



MLS 6732826 Lake Land

**\$45,000**

1.65 Acres  
Plat Designed

(Lot 3) TBD County Rd 4  
Waubun MN 56589

Waterfront: Snider

Status: Active

**Description:**

1.65 acre backlot near Snider Lake. Great fishing and other water sports. Excellent area for hunting. Open to the builder of your choice. An additional 12 more lots available as well! Enjoy the riding trails nearby, dining, golf and Casino in Mahnomen and just 1/2 hour to the beautiful City of Detroit Lakes. Corner pins have been marked. Electricity to all lots. Located just off of CR-4 and close to public boat access. Covenants, Restrictions and Easements of record and attached.

**Additional Details:**

|                        |                          |
|------------------------|--------------------------|
| Lot Acres              | 1.65                     |
| Lot Dimensions         | 178.01x434.95x170x433.44 |
| School District        | 435                      |
| Taxes                  | \$1                      |
| Taxes with Assessments | \$1                      |
| Tax Year               | 2024                     |

**Additional Features:**

**Driving Directions:**

Follow directions on Hwy 59 to Waubun. Turn onto MN-113 traveling East for approximately 21 miles; turn left onto CR-4 for approximately 1.7 miles. Lots will be marked to the left of CR-4 and onto Ponderosa Ln.



Listed By:  
REALTY XPERTS

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