



MLS 7080919 Land

**\$59,900**

2.5 Acres  
Raw Land

Lot 6 Block 1 40th Ave  
Brainerd MN 56401

Status: Active

**Description:**

2.5 Acres of Prime Land Near Brainerd & Baxter! Build your dream home on this beautiful 2.5-acre level lot surrounded by mature pine trees for privacy and a true Northwoods feel. Conveniently located with easy access to State Highway 371, this property offers the perfect balance of peaceful country living and close-to-town convenience. Property Features: Level, build-ready lot, pine trees bordering the property, drilled well already on site, excellent building location Less than 10 minutes to Brainerd/Baxter and located close to Crow Wing State Park and outdoor recreation areas and lakes. Whether you're looking to build a year-round home, cabin, or investment property, this scenic parcel offers endless potential in a highly desirable location.

**Additional Details:**

Lot Acres	2.5
Lot Dimensions	236x459x236x459
School District	181
Taxes	\$334
Taxes with Assessments	\$334
Tax Year	2026

**Additional Features:**

**Driving Directions:**

South on State Highway 371 to Right on 80th Street to a right onto 40th Ave to property on the left.



Listed By:  
Edina Realty, Inc.

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