

Land

# HOWARD LAKE, MN GRAVEL PIT

5TH STREET, HOWARD LAKE, MN 55349

FOR SALE



## PROPERTY DESCRIPTION

Inventure Real Estate is excited to bring to market a contiguous 66.96 acre tract of land which features dual uses and one building entitlement. Approximately 12 acres are currently being used as a gravel pit with concentrations of Class 5 aggregate and carries a recently renewed five-year conditional use permit. The remaining portion of the site is tillable land which could be excavated in the future. The site is located less than 10 miles from the following surrounding communities: Buffalo, Maple Lake, Howard Lake, and Waverly. It can be accessed via County Road 7 and is only seven miles away from both Highway 55 and Highway 12 providing convenient major thoroughfare access.

## PROPERTY HIGHLIGHTS

- Large contiguous parcel with opportunity to excavate multiple acres of untouched land or maintain current use as tillable land and a gravel pit
- Close proximity to both Highway 55 and Highway 12
- The currently operating gravel pit features a recently renewed conditional use permit to operate
- One building entitlement is attached to the parcel
- Sale would not include any equipment or any gravel that has been previously excavated

## OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	66.96 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	616	1,123	2,198
Total Population	1,284	2,417	5,134
Average HH Income	\$66,226	\$73,137	\$78,530

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