

**Lake Home for sale on Boy Lake - \$45,000 or best offer**

Home owner: Barbara Erie  
 Boy Lake 218-889-2502 Cell 425-773-2325  
 Land owner: Leech Lake Band of Ojibwe 218-335-7400  
 Location: **7694 Boy Lake Drive**  
 Remer, MN  
 Description: Lot 4, Block 1, South Boy Lake Plat, Government Lot 10  
 Leased lot – Leech Lake Band of Objibwe  
 Lot size: 75 feet wide (shoreline) by 556 feet deep  
 Water: Sand point well – new in last 5 years  
 Electric hot water heater – less than 1 year old  
 Sewer: Septic system with alarm – serviced August of 2016  
 Heating: Wall furnace (needs repair) – Gas (liquid propane)  
 Franklin wood burning stove  
 Electric: 100 Amp service Lake Country Power  
 Roof: Asphalt shingles – less than 10 years old  
 Appliances: Gas stove, refrigerator, washing machine  
 Home size: approximately 880 square feet 35' x 24'

Rooms	Entry	Living Room	Kitchen	Bedroom 1	Bedroom 2	Bath	Pump House
7	11' x 4' 6"	16' 8" x 11' 6"	10'10" x 11' 6"	11' 6" x 10' 6"	11' 6" x 11' 6"	8' x 4' 6" tub and shower	8' x 6'

- Deck 16' x 10' with lakeside sliding glass door to deck
- Bunk house 12' x 8' with power
- Tool shed 8' x 8' with power \*Fish house storage 6' x 8'
- Well house with washing machine and new electric water heater
- Closets in each bedroom and entry way
- Newer front windows
- Circle driveway with plenty of parking

**Beautiful fully furnished lake home on south shore of Boy Lake.**

**Nice level lot with shade trees and large lakeside deck.**

**This home had been used by previous owner as a year around dwelling.**

**Lot leased from Leech Lake Band of Ojibwe**

**Contract for deed possible**







