



MLS 6606633 Lake Land

\$139,900

0.26 Acres
Finished Lot(s)

30674 Cougar Pass
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

Description:

RARE OPPORTUNITY to own!! This uniquely configured, conjoined in a triangle, THREE (3) LOTS in popular Whitebirch RV & Camping Cluster 2! Two lots each have a 2003 Breckenridge Park Model (Each has a master Bd Rm And second bedroom or bonus room)...the third lot is right behind has a 2007 Montana 5th Wheel! Basic furnishings included in all. A fabulous "camping compound" with a circular fire ring where all the lots come together, and a 16'x16' canvas covered deck w/ chairs & a table just waiting for the card games! Nearby another deck area with grill, etc. NOTE:

All electric use is already pd for in your dues! Sellers agree to sell the 3 lots as one unit, only. Here's your chance! Won't last long! Put your boat in at Breezy Point Resort: Dock rites included in your dues. Enjoy the beach! Also, all Whitebirch amenities: Pools, Rec Rm w/ pool & games. Volleyball, Frisbee golf, pickle ball & more! Really MUST see to appreciate what you have here!!

Additional Details:

Lot Acres	0.26
Lot Dimensions	See drawing in Supp.
School District	186
Taxes	\$1,016
Taxes with Assessments	\$1,016
Tax Year	2024

Additional Features:

Driving Directions:

Co. Rd 11 to Ranchette So. on Dove, Rt. thru security gate & up the hill (Whitebirch) to Cougar Pass, Rt.



Listed By:
Dane Arthur Real Estate Agency-Crosslake

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