

MLS 7163239 Lake Home

$239,999

1,549 sq ft
3 bedrooms
1 baths

39346 County 4
Lake George MN 56458

Waterfront: Birch Creek

Status: Pending

Description:

40 acres of Northwoods hunting ground with Birch Creek frontage, bordering Paul Bunyan State Forest. The property adjoins thousands of acres of state forest along two sides, which extends your hunting, hiking and exploring well beyond your own boundary lines. Birch Creek winds through the property's meadows and lowlands, and towering pines, open grassy edges and brushy cover surround it, the kind of habitat that draws and holds deer moving off the surrounding public land. Three elevated deer stands are already in place, overlooking the creek bottom, field edges and thick red pine cover, so you're ready for opening morning. The property sits off County Road 4 with a driveway to a cleared, level yard site.The 3-bedroom, 1-bath home was originally built in 1909 and updated over the years, and it makes a comfortable base camp or getaway. It has a metal roof, cedar shake siding, laminate floors, wood trim throughout and plenty of natural light. A detached storage shed holds your gear. Fish the creek, run trails through the timber, or simply enjoy the quiet.Whether you're looking for a hunting retreat, a recreational investment or a private place to escape, this is a rare combination of acreage, water, wildlife and public land at your back door.

Additional Details:

Year Built	1909
Lot Acres	40
Lot Dimensions	1338x1320x1338x1320
Taxes	$1,888
Taxes with Assessments	$1,888
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Propane, Wood **Heat:** Fireplace(s), Other, Space Heater, Wood Stove **Sewer:** Tank with Drainage Field **Water:** 4-Inch Submersible **Air Conditioning:** None

Driving Directions:

North on county 4 from Lake George.

Broker Reciprocity

Listed By:
Real Broker, LLC

Affinity Real Estate Inc. participates in the Regional Multiple Listing 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.

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