

MLS 7132421 Lake Land

$224,900

2.405 Acres
Raw Land

TBD Misty Trl
Richville MN 56576

Waterfront: Marion

Status: Active

Description:

Unique Marion Lake Opportunity!Discover a rare opportunity to own property on beautiful Marion Lake with three separate lots being sold together! This unique package offers approximately 50 feet of lake frontage, a separate channel lot, and a spacious wooded parcel with plenty of room to build your dream home, shop, or getaway. Power is at the lot line on the lake piece and building site piece. The lakeside lot features a level, sandy beach with a hard bottom, making it an ideal spot for swimming, relaxing, catching pan fish off the dock, and enjoying summer days with family and friends. The second lot is approximately ½ acre and located on the channel, offering convenient water access. Neighbors have reportedly brought their pontoons into the channel and up to their docks.The largest parcel is a beautiful 1.75-acre wooded property and provides the perfect setting for your future home, shop, or whatever you envision. Enjoy the best of both worlds—privacy and space to build, while still being just a short golf-cart ride from your lakeside lot and dock.The three lots must be sold together, creating a unique opportunity to own lake frontage, water access, and a larger building site all in one package. Whether you're looking to build a year-round home, seasonal retreat, or family lake getaway, this property offers endless possibilities on one of the area's premier lakes.Lake living, privacy, space, and opportunity all in one!

Additional Details:

Lot Acres	2.405
Lot Dimensions	irregular
Taxes	$922
Taxes with Assessments	$922
Tax Year	2026

Additional Features:

Driving Directions:

From Perham, South on hwy 78, Take a right on hwy 108, take a left on

Listed By:
Hinkle Realty

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

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2021.10.03.1 - 216.73.216.214 - 2026.11.15 16:14:59