



MLS 6479791 Lake Land

**\$70,000**

**Description:**

Build your dream home on this large 2.48 acre lot with a gentle slope to the lake. Located in the Bass Lake Estates Addition. Relax & enjoy the sunsets with the tranquility of water in your backyard! Well has been drilled & electricity is available. The approach to the land & mailbox is in place along with 75 male cottonwood trees, 75 red maple trees, and 4 larger apple trees were planted by Becker County Soil Conservation district on the north and south sides of the lot. Land is rough graded and some seeding has been done. 40' steel dock is included. No special assessments.

**Additional Details:**

Lot Acres	2.48
Lot Dimensions	irregular
School District	2889
Taxes	\$240
Taxes with Assessments	\$240
Tax Year	2023

**Additional Features:**

**Driving Directions:**

From Audubon, MN on US Hwy #10, go South on Becker County #11 to County road #6 at Pitt 611. Then left for 1/2 mile to Hill View Lane then left for 1 block to lot and sign.



Listed By:  
Realty Xperts

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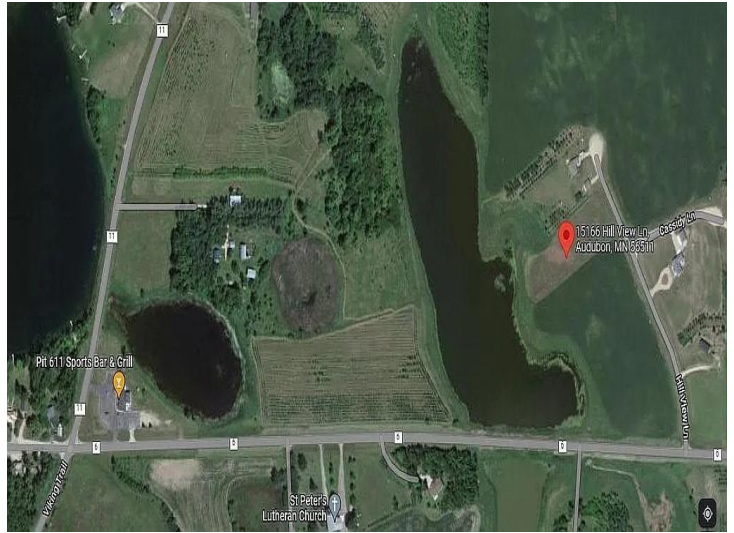
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MLS



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**Affinity**  
REAL ESTATE INC

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15166 Hillview Lane  
Audubon MN 56511





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