



MLS 6372850 Lake Land

**\$75,000**

3.13 Acres  
Finished Lot(s)

XXX Crow Point Trail  
Nevis MN 56467

Waterfront: Third Crow Wing

Status: Pending

#### Description:

I'm thrilled to present an extraordinary opportunity to own a stunning lakefront lot on the highly desirable 3rd Crow Wing Lake. This is more than just a piece of land; it's your gateway to a lifetime of cherished memories and tranquil lakeside living.

Imagine waking up to breathtaking views of the lake every morning from your own 3.13-acre haven, complete with 200 feet of shoreline. This property offers unparalleled privacy, where you can truly unwind and connect with nature.

Abundant wildlife graces the area, providing a serene backdrop to your daily life.

Whether you envision cozy weekend getaways in your camper, building a charming cabin retreat, or crafting your dream walkout home, this lot is the perfect canvas for your vision. Being part of the prestigious Crow Wing Lake chain, connected by the scenic Crow Wing River, you'll have access to an expansive 1,827 acres of sparkling lake and miles of winding river to explore.

For those who love to fish, you've found paradise! The Crow Wing Lake chain is renowned for its excellent fishing year-round, offering endless opportunities to reel in the big one and create unforgettable family traditions.

Don't miss this chance to secure your slice of lakefront heaven on 3rd Crow Wing Lake. Let's discuss how you can turn this dream into a reality.

#### Additional Details:

Lot Acres	3.13
Lot Dimensions	200x779x295x656
School District	308
Taxes	\$662
Taxes with Assessments	\$662
Tax Year	2023

#### Additional Features:



Listed By:

Dane Arthur Real Estate Agency - Cross Lake

Chokecherry State and Crow Wing Regional Multipurpose Trails  
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**

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