



MLS 6761378 Residential

**\$249,900**

0 sq ft  
0 bedrooms  
1 baths

15064 Loerch Road  
Brainerd MN 56401

Status: Active

#### Description:

Discover 40 acres of premium recreational land located just 10 minutes from downtown Brainerd. This versatile property offers a rare combination of privacy, convenience, and functionality—ideal for outdoor enthusiasts, hunters, or anyone seeking an expansive property to build their next home.

The land is thoughtfully maintained with a network of established trails throughout, making it perfect for ATV riding, hiking, and accessing hunting stands. The terrain features a healthy mix of wooded cover and open space, supporting abundant wildlife activity year-round.

With well, electric, and septic on-site, this 40x42 insulated steel building with in-floor heat is already in place—well-suited for storing equipment, setting up a hunting basecamp, or converting into a comfortable cabin or shop space. Whether you're looking to build a permanent home or enjoy a private getaway, the groundwork is laid for your vision to take shape.

#### Additional Details:

Year Built	2024
Lot Acres	40.36
Lot Dimensions	1320x1320x1320x1320
Garage Stalls	3
School District	181
Taxes	\$1,228
Taxes with Assessments	\$1,228
Tax Year	2024

#### Additional Features:

**Basement:** None **Fuel:** Wood **Garage:** 3 **Heat:** Hot Water **Sewer:** Tank with Drainage Field **Water:** Well **Air Conditioning:** None

#### Driving Directions:

From N



Listed By:  
Woods to Water Real Estate

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