

## ALL FIELDS CUSTOMIZABLE



|                     |                     |                     |                         |
|---------------------|---------------------|---------------------|-------------------------|
| <b>MLS #</b>        | 166326              | <b>Listing Type</b> | Exclusive Right to Sell |
| <b>Status</b>       | ACTIVE              | <b>Contingency</b>  | No                      |
| <b>Type</b>         | Land                |                     |                         |
| <b>Address</b>      | LOT 9 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> | \$269,000           |                     |                         |
| <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>    | 150   | <b>Elev Highpt to Wft Slope</b>     | Steep           |
| <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 9 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>               | 150 x 800       |
| <b>Approx Lot Sz Acrs +/-</b> | 2.40  | <b>Road Frontage</b>                |                 |
| <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. |                                     |                 |

## FEATURES

|                                |                           |                        |               |
|--------------------------------|---------------------------|------------------------|---------------|
| <b>PROPERTY TYPE</b>           | <b>LAKE: SIDE OF LAKE</b> | <b>LOT DESCRIPTION</b> | <b>TERMS</b>  |
| Non-Commercial                 | West                      | Cul De Sac             | Cash          |
| <b>LAND OR WATERFRONT TYPE</b> | <b>LAND IMPROVEMENTS</b>  | Rolling                | New Financing |
| WFT:Lakeshore Private          | Public Road               | Wooded                 | <b>VIEW</b>   |
| <b>LAKE: BOTTOM</b>            | Paved Streets             |                        | Lake          |
| Excellent Sand                 |                           |                        | Panoramic     |
| Sand                           |                           |                        |               |

## FINANCIAL

|                       |           |
|-----------------------|-----------|
| <b>Original Price</b> | \$399,900 |
|-----------------------|-----------|

## SOLD STATUS

|                     |                      |
|---------------------|----------------------|
| <b>How Sold</b>     | <b>Contract Date</b> |
| <b>Closing Date</b> | <b>Sold Price</b>    |

## PUBLIC REMARKS

Never Before, Never Again...One of the last properties of it's kind on the Gull Chain. Imagine owning 2+ acres with 150 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"