



View facing the north, from left portion of parcel



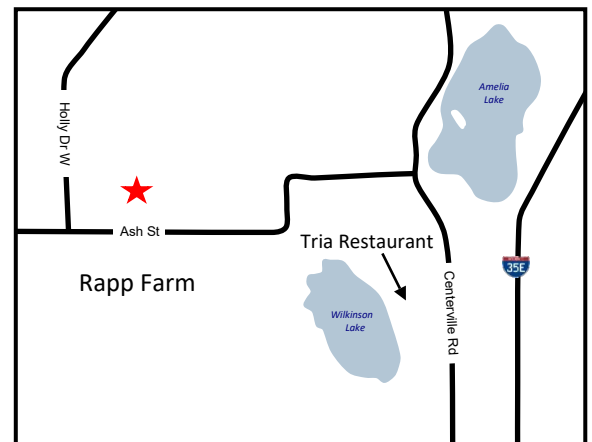
Sloping hill provides opportunity for walkout lots



**1197 Ash Street  
Lino Lakes, MN 55038**

- Prime residential development opportunity
- 115 total acres with 51 acres of buildable upland
- Gently sloping terrain offers walk out lot opportunities overlooking wetlands
- Convenient access to I35 via County Road J – just 20 minutes to downtown St. Paul and 30 minutes to downtown Minneapolis
- White Bear Lake school district

**\$3,825,000**

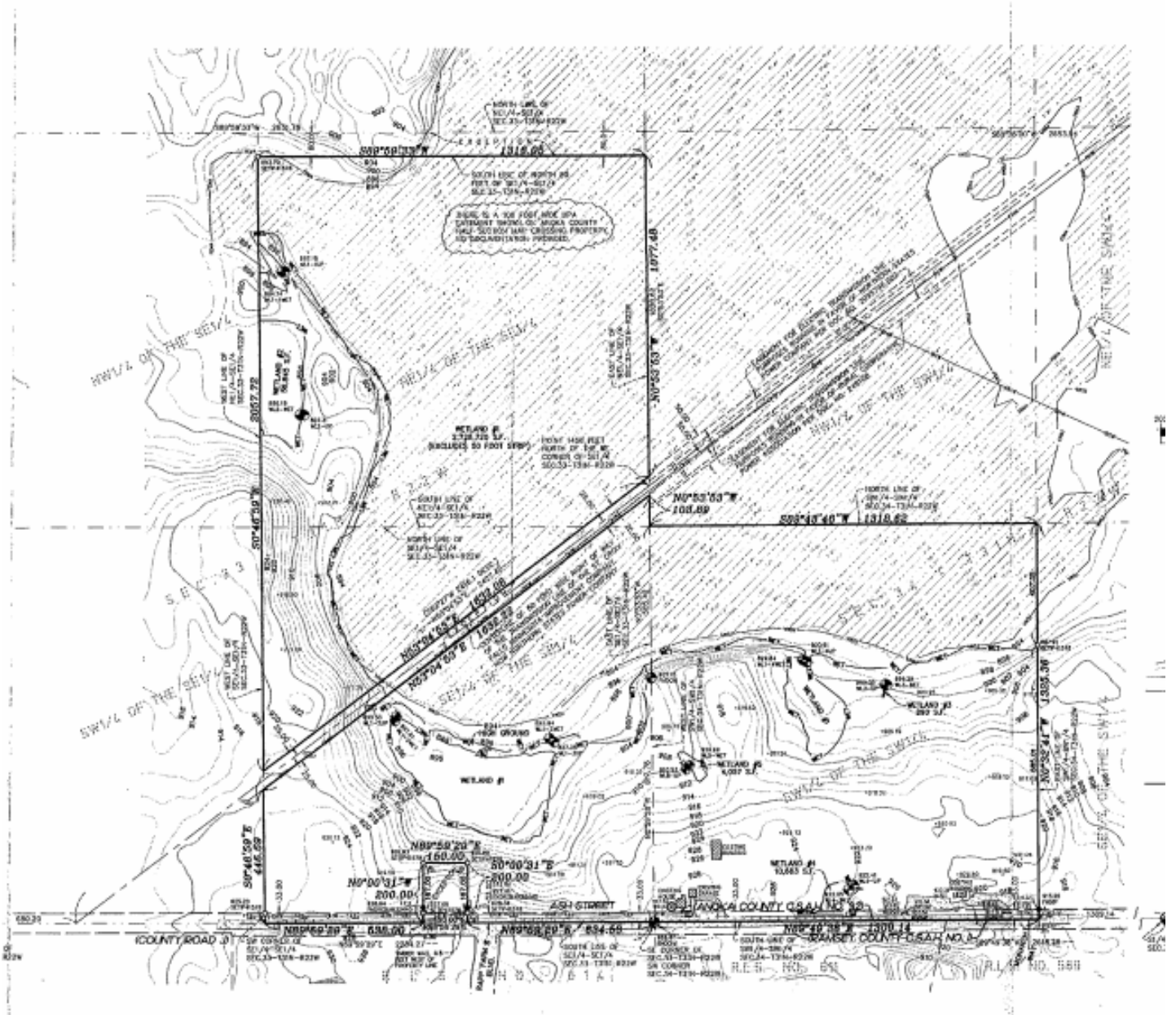


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# Land Survey



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