



MLS 6813221 Land

**\$85,000**

1.28 Acres  
Subdivided

Lot 7, Block 1 Alivia's Avenue  
Pelican Rapids MN 56572

Status: Active

#### Description:

Alivia's Acres! Located just off the shores of Lake Lizzie. Lot 7 is a short drive the end of the development. Lot 7 is sunrise oriented, with a 1.28 acre site offering you plenty of space to build your dream home. The location is prime for that quiet country feel with the access of Fargo/Moorhead just 45 miles away. Detroit Lakes is 25 minutes away and Pelican Rapids is 10 minutes away. The public access to Lake Lizzie is a very short 1-minute ride. This unique blend of extra-large lots and access to a premium lake is hard to find. Taxes have not yet been assessed and will be recorded by the end of November 2025.

#### Additional Details:

|                        |           |
|------------------------|-----------|
| Lot Acres              | 1.28      |
| Lot Dimensions         | Irregular |
| School District        | 548       |
| Taxes                  | \$550     |
| Taxes with Assessments | \$550     |
| Tax Year               | 2025      |

#### Additional Features:

#### Driving Directions:

From Hwy 59, Dunvilla intersection, head south on Hwy 59 towards Siefert Beach Rd 2.4 miles, turn left onto 460th St. 0.9 miles, 460th becomes Poss Beach Rd 0.4 miles, turn left onto Olivia St, destination is on the left.



Listed By:  
Jack Chivers Realty

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