



**AMERICAN
LEGACY**
LAND CO

FOR SALE

COMMERCIAL PROPERTY

Big Lake, MN

52 +/- Acres

OFFERED AT:

\$2,500,000

ABOUT THIS PROPERTY:

ATTENTION INVESTORS! This is an incredible opportunity to own 52 +/- acres of prime commercial property with multiple income streams and endless potential. Strategically located between Highway 10 and I-94, this high-exposure corridor sees 20,000+ vehicles per day, making it ideal for future development, solar farms or expansion.



www.AmericanLegacyLandCo.com



More About this Property:

This property currently generates steady annual income from a solar garden easement, 40 +/- acres of leased farmland (year to year), and rental income from storage buildings. With opportunities for additional income through storage expansion, land leases, future gas stations or solar projects, this site offers exceptional upside in a high-demand area. This is a rare investment opportunity in an unbeatable location!

Directions: From Big Lake head north on Hwy 10, then take a left on County Rd 81 and take another left on Highway 25. The property is on the corner of County Rd 81 and Highway 25.

Coordinates: 45.3159, -93.77613

Legal Description: THAT PT OF W 1/2 OF SW 1/4 LYING NWLY OF NLY ROW OF ST HWY 25 EXCEPTING THEREFROM THE N 1509.65 FT OF E 768.30 FT OF SAI D W 1/2 OF SW 1/4 & ALSO EXCEPTING THEREFROM PARCEL 6 SHERB CTY ROW PLAT 26 PER Sherburne County, MN

Taxes: \$2,516

Income Potential: Long Term

FEATURES:

- 52 +/- acres
- Highly sought after location
- High traffic corridor between Hwy 10 & I-94
- 20,000 + vehicles drive by daily
- Corner lot
- High visibility
- Long term income potential

**SHERBURNE COUNTY,
MINNESOTA**



**AMERICAN
LEGACY**
LAND CO.

**HELPING YOU BUY
AND SELL LAND**







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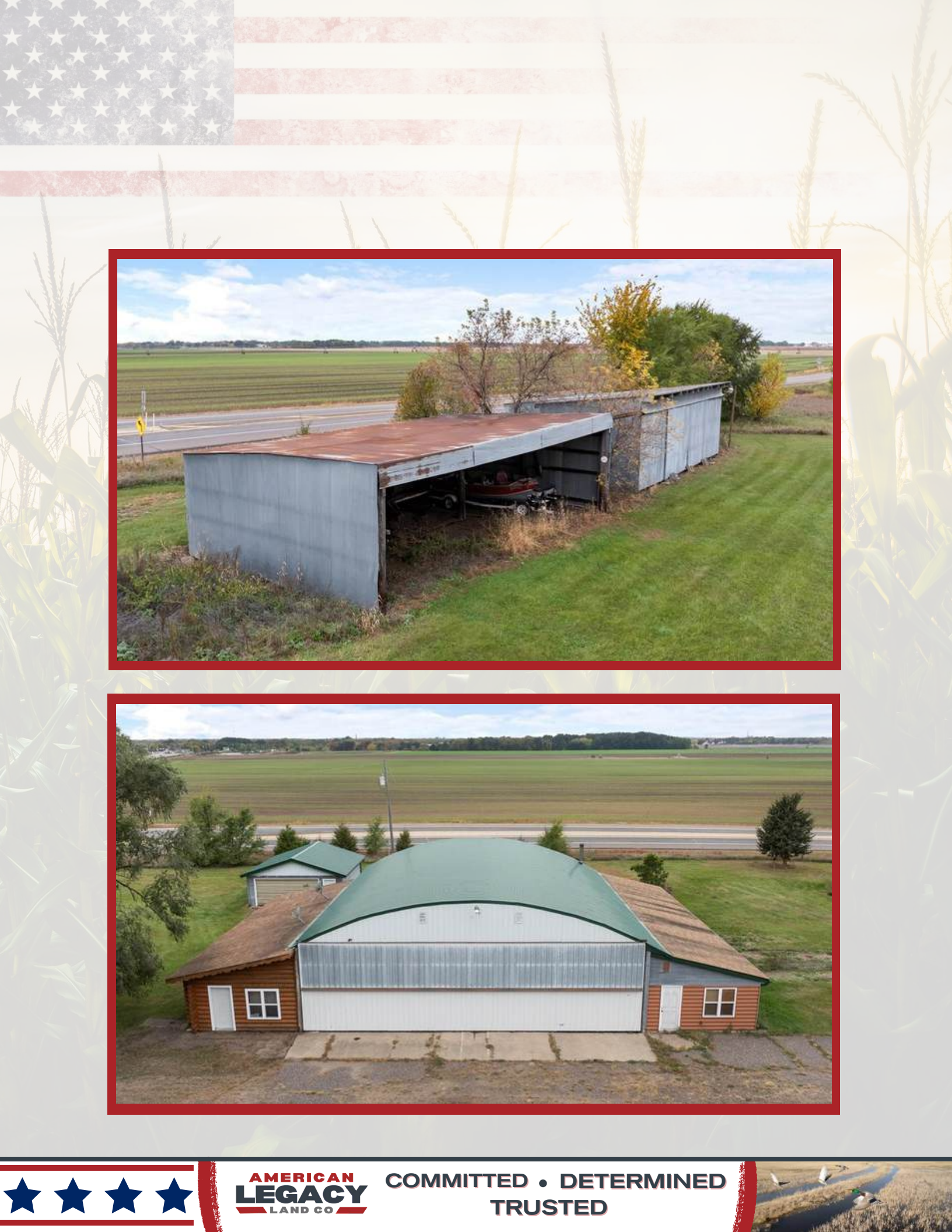
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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LEGACY
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COMMITTED • DETERMINED
TRUSTED



Listing Agents:

Jordan is originally from Western Wisconsin where he grew up hunting and learning a love for the land and outdoors. From an early age Jordan has had a passion for wildlife and creating better habitat. What started out as a hobby, has now turned into his dream career.

Jordan enjoys sharing his knowledge and experience with other outdoorsmen. Having spent many years working within the hunting industry- his knowledge and passion for land and land management only grew. He continues to travel the Midwest hunting and learning about regions and their land practices. His expertise is proven through his sweat equity for himself and his clients, with their success in the woods. Having the ability to break down a property to set it up for success is Jordan's strong suit, as well as finding the ideal property for the outdoorsmen.

An active member in the National Deer Association, Backcountry Hunters and Anglers, National Wild Turkey Federation, and Ducks Unlimited, Jordan enjoys giving back to wildlife and conservation while getting youth involved in the outdoors.

Whether you are looking for hunting land, developable land, farm, a cabin, or country living, in MN or IA, Jordan is your expert on the buy/sell side as well as land consulting. You'll find him in the woods or on the lake year round.

Jordan currently lives in the Brainerd Lakes Area of MN with his wife, Greta, and two kids Dawson, Presley and their black lab, Tilly.



Jordan Yira

LAND AGENT
AMERICAN LEGACY LAND CO.
320-333-8867
Jordan@AmericanLegacyLandCo.com

Paul grew up in the Brainerd Lakes Area and brings over 24 years of sales expertise and customer service to the real estate industry. Paul has a deep passion for the outdoors and is a lifelong hunter with extensive knowledge of whitetail deer and land management. Paul specializes in helping his clients find their perfect property and is dedicated to turning his clients' dreams into reality.



Paul Lauer

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