

# For Sale

## Rural Residential/Recreational Land

### SW Nature Rd/345th Ave, Foley 56329



## PROPERTY INFORMATION

- \* Sales Price **\$110,000.00**
- \* Lot is 39 Acres
- \* Morrison County
- \* PID 7.0408.002 \* 2018 Taxes \$904.00
- \* Zoned: Agricultural/Recreational
- \* Businesses in Area Include: Bethany Church, Grub and Pub, Ramey Store, Lee's Family Hair Care and more...



**Contact:**  
**ERIC O'BRIEN**  
**(612) 281-4163**  
**EObrien@commrealtysolutions.com**



COMMERCIAL REALTY SOLUTIONS

# For Sale Rural Residential/Recreational Land SW Nature Rd/345th Ave, Foley 56329



## LOCATION INFORMATION

- \* Property located on SW Corner of Nature Road & 345th Avenue
- \* Ramey - Morrill Township
- \* 16 Acres on Nature Road is tillable
- \* Agricultural lease in place with local farm
- \* 23 Acres Wooded - Great Hunting Land
- \* 25 miles to St. Cloud



### TRAFFIC COUNTS - 2017

- \* Nature Road - 600 VPD
- \* 345th Ave - 50 VPD

**Contact:**  
**ERIC O'BRIEN**  
**(612) 281-4163**  
**EObrien@commrealtysolutions.com**