



MLS 6731612 Residential

**\$195,000**

1,064 sq ft  
3 bedrooms  
2 baths

18754 County Road 3  
Brainerd MN 56401

Status: Closed

**Description:**

Here is an excellent opportunity to own 17 acres just off County Road 3 and across from the Paul Bunyan Trail! New well and septic added in the past year as well as a 14x78 manufactured home. Opportunity to build or just enjoy as is and continue to improve the lot as you see fit. A blend of high and low wooded acreage offers hunting, privacy and the entire Brainerd Lakes Area right in your back yard. Enjoy all that the the Cities of Brainerd and Baxter have to offer or head north to one of the many area lakes! The Paul Bunyan Trail offers walking/biking and snowmobiling just across the road.

**Additional Details:**

Year Built	1986
Lot Acres	17.2
Lot Dimensions	952x402x1431x583
School District	181
Taxes	\$196
Taxes with Assessments	\$196
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Propane **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** Well **Air Conditioning:** None

**Driving Directions:**

From Brainerd to North on CR 3 approximately 4.5 miles to property on Right



Listed By:  
Premier Real Estate Services

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