



MLS 6513010 Lake Land

**\$215,000**

**Description:**

Just short of 75 acres, this fantastic hunting land on Boy River connects S/W to the Chippewa Forest. There is more federal land across the street. Contact Corps of Engineers in regards to putting a dock on Boy River and any usage rules. Fishing can also be had less than 1/3 of a mile away at the bridge. The S side is mainly high with a nice mix of Birch, Pine and White Cedar. Acreage is a haven for wildlife and there is a large clearing for perhaps a hunting cabin or just a nice big camp site. Revive old hunting trails and open yourself up to hundreds of acres of excellent hunting land. Seller has used the motorhome as lodging when at the acreage and will leave it there for the buyer to camp in. Unknown if it runs and left 'as is'. They will also leave 2 deer stands.

**Additional Details:**

Lot Acres	74.34
Lot Dimensions	1600x2435x1746x1704
School District	118
Taxes	\$236
Taxes with Assessments	\$236
Tax Year	2023

**Additional Features:**

**Driving Directions:**

GPS can be inaccurate. Seller provided: .5 miles north of Black Duck Point Drive. .3 miles south of the bridge over Boy River. and 8.2 miles N of Hwy 200.



Listed By:  
Realty Group LLC

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



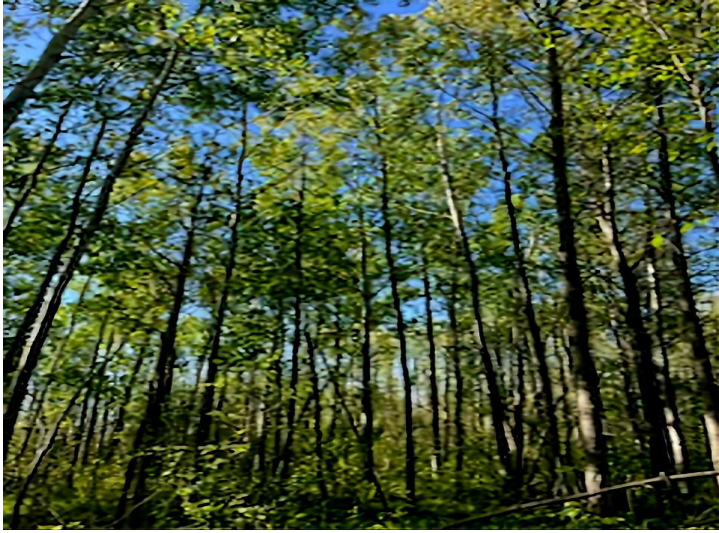


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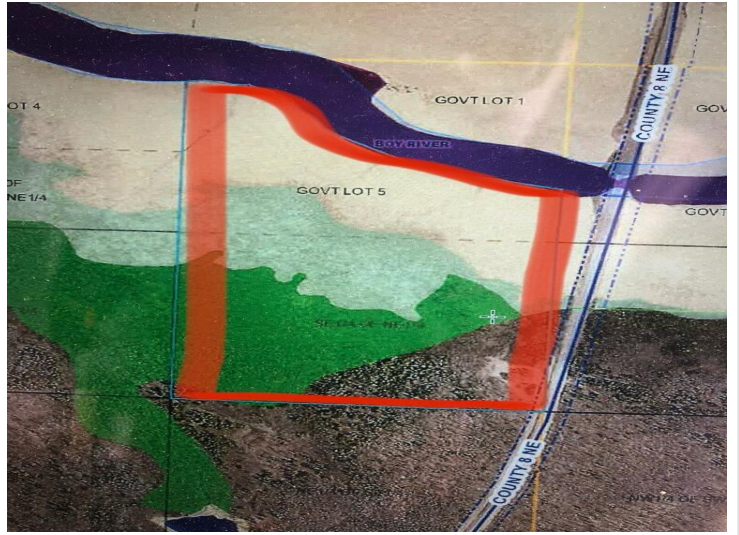


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