

NEW



Cokato Residential Development Land Opportunity!

62.38 +/- Acres (\$18,003/acre) | Wright County, MN | \$1,123,000



National Land Realty
1005 Superior Drive
Northfield, MN 55057
NationalLand.com



Terri Jensen, ALC
Office: 855-384-5263
Cell: 507-382-0908
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

Attention Builders, Developers and Investors!

Check out this opportunity for land to develop or invest in. 62.38 acres with 35 acres already within the City of Cokato; the balance in Cokato Township. Cokato is centrally-located from several local cities, as well as economic and employment centers such as St Cloud and the Twin Cities. Utilities are at the street along Johnson Avenue. Zoning is R-1 and Transition Area -- see the "Summary Information" under the "Property Documents" tab for zoning, densities and development that could be considered.

The City is open for discussion on TIF or tax incentives and would consider/review a proposed development that includes townhomes/condos or smaller multi-family with 2-12 units.

This is a great opportunity for development in a community that anticipates growth and currently has little land available for development.

Contact Terri Jensen, ALC, at 507-382-0908 with your questions.



ACREAGE BREAKDOWN

63.38 Acres; +/-35.60 acres within the City of Cokato; +/- 26.78 acres currently in Cokato Township

ADDRESS

820 Johnson Ave
Cokato, MN 55321

LOCATION

+/-20 miles to Hutchinson, MN
via US-12W and MN 15S

+/-36 miles S of St Cloud, MN
via Co Rd 3 and Co Rd 7

+/-49 miles W of downtown
Minneapolis, MN via US 12E

TAXES

\$2,488/year (2023)

PROPERTY HIGHLIGHTS

- **Attention Builders, Developers and Investors!** Check out this opportunity for land to develop or invest in. 62.38 acres with 35 acres already within the City of Cokato; the balance in Cokato Township. Cokato is centrally-located from several local cities, as well as economic and employment centers such as St Cloud and the Twin Cities.
- Utilities are at the street along Johnson Avenue. Zoning is R-1 for the +/-35.60 acres within the City of Cokato and Transition Area for the +/-26.78 acres within Cokato Township. The R-1 district allows single-family dwellings. However, the City Administrator indicated that a proposed development including townhomes/condos or smaller multi-family with 2-12 units may also be considered.
- The City is open for discussion on TIF or tax incentives.
- This is a great opportunity for development in a community that anticipates growth and currently has little land available for development. Contact Terri Jensen, ALC, at 507-382-0908 with your questions.



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

R-1 and Transition Area

Listing ID#

2781627

Future Land Use

Residential





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820 Johnson Ave, Cokato, MN

Summary Information

Utilities

There is water and sewer off Johnson Avenue and would be the point of connection. The exact routes and sizes are dependent on the proposed development. Bolton and Menk is the engineering firm the City of Cokato works with. The City and Engineering firm would like all utilities in Right-of-Way or permanent easements – again dependent on the proposed subdivision layout (lots).

The developer would be required to do a preliminary engineering report to determine the utility layout with the proposed development.

TIF or tax incentives

The City is open for discussion on TIF or tax incentives.

Zoning – Site Sizes and Setbacks

35 acres are currently within the city limits of the city of Cokato; the balance of 26.78 acres lie within Cokato Township and a request for annexation may be made by the seller.

The 35 acres are zoned R-1, which allows single-family dwellings. However, the City Administrator indicated the City Council may be willing to review a proposed development that includes townhomes or smaller apartments with 2-12 units with density remaining the same. Up to R-3 districting densities may be considered.

153.030 One-Family Residential District (R-1)

153.031 One- and Two-Family Residential (R-2)

153.032 One-Family Residential (R-3)

Density per Acre –

R-1 – 3.23 units per acre

R-2 4 units per acre SFD, 6.22 units 2FD, 8 units per acre MFD

R-3 7.26 units per acre

** P - Permitted uses are allowed by right in the zoning district

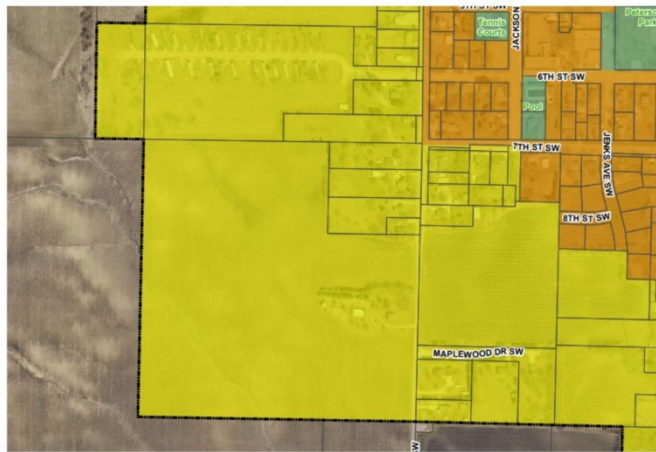
C- Conditional uses are allowed if approved by City Council

SFD – Single Family Dwellings

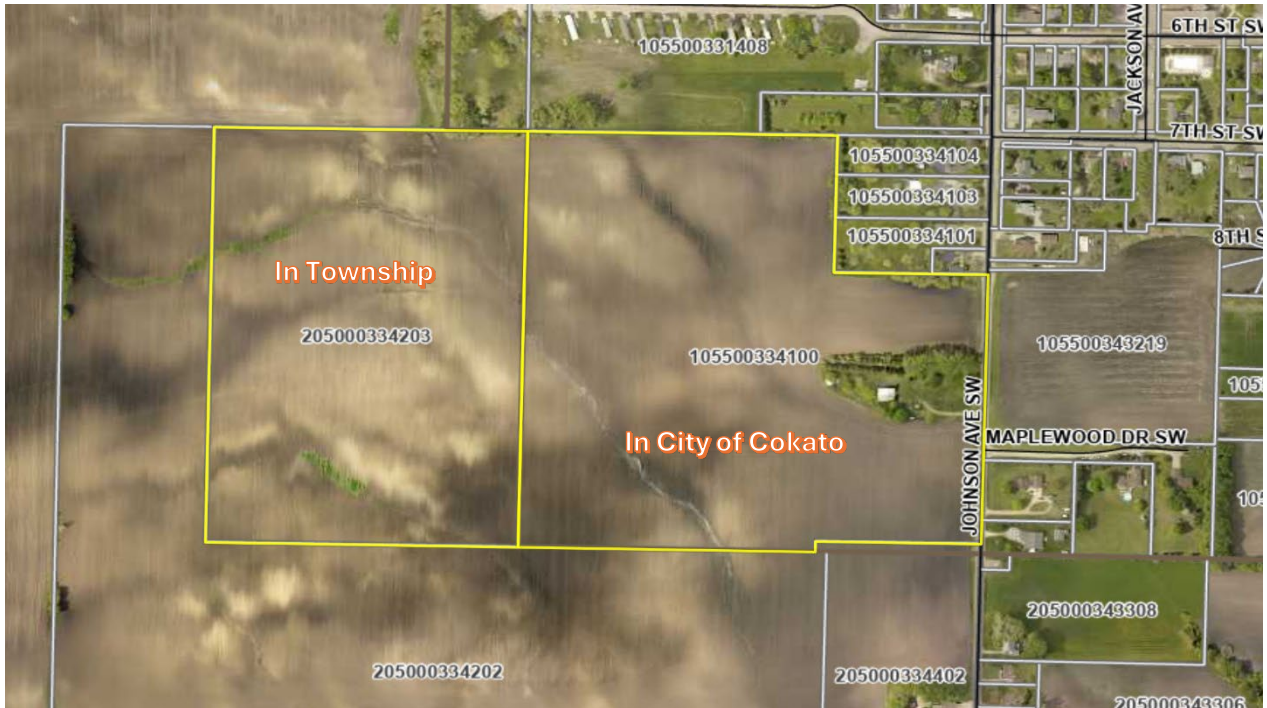
2FD – 2 Family Dwellings

MFD – Multiple Family Dwellings

Zoning District	Min Lot Size	Min Lot Width	Min Lot Depth	Front	Side	Rear	Uses **
R-1	13,500	90'	120'	30'	10'	35'	P – SFD C- None
R-2	10,800 SFD 14,000 2FD 5,000-5,500 per Unit MFD	80' – SFD 80' – 2FD 120' – 3&4 160' – 5-8 Units	135'	30'	10'-SFD 15-20'- MFD	35'	P – SFD 2FD C- MFD
R-3	6,000 – All	50'	60'	30'	5'	20'	P – SFD C- 2-4 D



Map Showing Parcel in the City and Parcel on the West Currently in the Township:



Subject PID's (Property Identification Numbers; Taxes)

PID RP105-500-334100

+/-35.60 acres in Section 33-119-28 and lies within the City of Cokato

2023 Taxes: \$2488.00 Ag Non-HS; Has Green Acres Taxes

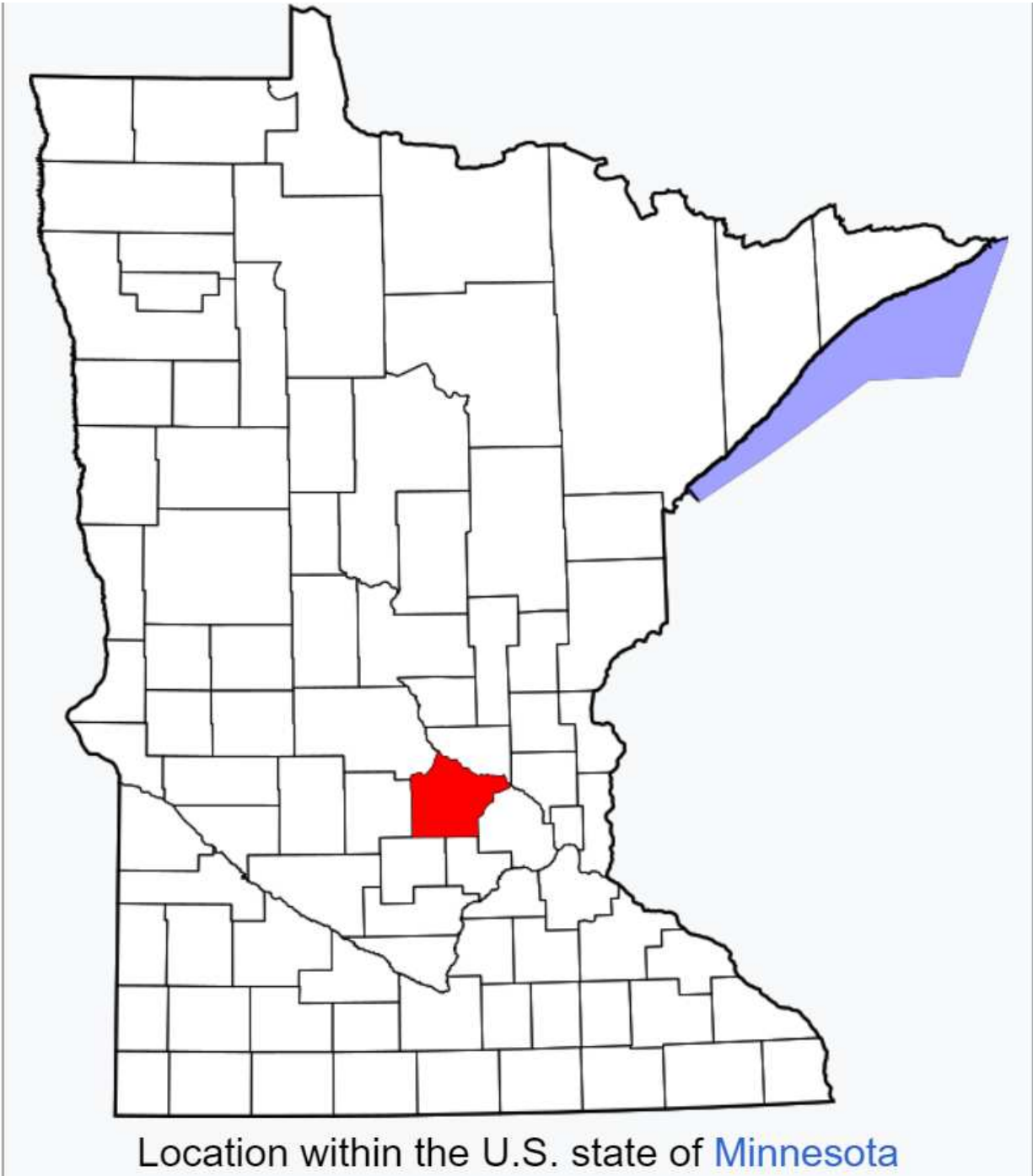
Includes land and buildings: pole building; small shed; bin

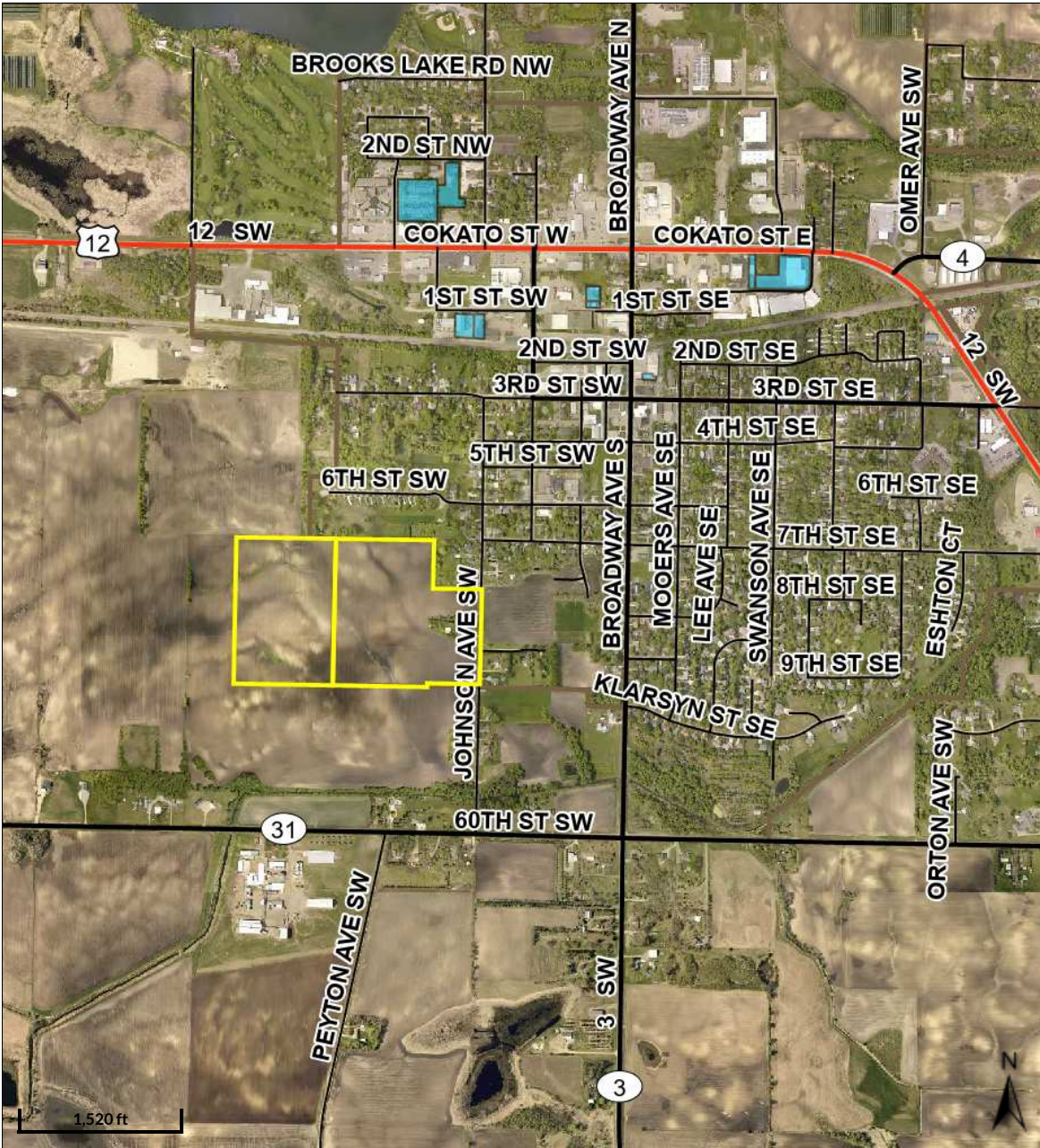
PID RP205-000-334203

+/-26.78 acres in Section 33-119-28 and lies within Cokato Township

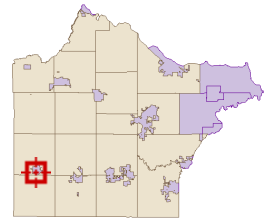
2023/2024 taxes TBD as property was split from a larger parcel late 2023

Location of Wright County Within the State of Minnesota





Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways

- Interstate
- State Hwy
- US Hwy

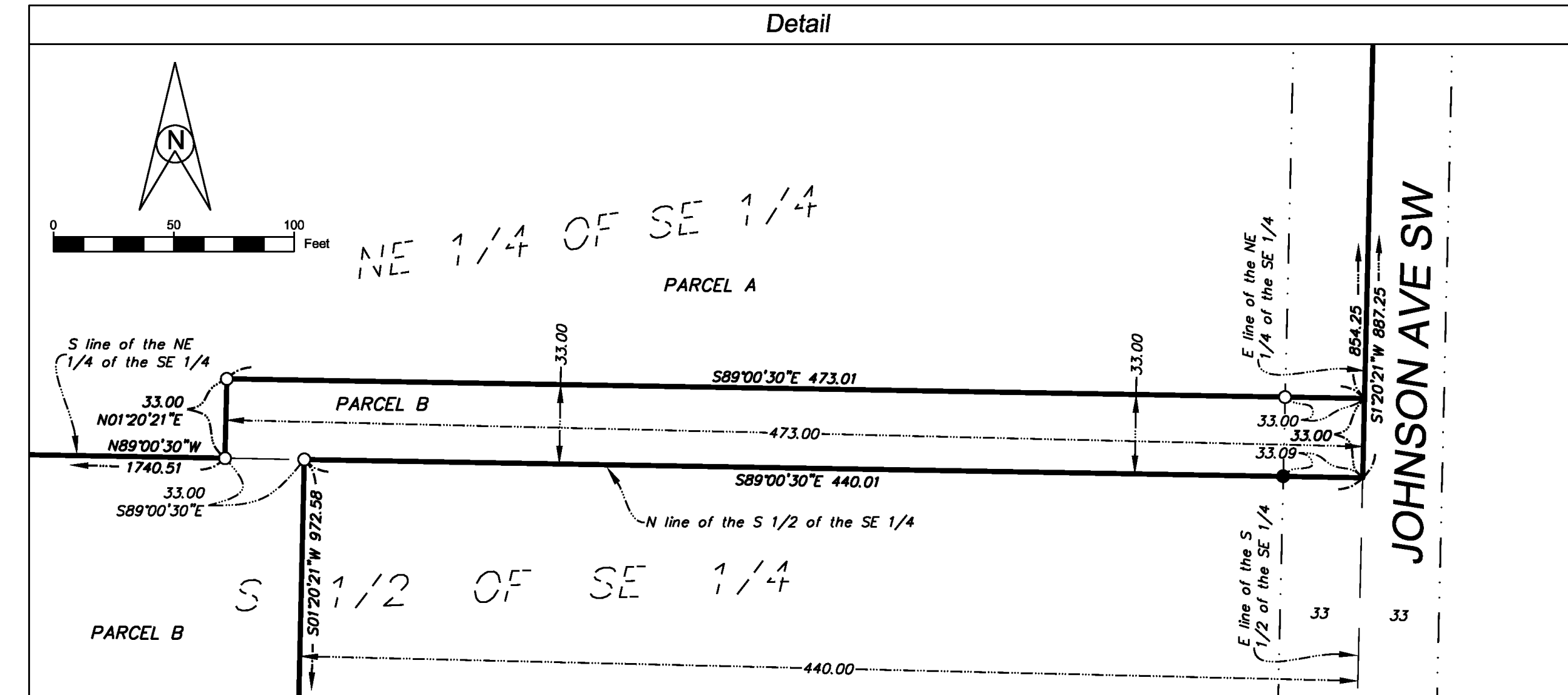
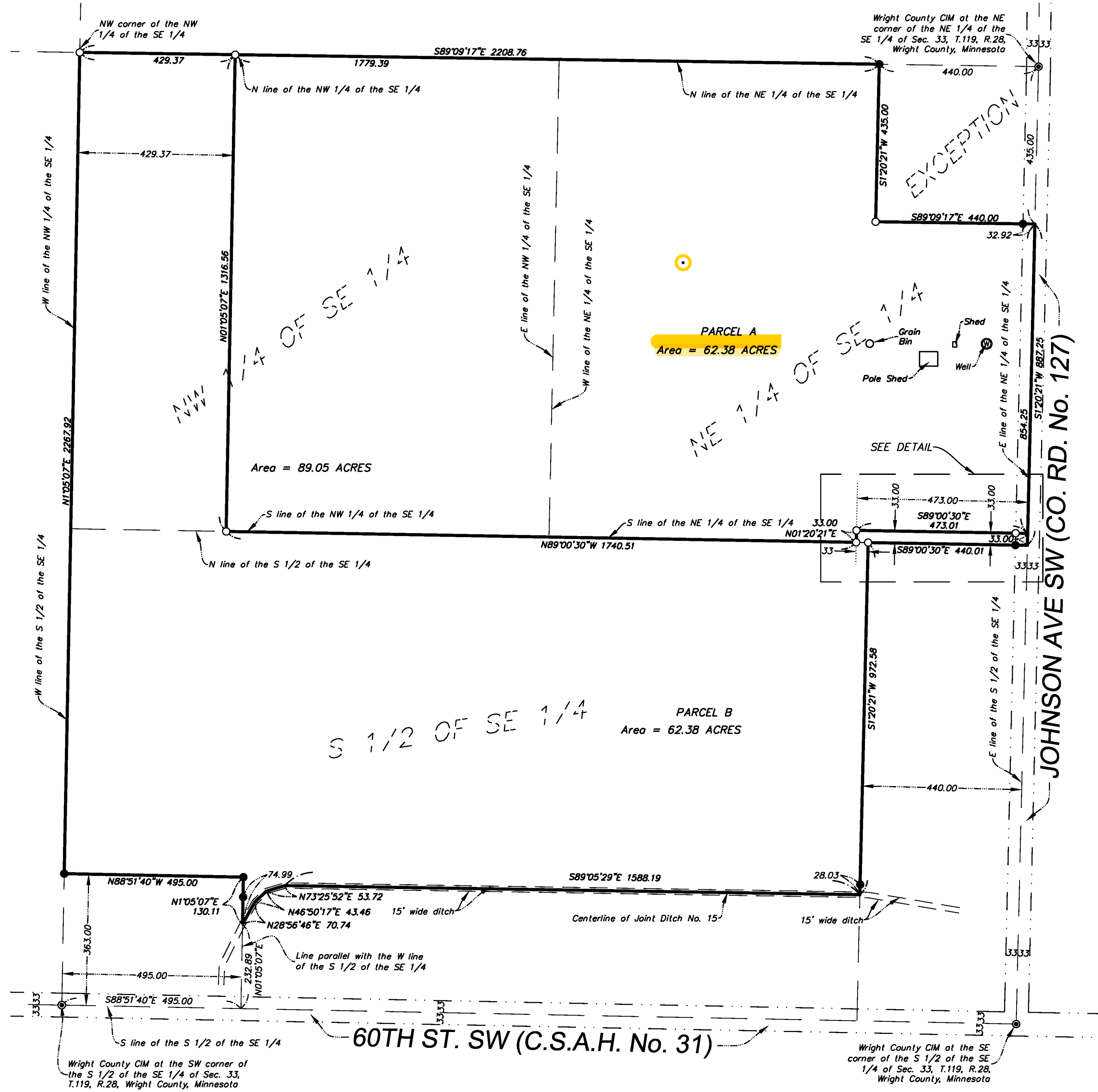
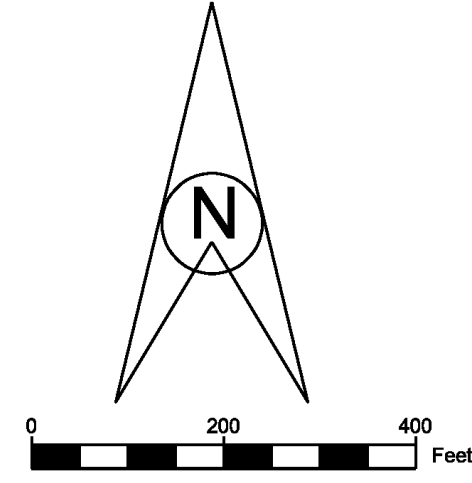
City/Township Limits

- c
- t
- Parcels
- Torrens

Date created: 1/12/2024
 Last Data Uploaded: 1/12/2024 10:18:56 AM

Developed by Schneider
 GEOSPATIAL

Certificate of Survey



PROPOSED PROPERTY DESCRIPTIONS

PARCEL A:

The Northwest Quarter of the Southeast Quarter lying East of the West 429.37 feet of Section 33, Township 119, Range 28, Wright County, Minnesota.
AND

The Northeast Quarter of the Southeast Quarter lying Northerly and Westerly of the South 33.00 feet of the East 473.00 feet thereof, Section 33, Township 119, Range 28, Wright County, Minnesota.

EXCEPT

The East 440.00 feet of the North 435.00 feet, as measured along the North and East lines of said Northeast Quarter of the Southeast Quarter, Section 33, Township 119, Range 28, Wright County, Minnesota.

PARCEL B:

The West 429.37 feet of the Northwest Quarter of the Southeast Quarter of Section 33, Township 119, Range 28, Wright County, Minnesota.
AND

The South 33.00 feet of the East 473.00 feet of the Northeast Quarter of the Southeast Quarter of said Section 33, Township 119, Range 28, Wright County, Minnesota.
AND

That part of the South Half of the Southeast Quarter of said Section 33, Township 119, Range 28, Wright County, Minnesota, that lies:

- 1) Northerly and Easterly of the South 36.30 feet of the West 495.00 feet thereof.
 - 2) Westerly of the East 440.00 feet thereof.
- AND
- 3) Northerly of the centerline of Joint Ditch No. 15

Said centerline of Joint Ditch No. 15 is described as follows:

Commencing at the Southwest corner of said South Half of the Southeast Quarter; thence on an assumed bearing of South 88 degrees 51 minutes 40 seconds East along the South line of said South Half of the Southeast Quarter, a distance of 495.00 feet; thence North 01 degree 05 minutes 07 seconds East, parallel with the West line of said South Half of the Southeast Quarter, a distance of 232.89 feet to the point of beginning of the centerline to be described; thence North 28 degrees 56 minutes 46 seconds East, a distance of 70.74 feet; thence North 46 degrees 50 minutes 17 seconds East, a distance of 43.46 feet; thence North 73 degrees 25 minutes 52 seconds East, a distance of 53.72 feet; thence South 89 degrees 05 minutes 29 seconds East, a distance of 1588.19 feet to the West line of the East 440.00 feet of said South Half of the Southeast Quarter and said centerline there terminates.

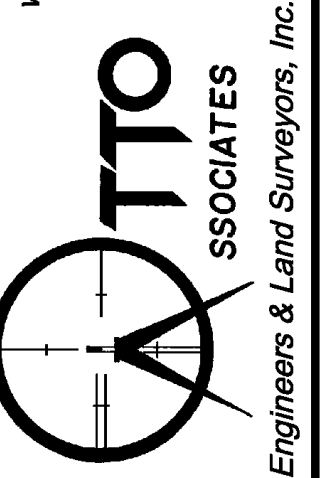
Certificate of Survey on part of the SE 1/4 of Section 33, Township 119, Range 28, Wright County, Minnesota

Revised:

Paul E. Otto
License #40062 Date: 2-15-23

Requested By:

Larson Farm, LLC
Date: 2-7-23
Drawn By: T.R.K.
Scale: 1"=200'
Checked By: P.E.O.



www.ottoassociates.com
9 West Division Street
Buffalo, WI 53513
(763)662-3622
Fax: (763)662-3622

denotes iron monument found
denotes 1/2 inch by 1/4 inch iron pipe set and marked by License #40062
Project No. 23-0112

PARCEL A Legal Description: 0 Johnson Ave, Cokato, MN

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AND

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EXCEPT

The East 440.00 feet of the North 435.00 feet, as measured along the North and East lines of said Northeast Quarter of the Southeast Quarter, Section 33, Township 119, Range 28, Wright County, Minnesota.

Aerial Map



Boundary Center: 45° 4' 15.33, -94° 11' 58.3



33-119N-28W
Wright County
Minnesota

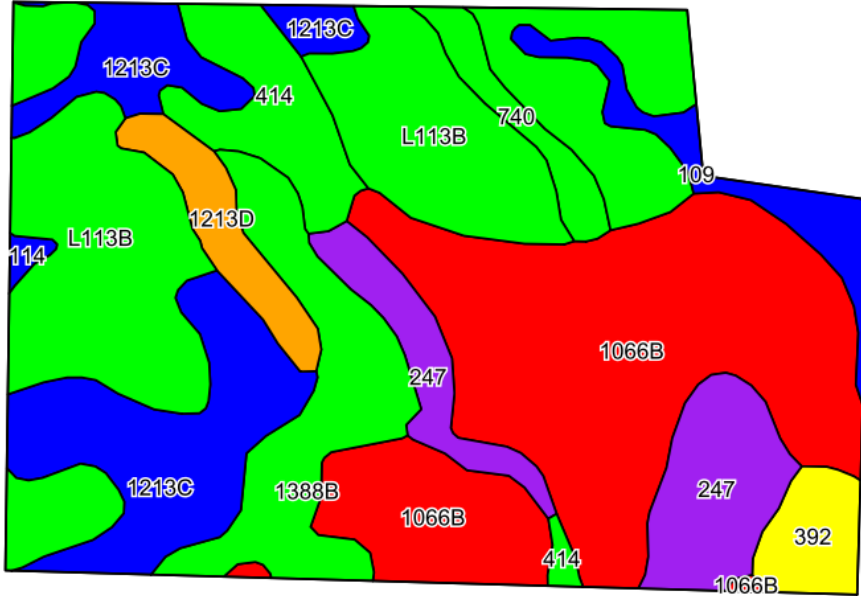


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12/8/2023

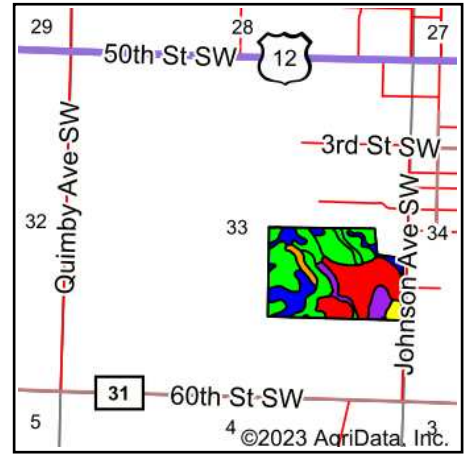
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Wright**
 Location: **33-119N-28W**
 Township: **Cokato**
 Acres: **62.3**
 Date: **12/8/2023**



Maps Provided By:



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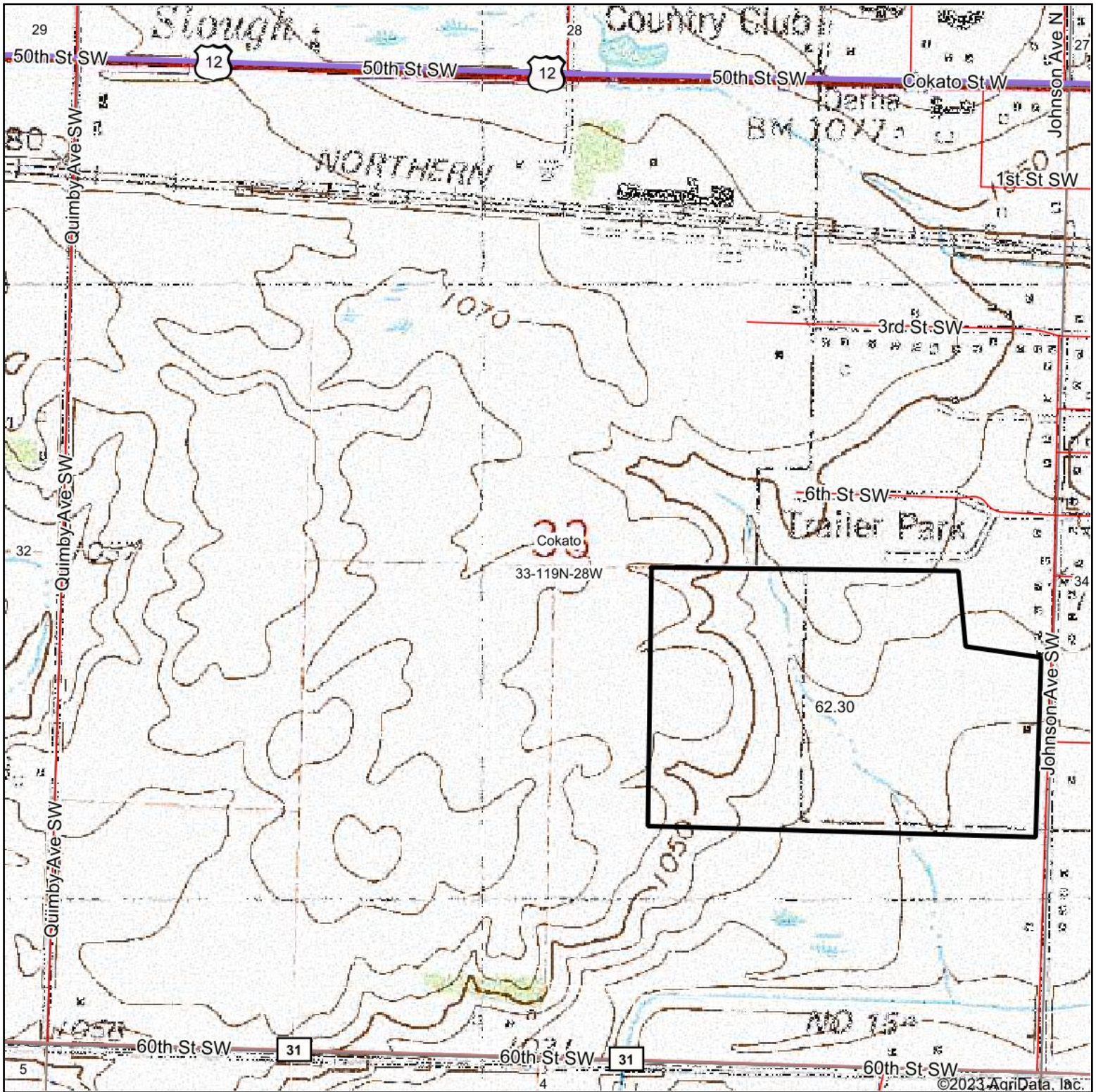


Area Symbol: MN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1066B	Malardi-Hawick complex, 1 to 6 percent slopes	17.65	28.3%		IIIs	39
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	16.62	26.7%		Ile	98
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	8.22	13.2%		IIIe	84
1388B	Terril loam, 2 to 6 percent slopes	5.05	8.1%		Ile	99
247	Linder loam, 0 to 2 percent slopes	4.96	8.0%		IIs	60
414	Hamel loam, 0 to 2 percent slopes	3.06	4.9%		IIw	94
109	Cordova clay loam, 0 to 2 percent slopes	1.96	3.1%		IIw	87
1213D	Cokato-Storden complex, 12 to 18 percent slopes, eroded	1.84	3.0%		IVe	71
392	Biscay clay loam, 0 to 2 percent slopes	1.50	2.4%		IIw	70
740	Hamel-Glencoe complex, 0 to 2 percent slopes	1.25	2.0%		IIw	93
114	Glencoe clay loam, 0 to 1 percent slopes	0.19	0.3%		IIIw	86
Weighted Average					2.48	74.3

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Map



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NATIONAL LAND REALTY



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Map Center: 45° 4' 23.2, -94° 12' 20.56

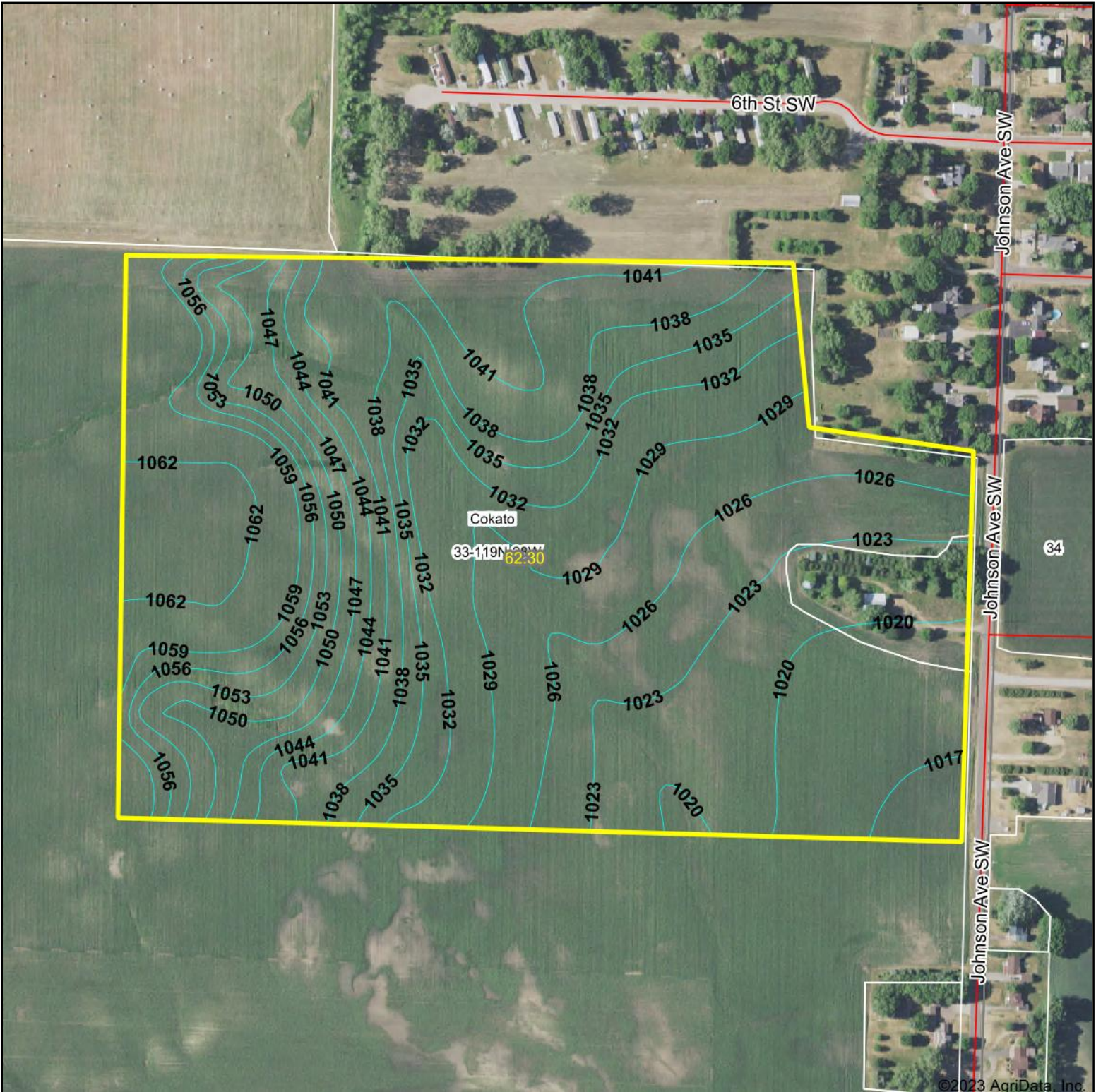


33-119N-28W
Wright County
Minnesota



12/8/2023

Topography Contours



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,015.6

Max: 1,063.7

Range: 48.1

Average: 1,035.6

Standard Deviation: 13.35 ft

0ft 381ft 763ft

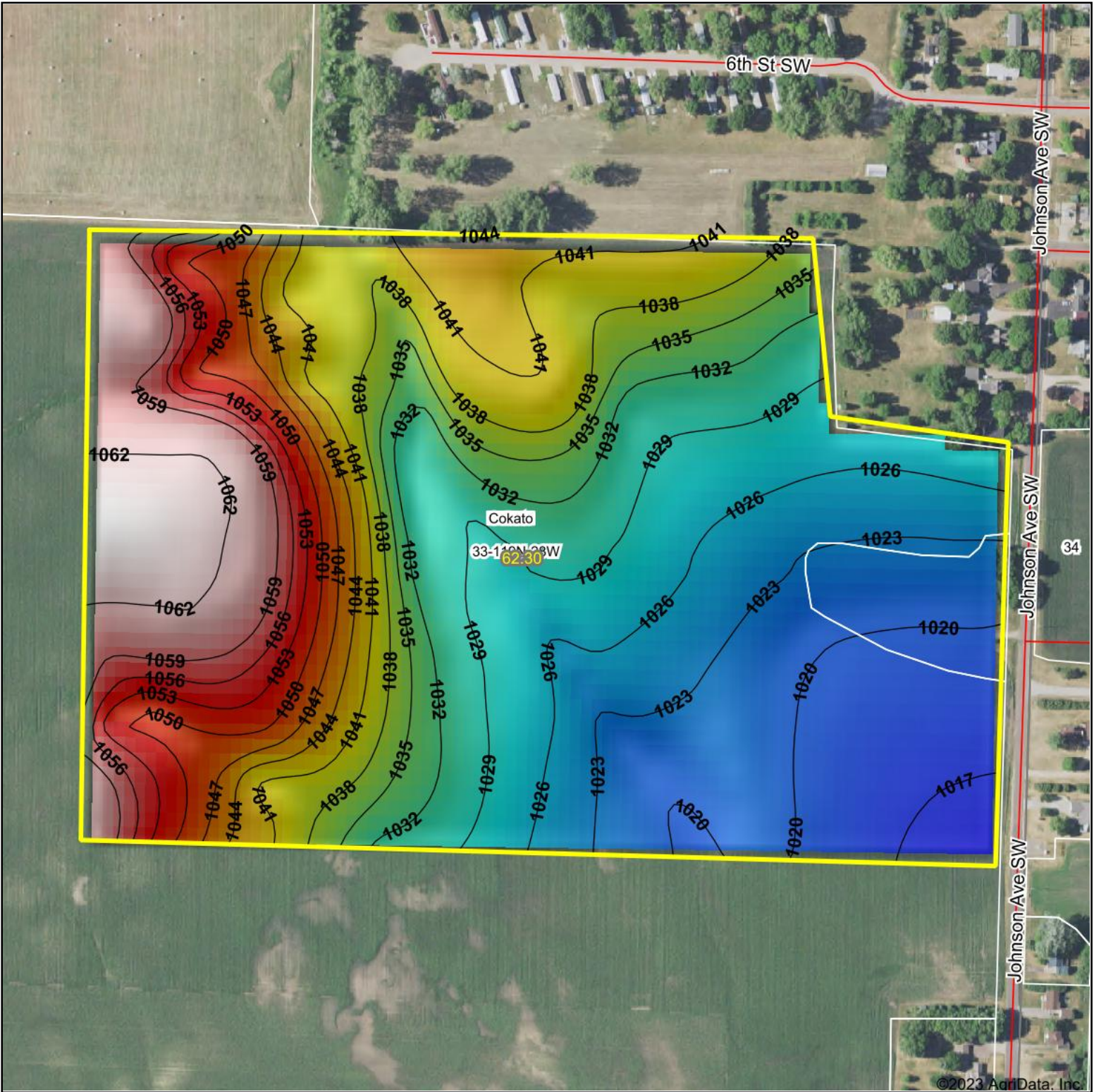


12/8/2023

33-119N-28W
Wright County
Minnesota

Boundary Center: 45° 4' 15.33, -94° 11' 58.3

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 3 Min: 1,015.6 Max: 1,063.7 Range: 48.1 Average: 1,035.6 Standard Deviation: 13.35 ft</p>	<p>0ft 351ft 702ft</p> <p>12/8/2023</p> <p>33-119N-28W Wright County Minnesota</p> <p>Boundary Center: 45° 4' 15.33, -94° 11' 58.3</p>
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 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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 Field borders provided by Farm Service Agency as of 5/21/2008.



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4 Year Crop History



Crop Year:

Owner/Operator:

Date:

Address:

Farm Name:

Address:

Field ID:

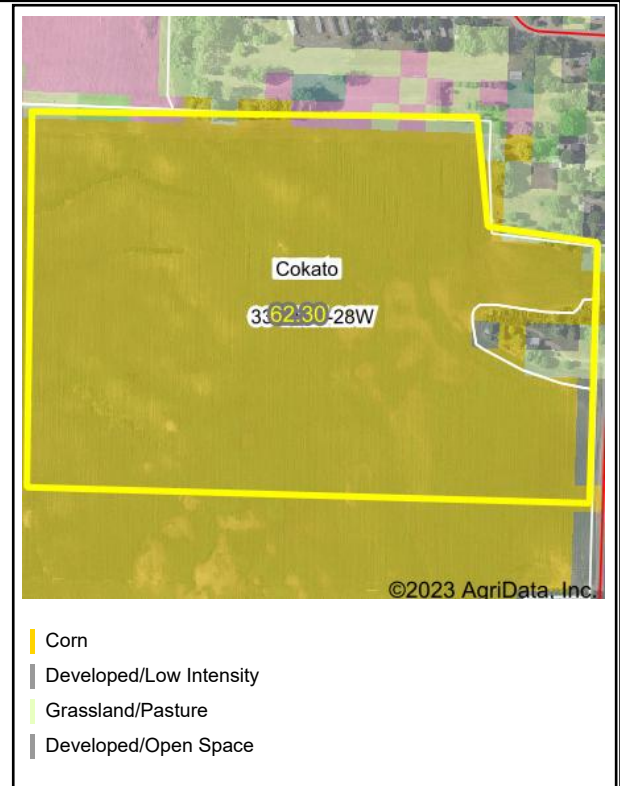
Phone:

Acct. #:

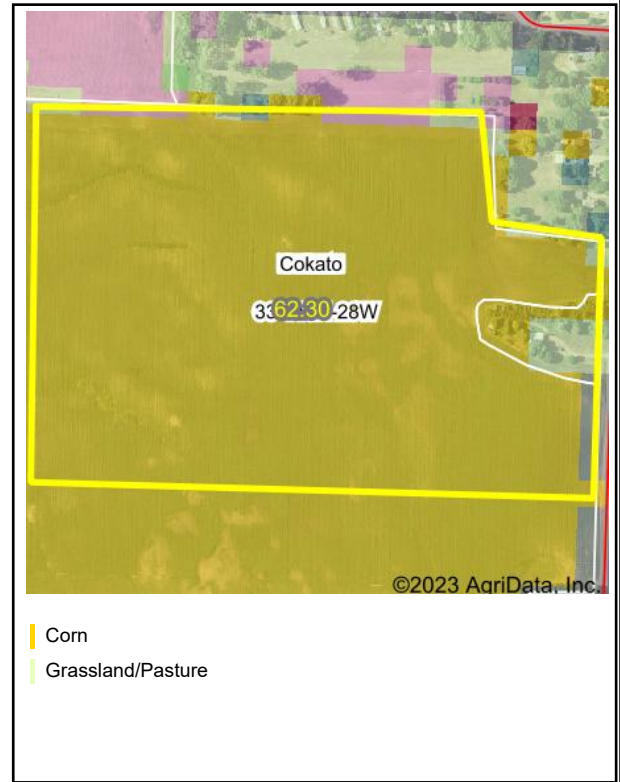
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 45° 4' 15.33, -94° 11' 58.3

State: MN

County: Wright

Legal: 33-119N-28W

Twnshp: Cokato



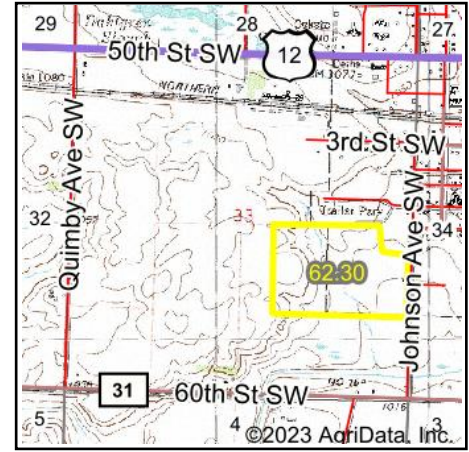
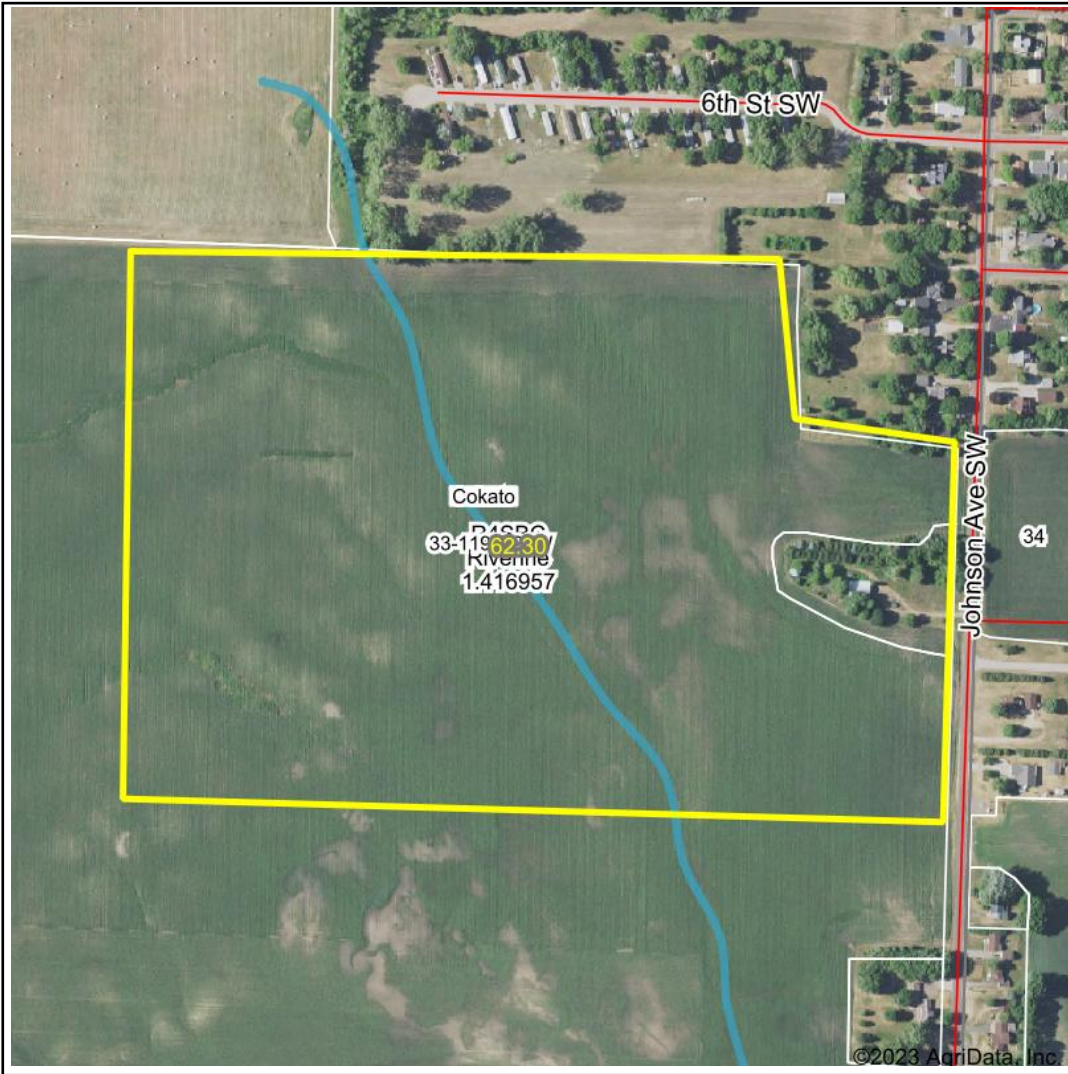
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Wetlands Map



State: **Minnesota**
 Location: **33-119N-28W**
 County: **Wright**
 Township: **Cokato**
 Date: **12/8/2023**




Maps Provided By: 

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0ft 555ft 1109ft

Classification Code	Type	Acres
R4SBC	Riverine	0.74
Total Acres		0.74

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

