



MLS 6788274 Residential

\$399,500

1,120 sq ft
2 bedrooms
1 baths

12463 30th Street
Brainerd MN 56401

Status: Pending

Description:

This 40-acre property in Crow Wing County, Minnesota, offers a unique combination of residential improvements, wildlife habitat, recreational, and hunting opportunities. The property is situated in a gently rolling landscape with mature woods, open yard space, and Daggett Brook forming a natural water feature along the rear boundary.

The residence is a 28x40 ft home with 2 bedrooms and 1 bathroom. Upon entering, the living room and kitchen flow together in an open design, with a floor-to-ceiling wood-burning stone fireplace visible from both rooms. A utility room with a washer and dryer sits conveniently off the kitchen. The home's steel siding provides low-maintenance durability.

The 26x22 ft two-car garage is detached from the home. In addition, a shed is available for gardening tools and outdoor equipment. The yard is large and open, providing room for outdoor activities, gardening, or landscaping. Several apple trees are already established, adding seasonal interest.

The land itself features a mix of cover types. Mature trees dominate portions of the acreage, while open areas and gently rolling hills create diversity. Trails have been maintained throughout the property, providing access for recreation, walking, or light equipment use. Daggett Brook runs through the back portion, adding water and riparian habitat. Wildlife commonly found in the area includes deer, bear, turkeys, waterfowl, and grouse.

Access is from a gravel road that leads through a scenic private driveway, opening to the home and yard.

Potential uses of the property include homesteading, hunting, outdoor recreation, and gardening. The combination of woods, trails, an open yard, and brook frontage makes this property versatile for a wide range of land ownership goals.

The property is located in Crow Wing County, approximately 15 miles south of Brainerd and about 8 miles north of Little Falls. These nearby communities provide access to services, shopping, and supplies, while the property itself offers a private rural setting.

All prospective buyers should independently verify acreage, boundaries, utilities, and property details with the appropriate authorities.

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Taxes	\$1,364
Taxes with Assessments	\$1,364
Tax Year	2026