



MLS 6808420 Lake Land

\$374,900

1.84 Acres

Other

Xxx +/- 1.8 Acre Hazlenut Trail Xxx

Hazlenut Trail

Nevis MN 56467

Waterfront: East Crooked

Status: Pending

Description:

1.84 Acre Lakefront Lot with 225' Shoreline – Premier Northwoods Setting

Discover your own slice of Minnesota paradise on this beautiful 1.84-acre lake lot featuring 225 feet of pristine shoreline. This gently elevated property is studded with majestic red and white pines, offering both natural beauty and privacy in a truly picturesque setting.

The lake spans 396 acres and is renowned for its excellent water clarity—an exceptional measure of purity that reveals the lake's brilliant color and pristine quality. You'll enjoy stunning panoramic views and endless opportunities for boating, swimming, and fishing right from your own dock. East Crooked lake delivers unforgettable days on the water.

Perfectly positioned for outdoor enthusiasts, this property is close to Paul Bunyan State Forest, Itasca State Park, and the Mississippi Headwaters, offering miles of hiking, biking, and snowmobile trails. The charming towns of Nevis and Park Rapids are nearby for shopping and dining and the fun small town summer events, and you're just a 20-minute drive to Bemidji and Leech Lake, known for some of the best musky and walleye fishing in the region.

The lot is ready to build, with a driveway already in place and a building site and septic system design completed. Bring your own builder or take advantage of our experts with a seamless design build process ready to help you bring your dream lake home to life.

Included with the property is a 24' maintenance-free roll-in dock, making it easy to launch your adventures the day you arrive.

This rare lakefront opportunity offers the perfect blend of natural beauty, convenience, and recreation—ideal for your dream home or Northwoods retreat.

Key Features:

1.84 acres with 225' of lake frontage

Excellent water clarity
Weiss Realty LLC

Individual Representation with multiple 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.
Driveway installed and building site ready

Septic design completed



Call Affinity Real Estate

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

Includes 24' roll-in dock

Near Nevis, Park Rapids, Bemidji & Leech Lake