



MLS 6502638 Lake Land

**\$39,900**

0.07 Acres  
Finished Lot(s)

30883 Cougar Pass  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Pending

#### Description:

It's time to start making memories at this privately owned lot in Whitebirch Exclusive RV & Camping Resort. Included with the lot: 2000 Breckenridge Park Model, Wood Patio w/Awning, Fire Pit, 8'x10' storage shed and plush green lawn. Living room area can close off for second bedroom, 2 Sleeper Sofa's, nice layout and in good condition. Queen bedroom has full closet and ample storage. Shower/tub, vanity and commode. Double lot abuts yours for extra space from neighbor to the west. The Resort has lots of shared amenities: Pool, Hot Tub, Kiddy Pool, Pavilion, Horseshoes, Comfort Stations, Coin operated laundry in 2 areas, Community Room, Playgrounds, Volleyball, Pickleball, Frisbee Golf and many Activities throughout the summer.

#### Additional Details:

Lot Acres	0.07
Lot Dimensions	40 x 80
School District	186
Taxes	\$285
Taxes with Assessments	\$310
Tax Year	2024

#### Additional Features:

#### Driving Directions:

From 7070 Dove St in Breezy Point and the security gates of Whitebirch Camping Cluster 2. Once securing access through gates go forward to RT on whitebirch Way to LT on Cougar Pass and then RT on Cougar Pass to #30883 on RT



Listed By:  
Edina Realty, Inc.

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.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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