

## ALL FIELDS CUSTOMIZABLE



<b>MLS #</b>	187419	<b>Listing Type</b>	Exclusive Right to Sell
<b>Status</b>	ACTIVE	<b>Contingency</b>	No
<b>Type</b>	Land		
<b>Address</b>	LOT 4 THE SANCTUARY		
<b>Address 2</b>	AT LAKE MARGARET		
<b>City</b>	Lake Shore		
<b>State</b>	MN		
<b>Zip</b>	56468		
<b>Area</b>	Cass S - D7		
<b>Class</b>	LAND		
<b>Asking Price</b>	\$349,000		
<b>Sale/Rent</b>	For Sale		

## GENERAL

<b>Lake Name</b>	GC/Margaret	<b>River Name</b>	
<b>Lake #</b>	110222	<b>Lake Class</b>	Gen Development
<b>Waterfront Frontage</b>	145	<b>Elev Highpt to Wft Slope</b>	Gradual
<b>Lake Size in Acres</b>	6000	<b>Road Betwn Wtrfrt &amp; Home</b>	No
<b>Prop ID #</b>	90-433-0145	<b>Zoned for Land Use</b>	RES
<b>Legal</b>	Lot 4 The Grand at Lake Margaret	<b>Township Name</b>	Lake Shore
<b>Township #</b>	135	<b>Range</b>	29
<b>Section</b>	17	<b>Quarter 1</b>	
<b>Quarter 2</b>		<b>Lot Dimensions</b>	175 x 710 x 145 x 731
<b>Approx Lot Sz Acrs +/-</b>	2.60	<b>Road Frontage</b>	175
<b>Closest Town</b>	Lake Shore	<b>Distance to Closest Town</b>	
<b>Public School District</b>	Pequot Lakes -186	<b>Tax Year</b>	2009
<b>Taxes \$</b>	1584	<b>Tax\$ Incl. Assessments</b>	1584
<b>H/N/P</b>	N	<b>Tax Classification</b>	SRR
<b>Directions</b>	From Nisswa: West on County Rd 77 approx. 3 miles to County Rd 78, right to County Rd 107, left 3/4 mile to property on left.	<b>Off Market Date</b>	

## FEATURES

<b>PROPERTY TYPE</b>	<b>LAKE: BOTTOM</b>	<b>LOT DESCRIPTION</b>	<b>TERMS</b>
Non-Commercial	Excellent Sand	Additional Land Available	Cash
<b>LAND OR WATERFRONT TYPE</b>	Sand	Cul De Sac	New Financing
WFT:Lakeshore Private	<b>LAKE: SIDE OF LAKE</b>	High	Submit
<b>DISCLOSURE/DOCUMENTS</b>	West	Level	<b>VIEW</b>
Covenants/Restricts	<b>LAND IMPROVEMENTS</b>	Rolling	Lake
Survey	Public Road	Wooded	Panoramic
Vacant Land Disclosure	Paved Streets	<b>SHOWING INFORMATION</b>	
		Sign on Property	

## FINANCIAL

**Original Price** \$349,000

## SOLD STATUS

**How Sold** **Contract Date**  
**Closing Date** **Sold Price**

## PUBLIC REMARKS

Never Before, Never Again...One of the last properties of it's kind on the Gull Chain. Imagine owning 2+ acres with 145 feet frontage on Lake Margaret! Enter into a gorgeous boulevard entrance surrounded by thousands of trees, wildlife and nature, The Sanctuary at Lake Margaret offers the tranquility you desire at a comfortable distance to all of the area's amenities. Perfect for a private estate or family retreat. To view lot, enter through driveway on lot 7 and proceed on walking trail to lot.

**ADDITIONAL PICTURES**



**DISCLAIMER**

Verify the accuracy of this information before relying on it. This listed property is a part of the Greater Lakes Multiple Listing Service. "Copyright 2009"