



MLS 6542824 Land

**\$53,900**

2.02 Acres  
Rough Grade

L44 B1 Navaho Trail  
Breezy Point MN 56472

Status: Active



**Description:**

Ready to build? Here is a rough graded 2.01 acre lot on a tar road close to all Breezy Point has to offer. Look forward to everyday sunset views. 2.01 acre lot feels private due to easement west and 1 acre lot to east. Seller has cleared, graded and installed the septic tank and drain-field 2023, which has been approved and inspected. Just needs to be connected to a home. Seller also has bid for Well installation, lot layout, blueprint for 2 bedroom home 1296sf w/o garage (the smallest as per city zoning). Come take a look!!

**Additional Details:**

Lot Acres	2.02
Lot Dimensions	217x405x217x405
School District	186
Taxes	\$458
Taxes with Assessments	\$458
Tax Year	2024

**Additional Features:**

**Driving Directions:**

"GPS" the address 7462 Navaho Trl - it's one more driveway west to Lot 44. From Breezy Point Resort gates go west on CR4 to RT on Dove St to LT on Ranchette to RT on Navaho just past 7462 on RT see for sale sign.



Listed By:  
Edina Realty, Inc.

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**L44 B1 Navajo Trail**  
 2.01 Acres  
 Date: 5/24/2024 Time: 9:52 PM



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