

MLS 6737590 Lake Land

$85,000

Description:

Be part of this beautiful, friendly, 9 unit Common Interest Community. With over 6 acres of level land and 680 ft of shoreline everyone enjoys their own view as well as plenty of common grounds. Build your dream cabin or year round home and enjoy your southern view of Leech Lake. Located in Boy Bay, east of Bear Island you are protected from the larger waves of the main lake. Enjoy all the amenities and common grounds without the upkeep. Amenities include a private harbor with a deeded slip with electric and gas. A large dock, sandy beach ready for the kids to enjoy. Leech Lake has world class fishing for musky, northern pike, walleye and panfish. lots of public hunting land close by for deer, bear, grouse & turkey. Open to the builder of your choice. Escape the noise and commotion of the big cities and check out this peaceful spot on mighty Leech Lake !!!

Additional Details:

Lot Acres	0.009
Lot Dimensions	51, 90, 51, 90
Taxes	$422
Taxes with Assessments	$422
Tax Year	2024

Additional Features:

Driving Directions:

From Walker head east on Hwy 200 to Left onto County Rd 8 to Left on to County Rd 73 to Left on to Battle Point Trail NW Then straight to Battle Point Estates.

Broker Reciprocity

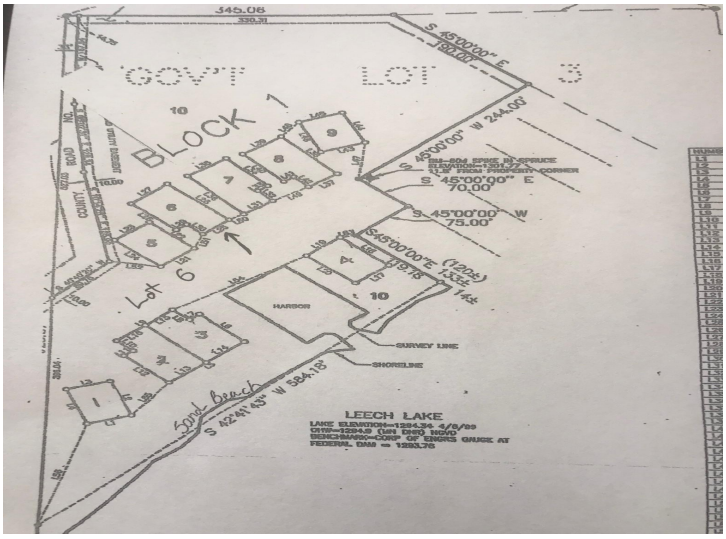
Listed By:
Timber Ghost Realty, LLC

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

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













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

Affinity
REAL ESTATE INC

$85,000
MLS 6737590 Lake Land
XXX Battle Point Trail
Federal Dam MN 56641











Battle Point Estates

Battle Point Estates is located on the beautiful northeast shores of Leech Lake, east of Bear Island in Boy Bay. The grounds of Battle Point Estates face south and is situated on six and a half acres with approx 620' of shoreline, a large well maintained protected harbor and sand beach make this the perfect lake home setting. There is a boat storage building owned by the developer for homeowners at a minimal fee. Recorded covenants and restrictions in place for the protection of all homeowners.

Battle Point Estates location offers the best Walleye, Northern, Muskie, Perch, Bass and other pan fish all in one bay! The protection of Bear Island makes the waters calm allowing for easy access to the main lake, enjoyable water skiing, great duck, deer, bear and upland game hunting. The south facing panoramic views offer spectacular sunrise and sunsets not to mention the gorgeous colors in the fall. There are also restaurants and golf courses close by along with many many miles of groomed snowmobile trails.

Amenities of Battle Point Estates

The association has a modest maintenace fee of $150 per month that covers the following items:

Harbor – Each home has their own docking spot with a certificate of ownership. Maintenance of the harbor, electric to charge boats at the harbor, common dock and beach cleaning is also included in the association fee.

Gasoline – Gas pump is located at the harbor and will be used for residents only and usage is charged at the current price.

Propane – All residents in the association buy together and because of that are able to get a bulk discounted price which is a savings for all homeowners.

Septic System – Each home has their own tank on common ground which then goes into a lift station/into a shared drainfield. Maintenance of the septic system is part of your assocation fee.

Snowplowing – All roads and driveways are plowed as needed throughout the winter months.

Lawn Mowing – Lawn mowing and trimming is done weekly or as often as needed. The grounds are always kept well manicured.

Garbage – Central dumpsters are on the property for all homeowners to use and gabage is collected monthly or more often if necessary.

Mailbox – All residents have a mail box provided for their usage and centrally located at the entrance.

Insurance – For the common ground areas.

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

Affinity
REAL ESTATE INC

$85,000
MLS 6737590 Lake Land
XXX Battle Point Trail
Federal Dam MN 56641











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

$85,000
MLS 6737590 Lake Land
XXX Battle Point Trail
Federal Dam MN 56641