



MLS 6804844 Residential

\$275,900

1,512 sq ft
3 bedrooms
2 baths

12222 Three Mile Road
Brainerd MN 56401

Status: Pending

Description:

Discover the perfect blend of character and convenience in this quaint ideally located country home just 7 minutes from the east side of Brainerd. With recent updates throughout and five spacious and scenic acres to call your own, this property offers the space of a huge yard, privacy, and charm you've been searching for. Property Highlights 3 Bedrooms | 2 Bathrooms including a main-level primary suite with private $\frac{3}{4}$ bath Recent upgrades: New roof (2020), New furnace (2022). Central Air (2023), All new carpet and fresh interior paint throughout for the new Buyer to enjoy! Spacious kitchen with ample cabinetry and a convenient pantry, Septic system compliant and water test passed — documents available in supplements, 5 acres to enjoy, Pole building ready to customize for your workshop, storage, or hobby farm vision, Gazebo and outbuildings add character and can be updated to suit your needs. This small and welcoming farmhouse is packed with thoughtful details rarely found in homes of this era — a perfect mix of original charm and modern comfort. With a large yard, mature trees, and peaceful surroundings, the property offers an inviting setting for relaxing evenings, gardening, or starting your own little hobby farm. You'll enjoy the best of country living with easy access to town conveniences — just minutes to schools, shopping, dining, and Brainerd's east side amenities. The perfect property for anyone seeking small-town charm, space to breathe, and move-in-ready comfort — all with major updates already done. Property is being sold with 5 acres, survey work will be completed in next 20-45 days.

Additional Details:

Year Built	1940
Lot Acres	5
Lot Dimensions	Lot Split to retain 5 acres with the house
Garage Stalls	6
School District	896
Taxes	\$1,358
Taxes with Assessments	\$1,358
Tax Year	2024

Additional Features:

Fuel: Array **Heat:** Forced Air

Driving Directions:

From Highway 100, South on Three Mile Road to address on the left. From Highway 100, South, East on Butterfield Road to North on Three Mile Road to address on the right



Listed By:
exp Realty

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