

FARMINGTON LAND DEVELOPMENT SITE

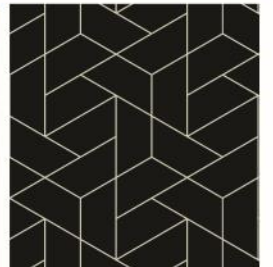
18679 FLAGSTAFF AVENUE, FARMINGTON, MN 55024

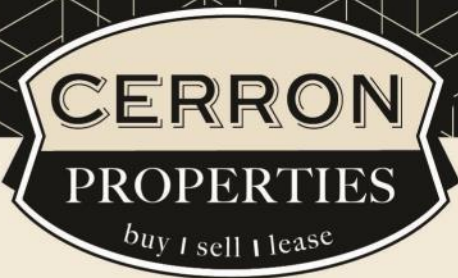


FOR SALE | LAND SITE



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





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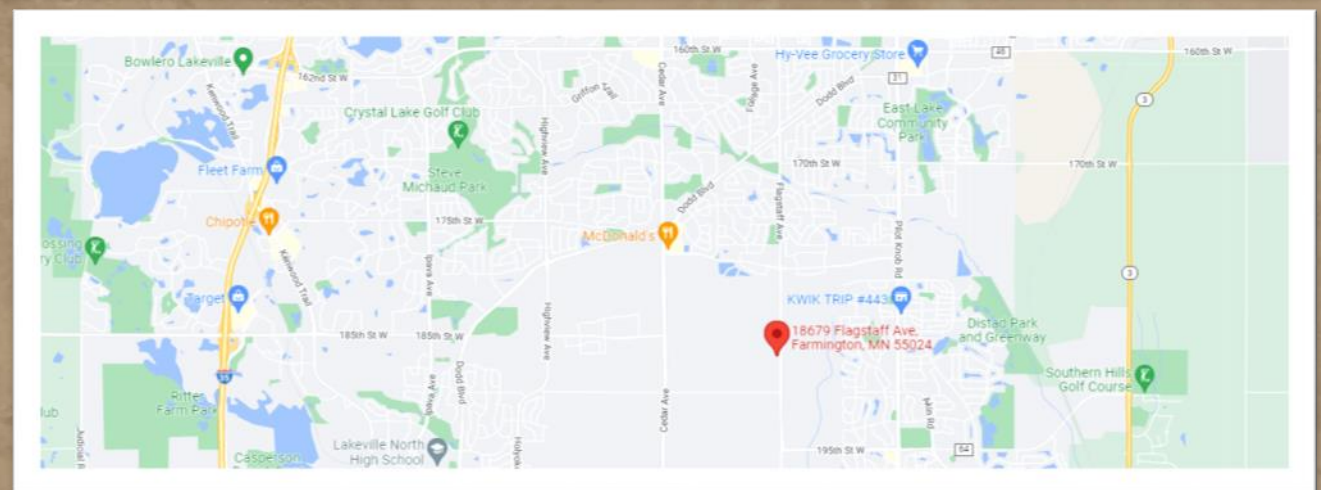
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Lakeville, MN 55044
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■ PROPERTY HIGHLIGHTS

- Approx. 79.3 acres of land plus house at 18679 Flagstaff Avenue
- Two separate Dakota County PID#'s: 14-01500-75-021 (74.27 acres) and 14-01500-75-031 (House + 5 acres)
- Asking price \$4,000,000

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- Option to purchase just the 74.27 acre site - asking price is \$3,300,3000 (\$45,000 per acre)
 - Zoned Agricultural
 - Site for potential development
 - Unplatted



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

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SUMMARY



■ DAKOTA COUNTY PROPERTY INFO

- PARCEL 1—PID# 14-01500-75-021
- 74.27 Acres
- (2022) Real Estate Taxes: \$2,924

■ DAKOTA COUNTY PROPERTY INFO

- PARCEL 2—PID# 14-01500-75-031
- 5 Acres + House
- (2022) Real Estate Taxes: \$3,892

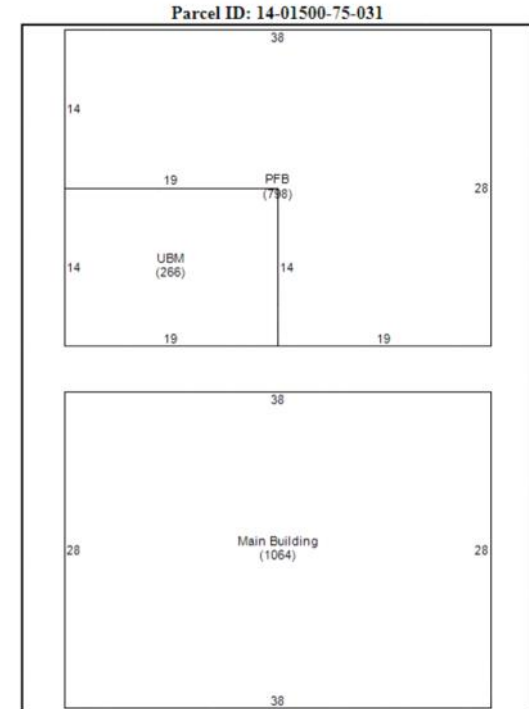
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Card 1

Code	Description	Area	Living Area
MAIN	1 1/2 STORY (BHS)	1,064	1,596
UBM	UNF BASMT	266	0
PFB	PTFIN BSMT	798	798

Disclaimer: This information is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey or for zoning verification.

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