



MLS 6825197 Residential

**\$195,900**

1,344 sq ft  
2 bedrooms  
1 baths

17953 219th Avenue  
Nevis MN 56467

Status: Pending



#### Description:

15 Acres • 2 Bed, 1 Bath • Endless Potential!

2 Bedroom • 1 Bath • 15 Acres

Discover the perfect blend of privacy and potential with this country property!

- Home Features: Cozy 2-bedroom, 1-bath layout with an unfinished walk-out basement ready for expansion.
- Land: 15 acres of open space ideal for hunting, gardening, or hobby farming. Will be survey off from remaining acres.
- Outbuildings: Multiple structures provide storage, workshop space, or room for livestock.
- Opportunity: The home needs some TLC, but offers a solid foundation and endless possibilities to create your dream retreat.

Enjoy the peace of rural living with room to grow, play, and make it your own.

Currently property has 74.97 acres but will be split down to 15 acres with all buildings and home. Home is being sold AS IS. Additional acres available MLS 6825471.

#### Additional Details:

Year Built	1983
Lot Acres	15
Lot Dimensions	TBD
Garage Stalls	2
School District	1380
Taxes	\$1,166
Taxes with Assessments	\$1,166
Tax Year	2025

#### Additional Features:

**Basement:** Unfinished, Walkout **Fuel:** Array **Garage:** 2 **Heat:** Wood Stove **Sewer:** Septic System Compliant - No **Water:** Sand Point **Air Conditioning:** None

#### Driving Directions:

Hwy 34 East to 219th Ave to fire # 17953



Listed By:  
Patriots Choice Realty

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