



MLS 7014394 Land

**\$40,000**

3.59 Acres  
Raw Land

Lot 14 Beaver Drive  
Garrison MN 56401

Status: Active

#### Description:

Quality 3.59 acre wooded parcel located just north of Mille Lacs Lake in Garrison, MN. The property offers road frontage on two sides, providing excellent access and multiple potential use options. Utilities run along the road, and the lot is open to any builder with no covenants or deed restrictions, offering flexibility for future use as determined by buyer's plans and due diligence.

The land features abundant mature timber, including impressive oak and pine, and is a stones throw from over 700 acres of Minnesota public land and the Round Rice Bed Wildlife Area—an outstanding setting for hunting, wildlife viewing, and outdoor recreation. Snowmobile trails are accessible right from the driveway, making this a great year-round recreational property.

Located just two miles north of Mille Lacs Lake and approximately 1.5 hours from the Twin Cities, this property offers privacy, recreation, and convenience. Whether you're looking for a recreational retreat or exploring potential future building options, this is a rare opportunity to own acreage with direct access to public land in a highly desirable Mille Lacs area.

#### Additional Details:

Lot Acres	3.59
Lot Dimensions	1x1
School District	896
Taxes	\$80
Taxes with Assessments	\$80
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From Garrison, North on Highway 18 for 2 miles. East on Beaver Drive. Look for signage.



Listed By:  
Timber Ghost Realty, LLC

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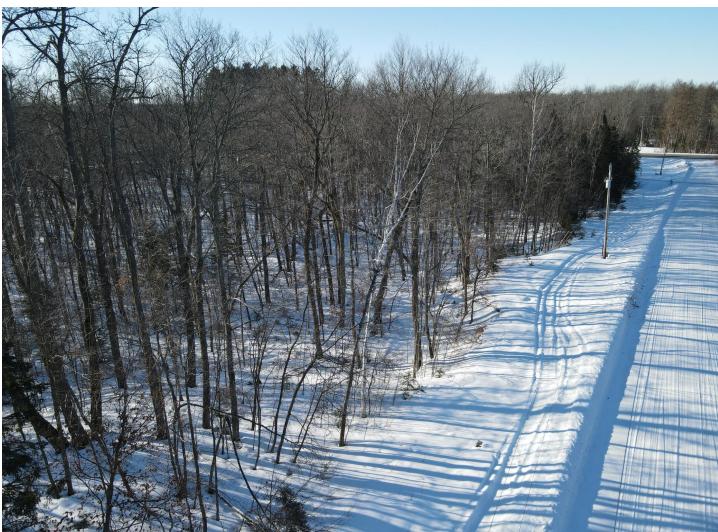
Call Affinity Real Estate

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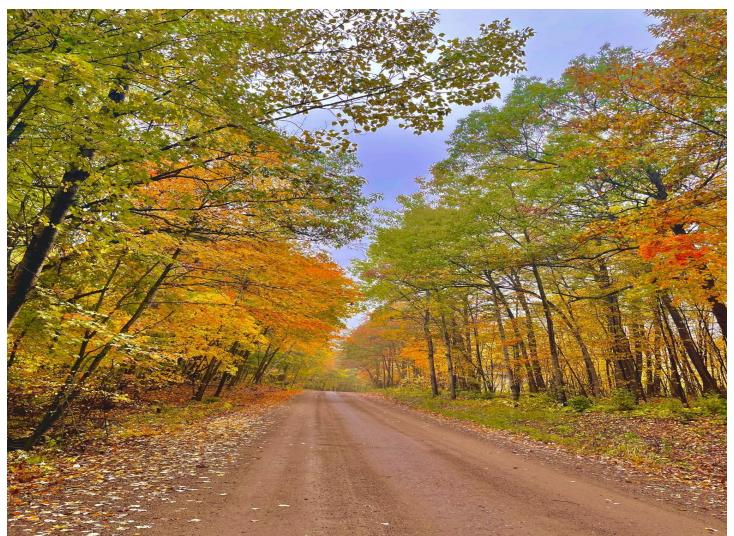
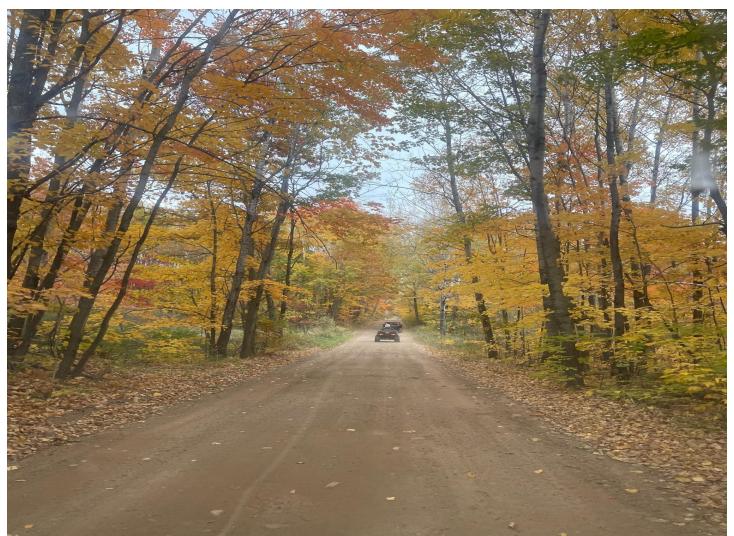
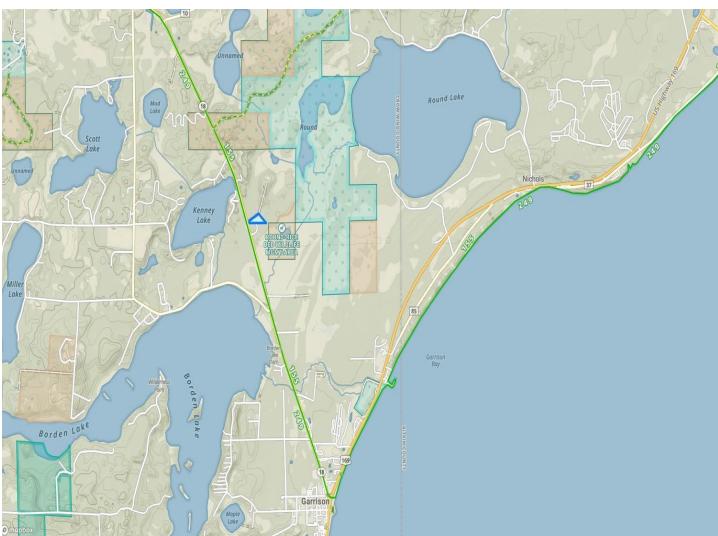
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