



MLS 7031286 Lake Land

\$249,000

Description:

Check out this serene and private 7.66 acres on Elbow Lake with 1500 front feet in Otter Tail County. This lot is located just one half mile to Franklin Lake boat access and conveniently located just 3 miles to Dunvilla, 10 miles to Pelican Rapids, 15 miles to Detroit Lakes, 45 miles to the Fargo/Moorhead area.

Utilities on the property that have already been done by the seller include, Road and approach, underground power, 220-ft well with analysis documentation. This beautiful property offers woods, open rolling high ground, small stream with culvert as well as marshy low ground for wildlife galore, including deer, turkeys, ducks, geese, swans, rabbits, fox, and the occasional grouse. Seller has a building spot with potential for stunning lake views (timber removal needed). Elbow Lake offers a great fishing adventure with holes as deep as 45 feet, diverse fish species, and waterfowl haven. Well finished in 8/2023 by Elsner Well Drilling. The approach, gravel road & culvert was finished in 9/2022 by Don Schroeder Construction LLC and the underground power was finished in 10/2022 by Lake Region Electric Co-op. Build your dream home on this gorgeous property, the opportunities are endless!

Additional Details:

Lot Acres	7.66
Lot Dimensions	irr
School District	548
Taxes	\$552
Taxes with Assessments	\$552
Tax Year	2025

Additional Features:

Driving Directions:

From Detroit Lakes, highway 59 south to Franklin lake Road to property on left hand side.



Listed By:
The Real Estate Company of Detroit Lakes

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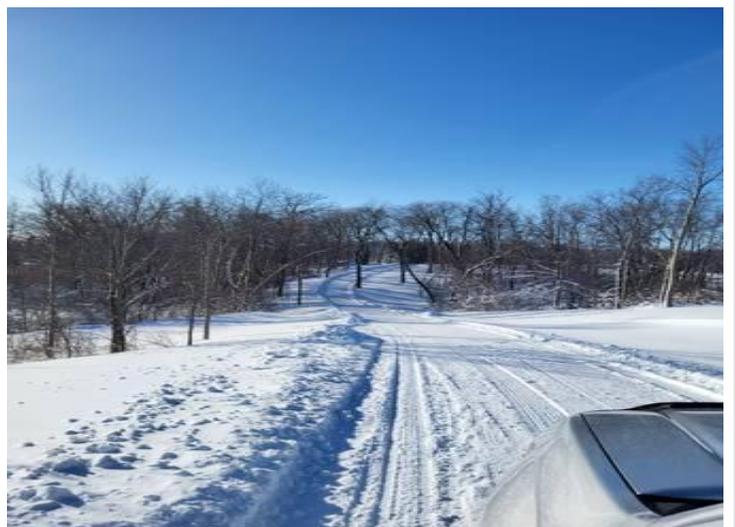
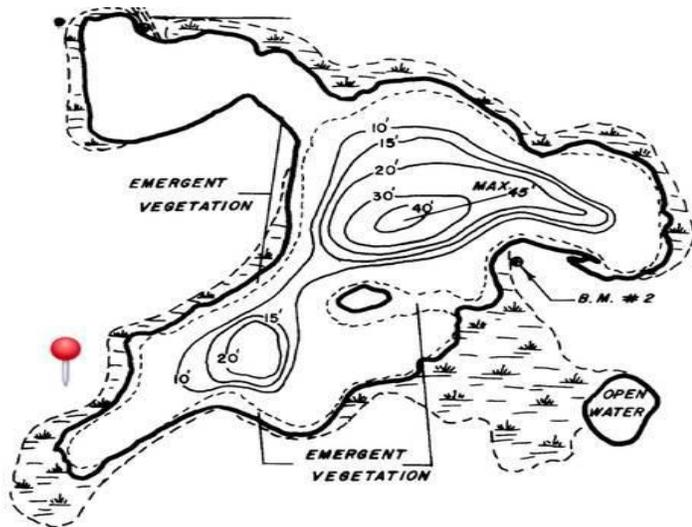
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218-237-3333

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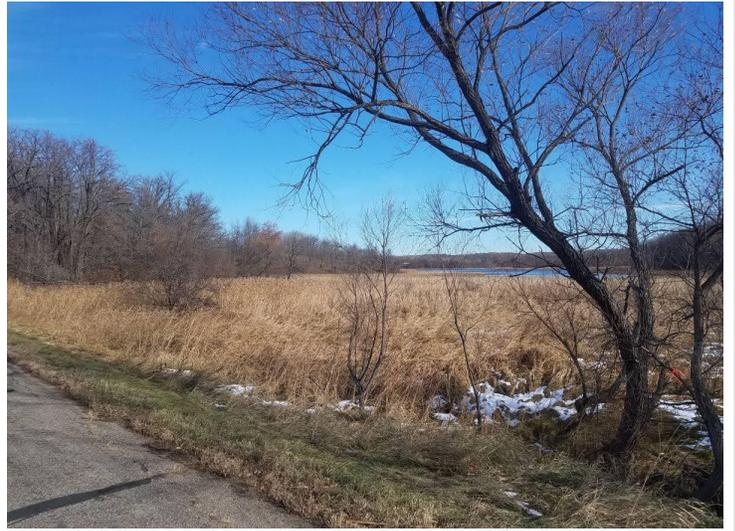
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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

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