



## Benson Development Land

26.12 +/- Acres (\$19,000/acre) | Swift County, MN | \$496,280



National Land Realty  
1005 Superior Drive  
Northfield, MN 55057  
[NationalLand.com](http://NationalLand.com)



Terri Jensen, ALC  
Office: 855-384-5263  
Cell: 507-382-0908  
Fax: 864-331-1610  
[tjensen@nationalland.com](mailto:tjensen@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

### *DEVELOPMENT LAND, BENSON, MN*

1) Options available from zoning standpoint; 2) Annexation into the City of Benson would allow hook-up to city utilities. Utilities could support housing and possibly light industrial

"City of Parks" as Benson is known, is the county seat & home to some of Swift County's largest employers.

Price reflects seller will provide \$55,000 allowance for installation of tile, pump and berm.



## ADDRESS

0 20th Ave NE/Co 57  
Benson, MN 56215

## LOCATION

In Benson, travel SE on Hwy 12; turn left/north onto 20th Ave NE/Co 57. Subject will be on the left or west side of the street - the first open parcel after Zielsdorf Auction Service.

## TAXES

\$826/year (2022)

## ACREAGE BREAKDOWN

+/- 26.12 acres

## PROPERTY HIGHLIGHTS

- **DEVELOPMENT LAND, BENSON, MN** "City of Parks" as Benson is known, is the county seat & home to some of Swift County's largest employers.
- Options available from a zoning standpoint: -remain in the county with urban development zoning; -annex into the City for housing development or light industrial use.
- With growth in the City of Benson & Swift County's strategic plan for GROWTH, either option above would work well. The County's Urban Development zoning would allow: farm usage; home occupations; car dealerships...
- Conditional uses within the County's Urban Development district include: non-farm dwellings; motels; truck rest-stops; gas stations; restaurants; commercial & industrial buildings; wind turbines; adult-use business; manufactured home park.
- Should you, as a buyer and developer, desire city utilities, annexation into the City of Benson is an option. The nearest utilities run on Montana Ave an

[nationalland.com/listing/development-land-benson](https://nationalland.com/listing/development-land-benson)





**National Land Realty**  
1005 Superior Drive  
Northfield, MN 55057  
[NationalLand.com](http://NationalLand.com)



**Terri Jensen, ALC**  
Office: 855-384-5263  
Cell: 507-382-0908  
Fax: 864-331-1610  
[tjensen@nationalland.com](mailto:tjensen@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.