



MLS 6716694 Lake Land

**\$159,000**

**Description:**

\*Deeded Acres are less than Actual Acres. Enjoy 139' of shoreline on Shipman Lake. This cleared lot is ready to be built on, camp on or use for your recreation. Electric, sewer and well are already on property. Fiber Optic runs down the road, just needs to be connected. There is a dry cabin, small shed and insulated well house. This property extends over both sides of the road, to the north and south. Approx 1/2 acre on North side has been cleared, leveled and planted last fall with food plots. Public access is located right across the lake. Dock your boat or pontoon and enjoy time on Shipman Lake which is 55' deep and covers 60 acres. This lot is located off a dead-end minimum Maintenance Road that is privately maintained by owners of the road. Shipman Lake is 11 miles SW of Park Rapids.

**Additional Details:**

Lot Acres	0.64
Lot Dimensions	95x295
School District	309
Taxes	\$574
Taxes with Assessments	\$610
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Park Rapids go South on 71st. Take Right on County Highway 42. Take left on County Rd 125. Take a Right on 198th St. Property of Left.



Listed By:  
National Realty Guild

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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





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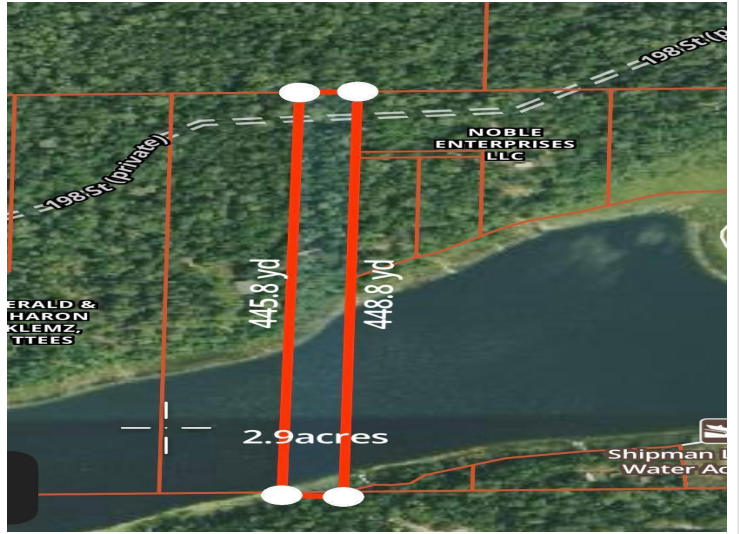


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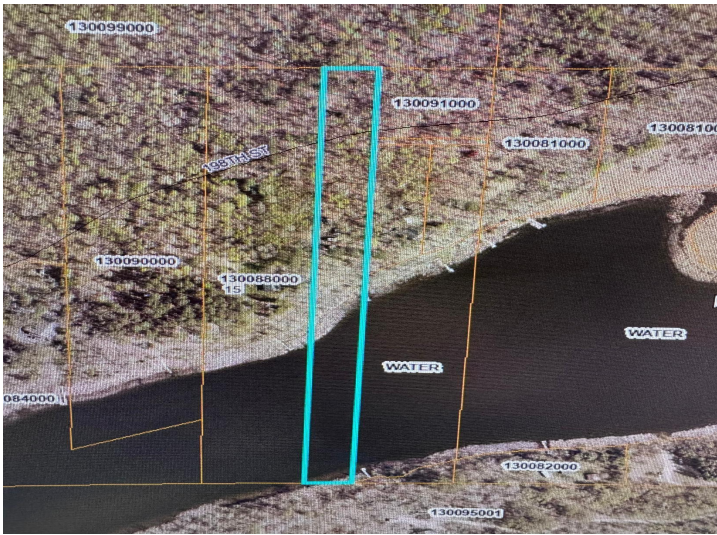


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