



MLS 7064329 Land

\$299,000

48.95 Acres
Raw Land

TBD County Road 144
Brainerd MN 56401

Status: Active

Description:

This ± 48.95-acre property in Crow Wing County offers a blend of open ground and wooded habitat that supports a variety of recreational and land use opportunities. Located approximately 5 to 10 minutes from Brainerd, the property provides convenient access to nearby amenities while maintaining a quiet and private setting as you move deeper into the land.

The property features two established hayfields that provide open space for agricultural use, wildlife forage, or future land management plans. These areas create natural openings within the landscape and are complemented by surrounding wooded acreage that offers cover and travel corridors for wildlife. The mix of habitat types supports deer, bear, grouse, and turkey, with visible deer sign and rubs throughout the property. We saw multiple deer and turkey both times we walked the property. A network of trails winds through the property, allowing for ease of movement across different sections of the land. These trails are suitable for walking, ATV use, or general property maintenance and provide access to both open and wooded areas. The trail system enhances the usability of the acreage for hunting, recreation, and land stewardship.

The property includes road frontage, offering direct access and flexibility for entry points. This feature may support a range of potential uses, including recreational access, agricultural activities, or consideration for future development, subject to local zoning and approvals. Several areas across the property present potential building site locations, allowing flexibility for those considering residential or seasonal use.

As you move farther into the property, the setting becomes increasingly quiet and secluded, offering a more private outdoor environment. The surrounding area is characterized by a mix of rural properties and recreational land, with Brainerd nearby providing access to shopping, dining, and essential services.

This property may be of interest to those seeking hunting land, recreational acreage, or a property that combines open and wooded terrain with convenient proximity to a regional center. Buyers are encouraged to verify all intended uses with local zoning and land use authorities.

Additional Details:

Lot Acres	48.95
Lot Dimensions	1
School District	181
Taxes	\$796

Taxes with Assessments	\$796
Listed By:	4026
Whitetail Properties Real Estate	

Additional Features:
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Driving Directions:

Head south from Brainerd on State Highway 25 to Butternut Road SE. Go east onto Butternut Road SE and continue to County Road 144. Turn south onto County Road 144; the property will be on the right, marked with a sign.



Call Affinity Real Estate

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