



MLS 6217898 Lake Land

\$1,300,000

Description:

A development opportunity surrounded by water-frontage is a developer's dream. This nearly 80 acres of property overlooks Little Pine Lake to the East and the Otter Tail River to the West. Located a minute from Perham, Minnesota. A town that sees growth year over year from the industries it provides, the local lakes, housing, and overall a great community.

The opportunities of this property are never-ending. Turn this into Perham's newest development, a campground, or keep it all to yourself. Enjoy great fishing, duck hunting, and deer hunting opportunities on this property.

The road through the property is up to county specifications. There are two approaches to the property from county highway 51.

The property has a wildlife fence around 50 percent of the property.
There are two water catchments in place with options for a third.

The Shop/garage is roughed-in for plumbing and electricity.
No electric, water, or septic on site.

Additional Details:

Lot Acres	80
Lot Dimensions	1570 x 3025
School District	549
Taxes	\$722
Taxes with Assessments	\$722
Tax Year	2022

Additional Features:

Driving Directions:

Head North on co Hwy 51 out of Perham.

After the little pine bridge, past zorbaz third driveway to your left.



Listed By:
eXp Realty

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Call Affinity Real Estate

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