



MLS 6613898 Lake Land

\$550,000

119.44 Acres

Raw Land

TBD Co Rd 39

Waubun MN 56589

Waterfront: White Earth

Status: Pending

Description:

The possibilities are endless on this one-of-a-kind property in northern Becker County. Located on the northeast shores of White Earth Lake you will find this stunning property that is made up of rolling hills consisting of mature timber, waterfowl ponds, and 2200± feet of lake shore. White Earth Lake is well known for several things but two that stand out the most are the top-end walleye and smallmouth bass fishing along with cool clean water for recreation. There are not many places you can get this amount of acreage with this amount of lake frontage on a lake as pristine as this one. Include the fact that the hunting for deer, turkey, bear, grouse, and waterfowl is very good and you have everything in a property Minnesota is known for! If you are a developer this might be the perfect opportunity as well. With a blank slate and more than enough lake frontage for several lots and back lots this might be something worth considering. The property is also close to Three Bears Country Club Golf Course, more county public land, and countless miles of ATV and Snowmobile trails. This rare opportunity won't last long so book your showing today.

*2200± feet of lake frontage

*Heavily wooded

*Waterfowl ponds

*Excellent fishing

*Tremendous hunting

*Development potential

*Deer, turkey, grouse, bear, and waterfowl

Ponds

*Mature Oak, Maple, Aspen and more

*Top-end walleye and small mouth bass lake

*Very clean clear lake

*Close to Three Bears Country Club Golf Course

*Not far from county public land for more hunting and rec opportunitites

*Close to countless miles for ATV and Snowmobile Trails

Additional Details:

Lot Acres 119.44

Lot Dimensions 119.44±

School District 435

Listed By \$2,300
Whitetail Properties Real Estate

Taxes with Assessments \$2,300
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Additional Brokerage:



Call Affinity Real Estate

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Driving Directions:

From Waubun, East on State Hwy 113, then south on Co Rd 113, and east on 400th St (Co 39) to the property.