



MLS 6531155 Lake Land

**\$495,000**

0.48 Acres  
Raw Land

34945 Blueberry Bay Road  
Pequot Lakes MN 56472

Waterfront: Bertha

Status: Pending

**Description:**

Sunsets Await! Discover the opportunity to build your dream home on this exceptional Bertha Lake property, featuring an impressive 103 feet of frontage along a serene bay. Adorned with grand, towering pines, the lot provides breathtaking sunset vistas to the West. As a member of the Blueberry Bay Association, you'll gain access to Outlot A, offering sandy shores for leisurely swims and additional docking options. Situated just minutes away from essential amenities, this parcel is perfectly positioned for development, complete with connected electric, installed septic system, and drilled well. Bring your plans and get ready to enjoy all the Whitefish Chain has to offer!

**Additional Details:**

Lot Acres	0.48
Lot Dimensions	103 x 160 x 59 x 63 x 183
School District	186
Taxes	\$1,276
Taxes with Assessments	\$1,301
Tax Year	2023

**Additional Features:**

**Driving Directions:**

From Crosslake take County Road 66 north, turn left onto County Road 16 and go about 8.2 miles, turn right onto Blueberry Bay Road. Follow Blueberry Bay Road to fire number 34945. Property on the Left.



Listed By:  
Positive Realty

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**218-237-3333**

**info@affinityrealestate.com**



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