

MLS 7076059 Land

**\$39,900**

3.4 Acres  
Raw Land

TBD Chokecherry Drive  
Nevis MN 56467

Status: Active

**Description:**

Escape to the heart of Minnesota lake country with this beautiful 3.4-acre parcel near Nevis! Surrounded by mature timber, sparkling lakes, and endless outdoor recreation opportunities, this property offers the perfect setting for your future cabin or dream home. Public lake access to Third and Fourth Crow Wing Lakes is located approximately 1/4 mile from the property, providing convenient access to boating, fishing, kayaking, and swimming on the scenic Crow Wing Chain of Lakes.

The area is well known for its ATV and snowmobile trails, hiking, hunting, and access to the Heartland State Trail for year-round adventure. Conveniently located between Nevis, Park Rapids, and Walker, you'll also be just a short drive from restaurants, golf courses, resorts, and Itasca State Park, home of the Mississippi Headwaters. Whether you're looking for a peaceful up-north retreat or a basecamp for outdoor adventure, this property delivers the best of Minnesota recreation and lake life.

**Additional Details:**

Lot Acres	3.4
Lot Dimensions	205x716
School District	308
Taxes	\$180
Taxes with Assessments	\$180
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Nevis, head east on Front Street/ 2010th Street. Turn south on 269th Ave/ Hwy 119. Turn west on 174th street, then south on Chokecherry Drive.



Listed By:  
Timber Ghost Realty, LLC

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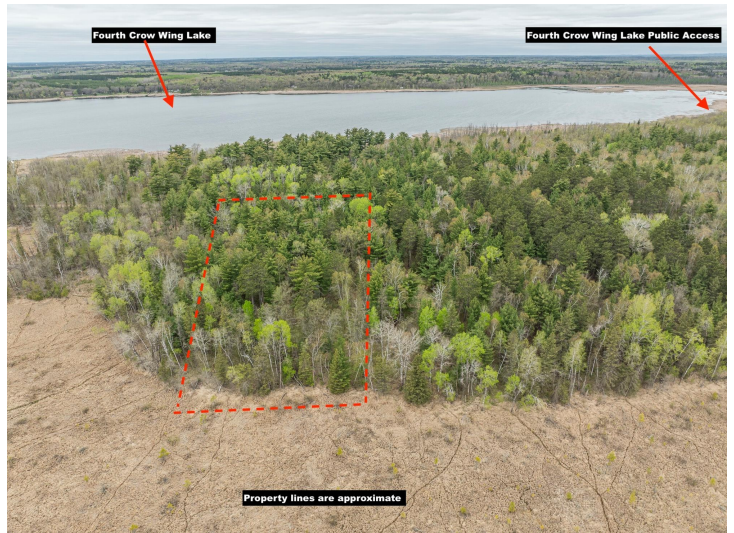
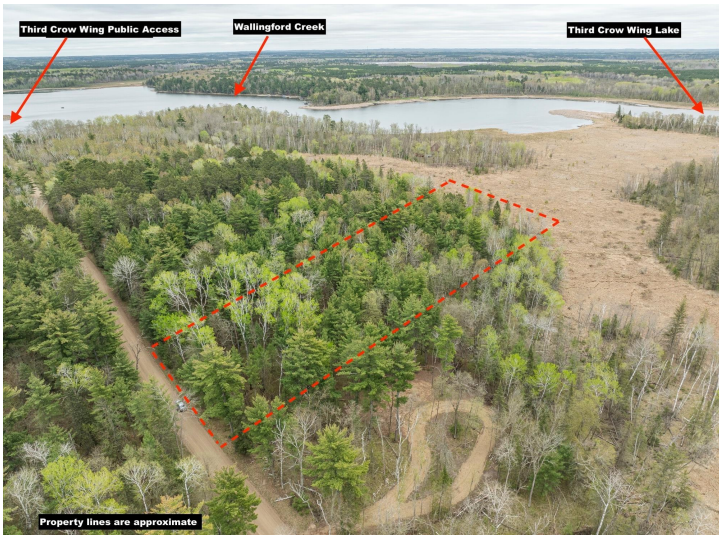
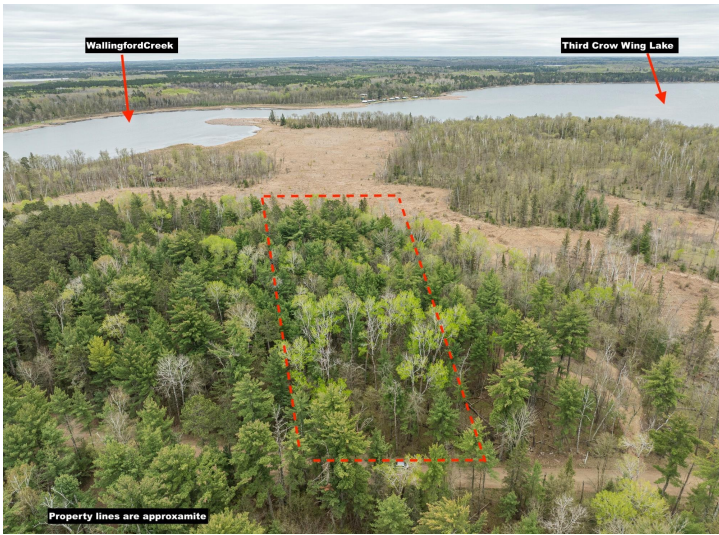
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



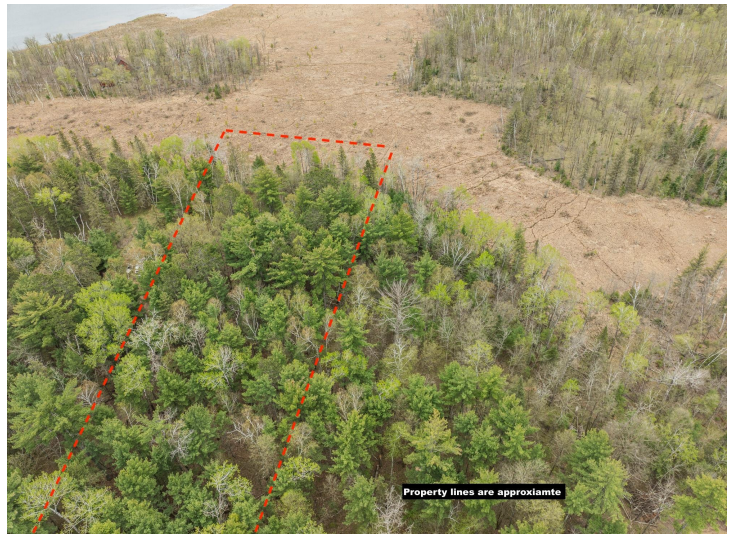
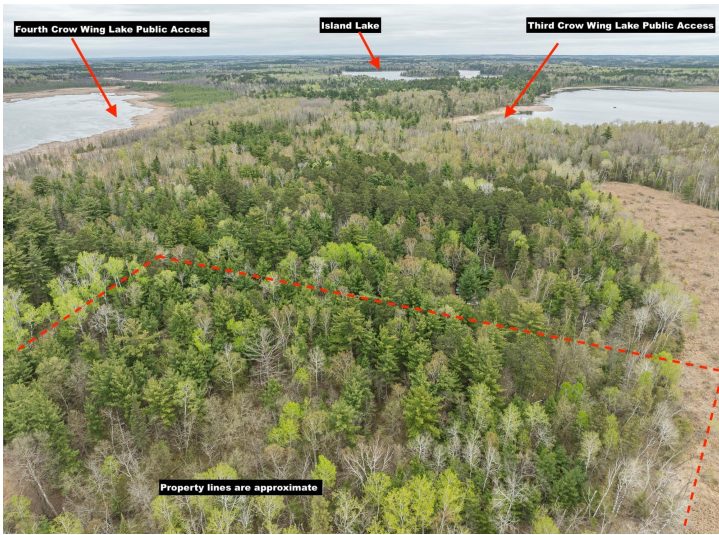
**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



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