



MLS 6657087 Lake Land

**\$285,000**

1.64 Acres  
Plat Designed

12176 County Highway 17, Lot 2  
Detroit Lakes MN 56501

Waterfront: Melissa

Status: Active

**Description:**

Outstanding views and prime location! This 1.64 acre lot with 227 feet of shared water frontage is situated on a high spot on Lake Melissa and offers amazing sunset views. Build your dream home or your lake cabin, the choice is yours! Lot 1 is also for sale, can be purchased together for a total of 2.74 acres with half of the 227 feet of shared lake frontage. (Last 2 pictures are renderings of an approved shop/home that could be built on the property)

**Additional Details:**

Lot Acres	1.64
Lot Dimensions	620 x 115
School District	22
Taxes	\$1,346
Taxes with Assessments	\$1,346
Tax Year	2024

**Additional Features:**

**Driving Directions:**

Turn west of Hwy 59 onto W Meadow Lake LN and then turn immediately left onto County Hwy 17 and the lot is to your immediate right. Easement allows you to use first driveway to your right to access property.



Listed By:  
Prime Realty

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