



MLS 7122710 Lake Land

**\$39,800**

#### Description:

It's not too late to get into a slice of paradise yet this summer! This 34'x12' park model has been recently renovated and fully furnished, making it ready for you to just come and relax. New living room furniture, bed and bedding, & up north decor are included (2025). Park model sleeps 4 with queen bed in bedroom & sleeper sofa in living room. Kitchen, bathroom, picture window, lighting & ceiling fans have been updated. Bathroom features are deco black & white flooring, a shower/bath combo, porcelain toilet, and sink. Bedroom is beautifully decorated with a pine forest mural, closets, & custom juniper wood shelving unit. Luxury vinyl planking flooring throughout. Hallway is adorned with pewter and wood coat rack. Campsite privately owned in White Birch RV and Camping Resort. Located in a quiet area within walking distance to comfort station and pool, basketball court, playground, disc golf, tennis & pickleball courts. Nice mature trees for shade, beautifully landscaped lawn with a 50" trellis and custom garden for extra privacy. Pea rock has been added to the parking area with space for three vehicles. A 1,500 gallon holding tank is installed on site, 50 amp service. Includes Breezy Point Resort Country Club membership, a \$500 value. The campground provides activities throughout the camping season as well as beach access to Pelican Lake and boat docking on Pelican for one week at a time. Campground is near Breezy Point Resort, Pequot Lakes, and Nisswa, which provides opportunity for golfing, dining, coffee shops, shopping, and much more!

#### Additional Details:

|                        |                       |
|------------------------|-----------------------|
| Lot Acres              | 0.08                  |
| Lot Dimensions         | 40.20x86.76x40.2x81.2 |
| Taxes                  | \$310                 |
| Taxes with Assessments | \$310                 |
| Tax Year               | 2026                  |

#### Additional Features:

#### Driving Directions:

Enter Campground at 30615 Ranchette Dr. Head North, right on Barkwood Trail, to 30707 Barkwood Trail, on the left, just before Red Leaf Court.



Listed By:  
Breezy Point Real Estate

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Call Affinity Real Estate

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REAL ESTATE INC

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