



MLS 7034423 Land

**\$57,900**

2.02 Acres  
Rough Grade

L44 B1 Navaho Trail  
Breezy Point MN 56472

Status: Active



**Description:**

Ready to build? Here is a rough graded 2.01 acre lot on city tarred road with 4-5 bedroom septic already installed. The lot is beautiful and spacious and you can look forward to everyday sunset views. There are powerlines on the west side of the lot that has a 30ft easement from the center of the powerlines into this property. The seller has cleared, graded and installed a 5 bedroom septic tank and drain-field 2023 and added drainfield run to accomodate 4-5 bedroom home in 2026, which has been approved and inspected. Just needs to be connected to a home. The seller also has bid for Well installation, lot layout, and blueprint for 2 bedroom home 1296sf w/o garage (the smallest as per city zoning). Close to all that Breezy Point has to offer. Come take a look!!

**Additional Details:**

Lot Acres	2.02
Lot Dimensions	217x405x217x405
School District	186
Taxes	\$222
Taxes with Assessments	\$222
Tax Year	2026

**Additional Features:**

**Driving Directions:**

"GPS" the address 7462 Navaho Trl - it's one more driveway west to Lot 44. From Breezy Point Resort gates go west on CR4 to RT on Dove St to LT on Ranchette to RT on Navaho just past 7462 on RT see for sale sign.



Listed By:  
Edina Realty, Inc.

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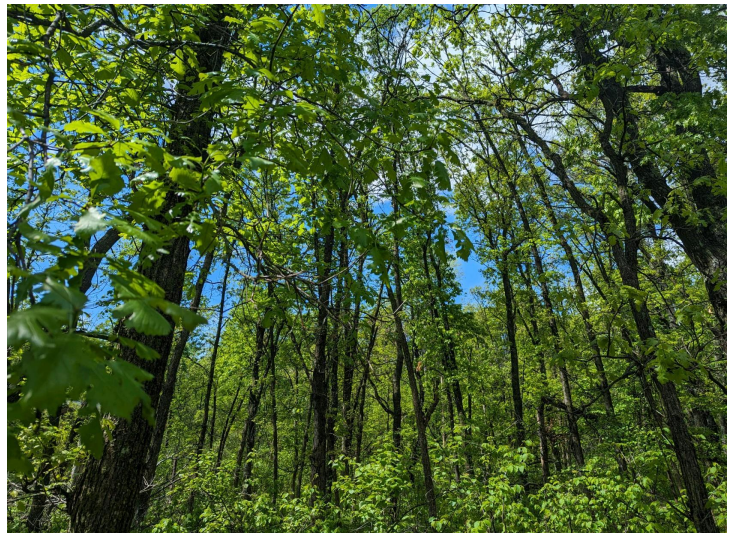


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L44 B1 Navajo Trail  
2.01 Acres  
Date: 5/24/2024 Time: 9:52 PM



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