



MLS 7042957 Lake Land

\$59,900



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Description:

Property and Location Highlights:

- Location: Situated near the quaint town of Walker, MN, offering easy access to the amenities of town while being close to Leech Lake, a world class fishery for walleye, muskie, and perch and superb ice fishing.
 - Lot Details: 2.43 acres of wooded, with mature oak and maple trees, offering a private setting.
 - Lake Access & Features: The property includes 182 feet of shoreline access, with a sandy swimming beach and dock access for boat slips located roughly 100 yards from the site.
 - HOA: A small, 10-owner association manages the property, which helps minimize costs by focusing on shared expenses for the dock and boat slip maintenance.
 - Development Ready: Soil tests have been completed and are available in the property documents, making this site ready to build immediately.
 - Recreation: The location is close to the Heartland and Paul Bunyan bicycle trails, offering extensive year-round outdoor recreation.
- Seller will entertain Contract for Deed.

Additional Details:

Lot Acres	2.43
Lot Dimensions	182x601x129x817
School District	115
Taxes	\$350
Taxes with Assessments	\$350
Tax Year	2025

Additional Features:

Driving Directions:

From Walker: North on Hwy # 371 for 12 miles. Right on Oak Point Road for 8 miles to East Oak Point Road, stay Left for 3 miles to Sunrise Beach Drive to property.



Listed By:
Engel & Volkers Lake Minnetonka

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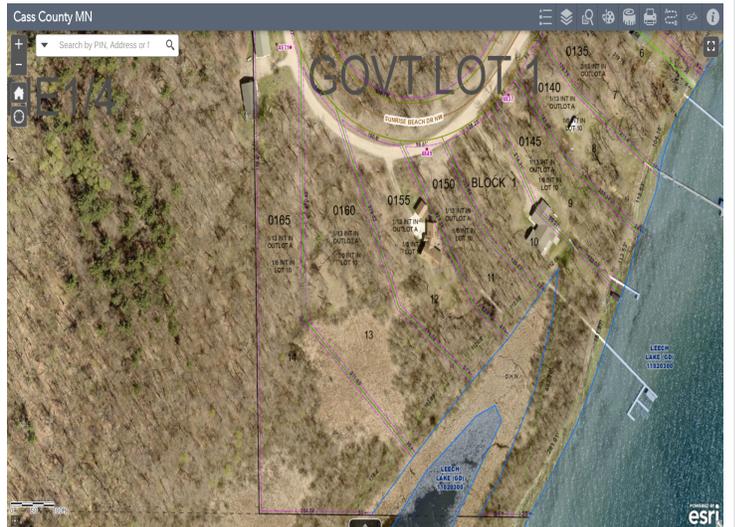
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