



MLS 6617868 Lake Land

\$439,000

Description:

Discover one of the most beautiful properties on Leech Lake in Walker, Minnesota! This stunning .82-acre vacant lot on Rocky Point Drive NW is an exceptional opportunity to build your dream lake home or cabin in the heart of Minnesota's premier lake country. Nestled in the pristine, private setting of Uram Bay, this level lot boasts breathtaking shoreline views and is surrounded by luxurious homes, with a tranquil and up north atmosphere.

One of the standout features of this property is the private boat landing, offering direct access to the world-class fishing and boating waters of Leech Lake. Whether you're an avid angler, water sports enthusiast, or just looking for peaceful days on the water, this property has everything you need to enjoy lake life to the fullest. The lot also includes a 10x22 boathouse situated right on the water's edge, providing convenient storage for your water toys and gear.

With no builder restrictions and no association fees, the possibilities for your future home are endless. Design and build a custom retreat that perfectly fits your vision and lifestyle. The lot is level and ready for development, with a driveway already in place, making access easy and convenient.

Located in an exclusive and serene neighborhood, this property offers a rare combination of seclusion and community. Enjoy the best of both worlds: peaceful, lakeside living with the amenities of Walker just a short drive away. Plus, being tucked into Uram Bay means calm waters and added privacy, perfect for those seeking a quiet escape on one of Minnesota's most iconic lakes.

Don't miss this unique opportunity to own a slice of paradise on Leech Lake's Rocky Point. This property is truly one of the most beautiful lots on the shoreline and provides the perfect canvas for your dream home. Schedule your showing today and start envisioning life at the lake!

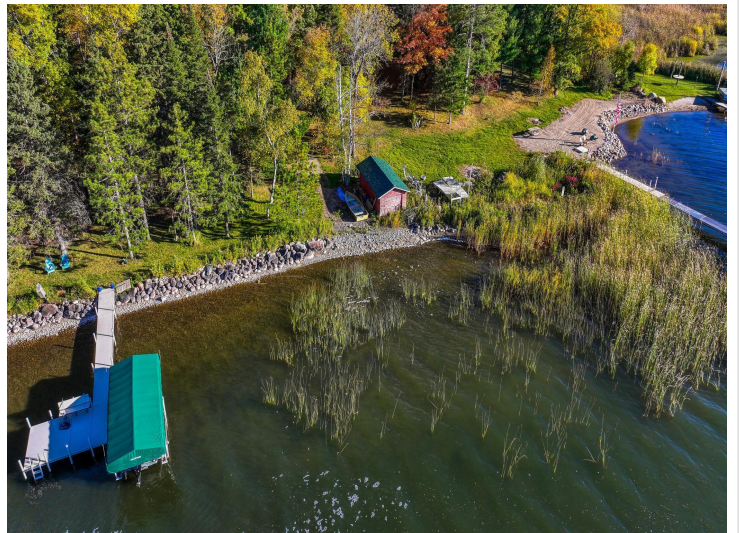
****Leech Lake:**

Leech Lake is the third largest lake entirely within the boundaries of Minnesota and has approximately 112,000 surface acres. The lake has an irregular shape with a variety of large and small bays. The deepest area of the lake is located in Walker Bay where depths approach 160 feet deep. Approximately 80% of the lake is less than 35 feet deep. Walleye, Northern Pike, and Muskellunge are the primary predator species, while Yellow Perch and Tullibee (Cisco) serve as the principal forage. Leech Lake is well known among anglers as a premier walleye fishing destination and includes excellent fishing for Walleye, Yellow Perch, Northern Pike, Muskellunge, Largemouth Bass, Smallmouth Bass, and Crappie.

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Walker, located just a few miles from Rocky Point, is a small but vibrant community including restaurants, bars, and excellent downtown shopping. Walker is a part of an iconic community. It also hosts popular events such as the Moondance Jam, a large music festival, and the Leech Lake Regatta, a major sailing event on the lake as well as many fishing tournaments and events throughout the year.

****Rocky Point** and the surrounding area are known for their rocky shoreline, which gives the point its name, as well as



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