



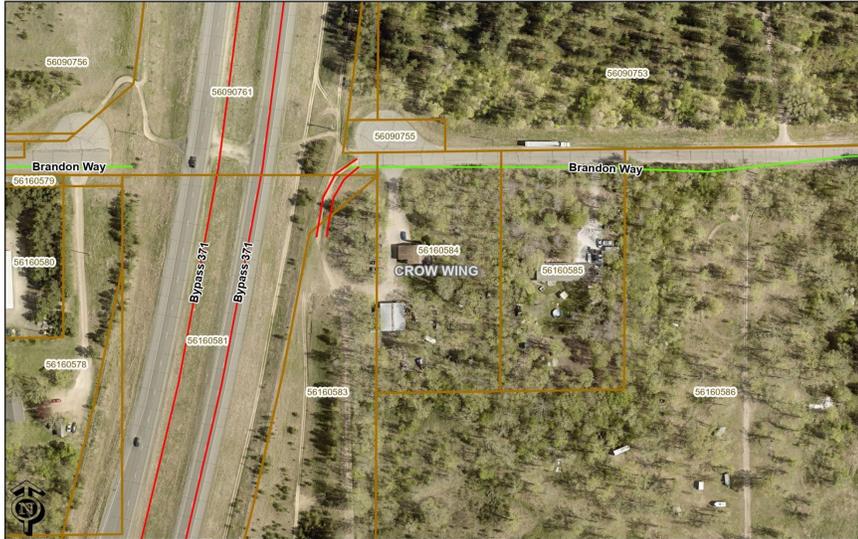
MLS 6504024 Land

**\$360,000**

7.03 Acres  
Raw Land

6207 Brandon Way  
Brainerd MN 56401

Status: Active



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Driveway location  
Eric Stangler

Date: 1/18/2024 Time: 10:05 AM

### Description:

Location! Location! Location! Prime opportunity awaits with this expansive 7.03 acres commercial property located just south of Baxter with over 1200 feet of high visibility frontage along MN-371 bypass. Option to purchase parcel (B) 17.6 additional acres for 24.77 total acres. This listing is for just lot (A). Ideal for a range of commercial ventures, seize the chance to make your mark on this highly coveted stretch of highway. Enquire today to unlock the potential of this sought-after investment opportunity."

### Additional Details:

|                        |                               |
|------------------------|-------------------------------|
| Lot Acres              | 7.03                          |
| Lot Dimensions         | 410.87x1234.76x151.84x1288.35 |
| School District        | 896                           |
| Taxes                  | \$208                         |
| Taxes with Assessments | \$208                         |
| Tax Year               | 2024                          |

### Additional Features:

### Driving Directions:

From Baxter drive south on MN-371. Take the MN-371 Bus exit, turn left onto Ariell dr sw. Turn left onto Barrows Ave, Turn right onto Brandon way.(entrance to property is at the end of the culda sac at the end of Brandon Way.)



Listed By:  
Ashworth Real Estate

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