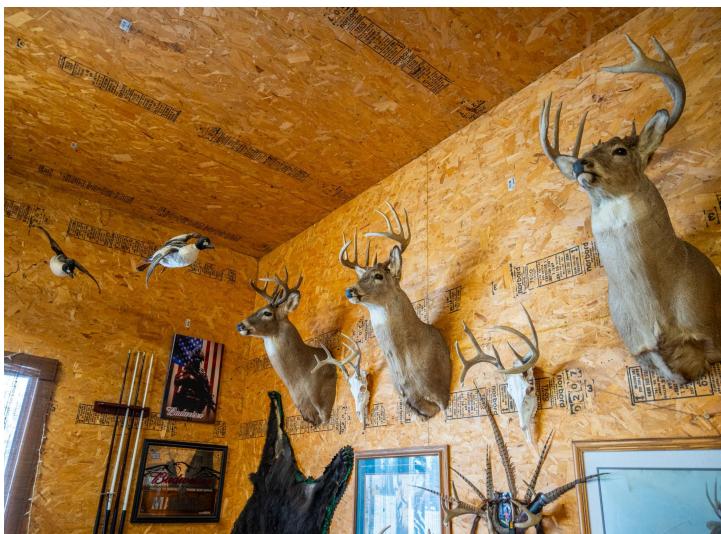
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