



MLS 7095906 Lake Land

**\$220,000**

17.7 Acres  
Raw Land

0000 Perry Lake Road  
Crosby MN 56441

Waterfront: Perry

Status: Active

**Description:**

Stunning Northern Minnesota Lakefront Build Site with Investment Value

Imagine a gorgeous lake home overlooking your dock outfitted with a pontoon for evening cruises and a fishing boat when there's a fish fry in the works. Also imagine a pole building for off-season storage and toy management. Speaking of the off season, the property and surrounding area is loaded with whitetail deer, wild turkeys and even black bears—all accessible from your backdoor. The property offers 380 feet of lakeshore frontage on gorgeous Perry Lake and its waiting for you right now.


The 17+/- acres offers a perfect build site for a home and pole building, all with easy access to full utilities. Located 2.5 hours north of the Twin Cities, 9 miles south of Emily, 10 miles north of Crosby and 13 miles from Crosslake, Minnesota. Crosby and Cuyuna Lakes offers all the amenities needed, plus the acreage is located within half an hour of the Brainerd Lakes Area and the legendary Mille Lacs. Top-shelf and daily meat raffles are within easy reach.

Perry Lake offers 164 surface acres, 2.41 miles of shoreline featuring a max depth of 25 feet, and it offers more than just a beautiful lake home build site. The regional fishing is amazing on hundreds of nearby lakes loaded with trophy-caliber fish of all species including both large- and smallmouth bass, various species of panfish, crappies, walleyes, muskies and pike. Perry Lake is well known for its impressive crappie output, bluegills, largemouth bass and yellow perch.

**Additional Details:**

|                        |   |
|------------------------|---|
| Lot Acres              | 17.7  |
| Lot Dimensions         | 380x300x1041x669x576x273x210x273x3<br>66 FEET |
| School District        | 182   |
| Taxes                  | \$500   |
| Taxes with Assessments | \$500   |
| Tax Year               | 2026  |

**Additional Features:**

Listed By:  **Broker Reciprocity**  
only in Minnesota on State Highway 6 for 10 miles, turn left on Olaf's Road for 3/4 mile, turn left on Perry Lake Road, property on right, shoreline on left. Contact Agent for showing info.  
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of 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**