

Investment

Development

Single
Family

Multi-
Family

Commercial & Industrial



Gonyea Land Company

-- Land Is All We Sell!

FOR SALE

For More Information
Please Contact:

**Jenny
Kilkelly**

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Cell 612-759-5222

Email

jenny@gonyealand.com

**GONYEA LAND
COMPANY**

211 RIVER RIDGE CIRCLE S.
SUITE 100
BURNSVILLE, MN 55337

Phone: 952-882-1112

Fax: 952-882-1531

www.gonyealand.com

Future Development

LAND FOR SALE

at Investment Prices!!!

66.49 Acre Farm

City of Prior Lake -

Spring Lake Township, MN



*****Major Price Reduction*****

NEW SALE PRICE = \$ 864,370

* The information provided herein has been compiled from various sources. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective Purchaser should carefully verify all information contained herein and check with the various governmental authorities prior to final purchase.

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PROPERTY INFORMATION

PRICE:	Good investment, \$13,000 per acre. Includes land and improvements. House and buildings to be sold "AS IS". Value is in the land.
CITY:	Prior Lake / Spring Lake Township
SCHOOL DISTRICT:	Prior Lake/Savage - ISD 719
SIZE:	Approximately 66.49 acres
CURRENT ZONING:	Scott County: UER Rural Residential (1 per 40)
COMP Plan:	City of Prior Lake: Single Family Residential
USE:	Land is rented for farming. House is rented. Future use Residential Dev.
BUILDINGS:	House, Barns, Sheds
UTILITIES:	Electric, well, septic, gas, no sewer and water near by.
ASSESSMENTS	Green Acres deferred taxes ***verify with city and county***
LOCATION:	SW corner of Marschall Road and 160th Street in Spring Lake Township
PROPERTY FEATURES:	Incredible Investment Opportunity with small income producing opportunities. Future Use— Single Family Development . Beautiful tillable acreage for farming. Trees and Water on and nearby. Very close to Mystic Lake, Canterbury Downs, Valleyfair, and major retail & commercial establishments . Easy access to 169.
TERMS:	Cash. Will consider other terms.
FUTURE /POSSIBLE USES:	Property is designated to be annexed into the City of Prior Lake according to the orderly annexation agreement/map between Prior Lake and Spring Lake Township. Would most likely happen as soon as sewer and water reaches the property. Zoned UER according to the Scott County Comp plan. Possible Residential Single Family Development once annexed into Prior Lake

NOTE: future uses and scenarios presented are only options and suggestions. Any buyer and/or buyers agent will need to verify with the governmental agencies as to if the suggestions are viable options

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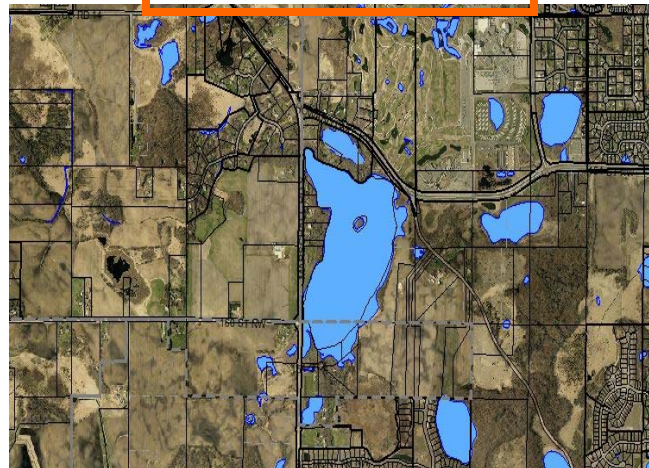
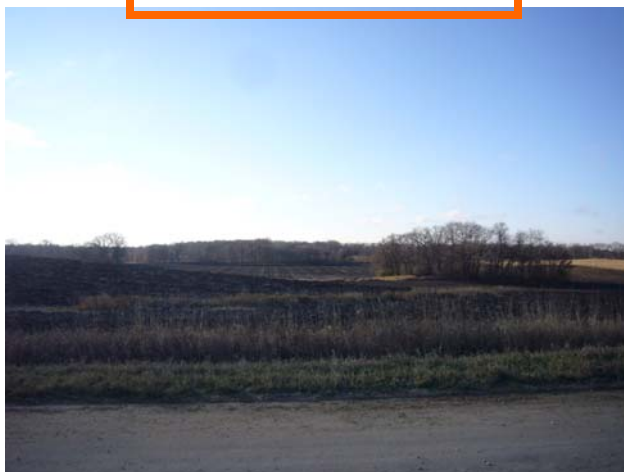
Commercial & Industrial

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Rolling Topography

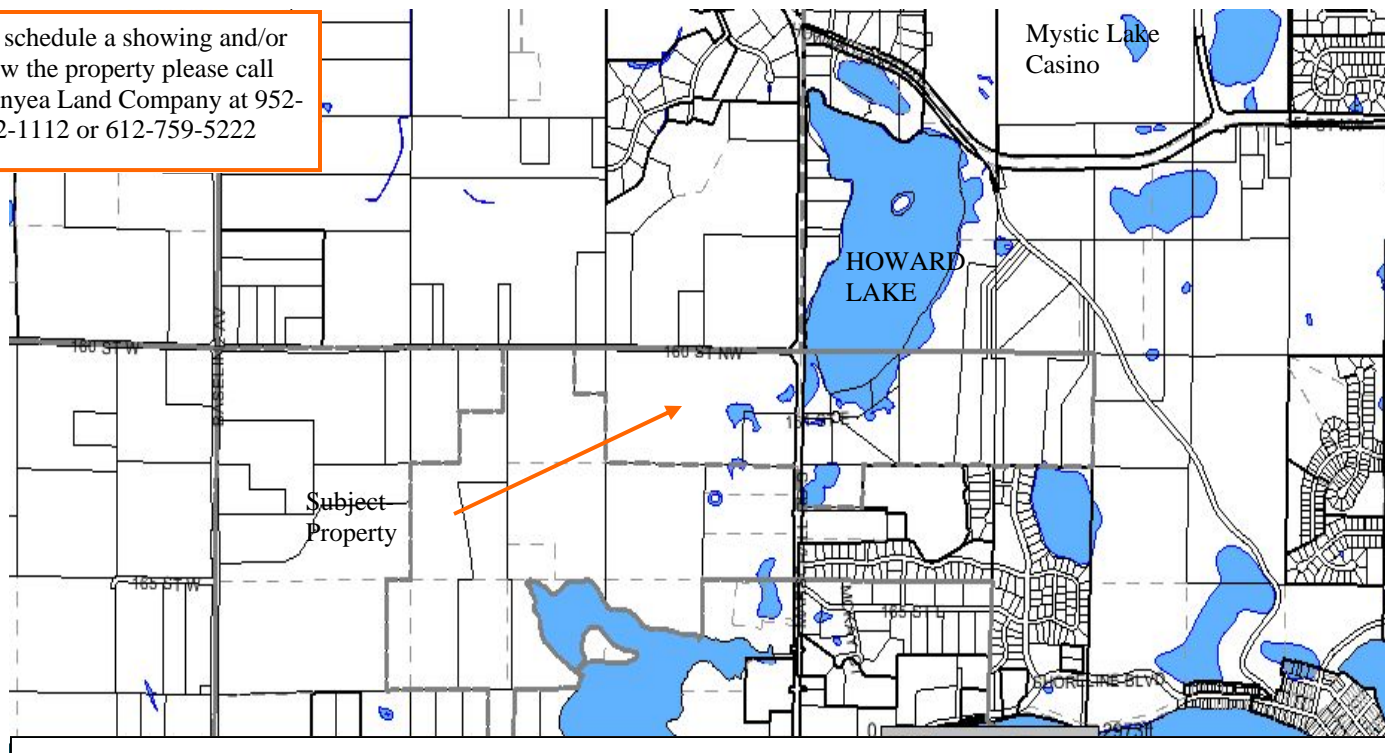
66.49 Acres—approx. 51 tillable



DIRECTIONS TO PROPERTY:

- From 169 in Shakopee take the (County Road 17) Marschall Road Exit.
- Go South on Marschall Road approximately 3 miles to 160th Street NW
- Take a Right on 160th Street NW
- First Property on the left hand side. Located on the south west corner of the intersection of Marschall and 160th St NW

To schedule a showing and/or view the property please call Gonyea Land Company at 952-882-1112 or 612-759-5222



Investment

Development

Single Family

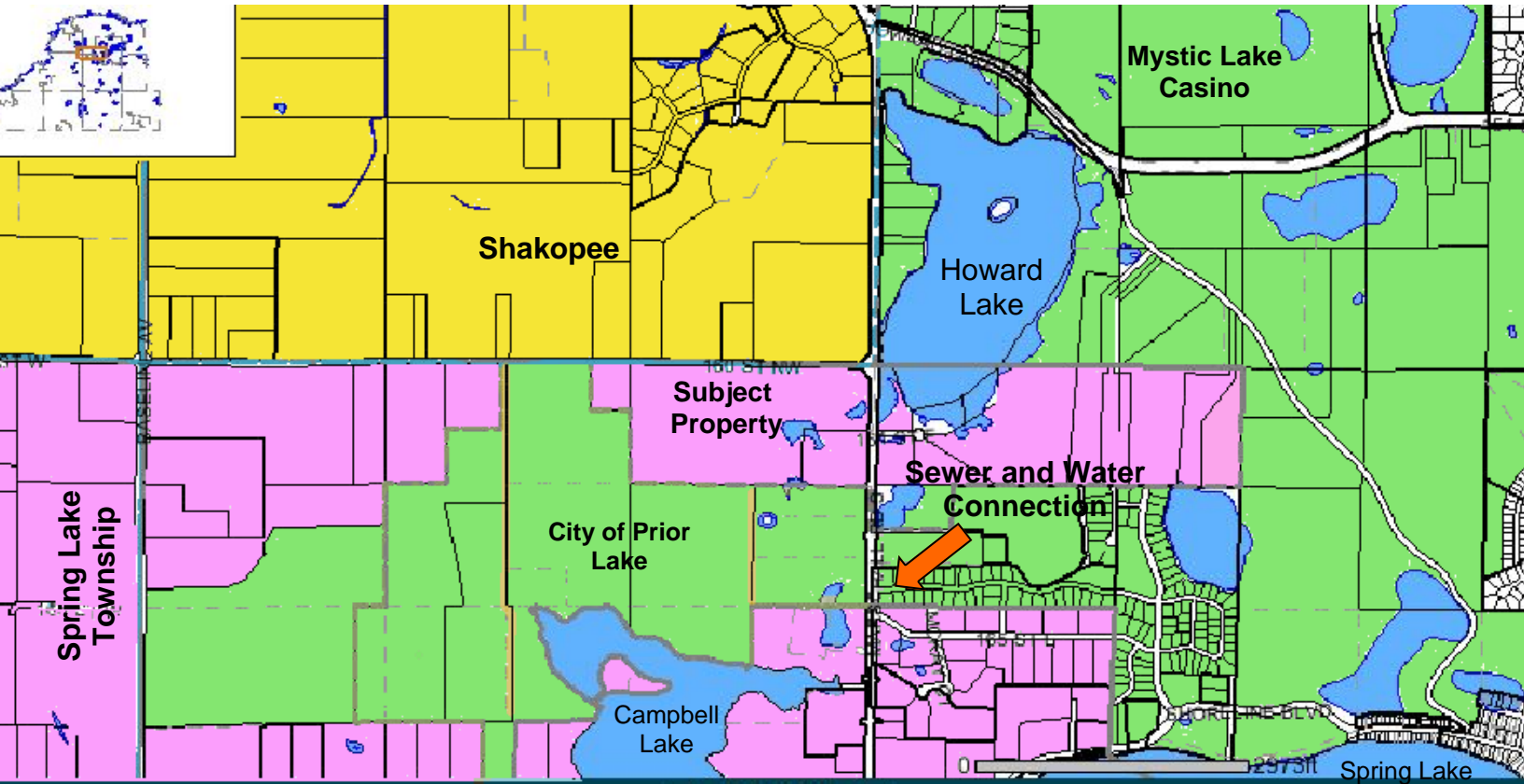
Multi-Family

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Legend

	Shakopee
	Spring Lake Township
	City of Prior Lake
	Howard Lake
	Campbell Lake
	Spring Lake
	Subject Property
	Sewer and Water Connections

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**66.49
acres
Prior
Lake/
Spring
Lake
Township,
Mn**



Best of both: Trees and Farmland

View Standing on the Property
looking over Howard Lake.



Property overlooks this beautiful
natural wetland area to the South



Looking over Howard Lake at
the Property

