



MLS 7068686 Residential

\$449,900

1,144 sq ft
3 bedrooms
2 baths

31847 Cr-3
Breezy Point MN 56465

Status: Active

Description:

Prime 30+ acre opportunity located at the roundabout between Crosslake and Breezy Point! This unique property offers a rare combination of acreage, privacy, convenience, and potential in the heart of the Lakes Area. The current double-wide home provides a great opportunity to touch up, improve, and make it your own, or move it off and build your private hideaway tucked into the land. With over 30 acres to enjoy, this property is ideal for hunting, recreation, exploring, or simply creating a peaceful retreat with room to breathe. You'll love the privacy and natural setting, while still being close to town, golf, dining, trails, and some of the area's best fishing and boating lakes in every direction. Whether you're looking for a year-round home, weekend escape, hunting property, future build site, or long-term investment, this property is full of possibility. Opportunities like this in such a central Lakes Area location are hard to find!

Additional Details:

Year Built	2003
Lot Acres	31.88
Lot Dimensions	1227x1068x1033x1327
School District	186
Taxes	\$590
Taxes with Assessments	\$590
Tax Year	2025

Additional Features:

Basement: Block **Fuel:** Propane **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** 4-Inch Submersible **Air Conditioning:** Central Air

Driving Directions:

From County Rd. 11 towards Crosslake. Right before roundabout on County Rd. 3 on Right.



Listed By:
Coldwell Banker Realty

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