



MLS 6737935 Lake Home

**\$59,900**

400 sq ft  
2 bedrooms  
1 baths

13240 Devils Lake Road  
Brandon MN 56315

Waterfront: Devils

Status: Active

#### Description:

**Affordable Lake Living at Its Best!**

Escape to the scenic beauty of Devils Lake with this turnkey opportunity in the Kamp Kappy Association. Included in the sale is your own deeded lot plus a 2015 Hampton Crossroads 40' RV in excellent condition—everything you need to start enjoying lake life right away!

This spacious RV features two slide-outs, a king-size bedroom, and additional sleeping space for up to six with pull-out couches, 2 TV's, Electric fireplace to take off that evening chill. Enjoy the outdoors under a 18' awning with a brand-new 8' x 20' maintenance-free aluminum deck, patio area, table, grill, and Blackstone griddle—all included and fully furnished.

Devils Lake offers 233 acres of fun with great fishing, swimming, and a beautiful hard-bottom beach. The association provides 1,350 feet of shared lake frontage and amenities like water, sewer, garbage pickup, fish cleaning shed, extra bath/shower facilities, picnic area, lawn care, and dock maintenance—all for just \$80/month. No boat slip included but only a couple blocks from the nice public boat landing.

Located only 15 minutes from Alexandria and 5 minutes from I-94. Come relax, unwind, and enjoy the lake life!

#### Additional Details:

Year Built	2014
Lot Acres	0.02
Lot Dimensions	20x40
School District	2908
Taxes	\$182
Taxes with Assessments	\$182
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Propane **Heat:** Forced Air **Sewer:** Holding Tank, Private Sewer, Septic System Compliant - Yes, Shared Septic  
**Water:** Drilled, Shared System, Well **Air Conditioning:** Central Air



Listed By:  
Century 21 First Realty, Inc.

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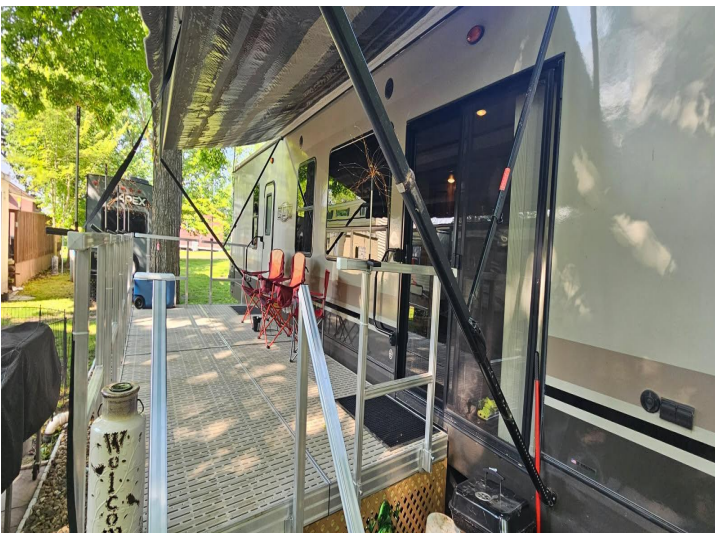
**218-237-3333**

1 mile to Kamp Kappy Association, follow through  
**info@affinityrealestate.com**



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





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