



MLS 6700766 Lake Land

**\$239,900**

1.51 Acres  
Plat Designed

306XX 452nd St [A6]  
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, offering unmatched Privacy, this Expansive Lot boasts the most Shoreline, the most Trees, and the most Space to build – a true gem.

Elevated just enough to allow for sweeping Views over the Lake, wander the Land and you'll quickly picture yourself enjoying Sunsets from your future Deck, surrounded by Nature and Tranquility.

Plus, enjoy the added bonus of a Pristine Sugar-Sand Lake Bottom along your shoreline, making it Ideal for Swimming and Relaxing on the Crystal-Clear waters of Loon Lake.

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	1.51
Lot Dimensions	111 x 530 x 224 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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