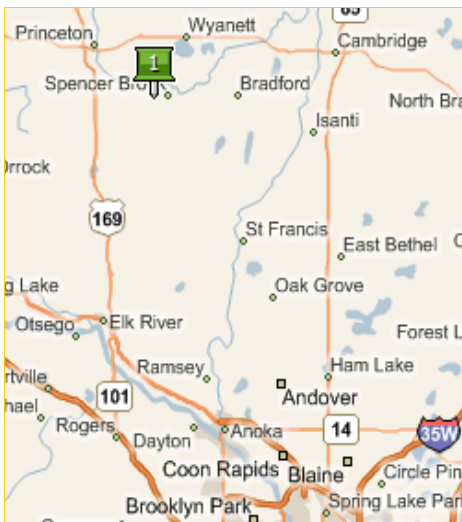


# 26 Acre Parcel in Spencer Brook Township



Intersection of Tiger St NW  
and 305th Ave NW

## Perfect for Your New Hobby Farm or Potential Income Property



Nice corner acreage with a stand of trees. Perfect location for your new country home and adjacent organic hobby farm!

Build your dream home on this beautiful corner parcel just 45 minutes north of Anoka. The existing stand of trees provides the perfect shelter for your new home summer and winter. Establish your own organic hobby farm for fun and profit on the remaining tillable acreage. Enjoy the serenity of wildlife observation from your front or back porch.

Farm living not your style? Invest in this prime opportunity close to the main drag from the Twin Cities to Brainerd and the Mille Lacs Lake area. Great spot to lease as supplemental crop land or grazing pasture. Cash in for development when the time is right.

- Corner location near pond area
- 45 minutes from Anoka
- Neighboring 40 acre parcel also available

**\$97,777**

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*Delivering Exceptional Positive Results*

**Ron Touchette, Broker**  
612.227.6163

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

**Kurt Nowacki, Realtor®**  
612.227.6163

[kurt@rocksolidcommercial.com](mailto:kurt@rocksolidcommercial.com)

**Matt Touchette, Realtor®**  
612.685.2237

[matt@rocksolidcommercial.com](mailto:matt@rocksolidcommercial.com)

Contact::

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

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**Intersection of Tiger St NW  
and 305th Ave NW**

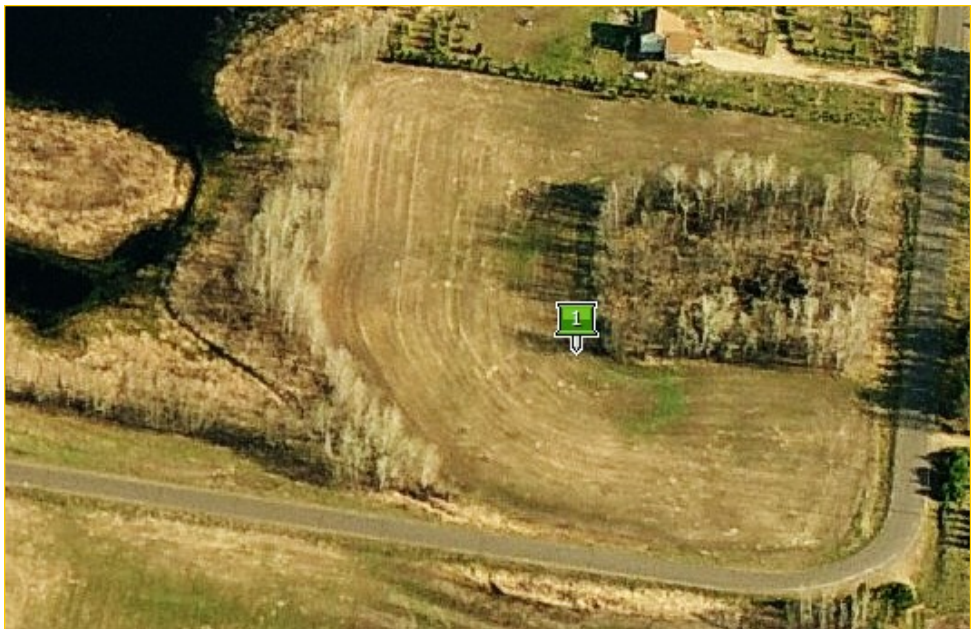
## Site Data



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

Last Updated: Tuesday, June 02, 2009

<b>Listing Price:</b>	\$97,777
<b>Includes:</b>	Land
<b>Location:</b>	0 Unassigned Address Spencer Brook Township, MN 55371
<b>PID Number:</b>	090560020
<b>Legal Description:</b>	Secxt-18 Twp-035 Range-025 Wilderness Ponds 26.00 Ac Outlot A
<b>Zoning:</b>	Agricultural/Residential-Single
<b>Topography:</b>	Trees, Level Agricultural
<b>Utilities:</b>	Water Sewer Fuel Electric
<b>Lot Size</b>	26 Acres
<b>Neighboring:</b>	Agricultural/Residential
<b>General:</b>	Great agricultural land for your personal farming, or lease out as a potential income property. Great spot for your new home on acreage! HOBBY FARM!



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