



MLS 6820473 Land

\$499,999

78.8 Acres Raw Land

000 Beaver Dam Road Brainerd MN 56401

Status: Active

## **Description:**

Matched with attractive investment potential nestled within mere minutes of the famed—and booming—Brainerd/Baxter urban districts, an ultra-rare prospect to own and manage a dream piece of Central Minnesota dirt is now presenting itself. The combination of multiple gorgeous build sites, big deer, would-be food plots and more, offer something of high value to everyone.

Beaver Dam Road provides a unique thoroughfare from the northern communities in the Brainerd Lakes Area including Merrifield, Nisswa and Pequot Lake, and especially as the main artery connecting Baxter and Brainerd proper. The route offers simple connections to necessary amenities and a full bill of utilities. Whether you're building a dream home within easy reach of local conveniences married to a true country feel—this place has it all.

The Brainerd metro offers access to world-class fishing on well over 400 lakes within an hour's drive, countless restaurants, convenient retailers and local amenities—plus true trophy-class Midwestern whitetails and wild turkeys cruising the local hardwoods.

This near 80-acre piece of big-buck heaven awaits. A true northern sportsman's paradise. The property presents ultraattractive multi-purpose build sites, investment opportunity and Minnesota living at its finest.

Act now, this one won't last long!

## **Additional Details:**

Lot Acres 78.8

Lot Dimensions 1,332x2,613

School District 181
Taxes \$2,634
Taxes with Assessments \$1,434
Tax Year 2025

## **Additional Features:**



Listed By: Midwest Land Group LLC

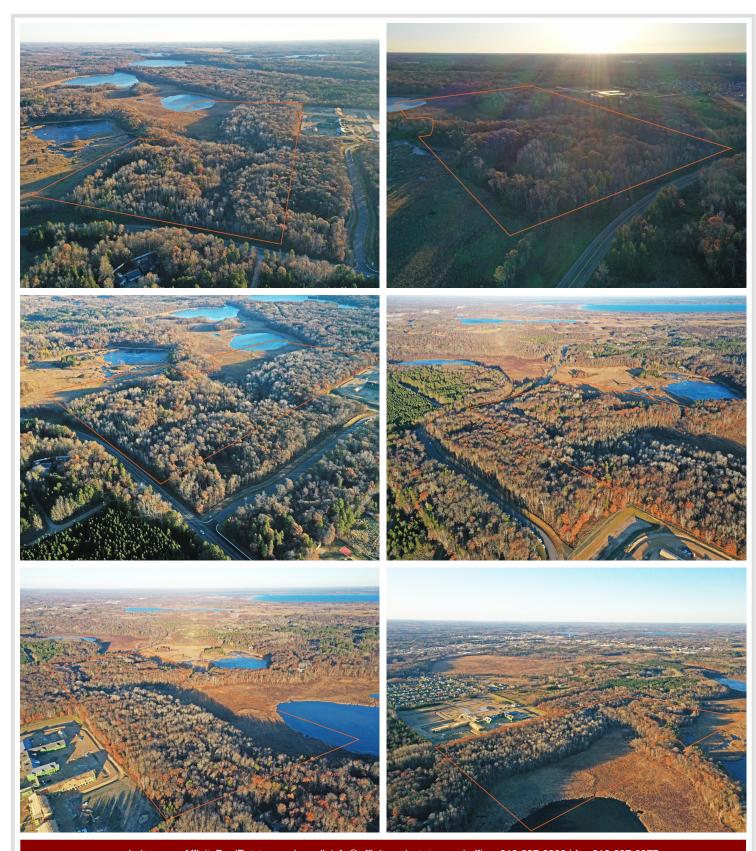


Call Affinity Real Estate 218-237-3333

ininfo@affinityrealestatecons



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470









website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377





website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

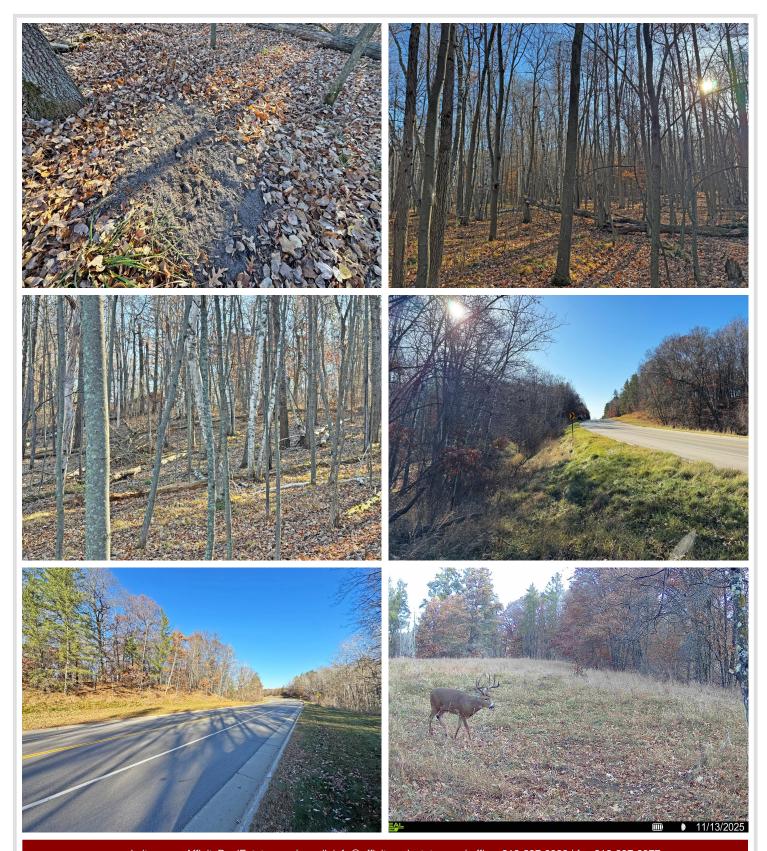


**\$499,999**MLS 6820473 Land
000 Beaver Dam Road
Brainerd MN 56401



 $website: www. Affinity Real Estate.com \mid email: info@affinity real estate.com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid fax: 218-237-377$ 





website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377







website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377







