



MLS 6720674 Lake Land

\$120,000

Description:

100' lake shore lot on Shipman Lake SW of Park Rapids. This remote lot is located off a private road and offers a bunkhouse heated with electric baseboard only. Camp site and outhouse on property by bunkhouse. Terrain to lake is hilly but flattens by water. Lake shore has been assessable in the past but currently grasses have grown tall around the pontoon. Fiber Optic runs down the road. No water or sewer on the lot. Owners along 198th St. share costs for road Maintenace, including snow removal.

Shipman Lake is about 2.25 miles long, covers 60 acres and is 55 feet deep. Shipman also has a great variety of fish which include black bullhead, black crappie, bluegill, brown bullhead, hybrid sunfish, largemouth bass, northern pike, pumpkinseed, yellow bullhead, yellow perch, bowfin (dogfish).

Additional Details:

Lot Acres0.69Lot DimensionsIRRSchool District309Taxes\$492Taxes with Assessments\$528Tax Year2025

Additional Features:

Driving Directions:

Go South on Highway 71 from Park Rapids. Take a right on County 42. Turn left on 125th Street. Take a right on 198th Street. Property about 1/2 mile on left.



Listed By: National Realty Guild

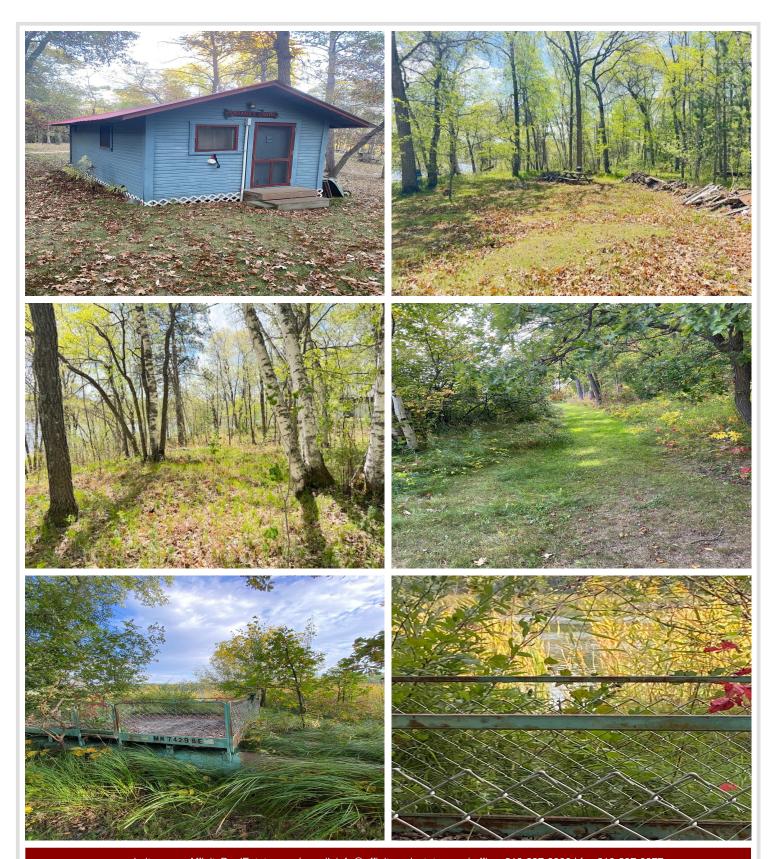
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



REALTOR* BOAR KINESE OFFICE ANTY



 $website: www. Affinity Real Estate.com \mid email: info@affinity real estate.com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid fax: 218-237-377$



\$120,000MLS 6720674 Lake Land 56460 198th Street
Park Rapids MN 56470













website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$120,000MLS 6720674 Lake Land 56460 198th Street
Park Rapids MN 56470











 $website: www. Affinity Real Estate.com \mid email: info@affinity realestate.com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid$



\$120,000MLS 6720674 Lake Land 56460 198th Street
Park Rapids MN 56470