



MLS 6573712 Residential

\$249,900

460 sq ft
2 bedrooms
0 baths

26929 Brayton Road
Nevis MN 56467

Status: Active

Description:

****ATTENTION HUNTERS AND YEAR-ROUND RECREATION ENTHUSIASTS**** Don't miss out on this 2-bedroom cabin BUILT IN 2021 on 40 beautifully scenic (State Park) acres. This incredible property has a lot of something, for everyone, for all seasons. Hunting(Deer, Bear, Turkey, Grouse, Waterfowl and more) Includes 1 raised box blind, 1 platform blind and 3 ladder stands and established Bear Bait Station, Additional FTB MFG blind and archery targets negotiable. 2 miles of groomed trails for hiking and snowshoeing. ATV directly 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. FTB MFG Hunting Pod, 3D Archery Course(3 Deer, 2 Turkey's, 2 Bulldog Bullseye targets and 1 Bear target), push mower, walk behind trimmer, chainsaw, 4 ground blinds, 1 year old 10x20 storage container and Starlink Internet hardware all extra negotiables. Want to build your own Log Cabin and live off grid? Several great building spots and all the logs you can harvest. See pictures for speed test that allows for 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 or hunting pressure. Based on estimates received it would only cost new owner and additional \$20k to \$25k to add well, septic and a bathroom. Make the drive and walk the property, you will not be disappointed. Seller had bid for \$22,500 for addition of bathroom, well and septic.

Additional Details:

Year Built	2021
Lot Acres	40
School District	308
Taxes	\$626
Taxes with Assessments	\$626
Tax Year	2024

Additional Features:

Basement: None **Fuel:** Other, Wood **Heat:** Other, Wood Stove **Sewer:** Outhouse **Water:** None **Air Conditioning:** Window Unit(s)

Driving Directions:

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



Listed By:
Re/Max Advantage Plus

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