



## PROPERTY INFORMATION

- \* Sales Price **\$0.26 - \$2.00/psf**
- \* Agricultural/Industrial - \$0.26/psf
- \* Commercial - \$2.00/psf
- \* Full Sales Price \$3,836,000.00
- \* Lot is 151.46 Acres - Property is Divisible
- \* Owner will retain 23.36 Acres that contains solar farm
- \* Stearns County PID 31.20672.0010
- \* 2019 Taxes: \$6,345.00
- PID: 31.20691.0015, 84.53300.0264,  
84.53300.0265, 84.53436.0008, 84.53436.0010,  
84.53436.0014
- \* Zoning: Agricultural/B-3 General Business  
Agricultural - 131.06 General Business - 20.40
- \* Businesses in the Area Include: Milk + Honey Cider,  
St. John's University, College of St. Benedict's,  
St. Joseph Meat Market, Bad Habit Brewing Company,  
Amcon Block, Central MN Credit Union,  
Coborn's Grocery, and much more...



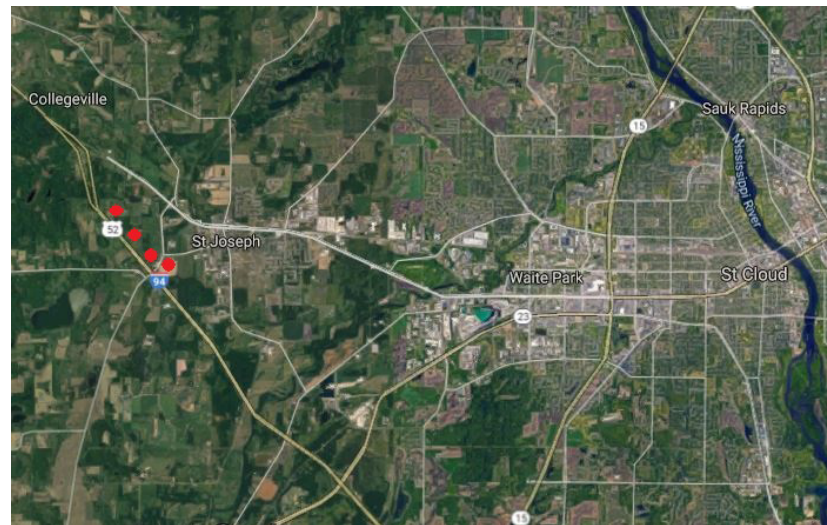
**Contact:**  
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### **PROPERTY INFORMATION**

- \* Located at I-94 and CR 2
- \* Great Interstate Visability & Access
- \* Prime Freeway Frontage Available
- \* Minutes from St. Cloud
- \* College Town - St. Joseph's 7,200 residents  
College of St. Benedicts &  
St. John's University = 3,400+ students



### **TRAFFIC COUNTS - 2019**

- \* I-94 - 27,500 VPD
- \* Cty Rd 2 - 8,000 VPD

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