



MLS 7008219 Lake Land

**\$44,900**

0.08 Acres  
Subdivided

30650 Barkwood Trail  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

**Description:**

Here's an excellent, affordable opportunity to get at Whitebirch Campgrounds, Cluster 1! This lot is conveniently located just inside the gates of Cluster 1, north on Barkwood Trail. The lot is wooded in the back providing additional privacy, with neighbors on the north and south sides only. The 40x80 lot includes a holding tank. The 1999 Skyline Layton trailer is in good condition, with a new steel roof and floor covering installed in 2021. The trailer offers one bedroom, bath and shower, kitchen and living room. The 14x10 trailer offers slide outs for both the bedroom and living room. Just off the living room is the enclosed 10x14 porch addition. The front of the trailer has a small entry deck 4x8, with a large deck off the back of the porch, 10x10. Also included is the outside picnic table, fire pit and storage shed, 8x9. More photos will be available early spring. Please note buyer and buyers agent is responsible for final measurements.

In addition, you will enjoy all that Whitebirch Campground has to offer, including outdoor pool, frisbee golf, tennis and volleyball courts to name a few. Sale also includes a Breezy Point Country Club membership offering indoor pool, golf discounts and more, a \$500 value.

Be one of the first to take advantage of this new offering in 2026.

**Additional Details:**

Lot Acres	0.08
Lot Dimensions	40x80x40x80
School District	186
Taxes	\$264
Taxes with Assessments	\$264
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From the gates of Breezy Point resort, head west on County Road 11 to Ranchette Drive and turn left. The gates to Whitebirch Campground, Cluster 1, will be about 1 mile down on your right. Once inside, take your first right onto Barkwood Trail, and campsite will be the fourth lot in on your right.



Listed By:  
Breezy Point Real Estate

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