



MLS 7144894 Lake Land

**\$425,000**

6.7 Acres

Other

1725 Birch Lane

Longville MN 56655

Waterfront: Little Boy Lake

Status: Active

**Description:**

With 6.7 acres and 189 feet of shoreline on Little Boy Lake, this property offers a substantial piece of land with room to create a lake place that suits your vision. The south-facing setting brings plenty of sunshine, while mature trees and generous acreage provide space to spread out and enjoy the natural surroundings. Wild rice along the shoreline adds to the natural character of the lakefront. Little Boy Lake is known for great fishing and connects directly to Wabedo Lake, opening up even more water to explore by boat. Whether your plans include building a new home, creating a seasonal getaway, or simply investing in a large parcel of Minnesota lake property, the real value here is in the land, the shoreline, and the opportunity. With 6.7 acres, 189 feet on the water, and access to two lakes, this is a property where the possibilities begin with the setting.

**Additional Details:**

|                        |                   |
|------------------------|-------------------|
| Lot Acres              | 6.7               |
| Lot Dimensions         | 189x1752x165x1680 |
| Taxes                  | \$2,924           |
| Taxes with Assessments | \$3,096           |
| Tax Year               | 2026              |

**Additional Features:**

**Driving Directions:**

From Longville - Head out of town on Co Rd 7 for 1.7 miles. Turn right onto Sioux Camp Rd NE for 1.3 miles. Turn right onto Birch Ln to the subject property.



Listed By:  
Heartland Real Estate

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