



MLS 7099122 Lake Land

\$112,900

0.07 Acres
Subdivided

30389 Fox Trail
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

Description:

Looking for an escape to the Brainers Lakes area? This beautiful wooded privately owned campsite, located in exclusive Whitebirch RV and camping resort with a 2020 Kropf park model is the answer! Lot is within walking distance to comfort stations and pool, basketball court, playgrounds, tennis and pickleball courts. The campground has water, paved roads, city sewer connection and 50 am electric service. The turnkey park model is beautifully appointed with vaulted ceilings, dark woodwork, and grey luxury plank vinyl flooring. Park model includes appliances and furniture and has been well cared for and is in excellent condition. The beautifully landscaped wooded lot has a pergola and a 10x10 shed and large deck. The rock mulch parking area has parking for 4 cars. Main floor bedroom and loft area provide sleeping capacity for 6 with 3 queen beds. The campground is family friendly and hosts activities during the summer. Opportunity for boat access and dock use for 7 days at a time on Pelican lake. Nearby attractions include golf, fine dining, and spas as well as shopping in Pequot Lakes and Nisswa. Many trails for biking and hiking. Breezy Point Country Club Membership included with sale, a \$500 value.

Additional Details:

Lot Acres	0.07
Lot Dimensions	40x80x40x80
School District	186
Taxes	\$522
Taxes with Assessments	\$522
Tax Year	2026

Additional Features:

Driving Directions:

From the gates of Breezy Point Resort turn left onto County Rd 4 follow to right on Dove St. Follow to campground located at 7070 Dove St.



Listed By:
Breezy Point Real Estate

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