



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 Maintenance, 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 Acres	0.69
Lot Dimensions	IRR
School District	309
Taxes	\$492
Taxes with Assessments	\$528
Tax Year	2025

**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

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