

2247 Orchid Loop, St Cloud, MN 56301



Status: **Active**

List Price: **\$39,000**

Original List Price: **\$39,000**

Map Page: **999** Map Coord: **A1**
 Directions: **23 to Cooper to 33rd St (R) to 21st Ave (L) to Orchid Loop**

MLS Area: 407 - South St. Cloud

Front Dimensions: **121** Acres: **0.00**
 Left Dimensions: **105** Min Lot Size:
 Right Dimensions: **117** Fire #:
 Rear Dimensions: **67**
 List Date: **8/16/09** Received By MLS: **8/19/09** Days On Market: **87**

TAX INFORMATION

Property ID: **82507440608** Tax w/assess: **4,694.00**
 Tax Year: **2009** Assess Pend: **Yes**
 Tax Amt: **527.00** Homestead: **No**
 Assess Bal: **4,168.00** Plat Recorded: **Yes**

General Property Information

Legal Description: **Lot 4 Blk 2 Sommersby**
 County: **STER - Stearns** Complex/Dev/Sub:
 School District: **742 - St. Cloud, 320-253-9333**
 Builder Restriction: **Open**
 Restrictions/Covts: **Unspecified**
 Land Inclusions: **For Sale Sign, Platted** Improvements: **Curbs, Paved Streets**
 Zoning: **Residential-Single** Road Frontage: **City, Paved Streets**
 Lot Description: **Tree Coverage - Light**
 Available Utilities: **Electric, Natural Gas** On Site Utilities: **Electric**
 Dev Status: **Subdivided** Fencing:
 Farm Type: Tillable Acres: Topography: **Level**
 Soil Type: Pasture Acres: Out Buildings:
 Crop Type: Wooded Acres: Agric. Water:

Agent Remarks: **Agents verify all information. Lot is corporate-owned. Seller has no knowledge of property. Please consult proper city/county departments for building information. Jennifer Edling is also a listing agent 763-350-3175.**

Public Remarks: **Nice lot in nice neighborhood. Other lots available. Build or invest today.**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.7000 %** Sub-Agent Comp: **0 %** Facilitator Comp: **2.7000 %**
 Variable Rate: **N** List Type: **Exclusive Right To Sell**

In Foreclosure?: **No**
 Lender Owned?: **Yes**
 Potential Short Sale?: **No**
 Owner is an Agent?: **No**
 Sellers Terms: **Cash, Conventional**
 Existing Fin:

Listing Agent: **Sara M. Weber 612-298-3608**
 Listing Office: **Edina Realty, Inc.** Appt Phone: **763-271-5410** Office Phone: **763-295-3456**
 Co-List Agent: **Aaron M. Dickinson 612-251-5599**
 This Report Prepared By: **Aaron Dickinson 612-251-5599**

2247 Orchid Loop , St Cloud, MN 56301
MLS Number: 3825858



