

Xxx Fairbanks Dr, North Mankato, MN 56003



Status: **Active**

List Price: **\$65,000**

Original List Price: **\$65,000**

Map Page: **999** Map Coord: **a1**
 Directions: **Hwy 14 to Lorry Dr. exit, North on Lorry, left on Timm Rd., Right on Fairbanks Ln to Fairbanks Dr. W to Outlot A**

MLS Area: **815 - Southern Minnesota**

TAX INFORMATION

Front Dimensions: 597	Acre: 8.36	Property ID: 181720430	Tax w/assess: 3,774.00
Left Dimensions: 622	Min Lot Size:	Tax Year: 2009	Assess Pend: No
Right Dimensions: 622	Fire #:	Tax Amt: 3,774.00	Homestead: No
Rear Dimensions: 638		Assess Bal: 0.00	Plat Recorded: Yes
List Date: 12/17/09	Received By MLS: 12/17/09	Days On Market: 12	

General Property Information

Legal Description: Outlot A, North Gate No 2	Complex/Dev/Sub: North Gate No. 2
County: NICK - Nicollet	
School District: 77 - Mankato, 507-387-1868	
Builder Restriction: Open	
Restrictions/Covts: None	
Land Inclusions: Platted, Survey, Torrens	Improvements: None
Zoning: Residential-Multi-Family	Road Frontage: City, Paved Streets
Lot Description: Irregular Lot	
Available Utilities: Cable T.V., Electric, Natural Gas, Sewer, Storm Sewer, Telephone, Water	On Site Utilities: None
Dev Status: Finished Lot	Fencing:
Farm Type:	Tillable Acres:
Soil Type: Loam	Pasture Acres:
Crop Type:	Wooded Acres:
	Topography: Level
	Out Buildings:
	Agric. Water:

Agent Remarks: **Property sold "as is"**

Public Remarks: **Here is your opportunity to take advantage of the economy. This outlot was slated for continuation of the North Gate development. Zoned urban/residential/R2. 8.36 acres with an EMV over \$273,000.00.**

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: **Free and Clear**

Listing Agent: **Greg A. Witt 320-587-3510**
 Listing Office: **Edina Realty, Inc.** Appt Phone: **320-587-3510** Office Phone: **320-587-3510**
 Co-List Agent: **Aaron M. Dickinson 612-251-5599**
 This Report Prepared By: **Aaron Dickinson 612-251-5599**

