



# Nip Creek Acreage



**Listed By: Charlie Chernak**

**PROPERTY #2184**

**PRICE:** \$399,000

**TERMS:** cash or bank financing

**ADDRESS:** Kelly Trail

**PROPERTY DESCRIPTION:** Large, 246+/- acre parcel with western exposure on the Nip Creek with almost 3,500+/- feet of frontage. Parcel has a driveway into the parcel with many exceptional building sites to choose from overlooking the river. Two small cabin are already on the parcel. This parcel is an excellent recreational property in the midst of the Superior National Forest adjoining to the south and west.

**ACCESS:** seasonal

**LEGAL DESCRIPTION:** S 1/2 of the SW 1/4, Section 11; NW 1/4 of the NW 1/4, Section 14; NE 1/4 of the NE 1/4, Section 15; NW 1/4 of the NE 1/4, lying easterly of Nip Creek, Section 15; SW 1/4 of the SE 1/4, lying easterly of Nip Creek, Section 10; SE 1/4 of the SE 1/4, Section 10; NW 1/4 of the SE 1/4, lying south and east of Nip Creek, Section 10; all in Township 60N, Range 11W

**COUNTY:** Lake County

**APX ACREAGE:** 246 acres

**APX CREEK FRONTAGE:** 3,499 ft

**APX LOT SIZE:** irregular

**WELL:** none

**SEPTIC:** none

**MILES FROM ELY:** 28+/- miles

**ZONED:** RR

**TAXES:** \$2,158 in 2009 (includes other lands)

**CLASSIFICATION:** non-homestead

**PARCEL CODE:** 20-6011-10910, 11610, 11670, 14310, 15010 and part of 10790, 10850

**DIRECTIONS:** From Ely, follow Hwy 1 south 25+/- miles to Kelly Trail (F.R.# 178), take a right. Follow Kelly Trail approximately 2 3/4 miles to gate on the right. Property is shown by appointment.

**While the information and figures included are believed to be reliable,  
the providing broker cannot guarantee their accuracy.**