



MLS 6487578 Residential

**\$399,000**

1,344 sq ft  
2 bedrooms  
1 baths

22901 240th Street  
Nevis MN 56467

Status: Active

**Description:**

15 acre hobby farm all fenced for horses also includes a unique 2 bedroom, 1 bathroom home on 15 acres! This property boasts a large 36' x 60' shop with living quarters, multiple outbuildings including a horse barn, serene ponds and rolling hills. The kitchen was recently updated and the unfinished basement is a blank canvas for whatever you envision! Also included in the sale is all of the personal property in the house and select items in the shop, including 3 refrigerators, 2 stoves, 2 washers and dryers, and 1,500 gallon propane tank. Your dream home awaits, seize the opportunity for rural living at its finest.

**Additional Details:**

|                        |                 |
|------------------------|-----------------|
| Year Built             | 1970            |
| Lot Acres              | 15              |
| Lot Dimensions         | 990x660x990x660 |
| Garage Stalls          | 3               |
| School District        | 308             |
| Taxes                  | \$2,518         |
| Taxes with Assessments | \$2,518         |
| Tax Year               | 2024            |

**Additional Features:**

**Fuel:** Propane, Wood **Heat:** Boiler, Hot Water, Wood Stove

**Driving Directions:**

From Hwys. 71/34 in Park Rapids. East on Hwy 34. Left onto 226. Right onto County 50. Right onto County 40. Left onto 225th Ave. Right onto 240th St to the property on the right.



Listed By:  
Coldwell Banker Crown Realtors

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**