



MLS 6736765 Lake Land

**\$199,000**

5 Acres  
Raw Land

18919 395th Avenue  
Frazee MN 56544

Waterfront: Little Toad

Status: Active

**Description:**

5 ACRE LOT WITH 227 FRONT FEET ON LITTLE TOAD LAKE. SIGNIFICANT WORK HAS BEEN DONE CLEARING THE LOT AND BUILDING A BOARDWALK FOR EASY LAKE ACCESS.

LOTS OF POTENTIAL HERE WITH YOUR CHOICE OF BUILDING SITES, OR BRING YOUR CAMPER. Affordable Lake Access with a great location just minutes from Detroit Lakes in the heart of Lakes Country. Sellers will consider a Contract For Deed to a qualified Buyer.

**Additional Details:**

Lot Acres	5
Lot Dimensions	5 Acres
School District	23
Taxes	\$474
Taxes with Assessments	\$474
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From DL take Highway 34 East, turn RT on Cty Rd 56, turn Rt on 395th, take the first L to the Property



Listed By:  
Re/Max Lakes Region

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**