



MLS 6743203 Lake Land

\$46,000

0.66 Acres Raw Land

TBD Ottawa Drive Browerville MN 56438

Waterfront: Turtle

Status: Active

Description:

Lake Lot on Turtle Lake with great views.

Over Half an Acre of Wooded Rolling land Suitable for a Walkout and a great spot for a year round home or cabin getaway.

Turtle lake has a maximum depth 39 feet

There is a Public Access with a dock and natural sand shoreline there.

The Lot is part of a Property Owners Association with great amenities, there is a year round Clubhouse, pool, Campground, 3 other lakes and more. Roads are plowed and maintained for Year Round Enjoyment.

According to Mn DNR Lake Finder the Fish species in Turtle Lake are: black bullhead, black crappie, bluegill, brown bullhead, green sunfish, hybrid sunfish, largemouth bass, northern pike, pumpkinseed, rock bass, sunfish, tullibee (cisco), walleye, yellow bullhead, yellow perch, bowfin (dogfish), common carp, greater redhorse, shorthead redhorse, white sucker, banded killifish, blackchin shiner, blacknose shiner, central mudminnow, common shiner, creek chub, golden shiner, lowa darter, Johnny darter, least darter, northern redbelly dace, tadpole madtom.

Additional Details:

Lot Acres 0.66

132 x 190 x 92 x 176 Lot Dimensions

School District 2170 Taxes \$206 Taxes with Assessments \$206 Tax Year 2024

Additional Features:

Driving Directions:

County Road 17 to 392nd Street to Left on Ottawa Drive.



Listed By: **Smart Choice Realty**

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