



MLS 6733950 Lake Land

**\$42,900**

1.42 Acres  
Raw Land

40039 County Rd 17  
Browerville MN 56438

Waterfront: Pine Island Lake (Fawn  
Lake Twp.)

Status: Active

**Description:**

1.42 Acres with 342 feet of Private Shoreline on the East side of Pine Island Lake, West facing for those Terrific Sunsets!

A driveway has roughly been put in there, so you can pull off the road and park, the shoreline hasn't ever been touched, but the buyer can clear up to 50ft, bring in sand for a beach, remove trees, put in a dock, stairs or similar if needed/wanted. etc.

Lot is not buildable due to setbacks from lake and road.

Pine Island Lake is a private lake, approx 140 acres, has a private access. Good fishing. Can boat, jet ski, pontoon, etc.

An affordable way to enjoy the lake.

**Additional Details:**

|                        |                       |
|------------------------|-----------------------|
| Lot Acres              | 1.42                  |
| Lot Dimensions         | 325 x 129 x 342 x 216 |
| School District        | 2170                  |
| Taxes                  | \$516                 |
| Taxes with Assessments | \$516                 |
| Tax Year               | 2024                  |

**Additional Features:**

**Driving Directions:**

From County Road 26 to South on County Rd 17 to property on East Side of Pine Island Lake



Listed By:  
Smart Choice Realty

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