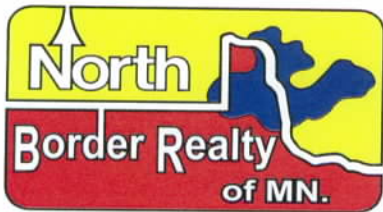


Listing # 8020



North Border Realty of MN

Kathy McKeever—Agent

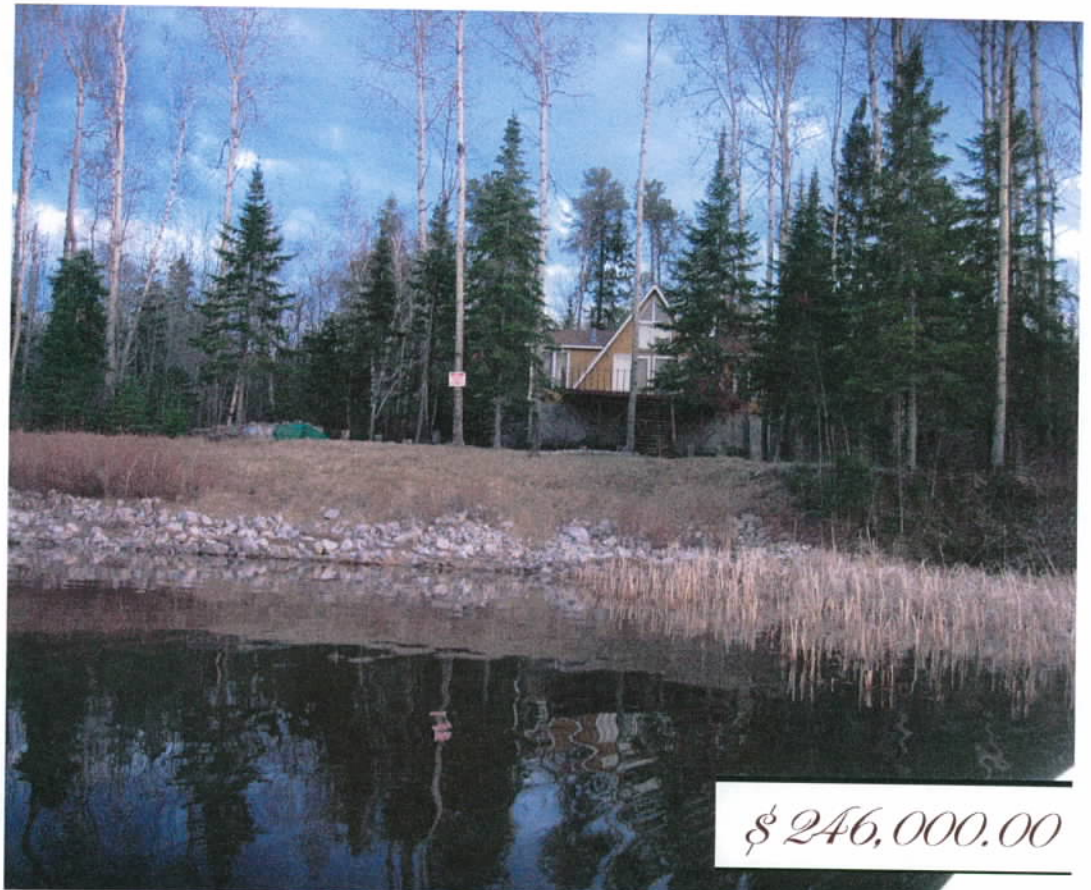


Quality Service with Integrity

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Warroad, MN 56763

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kathymckeever@centurytel.net
Pat LaValla, Broker
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www.northborderrealty.com
Cell# - 218-249-3345

Directions: Drive north on #313 to Canadian Border. Continue on to Sprague Manitoba. Turn right, drive to Young's Bay. Drive to Flag Island (1.5 miles).



\$ 246,000.00

Flag Island, NWA, MN



Your seasonal getaway. Property offers a harbor to keep the southwestern winds at bay. Frontage is a spectacular 300'. The cabin offers two bedrooms on the man floor, full bath and a large loft bedroom. Enjoy the view of the lake on the large deck or for those chillier evenings, keep the fire burning in the fireplace. Building also has a dry walk-out basement for storage. There is also your own fishing filleting house. Connecting the main house to the dock and fish house are wooden walkways.

Information deeded reliable but not guaranteed.



More Information

Listing Agent
 Kathy McKeever Nash
 Office 218-386-2219
 Cell 651-249-3345
 Home 218-223-4434

Listing # 8020
MLS #

	Address: 3494 Flag Island, NWA, MN	
	Parcel # 03.34.32.050	Taxes: \$ 2,490.00
Legal Description:		Assessments: \$ 68.00
Amenities	Description:	OTHER:
Lot size:	5.67 Acres 300' x 1,000'	Fully furnished, Beds, dressers, table,
Year Built:	1977	Chairs, couch, chair, curtains
Style:	Modified A-Frame	Fireplace
Size:	1,104 Square feet	
Construction:		
Foundation:	Cement	
Basement:	Walk-out	
Windows:	Casemaster	
Flooring:	Wood, Vinyl	
Insulation:	None	
Electrical Service:	200 AMP	
Well:	Pump	
Septic System:	Mound	
Heat:	Electric, Wood	
Bedrooms:	3	
Baths:	1	
Appliances	Stove, Refrigerator, Freezer	
Roof type:	Asphalt	
Siding:	Wood	
Garage:	None	
Outbuildings:	Fish Cleaning house	
Deck/Patio/Porch		