



MLS 7048718 Land

**\$665,000**

15.01 Acres  
Other

TBD County Road 18  
Nisswa MN 56468

Status: Active

**Description:**

Extremely unique opportunity for a Planned Unit Development within the City of Nisswa, in the heart of the Brainerd Lakes area of Minnesota. This 15-acre parcel sits within city limits and walking distance to town. The site is gently rolling high ground. The proposed planned unit development has received a positive response from City Planning to a proposed 48 unit, 4 plex development. The attached sketches and site plans give preliminary options. Significant flexibility and upside development potential exists in this growth orientated outstate MN community.

**Additional Details:**

|                        |                  |
|------------------------|------------------|
| Lot Acres              | 15.01            |
| Lot Dimensions         | 650 x 1050 irreg |
| School District        | 896              |
| Taxes                  | \$656            |
| Taxes with Assessments | \$656            |
| Tax Year               | 2026             |

**Additional Features:**

**Driving Directions:**

Head East of Nisswa on County Road 18 for .2 miles. The property will be on your left (the north side of the road).



Listed By:  
Larson Group Real Estate/Kelle

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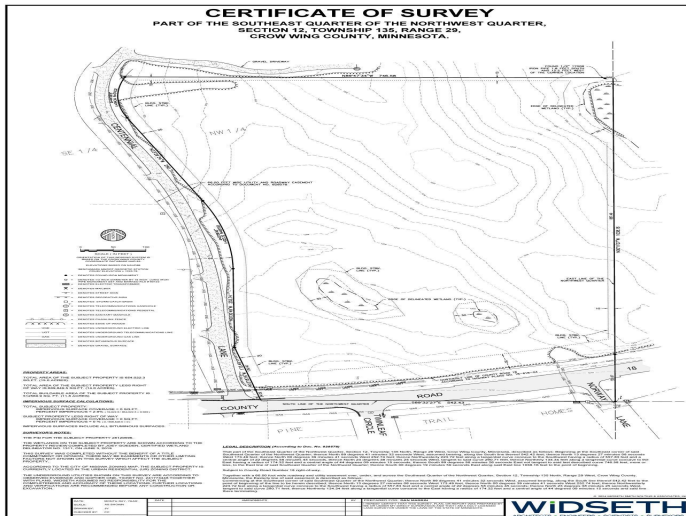
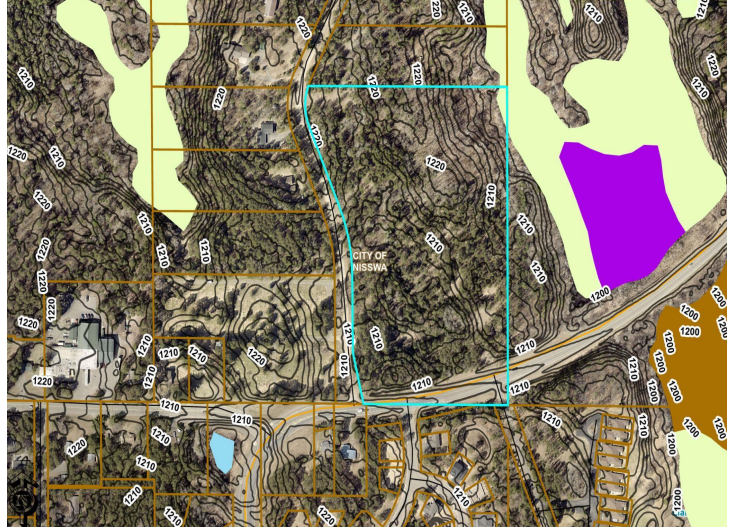
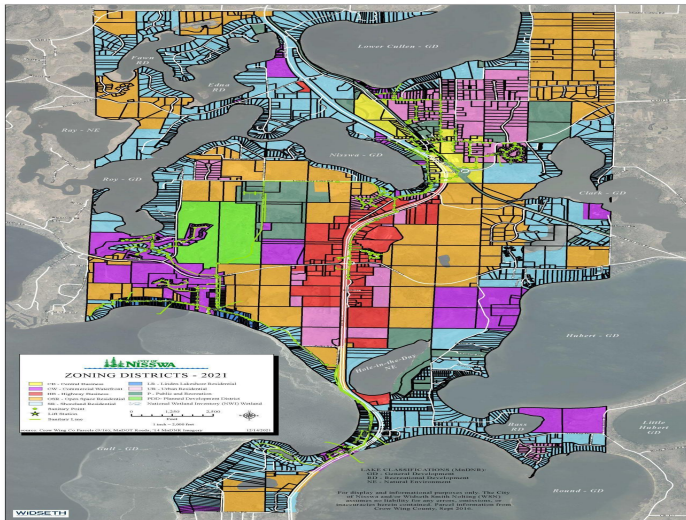
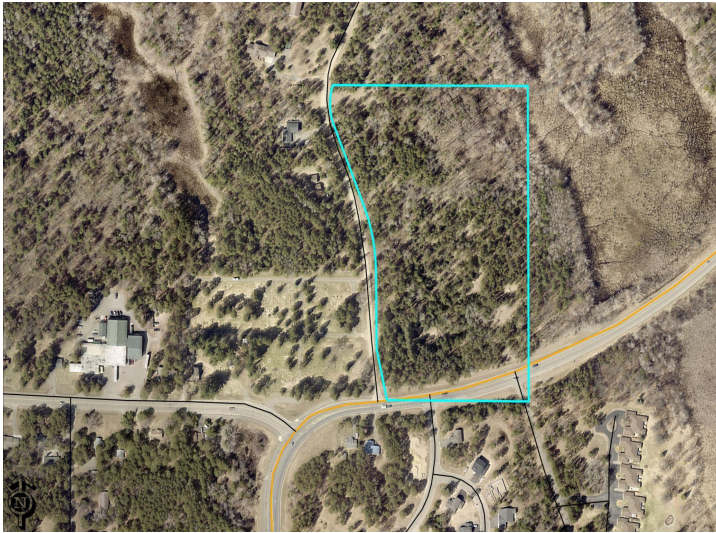
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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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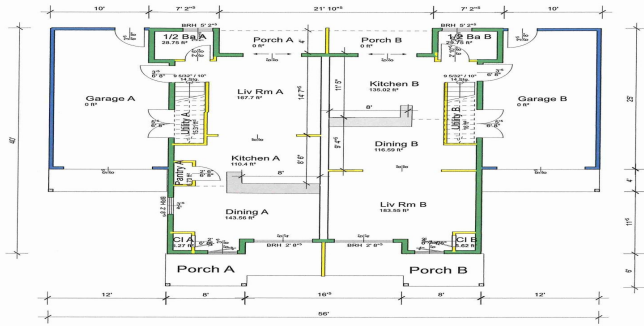
Drawing Includes:  
 66' ROW, 20' Paved Roadway w/2' gravel shoulders & T-type Cul-de-sac turn around  
 Less than 51 PUD units allowed by the density survey  
 4 wells, 1 for @ 12 - 14 unit, 3@8'x12' well houses, 1@10'x20'  
 All structures are drawn 50'+ from site perimeter  
 Lot line building setbacks, front:20', side:10' or zero, rear:10'  
 66' connection to East for possible future development  
 2' contour elevations, wetlands with structural setbacks  
 Access off CR 18 as and where suggested by CW County Hwy Dept

**Site Analysis**  
 Site: 15 acres x 43,560=653,400 sf  
 -ROW: ~900 lf x 66'=59,400 sf  
 -Lots: 11@11,200+2@7600=138,400 sf  
 =Open Space : 455,600 sf or 69.7%

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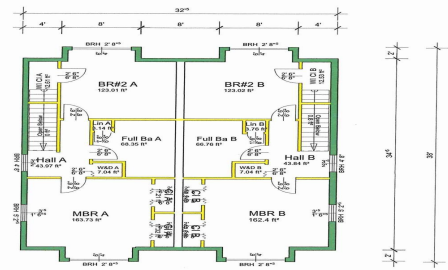


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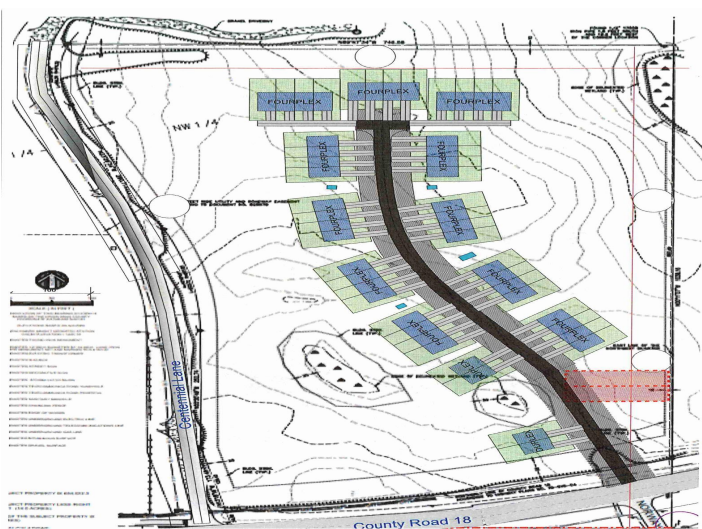
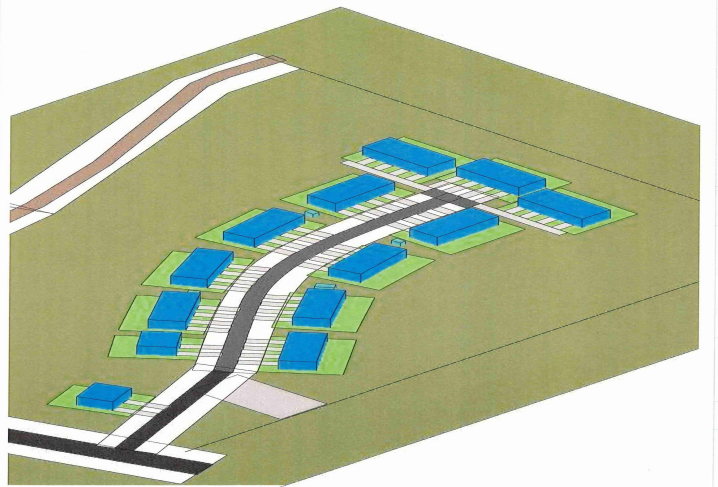
Ground Floor Plan, 1/10" = 1' 9" ceiling height

| Net Interior Living Space |                      |
|---------------------------|----------------------|
| <b>Ground floor</b>       |                      |
| 1/2 Ba A                  | 28.70 sq ft          |
| 1/2 Ba B                  | 28.88 sq ft          |
| CI A                      | 2.53 sq ft           |
| CI B                      | 0.00 sq ft           |
| Living A                  | 148.03 sq ft         |
| Kitchen A                 | 112.73 sq ft         |
| Dining A                  | 120.00 sq ft         |
| Living B                  | 108.35 sq ft         |
| Kitchen B                 | 7.22 sq ft           |
| Living D                  | 22.88 sq ft          |
| Utility D                 | 22.88 sq ft          |
| <b>Sum Ground floor</b>   | <b>1017.06 sq ft</b> |



2nd Floor Plan, 1/10" = 1' 8" ceiling height

| Net Interior Living Space |                     |
|---------------------------|---------------------|
| <b>Upper story</b>        |                     |
| BR#2 A                    | 120.00 sq ft        |
| BR#2 B                    | 121.33 sq ft        |
| CI A                      | 11.01 sq ft         |
| CI B                      | 11.29 sq ft         |
| Full Ba A                 | 25.00 sq ft         |
| Full Ba B                 | 48.44 sq ft         |
| Hall A                    | 43.54 sq ft         |
| Hall B                    | 7.39 sq ft          |
| Living                    | 108.24 sq ft        |
| MBR A                     | 158.90 sq ft        |
| Queen Bedroom             | 6.30 sq ft          |
| Ward A                    | 7.51 sq ft          |
| Ward B                    | 14.52 sq ft         |
| WI CI B                   | 14.80 sq ft         |
| <b>Sum Upper story</b>    | <b>948.84 sq ft</b> |



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