

Property Location: 14851 Prairie Rose Trail, Stony Point, Cass Lake, Minnesota

Property Legal Description: Lot 7, Block 1, Stony Point Plat in Gov't Lot 2

Asking Price for Cabin, Garage and Improvements: \$ 39,000.00 or Best Offer

Contact Person: Kent Anderson at 218-791-1088 or 701-772-3001

Lot Description:

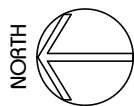
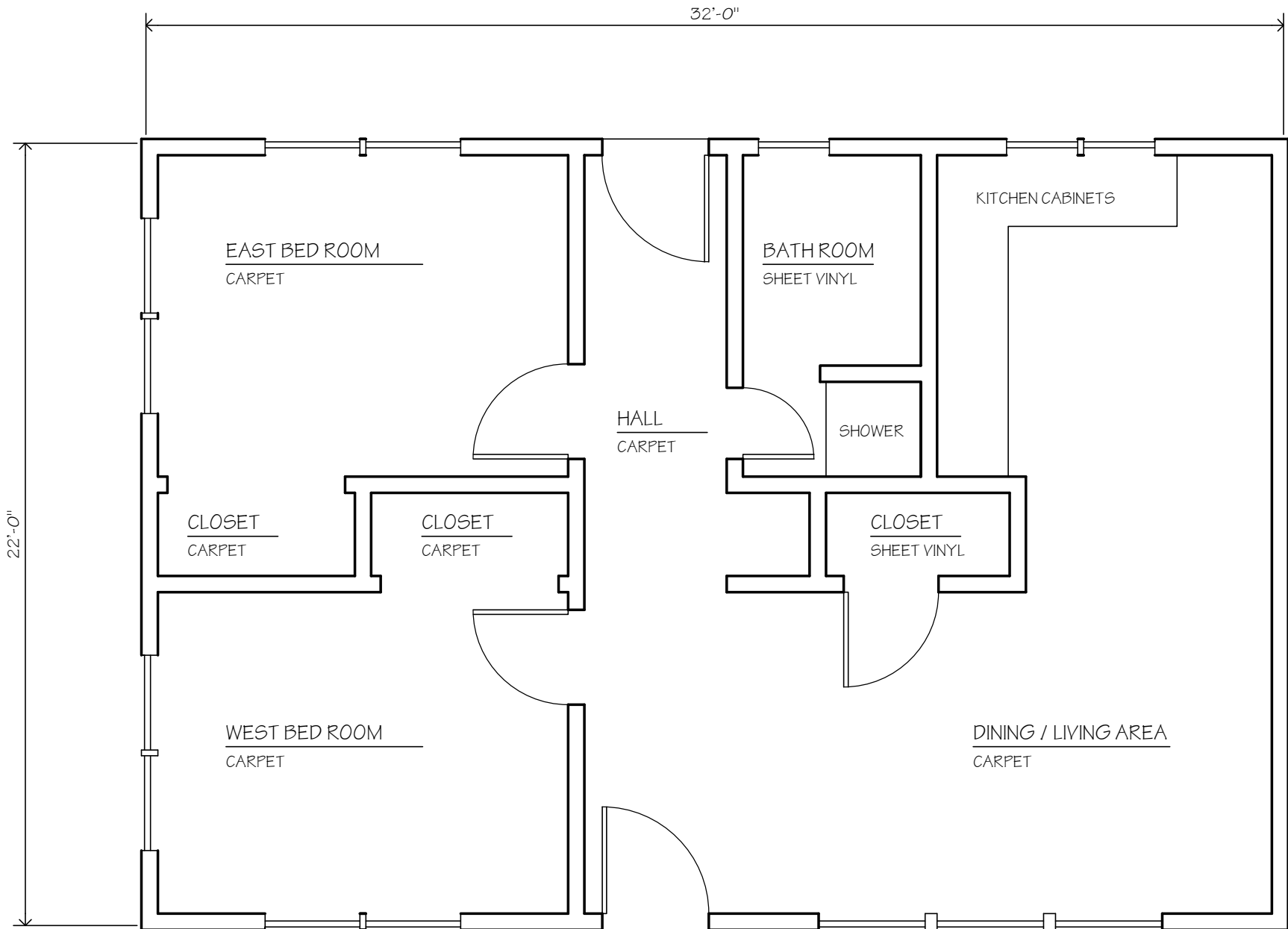
- 75'-0" Lake Shore Frontage x Approximately 200'-0" Deep.
- Sandy Lake Bottom with no Drop-off's.

Cabin Description:

- 32'-0" x 22'-0" in dimension, built in 1965.
- Wood frame construction, crawl space below floor.
- Exposed Beam Ceiling, Asphalt Shingle Roof replaced 5 years ago.
- Two Bedrooms
- Kitchen and Living Room look on to the Lake.
- Shower and Vanity Cabinets in Bath Room replaced in 2016.
- Carpet and Vinyl Flooring in all areas replaced in 2016.
- Electric Baseboard Heating.
- Shallow Well Water Supply.
- Septic Tank with Mound Type Drain Field.
- Large wood deck at front and rear of cabin.
- Furniture and Window Blinds are Not Included in purchase.

Garage Description:

- 22'-0" x 22'-0" in dimension, built in 1983.
- Wood frame construction with concrete floor slab.
- Two overhead doors with passage door.
- There are no windows for security purposes.
- Asphalt shingle roof replaced within the past 10 years.
- Contents shown in photos are Not Included in purchase.



FLOOR PLAN

SCALE 1/4" = 1'-0"







