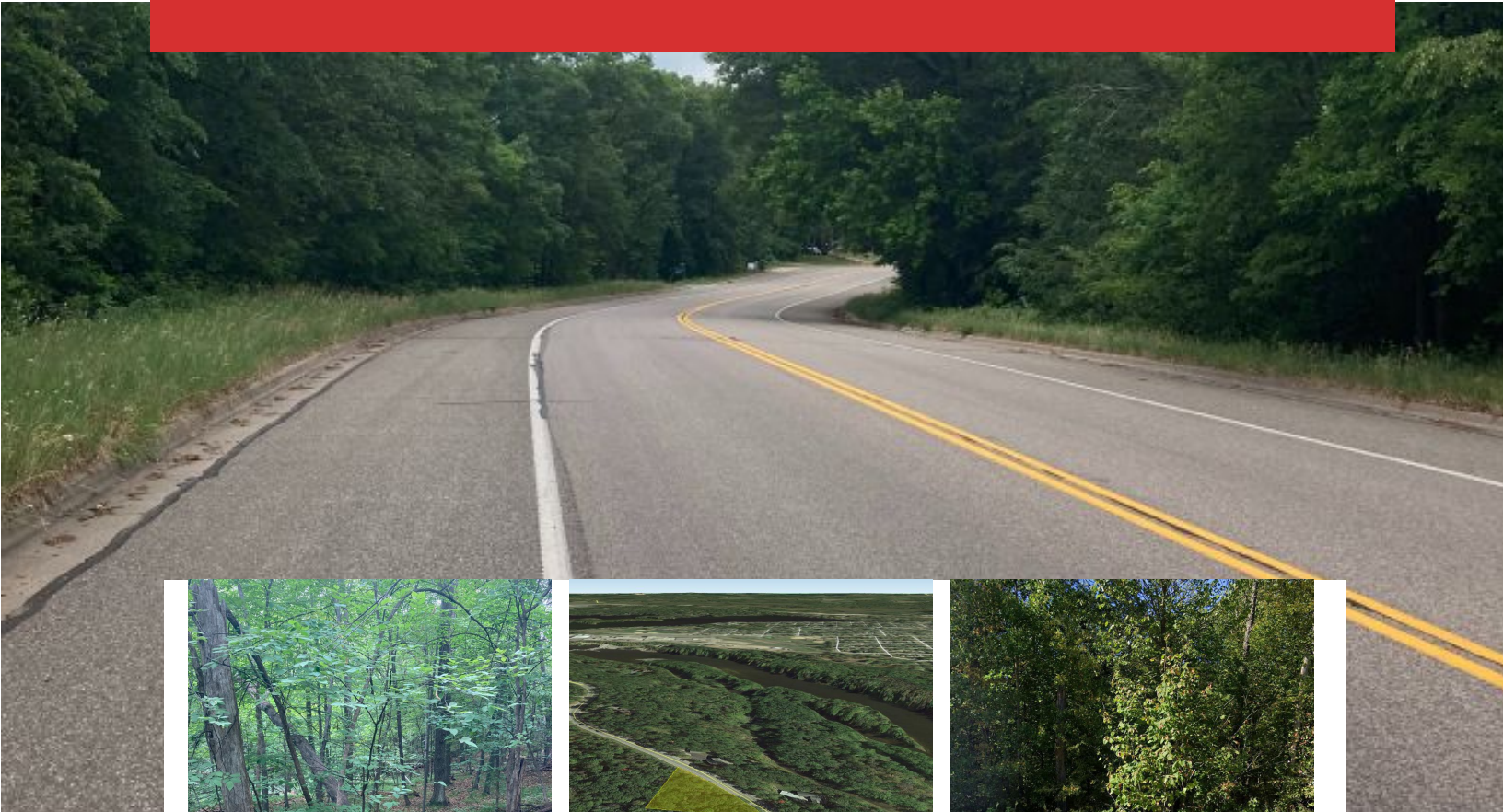


Premier 0.77 acre lot on Riverside Dr. in Brainerd, MN

PARCEL ID: 09218000007D009



Description

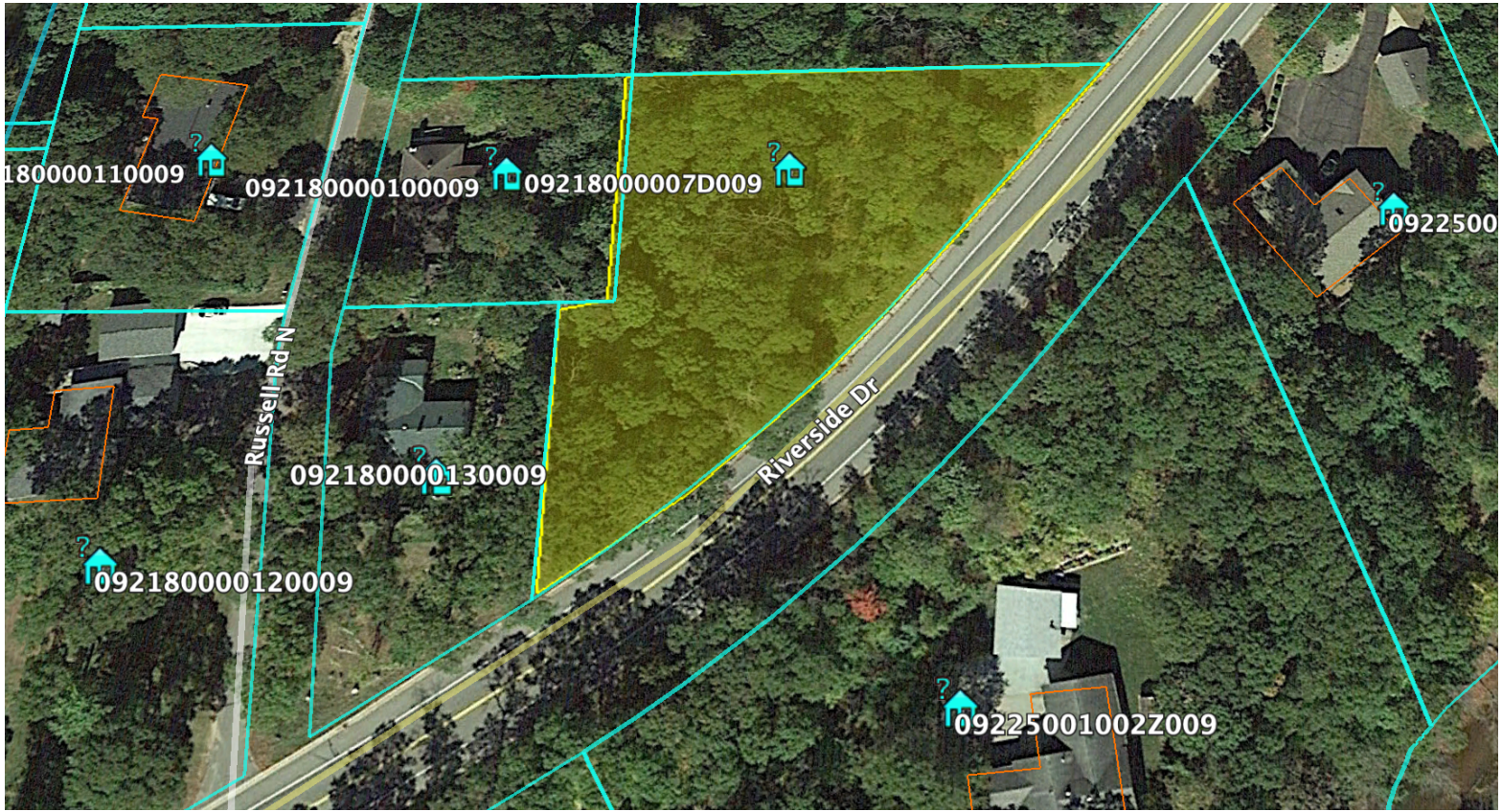
Grab this chance to own this 0.77 acre lot located on the premier state of Riverside Dr, and just a few minutes away from Brainerd city proper. Build your dream home in this beautiful and spread out neighborhood with a lot of space to custom build. PLUS, all utilities are available. It's just a matter of getting your building plans in a place!

Enjoy some 'me-time' or weekends with your family and friends with this property that offers privacy with lots of room for relaxation and time to enjoy your peaceful surroundings.

Looking for an investment property? This is one perfect property too since this property is situated in a growing area.

Whether you're looking for adventure, relaxation, or investment opportunity, this land has got you covered. Great location and close to golfing, shopping, restaurants, grocery stores, movie theater, entertainment and all the fun that lake life has to offer so check this out and experience the adventure Minnesota has to offer.

wilcolandllc.com



Property Details:

ACREAGE

0.77

PARCEL ID

09218000007D009

ZONING

R1-A also in Shoreland District

COUNTY

Crow Wing

STATE

Minnesota

ANNUAL TAXES

\$398.00

ACCESS

Easy access using on Riverside Drive using the GPS coordinates just like a home address.

TERRAIN

Lush property and tucked away for privacy.

UTILITIES

All utilities are available! Water and sewer are ready to be hooked up with your building plans.

MORE INFO ON ZONING

- This district is established to allow areas of low density, single family detached dwellings and to preserve the quiet single family neighborhoods free from other uses except those which are both compatible with residents of such districts.

CAMPING:

- After the house is complete, visitors can come for up to 30 days with a camper if it is parked properly.

RV'S:

- After the house is complete, visitors can come for up to 30 days with a camper if it is parked properly. Homeowners can park their campers in the driveway or backyard but cannot live in it.

Cannot stay in a camper or garage while the house is being built.

Cannot park anything on a vacant lot, must have a house. Accessory structures cannot be built before a house. The exception is if the building permit has been paid for and issued for the primary structure (then an accessory structure can be built to store materials for the building). Campers and vehicles still could not be stored until the primary structure is built.

MOBILE HOMES:

- No. Only allowed in a manufactured housing district.

BUILDABILITY:

- Yes. 25% Impervious surface & must meet setbacks (potentially buildable) Not sure of topography, wetlands, or utilities on property. It is the homeowner's responsibility to find property lines, may require hiring a surveying company. Buildable for a house that meets MN Building Code and is at least 750 SQFT. 22FT length and width minimum.

Setbacks: Front Yard Setback = 30FT Side Yard Setback = 10 FT Rear Yard Setback = 30 FT There are separate regulations for accessory structures.



CENTER COORDINATES
46.372975, -94.195970

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

