

DEVELOPMENT LAND FOR SALE

47260 461ST AVE

47260 461st Avenue, Nicollet, MN 56074



PROPERTY DESCRIPTION

This property is adjacent to and just north of the Highway 14 bypass. The offering is for approximately 26 acres, the exact acreage and new PID will be dependent on the new road placement. The site has excellent visibility to the US Highway 14 bypass and is ideal for retail, office or industrial development. Highway 14 provides access to North Mankato, Owatonna, and Rochester to the east and New Ulm to the west.

PROPERTY HIGHLIGHTS

- Site is adjacent to the southwestern edge of the City of Nicollet
- Excellent Highway 14 bypass visibility
- Land is fairly flat with gentle slope from east to west
- New PID, zoning, and exact acreage to be finalized by Nicollet County

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	26 Acres

KW COMMERCIAL
1915 Plaza Drive, Suite 200
Eagan, MN 55122

JAMES HALBUR

Director

O: 507.317.2353

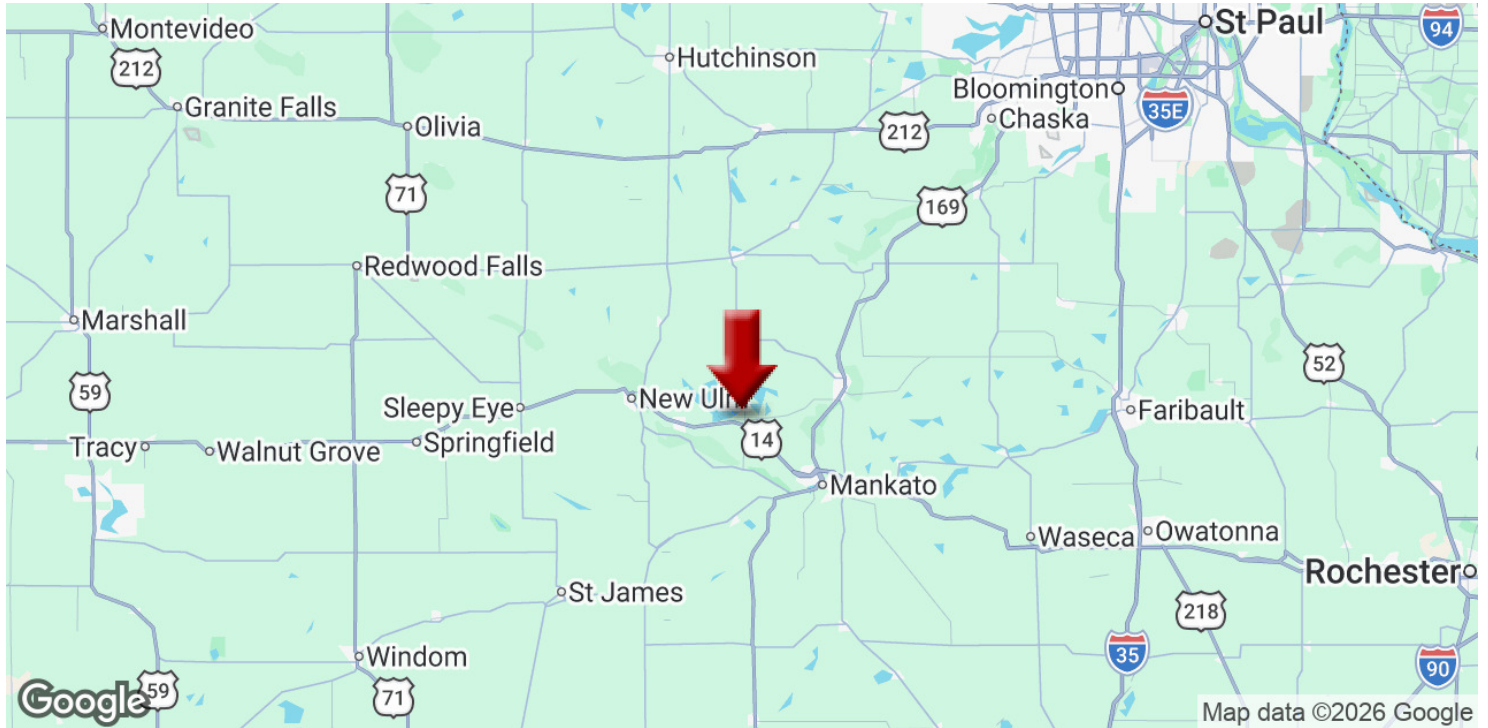
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY DETAILS

Street Address:	47260 461st Avenue
City, State, Zip:	Nicollet, MN 56074
County:	Nicollet
Cross Street:	US Highway 14 Bypass
Property Type:	Development Land
Zoning:	Agricultural Preservation
Lot Size:	26 +/- Acres
APN#:	09.009.0200
Sale Price:	\$700,000

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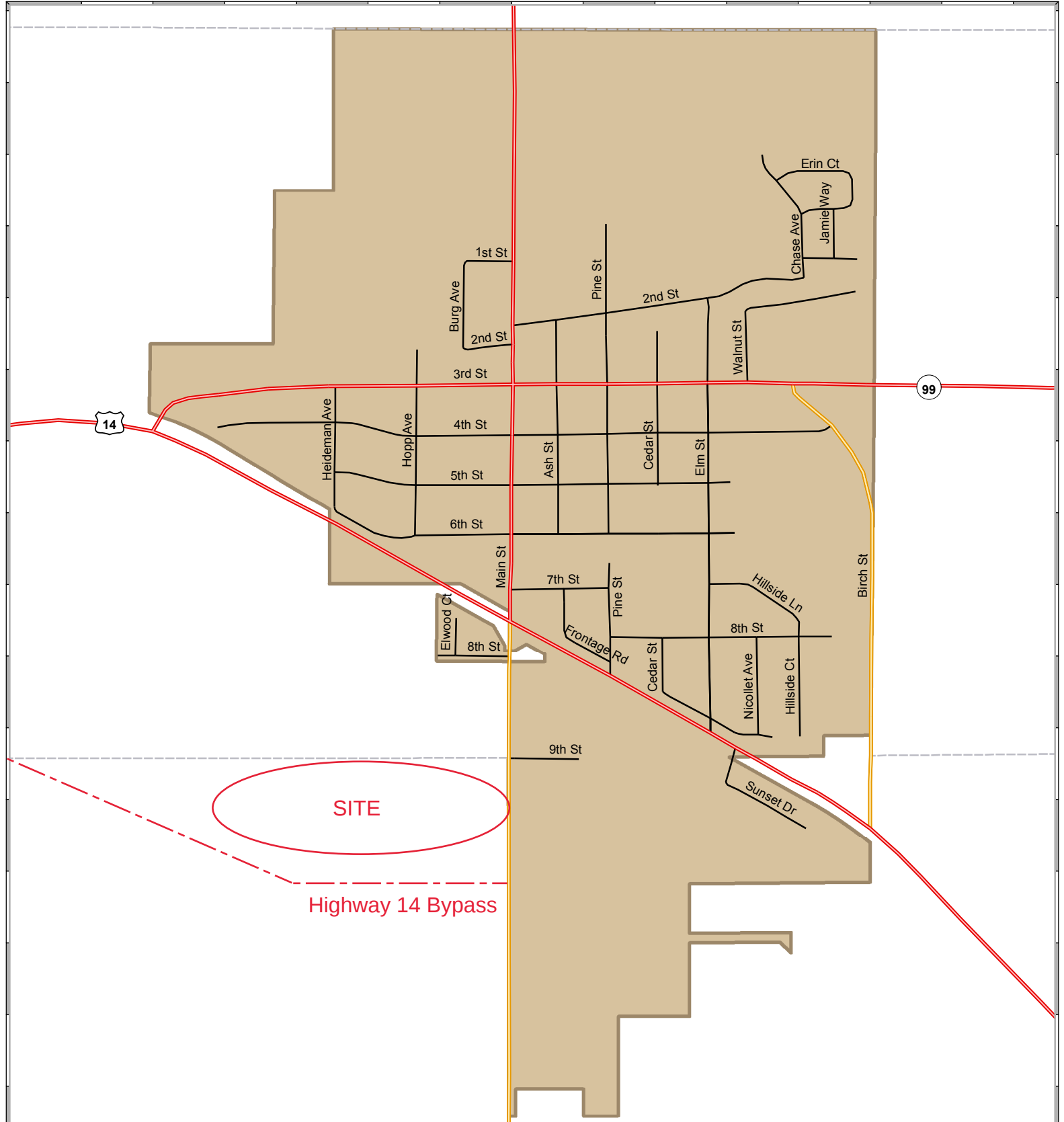
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City of Nicollet

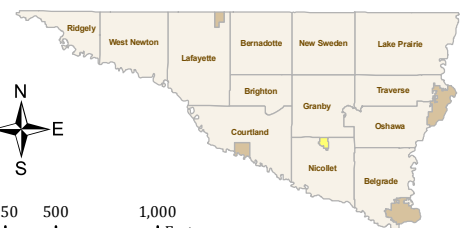
Road Map

Map Legend

- | | |
|------------------|-----------------------|
| Highways | Public Access |
| County | Water Access |
| County State Aid | Public Wildlife Areas |
| Township | Woodland |
| City Streets | Water Features |
| Section Lines | Wetlands |



0 250 500 1,000 Feet



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of information from various sources and is to be used for reference purposes only. Nicollet County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Nicollet County Office of Technologies.

