



MLS 7090972 Lake Land

**\$42,500**

0.08 Acres  
Finished Lot(s)

30645 Greenleaf Court  
Breezy Point MN 56472

Waterfront: Pelican

Status: Active

**Description:**

Offering a privately owned generous, tree shaded corner lot in a quiet area of the campground. Best feature is the very short distance to pool and comfort station. Lot includes: 2005 Keystone Everest 38ft Trailer, Firepit area and storage shed. The trailer has a screen door entrance, high ceilings and big bump out creating a roomy main living area, functional kitchen area, 3 burner stove w/cover for extra counter space, camper fridge, dedicated dining area for four (table expands & chairs have seat storage), sofa/bed, recliner and 32"TV. Step up to the front of the trailer to the Queen (bed-in-a-box) 2-year-old mattress, large closet/built-ins, vanity area, shower area and separate closet for toilet. There is an expanding door, to close off bed area and bathroom area from each other for added privacy.

Included in the sale:

All furniture in trailer, dishes, bedding, outdoor furniture; umbrella/table/4 chairs, 2 chairs & table, firepit ring, extra chairs in storage shed.

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	45x85x25x26x68
School District	186
Taxes	\$217
Taxes with Assessments	\$242
Tax Year	2026

**Additional Features:**

**Driving Directions:**

Do not go through the gates of Withbirch Camping Cluster. After securing access thru gates, go forward down Edina Greenpetal Dr to the corner of Greenpetal



**Call Affinity Real Estate**

**218-237-3333**

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