



MLS 6382079 Lake Land

**\$375,000**

**Description:**

Your ISLAND LIVING DREAM AWAITS YOU!!! If you are looking for your own piece of privacy on beautiful Leech Lake, "Muskie Capital of the World" you have found the right place. This 40+ acre Island property with over 3800+feet of shoreline on the Historic Bear Island is a rare find. The seller has used the property previously for hunting and fishing over the years and now it can be your own paradise! Discover the sand bars on Bear Island for all your families summer activities, boat/snowmobile across the lake to Trappers Landing Lodge/Bar & Restaurant, and Pikedale Resort. This property is a short ride from either Brevik or Whipholt public boat accesses. Hurry, now's your chance to own an island on famous Leech Lake!

**BREVIK ACCESS:** From Longville, go N. on Hwy 8 for 4.3 m., Left Hwy. 200 for 3.5 m., Right on Cty Rd 29 NE for 2.2 m. Left on Partridge Point Dr NE for .8 mile.

**WHIPHOLT:** From Northern Lights Casino 4-way, go E. 9 miles on 200 to Left on Whipholt Beach Rd to access.

**Additional Details:**

Lot Acres	41.79
Lot Dimensions	1371x1220x2250x1722
School District	118
Taxes	\$452
Taxes with Assessments	\$452
Tax Year	2023

**Additional Features:**

**Driving Directions:**

Access by boat in Summer/Fall (open water) or by snowmobile/Snowcat in Winter. Closest boat landings to Bear Island: Leech Lake Brevik State Water Access or Leech Lake Whipholt access. See Agent notes for directions to the Brevik access.



Listed By:  
Kurilla Real Estate LTD

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**Call Affinity Real Estate**

**218-237-3333**

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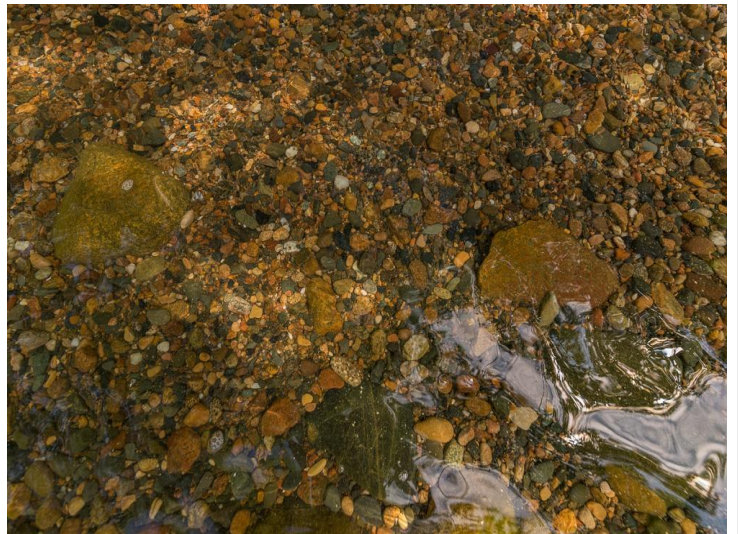
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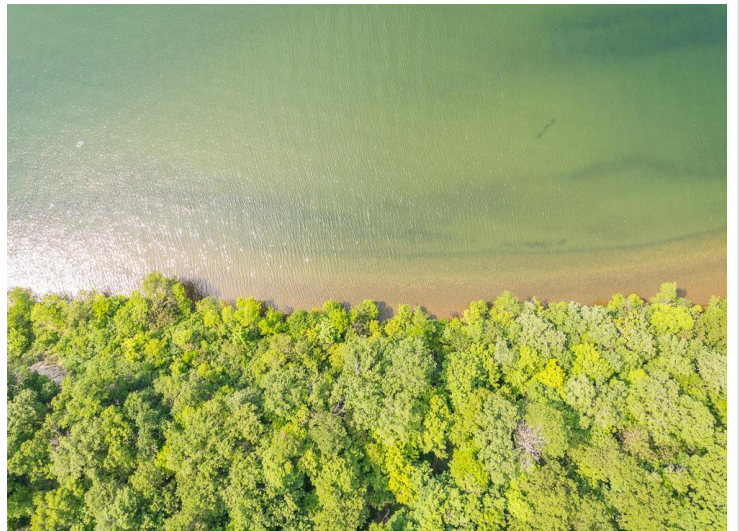
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