



MLS 6700762 Lake Land

**\$249,500**

1.52 Acres  
Plat Designed

302XX 452nd St [A2]  
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!

Easily the Crown Jewel of the development, this Lot showcases a rare combination of Privacy, natural Topography, and Design potential.

A gentle slope and natural Ravine lead gracefully toward the Shoreline, offering distinctive Lake Access and room for creative Landscape Design.

Right at the water's edge, this Lot boasts a shoreline with an Absolutely Perfect Sugar-Sand Bottom, making it the ideal spot for Swimming, Floating, and Lakeside Relaxation.

Perched just high enough for panoramic Views, the Landscape also supports the possibility of a full Walk-Out Basement – an ideal canvas for your Dream Home.

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	1.52
Lot Dimensions	213 x 415 x 150 x 347
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 t



Listed By:  
Jack Chivers Realty

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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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