



Nestled just outside the city limits of Nicollet, Minnesota, this expansive 6.65-acre property offers a unique blend of rural tranquility and suburban convenience. The existing rambler-style home boasts 4 bedrooms, 2 bathrooms, and a spacious 3,216 sq ft layout, providing a comfortable living space for potential occupants or a base for development activities. The property is serviced by city water and sewer, ensuring modern amenities in a serene setting.

- Currently zoned for agricultural use, with potential for rezoning to accommodate various development projects.
- Access to city water and sewer services, reducing infrastructure development costs.
- Functional outbuildings that can support a range of activities or be repurposed for new developments.
- Proximity to Highway 14 enhances accessibility and visibility for potential developments

Sale Price:	\$650,000
Lot Size:	6.65 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	481	812	5,210
Total Population	1,179	2,031	13,367
Average HH Income	\$104,169	\$113,126	\$137,094

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**LAND FOR SALE**

# PRIME DEVELOPMENT OPPORTUNITY

46928 461st Avenue, Nicollet, MN 56074



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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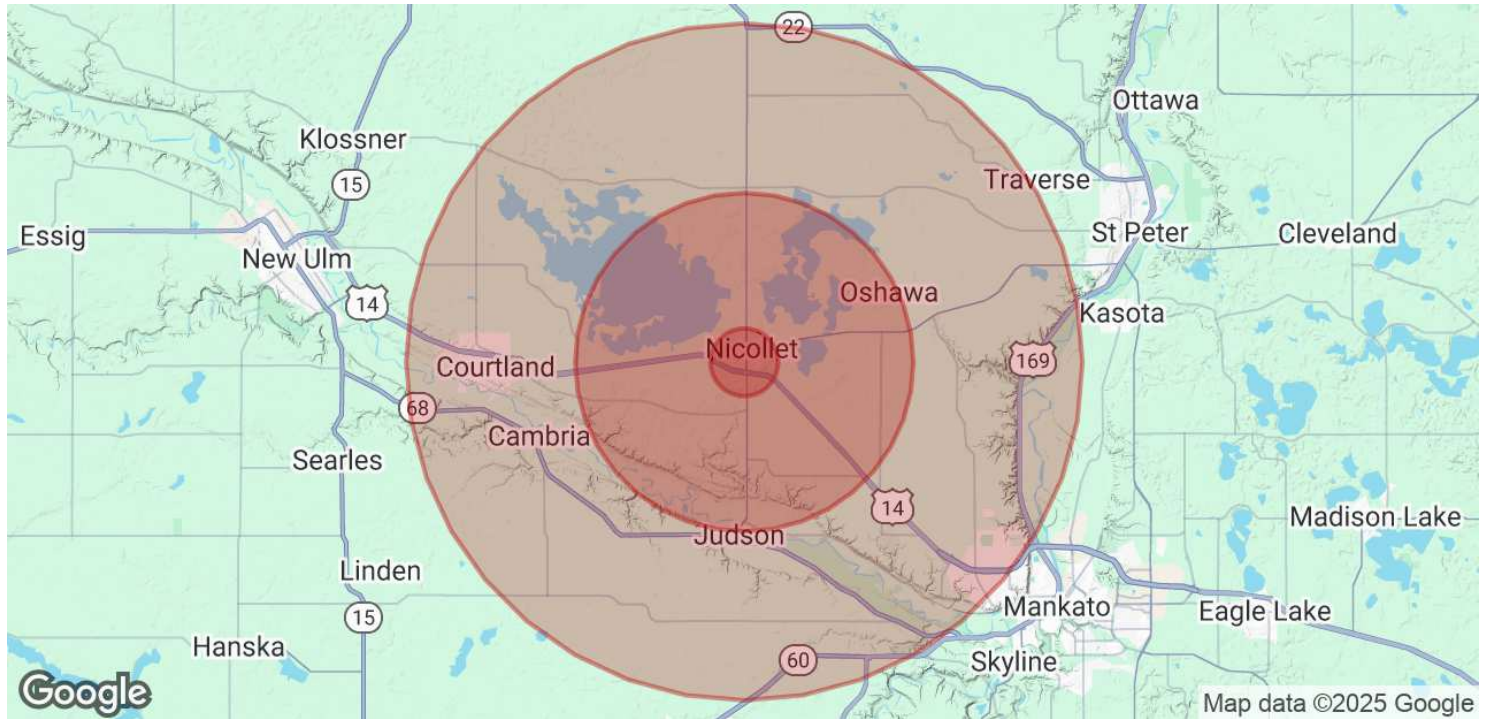
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,179	2,031	13,367
Average Age	41	41	41
Average Age (Male)	41	41	40
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	481	812	5,210
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$104,169	\$113,126	\$137,094
Average House Value	\$305,523	\$318,997	\$337,723

*Demographics data derived from AlphaMap*

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