



MLS 7015558 Residential

**\$1,200,000**

2,520 sq ft  
3 bedrooms  
3 baths

23729 Cooley Drive  
Brainerd MN 56401

Status: Active

**Description:**

PRIVATE 40-ACRE ESTATE

YOU TRUTLY HAVE TO SEE THIS HOME TO APPRECIATE ALL IT HAS TO OFFER!

Experience unmatched privacy and versatility on the exceptional 40-Acre Estate 30 minutes from Brainerd. This property in bordered on two sides by State land for a truly secluded and level of privacy that's nearly impossible to find.

The main residence features 2 bedrooms 2 bathrooms with inviting living space, hot tub, infrared sauna, gas fireplace and wood burning fire place to heat the home if you choose.

A separate guest house provides additional space with 1 bedroom , 1 bathroom, laundry and 2 car garage with a large work space off the back of garage. This home is ideal for family, guest, or rental opportunities.

There is an additional large detached garage with a rear bump-out offering extra storage, work space, complemented by a temperature controlled root cellar/storm shelter, thoughtfully designed with the ability to add a water source.

Ideal for a hobby farm, family compound, or private retreat with raised gardens, fruit trees, green house, out building, 40 acres of hunting land, and extensive garage space ideal for a mechanic or collector.

Property septic/well can accommodate additions to property.

HOME WAS COMPLETELY REBUILT IN 2009 BY NOR-SON CUSTOMER BUILDERS  
Just 30 minutes to Brainerd/Costco

**Additional Details:**

Year Built 1987  
Lot Acres 40  
Lot Dimensions 1292x1314x1297x1317

Garage Stalls	8
	Listed By: 81 Keller Williams Classic Rlty NW
Taxes	\$4,120
Taxes with Assessments	\$4,120
Tax Year	2025

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**Additional Features:**

**Basement:** None **Fuel:** Propane, Wood **Garage:** 8 **Heat:** Forced Air, Fireplace(s), Wood Stove **Sewer:** Septic System Compliant - Yes  
**Water:** Well **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**