



MLS 7060941 Lake Home

**\$219,500**

1,152 sq ft  
3 bedrooms  
2 baths

19659 Empire Trail  
Burtrum MN 56318

Waterfront: Big Swan

Status: Active

**Description:**

This nearly one-acre, west-facing lot on beautiful Big Swan Lake offers an exceptional opportunity to create your ideal lakeside retreat. Tucked at the end of a quiet road, the property provides a rare sense of privacy along with stunning sunset views over the water. The existing home is a 1977 double-wide manufactured residence, priced well below tax-assessed market value due to its condition, along with the accompanying outbuildings. While the current structures may require significant updates or removal, the true value lies in the land itself.

With its level terrain, prime lake frontage, and peaceful setting, this property is the perfect canvas to build a brand-new home tailored to your vision.

**Additional Details:**

Year Built	1977
Lot Acres	0.925
Lot Dimensions	177' x 223' x 165' x 268'
Garage Stalls	2
School District	486
Taxes	\$2,280
Taxes with Assessments	\$2,280
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas, Wood **Heat:** Fireplace(s), Wood Stove

**Driving Directions:**

From Grey Eagle Follow County 102 North To Stop Sign, At Stop Sign Go Left On County 13, Follow County 13 Till 184th Avenue, Go Left On 184th Follow To Emerald Drive Go Right, Then Right On Empire Trail follow Empire all the way to the end home.



Listed By:  
Central MN Realty LLC

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