

ALL FIELDS DETAIL



MLS #	129278	# Acres	20.1-40.0
Status	Active	Waterfront	None
Type	Residential	Road Type	Gravel
Address	XXX Birch Creek Rd	Water	None
Address 2		Sewer	None
City	Sturgeon Lake	Natural Gas	No
State	MN	Electricity	At Street
Zip	55783		
Area	NORTH PINE CNTY		
Class	Land		
Asking Price	\$85,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

General Date	9/27/2006	My Info 9 Agent	MARK KINSMAN-(218) 310-9183
My Office Info List Team		Sell Team	
Listing Office 1 CBB	RE/MAX CLOQUET-(218) 878-1111	CSB	0
Dual Commission Agreement	No	CFA	0
Owner Phone		Listing Date	9/27/2006
		Legal	NW 1/4 of SE 1/4 Less Part North of Birch Creek less RR
Approx. Lot Dimensions	Irreg	Approx. Acreage	33.799999
Lake/River Name		Lake/River Frontage	
Section	21	Township	045
Range	021	Subdivision	-
Taxes	302.00	Tax Year	2006
Associated Document Count		Original Price	\$99,000
Photo	NONE	Virtual Tour	
Major Area	Minnesota,Pine County	DOM	759
\$/Apx Acres	\$2,541.42		

FEATURES

UTILITIES	None	IMPROVEMENTS-LAND	Public Road	PROPOSED FINANCING	Conv/Ins Conv Cash	SHOWING INFORMATION	Sign on Property
LOT DESCRIPTION	Rolling High Wooded	VIEW	Typical	LISTING TYPE	Excl Right to Sell	POSSESSION	Immediate
		OPTIONS	Sell Entirely			PUBLIC SCHOOL DISTRICT	577 (Willow River)

FINANCIAL

Classification	H	APN	R040203000
Assessments	No	Assessment Amount	
Zoning	R	Leased Land	No
Directions	I35 to Sturgeon Lake Exit. West on CR 46 to Birch Creek Road, South to sign & property	Off Market Date	
Mapping		Tax ID	
Update Date	9/24/2008	Status Date	9/29/2006
HotSheet Date	9/24/2008	Price Date	9/24/2008
Input Date	9/29/2006	Addendum	

PUBLIC REMARKS

Hunting land or building site, this parcel has it all. 32 acres of high land with mature hardwood and pine trees. Abundant wildlife live here. There are deer, bear, grouse and wild turkeys present. Land has been approved for building by the town board. One half mile of frontage on the Soo Line Trail. Property goes from Birch Creek Road to the orange pole down the trail. Over 1 mile of groomed trails on property. Wild raspberries abound.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.