



MLS 7090777 Lake Land

\$1

2.25 Acres
Raw Land

TBDx Chippewa Heights
Brandon MN 56315

Waterfront: Chippewa

Status: Active

Description:


UPCOMING AUCTION! Two beautiful lake lots will be sold at auction July 16 at 5PM, online or in person. PROPERTY PREVIEW June 28 & July 12 from Noon to 2PM. This listing is for Lot B. (2.25± acres)

Opportunities like this just don't come around very often. In fact, it's getting harder and harder to find any undeveloped lakeshore on quality Minnesota lakes, let alone a lake like Chippewa, better known to most as Big Chip. Lot B is an outstanding lakefront parcel offering approximately 2.25 acres and 246± feet of pristine shoreline on Big Chip. With generous frontage, hard-bottom lakeshore, and beautiful easterly views, this lot provides an exceptional setting for future development. Big Chip is widely known for excellent fishing, clear water, and a peaceful atmosphere that appeals to lake enthusiasts seeking both recreation and relaxation. The property's convenient location near Brandon and Interstate 94 provides easy access from the Twin Cities, St. Cloud, and Fargo-Moorhead. Shared ownership in an additional half-acre access parcel is included. If you've been searching for premium undeveloped lakeshore, Lot B deserves your attention.

- *Lot B consists of approximately 2.25 acres
- *Approximately 246 feet of Big Chip frontage
- *Large buildable lakefront parcel
- *Hard-bottom shoreline
- *Beautiful Easterly lake views
- *Shared ownership in a 1/2-acre access parcel
- *Excellent water clarity
- *Outstanding fishing and recreation opportunities
- *Easy access from Brandon and Interstate 94
- *Rare undeveloped lakeshore offering

Additional Details:

Lot Acres	2.25
Lot Dimensions	2.25
School District	2908
Taxes	\$2,618
Taxes with Assessments	\$2,618
Tax Year	2026

 Listed By:
Whitetail Properties Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service (RMLS) Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



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



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470