



MLS 6743203 Lake Land

**\$56,000**

**Description:**

Lake Lot on Turtle Lake with great views.

Over Half an Acre of Wooded Rolling land Suitable for a Walkout and a great spot for your year round home or cabin getaway.

Contract for Deed/Seller Financing Available.

The Lot is part of a Property Owners Association with great amenities, there is a year round Clubhouse, pool, Campground, 3 other lakes and more. Roads are plowed and maintained for Year Round Enjoyment.

Turtle lake has a maximum depth 39 feet

There is a Public Access with a dock and natural sand shoreline there.

According to Mn DNR Lake Finder the Fish species are: black bullhead, black crappie, bluegill, brown bullhead, green sunfish, hybrid sunfish, largemouth bass, northern pike, pumpkinseed, rock bass, sunfish, tullibee (cisco), walleye, yellow bullhead, yellow perch, bowfin (dogfish), common carp, greater redhorse, shorthead redhorse, white sucker, banded killifish, blackchin shiner, blacknose shiner, central mudminnow, common shiner, creek chub, golden shiner, Iowa darter, Johnny darter, least darter, northern redbelly dace, tadpole madtom.

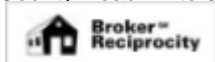
**Additional Details:**

Lot Acres	0.66
Lot Dimensions	132 x 190 x 92 x 176
School District	2170
Taxes	\$206
Taxes with Assessments	\$206
Tax Year	2024

**Additional Features:**

**Driving Directions:**

County Road 17 to 392nd Street to Left on Ottawa Drive.



Listed By:  
Smart Choice Realty

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**Call Affinity Real Estate**

**218-237-3333**

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





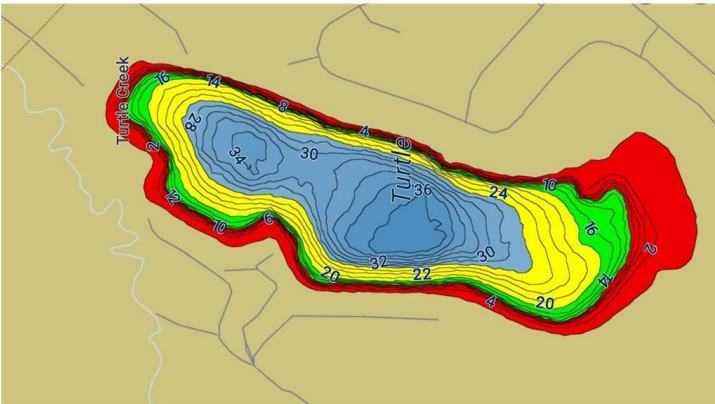
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Browerville MN 56438





## Turtle (77008800)

### Fish consumption advisory

See the [Fish Consumption](#) guidance provided by the Minnesota Department of Health.

ID: 77008800

County: **Todd**

Near: Staples

Border water: No

Sentinel Lake: No

### Size and depth

Area: 115.78 acres

Littoral Area: 34 acres

Shore length: 2.2 miles

Mean depth: 20 feet

Maximum depth: 39 feet

**Fish species:** black bullhead, black crappie, bluegill, brown bullhead, green sunfish, hybrid sunfish, largemouth bass, northern pike, pumpkinseed, rock bass, sunfish, tullibee (cisco), walleye, yellow bullhead, yellow perch, bowfin (dogfish), common carp, greater redhorse, shorthead redhorse, white sucker, banded killifish, blackchin shiner, blacknose shiner, central mudminnow, common shiner, creek chub, golden shiner, Iowa darter, Johnny darter, least darter, northern redbelly dace, tadpole madtom



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REAL ESTATE INC

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