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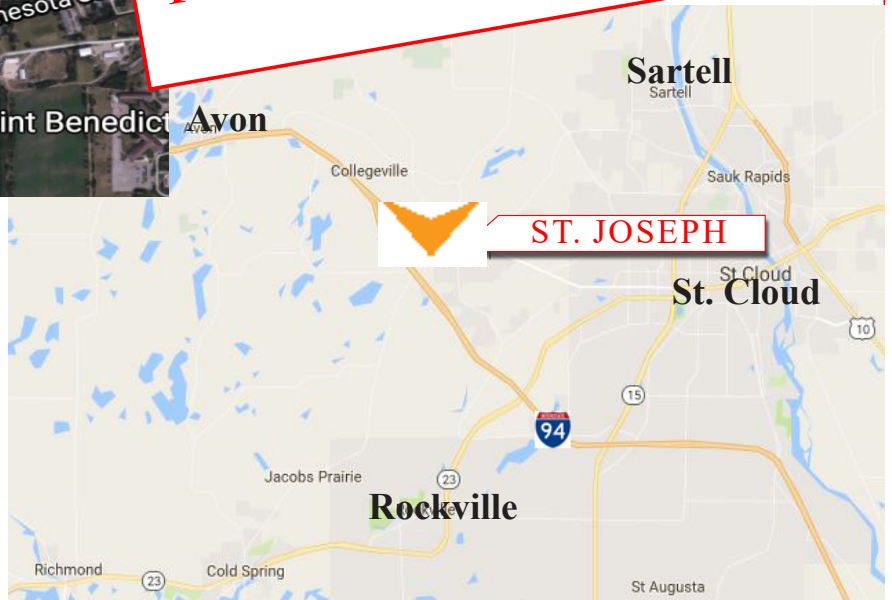
# St. Joseph - Ag Land FOR SALE

10801 C.R. 75, St. Joseph, MN 55374



## Frontage on C.R. 75 & C.R. 2

**PRICE REDUCED!**



### PROPERTY INFORMATION

\* Sales Price ~~\$995,000.00~~

**Reduced to \$892,000.00**

- \* Property is 78.70 Acres Ag Land
- \* Stearns County PID 31.20683.0001
- \* 2019 Taxes \$3,448.00
- \* Zoned: Ag Non-Homestead
- \* Businesses in the area include:  
Kwik Trip, USPS, Liquor Store, Daniel  
Funeral Home, BP Amoco, Mini  
Storage Super America and more . . .

**Contact:**

**ERIC O'BRIEN**  
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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

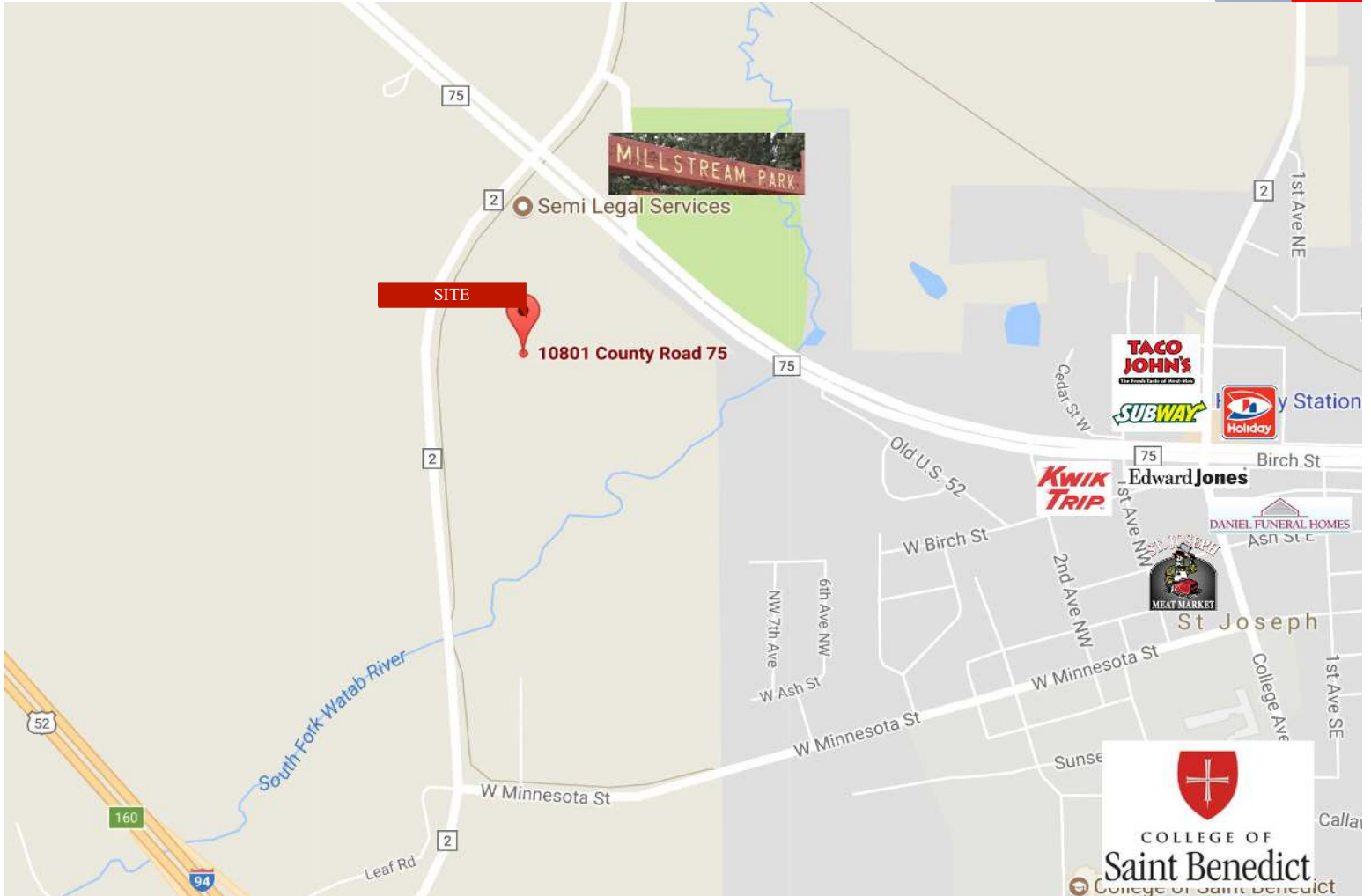
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## TRAFFIC COUNTS - 2018

- \* County Road 75 - 17,900 VPD
- \* County Road 2 - 4,350 VPD



### PROPERTY INFORMATION

- \* South side of C.R. 75
- \* Corner of C.R. 75 and C.R. 2
- \* Minutes from St. Cloud
- \* Short drive to I-94

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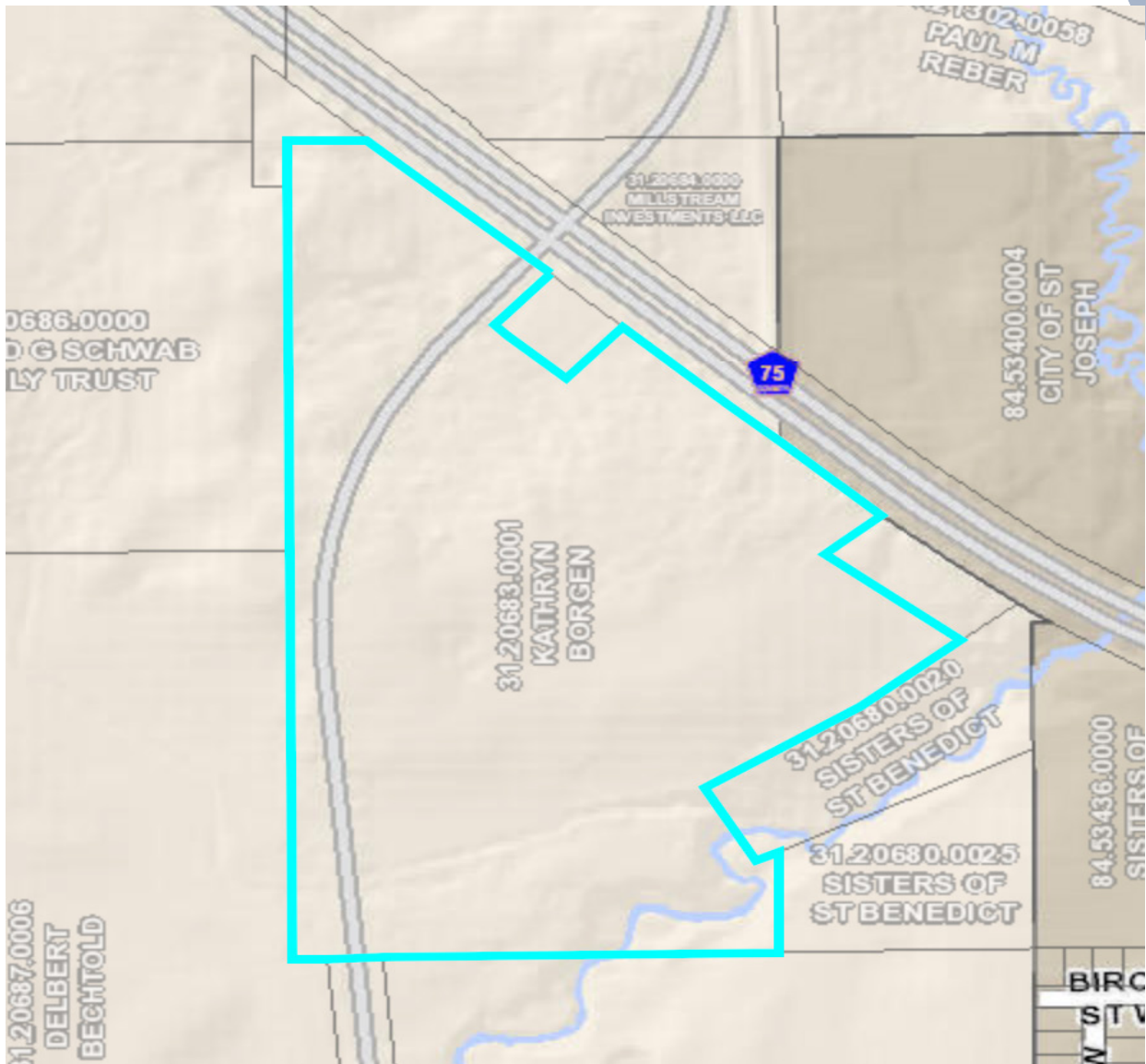
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St. Joseph - Ag Land

# FOR SALE

10801 C.R. 75, St. Joseph, MN 55374

78.70 Acre  
Parcel



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