



MLS 6722090 Lake Home

\$1

0 sq ft
0 bedrooms
1 baths

7160 Turtle Lake Drive
Walker MN 56484

Waterfront: Turtle

Status: Active

Description:

What an opportunity to own this prime piece of real estate located in the heart of the northland. This property located on Turtle Lake boasts 150 feet of lakeshore and approximately 1.4 acres for quiet enjoyment. Featuring a 28x50 logged sided cabin with the interior to be finished to your liking. Property has in floor heat, with sewer and well in place. Pristine views of the lake from the nicely manicured yard. Enjoy great fishing and recreation on the lake. With snowmobile trails and ATV opportunities close by this is truly your up north retreat! A must see! This is an auction property which requires \$25,000 down non-refundable certified earnest money due the day of the auction, accompanied by a letter showing proof of funds. This property is being sold AS IS without contingencies, which includes but not limited to the condition of the home or out buildings, the sewer system, the well or any property lines. Real Estate to be sold on Sunday June 15th at 1:00 PM. The closing will take place 30-45 days from the Auction day. There will be a 6% buyer's premium added to the final accepted high bid creating the contract price. Example \$300,000 x 6% = \$18,000 equaling the contract price of \$318,000. Real Estate sale subject to the seller's confirmation.

Additional Details:

Year Built	2003
Lot Acres	0.14
Lot Dimensions	150x420
Garage Stalls	2
School District	113
Taxes	\$1,080
Taxes with Assessments	\$1,146
Tax Year	2024

Additional Features:

Fuel: Propane **Heat:** Radiant Floor

Driving Directions:

At the junction of 371 & Hwy 200 head east on Hwy 200 for 1.8 miles then left on Onigum Rd or Cass County #13 for ½ mile then right on Turtle Lake Drive NW for two tenths of a mile to property on right



Listed By:
Cummings Janzen Realty, Inc

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