

**RE: Question on a parcel in Chisago county for building (PID 02.00594.00)**

1 message

**Beth M. Gervais** <Beth.Gervais@chisagocountymn.gov>  
To: "jen@midwesthome.farm" <jen@midwesthome.farm>

Mon, Jun 22, 2026 at 8:03 AM

Good morning: Whether this property is buildable largely depends on if there are suitable soils to support a primary and alternate septic site. This is something that the property owner would need to determine, with assistance from a septic designer. Other considerations include legal access by way of easement given that there's no frontage on a public road. You can contact the Chisago County Recorder's Office to see if there's an existing easement.

How the property is developed will be subject to the Sunrise Lake Overlay (SLO) District (overlay district), Shoreland Management District (overlay District) and Agricultural (AG) District (underlying district) regulations. The SLO District regulations are quite restrictive. Information for both districts is attached for reference. Information about the Shoreland Management District can be found here: [Chisago County Shoreland Management Ordinance -- Effective 01/01/2025](#). If this property is going to be developed, I *assume* it will most likely be developed with a dwelling and accessory structures ... but this will, of course, be up to the property owner to determine in consultation with all applicable ordinances.

Thank you,



**Beth Gervais** | Land Services Coordinator  
Environmental Services  
313 N Main St. Suite 240, Center City, MN 55012  
[Beth.Gervais@chisagocountymn.gov](mailto:Beth.Gervais@chisagocountymn.gov)  
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**From:** Jennifer Busch <jen@midwesthome.farm>  
**Sent:** Sunday, June 21, 2026 11:48 AM  
**To:** EnvServices <EnvServices@chisagocountymn.gov>  
**Subject:** Question on a parcel in Chisago county for building

**This is an external email message!**

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Hello, I just listed this parcel and I want to confirm potential building on this property, if you can build a home, or just a building and access? Thanks and I appreciate any help you can give me.

<https://www.midwestfarmrealty.com/properties/mn/1206-acre-lakefront-parcel-on-sunrise-lake-lindstrom-minnesot/1150009/>

Property Overview

PARID: 020059400  
MAGNOLIA HOMESTEAD LLC

ROLL: REAL PROPERTY

Legal

Taxpayer

Property Values

Property Transfer History

Land Information

Additional Structures

Building Sketches

Residential Buildings

GIS Map

Aerial View / Pictometry

Property Tax Information

Proposed Tax Notice

Property Tax Payments

Tax History

Pay Property Tax

Special Assessments

Deferred Special Assessments

Drainage Assessments

GIS Web Viewer

Parcel

Assessment Year: 2025  
 Pay Year: 2026  
 Property Address:  
 City:  
 State:  
 Zip:  
 Class: 111 - 2B/1B RURAL VACANT LAND  
 Acres: 12  
 Plat: -  
 Lot:  
 Block:  
 Section-Twp-Range: 17-034-020  
 Tax District: 0204 - CHISAGO LAKE/SD2144  
 Town/City: 010003 - CHISAGO LAKE TWP  
 School District: 022144 - CHISAGO LAKES SCHOOL  
 Watershed: -  
 Economic Dev Area: 050096 - CHISAGO COUNTY HRA  
 Region 9: -  
 County Dev Area: -

Parcel Status

COJ: No  
 In Bankruptcy:  
 Mortgage Company:  
 Delinquent: No  
 Homestead: N - Non-Homestead  
 Land Program: No



**Best regards,**

**Jennifer (Jen) Busch, Accredited Land Consultant | Broker & Owner**

**United Country Real Estate | Midwest Home & Farm Realty**

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Licensed Agent Iowa and Wisconsin

Mobile: (507) 923-7657

[www.unitedcountry.com](http://www.unitedcountry.com)

[MidwestFarmRealty.com](http://MidwestFarmRealty.com)

[Jens Biography and digital business card](#)

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<https://mls-client.com/6A6350FA>

If requested, here is the code to access my mobile app: 6A6350FA.

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Specializing in farms, acreage, country homes & luxury rural estates across Minnesota, Wisconsin & Iowa.

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**2 attachments**

 **Section 6.09 Sunrise Lake Overlay (SLO) District.pdf**  
46K

 **Section 5.06 Agricultural (AG) District.pdf**  
51K