



MLS 7091823 Land

**\$125,000**

40 Acres  
Raw Land

1045B State Trail  
Nevis MN 56467

Status: Active

**Description:**

Escape to your own private Northwoods retreat with this exceptional 40-acre property surrounded by state, DNR, and county land, offering unmatched privacy and direct access to thousands of acres of public recreation land. A minimum-maintenance road leads to the property, where a cleared building site is ready for your cabin, home, or hunting camp.

The acreage is beautifully wooded with mature pine, birch, oak, and a variety of native trees, creating a scenic setting and excellent wildlife habitat. Several established walking trails wind throughout the property, making it easy to explore and enjoy the natural beauty year-round.

Outdoor enthusiasts will appreciate the outstanding hunting opportunities and convenient access to ATV and snowmobile trails. The popular Spider Lake recreation area is just a short distance away, and you can ride your ATV directly from the property to Nevis for dining, shopping, and local events.

Whether you're looking for a recreational getaway, hunting property, or future building site, this unique parcel offers the perfect combination of seclusion, adventure, and Northwoods charm. Call now to schedule a private showing!

**Additional Details:**

Lot Acres	40
Lot Dimensions	1330x1333x1333x1331
School District	308
Taxes	\$280
Taxes with Assessments	\$280
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Motley go North on HWY 64 to Left on County road 87 to Right on State Trail across from Chimney Road. Go Approx. 2.5 miles to right on Forest Road 1045B to end of road to property line.



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

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**



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$125,000**  
MLS 7091823 Land  
1045B State Trail  
Nevis MN 56467



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$125,000**  
MLS 7091823 Land  
1045B State Trail  
Nevis MN 56467



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$125,000**  
MLS 7091823 Land  
1045B State Trail  
Nevis MN 56467