



MLS 7038048 Lake Land

\$170,000

Description:

Discover 51 acres of premier recreational land in Becker County, featuring ample lakeshore frontage on multiple bodies of water and offering a rare combination of seclusion, diverse habitat, and recreational opportunities

Access is established in the northwest corner off Catherine Lane where electricity is at the road. This area has been improved with a driveway approach, parking area, and trail system, making it well-suited for a camper, fish house, or potential cabin/home build site.

From this access point, a trail leads to a scenic natural environment lake—an ideal setting for a dock, kayaking, canoeing, or simply enjoying the peaceful surroundings. This NW corner of property is elevated terrain featuring beautiful rolling ridges covered in mature deciduous timber, including oak, maple, and aspen.

The heart of the property is more difficult to access—requiring a canoe or kayak crossing of the natural lake—which enhances privacy and hunting quality. On the far side, you'll find additional high ground and shoreline along Brown Lake (also known as White Lake). This private lake is surrounded by only four landowners with no public access, offering a quiet and un-pressured fishery. The current landowner reports bass, crappie, and northern pike in both Brown/White Lake and the adjacent natural lake near the access point. The habitat layout of this parcel creates exceptional wildlife habitat and positions the property as a true hunting and fishing sanctuary. Limited access to the interior allows wildlife to thrive, with strong potential for deer, bear, grouse, turkey, and other small game.

Additional upside includes potential eligibility for conservation programs through Becker County Soil & Water, which may provide income opportunities for the next owner.

Whether you're looking for a hunting property, a recreational getaway, or a long-term land investment, this parcel stands out as a true Northwoods playground with privacy, diversity, and opportunity.

Additional Details:

Lot Acres 51.3
Lot Dimensions Unique

School District 435

	Listed By \$510
	Base Camp Country Real Estate
Taxes with Assessments	\$510
Tax Year	2025

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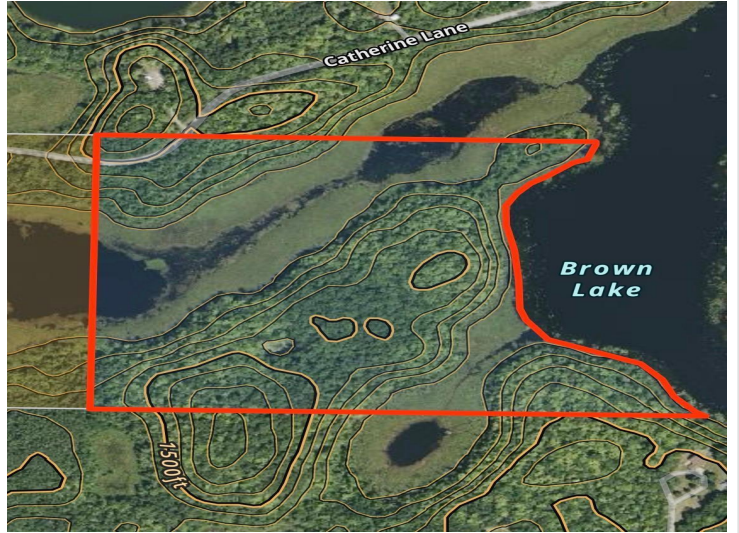
Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



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

Driving Directions:

From White Earth, travel east on 34 for .8 miles and take left on 270th. Follow for 1 mile, the road turns into Catherine lane. Property on your right



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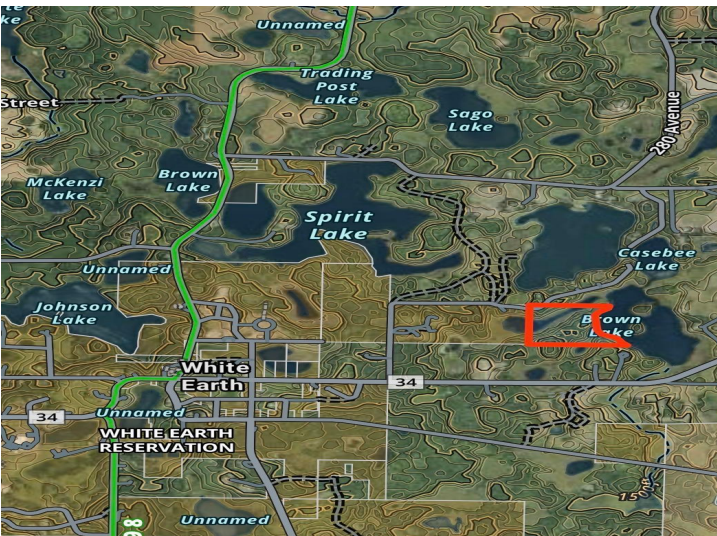
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