



MLS 7146638 Land

\$55,000

2.75 Acres
Plat Designed

23324 County Road 3 Lot #3
Merrifield MN 56465

Status: Active

Description:

Located in premier lake country, these Northwoods pole building lots offer an ideal place to construct your dream pole building to store all your toys, gear and equipment. Located within an association conveniently positioned between Brainerd and Crosslake, these 9 available lots range from 30x40 to 40x64, with prices from \$47,000 to \$60,000 depending on size. Some lots have room for a septic system. A spec building is currently in place and is currently in the photos to illustrate what the association requires regarding design. Lot 3 is situated to accommodate a 30x48 pole building and potentially a well and septic system. A great opportunity to secure convenient, dedicated storage for all your Northwoods toys and equipment.

Additional Details:

Lot Acres	2.75
Lot Dimensions	30x40
Taxes	\$576
Taxes with Assessments	\$576
Tax Year	2026

Additional Features:

Driving Directions:

From Hwy 210 in Brainerd, go north on 8th Ave NE/Mill Ave/County Rd 3 approximately 8.5 miles. At the Y, turn right to stay on County Rd 3. Continue approximately 1 mile to 23324 County Rd 3 on the right.



Listed By:
eXp Realty

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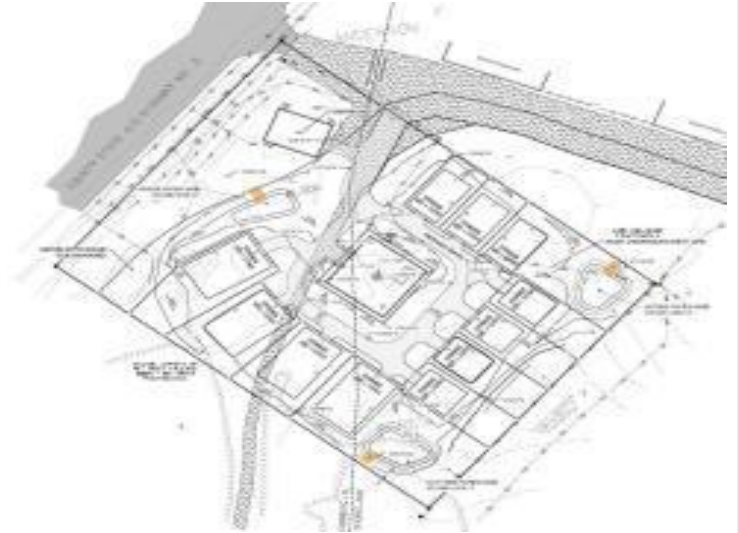
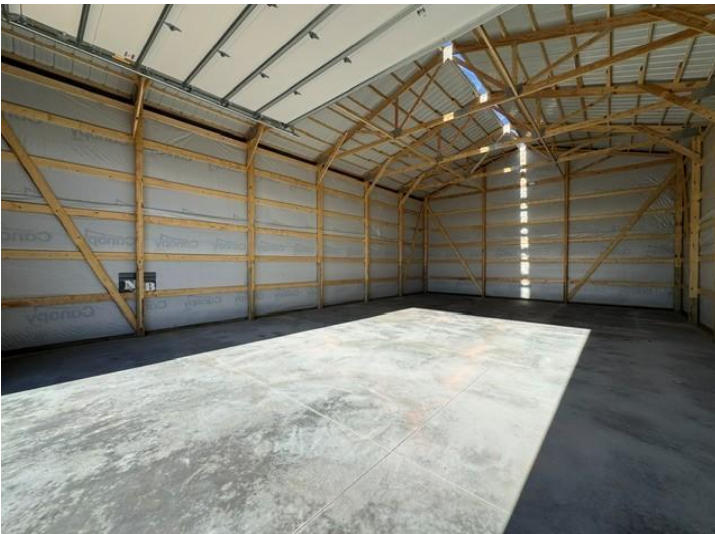
Call Affinity Real Estate

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