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MLS 7003494 Residential

\$690,000

1,800 sq ft
3 bedrooms
2 baths

TBD Parcel B 165th Street
Little Falls MN 56345



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Status: Active

Description:

Rare opportunity to own a 2.82-acre, TO BE BUILT patio home. Offering privacy, space, and convenience in the country, yet close to town. This single-level patio home is planned to begin construction in spring 2026, with many built-to-suit options available to customize layout and finishes to your hearts desire.

The existing homestead will be removed and replaced with an approximately 1,800 sq ft patio home with attached/heated 2 stall garage. This home features three bedrooms and two bathrooms. Open concept floorplan. When you step outside, you'll find two huge recently renovated outbuilding/sheds (30x45 & 36x48) will remain on the property, both heated and insulated, ideal for storage, hobbies, business or workshop use.

Enjoy mature trees, scenic surroundings, and beautiful open views in all directions.

New construction with acreage and quality outbuildings this close to town is a rare find, not to mention getting the chance to choose options—don't miss this unique opportunity.

Hydro seeded lawn and driveway to be in before closing. Subject to change and final county approval and recording.

Additional Details:

Year Built	2026
Lot Acres	2.82
Lot Dimensions	315x366
Garage Stalls	2
School District	1795
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2026

Additional Features:

Fuel: Array **Heat:** Forced Air

Driving Directions:

From Little Falls head West on Highway 27. Go 4.7 miles and turn right on Highway 27. Go 2 miles and take a left on 165th street.

Listed By: Premier Real Estate Services



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