



MLS 6700763 Lake Land

\$199,900

1.52 Acres
Plat Designed

303XX 452nd St [A3]
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 Lot offers a beautiful blend of open Pasture and Mature Trees, creating a Picturesque Setting with flexibility for your Future Build.

Perched in one of the most scenic spots in the development, you'll enjoy captivating West-Facing Views over Loon Lake – perfect for Sunsets and quiet mornings on the water.

The peaceful addition of a Tram could provide a simple, effortless ride down to the Water's Edge, where this Lot features an Absolutely Perfect Sugar-Sand Bottom - ideal for Swimming, Lounging, and Lakeside Relaxation.

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	156 x 384 x 186 x 415
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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