

MLS 7088529 Lake Land

$214,000

Description:

SEASONAL ESCAPE ON MARION LAKE! Set on a Flat & Level Lot with 52 ft. of Sugar-Sand Frontage, this property offers an incredible opportunity to secure an affordable lakefront getaway on one of the area's most desirable lakes. Marion is known for its Crystal-Clear Waters, Excellent Fishing, and peaceful Lakes Country Setting, all just 5 minutes from Dent & 15 minutes from Perham.The shoreline is the true highlight, offering Walk-Out access to beautiful Sugar-Sand frontage with a level approach to the water's edge. Mature tree coverage around the perimeter adds Shade, Privacy, and a classic Up-North lake feel, while the rustic on-site cabin offers great potential for the right buyer.The compliant septic adds major value and makes it easy to pull in a Camper or Trailer to start enjoying the lake from day one. Whether you're looking for a Seasonal Base Camp, a head-to-toe Remodel Project, or space for a future New Construction, this property offers Outstanding Flexibility on a Premium Lake!

Additional Details:

Year Built	1938
Lot Acres	0.2
Lot Dimensions	53 x 161 x 52 x 177
Taxes	$898
Taxes with Assessments	$898
Tax Year	2025

Additional Features:

Driving Directions:

From Dent, head East on St Hwy 108 until 385th Ave, then turn right. After 2 Miles, merge onto Cozy Cove Rd. The property will be the 5th home on the left-hand side.

Broker Reciprocity

Listed By:
Jack Chivers Realty

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218-237-3333

info@affinityrealestate.com

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








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