



MLS 6700765 Lake Land

**\$235,900**

1.13 Acres  
Plat Designed

305XX 452nd St [A5]  
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!

Tucked at the end of the development, this Lot offers exceptional Privacy with a generous mix of mature Trees and open Pasture.

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.

From the comfort of your future Deck, take in the peaceful charm of Lakeside Living, complete with Vibrant Sunsets & Tranquil Mornings.

Plus, enjoy the added bonus of a Pristine Sugar-Sand Lake Bottom along your shoreline, making it Ideal for Swimming 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	1.13
Lot Dimensions	126 x 415 x 176 x 381
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

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.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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