



MLS 7054795 Land

**\$25,000**

0.08 Acres  
Subdivided

30427 Yellowleaf Trail  
Breezy Point MN 56472

Status: Active

**Description:**

Beautiful campsite on hilly lot. Lot is privately owned in Exclusive Whitebirch RV and Camping Resort. Located in a quiet area near comfort station, playground and walking distance to pools, basketball court, tennis and pickleball courts. Nice mature trees for shade, holding tank included. Includes Breezy Point Resort Country Club Membership, a \$500 value.

**Additional Details:**

Lot Acres	0.08
Lot Dimensions	40x86.88x40x86.88
School District	909
Taxes	\$184
Taxes with Assessments	\$184
Tax Year	2026

**Additional Features:**

**Driving Directions:**

Enter campground at 30615 Ranchette Dr. Head south, left on Barkwood Trail approximately 1 tenth of a mile to a right on Yellowleaf. Follow Yellowleaf 1 tenth of a mile to the campsite, on the right #30427



Listed By:  
Breezy Point Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$25,000**  
MLS 7054795 Land  
30427 Yellowleaf Trail  
Breezy Point MN 56472



Greater Lakes MLS

website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$25,000**  
MLS 7054795 Land  
30427 Yellowleaf Trail  
Breezy Point MN 56472