



MLS 7072134 Lake Home

\$1,125,000

2,378 sq ft
3 bedrooms
3 baths

9382 County Road 8
Brainerd MN 56401

Waterfront: Unnamed Lake

Status: Active

Description:

Experience an extraordinary retreat on 115 breathtaking acres overlooking the scenic beauty of Black Bear Creek. Protected by the Minnesota Land Trust Conservation program, approximately 105 acres of this remarkable property will remain preserved in their natural state, while 10 buildable acres offer future possibilities and flexibility. This is more than simply a property — it is an opportunity for the next owner to become a true steward of the land, preserving and appreciating its incredible natural beauty for generations to come. This thoughtfully designed 3-bedroom, 3-bath property is filled with natural light and showcases an impressive variety of wood species throughout, creating a warm and timeless Northwoods feel. Expansive windows frame the surrounding landscape, bringing the outdoors in and highlighting the peaceful setting in every season. Outdoor enthusiasts will appreciate the property's abundant wildlife, including deer, turkey, and small game, along with an incredible 7.3 miles of wide, groomed trails winding throughout the acreage. Whether hiking, hunting, cross county skiing, snowshoeing, or simply exploring, the land offers endless recreation right outside your door. Relax with morning coffee on the spacious front deck overlooking the creek and 3 acre beaver pond, or unwind after a day outdoors in the large sauna with direct access to the rear deck for a true private retreat experience. The property also includes a charming second residence featuring an apartment above the garage — ideal for guests, extended family, or caretaker quarters. Conveniently located near Mille Lacs Lake and the Brainerd Lakes area, this rare property combines privacy and seclusion with easy access to shopping, dining, recreation, and year-round amenities. A unique "three-acre building envelope" further enhances the opportunities this incredible property provides.

Additional Details:

Year Built	2009
Lot Acres	115.4
Lot Dimensions	2625x1270x1270x1270x1270x2580
Garage Stalls	2
School District	181
Taxes	\$3,139
Taxes with Assessments	\$3,164
Tax Year	2026

Additional Features:

Wood Heat: Dual Fuel/Off Peak, Fireplace(s)
Listed By: Think Minnesota Realty LLC

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