



MLS 6568485 Land

**\$269,900**

40 Acres  
Finished Lot(s)

26929 Brayton Road  
Nevis MN 56467

Status: Active

**Description:**

\*\*\*\*ATTENTION HUNTERS AND YEAR-ROUND RECREATION ENTHUSIASTS\*\*\*\*

This 2 bedroom cabin(2019) with electric, on 40 beautifully scenic acres has a lot of something, for everyone, for all seasons.

Hunting(Deer, Bear, Turkey, Grouse, Waterfowl and more) (3 Raised Box Blinds and 3 Ladder Stands) (Bear Bait Station) 2 miles of groomed trails for hiking and snowshoeing

ATV on property or jump to the trails just off the driveway with your Side by Side, ATV or Snowmobile. Fishing (Bass and Panfish) in Bladder lake is just a short walk away. Thousands of acres of water within a short drive.

3D Archery Course(3 Deer, 2 Turkey's, 2 Bulldog Bullseye targets and 1 Bear target) included with Full Price accepted offer. Want to build your own Log Cabin and live off grid? Several great building spots and all the logs you can harvest.

Starlink Internet also included with full price accepted offer. See pictures for speed test

Remote office opportunities

Ample varieties of Mushrooms and other items for foraging

Cleared areas waiting for future food plots. Surrounded by either seasonal hunters or State Land. Exceptionally quiet with very little light pollution. Bluetooth space heater to take the edge off in the winter on your drive up

**Additional Details:**

Lot Acres	40
School District	308
Taxes	\$626
Taxes with Assessments	\$626
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Park Rapids, State Hwy 34 to County 11, south on County 11 to State Hwy 87. East on 87 to Chimney Road, follow to property.



Listed By:  
Re/Max Advantage Plus

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