



MLS 6700777 Land

**\$69,900**

3.49 Acres  
Finished Lot(s)

451XX 316th Ave [C]  
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 in a peaceful country setting!

This 3.49-Acre Pasture Lot features an amazing Hilltop Setting that offers both Privacy and a stunning Panoramic View of Loon Lake – making it an Exceptional Build Site.

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

Located just minutes from the Booming Town of Vergas, enjoy the benefits of nearby Shops, Dining, Public Lake Access, and Community Events, all while enjoying the tranquility of Country Living.

Whether you're looking to build your Future Home or a Peaceful Countryside Escape, LOON VIEW offers the Ideal Canvas!

**Additional Details:**

Lot Acres	3.49
Lot Dimensions	590 x 460 x 126x397x200 x 120
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 the left side.



Listed By:  
Jack Chivers Realty

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