

**2267 37th St, 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).**

**MLS Area: 407 - South St. Cloud**

Front Dimensions: **168** Acres: **0.00**  
Left Dimensions: **274** Min Lot Size:  
Right Dimensions: **189** Fire #:  
Rear Dimensions: **159**  
List Date: **8/16/09** Received By MLS: **8/19/09** Days On Market: **87**

**TAX INFORMATION**

Property ID: **82507440630** Tax w/assess: **6,202.00**  
Tax Year: **2009** Assess Pend: **Yes**  
Tax Amt: **372.00** Homestead: **No**  
Assess Bal: **5,831.00** Plat Recorded: **Yes**

**General Property Information**

Legal Description: **Lot 13 Blk 2 Sommersby Plat 2**  
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: **0 %**  
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**

2267 37th Street , St Cloud, MN 56301  
MLS Number: 3825843



