



MLS 6700764 Lake Land

**\$199,900**

1.16 Acres  
Plat Designed

304XX 452nd St [A4]  
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 versatile Lot features a balanced mix of Wooded Privacy and open Building Space, making it a perfect canvas for your future Lake Home.

Positioned to take full advantage of its Elevation, it offers stunning West-Facing Views over Loon Lake – perfect for Sunsets and quiet mornings on the water.

Plus, enjoy the added bonus of a Pristine Sugar-Sand Lake Bottom along your shoreline, making it Ideal for Swimming and Lakeside Relaxation.

The peaceful addition of a Tram could provide a simple, effortless ride down to the Water's Edge.

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	1.16
Lot Dimensions	120 x 381 x 176 x 384
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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