

Available

For Sale
4.00 Acres
Land

*xxx Ferndale Avenue North
Plymouth, MN*



Property Highlights:

- 76,000 SF buildable
- Zoned multi-family
- Located on the corner of County Road 6 and Ferndale Avenue North
- Sale Price: \$279,900
- Owner willing to participate in land development deal.

Exclusively Marketed by:

Bruce Bahneman

Phone: 952-224-0722

Email: bruceb@cchaseco.com

Peter Tanis

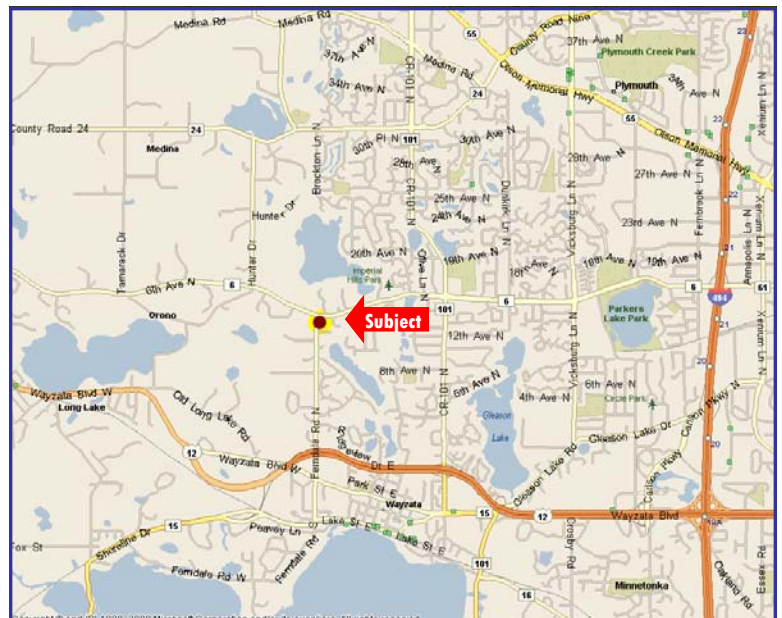
Phone: 952-224-0723

Email: ptanis@cchaseco.com

The C. Chase Company

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509



The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

SURVEY FOR: RUTH O. ELWELL

DESCRIPTION:

That part of Government Lot 6, Section 6, Township 118, Range 22, lying West of the west line of Hunter's Bluff and East of the East line of said Government Lot 6 and a line drawn East of an angle of 87 degrees 15 minutes, measured South to East from a point on the West line of said Government Lot 6, to the East line of said lot from the Southwest corner of said Section 30.

Subject to a highway easement in favor of the County of Plymouth, Minn. as shown on the plat of the County Road No. 6, Plat 5, C. R. Doc. No. 3444152.

Subject to an easement in favor of the City of Plymouth, Minn. as shown on the plat of the County Road No. 6, Plat 5, C. R. Doc. No. 3444152.

As shown on the plat of the County Road No. 6, Plat 5, C. R. Doc. No. 3444152.

CERTIFICATION:

I hereby certify that this map was prepared under my supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 30th day of July, 2002.

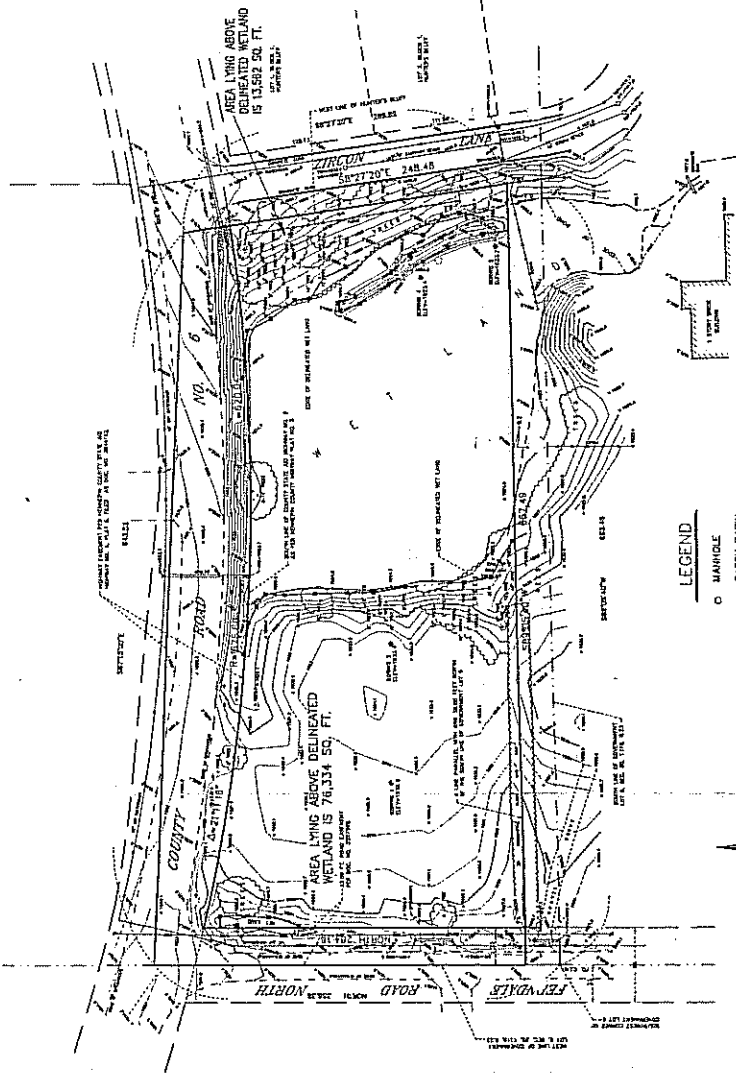
Revised this 9th day of August, 2002.

It truly describes and boundary.

by *David G. Hicks*
 David G. Hicks
 Minnesota License No. 19839

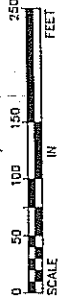
NOTES:

- The orientation of this bearing system is based on the west line of Government Lot 6 which is assumed to have a bearing of North.
- The legal description and easement information was furnished to me by Ruth O. Elwell, No. 1055710. No other information was provided to verify the existence of all easements which may affect the property.
- BENCHMARK:** Top of the hydrant located in the southeast quadrant of County Road No. 6 and Fennell Road North. (elevation = 1031.41 feet)
- The area of the property described herein is 204,011 square feet, less the area of the easement in favor of the County of Plymouth, Minn. and the City of Plymouth, Minn. and County Road No. 6 is 156,009 square feet or 3,583.35 acres.
- The property shown herein lies in Flood Zone C as per Community Map, Pond No. 2707900010 C dated February 19, 1982.
- According to the City of Plymouth the property is zoned FDR and has the following building setback requirements:
 Side = 10 feet (includes all road frontages)
 Rear = 15,000 feet



LEGEND

- MANHOLE
- CATCH BASIN
- GUARD POST
- ◇ HYDRANT
- SIGN
- POWER POLE
- LIGHT POLE
- TELE. BOX
- ELEC. BOX
- OVERHEAD WIRES
- DENOTES DELINEATED WETLAND LOCATION ON 7/30/02.



EGAN FIELD & NOWAK INC. SURVEYORS
 1000 W. WASHINGTON ST. SUITE 200
 MINNEAPOLIS, MN 55407
 TEL: (612) 544-1437

Parcel Data for Taxes Payable 2010

Property ID:	30-118-22-33-0008	
Address:	40 ADDRESS UNASSIGNED	
Municipality:	PLYMOUTH	
School Dist:	284	Construction year:
Watershed:	3	Approx. Parcel Size: IRREGULAR
Sewer Dist:	02	
Owner Name:	ROBERT E & MARIA E DOUGHERTY	
Taxpayer Name	ROBERT E DOUGHERTY	
& Address:	MARIA E DOUGHHERTY 2340 277TH ST W CASTLE ROCK TWP MN 55065	

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date:	October, 2007
Sale Price:	\$375,000
Transaction Type:	Vacant Land

Tax Parcel Description

Addition Name:	UNPLATTED 30 118 22
Lot:	
Block:	
Metes & Bounds:	COM AT A PT IN W LINE OF SW 1/4 DIS 30 FT N FROM SW COR THEREOF TH N 328 35/100 FT TH S 87 DEG 15 MIN E 635 58/100 FT TH S 8 DEG 42 MIN E
	Note: This is a Partial Metes & Bounds Description. To receive full tax parcel description, email request to taxdescription@co.hennepin.mn.us
Abstract or Torrens:	TORRENS

Value and Tax Summary for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Estimated Market Value:	\$370,000
Taxable Market Value:	\$370,000
Total Improvement Amount:	
Total Net Tax:	\$5,332.82
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	\$5,332.82

Property Information Detail for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Values:	
Land Market	\$370,000
Building Market	
Machinery Market	
Total Market:	\$370,000

Qualifying Improvements
Veterans Exclusion

Classifications:

Property Type

VACANT LAND - RESIDENTIAL

Homestead Status

NON-HOMESTEAD

Relative Homestead

Agricultural

Exempt Status