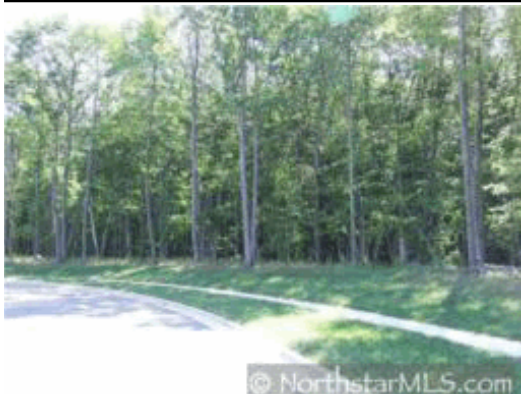


**3645 21st Ave, St Cloud, MN 56301**



Status: **Active**

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

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

Map Page: **999** Map Coord: **A1**

Directions: **Hwy 23 to Cooper to 33rd Street (R) to 21st Avenue.**

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

Front Dimensions: **69** Acres: **0.00**  
 Left Dimensions: **108** Min Lot Size:  
 Right Dimensions: **117** Fire #:  
 Rear Dimensions: **60**  
 List Date: **8/16/09** Received By MLS: **8/19/09** Days On Market: **87**

**TAX INFORMATION**

Property ID: **82507440612** Tax w/assess: **4,556.00**  
 Tax Year: **2009** Assess Pend: **Yes**  
 Tax Amt: **372.00** Homestead: **No**  
 Assess Bal: **4,185.00** Plat Recorded: **Yes**

**General Property Information**

Legal Description: **Lot 1 Block 1 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**

3645 21st Avenue , St Cloud, MN 56301  
MLS Number: 3825791



