



MLS 7141532 Lake Home

\$149,900

464 sq ft
3 bedrooms
0 baths

1393 Cottonwood Trail
Pine River MN 56474

Waterfront: Lizotte

Status: Active

Description:

Barclay Twp – Cottonwood Trail – this rare 20 acre tract sports a 464 SF seasonal cabin with a 200 SF deck. Electric is on the property and connected by extension cord to the cabin (non-code). There is a pitcher pump for water supply and a non-compliant outhouse. The cabin has a propane wall heater and wood stove for heat sources. There is a window A/C for cooling and an outdoor shower. The acreage is all high, heavily wooded and joins 120 acres of state land on the west boundary. The northeast corner of the property has 140' of frontage on the south bay of Lizotte Lake. The property is being sold furnished with some exclusions (see agent notes) and in "AS - IS" condition.

Additional Details:

Year Built	1955
Lot Acres	20.18
Lot Dimensions	140xIRREG.
Taxes	\$526
Taxes with Assessments	\$612
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Propane, Wood **Heat:** Radiant **Sewer:** None **Water:** Sand Point **Air Conditioning:** Window Unit(s)

Driving Directions:

4 miles NE of Pine River on Hwy. 84 then right on Cottonwood Trail SW for 1/2 mile to 1393 on right.



Listed By:
Heartland Real Estate

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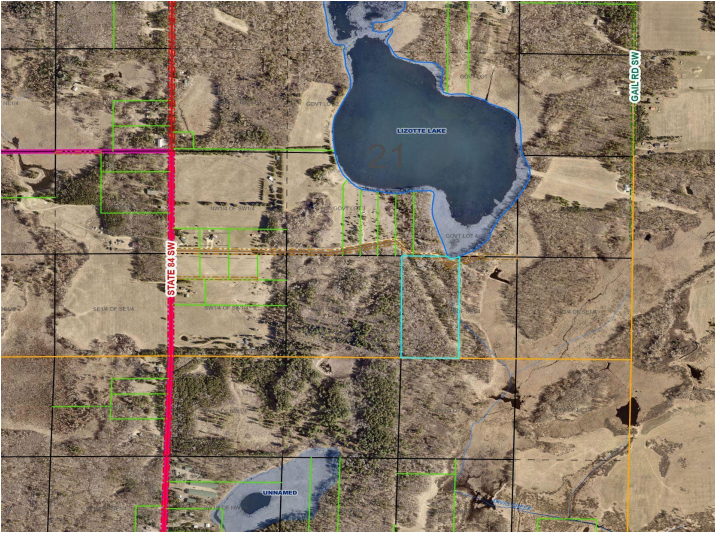
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