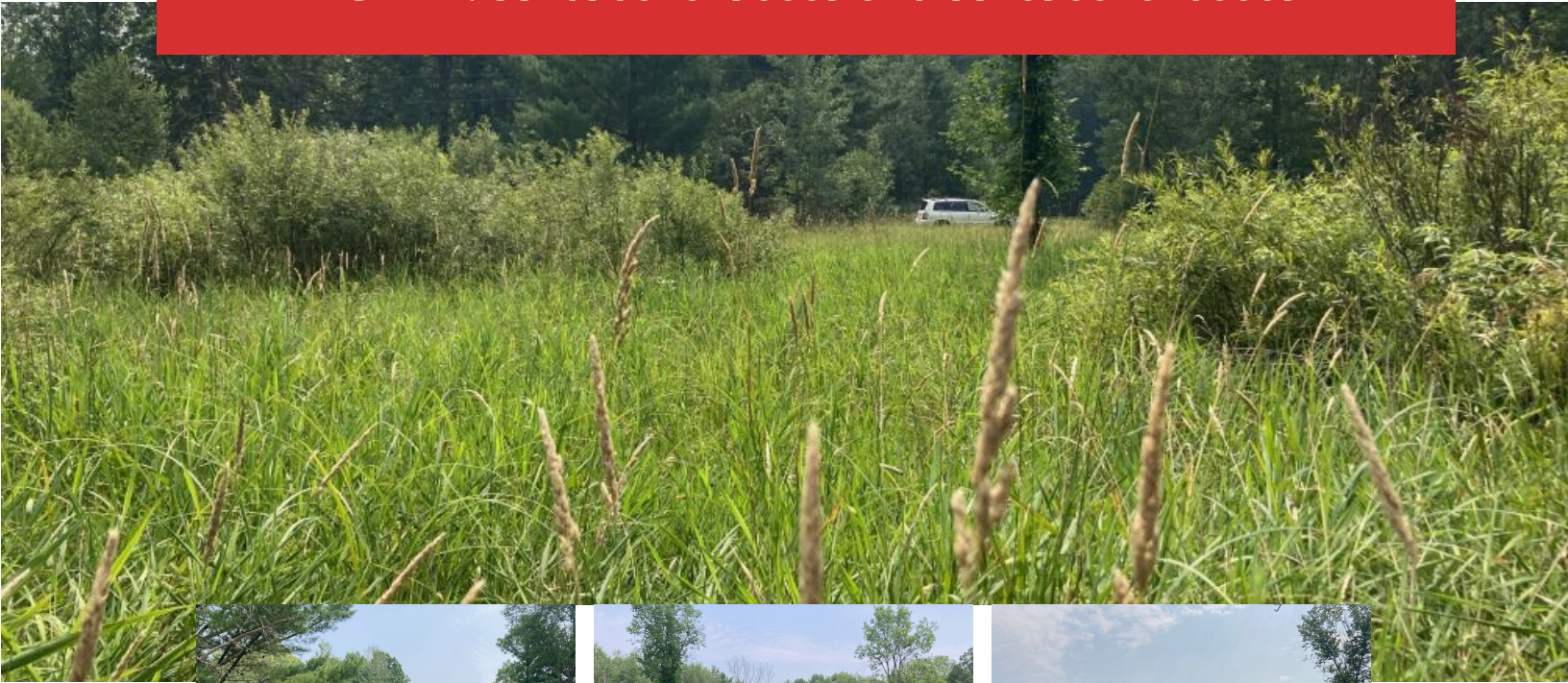


Flat 0.98 Acres Near Mille Lacs Lake, MN

PARCEL ID: 881090010190009 and 881090010200009

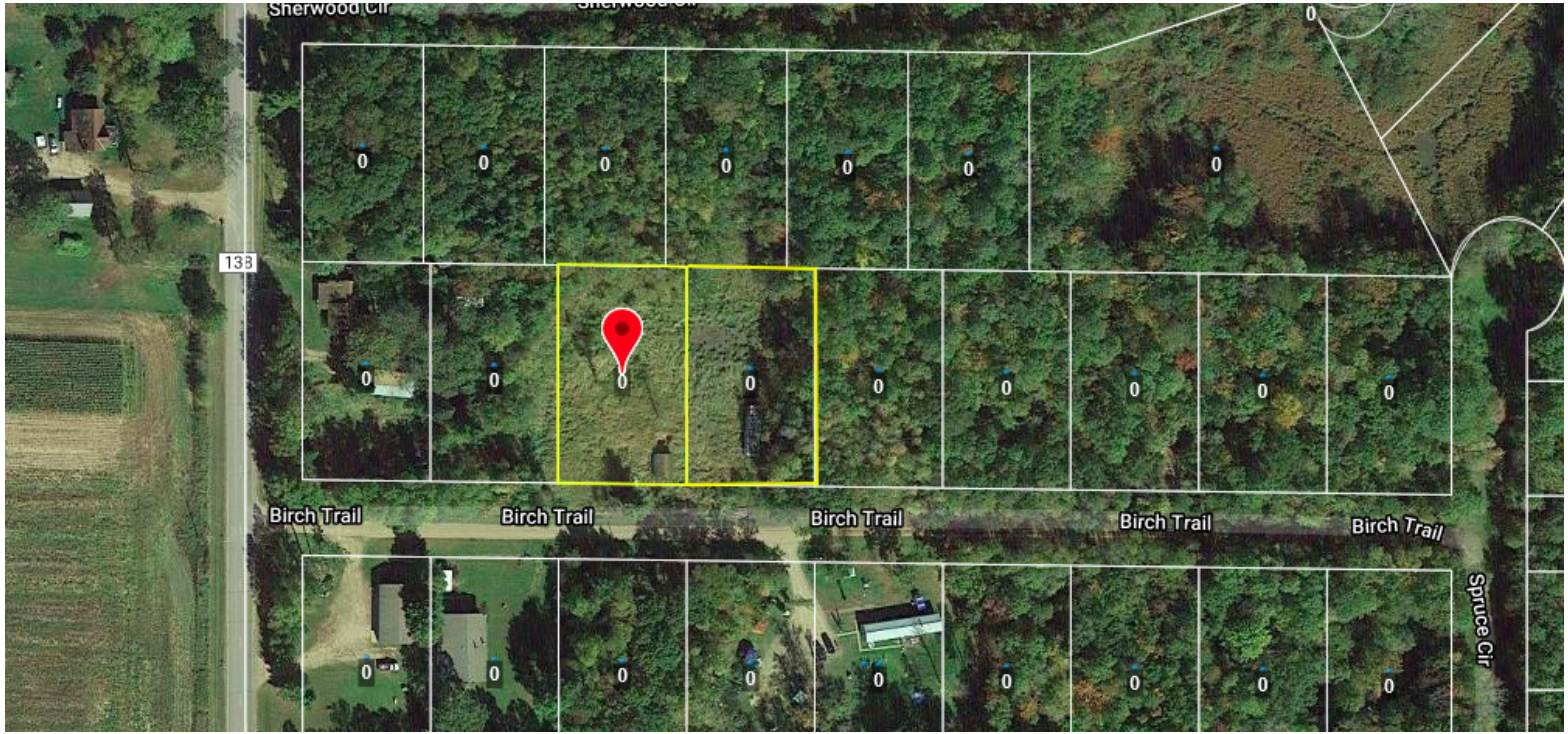


Description

Take this chance to own this flat 0.98 acre property with tall grass in Garrison MN. It is less than three miles east of statewide recreation destination, Mille Lacs Lake, and less than 1/10 mile from County Rd 138. Property has direct frontage on Birch Trail, which appears to be a maintained gravel road. It is the perfect spot to build a cabin or storage and perfect place for your recreational campsite, RVs, and mobile home. Definitely an awesome space for your well-planned weekend with rural feel with views of fields and forest with your family and friends.

Just looking for investment? This property is definitely worth it. Whether you're looking for adventure or relaxation, this land has got you covered. This property is priced to sell and a deal like this doesn't come very often, so give us a call and add this land to your real estate portfolio!

wilcolandllc.com



Property Details:

ACREAGE

0.98

PARCEL ID

881090010190009 and
881090010200009

ZONING

RR 2.5

COUNTY

Crow Wing

STATE

Minnesota

ANNUAL TAXES

\$68.00

ACCESS

Easy access, simply use the property addresses: 26552 BIRCH TRL & 26562 BIRCH TRL, GARRISON, MN - Review aerial imagery for parcel boundaries and identify natural features or use an app like OnX.

TERRAIN

Mostly flat and dry property with a scenic rural feel to it and cleared area for building.

UTILITIES

Power lines near the property; no visible water utility but there houses nearby. Most likely using septs and wells (contact city/county to verify there are no public utilities like water and sewer on Birch Trl or ask a neighbor). This land is undeveloped.

MORE INFO ON ZONING

- The purpose of this district is to promote moderate-density development in those portions of the County outside the shoreland district and beyond areas of anticipated municipal growth where such development is desired and most suitable. The primary use within this district is single family residential. Compatible commercial uses may be allowed as conditional uses.

CAMPING:

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

RV'S:

- RV's being used for living quarters on 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". We 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 we meet standard setback requirements.

BUILDABILITY:

PERMITTED USE

Agricultural Uses

- Farm buildings

Residential and Related Use

- Single-family dwelling
- Two-family (Duplex) attached dwelling (one per parcel) when parcel width and size meet the minimum requirements of the relevant zoning district.
- Guest Cottage/Quarters

Residential and Related Uses

- Non-Commercial Solar and Wind Energy Systems associated with a principal use (i.e. accessory solar and wind energy systems)
- Accessory structure
- Sign – on site

Civic, Educational and Institutional Uses

- Places of Worship
- Public building

Commercial and Industrial Uses

- Sign, on site

CONDITIONAL USE PERMIT

Residential and Related Uses

- Three-family (Triplex) attached dwelling (one per parcel) when parcel width and size meet the minimum requirements of the relevant zoning district.
- Four-family (Quad) attached dwelling (one per parcel) when parcel width and size meet the minimum requirements of the relevant zoning district.
- Multi-family dwelling (more than 4 dwelling units)
- Group home, assisted living, nursing, supportive care detention or correction home (including detoxification center, rehabilitation home)
- Mobile-home park or development

Residential and Related Uses

- Home business

Recreational Uses, Public and Private

- Campground, private
- Outdoor recreation facility Park/playground
- Golf Course

Civic, Educational and Institutional Uses

- Athletic field/stadium; arena
- Transient Camps, Church Camps

Commercial and Industrial Uses

- Animal Breeding and/or boarding Facility
- Extractive use, mining, gravel pit, aggregate
- Storage buildings, Commercial
- Event Center
- Motel, hotel
- Bed and Breakfast Residence
- Office, Business and Professional
- Resort

Public Service and Utility Uses

- Tower-Telecommunication
- Commercial Solar and Wind Energy Systems

ALLOWED WITHOUT PERMIT

Agricultural Uses

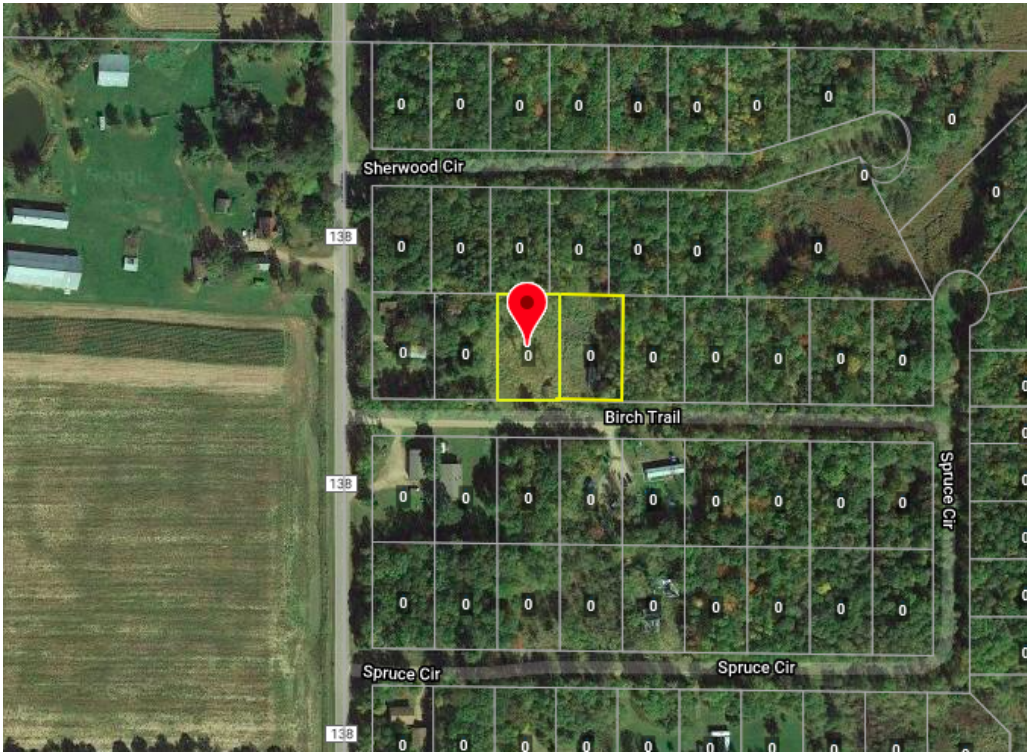
- Farmland: Crop growing and harvesting
- Farmland: Livestock, poultry use, including related buildings
- Feedlot, Agricultural, including buildings
- Forest land: growth, harvest

Residential and Related Uses

- Home occupation
- Temporary Structure

Civic, Educational and Institutional Uses

- Cemetery
- Day Care
- Non-Commercial Storage yard



CENTER COORDINATES
46.2200332198607,
-93.8403811243536

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

