



MLS 7068272 Lake Land

**\$149,900**

**Description:**

Rare, build-ready lakeshore on Lower Twin Lake. The hard part is already done. This 0.74-acre lot offers 200 feet of shoreline and something you almost never find in vacant land: a private well, electric service, and a 5-bedroom-capacity septic system already installed, enough to support a full-size lake home whenever you're ready to build. Enjoy it now with your camper or RV, then build on your timeline. It's turnkey from day one, with a deck, dock, stairs to the water, two fire rings, and a firewood shed all in place. The lot sits high and private among tall pines with breathtaking panoramic views over the water.

Lower Twin is a 252-acre lake known for its walleye, northern pike, and panfish, with boat access to the Shell River and ATV trails nearby, and you're just minutes from Menahga and Park Rapids. Bring the boat, the camper, and your building plans. Opportunities this ready don't come often.

**Additional Details:**

Lot Acres	0.74
Lot Dimensions	110.30' x 200' x 224.50' x 140' x 30'
School District	821
Taxes	\$1,114
Taxes with Assessments	\$1,114
Tax Year	2025

**Additional Features:**

**Driving Directions:**

Twin lakes South on Lodge Dr, left on River Lake Dr.



Listed By:  
Realty ONE Group Choice

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**



**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



**\$149,900**  
MLS 7068272 Lake Land  
15762 River Lake Drive  
Menahga MN 56464



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



**\$149,900**  
MLS 7068272 Lake Land  
15762 River Lake Drive  
Menahga MN 56464