



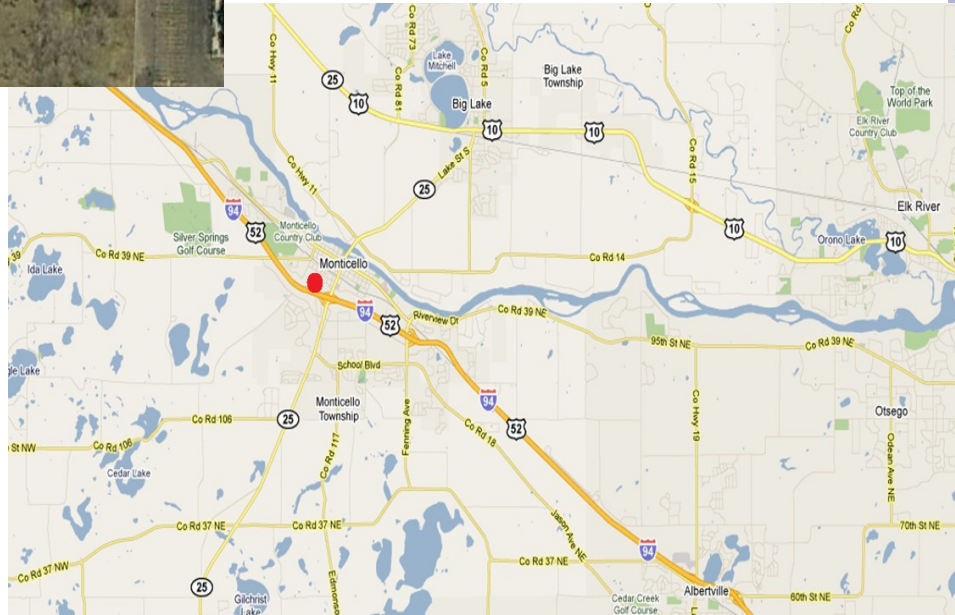
COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Monticello—Development Land Minnesota Street

FOR SALE

Multi-Family Development Land

xxx Minnesota Street
Monticello, MN 55362



PROPERTY INFORMATION

- \$199,900.00
- .9257 Acres
- Wright County PID 110-039-002040
- 2010 Taxes \$718.00
- Zoned PZM—Performance Zone—Mixed
- Minutes from I-94 and Hwy. 25
- Close to major retail centers
- Great school system!
- Regional center for jobs, shopping and health care!
- City owned fiber optics network

CONTACT:

Wayne Elam
(763) 229-4982

WElam@CommRealtySolutions.com

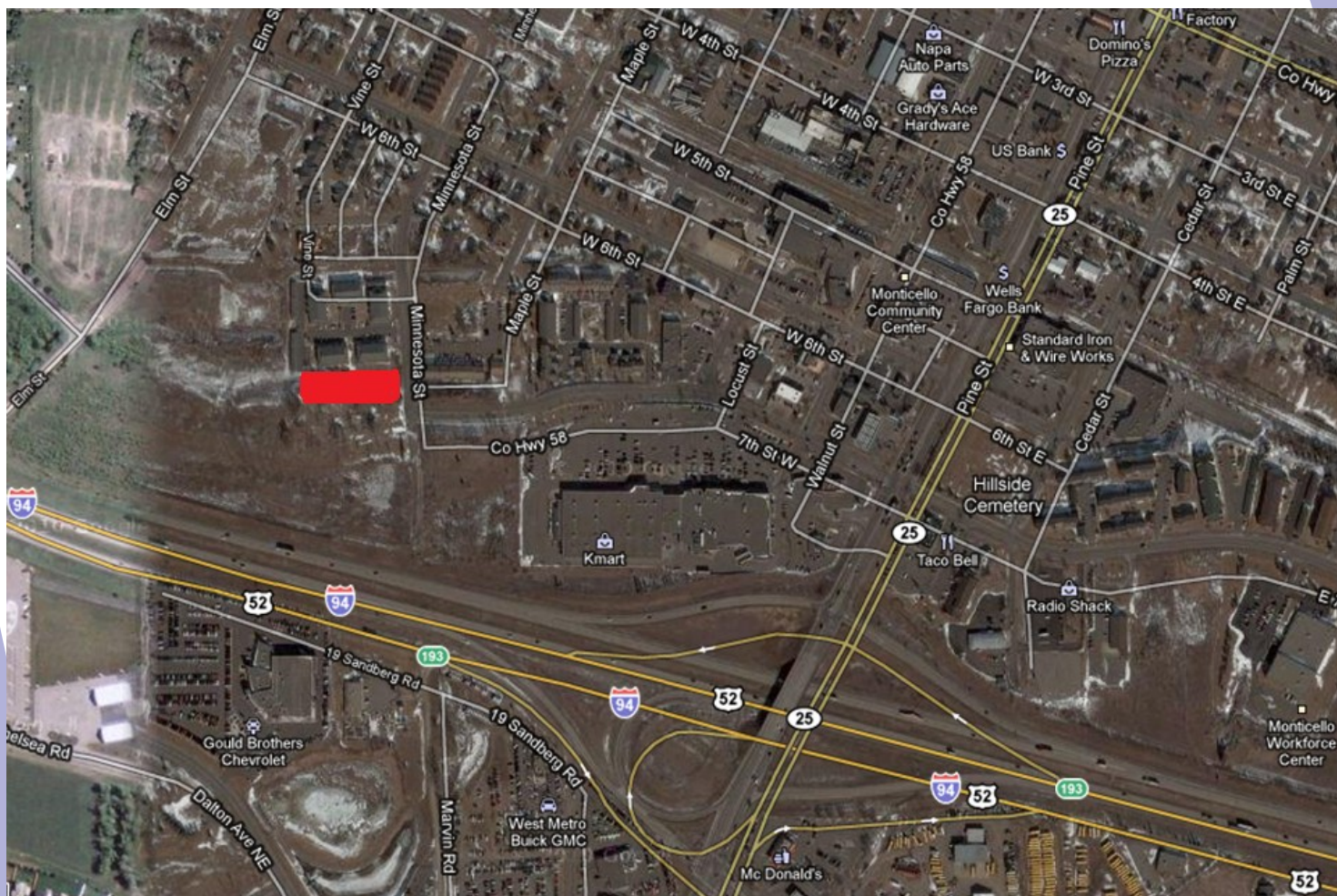
TRAFFIC COUNTS—2008
• Hwy 25—29,500 VPD
• I-94—52,000 VPD

Monticello—Multi-Family

Development Land

Minnesota Street

LAND FOR SALE



PROPERTY INFORMATION

- City fiber optics network providing high-speed internet, telephone and cable available
- Easy access to I-94 and Highway 25
- Great location close to restaurants, shopping and other amenities

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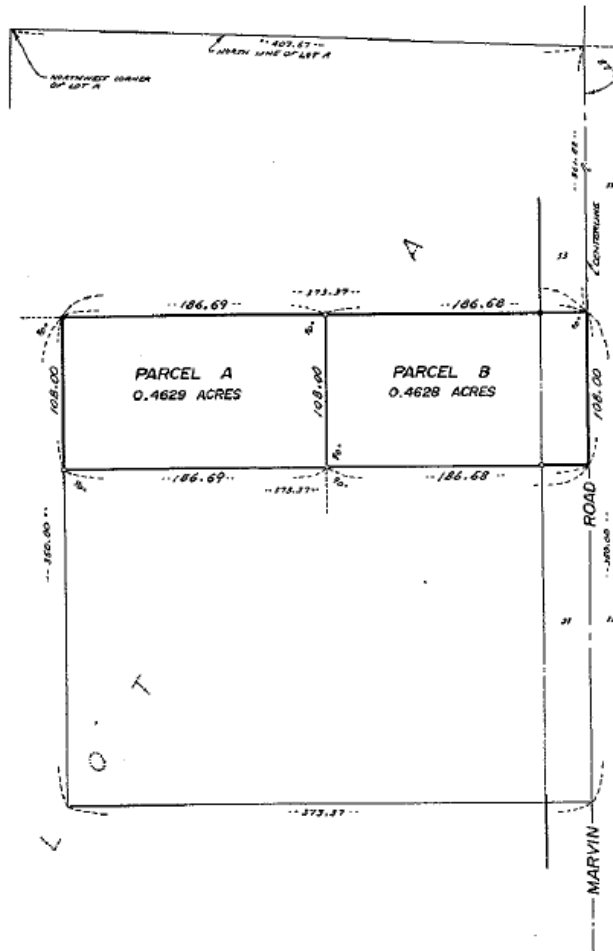
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Monticello—Development Land

Minnesota Street

LAND FOR SALE



CERTIFICATE OF SURVEY

FOR
MARV KRAMER



DENOTES:

- IRON MONUMENT FOUND
- IRON MONUMENT SET

TOTAL PARCELS:

That part of Lot A of the Northwest Quarter of the Southwest Quarter of Section 11, Township 121, Range 25, according to the recorded plat thereof, Wright County, Minnesota described as follows: Commencing at the northwest corner of said Lot A; thence west along the north line of said Lot A, a distance of 407.67 feet to the center line of Marvin Road; thence south deflecting 87 degrees 34 minutes 45 seconds right along said center line, a distance of 361.82 feet to the point of beginning of the land to be described; thence west deflecting 90 degrees right, a distance of 373.37 feet; thence south deflecting 90 degrees left, a distance of 108.00 feet; thence east deflecting 90 degrees left, a distance of 373.37 feet to said center line of Marvin Road; thence north along said center line, a distance of 108.00 feet to the point of beginning. Containing 0.9256 acres and subject to the right of way of said Marvin Road.

PARCEL A:

That part of Lot A of the Northwest Quarter of the Southwest Quarter of Section 11, Township 121, Range 25, according to the recorded plat thereof, Wright County, Minnesota described as follows: Commencing at the northwest corner of said Lot A; thence west along the north line of said Lot A, a distance of 407.67 feet to the center line of Marvin Road; thence south deflecting 87 degrees 34 minutes 45 seconds right along said center line, a distance of 361.82 feet; thence west deflecting 90 degrees right, a distance of 186.68 feet to the point of beginning of the land to be described; thence continue west along the land described course, a distance of 186.68 feet; thence south deflecting 90 degrees left, a distance of 108.00 feet; thence north deflecting 90 degrees left, a distance of 108.00 feet to the point of beginning. Containing 0.4629 acres.

PARCEL B:

That part of Lot A of the Northwest Quarter of the Southwest Quarter of Section 11, Township 121, Range 25, according to the recorded plat thereof, Wright County, Minnesota described as follows: Commencing at the northeast corner of said Lot A; thence west along the north line of said Lot A, a distance of 407.67 feet to the center line of Marvin Road; thence south deflecting 87 degrees 34 minutes 45 seconds right along said center line, a distance of 361.82 feet to the point of beginning of the land to be described; thence west deflecting 90 degrees right, a distance of 186.68 feet; thence south deflecting 90 degrees left, a distance of 108.00 feet; thence east deflecting 90 degrees left, a distance of 186.68 feet to said center line of Marvin Road; thence north along said center line, a distance of 108.00 feet to the point of beginning. Containing 0.4628 acres and subject to the right of way of said Marvin Road.

TAYLOR LAND SURVEYORS INC.

230 WEST BROADWAY, P.O. BOX 179
MONTICELLO, MINNESOTA 55362
PHONE: (612) 295-7300

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Devin V. Taylor 12/22 2:08:07

CONTACT:

Wayne Elam

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