



MLS 7079954 Lake Home

\$89,000

750 sq ft
0 bedrooms
0 baths

11847 12th Avenue
Federal Dam MN 56641

Waterfront: Leech Lake River

Status: Active

Description:

This is a 1 acre lot in the Nature's Trail development with a dock (#108) in Isle Harbor, located just 1 mile away on Leech Lake near Federal Dam. The lot is improved with a 25 x 30' Quonset Hut built in 2020 and insulated. Electric power has been bought in, just add service and a meter from Lake Country Power.

Installed gravel driveway with a large parking area is ready for your RV or Camper. Use the Quonset Hut as a garage for your boat, party room or sleeping cabin. Isle Harbor has a private boat ramp to launch your boat then keep your boat in the harbor in slip #108. Association dues are \$240/year. Leech Lake has fantastic fishing for Walleye, Muskie, and Crappies. Near 1,000s of acres of public lands for hunting, ATV riding, and snowmobile trails. Build a cabin, camp, or RV on this property.

Additional Details:

Year Built	2020
Lot Acres	1
Lot Dimensions	150x300
School District	118
Taxes	\$224
Taxes with Assessments	\$224
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Electric **Heat:** Space Heater **Sewer:** None **Water:** None **Air Conditioning:** None

Driving Directions:

County Road 8 to Isle Harbor heading west, then south on 12th Ave.



Listed By:
Coldwell Banker Realty

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