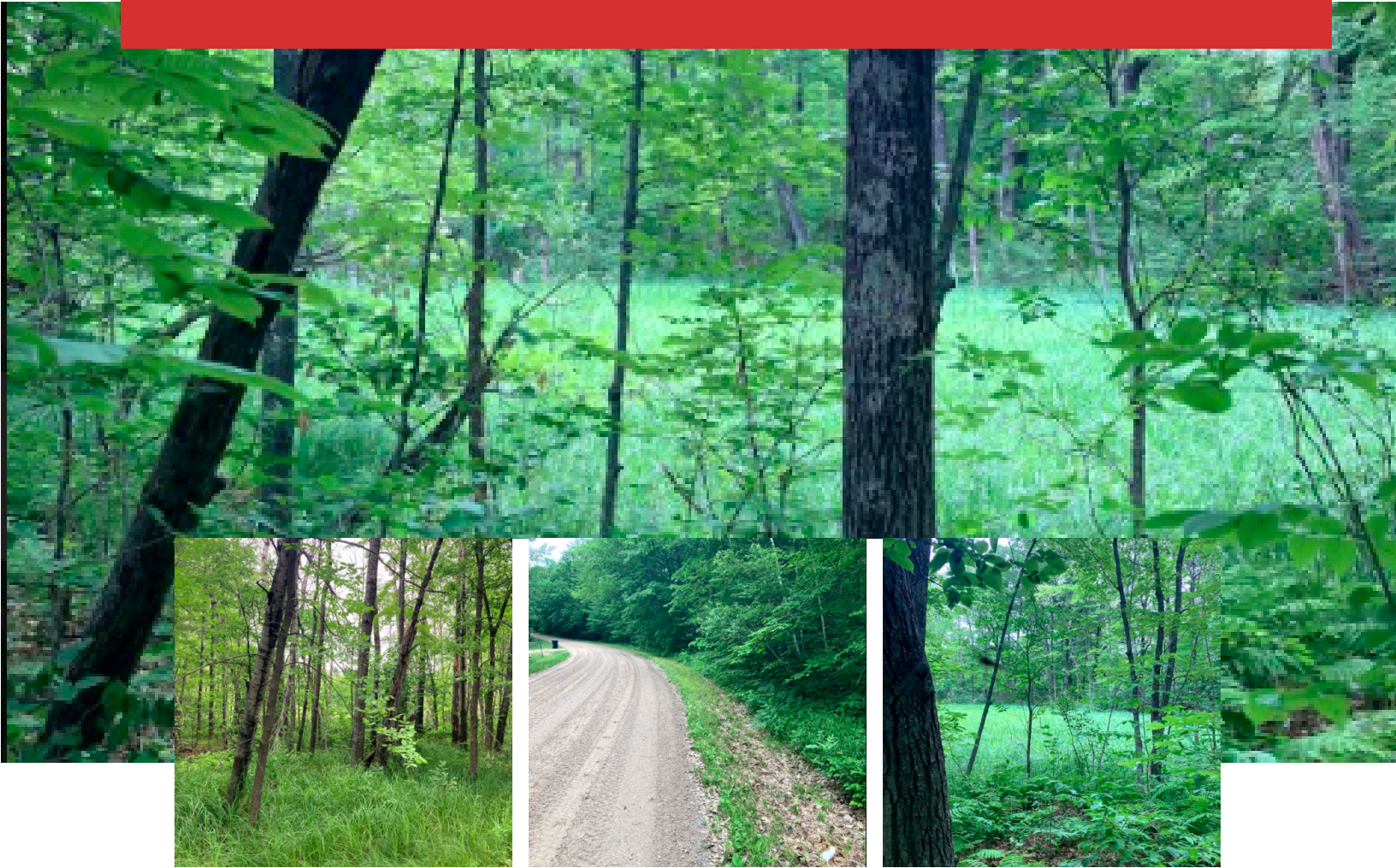


1.53 Acres, 3 Adjoining Lots near Mille Lacs Lake in Crow Wing, MN

PARCEL ID: 881080010170009, 881080010160009, and 881080010150009



Description

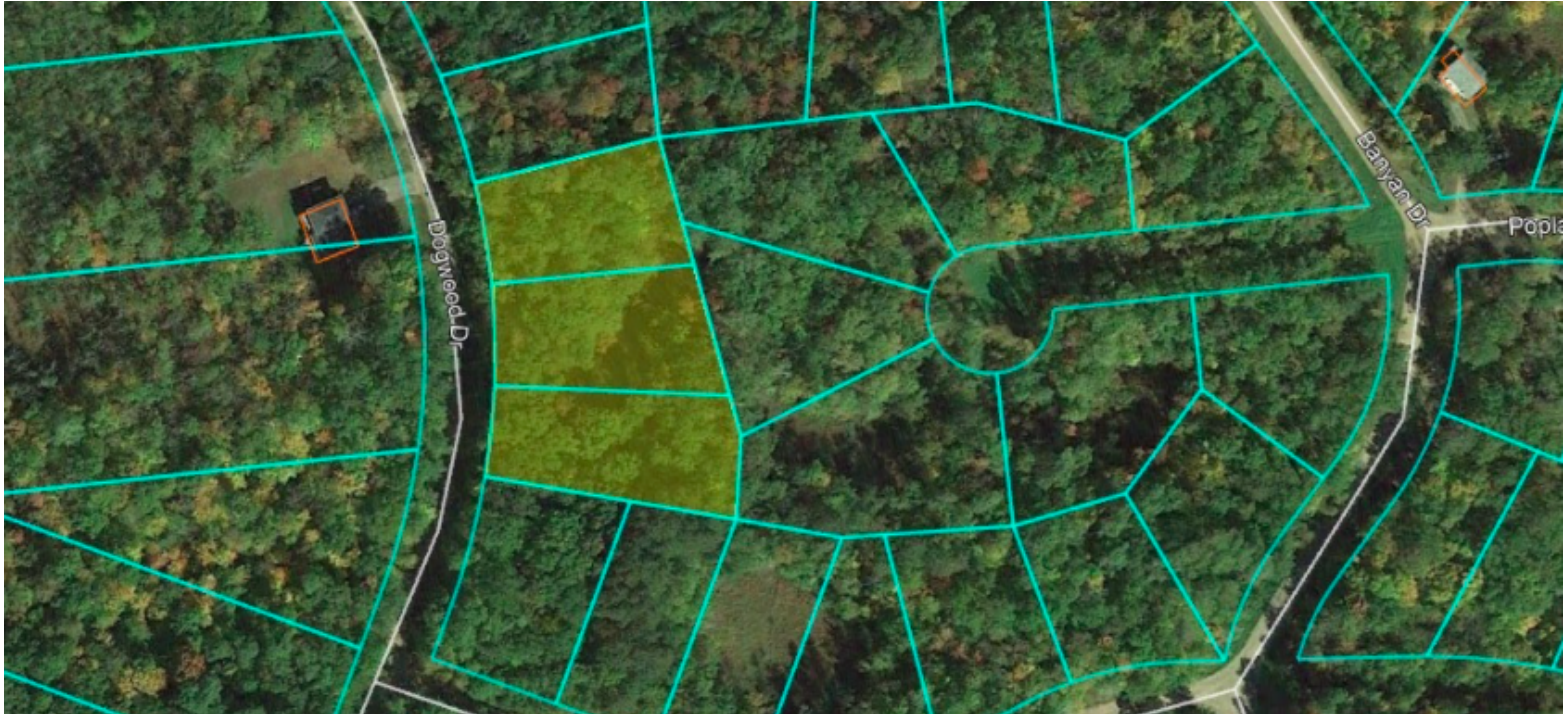
Grab this chance to own 3 lots together which is located super close to one of the largest lakes in Minnesota and famous for it's walleye fishery - Mille Lacs Lake. It is located just a few minutes away from Garrison, allowing you to experience the 'middle of nowhere' feel, yet close enough to town proper for gas, groceries, restaurants etc..

These are buildable recreational lots so whether you want to build your dream home, camp with your family and friends, or just want to park your RV, this is the place for you! This appears to have a good amount of high ground and acreage for developing this property. Use it as your base camp for all that Northern Minnesota has to offer (like world-class fishing on Mille Lacs!) or build the home you've been dreaming of. You can camp, RV, build, recreate.

Just looking for investment? This property is definitely worth it. You can do more with three legal lots (keep two, sell one) and what not.

Difficult to find a lot this desirable at this price! So give us a call and add this land to your real estate portfolio!

wilcolandllc.com



Property Details:

ACREAGE
1.53

PARCEL ID
881080010170009,
881080010160009, and
881080010150009

ZONING
RR- 2.5

COUNTY
Crow Wing

STATE
Minnesota

ANNUAL TAXES
\$18.00

ACCESS

Easy access via Dogwood. Use the GPS coordinates just like an address in google maps to locate or try using the app OnX (GPS coords and you can see parcel lines, etc).

TERRAIN

The property is slightly sloped and covered with trees.

UTILITIES

Undeveloped. No utilities on site. Needs well/septic. Power is available nearby.

MORE INFO ON ZONING

- Residential land use districts having 2.5, 5, 10, or 20-acre minimum lot sizes respectively and established to promote low-density rural development in those portions of the County outside the shoreland zone and beyond areas of anticipated municipal growth where less development is desired and most suitable.

CAMPING:

- As long as you are using the land in accordance with the Land Use Ordinance, you are able to camp on this property.

RV'S:

- RV's being used for living quarters on your property (hooked up to well, septic, or being used for dwelling units) for more than 14 consecutive days require a Land Use Permit for "travel trailer placement". You are allowed two (2) travel trailer permits if no other structures with living quarters are present on the property.

MOBILE HOMES:

- Yes - Mobile homes are allowed on the property so long as you meet standard setback requirements.

BUILDABILITY:

- Yes. These parcels have wetlands on all three. The setbacks are 10 ft from the side yard and 35 feet from the edge of the road.

If standard setbacks are able to be met. If setbacks are not able to be met, one could apply for a variance or conditional use permit for approval by the Board of Adjustments through a public hearing. If wetlands are the restricting factor, one could pursue an exemption or replacement plan through the Technical Evaluation Panel's approval. Further, the County does not regulate or enforce covenants or restrictions.

Please see Lot Structure information below.



CENTER COORDINATES
6.232931, -93.838257

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*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

