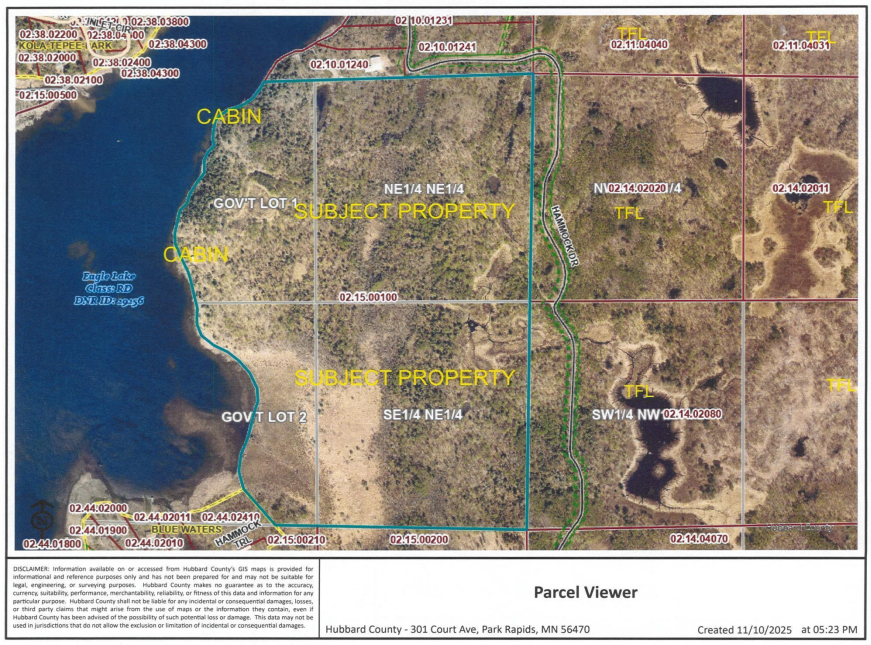


MLS 6816262 Lake Land

$2,100,000

Description:

123 ACRES AND 3000 FEET OF SHORELINE. Incredible and rare opportunity to own a large tract of wooded land, complete with drivable trails, 2 cabins with well/septic/electricity and 3000 feet of west facing shoreline with panoramic views and unbelievable sunsets, on the quiet, pristine waters of, much requested Eagle Lake. This gated property is situated on a secluded but accessible location on a township road and great access to nearby towns. Bordering 1000's of acres of county land which also allows you to connect quickly to snowmobile/ATV trails. The setting is absolutely stunning! It's one you MUST see in person to appreciate just how special it really is. The current owners have meticulously maintained the trails throughout the property and also keeping the spacious yard cut around the larger cabin, showing the pride of ownership. Both cabins are unbelievably close to the waters edge and with a little work they could shine again.Whether you are looking to enhance wildlife habitat, enjoy seasonal recreational, family compound use or investment purposes this property deserves a tour. This sizeable tract is centrally located in Park Rapids MN and presents an unapparelled opportunity, boasting remarkable potential for subdividing into smaller lake lots or serving as an idyllic private retreat for hunting and relaxation. This property is what dreams are made of. They simply do not come up for sale on the open market and this opportunity quite literally is a once-in-a life opportunity.

Additional Details:

Year Built	1955
Lot Acres	123.09
Lot Dimensions	3000x1670x1462.3x2079
Taxes	$6,230
Taxes with Assessments	$6,672
Tax Year	2025

Additional Features:

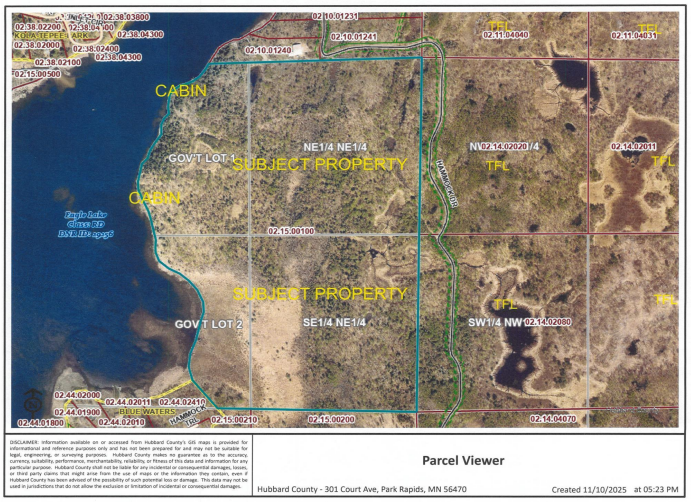
Driving Directions:

From 34/71 in Park Rapids go north on Hwy 71. go approx 7.5 miles and turn right onto Cty 40 then follow to Hammock Drive. Turn left and stay to the left to stay on Hammock Drive. Follow to # 24965 and our sign and the entrance gate.

Listed By:
Affinity Real Estate Inc.

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













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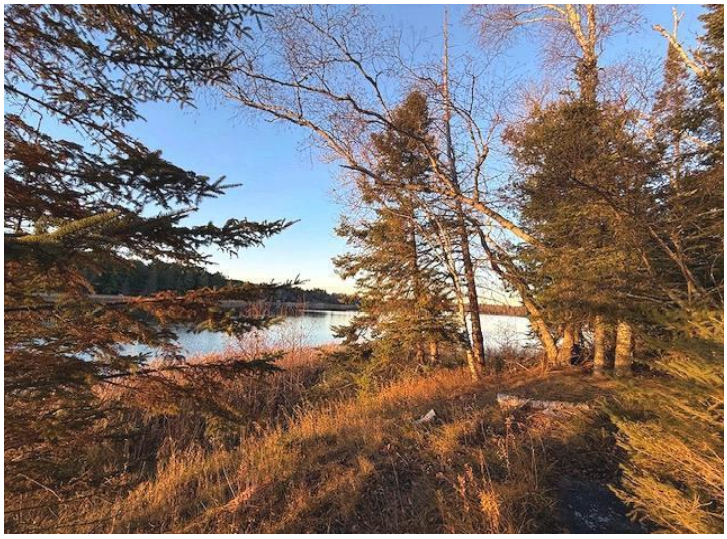
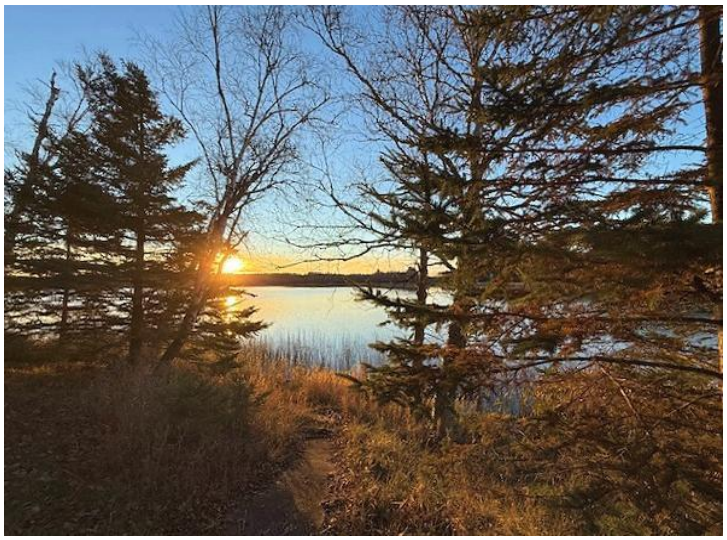


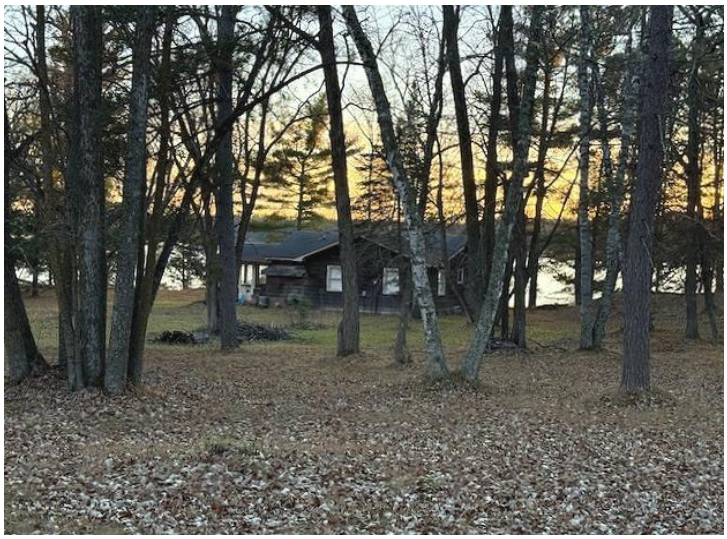





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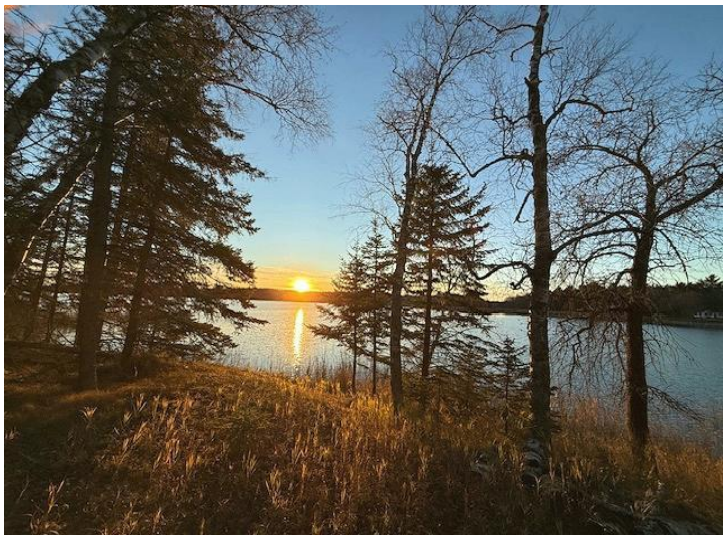



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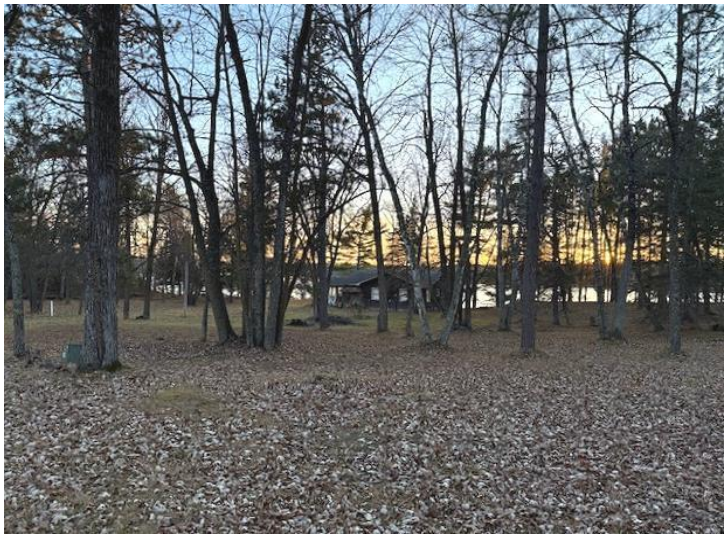







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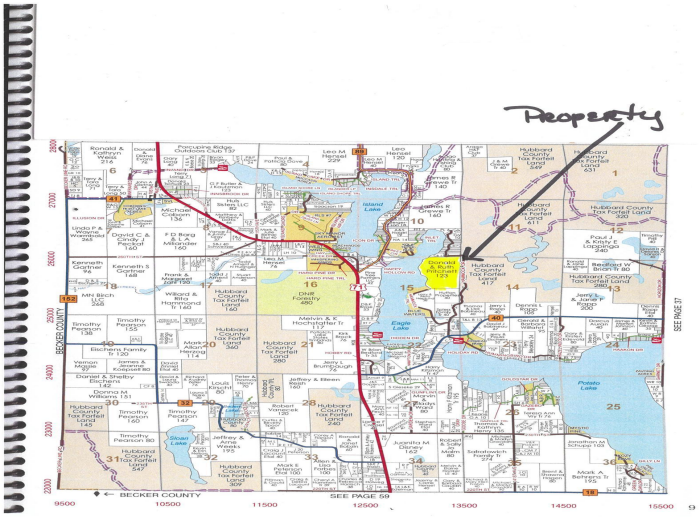





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