



MLS 7094610 Lake Home

**\$160,000**

1,248 sq ft  
0 bedrooms  
0 baths

1879 State 87  
Backus MN 56435

Waterfront: Sylvan Lake

Status: Active

**Description:**

Sylvan Lake is calling! Bring your vision and unlock the potential of this rare opportunity. Priced at \$160,000, this 1.77 acre parcel is more than \$100,000 below Cass County's estimated market value, reflecting the condition of the existing structures and offering exceptional upside for a buyer ready to start fresh. The property features 297 feet of natural shoreline, level terrain across most of the lot, and lakeside stairs leading to the water. The manufactured home and outbuildings are not salvageable, and a professional removal quote has already been completed, giving you a clear path toward redevelopment. The lakeside stairs remain in place but will require repair or replacement. This property is truly a diamond in the rough and presents an opportunity to design and build your ideal Sylvan Lake retreat from the ground up.

**Additional Details:**

Year Built	1996
Lot Acres	1.77
Lot Dimensions	260x297x268x300
School District	2174
Taxes	\$1,280
Taxes with Assessments	\$1,366
Tax Year	2026

**Additional Features:**

**Basement:** Crawl Space **Fuel:** Other **Heat:** None **Sewer:** Tank with Drainage Field **Water:** Sand Point **Air Conditioning:** None

**Driving Directions:**

From Hackensack go South on Hwy 371 to Left onto State 87 (At Godfrey's) to approx. 6.6 miles to property on right 1879 State 87 NW



Listed By:  
Edina Realty, Inc.

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