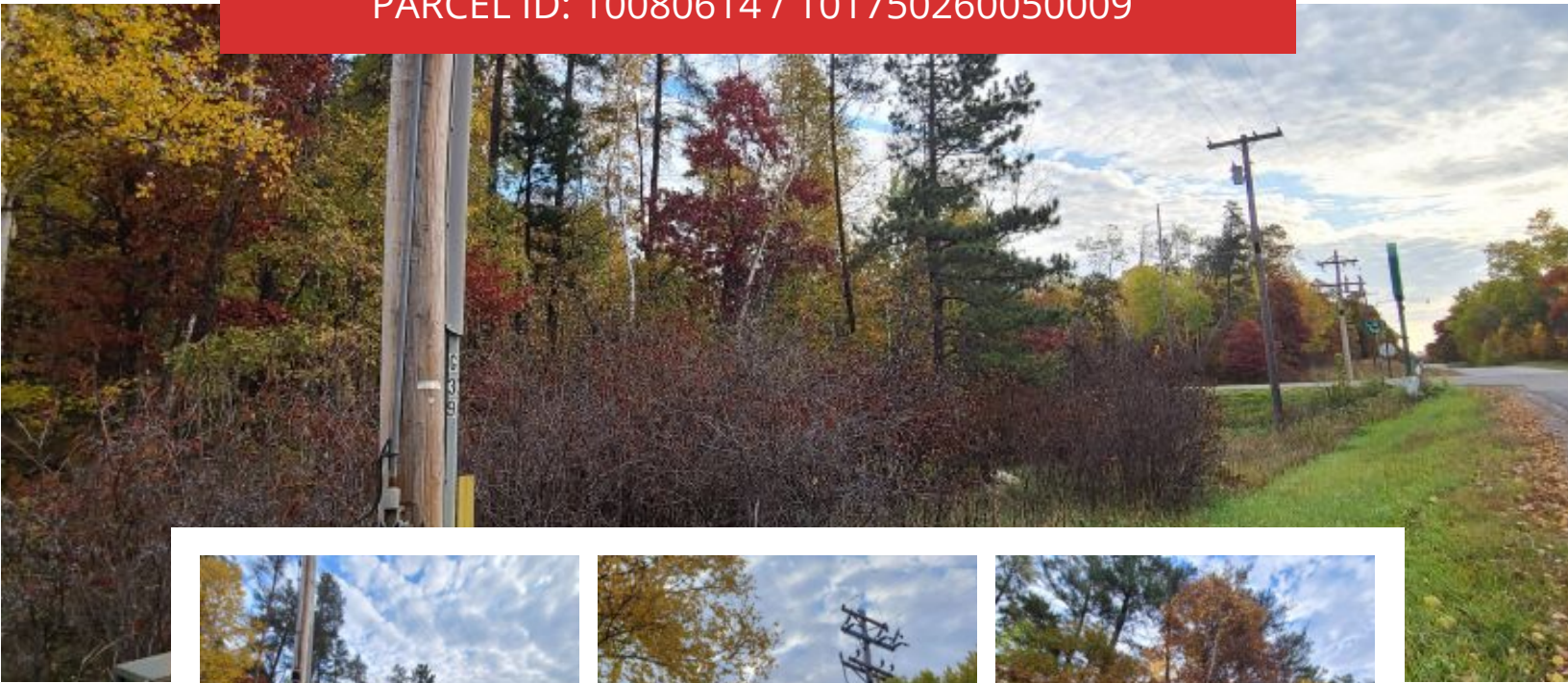




1/2 acre in Breezy Point, Minnesota

PARCEL ID: 10080614 / 101750260050009



Description

Relax and decompress in this exceptional parcel located in the charming city of Breezy Point, Minnesota. With easy, paved road access, getting to this property is a breeze! The location combines the beauty of surrounding lakes, woods and wetlands, with access to outdoor recreations just minutes away.

Enjoy the colors of fall, play golf at any of the top-rated golf courses in the area or go fishing at the nearby Pelican Lake. Whatever you decide to do on this land – whether recreation or investment, you'll be sure to get your money's worth!



Property Details:

ACREAGE

0.56

PARCEL ID

10080614 /
101750260050009

ZONING

R-2 Medium Density
Residential

COUNTY

Crow Wing

STATE

Minnesota

ANNUAL TAXES

\$132.00

ACCESS

Property can be accessed via CO Rd 11 on the East, Ski Chalet Dr on the South and Racoon Ave on the West.

TERRAIN

Property is flat.

UTILITIES

Power should be nearby as there is a home across street to west.
No city sewer or water- individual well & septic necessary.

MORE INFO ON ZONING

- This parcel is currently zoned R-2 Medium Density Residential.
- It is the intent of this district to establish and maintain a land use district consisting of shoreline and non-shoreline property controlled by General Development lake classification that is recreational-residential in character and compatible with natural resources of lakes and streams.
- **Buildability:** Should be buildable if you design house for the lot and adhere to setbacks.

Dwelling must be at least 26 feet in width & 1296 sq feet in footprint . House with attached garage must be 26 feet wide 975 sq feet in footprint with minimum 22x22 attached garage.

- **Mobile Homes** - Any dwelling (mobile home included) MUST meet the minimum size requirements (26 feet wide – 1296 Square feet in the footprint), and conform to state building code.
- **Camping:** Camping is not allowed on unimproved lots (lot without dwelling)
- **RV:** You can stay in an RV while building and with active building permit limited to 6 months.

OTHER INFO ON ZONING

ALLOWED WITHOUT A PERMIT

1. Limited Camping on Improved lots only
2. Camping; Construction and Reconstruction with active building permit, limited to 6 months in duration
3. Grading/fill of less than 50 cubic yards
4. Licensed Daycare Facility (serving 12 or fewer persons)
5. Private Motor Vehicle sales of 2 or less annually
6. Residential Identification Sign (up to three square feet)
7. Snowmobile trail
8. Select Vegetation removal

PERMITTED USES – REQUIRES A PERMIT

1. Accessory Structures cumulative up to 1,280 square feet on parcels of 2 acres or less.
2. Accessory Structure cumulative up to 2% of parcel square feet on parcels 2 acres or more up to a maximum of 5,000 square feet
3. Dwelling; Single family 26 feet or wider, must have foundation of 1,296 square feet or 975 square feet with a minimum of 22 by 22 foot attached garage and 6/12 pitch roof
4. Grading/fill of 50 cubic yards or more
5. State Licensed Residential Facility
6. Storage shed 10 ft. by 12 ft. or smaller or no greater than 120 square feet and 12 feet high
7. Water Orientated Structure of no more than 120 square feet
8. Working in Shore Impact Zone

C. Conditional Uses

1. Accessory Structure cumulative up to 1,600 square feet on parcels of 2 acres or less.
2. Accessory Structures on parcels 5 acres or more, a cumulative maximum of 2% of the parcel size
3. Accessory Structure Height in excess of 15 to 20 feet in height. (Height can't exceed principal structure height)
4. Churches
5. Controlled Access Lot
6. Dwelling; Duplex with subdivision (requires zero lot line division)
7. Dwelling; Single Family with Guest Cottage of up to 700 square feet
8. Manufactured Home Development
9. Marina
10. Parks and Historical Districts
11. PUD Residential single and/or two family
12. Area Identification Sign
13. Used structure moved onto property
14. Open Vegetation removal

D. INTERIM USES

1. Animal Husbandry, one animal unit or less per acre
2. Boarding House
3. Home Occupation

E. EXCLUDED OR PROHIBITED USES: IN ADDITION TO THE FOLLOWING SHOWN USES, USES NOT LISTED AS ALLOWED, PERMITTED, CONDITIONAL OR INTERIM ARE PROHIBITED.

1. Accessory structure without a principle structure
2. Adult uses Principal or Accessory
3. Auto Salvage
4. Residential Rentals of more than 4 per year

F. LOT SIZE, SETBACK, HEIGHT AND USE REQUIREMENTS FOR SEWERED AND UNSEWERED MEDIUM DENSITY RESIDENTIAL R-2 GENERAL DEVELOPMENT LAKES, RECREATIONAL DEVELOPMENT LAKES, AND NATURAL ENVIRONMENTAL LAKES:

	Sewered	Unsewered	R.D. Lakes	N.E. Lakes
1. Lot Area; Single Family minimum	15,000	20,000	40,000	2.5 acres
2. Lot Area; with Guest dwelling	26,000	40,000	80,000	2.5 acres
3. Lot Area; PUD; Duplex	30,000	40,000	80,000	2.5 acres
4. Lot Area; PUD; 3 units minimum	40,000	80,000	120,000	2.5 acres
5. New Subdivision Lots	2 acres	2.5 acres	2.5 acres	2.5 acres
6. New Subdivision with guest dwelling	4 acres	2.5 acres	2.5 acres	2.5 acres
7. New Subdivision; Duplex	4 acres	5 acres	5 acres	5 acres
8. New PUD; 3 units minimum	40,000	80,000	120,000	2.5 acres
9. Lot Width; Single Family minimum	75 feet	100 feet	150 feet	150 feet
10. Lot Width; Duplex	150 feet	200 feet	300 feet	300 feet
11. PUD; Minimum Lot Width	195 feet	260 feet	300 feet	300 feet
12. Lot Width; SF with guest dwelling	135 feet	180 feet	225 feet	225 feet
13. Lot Frontage on Public ROW	33 feet	33 feet	33 feet	33 feet
14. Structure Setback; County ROW	33 feet	33 feet	33 feet	33 feet
15. Structure Setback; City ROW	30 feet	30 feet	30 feet	30 feet
16. Structure Setback; Side	10 feet	10 & 15 ft	10 & 15 ft	10 & 15 ft
17. Structure Setback; Rear (non-lakeshore)	30 feet	30 feet	NA	NA
18. Structure Setback; Top of bluff	30 feet	30 feet	30 feet	30 feet
19. Structure Setback; OHW	50 feet	75 feet	100 feet	150 feet
20. Structure Setback; Wetland	30 feet	30 feet	30 feet	30 feet
21. Driveway Setback	5 feet	5 feet	5 feet	5 feet
22. Setback; 10 by 12 or smaller shed	3 feet rear and side (all columns)			
23. Impervious Coverage: Maximum	25%	25%	20%	15%
24. Height; Primary Structure; Maximum (25 feet if adjacent to public water)	35 feet	35 feet	35 feet	35 feet
25. Height; Accessory Structure	15 feet	15 feet	15 feet	15 feet



CASH PRICE

\$12,500

CENTER COORDINATES

46.602710, -94.219716

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

INSTALLMENT OPTIONS

Down Payment %	Down Payment Amount	Monthly Payment (12 Months)	Monthly Payment (24 Months)	Monthly Payment (36 Months)	Monthly Payment (48 Months)	Monthly Payment (60 Months)
5%	\$625.00	\$1054.52	\$569.59	\$416.90	\$348.21	\$313.95
10%	\$1250.00	\$988.53	\$529.05	\$383.95	\$318.25	\$285.06
20%	\$2500.00	\$869.42	\$460.99	\$331.67	\$272.76	\$242.65

These options don't work for you? Check out our [calculator](#) to create a plan that works for you, then send it to us to see if we can make it work!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

