



MLS 7066348 Lake Land


**\$169,900**

**Description:**

Raw land, raw opportunity on Lake Adney — Crosby, Minnesota. Build your dream Up North lake home, weekend cabin, or four-season retreat on this 0.80-acre buildable lakeshore lot on Lake Adney in Crow Wing County. With 100 feet of shoreline (to be verified by survey), the lot offers the rare combination of small-acre simplicity and a full-size 310-acre Minnesota lake out the front door. Lake Adney is a 310-acre General Development lake with a maximum depth of 27 feet, sand and gravel bottom, and excellent water clarity historically measured at over 17 feet (with readings of 20+ feet reported in recent years). The lake supports a healthy multi-species fishery: largemouth bass, smallmouth bass, northern pike, walleye opportunity, crappie, and panfish. There is a public boat access point on the lake just 2 lots away, and motorized boats, jet skis, and houseboats are permitted under the General Development classification. The Adney Lake Association is active and engaged in protecting the lake's water quality and shoreline. The parcel is wooded, undeveloped, and ready to be shaped to your vision. Power, a drilled well, and a septic system are all feasible to install on this lot, consistent with the development pattern of neighboring lakeshore properties. Access is via Adney Lake Road and W Adney Lane on a publicly maintained township road network. The lot is identified as Crow Wing County Parcel ID 60320513. The property sits in the heart of Minnesota's premier lakes corridor: Approximately 12 minutes to Crosslake, MN. 8 miles to Cuyuna Regional Medical Center in Crosby. 40 minutes to Brainerd, MN. 30 miles to Brainerd Lakes Regional Airport. Minutes from the world-class mountain bike trails at Cuyuna Country State Recreation Area. Direct connection to the Cuyuna Lakes State Trail and a regional ATV/snowmobile network. Quick access to the Whitefish Chain of Lakes for additional boating and fishing. Crow Wing State Forest nearby. Schools: School District 182 (Crosby-Ironton). Whether you envision a modest A-frame cabin, a year-round timber-frame lake home, or a future family compound, this lot is the foundation. Lake Adney offers the quieter alternative to the Whitefish Chain — same world-class Crow Wing County water quality, less weekend traffic.

**Additional Details:**

Lot Acres	0.8
Lot Dimensions	149x308x100x391
School District	182
Taxes	\$672
Taxes with Assessments	\$672
Tax Year	2025

 Listed By:  
eXp Realty

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