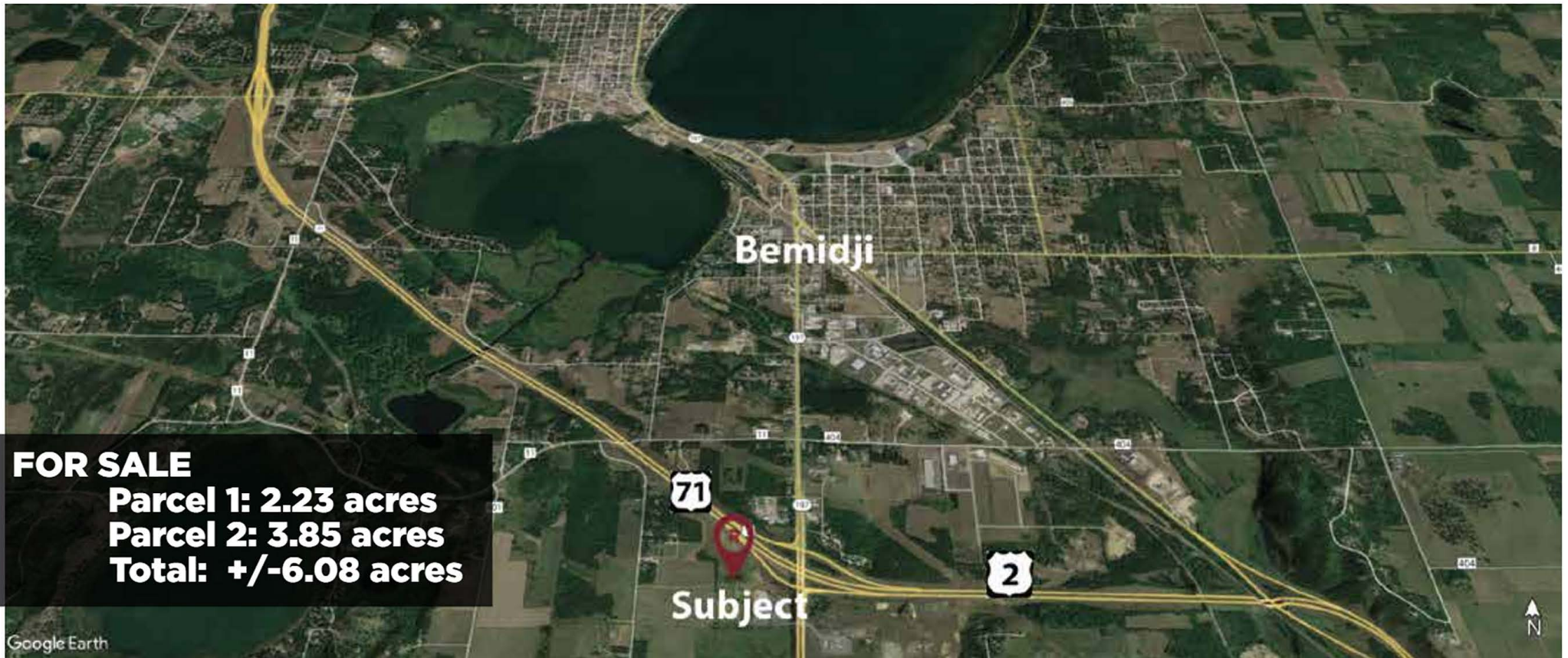


Bemidji Development Land
292 Convenience Lane SW
Bemidji, MN 56601



PROPERTY DESCRIPTION

Approximately 6.08 acres of land for sale in Bemidji. Located directly off of heavily traveled Highway 2 & Highway 71. This site has excellent visibility from HWY 2 with easy off and on access. Parcels can be combined or split with zoning that allows for a wide variety of use. This property is ideal for automotive, equipment or accessory dealerships.



FOR SALE

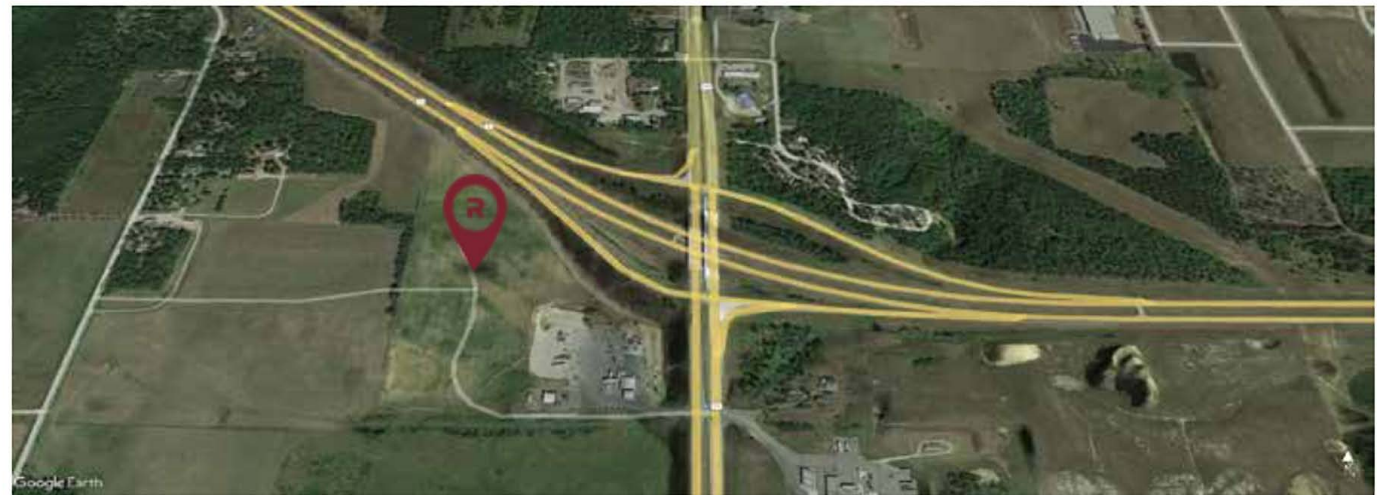
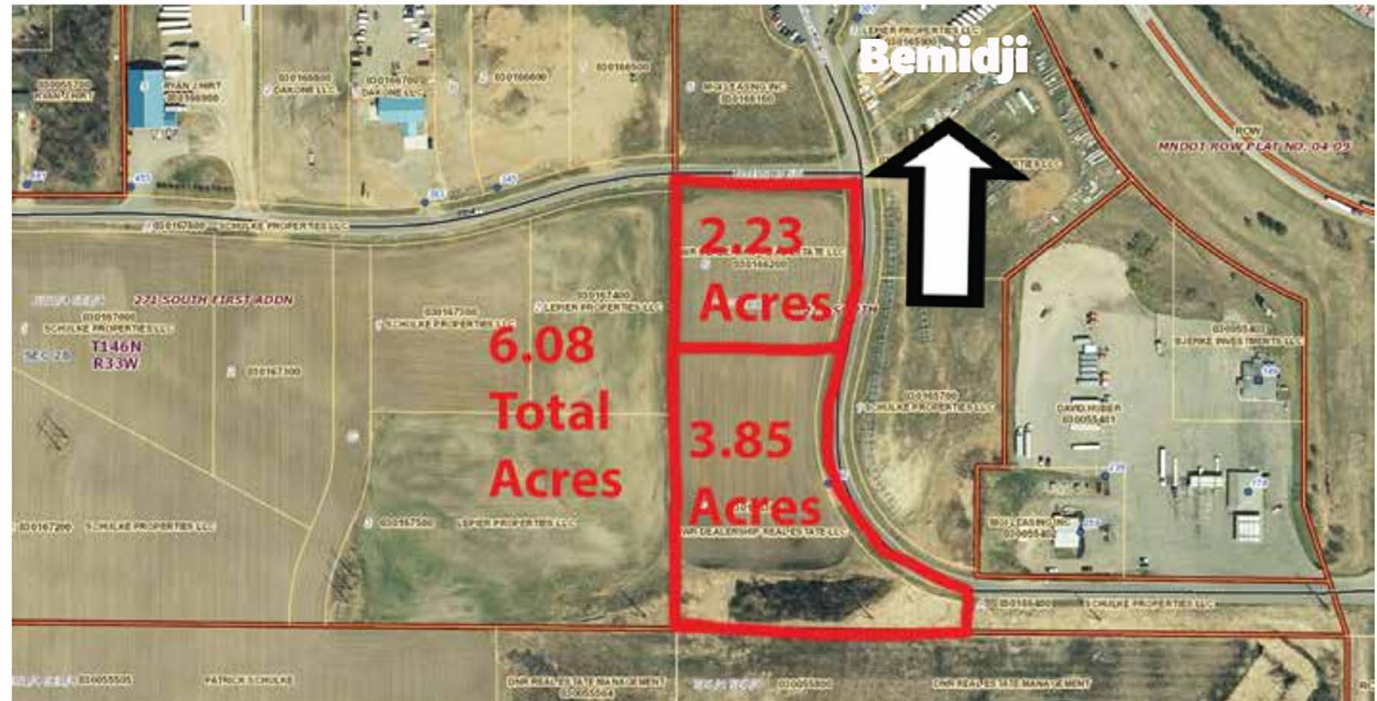
Parcel 1: 2.23 acres
Parcel 2: 3.85 acres
Total: +/-6.08 acres

Utilities

- + Water & Sewer: City of Bemidji
- + Electricity: Ottertail Power
- + Gas: Embridge Energy
- + Parcel 1 ID: 030166200
- + Parcel 1 Taxes (2022): \$1,732
- + Parcel 2 ID: 030166300
- + Parcel 2 Taxes (2022): \$5,452

Property & Pricing

- + Parcel 1 - 2.23 acres:
\$242,000 or \$2.50 psf
- + Parcel 2 - 3.85 acres:
\$420,000 or \$2.50 psf
- + Total - 6.08 acres:
\$595,000 or \$2.25 psf



CONTACT:

320.257.5400

RICEPROPERTIES.COM

BEN COPPERTHITE

Real Estate Broker

612.242.4869

ben.copperthite@riceproperties.com

JEREMY CHRISTENSEN

Real Estate Broker

320.493.8543

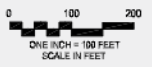
jeremy.christensen@ricecompanies.com

We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. 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. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

271 SOUTH

- LEGEND**
- B17 Denotes right of way boundary designation
 - Denotes a 1/2 inch non pipe monument marked by License No. 15483, found
 - Denotes a 1/2 inch non pipe monument marked by License No. 8897, found
 - Denotes a 1/2 inch non pipe monument marked by License No. 15483, To be set
 - Denotes cast iron monument, found
 - Denotes aluminum plug monument, found
 - ▲ Denotes coppered section per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 04-37 or 04-8
 - (P) Denotes dimensions as stated on Warranty Deed, recorded as Document No. A60031008, in the office of the County Recorder, Beltrami County, Minnesota
 - (D) Denotes dimensions as stated on RIGHT OF WAY PLAT NO. 04-8, recorded in the office of the County Recorder, Beltrami County, Minnesota
 - (M) Denotes dimension measured by field survey
 - Denotes delineated wetland boundary

NOTES TO SURVEY
 The orientation of this bearing system is based on the Beltrami County Countryside System (AG08 88). This is a different bearing system than that used in the record description of the property as stated on Warranty Deed, recorded as Document No. A60031008, in the office of the County Recorder, Beltrami County, Minnesota.
 A typographical error or oversight exists in the record description of the property. The error is described in the last paragraph of the description contains an incorrect dimension; however, the closing call to the point of beginning results in the intended configuration of the land parcel herein.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	816.20	490.17	493.02	S 51°12'13" E	31°12'59"
C2	816.20	368.72	368.78	N 54°31'34" W	24°22'17"
C3	816.20	109.46	109.39	S 39°31'09" E	6°50'42"
C4	257.00	443.14	394.00	S 34°14'43" E	99°05'34"
C5	108.00	419.39	413.06	S 07°53'04" E	34°22'18"
C6	80.00	434.82	86.00	N 88°55'48" E	311°18'34"
C7	833.00	378.73	374.06	N 02°53'04" W	34°22'16"
C8	323.00	838.17	481.49	S 37°59'02" E	92°36'52"
C9	889.00	76.58	76.53	S 10°09'48" W	6°16'33"
C10	839.00	278.23	289.56	S 04°33'00" E	72°00'02"
C11	893.00	72.22	72.48	S 18°00'51" E	5°26'41"
C12	80.00	160.37	134.83	N 12°51'35" W	14°5'12"
C13	80.00	112.70	103.61	N 88°21'12" E	80°43'04"
C14	80.00	187.55	136.47	N 28°5'21" W	14°5'12" 09"
C15	833.00	126.55	126.24	N 15°23'17" W	14°22'16"
C16	833.00	254.16	252.49	S 81°45'51" W	73°00'26"
C17	3689.72	470.31	474.08	S 37°17'12" E	7°22'51"
C18	3689.72	438.24	430.00	N 38°56'12" W	6°40'52"
C19	3689.72	45.05	45.05	S 42°37'37" E	0°41'58"

KNOW ALL PERSONS BY THESE PRESENTS:
 That Patrick Schulke and Anneta F. Schulke, husband and wife, owners of the following described property situated in the Township of Beltrami, County of Beltrami, State of Minnesota:
 The part of the South Half of Southeast Quarter of the Northeast Quarter, Section 28, Township 146 North, Range 33 West, Beltrami County, Minnesota, lying Southerly and Westerly of Parcel No. 47 of Minnesota Department of Transportation Right of Way No. 04-9.
 AND
 The part of the Northeast Quarter of Southeast Quarter, Section 28, Township 146 North, Range 33 West, Beltrami County, Minnesota, lying Southerly and Westerly of Parcel No. 47 of Minnesota Department of Transportation Right of Way No. 04-9.
 LESS:
 Starting at the Southeast corner of said Section 28, thence North 89°50'20" East along the East line of said Section 28 a distance of 1318.00 feet, thence North 48°42'48" West along the South line of said Northeast Quarter of Southeast Quarter a distance of 101.28 feet to a point number B13 as shown on Minnesota Department of Transportation Right of Way Plat No. 04-9, on the east of record in the office of the County Recorder, Beltrami County, Minnesota, as Document No. 248677, thence North 16°52'27" West along the Westerly right of way of Highway No. 71 as shown on said plat a distance of 106.00 feet to the point of beginning of the parcel to be described thence North 88°42'48" West a distance of 555.00 feet, thence North 82°45'07" East along a line parallel with the East line of said Section 28 a distance of 642.00 feet, thence North 83°31'51" East a distance of 734.07 feet to the intersection of the southerly right of way line of Highway No. 71 as shown on said plat, being a point of non-spherical circular curve, having a radius of 916.50 feet, chord angle 31°12'59", thence along a chord having a bearing of South 04°11'22" East a distance of 368.78 feet to point number B15 of said plat, thence South 00°32'00" West a distance of 373.16 feet to point number B14 as shown on said plat, thence South 14°10'27" East along said Westerly right of way, to a distance of 145.00 feet to the point of beginning and thence bearing:
 AND LESS:
 Commencing at the Southeast corner of said Section 28, thence North 04°50'00" East, along the East line of said Section 28, a distance of 1318.00 feet, thence North 80°24'48" West, along the South line of said Northeast Quarter of Southeast Quarter a distance of 101.28 feet to point number B13 as shown on Minnesota Department of Transportation Right of Way Plat No. 04-9, on the east of record in the office of the County Recorder, Beltrami County, Minnesota, as Document No. 248677, thence North 16°52'27" West, along the Westerly right of way of Highway No. 71 as shown on said plat, a distance of 106.00 feet, thence North 88°42'48" West a distance of 555.00 feet to the point of beginning of the parcel to be described, thence continuing North 88°42'48" West a distance of 65.00 feet, thence North 07°40'00" East a distance of 308.00 feet, thence South 89°42'48" East a distance of 889.00 feet, thence South 07°40'00" West a distance of 700.00 feet to the point of beginning.

Have caused the same to be surveyed and platting on 271 SOUTH and do hereby dedicate and donate to the public for public use the drainage and utility easements as shown on this plat. OUTLOT A is intended to be used for ingress and egress to each lot.
 In witness whereof said Patrick Schulke and Anneta F. Schulke, husband and wife, have hereunto set their hands this _____ day of _____, 2014.
 Patrick Schulke
 Anneta F. Schulke
 STATE OF MINNESOTA
 COUNTY OF BELTRAMI
 The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Patrick Schulke and Anneta F. Schulke, husband and wife.
 Notary Public, Beltrami County, Minnesota
 My Commission Expires _____
 I, Robert W. Murray, do hereby certify that the plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical calculations were correctly designated on this plat; that all monuments indicated on this plat have been or will be set within one year; that all vector boundaries were set or marked, as defined in Minnesota Statutes, Section 65B.07, Subd. 3, as of the date of this certificate and shown and placed on this plat; and all public ways are shown and labeled on this plat.
 Dated this _____ day of _____, 2014.
 Robert W. Murray, Licensed Land Surveyor

Neighboring Businesses

- + U-Haul
- + Cenex
- + Ridge Top Outdoors
- + Up North Sports