



MLS 6685113 Lake Land

**\$119,000**

0.07 Acres  
Finished Lot(s)

30491 Barkwood Trail  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Pending

**Description:**

Private, wooded corner lot with mature trees for shade, located in Breezy Point White Birch Campground, Cluster 1.

Included in the sale is a 12x36 KROPF vinyl-sided custom park model, featuring high ceilings with no loft to clean or maintain, rich cherry cabinets with a dining bar, a stainless steel full-size oven, microwave, and refrigerator, and practically new furniture, including electric dual recliners and barrel swivel chairs. An electric fireplace, a smart 55-inch TV, and large storage cabinets with pull-outs provide additional convenience, along with a cabinet setup for a washer and dryer. Log and toboggan shelves offer extra storage.


The bathroom includes a walk-in shower, a full-size water-saving toilet, and a 19-gallon water heater. The property also features an 18.5x36 cedar deck with maintenance-free composite railings, and BY THE YARD brand table, chairs, and bench.

Additionally, there is a 10x14 Minnesota Room with northern decor, a queen-size futon, a queen-size IKEA couch/bed, and a double couch with a pull-out bed. A 10x12 2021 Sunspace Screen/Vinyl window porch enclosure features a log-style queen-size futon, two barrel chairs with footstools, an electric fireplace, a portable A/C, ceiling fans, and Up North decor. Floor-to-ceiling vinyl windows provide a full view of the deck and surroundings.

The outdoor space includes a rocked firepit with wood furniture and an 8x10 TUFF Shed for extra storage.

This park model is move-in ready, fully furnished, and comes with additional household items. The sellers have owned this lot for over 20 years, designing every aspect with low maintenance in mind. The oversized deck extends your living and dining space, making it perfect for relaxation or entertaining. Featuring Up North decor inside and out, along with a touch of paradise from lighted palm trees, this retreat creates a warm, welcoming atmosphere. Conveniently located just a short distance from the pool and comfort station, this lot is easily accessible.

Own a piece of Breezy Point for your summer getaway. Spend evenings by the campfire or enjoy morning coffee on the deck while listening to the soothing sounds of nature. The vibrant community offers friendly neighbors and activities for all ages. Whether you're looking for a quiet retreat or a place to entertain family and friends, this lot provides the perfect setting.



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Lot Acres 0.07  
Lot Dimensions 50 x 65

School District	186
Taxes	\$450
Taxes with Assessments	\$450



**Call Affinity Real Estate**  
**218-237-3333**  
**info@affinityrealestate.com**



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