



**Affinity**  
REAL ESTATE INC

MLS 6728162 Lake Land

**\$299,000**

**Description:**

Set your sights on LOON VIEW – the newest Lakeside Neighborhood just outside of Vergas, offering a limited selection of Build-Ready Lots on beautiful Loon Lake! This expansive 1.94-Acre parcel combines generous Wooded Acreage with a prominent Hilltop Setting, ensuring immediate Privacy and Breathtaking West-Facing Views over the lake.

A mild-sloped terrain leads down to 239 ft. of perfect Sugar-Sand, Hard-Bottom Shoreline, ideal for Swimming, Floating, and Lakeside Relaxation. With just a bit of landscaping, Stairs can be added to provide effortless access from your future home down to the water's edge.

The increased Buildable Acreage makes this lot ideal for a larger custom home, a walk-out basement design, or a versatile Shouse/Barndominium - perfect for those seeking room to expand.

While finalizing plans, pull up a Camper seasonally to begin enjoying Lake Life today. Back Lots are also available for anyone seeking extra space for a future Shop or Outbuilding.

Start planning your future on the beautiful shores of LOON VIEW!

**Additional Details:**

Lot Acres	1.94
Lot Dimensions	239 x 384 x 239 x 405
School District	549
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 right side.



Listed By:  
Jack Chivers Realty

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](mailto:info@affinityrealestate.com)



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



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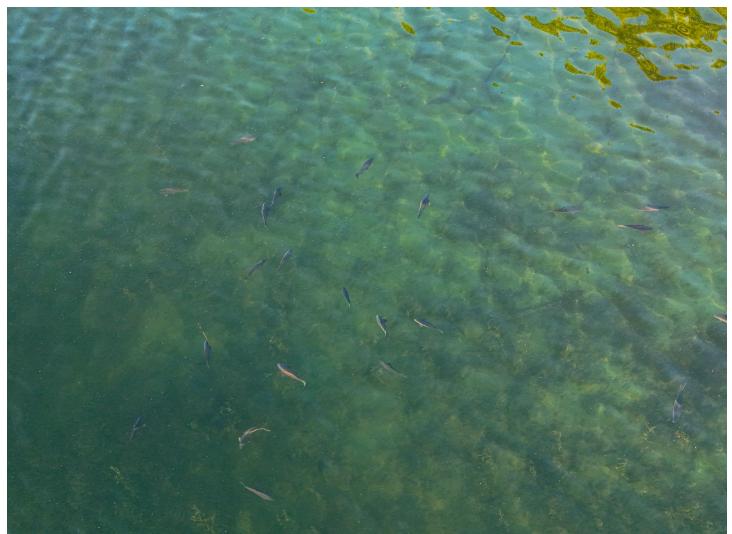
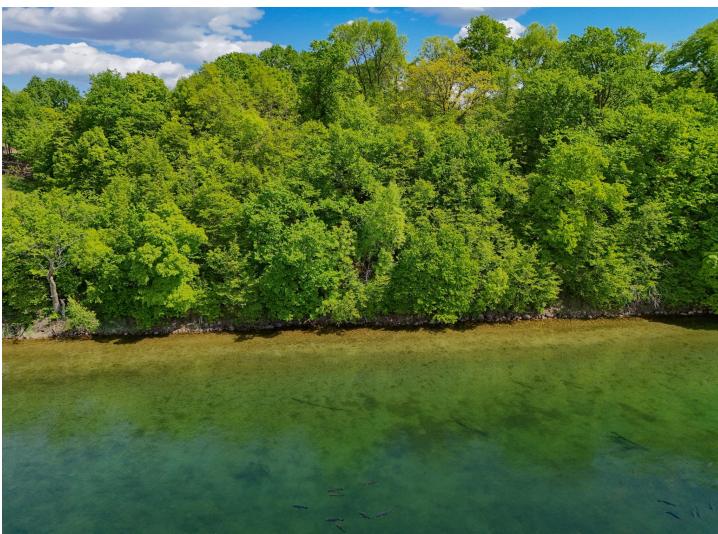
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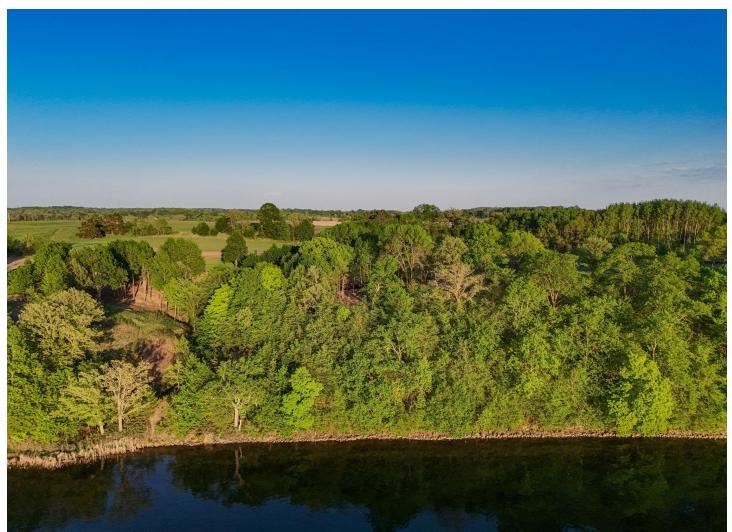
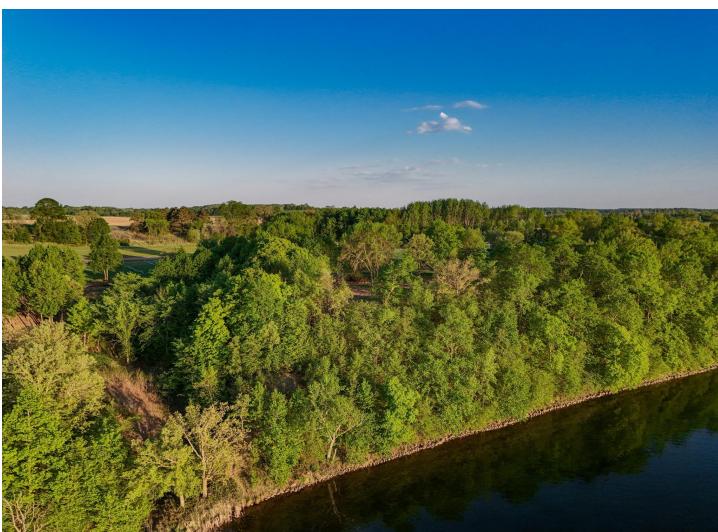
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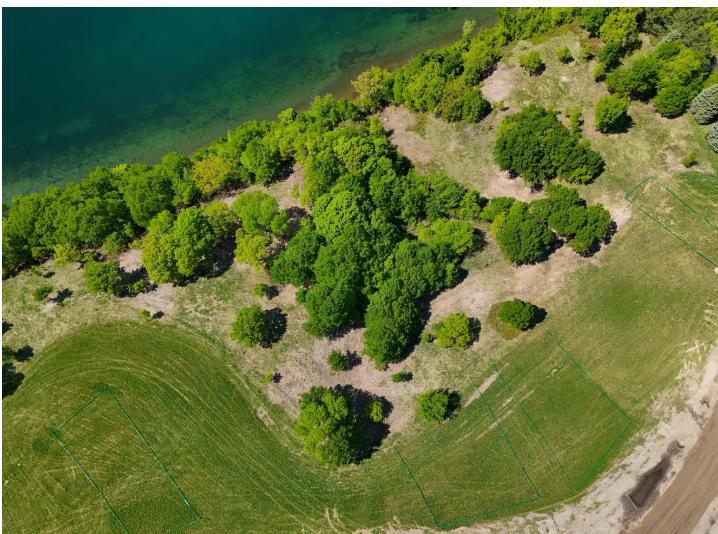
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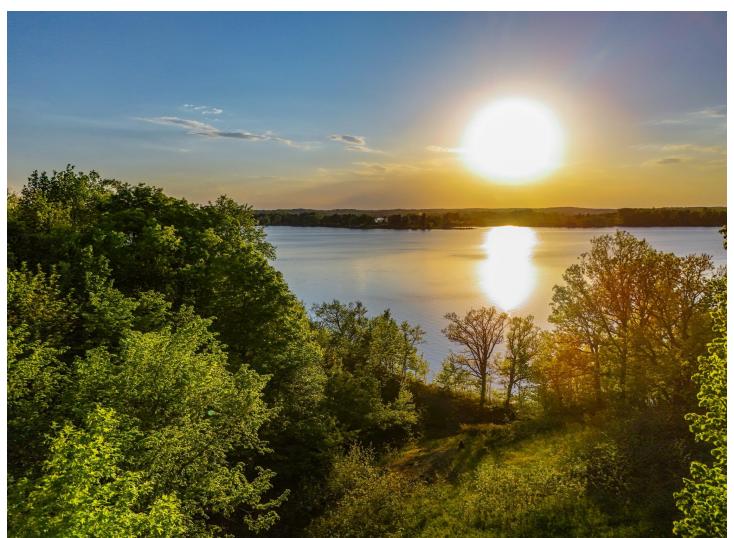
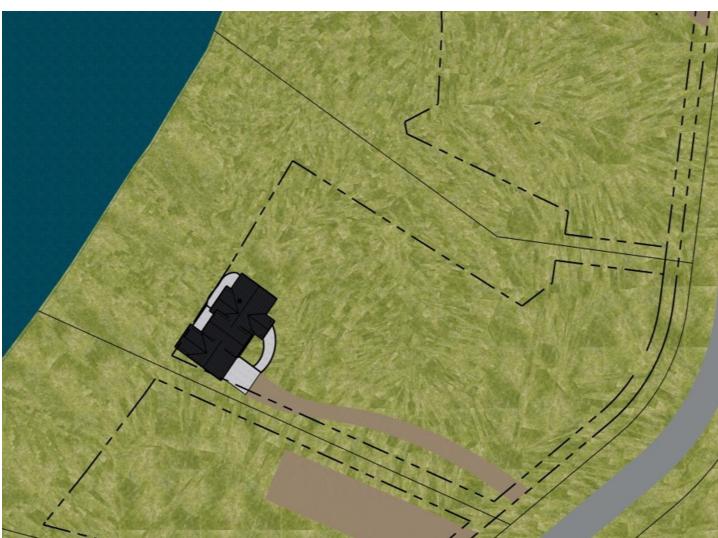
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