



MLS 6671942 Land

**\$34,900**

1.04 Acres  
Raw Land

TBD White Overlook Drive  
Breezy Point MN 56472

Status: Pending

**Description:**

This beautiful, wooded 1.04-acre land is the perfect blank canvas for your custom home, cabin, or investment property. Located in the heart of Breezy Point, MN, this level land offers the best of both worlds—privacy and nature while still being close to modern conveniences. Since it is two lots, you could build on one and decide to sell the other lot. Love the outdoors? You'll have easy access to numerous lakes, making it ideal for fishing, boating, and relaxing by the water. Nearby, you'll find golf courses, snowmobile trails, and the famous Paul Bunyan Trail, a must for biking and hiking enthusiasts. Whether you're looking for adventure or a peaceful retreat, this location has it all. Need to commute? You're just four miles east of Pequot Lakes and a quick 25-30 minutes north of Brainerd/Baxter, providing access to shopping, dining, and essential services. The combination of a quiet wooded setting and easy access to town makes this property truly unique. Thinking about investing? This versatile lot is perfect for a developer looking to build a spec home or two, a buyer seeking an affordable and scenic location for a future build, or someone who simply wants to secure land in a high-demand area. With a level topography and utilities available, it's an easy build site with incredible potential.

**Additional Details:**

Lot Acres	1.04
Lot Dimensions	242x202x211x200
School District	186
Taxes	\$136
Taxes with Assessments	\$136
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Breezy Point Resort, west on County Rd. 11, right on Ranchette Dr., right on Winter Trail, left on Hillside Pass, right on White Overlook Dr. to property on the Left.



Listed By:  
eXp Realty

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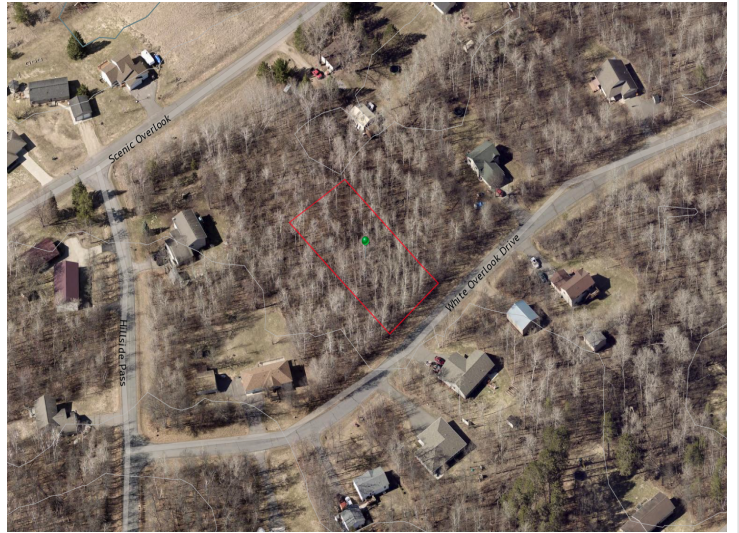
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