



MLS 6199564 Lake Land

**\$120,000**

17.06 Acres  
Raw Land

TBD 400th Avenue  
Frazee MN 56544

Waterfront: Ballard

Status: Expired

**Description:**

Up North....You'll Find on the North East Side of Ballard Lake 357' of Frontage and 10.35 Acres on One of the Parcels Included in this 17.06 Acre Wooded Lot Sale. The Second Parcel is 6.68 Acres and Fully Wooded without Frontage and Located a Short Distance to the South. You Will Pass it As You Stride Along the Easement Going In. Ideal Water Fowl Hunting, Woods Hunting OR....Build a Secluded Get-away. The Gated Easement Can Be Found North of the Neighbors Home @19986 400th Avenue Property (NOT Part of This Sale). If You're Into Privacy, You're In for a Treat! Call to Walk But Have Your OnXHunt App or Compass With ....This Property is for the Adventurist, Not the Timid Woodsmen. Shhhh..... As You Walk, You Could Stir Up Natures Creatures. If You Only Want One Parcel, You Can Sell Off the Second; but Seller has the Two Bundled for Sale. (They are Not Adjacent to One Another!)

**Additional Details:**

Lot Acres	17.06
Lot Dimensions	Irregular
School District	23
Taxes	\$606
Taxes with Assessments	\$606
Tax Year	2022

**Additional Features:**

**Driving Directions:**

East of Detroit Lakes on Hwy 34 approx. 1 mile past/ East of Height of Land Lake turn right/south on 400th. Drive approx 2 miles. If you get to 19986 400th Avenue you're one driveway to far. Go back to the gated area as seen in the photograph.



Listed By:  
Better Homes and Gardens Real Estate - All Seas

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