



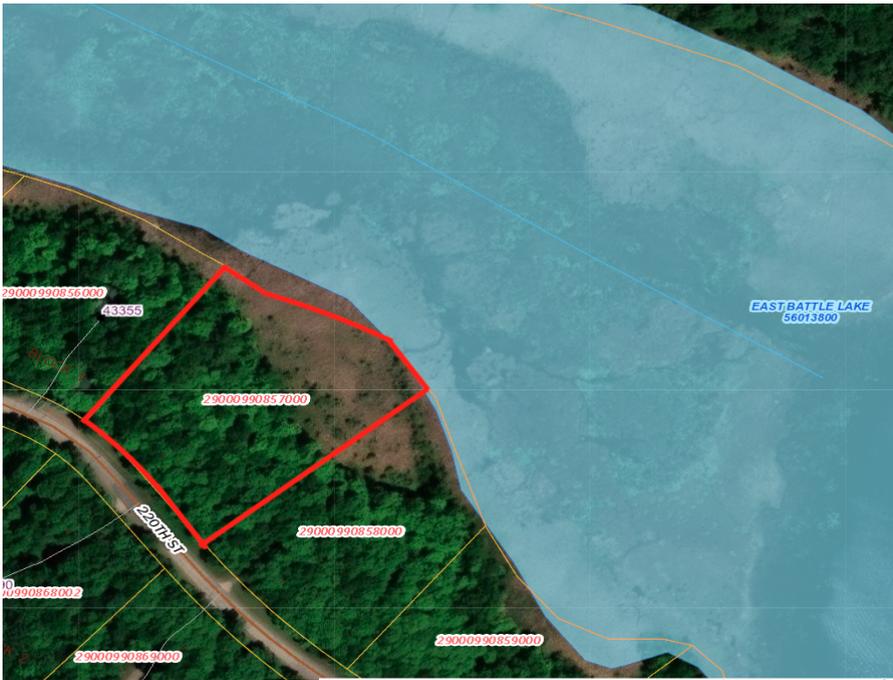
MLS 7007608 Land

**\$149,900**

2.293 Acres  
Finished Lot(s)

220th 220th Street  
Clitherall MN 56524

Status: Active



**Description:**

Looking to build your private retreat on a secluded lake lot, look no further! This large 2.4 acre lot on East Battle Lake is surrounded by mature Maple trees and natural landscape, and offers exceptional privacy and peaceful lake views. While the lakeshore may not be ideal for swimming, you still have dock and boat access to the lake and get to enjoy the scenic beauty, calm waters, and numerous waterfowl sightings. You also have the opportunity to walk out your back door and go duck hunting in the fall! The lot is suited well for many different styles of homes you want to build. The lot has been approved for a dock and a boat lift through a DNR Permit. And you are able to access East Battle with a boat to and from the lot - it is just a slow moving boating area from the lot to the bay to the east. So if you build you will have the benefit of looking out over the natural beauty of this part of the lake while having the ability to access the lake the same as everyone else on the lake! Check it out soon - there aren't many lake lots remaining... Seller is related to agent.

**Additional Details:**

Lot Acres	2.293
Lot Dimensions	350 x 295 x 390 x 250
School District	1941
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2025

**Additional Features:**

**Driving Directions:**

Take Co Rd 5 North out of Clitherall then turn right on 425th Ave for 100 ft then a left on 220th St. About 1 mile then property will be on the left (see sign).



Listed By:  
Central MN Realty LLC

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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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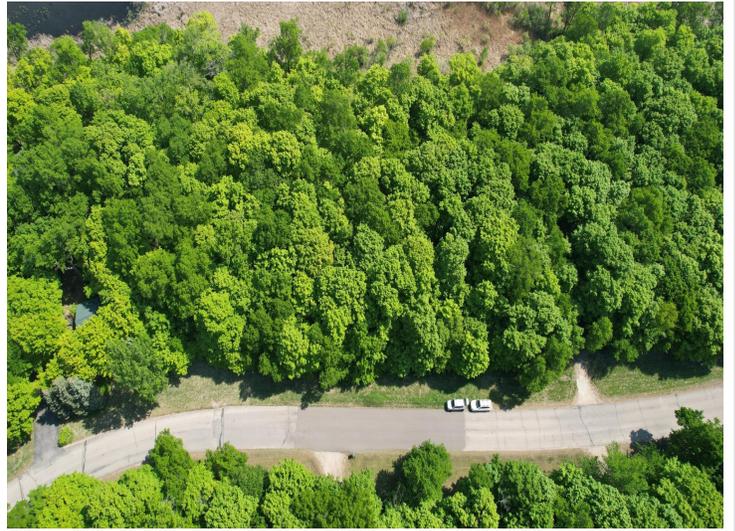
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