

FOR SALE



Highway 61 & 130th Street N

HUGO, MINNESOTA

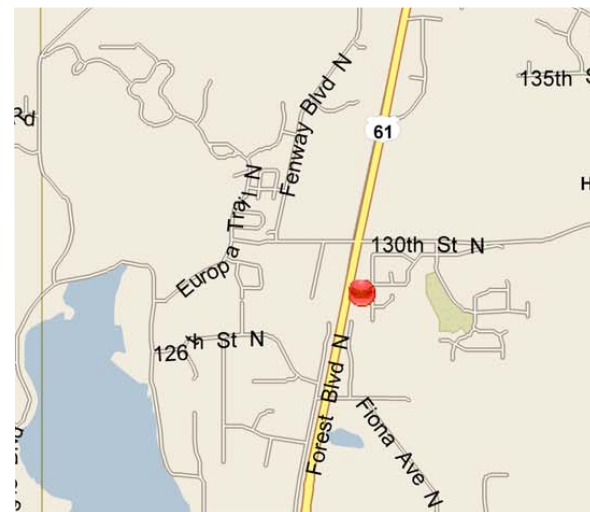


Property Amenities

- > Located in the SE quadrant of Highway 61 & 130th street
- > 3.34 acre site
- > Sale price - \$290,000
- > Zoned residential
- > Water, sewer, electrical and gas at site

Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	1,530	9,836	33,232
Average Household Income	\$59,320	\$56,266	\$54,493
Median Household Income	\$65,690	\$69,215	\$68,822



COLLIERS INTERNATIONAL
4700 Lexington Avenue N, Suite B
Shoreview, MN 55126

www.colliers.com

MIKE BRASS
952 837 3054 direct
612 750 4312 mobile
mike.brass@colliers.com

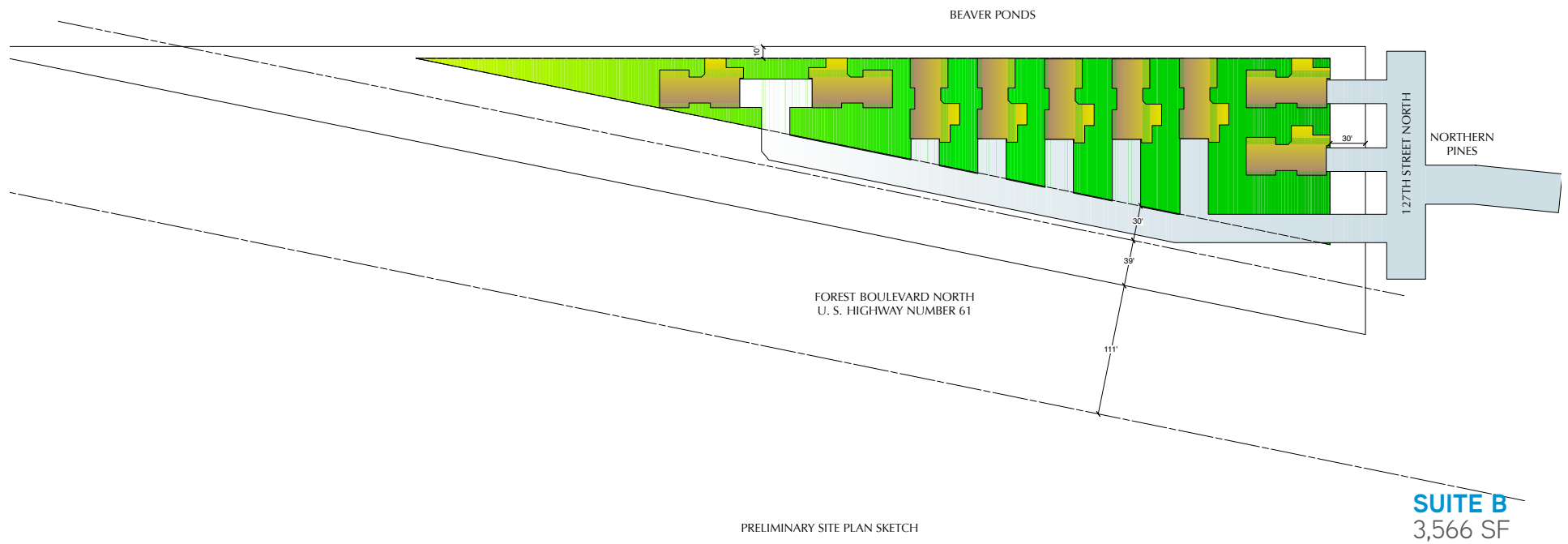
Highway 61 & 130th Street N

HUGO, MN



SAMPLE SITE PLAN

3.34 acres



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PARCEL SKETCH

FOR: JUDD JACKSON

CITY OF HUGO

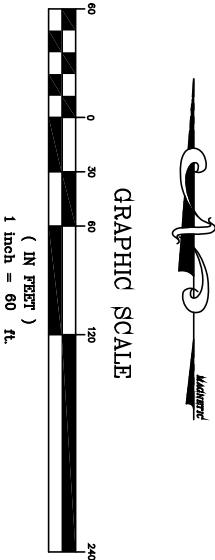
LEGEND

- Denotes iron pipe monument found as labeled
- ✱ 987.65 Denotes existing ground elevation
- Denotes existing sanitary sewer
- Denotes existing watermain
- PP.O Denotes power pole
- Denotes overhead wire

Orientation of this bearing system is based upon the East line of the Northeast 1/4 of Section 31, Township 31, Range 21 having a bearing of S 00°05'19" E.

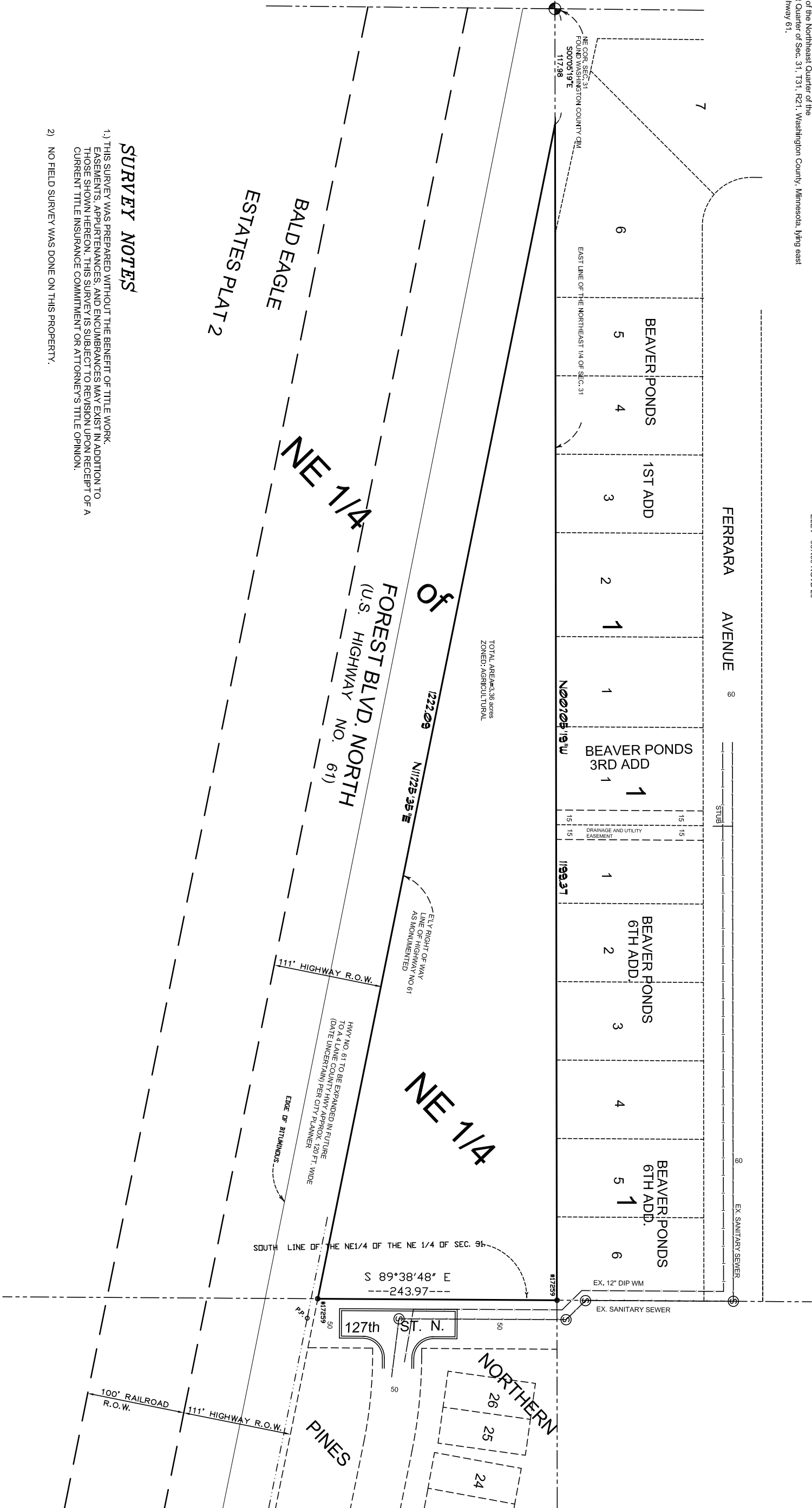
BENCHMARK: TOP NUT HYDRANT NORTH SIDE OF 130TH STREET
WEST SIDE OF RAILROAD ELEVATION=937.13

MANDOT BENCHMARK 12 FT. EAST OF EAST RAIL OF RR 71 FT WEST OF TH 61
STAMPED WELTZIN NO 3 1985
ELEV= 937.69 NGVD 29



PROPERTY DESCRIPTION

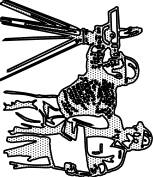
That part of the Northeast Quarter of the Northeast Quarter of Sec. 31, T31, R21, Washington County, Minnesota, lying east of US Highway 61.



SURVEY NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE WORK, EASEMENTS, APPURTENANCES, AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF A CURRENT TITLE INSURANCE COMMITMENT OR ATTORNEY'S TITLE OPINION.
- NO FIELD SURVEY WAS DONE ON THIS PROPERTY.

E. G. RUD & SONS, INC
LAND SURVEYORS
9180 LEXINGTON AVE. NO.
CIRCLE PINES, MINNESOTA
55014-3625 TEL. 763-786-5556



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Date _____ Registration No. _____