

MLS 7083669 Lake Land

# $1,400,000

**Description:**

Welcome to acreage on Sibley, a once-in-a-generation Lake parcel offering in the heart of the Pequot Lakes and Nisswa corridor.Available for the first time ever, this 28.46-acre legacy property presents the kind of opportunity that is becoming increasingly difficult to find in the Brainerd Lakes Area: meaningful acreage, lake frontage, Natural gas, paved road, privacy, and convenience, all in one setting.Tucked along beautiful Sibley Lake, this property offers north and west-facing views, peaceful water frontage, mature natural surroundings, and a rare blank canvas for the next steward of the land. Whether your vision is a private year-round lake home, a generational family retreat, a cabin compound, or a thoughtfully planned development, this is a property that invites something special.For the family buyer, imagine a custom lake home designed around up north quiet, campfires, long summer weekends, morning coffee by the water, and room for future generations to gather. With nearly 30 acres to work with, there is space here for trails, gardens, outbuildings, guest accommodations, recreation, privacy, and a lifestyle that feels tucked away while still being minutes from the amenities of Pequot, Nisswa, Breezy Point, championship golf, restaurants, shops, the Paul Bunyan Trail, and everything the Brainerd Lakes Area is known for.For the developer or visionary investor, the scale and location create long-term possibilities. Sibley Lake is a great lake right off downtown Pequot, and the property sits within a market where lake access, privacy, and proximity to town remain highly sought after. An additional adjacent 4.88 acres is also available for purchase, see MLS #7083686, creating an even larger canvas for those seeking additional privacy, flexibility, or development potential.

**Additional Details:**

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|---|---|
| Lot Acres | 28.46 |
| Lot Dimensions | 1024x660x330x689x1347x1345 |
| Taxes | $6,305 |
| Taxes with Assessments | $6,438 |
| Tax Year | 2026 |

**Additional Features:**

**Driving Directions:**

From Pequot Lakes, South on 371 to Patriot Avenue, West to County Road 168, West to property on your Right

Broker Reciprocity

Listed By:
Real Broker, LLC

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**Call Affinity Real Estate**

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