



MLS 6796279 Land

**\$108,900**

0.08 Acres  
Finished Lot(s)

30447 Plumwood Trail  
Pequot Lakes MN 56472

Status: Active

#### Description:

Looking for the ultimate summer retreat or a cozy year-round escape? This charming lot in the highly sought-after Whitebirch Campground in Breezy Point, MN is your perfect hideaway. Featuring a well-maintained Park Model RV and a spacious Minnesota Room (MN Room), this property offers a blend of comfort, nature, and outdoor living—all just minutes away from local amenities and lakeside fun.

The Park Model RV is fully furnished and move-in ready, offering a comfortable bedroom, living area, and a fully equipped kitchen. With large windows throughout, the RV is bright and airy, showcasing the natural beauty of the surroundings. The unit also includes efficient heating and cooling systems, making it suitable for both seasonal and year-round use.

In addition to the RV, the Minnesota Room adds an extra level of living space. This enclosed area is perfect for additional living, sleeping, or entertaining. With large windows and a sliding glass door that opens to your private deck, it's ideal for enjoying the outdoors while staying protected from the elements.

The lot itself is beautifully landscaped with plenty of mature trees, offering privacy and shade. A fire pit area is perfect for cozy campfires, and there's a storage shed for all your tools and outdoor gear. The large deck is perfect for BBQs, outdoor dining, or simply relaxing while taking in the surrounding nature.

Inside, the lot is equipped with a full bathroom, including a shower, toilet, and sink, and all the necessary hookups for electric, water, and sewer. There's also a propane tank for heating and cooking, with high-speed internet and cable TV available to keep you connected.

Whitebirch Campground is located in the heart of Breezy Point, MN, an ideal location for outdoor enthusiasts. Just minutes from the property, you'll find Pelican Lake, a beautiful spot for fishing, boating, and swimming. The Brainerd Lakes Area offers endless trails, parks, and lakes, perfect for hiking, biking, and water sports. Breezy Point Resort is nearby, where you can enjoy golfing, dining, and seasonal events. If you're looking for more quaint charm, Nisswa, MN is only a short drive away, offering boutique shopping, delicious dining, and local attractions.

The campground itself boasts a variety of on-site amenities, including a swimming pool and hot tub for relaxing after a day of adventure, as well as basketball and volleyball courts for some friendly competition. You'll also have access to fishing and a clubhouse for taking advantage of the beautiful lakes in the area. The clubhouse hosts social activities and is a great place to meet other campers. There are convenient laundry facilities and showers available for your convenience.

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.  
The Park Model RV and Minnesota Room is an incredible opportunity. Enjoy a self-contained retreat with everything you need just a short distance away.



**Call Affinity Real Estate**  
**218-237-3333**  
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**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**

Lot Acres

0.08

Lot Dimensions

40x85x40x85