

# INDUSTRIAL LAND

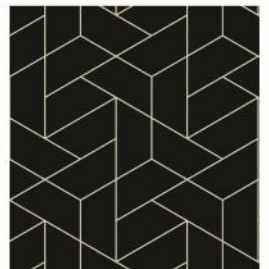
4944 280th STREET E (CTY RD 86), RANDOLPH, MN 55065

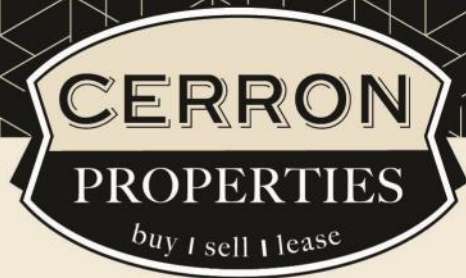


FOR SALE | AG LAND ZONED FOR INDUSTRIAL USE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM





# INDUSTRIAL LAND

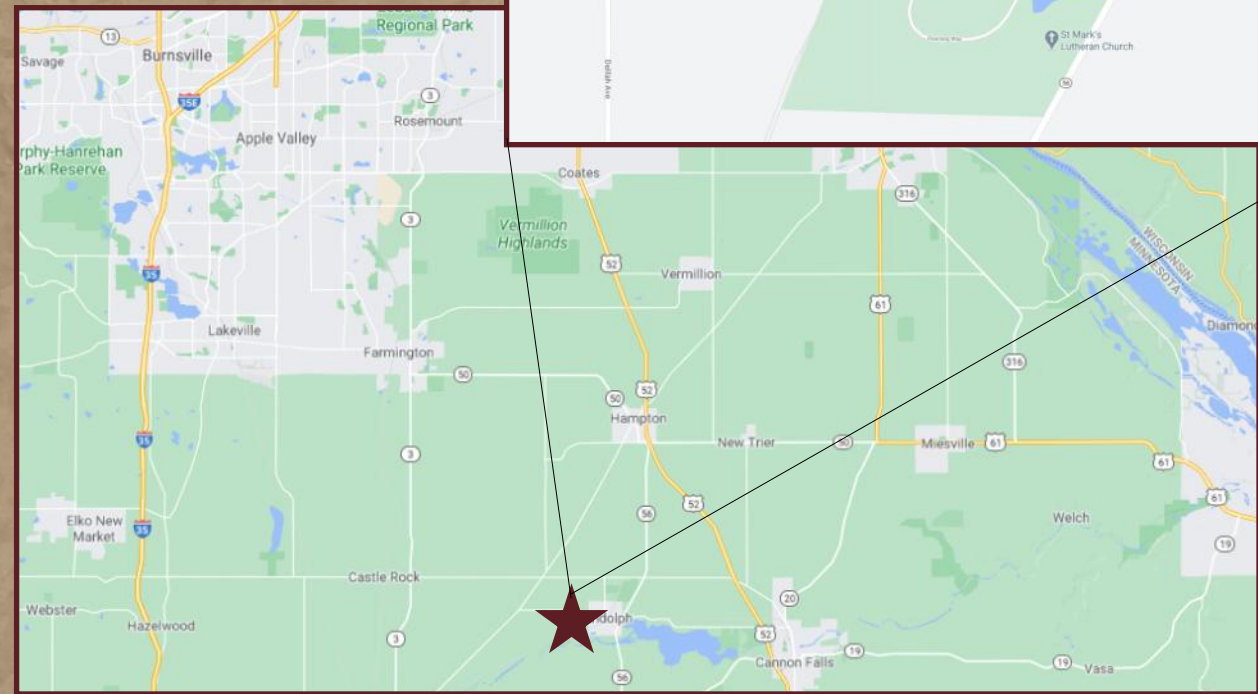
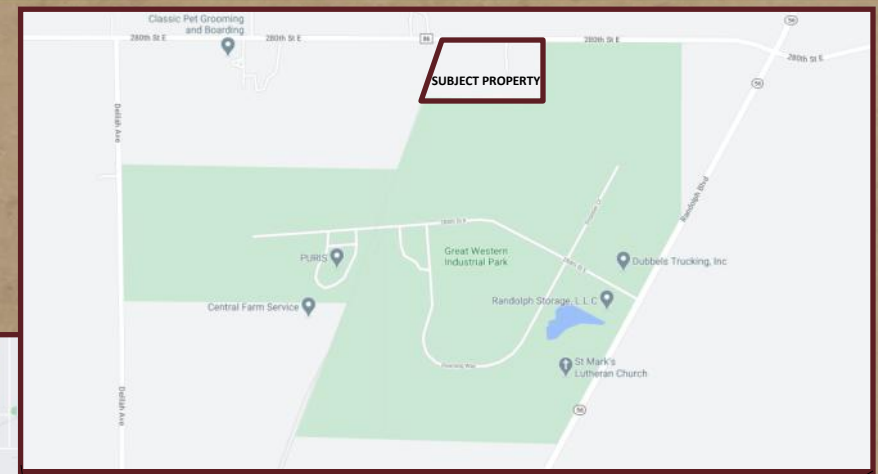
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FOR SALE | INDUSTRIAL LAND SITE

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## PROPERTY HIGHLIGHTS

- 10.8 Acres Net of ROW
- Rail Carrier Service by Union Pacific, Short Line Service by Progressive Rail
- Well & Septic
- Zoned Light Industrial
- Three miles to Hwy 52, Adjacent to Great Western Industrial Park & frontage/access on CR-86
- Outdoor storage available
- Township may require CUP
- Dakota County PID #s:  
31-00500-80-020 and  
31-00500-05-010
- 2026 Property Taxes—\$2,216
- **Asking Price: \$995,000**



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For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
rockyr@cerron.com

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## EXECUTIVE SUMMARY

This standout **10.8-acre site (consisting of two parcels)** (net of ROW) is actively used as productive **farmland and a turnkey hobby farm**, featuring a beautifully renovated two-story home with full basement, extensive outbuildings, and income-generating potential. Zoned **Light Industrial**, it offers a rare and flexible opportunity: continue enjoying residential/agricultural use today (including living on-site or renting the home, farming, or grazing livestock) while gradually developing sections for industrial purposes—such as outdoor storage, truck parking, or light operations—leveraging its direct adjacency to the **Great Western Industrial Park**.

### Strategic Transitional & Income Advantages

- **Current Farmland/Hobby Farm Use:** Approximately **6 acres** of tillable farmland generate **potential** rental income. The property is ideal for short-term farming, livestock raising, or equestrian activities, with an **automatic watering system** (maintenance-free waterer) already in place for animals.
  - **Light Industrial Zoning with Phased Development:** Buyers can develop both parcels immediately or phase in commercial uses over time—utilizing open land for **outdoor storage, truck/trailer parking**, equipment work areas, or rail-supported operations—while retaining the home and outbuildings for personal or rental use. This "live/work/develop" setup minimizes disruption and maximizes early income.
- Prime Location & Synergies:** Directly abuts the **Great Western Industrial Park** (a growing rail-served hub with businesses like processing and trucking operations), offering seamless adjacency for industrial support activities. Excellent frontage/access on County Road 86; only **3 miles to Highway 52** for quick access to the Twin Cities (30 minutes) and Rochester (50 minutes).

### Key Property Highlights

- **Rail Service:** Direct connectivity via **Union Pacific** (Class I) and short-line **Progressive Rail**—ideal for future bulk or industrial needs.
- **Utilities:** well serves the house and garage; existing **septic system**. Electrical service is **off-peak** configured for cost savings.

**Zoning & Approvals:** Light Industrial; township may require a **Conditional Use Permit (CUP)** for certain uses—confirm with Randolph Township.

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## EXEC SUMMARY CON'T

### Residential & Outbuilding Details

- **Two-Story Home with Full Basement:** Three-bedroom, three-bathroom residence (~2,352 sq ft total, foundation size 884 sq ft) originally built in 1935 but **extensively remodeled** (most of the house updated).
  - **Hardwood floors** on the main level.
  - **Close-cell foam sprayed insulation** throughout walls for superior energy efficiency.
  - **100% plumbing replaced** with copper and PVC.
  - **75% electrical replaced; 100-amp service** in the house.
  - All new **Anderson windows** and **4 new exterior doors**.
  - Basement includes in-floor heating piped (but not currently needed).
  - **Smoke detectors and CO detectors**.
  - Highly efficient: Only **\$1,200/year** in propane costs.
  - **Roof:** ~15 years old; **furnace:** ~20 years old.
  - Perfect for owner-occupancy, on-site management, or rental income during transition.
- **Outbuildings:**
  - **Primary Shop/Garage:** Total footprint includes a **heated section** (40' x 40' with **in-floor electric heat**—half insulated/heated) and **unheated storage** (30' x 40'). Features **10' and 8' garage doors**, and additional cold storage space—excellent for workshops, vehicle/truck maintenance, or light industrial support.
  - **Chicken Coop/Storage Building:** **22' x 50'** structure, versatile for additional storage or repurposing.

This property combines low-maintenance residential comfort, immediate agricultural income, exceptional energy efficiency, and prime industrial upside in a desirable Dakota County location—all at an attractive price with minimal taxes. A true rare find for buyers seeking flexibility and long-term value.

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AERIAL

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## HOME INTERIOR

THIS PROPERTY HAS A NEWLY REMODELED HOUSE PLUS OUT BUILDINGS THAT COULD PRODUCE INCOME UNTIL THE LAND IS DEVELOPED.



MORE PHOTOS AVAILABLE UPON REQUEST

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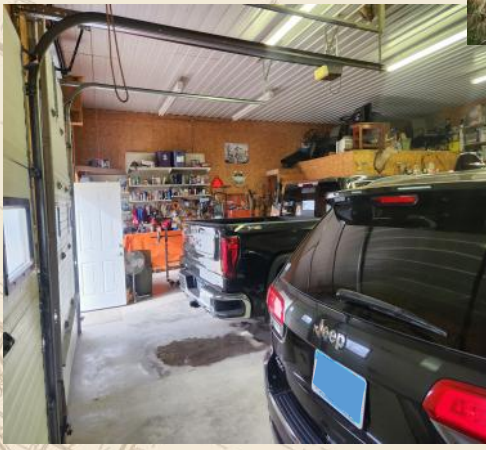
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# EXTERIOR

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## CR-86 FRONTAGE

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## AREA MAP



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*let's get started!*

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