



MLS 7101097 Lake Land

\$140,000

Description:

Conveniently located between Garrison, Deerwood and Brainerd, Echo Ridge is a new, small development on the north side of Partridge Lake. 5 lots are available from .91 acres to 3.87 acres with 150 to 170 feet of shoreline, some with hard sand at the shore. A new road and electric are in, and there are no covenants or restrictions so you can camp, build a home or cabin, or a pole building for your storage needs. Partridge Lake has nice water clarity with a maximum depth of 42', and it connects to Turtle Lake. Fish for Bass, Northern and Panfish. Several other nice lakes and many dining options in the area, and of course, the Cuyuna Bike trails are not too far away. Start planning your escape to Partridge Lake!

Additional Details:

Lot Acres	1.11
Lot Dimensions	160 x 225 x 250 x 265
School District	182
Taxes	\$162
Taxes with Assessments	\$162
Tax Year	2026

Additional Features:

Driving Directions:

From the junction of Hwy 6 & Tame Fish Lake Road (Ruttgers), go east on Tame Fish Lake Road about 2 miles to Right on County Rd 10. Go 5 miles to left on Echo Ridge.

From Garrison, go about 4 miles west on Hwy 18 to R on County Rd 10. Go 1 mile to Echo Ridge on the right.



Listed By:
Edina Realty, Inc.

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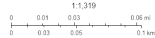
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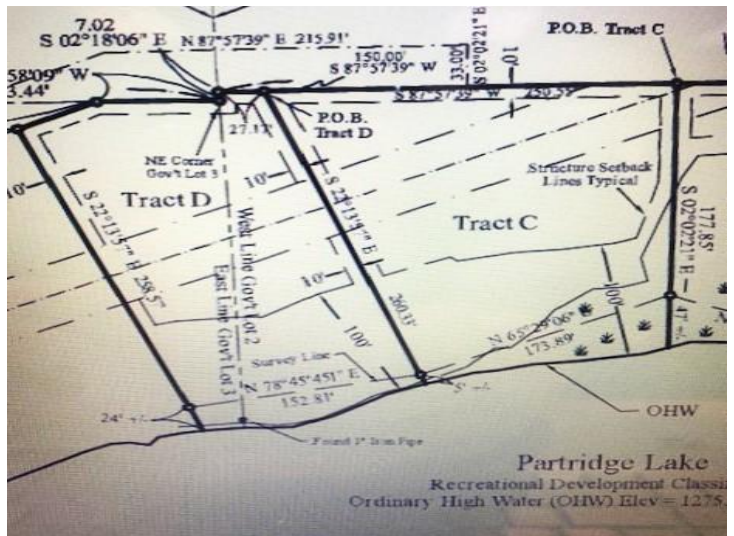
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June 13, 2006



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