



MLS 7028871 Lake Land

**\$159,900**

0.13 Acres  
Subdivided

30208 Whitebirch Way  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

**Description:**

Location, location, location! This outstanding campsite is one of the best values in Whitebirch Campground cluster II. Located at the southwest corner of Doe Trail and Whitebirch Way, across from the pump house, the lot is situated to overlook the entrance area into the campground yet offer privacy with terraced outdoor space. This is one of the largest single lots in Cluster II, and offers three tiers of deck space to enjoy the outdoor firepit, grilling area and seating area adjacent to lovely lawn. The top- deck main area is 14 x 17 sq ft, which does not include the pop out dining area and walkway. The top tier of the deck is pet friendly with gates. Access to the deck is easy one of the three staircases. The lawn is maintained with a two zone in-ground sprinkler system. This outdoor living at it's finest. The 2003 Lee Park Model can sleep 6-8 utilizing a split double loft. This carefully maintained 2003 Park Model also includes slide outs to extend inside living space. The attached 10 x 14 sq ft knotty line patio room also offers additional sleeping space. There is plenty of space for friends and family to enjoy the Up North lifestyle in comfort. Additional features include an 8 x10 sq ft shed with tools, small weatherproof storage shed, and all inside and outside furniture, including gas grill. Ample parking is provided in the designated gravel area located right next to the road. This campsite layout offers the best use of outdoor and indoor space yet, on one of the best lots in the campground. Make sure to see this extremely well thought out campsite today! In addition, you will enjoy all that Whitebirch Campgrounds has to offer including outdoor pool, frisbee golf, tennis and volleyball courts to name a few. Sale included Breezy Point Resort Country Club membership, a \$500 value.

**Additional Details:**

Lot Acres	0.13
Lot Dimensions	79x80x60x80
School District	186
Taxes	\$534
Taxes with Assessments	\$534
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Breezy Point Resort head west on Cty Rd 11 and turn left on Whitebirch Dr. follow to Doye St turn right, drive 1.6 mi and turn left on Doe Trail. At top of hill turn left, first campsite on left.



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