



MLS 7125097 Lake Land

\$75,000

3 Acres
Raw Land

TBD Frazee Road
Frazee MN 56544

Waterfront: Acorn

Status: Active

Description:

You will be hard-pressed to find another 3± acre property that offers as much as this one does. Located in Becker County between Frazee and Detroit Lakes on Little Acorn Lake, this property has been meticulously cared for and is about as nice of a small recreational property as you will find. Whether you're looking for a place to build, park the camper for the summer, spend weekends on the water, or have your own little hunting and fishing getaway, there is an awful lot packed into these 3± acres. For starters, much of the work has already been done. An extensive trail system winds throughout the wooded property, making it easy to get around and enjoy the land. Power has already been brought onto the property and trenched down near the lake, making it convenient to hook up an RV or camper while you enjoy the property or make plans for a future build. Down by the water, an extensive dock system is already in place, and there is also a small storage shed for your fishing gear, lake toys, and other equipment. With the property being almost entirely wooded outside of the established trails, it has a private and secluded feel that you wouldn't necessarily expect from a property this size. Then there is Little Acorn Lake itself. Little Acorn is a clean, cool, spring-fed lake approximately 17 feet deep. In fact, an actual flowing spring enters the lake right from this property, which is something you simply don't see every day. Little Acorn Lake is also connected to Big Acorn Lake through a 56-inch culvert running underneath the railroad tracks. One thing I really like about Little Acorn is its privacy. There is no public boat access on the lake, and this property shares the lake with only four other adjoining landowners. That creates a completely different experience than you'll find on many of the larger, heavily developed lakes in the area. The fishing is very good, with Little Acorn being especially well known for crappies and sunfish. Bass, northern pike, and walleye can also be caught, giving you plenty of options when it's time to wet a line. Because of the lake's smaller size, it is absolutely perfect for kayaking, canoeing, paddleboarding, or putting around in a smaller fishing boat. And don't overlook the hunting potential. Quite honestly, this could make a really fun little bowhunting property. The surrounding area holds excellent deer numbers and has produced some very good bucks over the years. With the property being heavily wooded and having an established trail system, you could hunt right out the back door while still enjoying everything the lake has to offer. If building is in your future, the property offers an excellent opportunity to create a lake home, cabin, or recreational getaway in a location that gives you easy access to both Frazee and Detroit Lakes. You get the privacy and recreational benefits of your own wooded lake property without feeling like you're a long way from town. That's what makes this property so unique. In roughly 3 acres, you're getting a buildable wooded property, private lake frontage, power already installed, trails, a dock system, storage, fishing, water recreation, hunting potential, and a location between two great communities. You will be hard-pressed to find this much packed into such a small property anywhere on the market. If you've been looking for an affordable way to own your own piece of Becker County lake country, this one absolutely deserves a look.



Listed By:
Whitetail Properties Real Estate

Lot Acres 3
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.
Taxes \$346
Taxes with Assessments \$346



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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