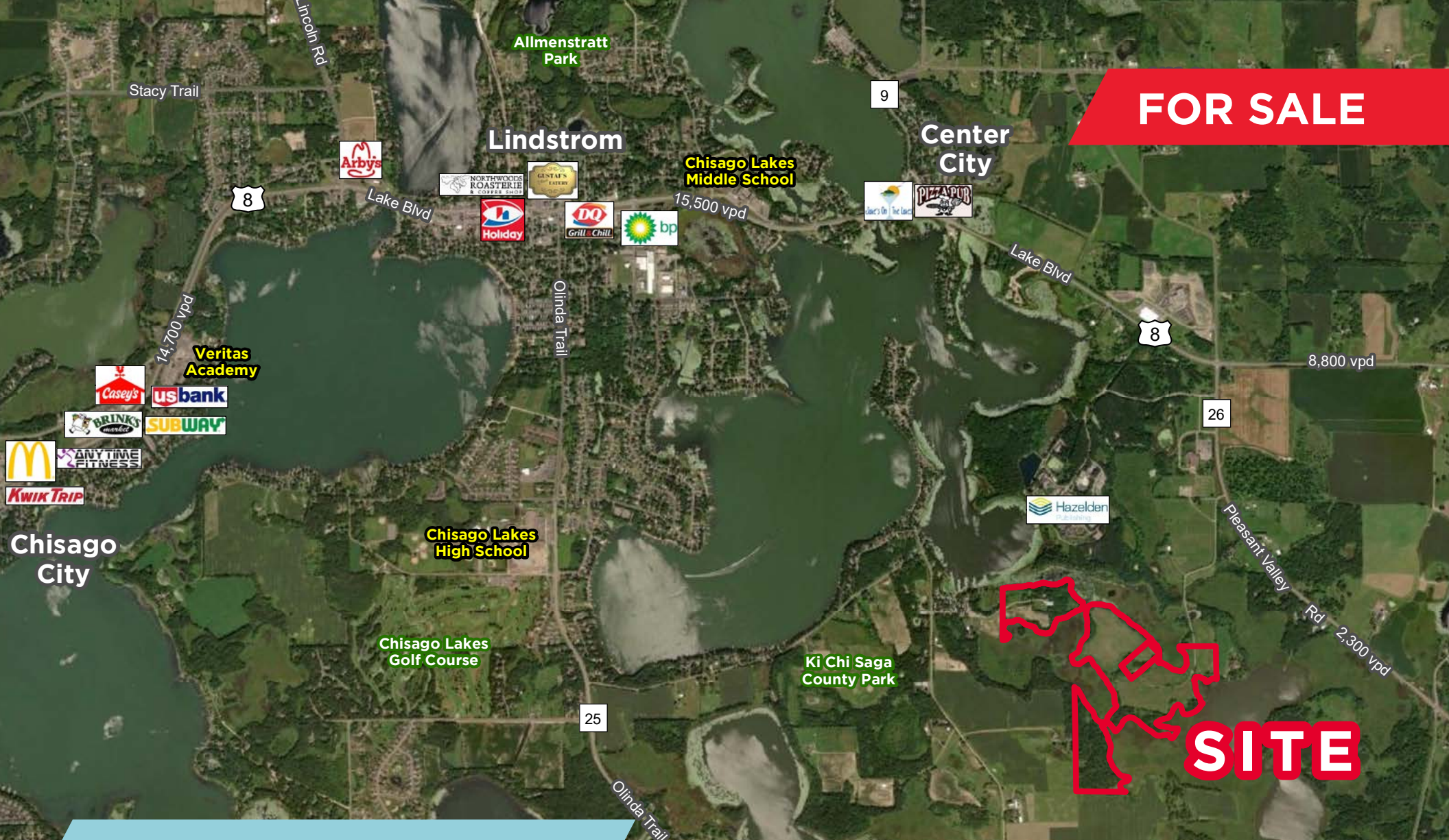


FOR SALE



LAND INVESTMENT OPPORTUNITY

116 ACRES FRANCONIA TOWNSHIP, MN

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ben.drew@cushwake.com

JACLYN MAY
Executive Director
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116 ACRES

FRANCONIA TOWNSHIP, MN

Property Information

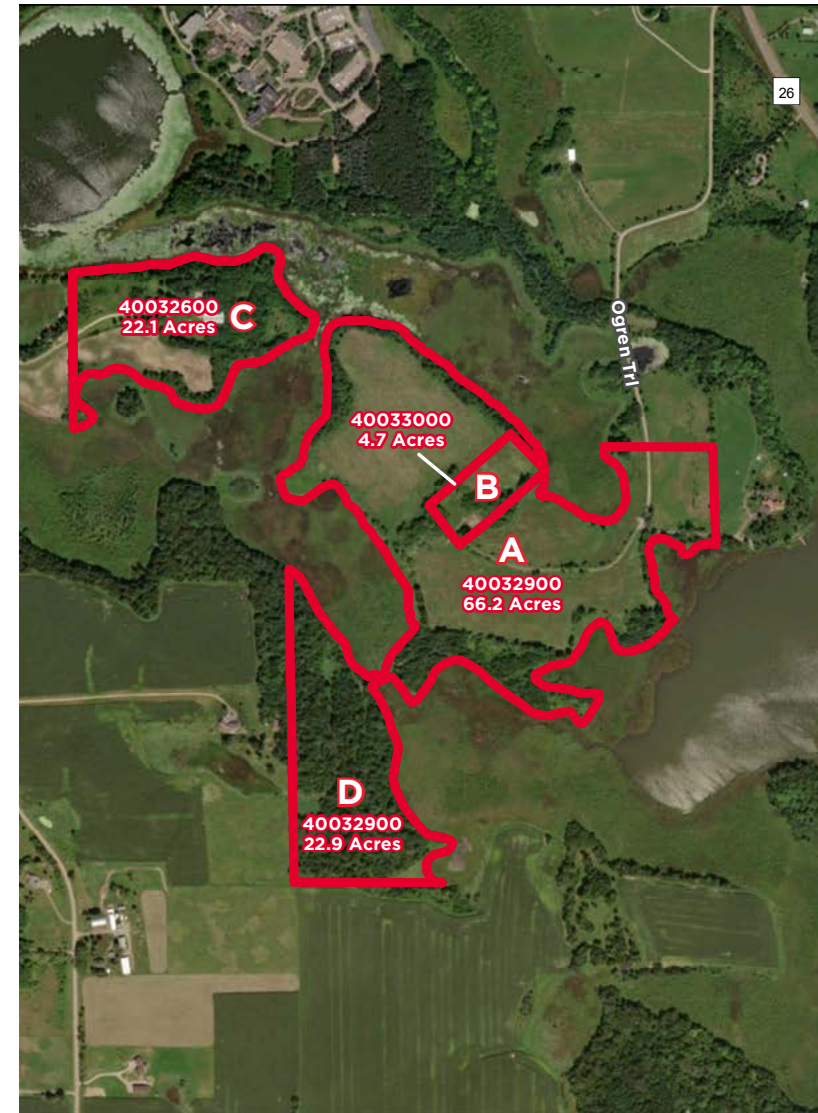
	Gross Acres	Asking Price Per Acre	Bldg SF +/-	Asking Price Per Bldg SF	Total Asking Price
A	66.2	\$30,000	N/A	N/A	\$1,986,000
B	4.7	\$30,000	N/A	N/A	\$141,000
C	22.1	\$35,000	10,000	\$50	\$773,500 + \$500,000 = \$1,273,500
D	22.9	\$30,000	N/A	N/A	\$687,000

Property Highlights

- HBFF excess land for sale
- Property currently in Franconia Township
- Gross Acreage: 115.90
- Property can be subdivided
- Taxes: TBD
- Zoning: Agricultural

Demographics (2023)

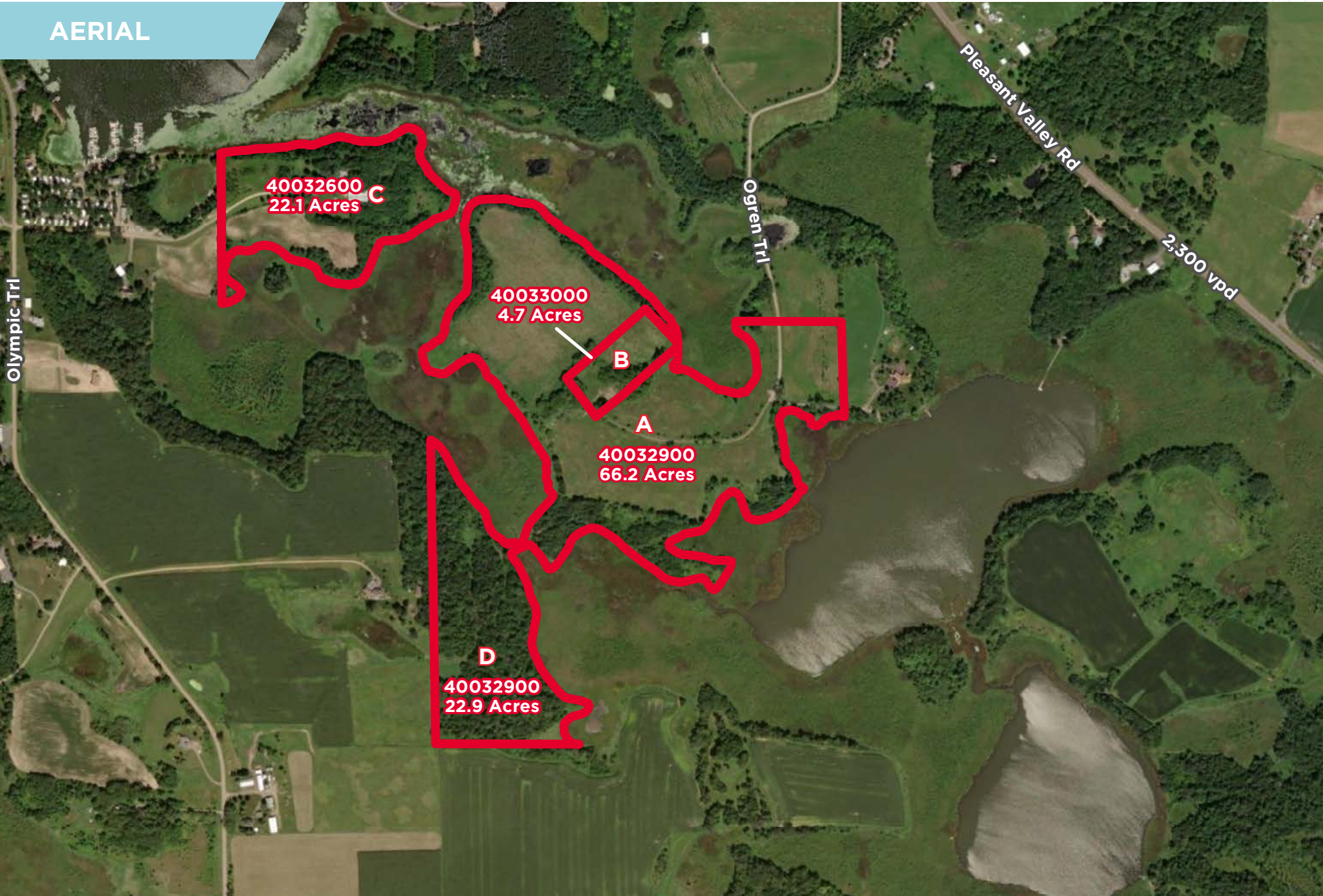
	1 Mile	3 Miles	5 Miles
Population	370	7,374	15,523
Households	134	2,934	6,063
Average HH Income	\$105,583	\$118,928	\$118,034
Daytime Population	323	3,934	6,156



1116 ACRES

FRANCONIA TOWNSHIP, MN

AERIAL



1116 ACRES

FRANCONIA TOWNSHIP, MN

AERIAL



1116 ACRES

FRANCONIA TOWNSHIP, MN

PARCEL C

Gross Acres: 22.1

Bldg SF: 10,000 +/-

Parcel also includes a house, 2-car garage, small horse stable, and several small outbuildings.



1116 ACRES
FRANCONIA TOWNSHIP, MN

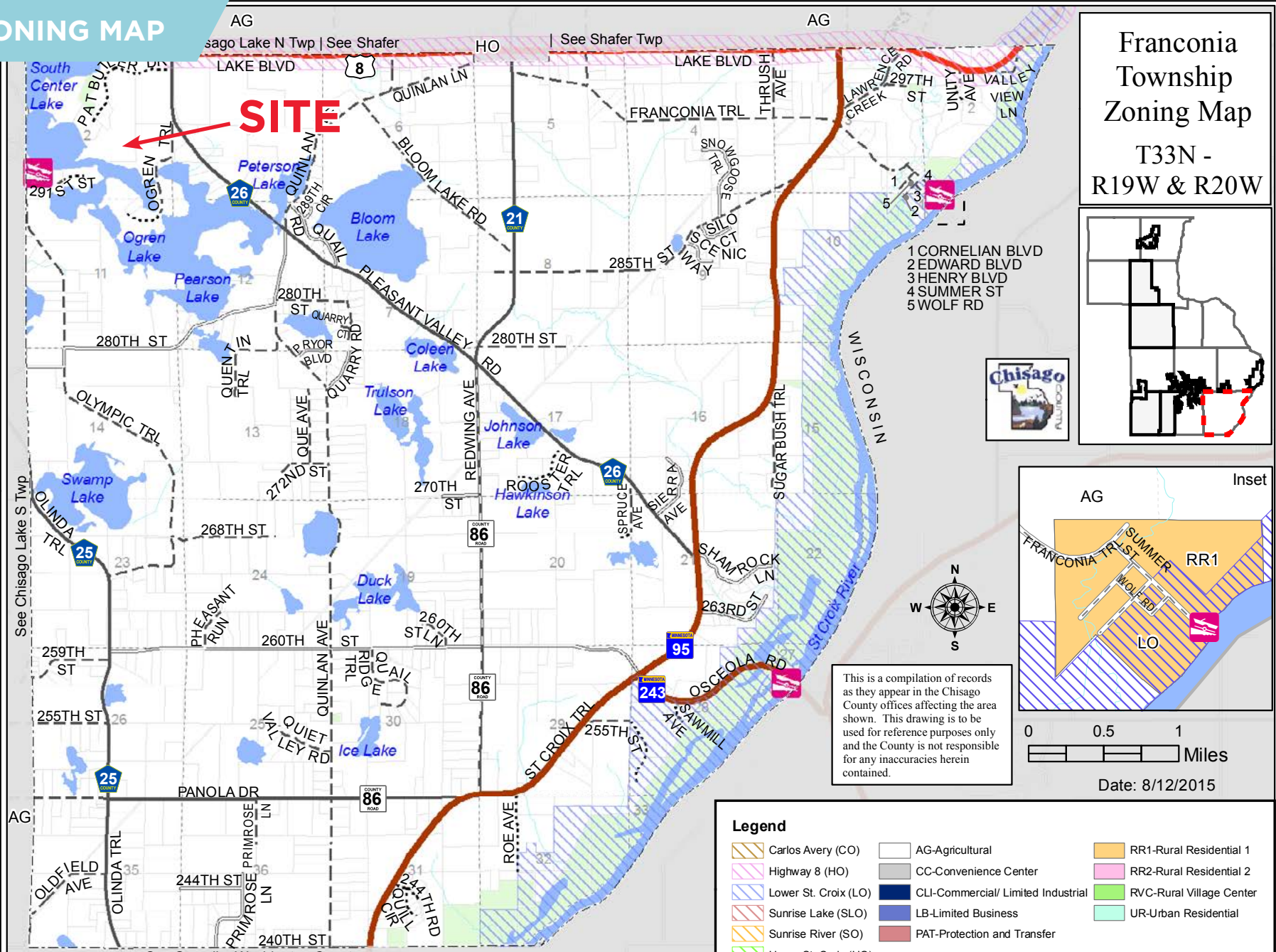
PARCEL C



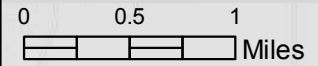
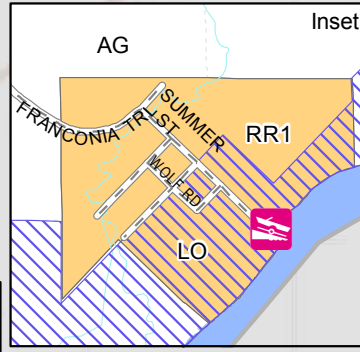
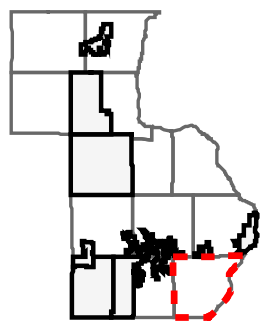
1116 ACRES

FRANCONIA TOWNSHIP, MN

ZONING MAP



Franconia Township Zoning Map
T33N - R19W & R20W



Date: 8/12/2015

This is a compilation of records as they appear in the Chisago County offices affecting the area shown. This drawing is to be used for reference purposes only and the County is not responsible for any inaccuracies herein contained.

Legend		
	AG-Agricultural	RR1-Rural Residential 1
	CC-Convenience Center	RR2-Rural Residential 2
	CLI-Commercial/ Limited Industrial	RVC-Rural Village Center
	LB-Limited Business	UR-Urban Residential
	PAT-Protection and Transfer	



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