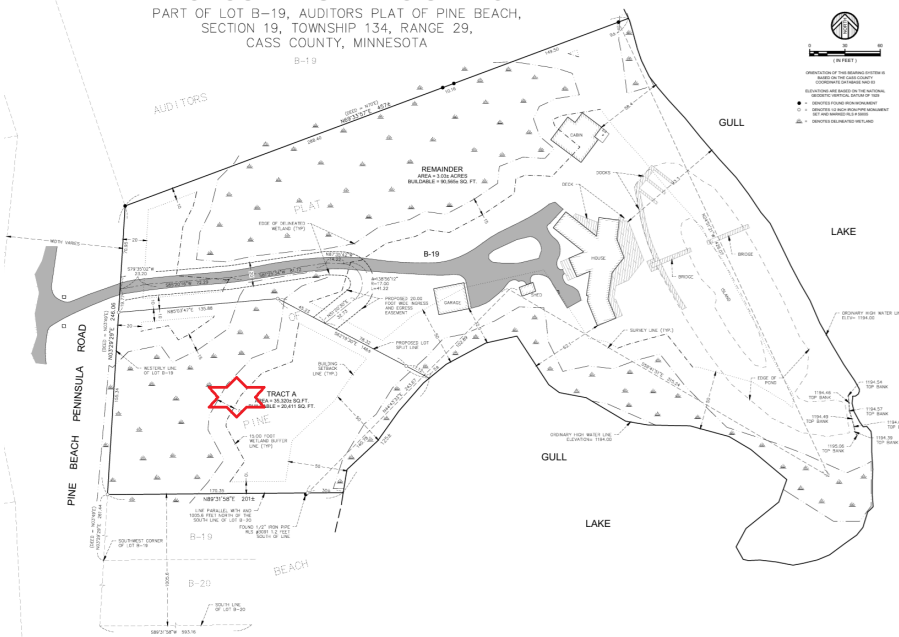


PROPOSED BUILDING SKETCH

PART OF LOT B-19, AUDITOR'S PLAT OF PINE BEACH,
SECTION 19, TOWNSHIP 134, RANGE 29,
CASS COUNTY, MINNESOTA
B-19



MLS 7134108 Lake Land

\$1,630,000

Description:

Many more pics and videos to be uploaded in the next few days! Some real estate opportunities are called rare. This one truly is. This proposed 0.81± acre Gull Lake lot is located on the historic Pine Beach Peninsula, just north of Madden's Resort, and represents an exceptionally uncommon opportunity to build a new lake home from the ground up in one of the Brainerd Lakes Area's most iconic settings. After more than a century of development and the gradual sale of the original Pine Beach properties, vacant building sites on this peninsula have all but disappeared. The proposed tract offers approximately 125± feet of Gull Lake shoreline and approximately 20,411 sq. ft. of buildable area, creating an outstanding setting for a custom lake home designed around the water and views. What makes this property special, however, goes well beyond the numbers. Tucked along a quiet Gull Lake bay, the setting is peaceful, private, and remarkably serene. Watch wood ducks along the shoreline, enjoy calm mornings overlooking the water, and experience the character and natural beauty that have made Pine Beach such a treasured Gull Lake location for generations. The peninsula setting provides a wonderful combination of privacy and convenience. You are surrounded by the charm and history of Pine Beach while remaining just minutes from Madden's, championship golf, dining, boating, recreation, Nisswa, and the heart of the Brainerd Lakes Area. For someone who has dreamed about building a new home on Gull Lake—not simply purchasing an existing lake home and remodeling it—this may be one of the few remaining opportunities to create exactly what you want in an established, historic Gull Lake neighborhood. A special property. A remarkable setting. And an opportunity that may not come along again. Property is a proposed parcel. It has been surveyed and can be split from the existing parcel prior to closing. Acreage, shoreline footage, dimensions, boundaries, buildable area, legal description, PID and taxes are approximate or TBD and subject to final survey, governmental approval and applicable zoning requirements.

Additional Details:

Lot Acres	0.811
Lot Dimensions	155x135x146x125x170
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2027

Additional Features:



Listed By:
MN Real Estate and Management LLC

Drive north on Pine Beach Peninsula Rd. The property is on the east side of the road, north of Madden's Resort. This is a regional property listing under the 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.



Call Affinity Real Estate

218-237-3333

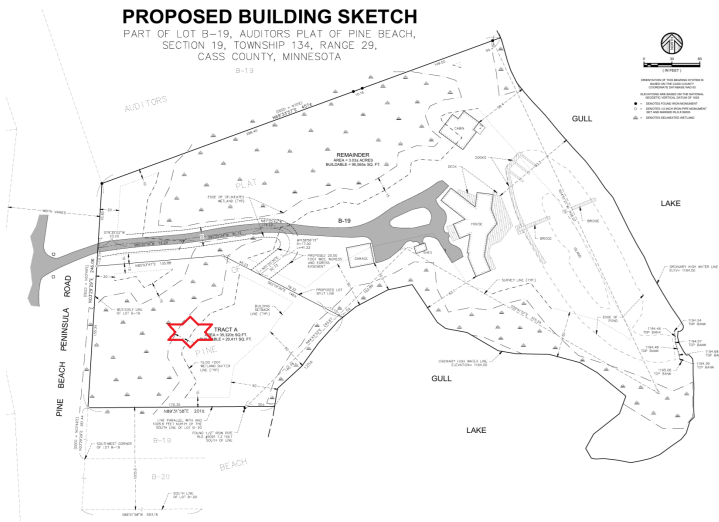
info@affinityrealestate.com



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

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Affinity
REAL ESTATE INC

\$1,630,000

MLS 7134108 Lake Land
TBD PINE BEACH
PENINSULA RD Road
East Gull Lake MN 56401