



MLS 6747828 Lake Land

**\$79,900**

0.09 Acres  
Finished Lot(s)

30470 Barkwood Trail  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

#### Description:

Welcome to this private lot nestled up against the woods in Whitebirch Exclusive RV and Camping Resort. This is a nicely wooded pie shaped lot with the wider living space against the woods. Lot comes with a 2016 Kropf Park Model in excellent condition, Deck alongside of park model and elevated deck to rear of lot that holds a covered screen gazebo, fire pit area, an 8 x 10 Storage Shed and parking for 2 cars. Kropf Park Model has warm wood built-ins and throughout. The main living area has a beautiful electric fireplace with 42" Flat Screen above, a recliner and two pullout couches. The couch near the front of park model has an expanding door to create a second bedroom. Dedicated dining area for four and a pleasing kitchen area with black appliances. Queen bedroom has a built in with 2 closets and drawers. Double loft has two sleeping areas, one with 4ft ceiling that can be used for an office. If you like privacy and a newer park model this is the one for you. Come take a look.

#### Additional Details:

|                        |                   |
|------------------------|-------------------|
| Lot Acres              | 0.09              |
| Lot Dimensions         | 22 x 85 x 69 x 97 |
| School District        | 186               |
| Taxes                  | \$501             |
| Taxes with Assessments | \$468             |
| Tax Year               | 2025              |

#### Additional Features:

#### Driving Directions:

From 30615 Ranchette Dr in Breezy Point and the gates of Whitebirch 1 - once securing access thru gate, turn left on Barkwood Trail to #30470 on Left



Listed By:  
Edina Realty, Inc.

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