



MLS 7075427 Lake Land

\$249,900

30 Acres
Raw Land

TBD 125th Street
Dalton MN 56324

Waterfront: Sewell

Status: Active

Description:

Have you been searching for lakefront acreage on a quiet, underdeveloped lake where you can enjoy excellent fishing, peaceful sunrises and sunsets, and still have enough land to hunt right out your back door? Properties like this are incredibly hard to find, and when they do hit the market, they are often priced far beyond what most buyers can justify. This Otter Tail County property is the exception.

Located between Ashby and Dalton, this exceptional 30± acre property offers approximately 400± feet of quality shoreline on beautiful Sewell Lake. Opportunities to own acreage and lakeshore together at an affordable price point in this area are becoming increasingly rare. Whether you are looking for a future homesite, weekend getaway, hunting retreat, or investment in Minnesota lake property, this tract checks nearly every box.

The property is divided by the township road, with approximately 13 acres located on the lake side and roughly 17 acres situated on the back side of the road. The lake-side acreage provides excellent access to the water along with ample room for a future boathouse, storage building, or additional improvements. The shoreline offers the ability to fully enjoy everything Sewell Lake has to offer while still maintaining privacy and elbow room that is nearly impossible to find on most developed lakes.

On the opposite side of the road, the back acreage offers outstanding potential for a dream home, cabin, camper setup, or RV location. The land features a diverse mix of habitat and terrain that creates both beauty and functionality. Mature oak trees provide a scenic park-like setting across portions of the property, while thicker underbrush, cattails, and bedding cover create ideal habitat for wildlife. A small pond further enhances the recreational appeal and attracts waterfowl throughout the season.

For outdoor enthusiasts, this property delivers year-round recreation. Deer, turkey, pheasant, and waterfowl hunting opportunities can all be found right on the property, making it a rare combination of lakefront living and hunting land ownership. Being able to fish in the morning and hunt in the evening without leaving your property is something very few lake properties can offer.

Sewell Lake is well known by locals for its quiet atmosphere and outstanding fishing. Unlike heavily developed lakes crowded with constant boat traffic, Sewell Lake provides a peaceful setting where you can relax and enjoy the lake. In fact, the average walleye size in Sewell Lake consistently surprises anglers, with the realistic

Opportunity to own a truly unique piece of Otter Tail County lakefront acreage with hunting habitat, bundable farmland, and a small pond. This property is a rare find in this area offering this much versatility and recreational value at a comparable price.

After comparing other lakefront acreage with hunting habitat, bundable farmland, and a small pond, you will find another property in this area offering this much versatility and recreational value at a comparable price.

If you have been waiting for a chance to own a truly unique piece of Otter Tail County lakeshore with acreage, this is an opportunity worth serious consideration before it is gone.



Whitetail Properties Real Estate



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

MLS R Sewell Lake 600 Park Avenue South, Park Rapids, MN 56470