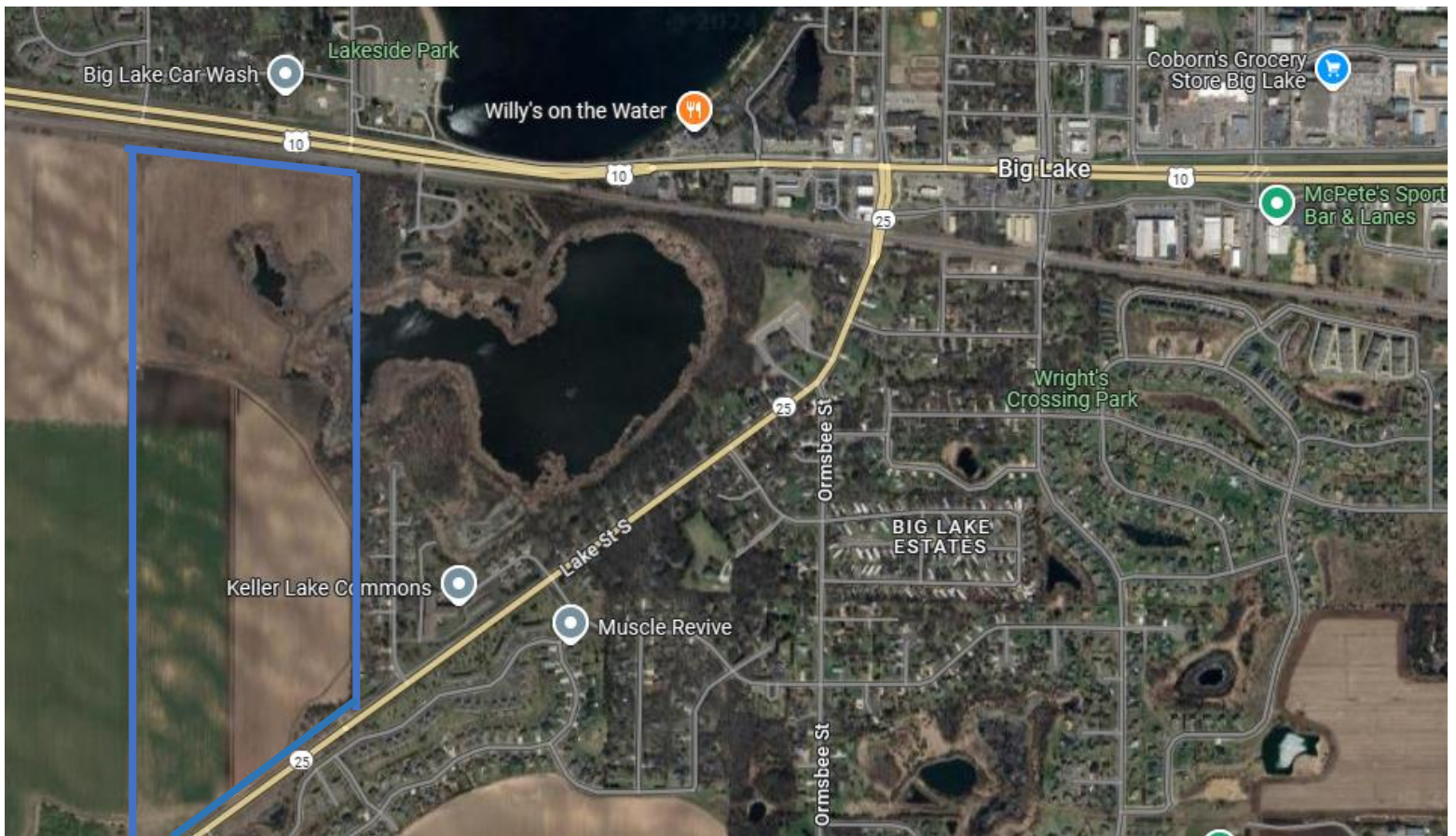




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Land For Sale

North side Minnesota Trunk Hwy 25 at Liberty Lane, Big Lake Township, Sherburne County

AVAILABLE SPACE

- Three (3) Sherburne County PID's
 - 10-00324-4400 38.1 Acres
 - 10-00325-1410 37.22 Acres
 - 10-00325-1101 40 Acres
 - 115.32 Total Acres, Approx 104 useable
- Possible spur to Burlington Northern rail line
- Current zoning is Agricultural
- Guided for Residential and / or Commercial uses
- Access directly off of Hwy 25
- Property fronts Hwy 25 - 9,769 vehicles per Day
- Property fronts Hwy 10 - 16,132 vehicles per Day
- +/- 4 miles from I-94
- Water & sewer along Hwy 25

PROPERTY DETAILS

Sale Price \$4.5 million

FOR MORE INFORMATION, CONTACT

Marty Fisher

763-862-2005

mfisher@premiercommercialproperties.com



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FOR SALE

CONTACT: Marty Fisher

MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



**Burlington Northern Rail Line off US Hwy 10
Looking SoEast from US Hwy 10**



Looking SoWest from Hwy 25



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Beacon™ Sherburne County, MN



Overview



Legend

Public Water Inventory

- Not Classified
- General Development
- Natural Environment
- Recreational Development

Roads

- MN Highway; US Highway
- Municipal-State Aid Street
- Municipal Street
- Township Road
- State Forest Road
- Bureau of Fish and Wildlife Road
- Connector (Ramp)
- Privately Maintained Public Access Road
- County Road
- County-State Aid Highway
- Streams

Parcel ID	10-00324-4400	Alternate ID	n/a
Sec/Twp/Rng	24-33-28	Class	101-Agricultural
Property Address		Acreage	38.1
District	BIG LAKE		
Brief Tax Description	n/a		

(Note: Not to be used on legal documents)

Date created: 12/4/2024

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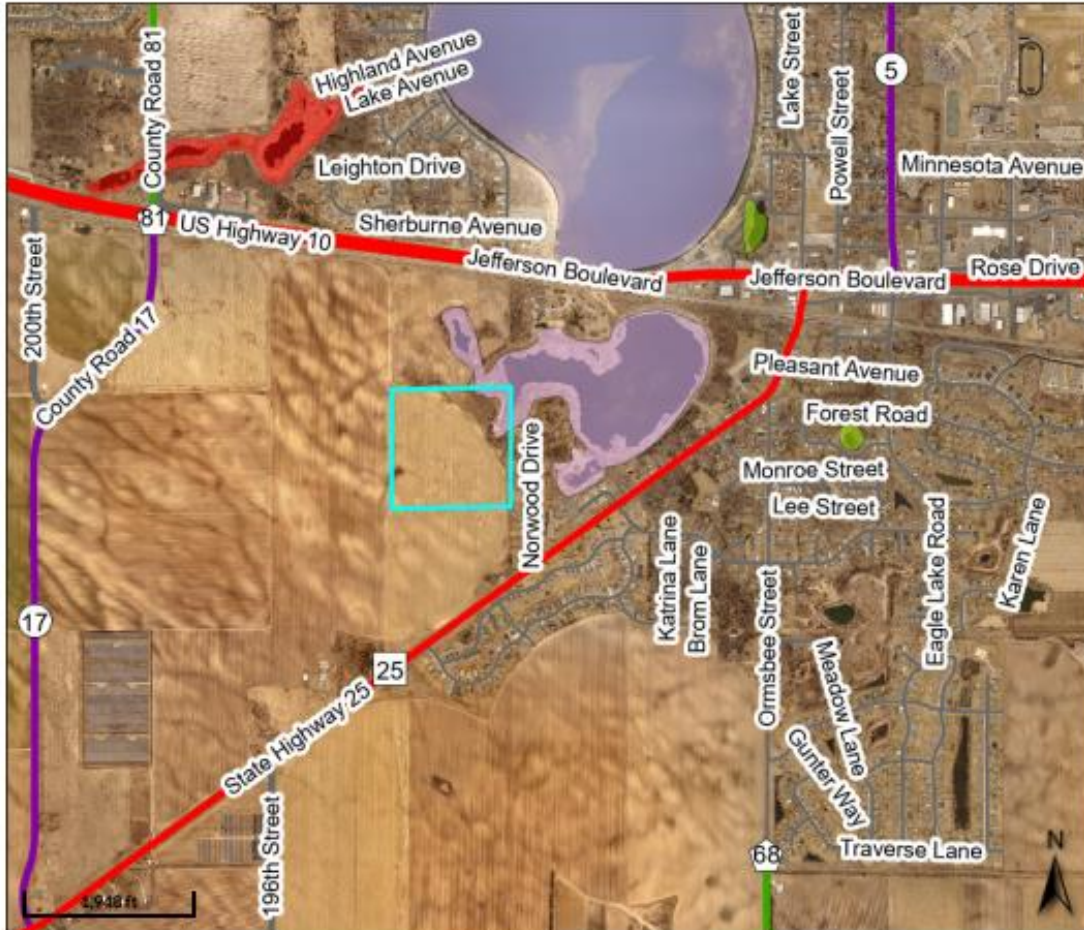
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Beacon™ Sherburne County, MN



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- County Road
- County-State Aid Highway
- Streams

Parcel ID	10-00325-1101	Alternate ID	n/a
Sec/Twp/Rng	25-33-28	Class	101-Agricultural
Property Address		Acreage	40.0
District	BIG LAKE		
Brief Tax Description	n/a		

(Note: Not to be used on legal documents)

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Beacon™ Sherburne County, MN



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- County Road
- County-State Aid Highway
- Streams

Parcel ID	10-00325-1410	Alternate ID	n/a
Sec/Twp/Rng	25-33-28	Class	204-Non-Homestead Qualifying Single Res Unit, 101-Agricultural
Property Address		Acreage	37.22
District		BIG LAKE	
Brief Tax Description		n/a	

(Note: Not to be used on legal documents)

Owner: C/O JEFFREY S. JOHNSON

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Potential Uses:

- Current use is agriculture
- Towers up to 200'
- Day Care
- Sports Facilities
- Single or Multi Family Homes (possible)
- Other commercial uses

Demographics (2024)	1 Mile	3 Miles	5 Miles
Population	2,626	23,825	38,587
Total Households	983	8,656	13,726
Average Household Income	\$8,479	\$104,649	\$107,822



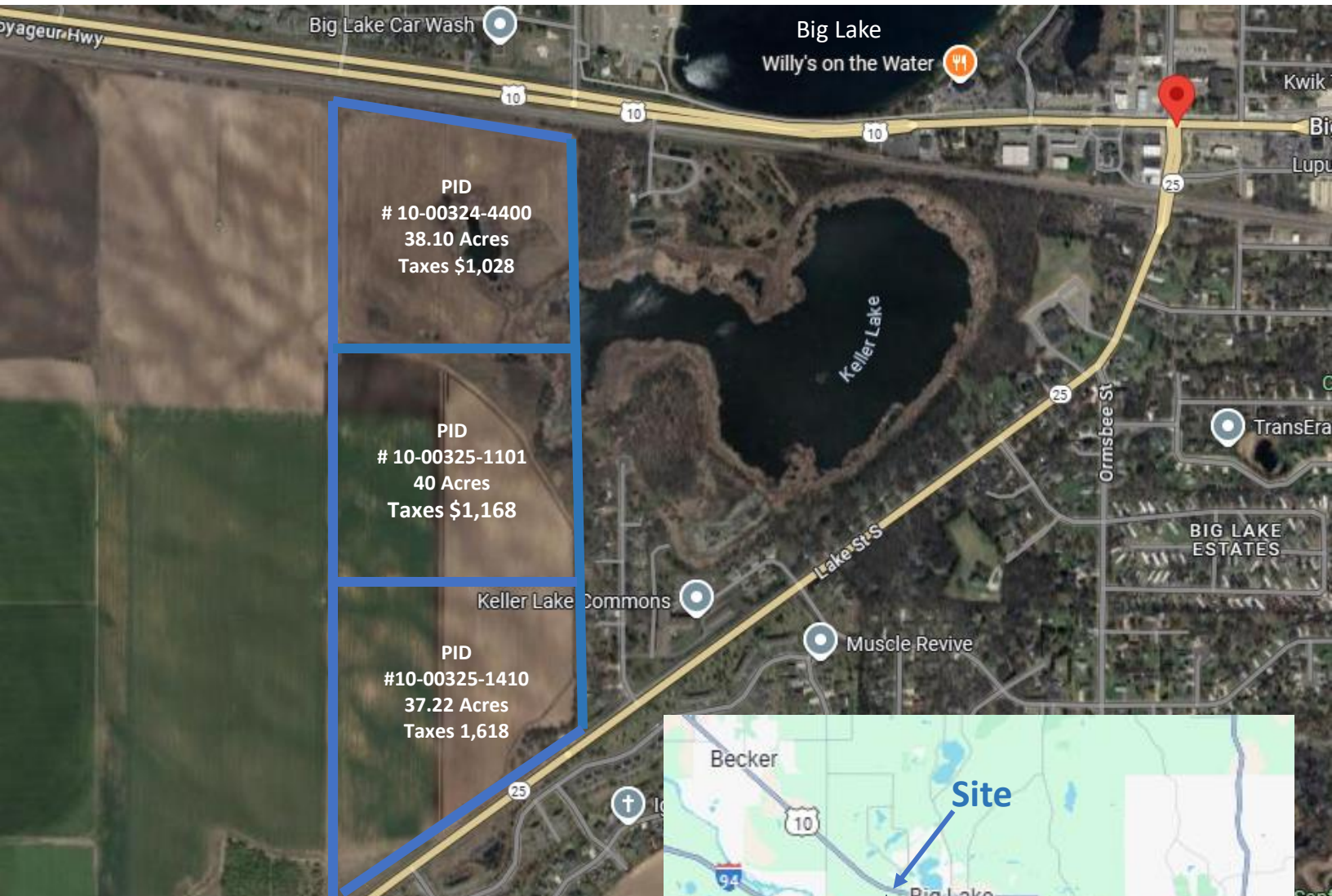
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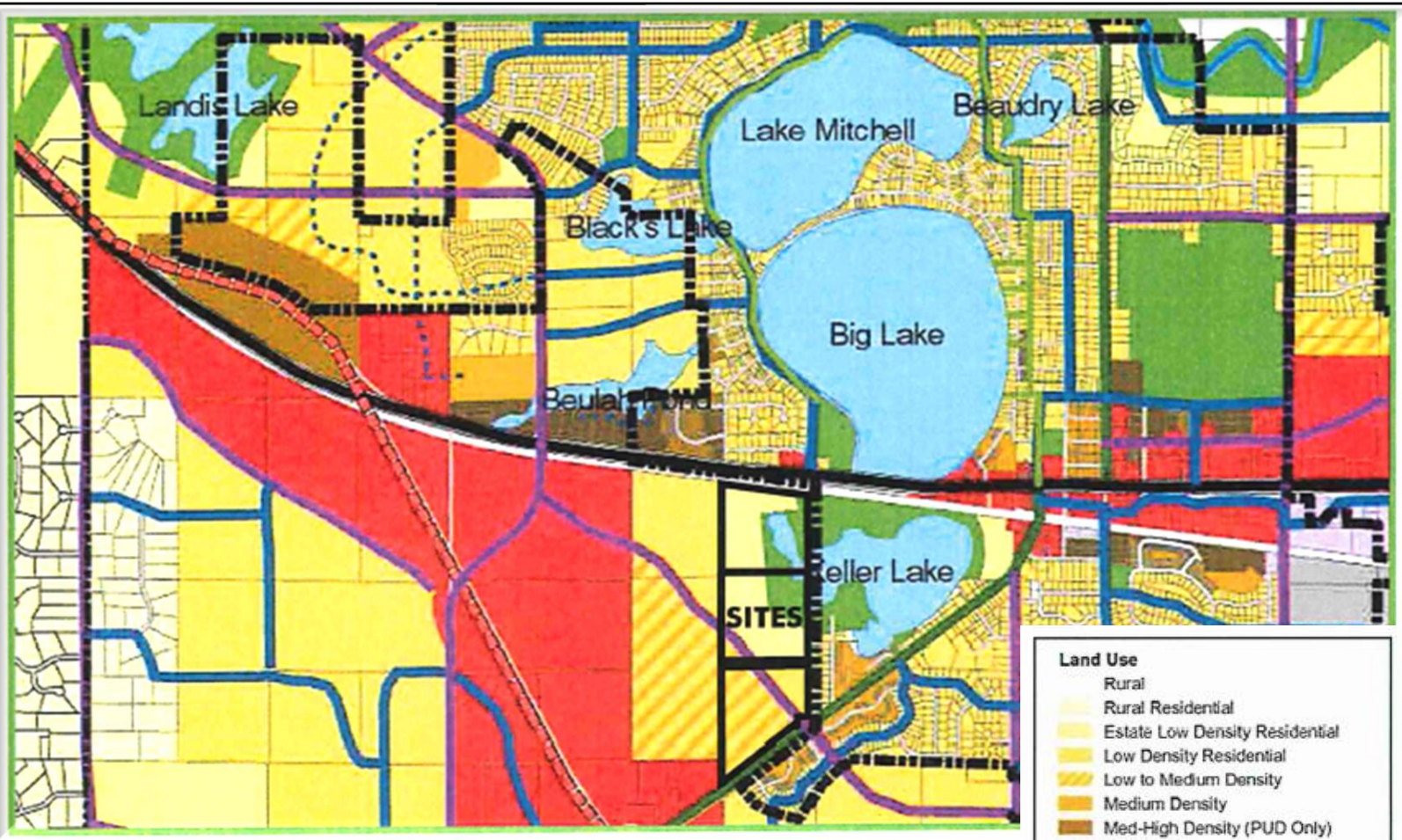
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Comprehensive Plan



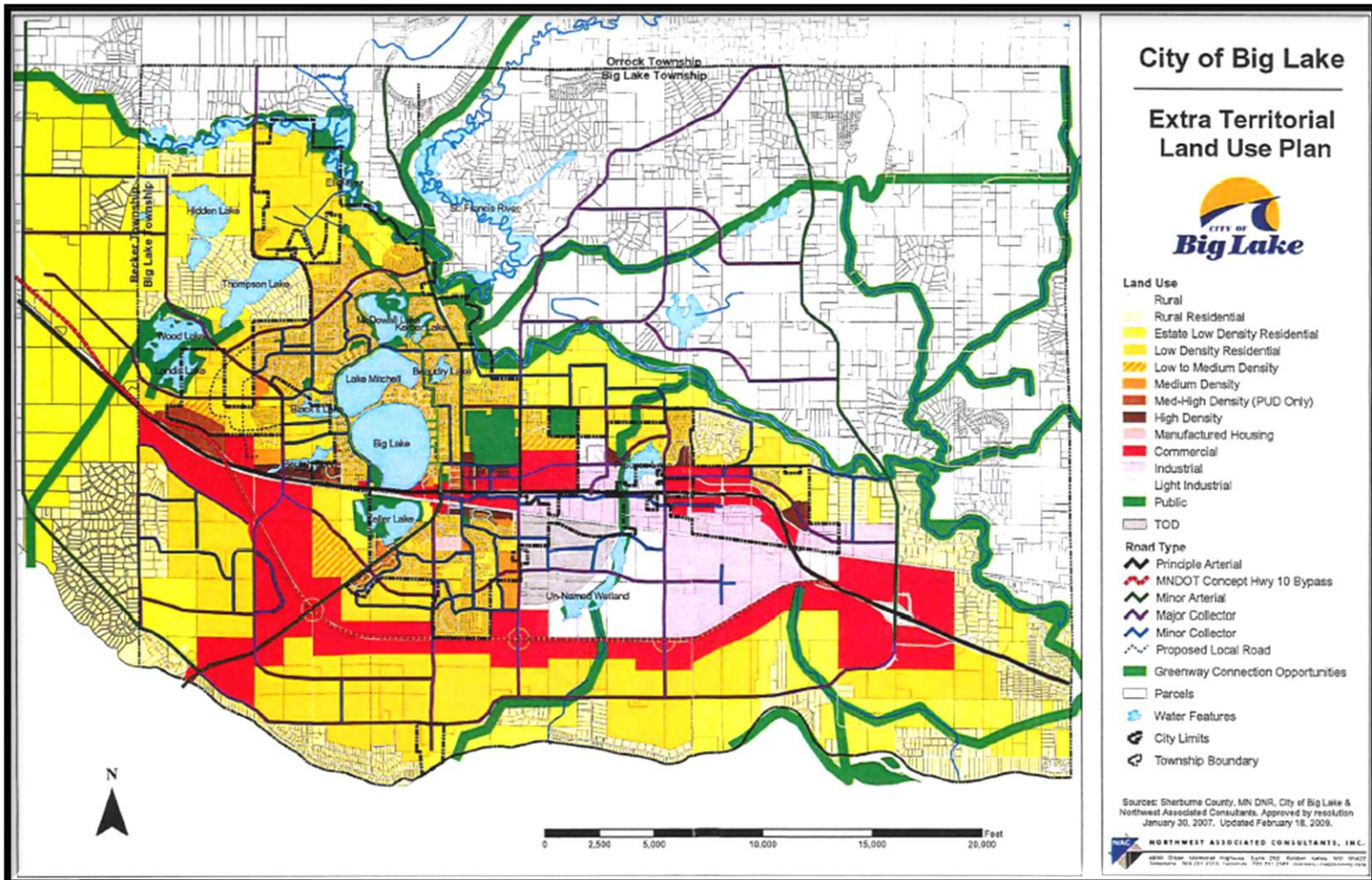
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Date Created: 10/6/2009
Map Scale: 1 in = 600 ft



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