



MLS 7078639 Lake Land

\$119,999

0.65 Acres

Raw Land

7241 US Highway 169

Garrison MN 56450

Waterfront: Mille Lacs

Status: Active



Description:

Nestled directly on the scenic shores of Mille Lacs Lake and just 90 minutes from the Twin Cities, this exceptional lakefront property offers the ultimate combination of natural beauty, seclusion, and convenience. With your very own lake frontage, enjoy breathtaking views, direct water access, and endless recreational opportunities.

This property will allow you to keep a dock and boat lift for easy boating access from your front yard! Don't feel like boating? Enjoy a swim from your private beach. On top of that, this parcel adheres to Crow Wing zoning, which means you can camp with a RV permanently, build a cabin, tiny house, or regular house, the options are endless! Airbnb and short-term rental are also allowed, meaning you could turn this gem into a cash-flowing asset.

Don't miss your chance to own land on Lake Mille Lacs, the 16th largest lake in the contiguous United States at over 132,500 acres. Mille Lacs is a world-class fishing destination, famous for its walleye, smallmouth bass, northern pike, and muskellunge. If you're a fan of ice fishing, this lake would be perfect for pulling your ice house on and off, and then storing for the winter. Along with great fishing, comes great hunting. There are over 10,000 acres of public hunting land all located within 10 minutes drive of the property.

This parcel is RARE. There are only about 5 vacant parcels left in Crow Wing county that do not have an adjoining parcel with a structure and have frontage on Mille Lacs Lake, and none of those are for sale. So if you are wanting to build, this is the only option to build something new without needing to tear down. Or if you are just looking to have a camper on the lake, this is the ONLY option. On top of that, this parcel is not located within the actual city of Garrison, meaning it adheres only to Crow Wing County Zoning, which is much less restrictive than being in the city. However, it still has access to hookup to the sewer, which instead saves tens of thousands of dollars for needing a septic system. Electricity is also available at the parcel, saving you the significant cost and hassle of having it routed to the property.

Here are some unique features about this parcel:

- * Prime lake frontage on Mille Lacs Lake of 50 feet.
- * 20 minutes from Brainerd
- * 90 minutes from the Twin Cities
- * Conveniently located off a paved and plowed road
- * Established driveway for easy access



Equal Housing Opportunity Real Broker LLC

- * Zoned for year-round enjoyment. Receive your camper, RV, boat, or other recreational gear.
- * Service of Minnesota, Inc. Broker Reciprocity (an) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



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Whether you're an avid fisherman, water sports enthusiast, or simply someone who dreams of lakeside living, this property is the perfect base for your outdoor adventures. Mille Lacs Lake is famous for its fishing, boating, and breathtaking sunsets, making this a truly one-of-a-kind opportunity.

Owner is agent and would consider seller financing through a contract for deed. Seller also has additional acreage