



MLS 6728161 Lake Land

**\$350,000**

2.06 Acres  
Plat Designed

310XX 452nd St [A1]  
Vergas MN 56587

Waterfront: East Loon

Status: Pending

#### 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 2.06-Acre parcel features a Wooded Hilltop setting that ensures immediate Privacy and Tranquility for your future Home.

A Natural Ravine winds its way down to the shoreline, providing direct access to 276 feet of Sugar-Sand Bottom—perfect for Swimming, Floating, and Lakeside Relaxation.

Perched high above the water, the lot offers breathtaking Panoramic Views of Loon Lake's sparkling surface, ideal for Sunsets and quiet mornings on your future Deck.

The gently sloping terrain also allows for the possibility of a Walk-out Basement, seamlessly connecting indoor living spaces to the waterfront.

While you plan and build your dream residence, pull up a Camper seasonally and begin enjoying lake life right away. Back Lots are also available for anyone seeking extra space for a future Shop or Outbuilding. Start planning your future on the beautiful shores of LOON VIEW!

#### Additional Details:

Lot Acres	2.06
Lot Dimensions	196 x 405 x 276 x 315
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 onto 316th Ave, then take the first left onto 452nd St. Continue straight and the property will be marked on the right.



Interacted By  
Jack Chivers Realty

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