

# 18 Acres Riverfront Property on The Otter Tail River, MN

PARCEL ID: 30000340221000



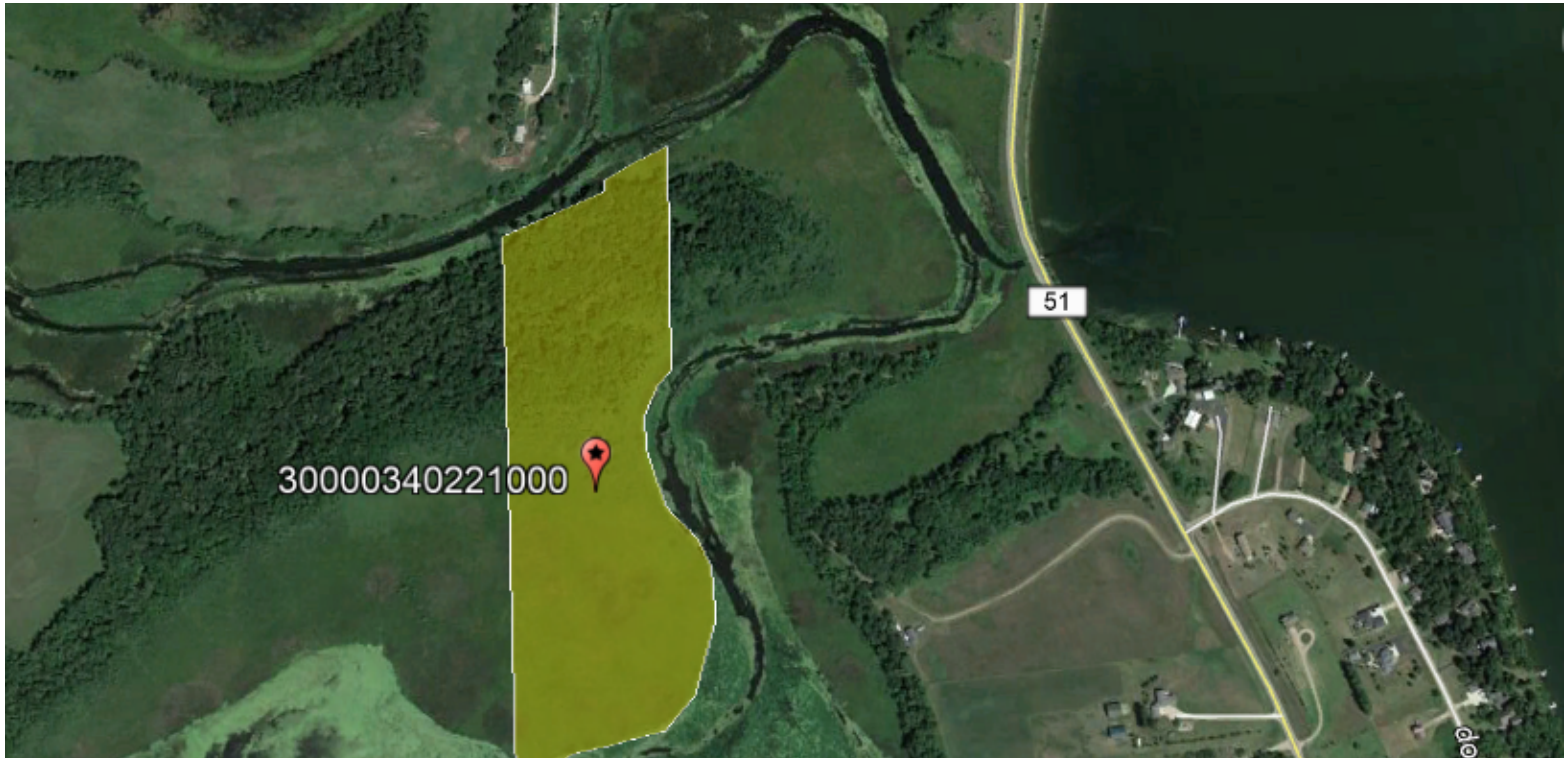
## Description

Superior riverfront property up for grabs! Located just a few minutes away from the beautiful town of Penham. Perfect secluded property to make your dream recreational plans into reality. No time to cook? No problem at all! Zorbaz is just across the street.

It is a great property for shooting, hunting, archery, birdwatching, and duck hunting. What's cool about this property? Kayak or paddle board access only and is currently accessible via the Otter Tail River. Public boat ramp is across the road too right down south of Zorbaz! No need to worry about where to park your cars because there's a good parking spot on the shoulder of County Road 51 with a great place to put in a Kayak. This property is also close to Little Pine Lake - more recreational activities await!!

Don't miss the chance to own this great recreational property with tons of investment potential! Whatever you decide to do with this property, you're sure to get your money's worth!

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## Property Details:

ACREAGE	PARCEL ID	ZONING
18.2	30000340221000	Single Family Residential/Agriculture
COUNTY	STATE	ANNUAL TAXES
Otter Tail	Minnesota	\$334.00

## ACCESS

Access is via kayak or paddle board on the Ottertail River to get in here! It's a really cool secluded spot that takes about 10-15 minutes to paddle to. I did it on my stand up paddle board. Our photographer did in a kayak.

Use GPS coordinates to access and I recommend using an app like OnX too.

## TERRAIN

Wooded, riverfront, and lush!

## UTILITIES

No utilities!

## **ZONING:**

- Single Family Residence: A dwelling unit used by members of 1 immediate family, which may include multiple structures provided they meet impervious surface and sanitation standards and are not rented out separately. Licensed adult and child foster homes and daycare programs are permitted single-family residential use of the property as provided in Minnesota Statutes 245A.11 and 245A.14.

## **CAMPING:**

- Camping is fine as long as not for commercial means (ex: renting it out to other campers).

Any commercial use would require a conditional use permit.

## **RV'S:**

- Allowed to have one RV on the lot for 22 days out of the calendar year provided it is legally located with no sewer or water hookups. If we want to hook up to sewer or water, we would need to permit it as a dwelling.

## **MOBILE HOMES:**

- Allowed to have one mobile home on the lot for 22 days out of the calendar year provided it is legally located with no sewer or water hookups. If we want to hook up to sewer or water, we would need to permit it as a dwelling.

## BUILDABILITY:

### - Permitted Use:

Lakes

General Development

Recreational Development

Natural Development

Rivers

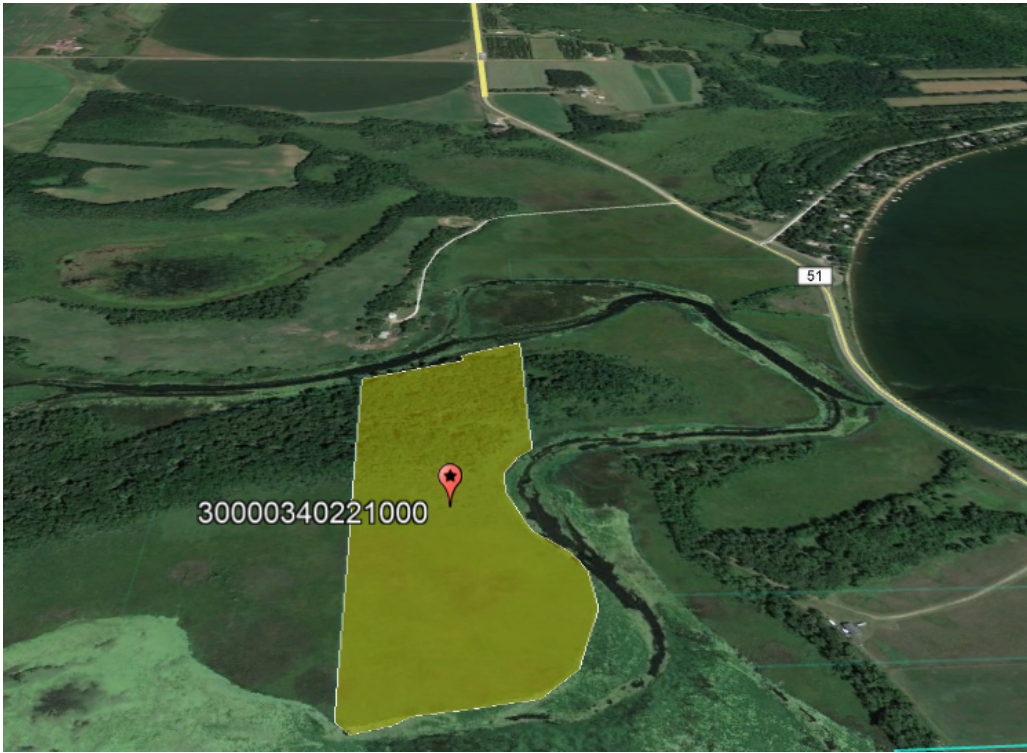
Urban & Tributary

Agriculture

Transition

A conditional use permit is required for any other uses.





CENTER COORDINATES  
46.6344144069896,  
-95.5867620605939

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:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

