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Affinity
REAL ESTATE INC

MLS 6711085 Residential

$179,000

1,024 sq ft
2 bedrooms
1 baths

13255 Pike Bay Loop
Cass Lake MN 56633

Status: Active

Description:

Looking for Storage Space plus Living Quarters?
50' x 100' pole shed with 16' x 64' living quarters inside (2 br 1 ba, liv rm, dining & kitchen, nothing fancy, just basic). Sets on nearly 4 ac nicely wooded (275' road frontage x 613' depth). Located ¼ mi off Hwy 371 on Pike Bay Loop & ¼ mi to Heartland State Trail (hiking, biking, snowmobiling). Very close to endless public lands, Chippewa National Forest, hunting, fishing & various adventures, numerous public boat landings on Cass Lake Chain, 3 mi to town of Cass Lake (Groceries, gas, dining, golf, gambling & entertainment (See "Important Notes" included in pictures attached)

Additional Details:

Year Built	2000
Lot Acres	3.8
Lot Dimensions	275x613x225x138x483
School District	115
Taxes	$424
Taxes with Assessments	$424
Tax Year	2025

Additional Features:

Fuel: Electric **Heat:** Baseboard, Forced Air, Other

Driving Directions:

From Walker go North on Hwy 371 for 17 miles, turn right on Pike Bay Loop, follow 1/4 mile to property on left, 3rd for sale sign on properties. Town of Cass Lake, go south on Hwy 371 approximately 2 miles, turn left on Pike Bay Loop, 1/4 mile to properties on left to 3rd For Sale sign & gate.

Broker Reciprocity

Listed By:
askRICK.com dba Walker Area Realty

Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com

MLS REALTOR EQUAL HOUSING OPPORTUNITY

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

225'
138'
580'
442'
29-028-4300
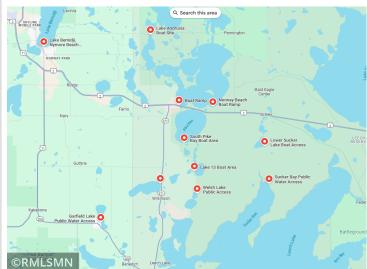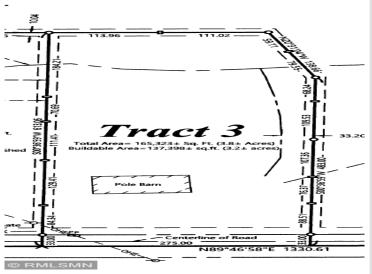46.29 AC±
1.02 ROW
new driveway'
PIKE BAY LOOP NW
275'

Important notes

1. Located just ¼ mile down Pike Bay Loop is the beginning of endless Chippewa National Forest public lands having many public roads and trails for auto, biking, walking, 4 wheeling, snowmobiling and great hunting.
2. Only 2 mi down Pike Bay Lopp and following the entrance road is a beautiful well maintained National Forest Park with a sandy public swimming beach coupled with very nice picnic grounds with bathrooms. Plus, there are numerous campsites that string along the sandy shoreline. All of this on, Pike Bay of the Cass Lake Chain.
3. Additionally, close by are 2 nice public boat ramps and numerous Resort ramps with docking rental space giving convenient access to main Cass Lake. This provides easy boating access to the entire Cass Lake Chain, including Andrusia, Big Wolf and Kitchi Lakes. Beyond that you can follow the Mississippi River to numerous other lakes a bit farther for a never-ending adventure!
4. Within easy driving distance are numerous other lakes, some completely surrounded by public lands with no private dwellings on them. Others with minimal development. Some have public boat ramps and others are accessible only by "carry-in" smaller boats, canoes and kayaks. See the map of public boat ramps included here in the pictures.
5. Groceries, gas, hardware, liquor, golf, summer dining at historic Stony Point Resort and year around dining at the brand new "Bobbers" restaurant at Cass Lake Lodge Resort, gambling and entertainment at the new Cedar Lakes Casino, all just 3 mi north at the town Cass Lake.
6. Just ¼ mi west and adjacent to Hwy 371 you can jump on the extensive Heartland State Trail which also connects to the Paul Bunyan Trail system, both for walking, biking and snowmobiling.
7. Note: The seller has owned this property for less than a year. His interest was in acquiring the adjoining vacant 30+ wooded acres. He has filled out the disclosures as much as knowledgeable. There is nothing adverse that he knows about. He has cleaned the living and shed quarters. He has started the running water with water heater, brought in a new electrical service, added a 220 service to the interior of the shed, turned on the electrical lights, refrigerator and baseboard heaters. He has installed a new entrance driveway with gates. He has not turned on the forced air furnace, the washer or the dryer. That is about what he knows (see Disclosures). The property is being sold "as is". The seller intends to remove only a very limited amount of personal property that he has added to the shed since his purchase of the property (4 wheeler, skid steer with attachments, trailers and minimal other items) The remainder personal property will stay with the property.
8. The seller is a licensed real estate Broker in MN. He is presently planning a Minor Subdivision of 9 acreage tracts on the adjacent 30+ acres. The development is named "Among Forest and Lakes". The access road is presently under construction with a planned entrance monument. Very nice.

Cass Lake
Unorg
T145N-R30W
Pike Bay
Property
National Camp Ground & Public Boat Landing
All Public Lands

Tract 3
Total Area = 165,323± Sq. Ft. (3.8± Acres)
Buildable Area=137,398± sq.ft. (3.2± acres)

Pole Barn

Centerline of Road
275.00
N89°46'58"E   1330.61

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