

1.64 acres near Fergus Falls in Otter Tail County, MN

PARCEL ID: 69000990053002 and 69000990053001



Description

Take the first step in building your real estate investment portfolio with this 1.64 acre lot in Otter Tail County, Minnesota, located just 12 mins away from Fergus Falls and Lake Jewett, and 30 mins away from Battle Lake. These buildable lots are a great investment opportunity as the Otter Tail area grows. This is also a development opportunity or a buy and hold long term investment that you can get seller financing for!

Distance to Battle Lake - 26 mi

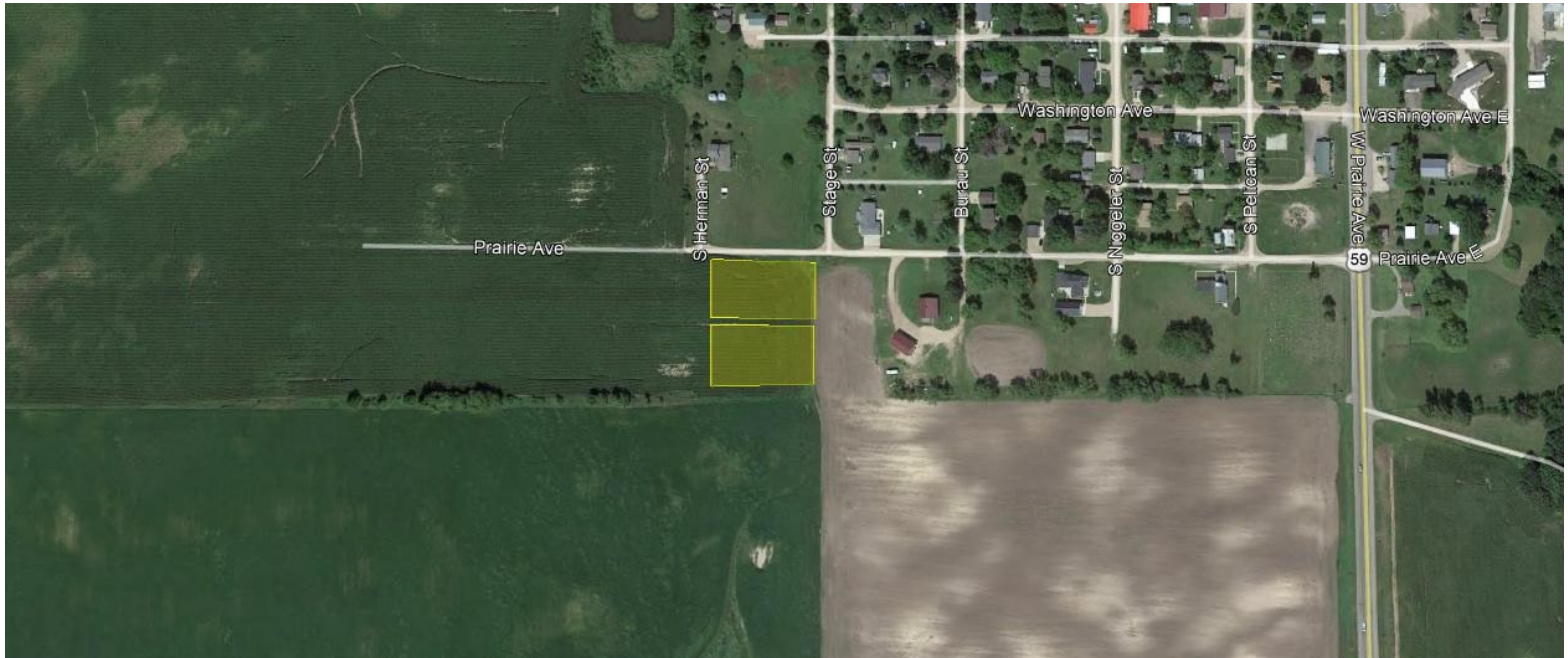
Distance to Fergus Falls - 8 mi

Distance to Ottertail Lake - 24 mi

Custom build your dream country home in Otter Tail County MN or homestead outside the city limits of Fergus Falls!! Good spot for a small homestead or small farming as well and offers you lovely views of rolling farmland from your back porch. Not only that! It can also be a great area for outdoor activities such as fishing, camping, skiing, and hiking as it is located close to recreational areas like the Glendalough State Park, Detroit Mountain Recreation area, Skyzone Trampoline Park and more...

Whether you are thinking of building your dream country home or just looking for a great spot to invest in, this property is definitely worth it. This deal will not last long! Don't miss it!

wilcolandllc.com



Property Details:

ACREAGE

1.64

PARCEL ID

69000990053002 and
69000990053001

ZONING

Residential / Agricultural

COUNTY

Otter Tail

STATE

Minnesota

ANNUAL TAXES

\$186.00

ACCESS

Easy access using the GPS coordinates via Prairie Ave. (gravel)

TERRAIN

These have been farmed on in the past and they are just now hitting the market for you to build or homestead out here. You get rolling hills of a scenic landscape in your backyard. The properties are mostly flat.

UTILITIES

Undeveloped land. Contact city about water/sewer availability. If not, well or septic would be needed.

MORE INFO ON ZONING

- Every lot in the shoreland district is considered residential or agricultural unless a Conditional Use Permit deems it commercial.

CAMPING:

- Shoreland Management Ordinance does allow one recreational camping unit in addition to the primary dwelling (house, mobile home), so long as it is not hooked up to water or the septic system.

A tent of no more than 100 square feet, or tents whose cumulative size is no more than 100 square feet.

RV'S:

- You can stay in your RV while you build your home. Once the home is built, only one can be connected to the septic system.

You are allowed to bring in a RCU for 22 days without a permit. If you stay longer a permit will be needed. Currently called a Site Permit, likely they will be changing to a Structure permit if draft Ordinance is approved.

MOBILE HOMES:

- A mobile home is allowed in Otter Tail County as the primary dwelling unit. M.H. is allowed, they treat it the same as a stick built home.

BUILDABILITY:

- As to the buildability of the properties the county consider the area of the lots and for review. Parcels that does not meet minimum lot size by today's standards, may be buildable if it was created prior to October of 1971. Date of creation can be found in the County Recorder's office. Variables like slope, wetlands, soils, etc all play a factor in determining if the lots are buildable. You should request that information from the sellers if not provided.



CENTER COORDINATES
46.377390, -96.135013

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

