

BECK'S FACILITIES & LAND

413 KINGS TRAIL N, SABIN, MN 56580


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



Unique Research Facility and Agricultural Land For Sale

11 Parcels | 2 Buildings

14,000 SF

119.21 Acres

\$2,490,000

Brett Saladin, CCIM | 701.893.2830

brett.saladin@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

BECK'S FACILITIES & LAND

413 KINGS TRAIL N, SABIN, MN 56580

GOLDMARK
COMMERCIAL REAL ESTATE INC

PRICE

\$2,490,000

TOTAL ACRES

119.21 deeded acres

TILLABLE ACRES

102.71 acres

IRRIGATED ACRES

65.7 acres

ZONING

Industrial & Agricultural

YEAR BUILT

2016-2017

TOTAL TAXES

\$46,314.00

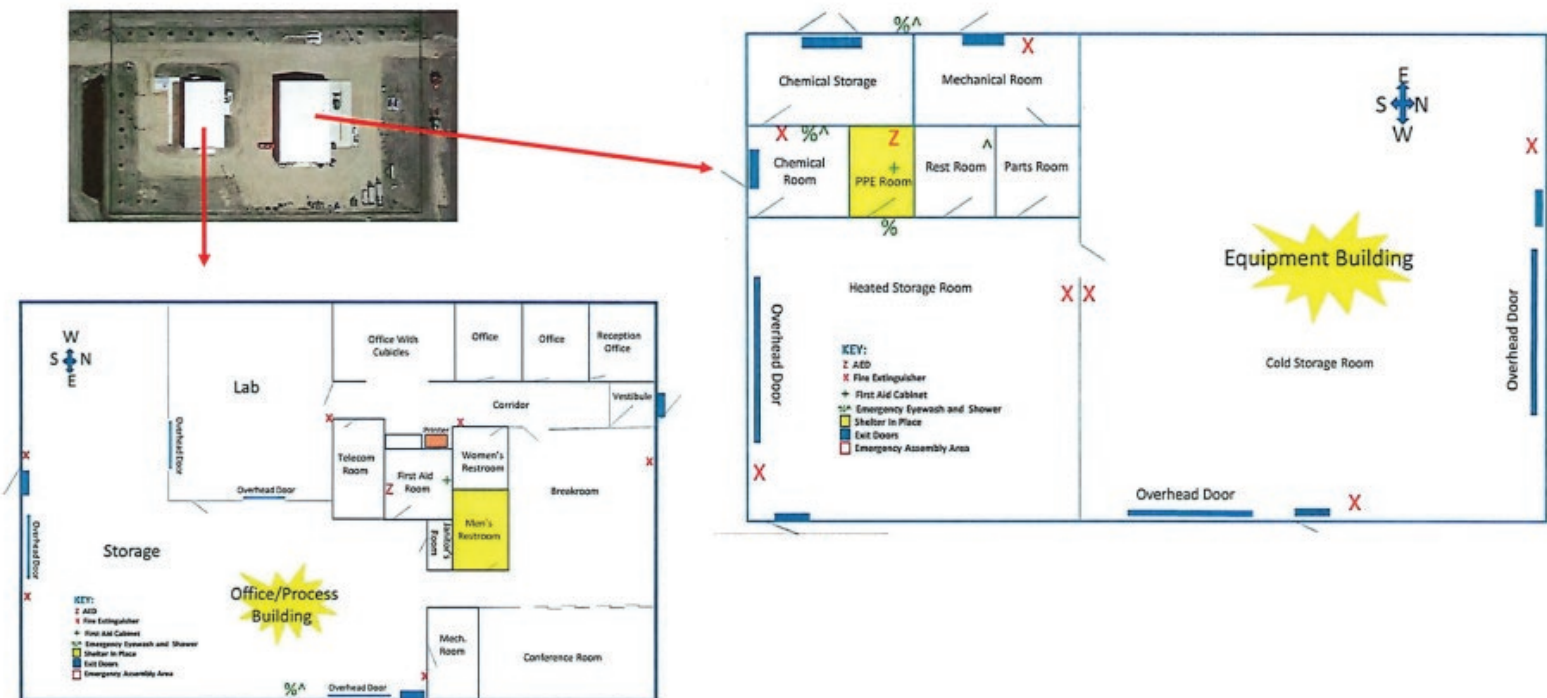
PROPERTY DESCRIPTION:

The property consists of a total of eleven (11) parcels that include two (2) buildings totaling approximately 14,000 square feet and a total of 119.21 deeded acres within the City of Sabin, MN. The main building is approximately 5,000 square feet (50' x 100') including seven (7) offices, conference room, lunchroom, cold room (20' x 15'), and seed processing area. The Equipment Storage building is approximately 9,000 square feet (120' x 75') that includes a heated workshop, chemical storage, chemical mixing room, PPE storage, restroom, and unheated warehouse space. The parcel that includes the buildings has a security fence with cameras and badge-controlled access. The additional parcels are zoned Agricultural and consists of 102.71 tillable acres, of which 65.7 acres are irrigated with two (2) 570' linear-move irrigators.

PARCEL NUMBERS:

- 59.900.0320
- 06.008.3800
- 59.650.0130
- 59.650.0220
- 59.650.0320
- 59.650.0170
- 59.650.0420
- 59.650.0500
- 59.650.0650
- 59.650.0590
- 59.650.0770

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

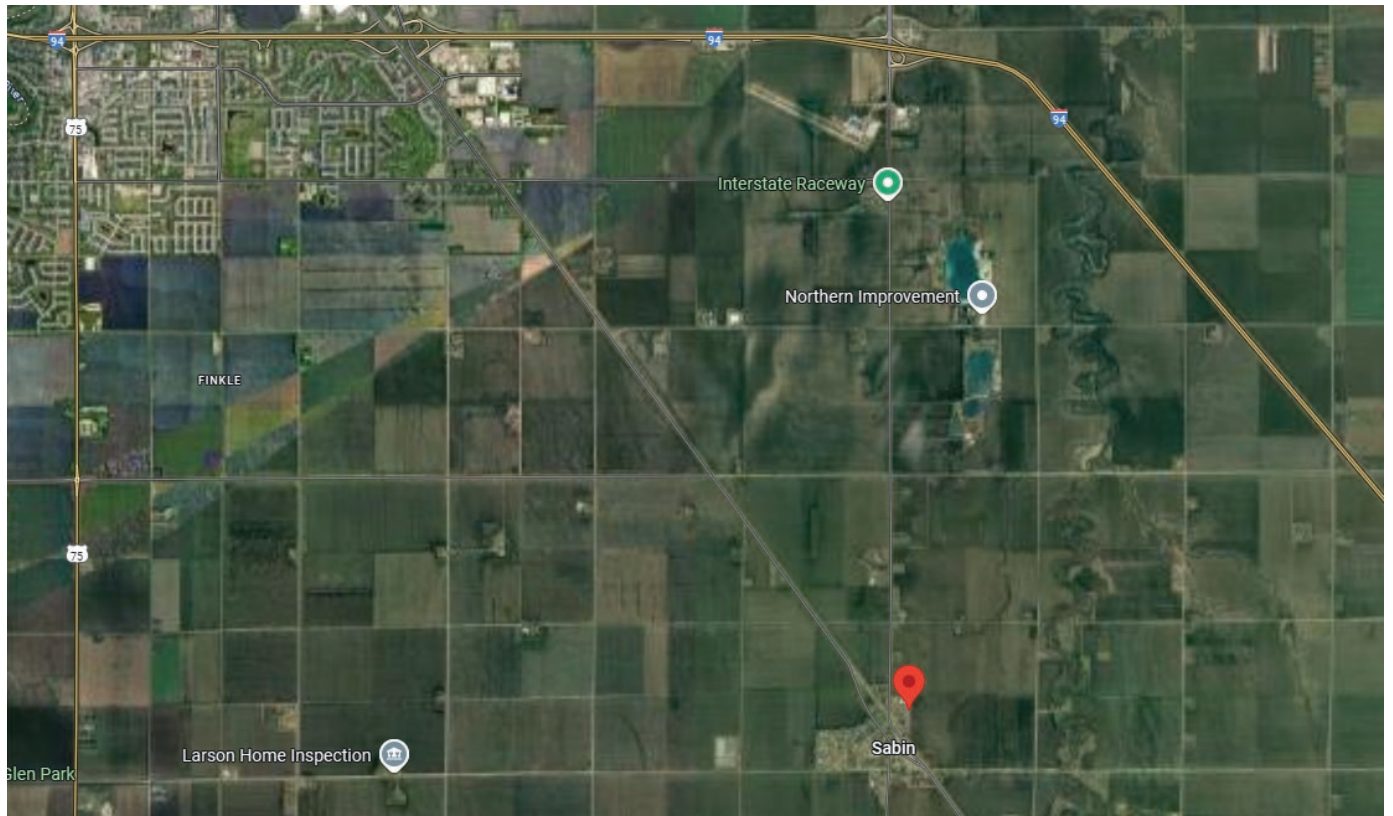


BECK'S FACILITIES & LAND

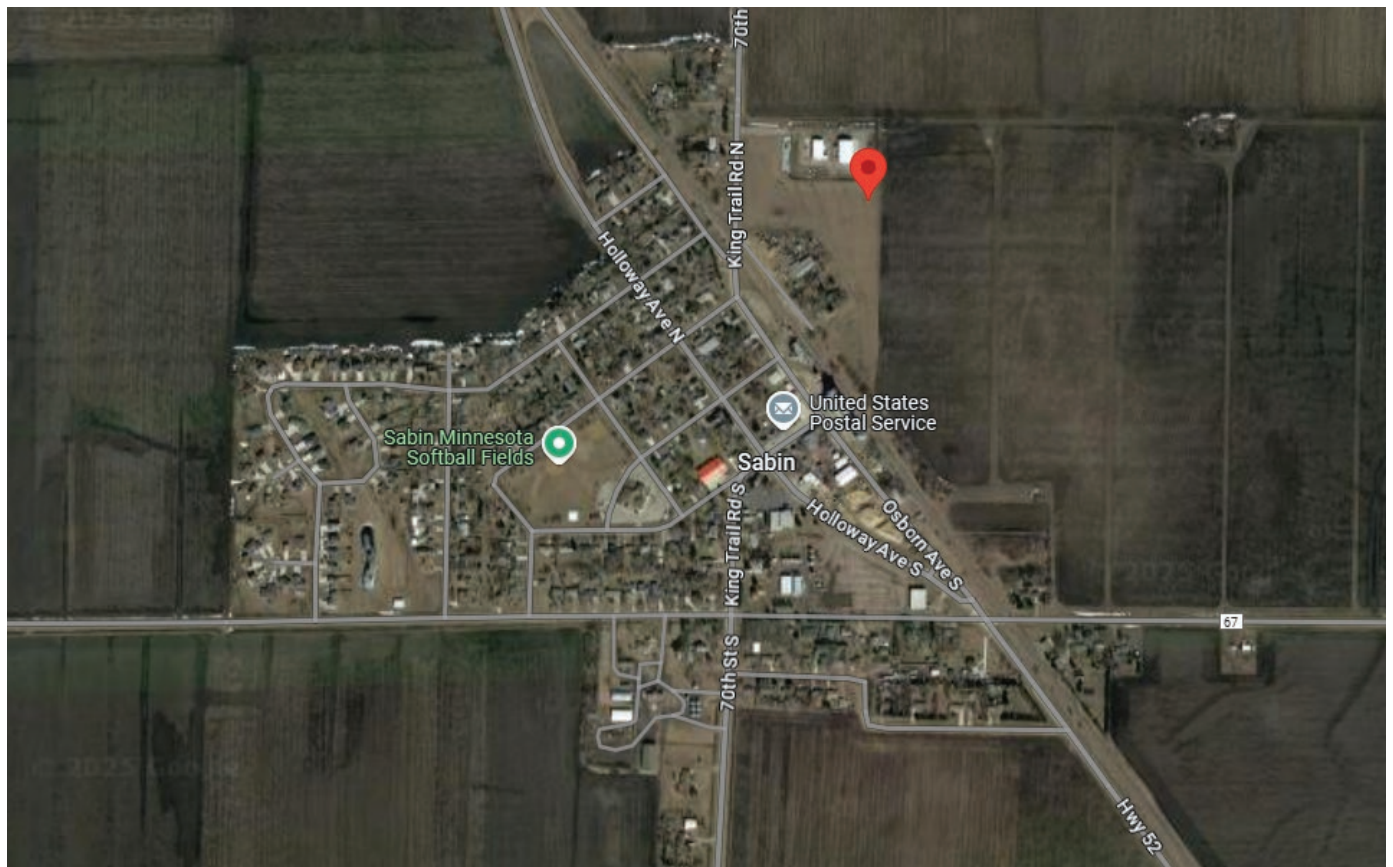
413 KINGS TRAIL N, SABIN, MN 56580

GOLDMARK™
COMMERCIAL REAL ESTATE INC

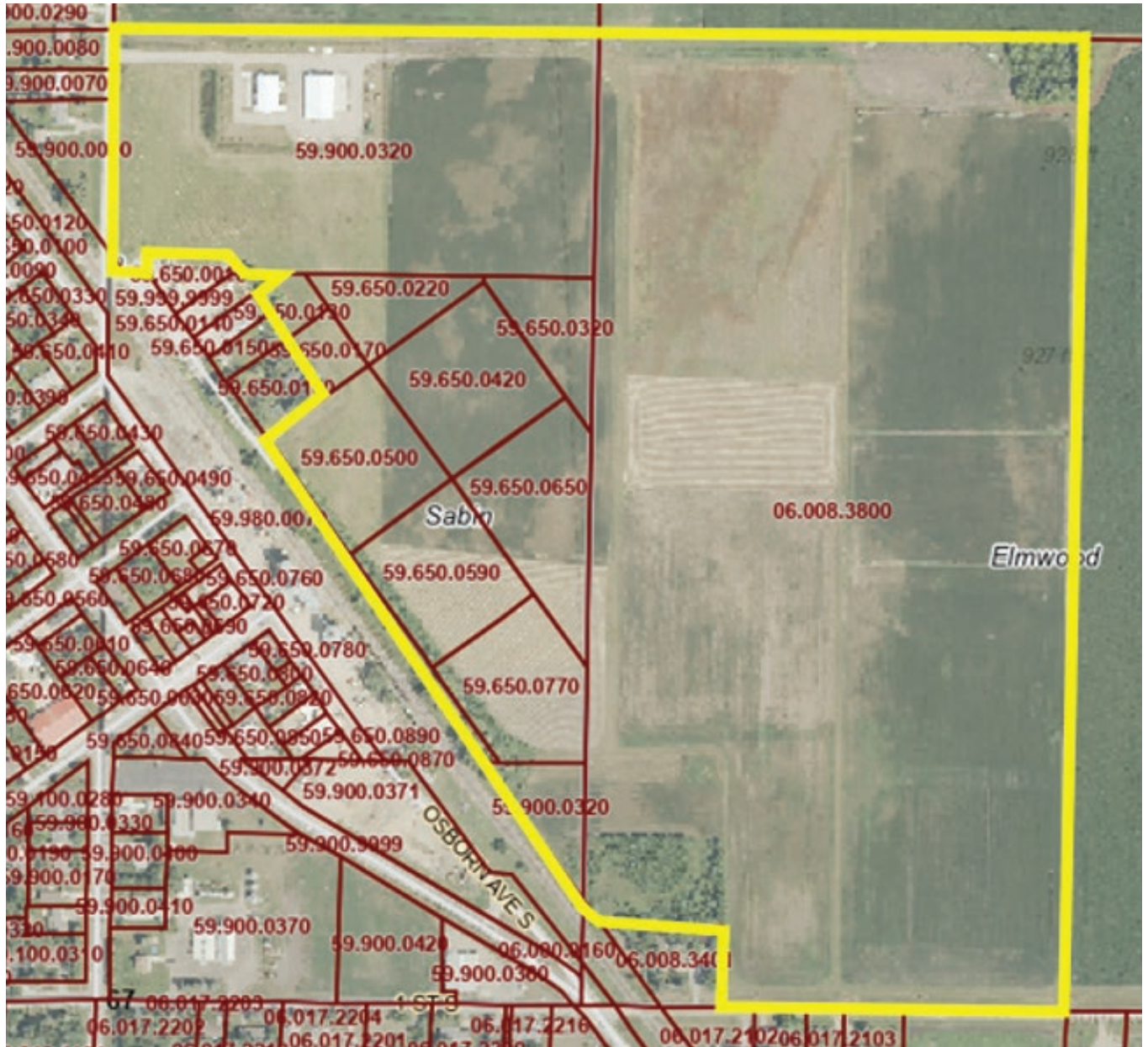
REGIONAL MAP



MAP OF SABIN



413 KINGS TRAIL N, SABIN, MN 56580



BECK'S FACILITIES & LAND

413 KINGS TRAIL N, SABIN, MN 56580

GOLDMARK™
COMMERCIAL REAL ESTATE INC



BECK'S FACILITIES & LAND

413 KINGS TRAIL N, SABIN, MN 56580

GOLDMARK™
COMMERCIAL REAL ESTATE INC

