



MLS 6535832 Lake Land

**\$275,000**

**Description:**

Welcome to Upper Hay Lake !! Discover Lot 1, a sprawling 1.94-acre wooded oasis boasting 100 feet of pristine lakeshore. The lot features gently rolling topography, adorned with mature timber and majestic oaks ensuring privacy and tranquility.

You'll love the phenomenal building site offering captivating views of the lake. Dive into the crystal-clear waters from the hard sand bottom shoreline, perfect for swimming and water activities. Upper Hay Lake is renowned for its exceptional recreational opportunities and abundant fishing prospects.

Indulge in breathtaking sunrises with an eastward-facing perspective. This open builder lot presents limitless possibilities with no covenants or deed restrictions. Enjoy convenient access to the renowned Paul Bunyan Trail and the array of amenities offered by the Brainerd Lakes Area.

Seize this unparalleled opportunity to create your lakeside retreat in the natural splendor of Upper Hay Lake !!!

**Additional Details:**

Lot Acres	1.94
Lot Dimensions	100x826x100x862
School District	186
Taxes	\$974
Taxes with Assessments	\$974
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Jenkins, East on Veterans Street, South on Old Hwy 371, East on Upper Hay Lake Access, North on North Oak Drive. Parcel is located just north of the boat launch, look for signage.



Listed By:  
Timber Ghost Realty, LLC

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**Call Affinity Real Estate**

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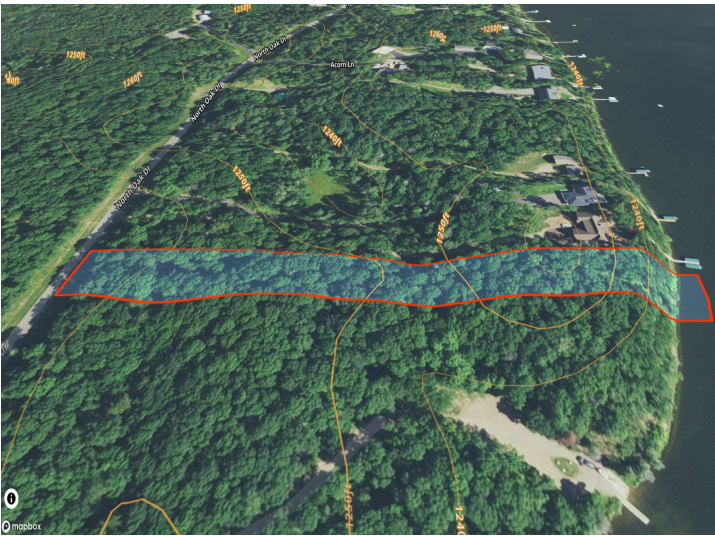
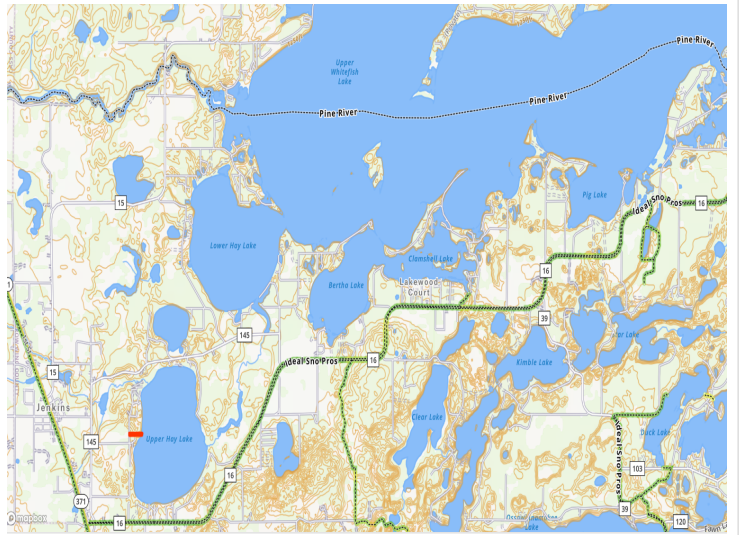
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