

360 Property View

XXXX Hwy 70, Rock Creek, MN 55063

Lots & Land Acreage, Development

List #: **6605148**
Status: **Active**

List Price: **\$378,000**
Orig List Pr: \$378,000



Property ID: [tbd](#)
Tax Year: **2023**
Acres/Sqft: **27.030/1,177,427**
Taxable Acres: **27.03**
Min Lot Size:
Lot Size: **299*305*453*382*891*996*1555**
County: **Pine**
Postal City: **Rock Creek**
School Dist: **578 - Pine City ()**

Tax Amount: **\$609**
Assess Bal: **\$0**
Tax w/ Assess: **\$609**
Assess Pend: **No**
Homestead: **No**
Plat Recorded: **Yes**

List Date: **10/01/2024**
Rcvd by MLS: **10/01/2024**

[DOM:](#) **15**
[CDOM:/PDOM:](#) **0/15**

Directions: **Interstate 35 to Hwy 70 Rock Creek Exit (NW corner)**

General Information

Legal Desc: **SECT-20 TWP-038 RANGE-021 27.26 AC THAT PART OF NORTHEAST 1/4 DESC AS FOLL: BEG AT PT IN NORTH R/W LINE OF STATE HWY 70 WHICH IS 350 FT EAST OF POINT 75 FT NORTH OF CENTERLINE OF STATE HWY 70 & 799.9**

Section/Township/Range:

Land Lease: **Yes/\$800**

Rnt License: **Other**

Fract Ownr: **No**

Comp/Dev/Sub:

Fire #:

Insur Fee: **\$0**

Assoc Mgmt Comp:

Assoc Phone:

Assoc Fee: **\$0**

Restr/Covenant:

None

Land Inclusions:

Abstract, For Sale Sign

Improvements:

Public Road

Lot Desc:

Tree Coverage - Light

Utilities:

Cable Available, Electricity Available, None Connected

Road Frontage:

State

Pasture Acres:

Rd Responsible:

Public Maintained Road

Tillable Acres:

Zoning:

Agriculture

Wooded Acres:

Topography:

High Ground, Level, Rolling

Drainage:

Average

Develop Status:

Raw Land

Fencing:

Partial

Soil Type:

Crop Type: **Corn**

Builder Information

Builder Restrict: **Open**

Bldr Assoc Mbr:

Restricted to Bldrs: **(If limited or Closed BuilderRestriction) (NOTE: This space for listing Builder names ONLY.)**

Remarks

Agent: **Property is leased for crops. Property used to be Commercial. Easily change back for development.**

Public: **PRIME LOCATION! I35 and Hwy 70 27 Acres ready for development or hold for future. Excellent location on corner of Hwy 70 and Interstate 35. Adjacent property is a farm and a gas station/general store. Currently used as farming land.**

Financial

List Type: **Exclusive Right**

Lockbox Type:

Lockbox Source:

Financial Remarks: **Rates are coming soon. OPPORTUNITY here for upside investment.**

Sale Option: **Sell Entirely**

Assume Loan:

Listing Conditions: **Standard**

Agent/Office Information

Listing Agent: [Scott S Housman](#) 763-591-6000

Appointments: [ShowingTime](#)

Listing Office: [RE/MAX Results](#)

Office Phone: **763-591-6000**

MLS #: **6605148** [XXXX Hwy 70., Rock Creek, MN 55063](#)