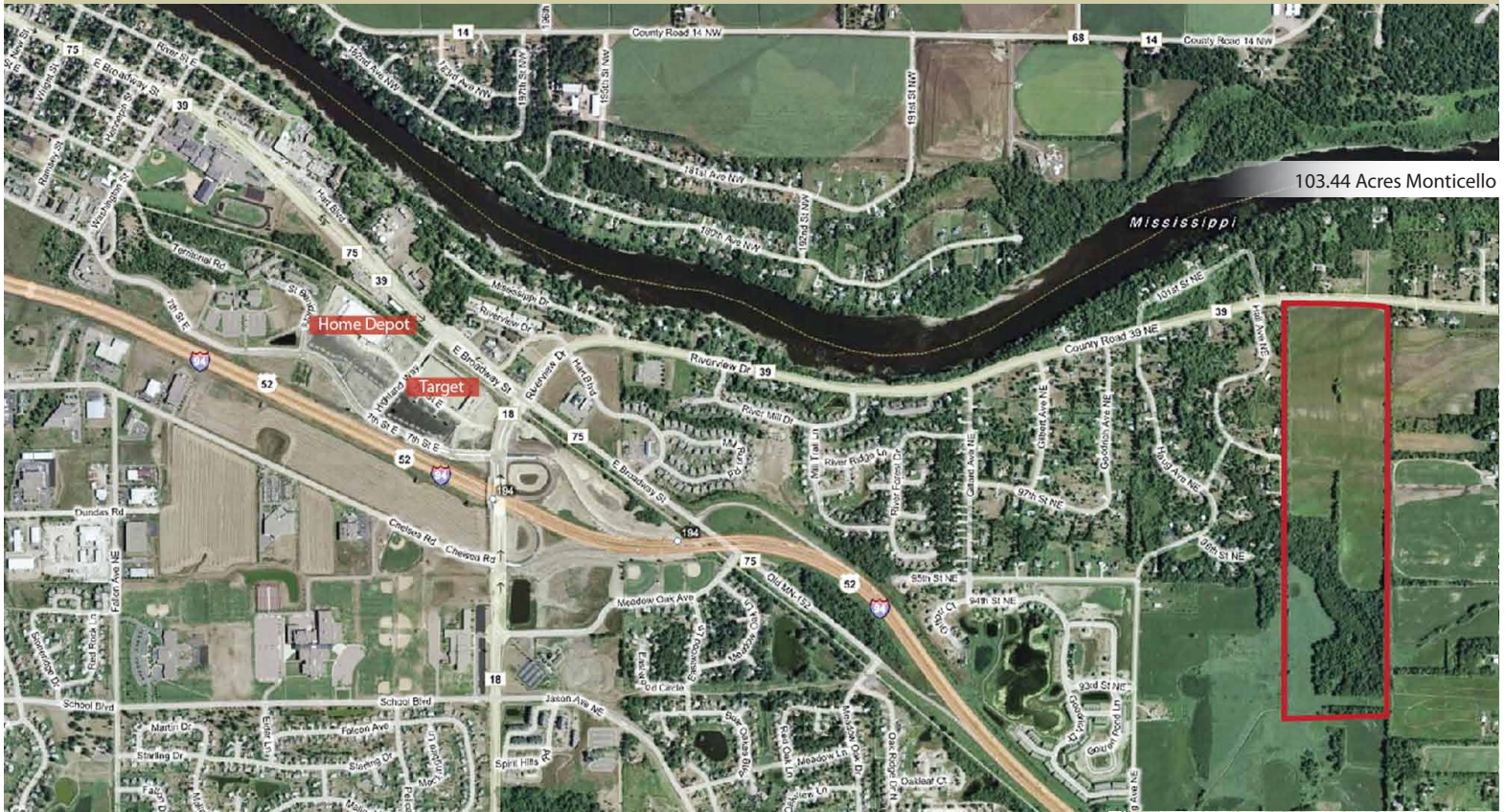




Darkenwald
Real Estate, LLC

Land For Sale

74xx County Road 39 NE, Monticello, MN 55362

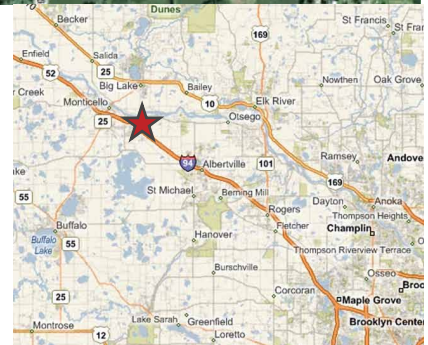


Land For Sale

R-1A Single Family Residential
Monticello, MN

\$1,950,000

\$18,852 / Acre
103.44 Acres



For More Information Contact

Casey Darkenwald

Office: 763.441.3700

Cell: 612.598.3920

casey@darkenwaldrealestate.com

The information in this brochure has been obtained from sources deemed reliable. Though we do not doubt its accuracy, some variations in the information may be present. Any estimates, opinions, assumptions or projections are used only for example, and do not reflect future performance of the property. It is your responsibility to confirm its accuracy and completeness.

Updated: 08/23/10



Site Information

Location 74xx Co. RD 39 near the city limits of Monticello, MN
Description 103.44 acres of vacant land, 168 Single Family Home Lots
"Proposed".
Zoning R-1A Single Family Residential

Demographics

	<u>3 miles</u>	<u>5 miles</u>	<u>7 miles</u>
Population	13,326	34,079	57,380
Average Household Income	\$70,068	\$79,522	\$86,576
Median Household Income	\$62,837	\$70,879	\$76,951

Area Attractions

Target Office Max
Home Depot Walmart

Property Details

- 103.44 total acres
- Price: \$1,950,000, \$18,852 / Acre
- PID's: 155-500-083400, 155-500-172100, 155-190-000030, 155-190-000020
155-190-000021
- Highest & Best Use: Residential
- 168 lots are "Proposed" on concept plan
- Excellent access to Interstate 94
- Approximately 2.5 miles from Monticello High School



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