



MLS 6700771 Land

**\$32,000**

0.92 Acres  
Plat Designed

311XX 452nd St [B1]  
Vergas MN 56587

Status: Pending

**Description:**

Set your Sights on LOON VIEW – the newest Neighborhood just outside of Vergas, offering a limited selection of Build-Ready Lots with Views of Loon Lake!

Whether you're dreaming of a Custom Home, Shouse, Barndominium, or simply an Oversized Shop, this Lot offers the flexibility to match your vision.

Positioned to capture Sweeping Views of Loon Lake and the surrounding countryside - a Peaceful Backdrop for your Future Build.

A New Access Road is currently under construction and is slated for completion in the first week of May, ensuring seamless, Year-Round Access at no cost to you.

Located just Minutes from the booming Town of Vergas, you'll have easy access to Shops, Dining, Public Lake Access, and Community Events, all while relishing the tranquility of Country Living.

Whether you're looking to Build your Future Home or need a versatile Lot for a Sizeable Shop, LOON VIEW offers the Ideal Canvas!

**Additional Details:**

Lot Acres	0.92
Lot Dimensions	202 x 200 x 147 x 287
School District	1955
Taxes	\$8,118
Taxes with Assessments	\$8,198
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Vergas, head Southwest on S Pelican Ave until E Looney Ln, then turn left. Continue for 2.7 Miles, then turn right onto Mallard Dr. After 0.2 Miles, turn right onto 316th Ave, then take the first left onto 452nd St. Continue straight and the property will be marked on t



Listed By:  
Jack Chivers Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$32,000**  
MLS 6700771 Land  
311XX 452nd St [B1]  
Vergas MN 56587

website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$32,000**

MLS 6700771 Land  
311XX 452nd St [B1]  
Vergas MN 56587