



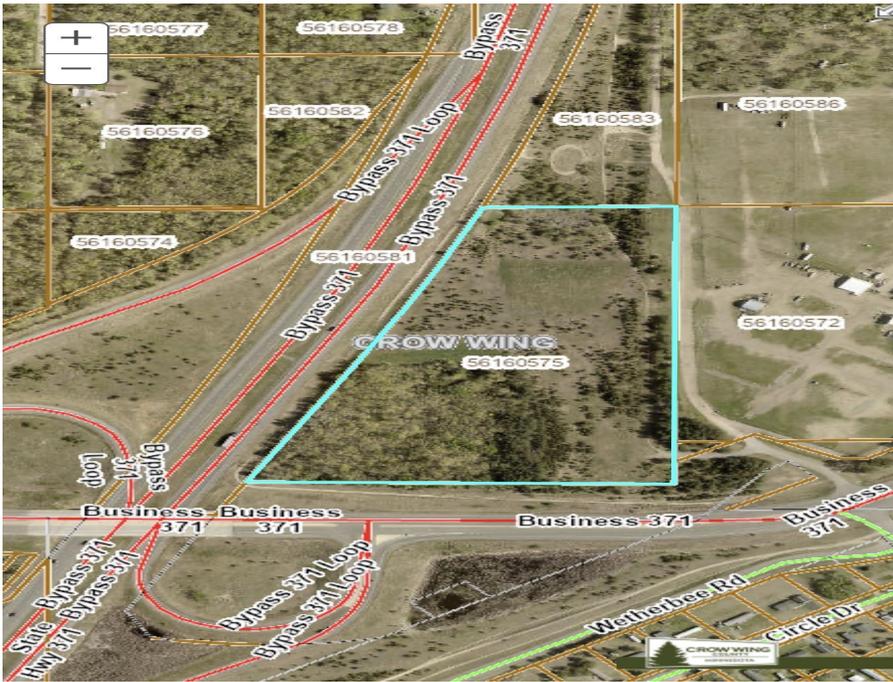
MLS 7030763 Land

**\$950,000**

17.6 Acres  
Raw Land

TBD XXX Estate Circle Drive  
Brainerd MN 56401

Status: Active



**Description:**

Prime 17.6 acres of raw land located just south of Brainerd at the highly traveled overpass of Hwy 371 and Business 371. Attached north parcel is available for purchase (Parcel A) for an additional 7.03 acres totaling 24.77 acres listed separately. Exceptional visibility from both roadways ideal location for commercial development requiring maximum exposure. Undeveloped parcel offers flexibility for a variety of future uses. Convenient access to Brainerd, Baxter, and the Brainerd Lakes Area. Excellent opportunity for business or investment.

**Additional Details:**

Lot Acres	17.6
Lot Dimensions	1214.94 x 408.17 x 129.34 x 905.23
School District	181
Taxes	\$698
Taxes with Assessments	\$698
Tax Year	2025

**Additional Features:**

**Driving Directions:**

Us-10W merge onto MN-371N/Great River Rd, take the MN-371 Business exit toward Brainerd. Turn right onto MN-371Bus N and your immediate left (road is between the property and the race track)



Listed By:  
Ashworth Real Estate

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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470