



MLS 6548897 Lake Land

\$199,900

2.8 Acres
Raw Land

Xxx Lake Hattie Trail
Backus MN 56435

Waterfront: Hattie (main lake)

Status: Pending

Description:

Parcel #4. Wow!! Your private and quiet Up-North setting on beautiful Lake Hattie. Wooded acreage on a very high-quality lake—it's time to live the dream. The building site has an excellent grade for easy access to the shoreline. It's completely wooded with mature trees and sunset views over the crystal clear water. Power will be located by the private driveway not far from the building site. Year-round access, camp until you build. Lake Hattie is an excellent for swimming and fishing, with lots of structure, points, and bays to explore. You can also boat into Little Hattie Lake or explore the Pine River that flows through Hattie. Limited access to the lake keeps it private and quiet with low fishing pressure. If you'd like more acreage or looking for parcels next to each other, we will have other parcels will be available. A driveway association fee of \$150 per year is for only driveway maintenance.

Additional Details:

Lot Acres	2.8
Lot Dimensions	245x875x125x729
School District	2174
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2024

Additional Features:

Driving Directions:

From Pine River at the intersection of 24th Street SW and MN 84 take MN 84 North, go 7.5 miles, turn left onto Division Street W which turns into Lake Hattie Drive SW, go 1.4 miles to the property.



Listed By:
Swanson Realty

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