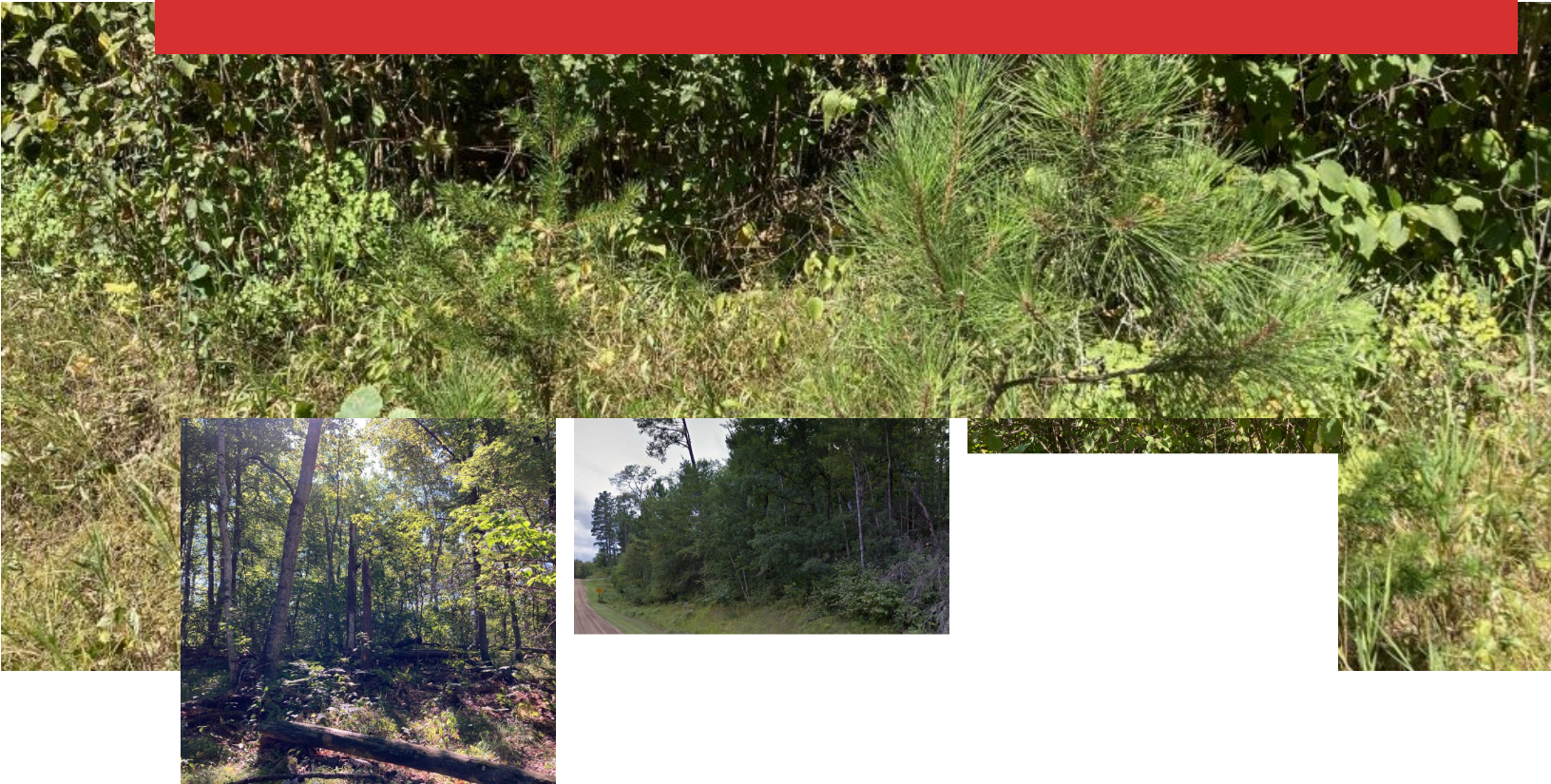


0.44 Acre Lot in Rainier Dr, Breezy Point, MN

PARCEL ID: 101470002190009 and 101470002200009



Description

Start your dream and have a getaway place or permanent residence with this 2 vacant lots situated just a few minutes from Breezy Point proper. Located less than 1/5 mile off Country Road 11 on Rainier Drive, the property offers convenient access to the many amenities of the Brainerd Lakes Area. Centrally located near Breezy Point Resort, Whitebirch Golf Course, and Eagleview Elementary school - this property would be well suited for a single family home. Use it to relax on the weekend or just keep it as an investment.

World class fishing within your reach with this 0.44 acre property just minutes away from top-rated golf courses, marinas, and a diverse selection of shopping and restaurants. It is also close to several recreational spots such as Gull Lake Recreation Area, Brainerd Parks and Recreation, Nisswa Lake Park, and a lot more..

Have yourself a little piece of Breezy Point heaven and experience what this property has to offer!

wilcolandllc.com



Property Details:

ACREAGE

0.44

PARCEL ID

101470002190009 and 101470002200009

ZONING

R-3

COUNTY

Crow Wing

STATE

Minnesota

ANNUAL TAXES

\$104.00

ACCESS

Property can be accessed via Rainier Dr.

TERRAIN

Property is gently sloped.

UTILITIES

Power should be nearby as there is a home across street.

No city sewer or water- individual well & septic necessary.

MORE INFO ON ZONING

- It is the intent of this district to establish and maintain an off lake urban shore land or similar land use district with density controlled by lake classification in shore land, for one and two family units and served by public sewer.

CAMPING:

- Camping on unimproved lots is prohibited. Tent , RV, camping trailer not allowed.

RV'S:

- You can temporarily stay in an RV for up to 6 months while building the dwelling, Must have a building permit for the dwelling. If building a dwelling you will need to install utilities.

MOBILE HOMES:

- They do not allow accessory structures without a principal structure (dwelling). Again any dwelling must be at minimum 26x26,and conform to State Building Code. This also applies to mobile homes.

BUILDABILITY:

- Individually the parcels (9750 Sq. Ft) are not buildable, If you consolidate the 2 parcels, the property would be considered buildable.

The minimum dwelling size is 26 Ft x 26 Ft. (principal structure) any property is considered an unimproved property until a dwelling is established on the property. Any structure must be built to meet standards of the State Building code.

A. 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

B. 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 by 26 feet or wider
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

C. Conditional Uses

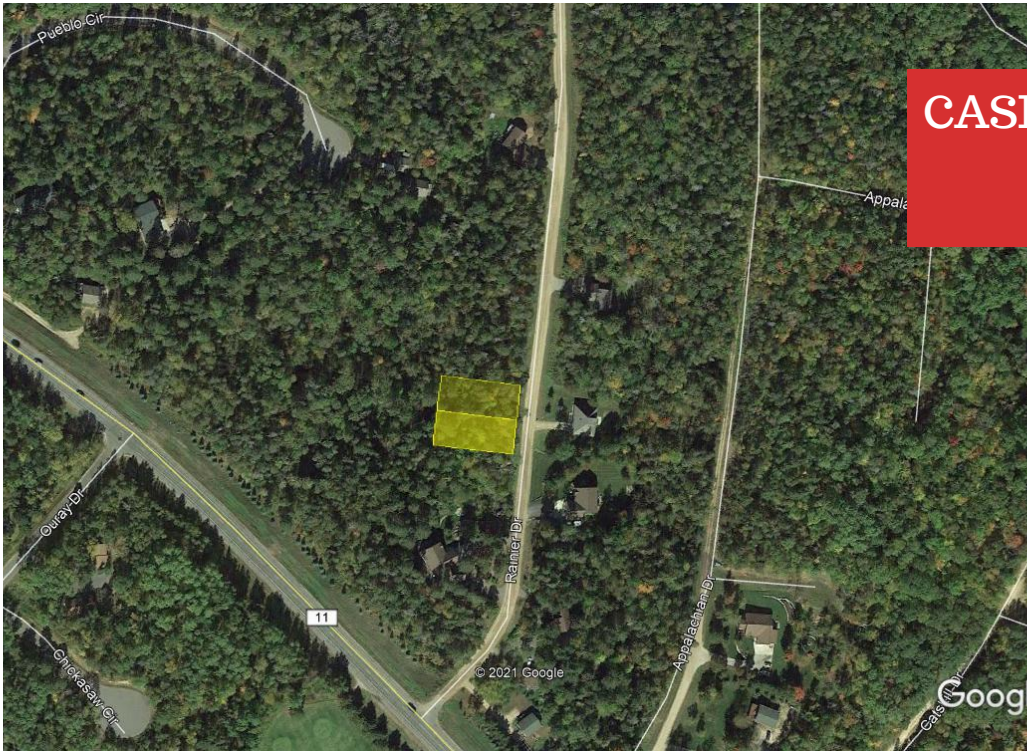
1. Accessory Structure cumulative up to 1,600 square feet on parcels of 2 acres or less.
2. Accessory Structures on parcels 5 acres or more, a cumulative maximum of 2% of the parcel size
3. Accessory Structure Height in excess of 15 to 20 feet in height. (Height can't exceed principal structure height)
4. Campground
5. Churches
6. Controlled Access Lot
7. Dwelling; Duplex with subdivision (requires zero lot line division)
8. Dwelling; Single Family with Guest Cottage of up to 700 square feet
9. Manufactured Home Development
10. Parks and Historical Districts
11. PUD Residential single and/or two family
12. Revised Rear Setback; a minimum of 10 feet up to the required 35 feet
13. Area Identification Sign
14. Used Structure moved onto property
15. Open Vegetation removal

D. Interim Uses

1. Boarding House
2. 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



CASH PRICE

\$6,000

CENTER COORDINATES

46.598180, -94.234792

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

*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

