

MLS 6737591 Lake Land

# $85,000

0.007 Acres
Site Plan Approved

TBD Battle Point Trail
Federal Dam MN 56641

Waterfront: Leech Lake River

Status: Active

**Description:**

Be part of this beautiful, friendly, 9 unit Common Interest Community. With over 6 acres of level land and 680 ft of shoreline everyone enjoys their own view as well as plenty of common grounds.  Build your dream cabin or year round home and enjoy your southern view of Leech Lake. Located in Boy Bay, east of Bear Island you are protected from the larger waves of the main lake.  Enjoy  all the amenities and common grounds without the upkeep. Amenities include a private harbor with a deeded boat slip, with electric and gas. A large dock and sandy beach are ready for the kids to enjoy.  Leech Lake has world class fishing for musky, northern pike, walleye and panfish.  lots of public hunting land close by for deer, bear, grouse & turkey.  Open to the builder of your choice.  Escape the noise and commotion of the big cities and check out this peaceful spot on mighty Leech Lake !!!

**Additional Details:**

| | |
|---|---|
| Lot Acres | 0.007 |
| Lot Dimensions | 48, 88, 48, 88 |
| Taxes | $422 |
| Taxes with Assessments | $422 |
| Tax Year | 2024 |

**Additional Features:**

**Driving Directions:**

From Walker head east on Hwy 200 to Left onto County Rd 8 to Left on to County Rd 73 to Left on to Battle Point Trail NW Then straight to Battle Point Estates.

Broker Reciprocity

Listed By:
Timber Ghost Realty, LLC

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