



MLS 7095906 Lake Land

\$220,000

Description:

Stunning Northern Minnesota Lakefront Build Site with Investment Value

Imagine a gorgeous lake home overlooking your dock outfitted with a pontoon for evening cruises and a fishing boat when there's a fish fry in the works. Also imagine a pole building for off-season storage and toy management. Speaking of the off season, the property and surrounding area is loaded with whitetail deer, wild turkeys and even black bears—all accessible from your backdoor. The property offers 380 feet of lakeshore frontage on gorgeous Perry Lake and its waiting for you right now.


The 17+/- acres offers a perfect build site for a home and pole building, all with easy access to full utilities. Located 2.5 hours north of the Twin Cities, 9 miles south of Emily, 10 miles north of Crosby and 13 miles from Crosslake, Minnesota. Crosby and Cuyuna Lakes offers all the amenities needed, plus the acreage is located within half an hour of the Brainerd Lakes Area and the legendary Mille Lacs. Top-shelf and daily meat raffles are within easy reach.

Perry Lake offers 164 surface acres, 2.41 miles of shoreline featuring a max depth of 25 feet, and it offers more than just a beautiful lake home build site. The regional fishing is amazing on hundreds of nearby lakes loaded with trophy-caliber fish of all species including both large- and smallmouth bass, various species of panfish, crappies, walleyes, muskies and pike. Perry Lake is well known for its impressive crappie output, bluegills, largemouth bass and yellow perch.

Additional Details:

Lot Acres	17.7
Lot Dimensions	380x300x1041x669x576x273x210x273x3
	66 FEET
School District	182
Taxes	\$500
Taxes with Assessments	\$500
Tax Year	2026

Additional Features:

Listed By:  **Broker Reciprocity**

only in Minnesota on State Highway 6 for 10 miles, turn left on Olaf's Road for 3/4 mile, turn left on Perry Lake Road, property on right, shoreline on left. Contact Agent for showing information and for more details.

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Call Affinity Real Estate
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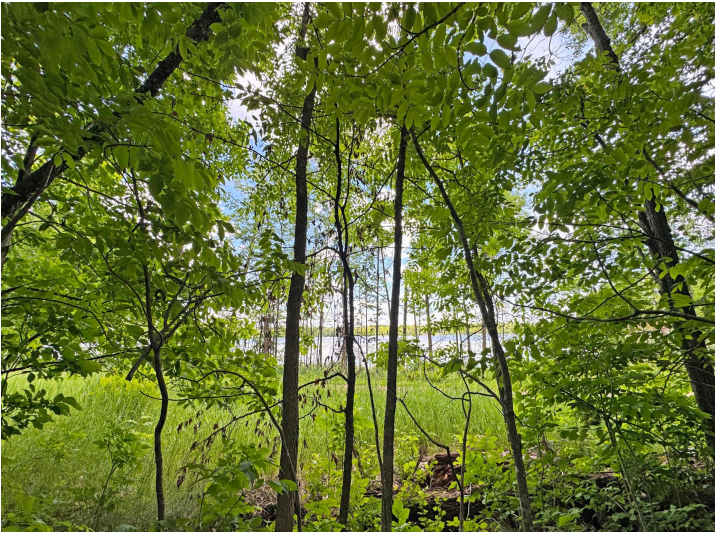
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