

40 Acre Parcel in Spencer Brook Township



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

Perfect for Your New Hobby Farm or a Potential Income Property



Ideal location for your new country home and orchard!

Establish your country estate on this large open acreage just 45 minutes north of Anoka. The tree-lined expanse is ideal for a small orchard or vineyard. Easy access off Highway 169 via developed roadway. Across the street from a scenic pond area—enjoy the serenity of wildlife observation from your front or back porch.

Country living not your style? Invest in this prime opportunity just off 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.

- Large, tree-lined parcel
- 45 minutes from Anoka
- Neighboring 26 acre parcel also available

\$137,777

Rock Solid
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Providing Exceptional Personal Service

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Delivering Exceptional Positive Results

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Site Data

Listing Price:	\$137,777
Includes:	Land
Location:	0 Unassigned Address Spencer Brook Township, MN 55371
PID Number:	090180802
Legal Description:	Sect-18 Twp-035 Range-025 40.00 Ac NE/4 Of SE/4
Zoning:	Agricultural/Residential-Single
Topography:	Trees, Level Agricultural
Utilities:	Water Sewer Fuel Electric
Lot Size	40 Acres
Neighboring:	Agricultural/Residential
General:	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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Last Updated: Monday, April 12, 2010

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