

LAKESHORE LAND AUCTION ON CHIPPEWA

3.75 AC± | 2 TRACTS | DOUGLAS CO, MN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/16/26 **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: LONG LAKE LODGE, 16009 LONG LAKE RD NW, BRANDON, MN 56315

PROPERTY PREVIEW: 6/28 & 7/12 | 12-2 PM AT CHIPPEWA HEIGHTS NW, BRANDON, MN 56315



Big Chip Lakefront Lots Near Brandon, MN

Opportunities like this just don't come around very often. In fact, it's getting harder and harder to find any undeveloped lakeshore on quality Minnesota lakes, let alone a lake like Chippewa, better known to most as Big Chip.

These two beautiful lake lots will be offered at auction on July 16th at 5:00 PM, with both online and in-person bidding available at the Long Lake Lodge in Brandon, Minnesota. Whether you're looking for a place to build your dream home, a cabin getaway, or simply invest in premium lakeshore, this is a chance worth taking a hard look at.

Tract 1 consists of approximately 1.5 acres and offers roughly 260 feet of shoreline. Tract 2, approximately 2.25 acres with about 246± feet of frontage. Together, the two lots provide an impressive 506± feet of lakeshore. Both lots also share ownership in an additional half-acre access parcel that provides access to the properties.

The first thing you'll notice is the quality of the shoreline. The frontage is hard-bottom, clean, and free of the heavy weed growth common on many lakes. Step into the water and you'll immediately appreciate what makes this shoreline so desirable. Add in the easterly views, and you'll have a front-row seat to some incredible Minnesota sunrises.

I've spent a lot of time around lakes over the years, and Big Chip has always stood out to me. It's known for being a quieter lake that offers a little more privacy than many of the heavily developed lakes in the area. At the same time, it's one of the better fishing lakes you'll find anywhere in west-central Minnesota. Walleye, crappie, bass, northern pike, and sunfish are all abundant here. If you take the time to review the fish surveys and stocking reports, you'll quickly see why so many anglers think so highly of this lake. The ongoing walleye fry stocking efforts have only helped strengthen an already impressive fishery.

The lake itself reaches depths of approximately 95 feet and boasts water clarity exceeding 14 feet in many areas. That's part of what makes Big Chip such a special place. Whether you're fishing, swimming, boating, or simply sitting on the shoreline enjoying the view, the water quality speaks for itself.

Another major advantage is accessibility. Getting here is simple, whether you're coming from the Twin Cities, St. Cloud, Fargo-Moorhead, or virtually anywhere along the Interstate 94 corridor. Exit at Brandon and make the short drive north on paved roads right to the property.

I can't stress enough how rare a property like this has become. Most of the premier lakes in Minnesota were developed years ago, and opportunities to purchase vacant, build-ready shoreline with this much frontage are becoming increasingly scarce. If you've been waiting for the right piece of lakeshore to come along, this may be exactly what you've been looking for.

Come bid your price on one or both of these outstanding Big Chip lots and turn your lakeshore dreams into reality.

1 Big Chip Lakefront Lot With 246± Feet Of Frontage Near Brandon, MN

Lot A offers a rare opportunity to own premium lakeshore on Big Chip, one of the Alexandria area's most sought-after lakes. This approximately 1.5-acre lot features 260± feet of hard-bottom frontage and stunning easterly views across the water. The shoreline is clean, build-ready, and provides excellent access for swimming, boating, and fishing. Big Chip is known for its exceptional water clarity, outstanding fishing, and quieter atmosphere compared to many heavily developed lakes. Whether you're planning a future lake home or a seasonal retreat, opportunities to purchase vacant lakeshore of this quality are becoming increasingly difficult to find. Lot A also includes shared ownership in an additional half-acre access parcel. Bid your price and make your lakefront dream a reality.

- Lot A consists of approximately 1.5 acres
- Approximately 260 feet of Big Chip frontage
- Hard-bottom shoreline
- Clean water access with minimal weeds
- Build-ready lot
- Excellent Easterly sunrise views
- Shared ownership in a 1/2-acre access parcel
- Located on the highly sought-after Big Chip
- Excellent fishing opportunities
- Convenient access from Interstate 94

2 Tract 2: Big Chip Lakefront Lot With 246± Feet Of Frontage Near Brandon, MN

Lot B is an outstanding lakefront parcel offering approximately 2.25 acres and 246± feet of pristine shoreline on Big Chip. With generous frontage, hard-bottom lakeshore, and beautiful easterly views, this lot provides an exceptional setting for future development. Big Chip is widely known for excellent fishing, clear water, and a peaceful atmosphere that appeals to lake enthusiasts seeking both recreation and relaxation. The property's convenient location near Brandon and Interstate 94 provides easy access from the Twin Cities, St. Cloud, and Fargo-Moorhead. Shared ownership in an additional half-acre access parcel is included. If you've been searching for premium undeveloped lakeshore, Lot B deserves your attention.

- Bullet Points For Lot B
- Lot B consists of approximately 2.25 acres
- Approximately 246 feet of Big Chip frontage
- Large buildable lakefront parcel
- Hard-bottom shoreline
- Beautiful Easterly lake views
- Shared ownership in a 1/2-acre access parcel
- Excellent water clarity
- Outstanding fishing and recreation opportunities
- Easy access from Brandon and Interstate 94
- Rare undeveloped lakeshore offering

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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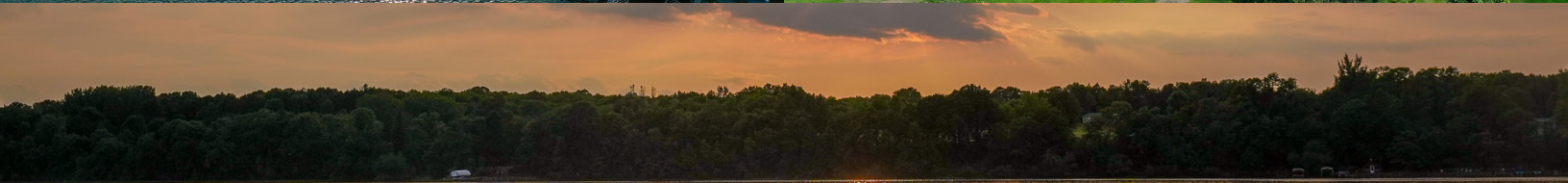
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Taxes:	Tract 1-\$2616; Tract 2-\$2618
Possession:	Immediate possession at close
Survey Needed?:	No survey needed
Brief Legal:	S11 T129N R39W Lot 002 Blk 001 Canavati Addition Ac 1.49 and Lot 001 Blk 001 Canavati Addition Ac 2.25
PIDs:	09-0217-110, 09-0217-100
Lat/Lon:	45.99415, -95.551
Zip Code:	56315

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