![Affinity Real Estate Inc logo]

MLS 6756153 Residential

$359,900

1,344 sq ft
4 bedrooms
3 baths

22901 240th Street
Nevis MN 56467

Status: Active

Description:

This property is a true gem, offering endless possibilities with both a spacious workshop and a charming main house. With a combined 4-bedroom, 3-bathroom layout, it sits on an expansive 15-acre lot that blends wooded areas with open fields, providing a stunning backdrop for any vision you have in mind. The property is nearly fully fenced and includes a paddock off the barn, ideal for various uses.

Most furnishings in the houses and large air compressor in the shop will remain with the property, making it as turnkey as possible. Whether you're an investor seeking your next project or a buyer ready to create a custom retreat, this property is a blank canvas awaiting your personal touch. Its versatile layout and extensive grounds make it suitable for a private residence or potential income-generating venture.

Surrounded by excellent hunting and fishing opportunities and just minutes from downtown Park Rapids, you can enjoy the best of both worlds—peaceful rural living with easy access to great dining and unique shops in town. Don't miss this rare chance to own a piece of paradise with so much to offer!

Schedule your showing today before it's too late

Additional Details:

Year Built	2006
Lot Acres	15
Lot Dimensions	990x660x990x660
Garage Stalls	3
School District	308
Taxes	$2,540
Taxes with Assessments	$2,960
Tax Year	2024

Additional Features:

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

D... From Hwy 3. 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.

Call Affinity Real Estate

218-237-3333
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MLS REALTOR EQUAL HOUSING OPPORTUNITY

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470