



MLS 6722981 Residential

\$339,000

960 sq ft
2 bedrooms
1 baths

17498 County Road 2
Shevlin MN 56676

Status: Active

Description:

Looking for your Private 40-Acre Escape Near Lake Itasca? Located just minutes from the north entrance of Lake Itasca State Park, this property offers endless potential. Secluded by mature trees, the 2-bedroom, 1-bath manufactured home (24x40) is being sold furnished and includes recent upgrades - appliances (4 yrs), forced-air furnace (1 yr), and window AC units. The home is serviced by a drilled well and holding tank with water draining to a field system. Outbuildings include a 30x80 steel-sided shed that includes a 14x42 lean-to. Featuring in-floor heat in the finished front half (wood boiler) and cold storage in the back. Also included is a 16x30 concrete pavilion with secure storage. Has a bonus bunkhouse that sleeps 4. Permanent outhouse with concrete floor and vault toilet. With 2 large food plots, 3 permanent deer stands (with LP heaters), bear proof shed for the corn filled gravity box and abundant wildlife, the land is a hunter's dream. There have been many trophy deer taken off of this land. With its peaceful setting, proximity to the park, and turnkey condition make it equally appealing as a quiet retreat or recreational getaway.

Additional Details:

Year Built	1978
Lot Acres	40
Lot Dimensions	1306 x1313x1306x1314
Garage Stalls	2
School District	2311
Taxes	\$846
Taxes with Assessments	\$900
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Pellet, Propane **Garage:** 2 **Heat:** Forced Air, Radiant Floor, Other, Outdoor Boiler **Sewer:** Holding Tank, Septic System
Compliant - No **Water:** Drilled **Air Conditioning:** Window Unit(s)

Driving Directions:

Highway 200 to Great River Road North to property on the right.



Listed By:
Keller Williams Classic Rlty NW

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