

MLS 7088818 Commercial

$1,400,000

25138 County 2
Nevis MN 56467

Waterfront: East Crooked

Status: Active

Description:

Welcome to Breezy Pines Resort & Campground, a serene year-round retreat nestled between Middle and East Crooked Lakes in beautiful Nevis, Minnesota. Situated on 13 acres of towering pines with over 2,000 feet of pristine lake shoreline, this turnkey resort offers seven fully furnished cabins and multiple full-hookup RV sites, all surrounded by natural beauty and just minutes from Paul Bunyan State Forest and Itasca State Park. Each cabin features its own unique charm with updated interiors, full kitchens, private bathrooms, air conditioning and heat, comfortable living spaces, and outdoor decks with Weber grills and fire pits. From the cozy one-bedroom Cabin 3 with knotty pine and vaulted ceilings to the larger Cabin 4 that sleeps up to eight, guests will find accommodations suited for romantic getaways, group vacations, and everything in between. Many cabins offer stunning lake views and easy access to the shoreline, while others provide a more secluded, forested setting for added privacy. The property also includes a welcoming lodge with lounge seating, games, a pool table, and limited Wi-Fi, providing a perfect gathering spot on rainy days. Additional amenities include a fish cleaning house, swim beach, raft, horseshoe pits, boat and pontoon rentals, and guided fishing opportunities on some of Minnesota's clearest and most productive lakes. Guests can also enjoy nearby ATV trails and over nine golf courses within a 20-mile radius. Breezy Pines Resort is pet-friendly and known for its pristine setting, rustic charm, and exceptional hospitality, making it a highly desirable destination for vacationers and a rare opportunity for investors seeking a proven, income-generating property in the heart of Minnesota lake country. Whether you're looking to own a hospitality business or simply want a private compound for extended guests and friends, Breezy Pines delivers the perfect blend of relaxation, recreation, and natural beauty.

Additional Details:

Year Built	1985
Lot Acres	13.1
Lot Dimensions	560xirreg
Garage Stalls	4
Taxes	$4,462
Taxes with Assessments	$4,462
Tax Year	2025

Additional Features:

Fuel: Electric, Propane **Garage:** 4 **Heat:** Forced Air, Other **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, [illegible] **:** Central Air, Wall Unit(s)

Listed By:
American Legacy Land Co., LLC

Driving Directions:

From Nevis go north on County 2 (4) miles to #25138 on right. No for sale signs, for

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Call Affinity Real Estate
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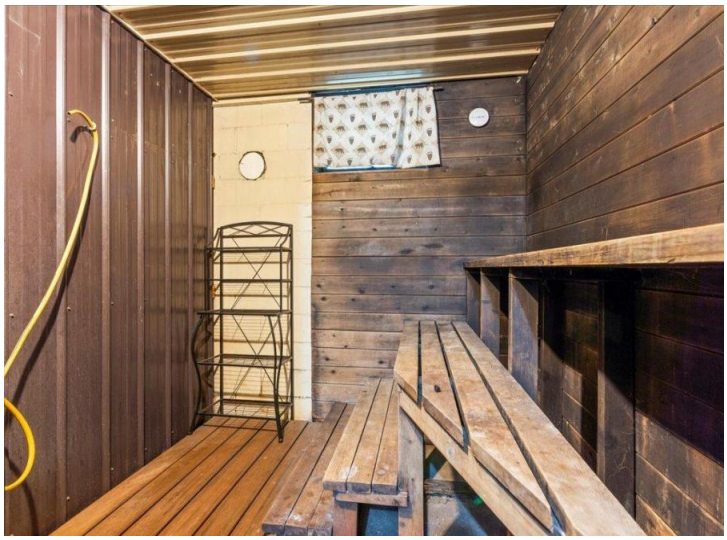





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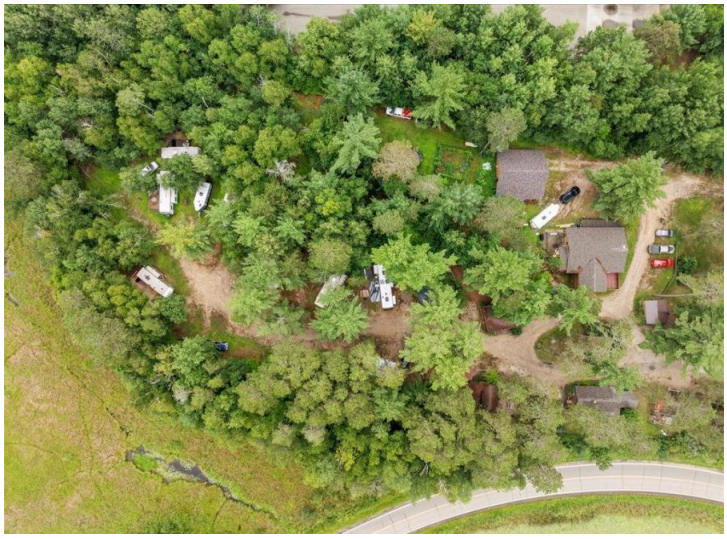

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