



MLS 7076012 Lake Land

\$169,000

Description:

Looking for the perfect Up North escape? This Sand Lake lot just north of Deer River might be exactly what you've been waiting for. Located in the heart of the Chippewa National Forest, this beautiful .74-acre property offers approximately 106 feet of frontage and a gradual slope down to the water's edge, making lake access easy and enjoyable for all ages. The lot is cleared with medium tree coverage, giving you a great mix of privacy and open space. There's already a level area set up for an RV, complete with a small deck and electric onsite, so you can start enjoying weekends at the lake right away. A driveway is already in place, and landscaping rocks are included to help complete your future lake retreat plans. Sand Lake (DNR #31082600) is part of the highly sought-after Bowstring Chain of Lakes and is known for its excellent year-round fishing and recreation. With over 4,300 acres of water and depths reaching 70 feet, anglers can target Walleye, Northern Pike, Crappies, Jumbo Perch, and Bass. The lake connects to Bowstring Lake, Little Sand Lake, and the Bigfork River through the Bowstring River system, giving you plenty of room to explore by boat. The east-facing views from this property are absolutely beautiful, offering peaceful sunrises and the kind of scenery people come north to enjoy. There are also only eight lots sharing access to the nearby boat launch located just down the road, making getting onto the lake quick and convenient. If outdoor adventure is your thing, this location is hard to beat. The surrounding Chippewa National Forest offers endless forestry roads and trails perfect for wheeling, ATV riding, snowmobiling, hiking, and exploring. Plus, Lake Winnibigoshish—better known as Winnie—is only a short drive away, along with several other world-class fishing lakes all within about 20 miles. Whether you're looking for a weekend camping getaway, a future cabin site, or simply a place to unplug and enjoy Minnesota lake life, this property offers the perfect combination of recreation, scenery, and relaxation. Bring the camper, the fishing poles, and the side-by-side—your Up North adventures start here!

Additional Details:

Lot Acres	0.74
Lot Dimensions	106x329x102x313
School District	317
Taxes	\$930
Taxes with Assessments	\$930
Tax Year	2026

Additional Features:



Listed By:
CENTURY 21 LAND OF LAKES

From Deer River Hwy 24 to 46 N to Regional Rd 104 to Sioux Diner, turn right on Sioux City Rd to R on City 100 to Sioux City Rd. 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.



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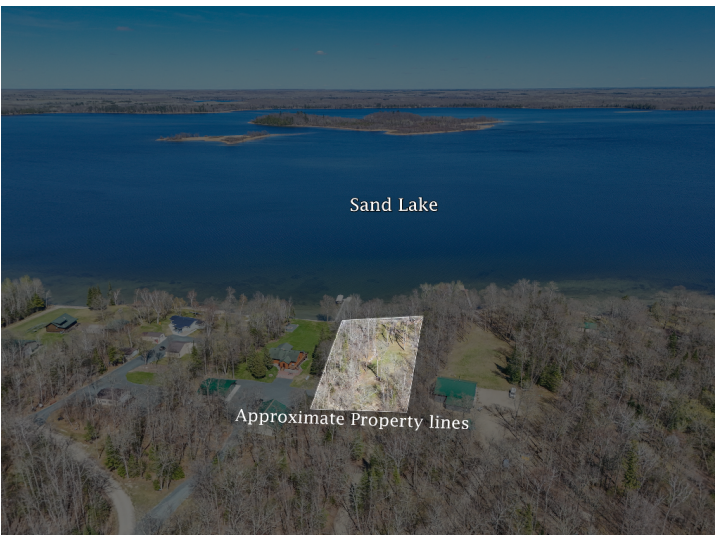
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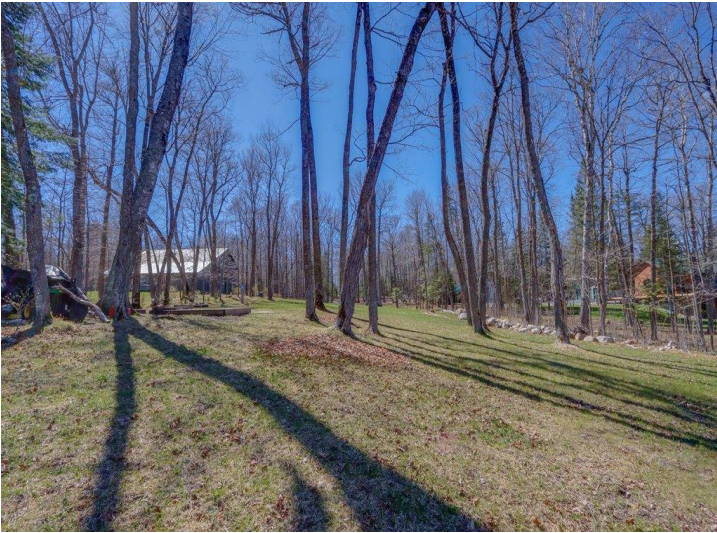
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