



MLS 6700761 Lake Land

**\$239,900**

0.96 Acres  
Plat Designed

301XX 452nd St [A1]  
Vergas MN 56587

Waterfront: East Loon

Status: Hold

**Description:**

Set your sights on LOON VIEW – the newest Lakeside Neighborhood just outside of Vergas, offering a limited selection of Build-Ready Lots on beautiful Loon Lake!

This nearly one-acre Lot is thoughtfully Wooded, offering both Privacy and a peaceful setting for your future Home.

From the comfort of your future Deck, take in captivating West-Facing Views over Loon Lake – perfect for Sunsets and quiet mornings on the water.

This Lot boasts a shoreline with an Absolutely Perfect Sugar-Sand Bottom, making it the ideal spot for Swimming, Floating, and Lakeside Relaxation.

While you design your future Home, pull up a Camper for the season and start enjoying Lake Life now!

Back Lots are also available for those seeking extra space for a future Shop or Outbuilding.  
Start planning your future on the beautiful shores of LOON VIEW!

**Additional Details:**

Lot Acres	0.96
Lot Dimensions	63 x 347 x 178 x 276
School District	549
Taxes	\$8,118
Taxes with Assessments	\$8,198
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Vergas, head Southwest on S Pelican Ave until E Looney Ln, then turn left. Continue for 2.7 Miles, then turn right onto Mallard Dr. After 0.2 Miles, turn right onto 316th Ave, then take the first left onto 452nd St. Continue straight and the property will be marked on the right side.



Listed By:  
Jack Chivers Realty

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