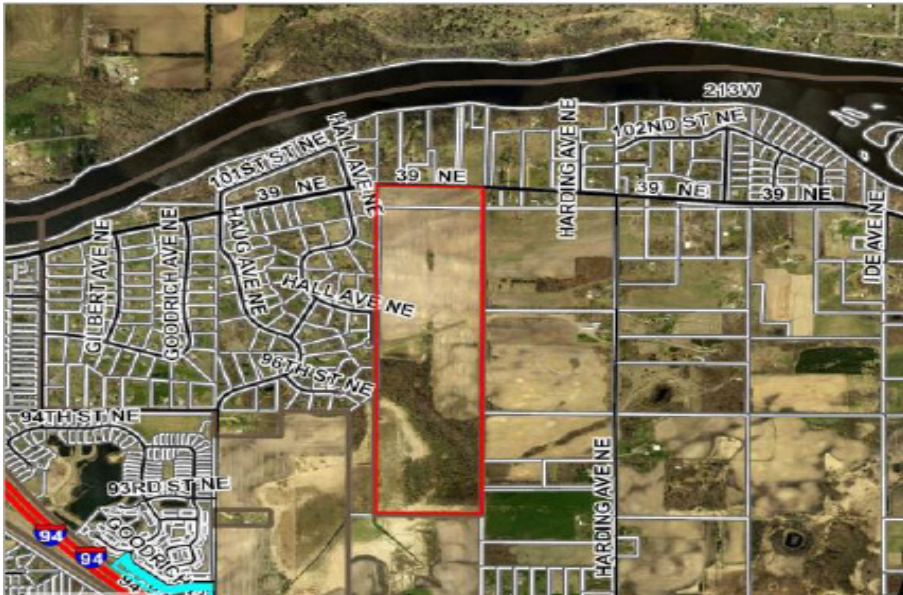




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Monticello - Residential FOR SALE

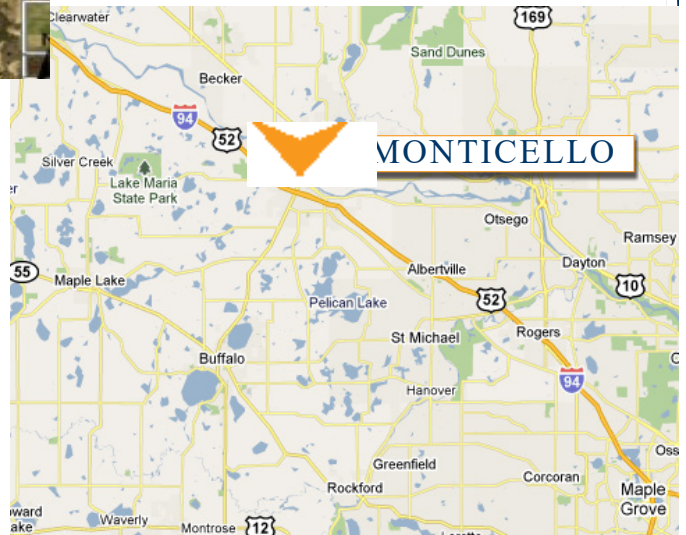
74XX C.R. 39 NE, Monticello, MN 55362



Development Land!

PROPERTY INFORMATION

- * Sales Price **\$1,200,000.00**
- * 106.48 Acres
- * Wright County PID's:
 - 155-500-083400 - (6.75 Acres) 2018 Taxes \$412.00
 - 155-500-172100 - (97.50 Acres) 2018 Taxes \$5,524.00
 - 155-190-000030 - (.74 Acres) 2018 Taxes \$2.00
 - 155-190-000020 - (.29 Acres) 2018 Taxes \$2.00
 - 155-190-000021 - (1.20 Acres) 2018 Taxes \$2.00
- * Zoned: R1-A Residential Land
- * Easy access to I-94 and Highway 25
- * Businesses in the area include: Super 8, Riverwood National Golf Course, McDonald's, Target, WalMart Super Center, Culver's, Pizza Ranch, DQ, Pet Smart, Office Max, Cub Foods and so much more!



Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

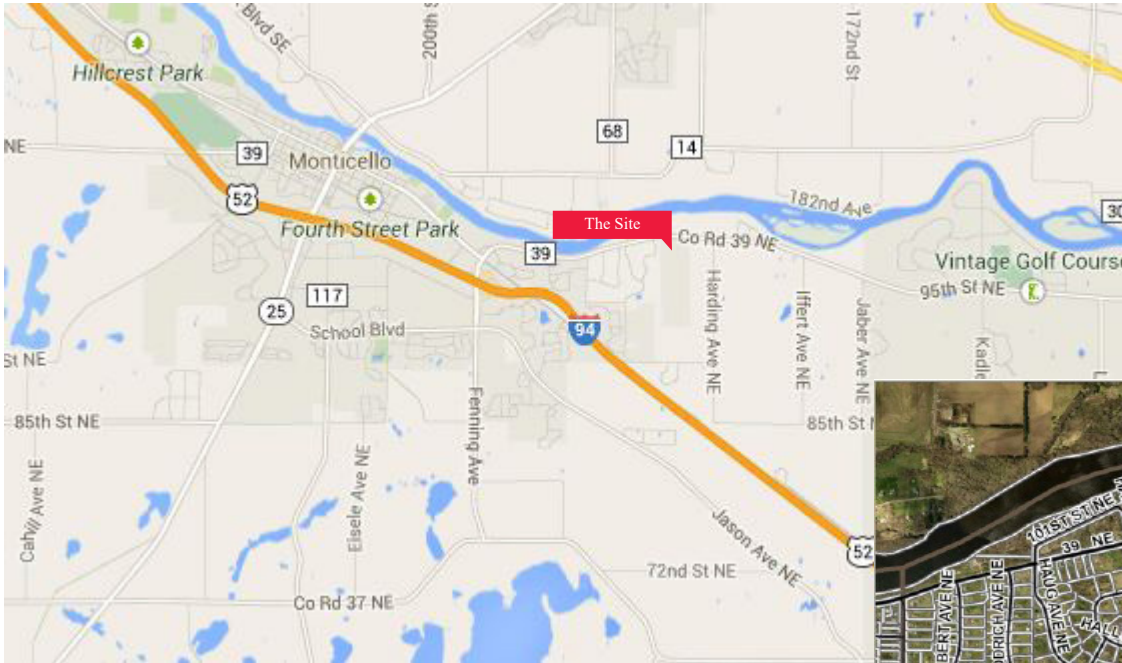
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Monticello - Residential Lots

FOR SALE

74XX C.R. 39 NE, Monticello, MN 55362

Great
Community!



PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * Major retailers in the area include Super Target, Home Depot, Office Max, Cub Foods and Wal-Mart SuperCenter
- * City fiber optics network providing high-speed internet, telephone and cable.

TRAFFIC COUNTS - 2017

- * I-94 - 53,000 VPD
- * County Road 39 - 8,400 VPD

Monticello Demographics			
Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978

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