

# PRIME DEVELOPMENT GROUND 110± ACRES ANOKA COUNTY, MN

# LAND FOR SALE

# Big Iron REALTY

[ EXPERTS IN SELLING LAND ]

PRICED AT  
**\$1,650,000**



Contact Your Listing Agent

**Michelle Weinzetl 763.300.5055**

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## Information

BigIron is pleased to offer this exceptional 110± acres in Anoka County, MN. Prime development property for residential small acreage lots. The seller will entertain subdividing the 110 acres if you're looking to build your dream home on an acreage. Entrepreneurs and business owners check out the commercial potential on the corner of Highway 22/Baugh Street NW and 181st Ave NW. Approximately 75 acres tillable ground with balance in woods/open land. Great 1031 exchange property in an area experiencing exponential growth. Endless potential! Location-Location-Location



## Legal

THE SE1/4 OF SW1/4 OF SEC 31 TWP 33 RGE 25, EX S 664.30 FT OF W 655.73 FT THEREOF, EX RD, SUBJ TO EASE OF REC; THE NE1/4 OF SW1/4 OF SEC 31 TWP 33 RGE 25, EX RD, SUBJ TO EASE OF REC; THE NW1/4 OF SW1/4 OF SEC 31 TWP 33 RGE 25, SUBJ TO EASE OF REC, all in Anoka County, MN, containing 110± acres.

## Location

From 169 in Elk River follow 181st Ave (Highway 12) to Baugh Street NW. North on Baugh Street NW. The property is on the west side of the road.

## 2023 Taxes

\$1,803.20

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