



MLS 7044938 Lake Land

\$100,000

Description:

Discover the beauty and privacy of Little Long Lake with this exceptional 4.6-acre lakeside property just outside Vergas, featuring approximately 150 feet of shoreline and stunning sunset views across the water. Mature oak and maple trees highlight a scenic elevated ridge with a picturesque circle of oaks- an outstanding setting for a future home. Multiple potential building sites offer flexibility for privacy and design, with county soil mapping indicating upland soils across the primary building areas. A 16x28 framed footing foundation is already in place for a future studio or accessory structure, and electric service is available on site. Enjoy a quiet natural shoreline with abundant wildlife including eagles, deer, and swans, along with excellent kayaking and canoeing opportunities. Soil testing has already been completed, with verification from a licensed septic designer confirming suitable soils and adequate area for both primary and reserve septic system locations to support future residential construction. Access is provided via a recorded ingress/egress easement as shown on survey. A peaceful setting just minutes from Vergas. Seller is related to listing agent.

Additional Details:

| | |
|------------------------|-----------------------------|
| Lot Acres | 4.6 |
| Lot Dimensions | irregular (approx. 152x900) |
| School District | 23 |
| Taxes | \$492 |
| Taxes with Assessments | \$492 |
| Tax Year | 2025 |

Additional Features:

Driving Directions:

From Vergas, head west on Lake St W (County Hwy 4) for approximately 1/2 mile. The property is located on the north side of the road, accessed via a recorded shared driveway easement.



Listed By:
Counselor Realty Detroit Lakes

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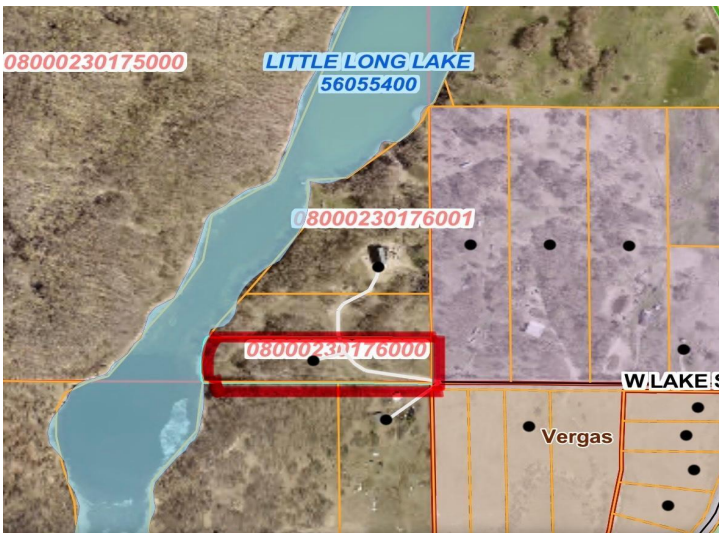
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