



MLS 7070591 Lake Land

\$55,000

0.08 Acres
Finished Lot(s)

30444 Yellowleaf Trail
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

Description:

A privately owned lot in Whitebirch Exclusive RV and Camping Resort, Cluster 1 gated community. This lot rests against the woods and an ear shot of the environmental lake where you can hear the water fowl welcoming your morning coffee. Included with the lot is a roomy 42' Premier 5th Wheel in good condition, 8x10 storage shed, wood platform deck next to trailer, maintenance free decking ready to update the existing deck and 1250 holding tank. The main cabin of the trailer is spacious with a double recliner couch, side chair/ottoman, side table, TV, portable electric fireplace, cozy kitchen with kitchen island. The rear of the camper holds a single bed, storage and a TV. The front of the camper hold a pass thru bathroom with stackable washer/dryer, shower and camper toilet, that leads to the main bedroom with queen bed with storage underneath, full closet and more storage and third TV and electric water heater. Just waiting for you to start making memories. Shared amenities: 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.

Additional Details:

Lot Acres	0.08
Lot Dimensions	40x85
School District	186
Taxes	\$209
Taxes with Assessments	\$234
Tax Year	2026

Additional Features:

Driving Directions:

From 30615 Ranchette Dr in Breezy Point and the gates of Whitebirch Camping Cluster 1 - once securing access thru gates turn LT on Barkwood Trail to RT on Yellowleaf Trail to property #30444 on LT



Listed By:
Edina Realty, Inc.

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