MLS 7100876 Lake Land

$199,000

6.09 Acres
Finished Lot(s)

TBD_3 Clearwater Point Road
Brainerd MN 56401

Waterfront: Clearwater

Status: Active

Description:

This is a rare opportunity to own newly subdivided private lakeshore lots located just 2 hours from the Twin Cities (2 Lots Available). These premium, east-facing bay lots offer ultimate privacy with mature woods that beautifully frame spectacular sunrises over crystal-clear waters. Build-ready with major due diligence completed, you can skip the typical paperwork delays as a lot of the essential site preparation is already complete.
The lots are fully surveyed with clearly delineated property boundaries, ordinary high water lakeshore setback and zoning setbacks for a new home. The wetlands are identified, and septic perc tests are completed and approved. Pick your own builder and start dreaming.
Established private road access in good condition, with recorded easement and maintenance agreement in place, provides immediate access from Clearwater Point Road NE.. Both acreage lots feature beautiful tree cover, gentle rolling topography towards the lake offering the perfect walk-out topography for your future home, and expansive shoreline to create your ideal private retreat.
This offering is for Lot 3. This lot offers expansive wooded acreage of 6.10 acres and features an incredible 1,855 feet of winding shoreline. The area outlined on the plat map in the dotted area notes the building area of the lot outside of all setbacks which is 58,510 sf. This is well over an acre of land to build your cabin or dream home and accessory buildings.
Premier Lake Life. Clearwater Lake spans 907 acres of water and reaches depths over 50 feet. There is a public access to launch your boat just north of the property. It is famously clean and crystal clear, making it a premier destination for swimming, boating, and trophy fishing. The gorgeous woods offer privacy and natural beauty. This property is perfect for nature enthusiasts looking for a private getaway or wooded lakeshore homestead.

Additional Details:

Lot Acres	6.09
Lot Dimensions	528x400
School District	181
Taxes	$1,000
Taxes with Assessments	$1,000
Tax Year	2026

Additional Features:

Listed By:
Recreate Real Estate LLC

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Highway 169 North to city of Garrison, then take TOWNSHIP Memorial [illegible] to County Road 3 north to Fifth or west which turns into Noky Lake Road to Clearwater Point Rd NE east to propert[illegible] R TO NORTH.

Call Affinity Real Estate

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