



MLS 7039317 Land

**\$85,000**

0.07 Acres  
Finished Lot(s)

30369 Cougar Pass  
Pequot Lakes MN 56472

Status: Active

**Description:**

Offering a highly sought after, private lot, nestled up against the woods. Included with the lot is a very well cared for 2004 Breckenridge with 3 bump outs, making for a very roomy living area and bedroom - could sleep 10 comfortably. 12 x 12 MN Room has expansive views of the woods, roomy deck with Gazebo cover that leads to an inviting paver fire pit area where you can watch the wildlife wonder by or have your morning coffee or evening BBQ. Truly a private setting. There is also a 8x12 storage shed off to the side of the paver fire pit. The entire lot is beautifully landscaped and the driveway area is lined with river rock with enough parking for 3 cars and a pontoon. All interior furniture, deck furniture and Blackstone Grill are included. The perfect spot to start making memories with your friends and family. Many Fun Shared Amenities are located in Whitbirch Exclusive RV Resort and Campground, Gated Community. Pools & Hot Tub, Showers/Changing Area & Coin Laundry in 2 Areas Table Tennis, Volleyball, Pickle Ball Court, Horseshoes, Playground, Special Events are ongoing throughout the Summer. Breezy Point Resort Shared Beach Access & Dock Use for 7 Days at a Time. It's time to make some memories in this privately owned lot, in an exceptional resort.

**Additional Details:**

Lot Acres	0.07
Lot Dimensions	40x80
School District	909
Taxes	\$238
Taxes with Assessments	\$238
Tax Year	2026

**Additional Features:**

**Driving Directions:**

From 7070 Dove St and the gates of Whitebirch Camping Cluster 2, once securing access thru gates- go forward to RT on Whitebirch Way to LT on Cougar Pass to #30369 on LT



Listed By:  
Edina Realty, Inc.

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