

360 Property View

xxx Plum Drive, Browerville, MN 56438-9803

Lots & Land

List #: **6680366**
Status: **Active**

List Price: **\$12,000**
Orig List Pr: \$12,000



Property ID: [080119900](#)
Tax Year: **2023**
Acres/Sqft: **0.560/24,394**
Taxable Acres:
Min Lot Size:
Lot Size: **117 x 204 x 95 x 238**
County: **Todd-MN**
Postal City: **Browerville**
School Dist: **2170 - Staples-Motley ()**
List Date: **03/06/2025**
Rcvd by MLS: **03/06/2025**

Tax Amount: **\$24**
Assess Bal: **\$0**
Tax w/ Assess: **\$24**
Assess Pend: **No**
Homestead: **No**
Plat Recorded: **Yes**
[DOM:](#) **0**
[CDOM:/PDOM:](#) **0**

Directions: **County Road 17 to east on Pacer Drive to Right on Pleasant Drive to left onto Plum Drive. Property on left, yellow sign.**

General Information

Legal Desc: **Lot 43 Block 13 FAWN LAKE MEADOWS (29,30-132-32)**
Section/Township/Range: **29,30/132/32**
Land Lease: **No**
Fract Ownr: **No**
Comp/Dev/Sub: **Fawn Lake Meadows**
Assoc Mgmt Comp: **SSPOA**
Assoc Fee Incl: **Beach Access, Dock, Other, Recreation Facility, Shared Amenities**
Restr/Covenant: **Mandatory Owners Assoc**
Land Inclusions: **Platted**
Improvements: **None**
Utilities: **Electricity Available, None Connected**
Zoning: **Residential-Single Family**
Topography: **High Ground, Level**
Develop Status: **Raw Land**
Rnt License:
Fire #: **218-894-1065**
Assoc Phone: **218-894-1065**
Insur Fee: **\$0**
Assoc Fee: **\$120/Yearly**
Wooded Acres:

Builder Information

Builder Restrict: **Open**
Bldr Assoc Mbr:

Lake/Waterfront Information

Water Body Name:
Water Type: **Deeded Access, Dock, Association Access, Shared**
WF Front Ft:

Remarks

Agent: **Agent is Owner of property. Buyer and buyer's agent to verify all information and measurements. see supplements for Covenants and By Laws. Part of the Sylvan Shores Property Owners Association.**
Public: **Seller Financing Available on This amazing corner lot Nicely wooded with mature trees. Access to 4 nearby lakes. the Lot size is 118' by 204' by 95' by 238' . it is mostly flat and all high ground and the perfect spot to build your home or cabin. Electric is to the Lot Line. Plowed roads for year round use. Amenities include Clubhouse on fawn lake with swimming pool, sand beach, sports courts, showers, full kitchen and more. 4 lakes to enjoy. Private Campground, ATV/Golf Cart friendly roads and Its on the state snowmobile trail. YEAR ROUND ENJOYMENT. Contract for Deed, C4D, Land Contract, Seller Financing, Available. Agent/Owner**

Financial

List Type: **Exclusive Right**
Sellers Terms: **Cash, Contract For Deed**
Assume Loan:
Lockbox Type:
Lockbox Source:
Listing Conditions: **Owner is an Agent**

Agent/Office Information

Listing Agent: [Nicole Philippi](#) 320-428-9448
Listing Office: [Smart Choice Realty](#)
Appointments: [ShowingTime](#)
Office Phone: **320-428-9448**

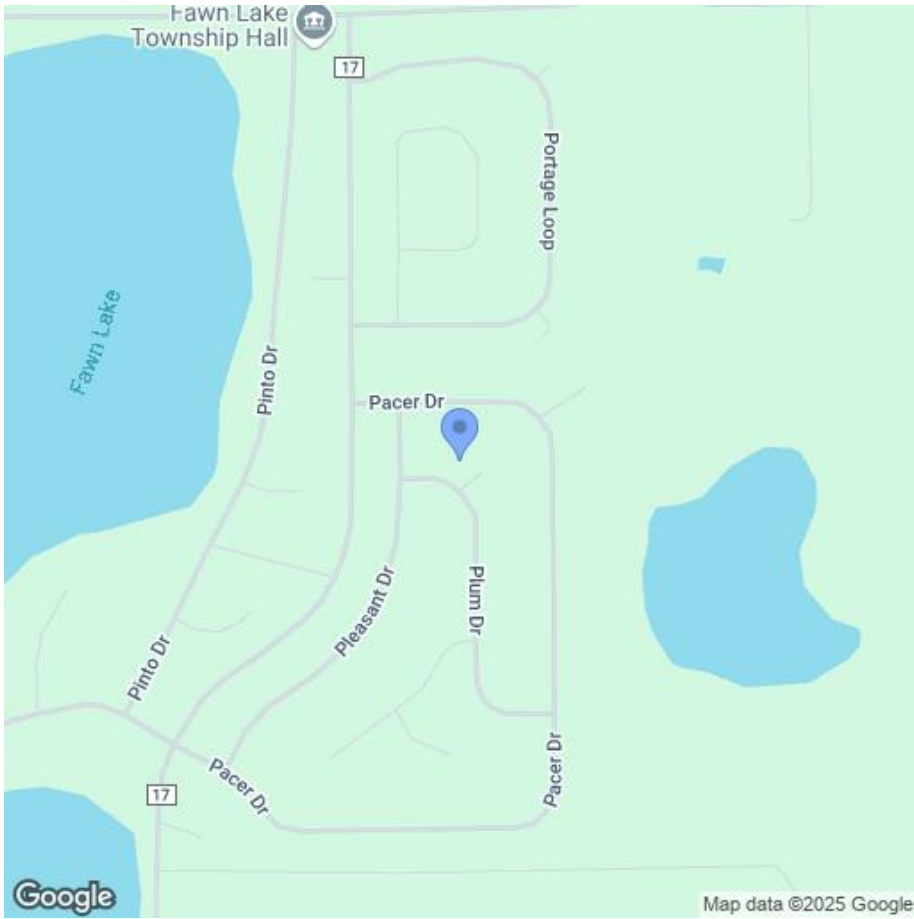
MLS #: **6680366** [xxx Plum Drive , Fawn Lake Twp, MN 56438-9803](#)

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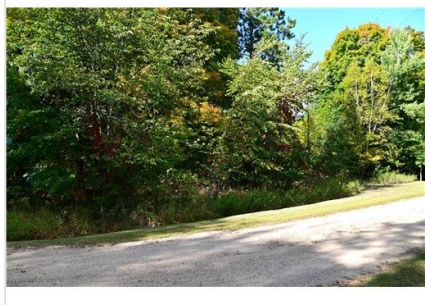
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Map Page/Coordinate: **999/A1**



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DSC_6815 e.JPG



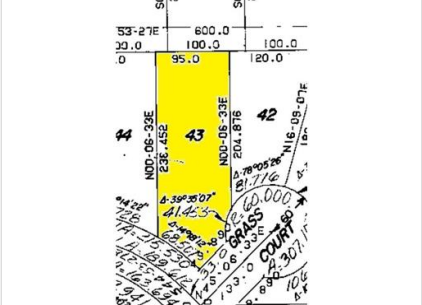
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DSC_6807 e.JPG



DSC_6810 e.JPG

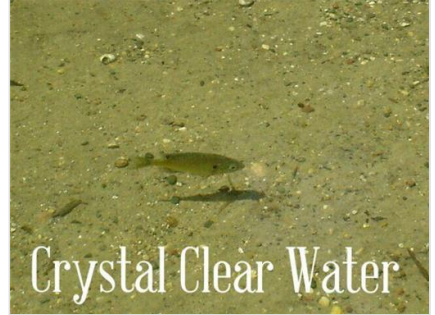
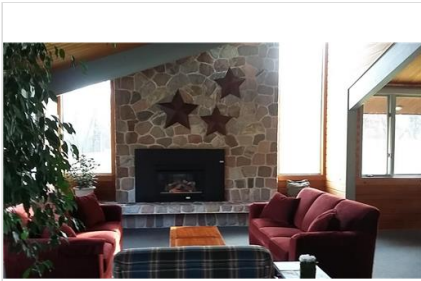


Lot 43 FLM1



Clubhouse

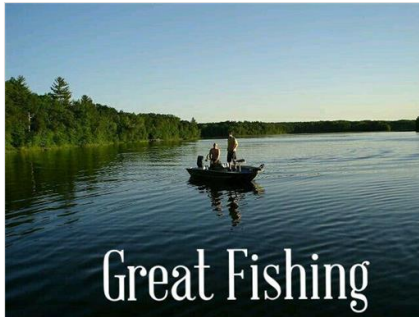




clubhouse2.jpg



Private Boat Landing



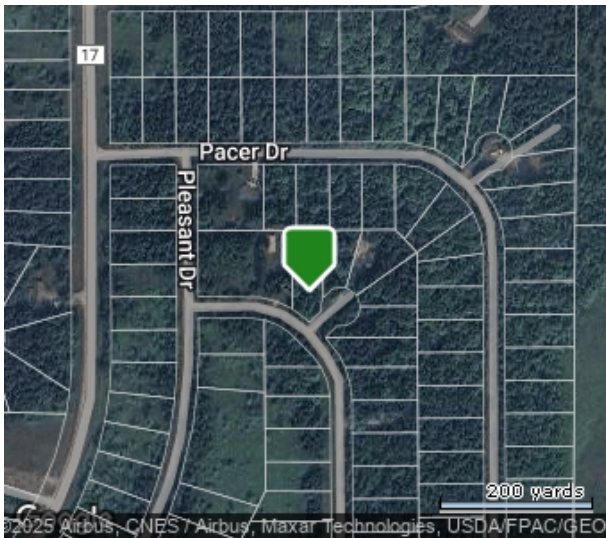
Great Fishing

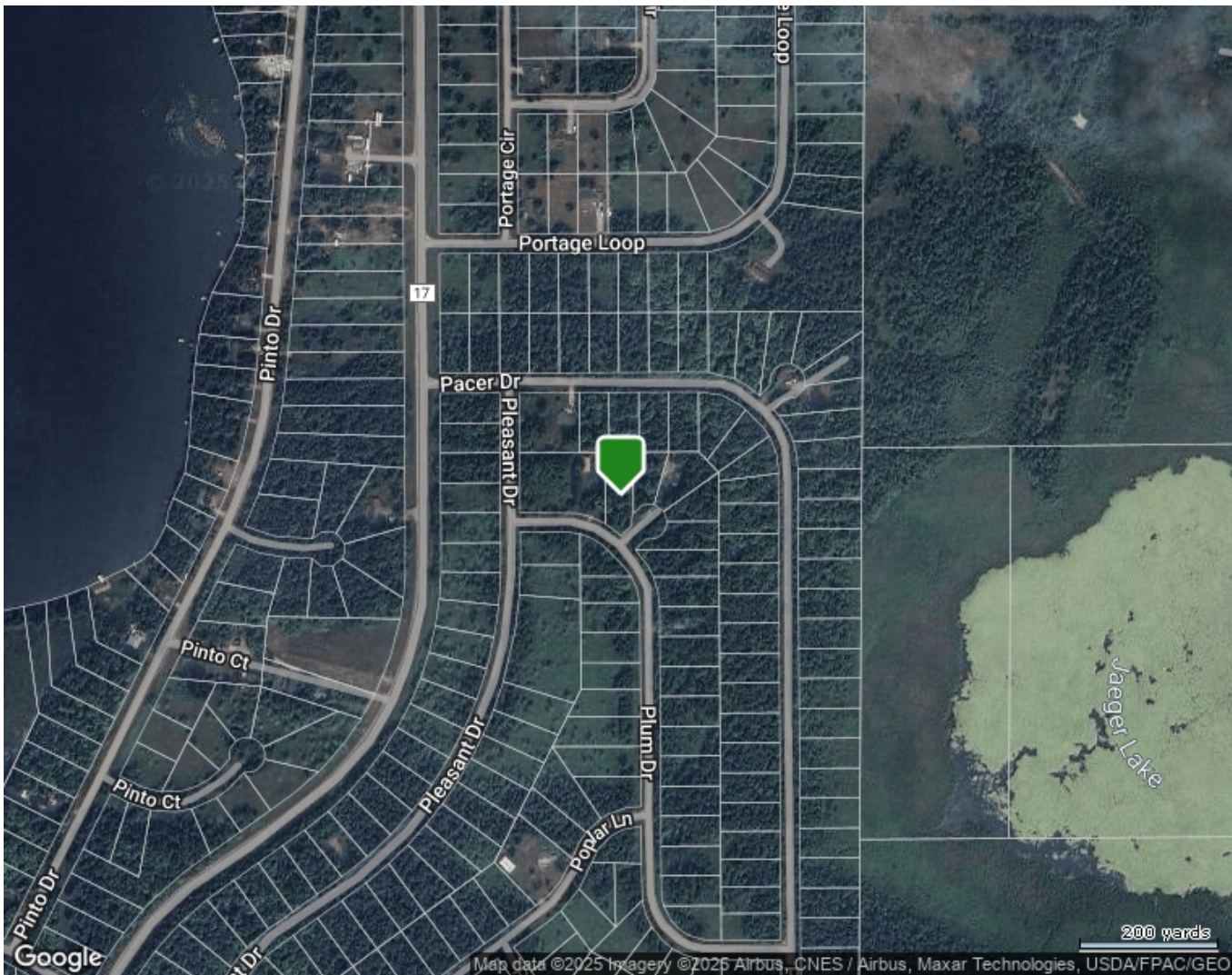


Handicap accessible

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