

## LAND FOR SALE

# CROSS CREEK CUTBACK RANCH

721 107th St., Roberts, WI 54023



### LOT SIZE:

Acreage Breakdown  
52.96 Acres +/-  
Residential: 3.00 Acres  
Agriculture: 10 Acres  
Undeveloped: 17 Acres  
Forest: 22.96 Acres

### PID #

042-1089-10-300  
042-1089-10-200

[CLICK HERE FOR AERIAL TOUR](#)

### PROPERTY OVERVIEW

Cross Creek Cutback Ranch includes a log home and garage with a guest loft, boat house and large steel building for equipment, shop, recreational toys, etc. Having multi-use wilderness trails has extended the uses for personal nature watching, sports, exercising, fishing, and hunting. Productive cropland has provided revenue and feed for local critters and fly-over visitors.

Early visioning research suggests this special place is ideal for for outdoor enthusiasts, education and research, triathlon training, cultural retreat/lodge, wildlife clubs, government uses, and campground.

Plenty of privacy with quick access to personal, professional, and local Twin Cities activities via I-94 and State Hwy 65,

### PROPERTY FEATURES

- Own a Special Use Ranch with 2700 feet of Lake frontage, nestled buildings, crop producing land and multi-use
- Trails for personal exercise, fishing, hunting and wildlife viewing.
- Annexation Possibility - Truly positioned for a higher level of distinction and future value.

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**JIM ZELLER**  
Director Of Specialty Property Services  
O: 651.775.3333  
C: 651.775.3333  
kwc.sps@gmail.com  
WI #57280-90

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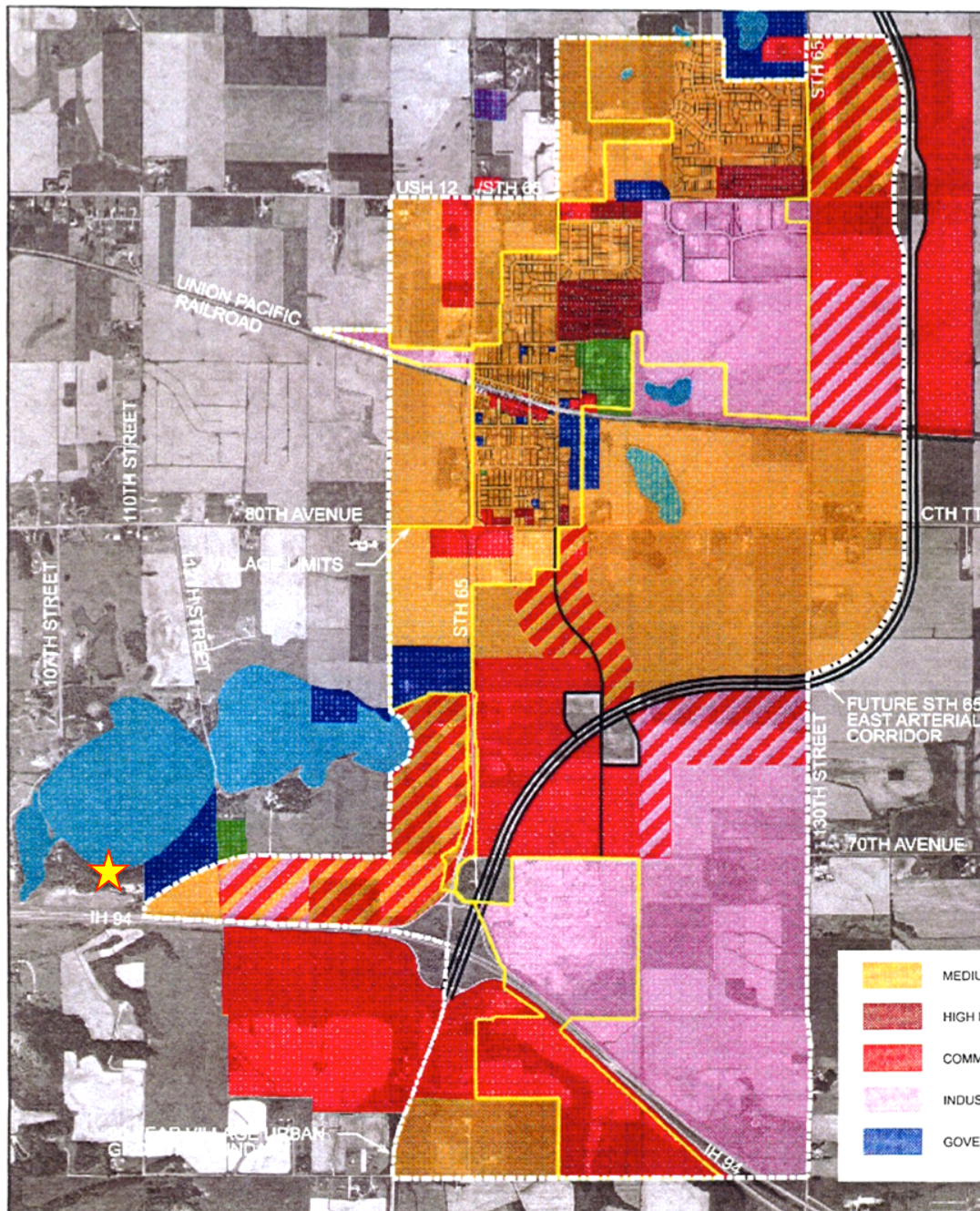
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








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# Joint Comprehensive Plan Village of Roberts / Town of Warren

Future Land Use  
Approved 2007



- |  |                            |   |   |
|--|----------------------------|---|---|
|  | MEDIUM DENSITY RESIDENTIAL |  | PARKS AND RECREATIONAL  |
|  | HIGH DENSITY RESIDENTIAL   |  | CEMETERY  |
|  | COMMERCIAL                 |  | OPTIONAL OR MIXED LAND USE<br>MEDIUM DENSITY RESIDENTIAL<br>AND/OR COMMERCIAL                   |
|  | INDUSTRIAL                 |  | OPTIONAL OR MIXED LAND USE<br>INDUSTRIAL AND/OR COMMERCIAL                                      |
|  | GOVERNMENTAL/INSTITUTIONAL |  | OPTIONAL OR MIXED LAND USE<br>INDUSTRIAL AND/OR COMMERCIAL<br>AND/OR MEDIUM DENSITY RESIDENTIAL |

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### WORK, LIVE, PLAY, INVEST!!

- **WORK:** income-producing cropland and storage facility
- **LIVE:** log home, double garage, large outbuilding -- private rural home-site, close to Twin Cities
- **PLAY:** outdoor-lovers paradise! Hunting, fishing, boating/sailing/canoeing/kayaking, ATV, camping, hiking...!
- **INVEST:** annexation for future development -- retreat center, bird sanctuary, senior housing...many, many possibilities

### DEVELOP THE LAND INTO OTHER USES:

- Executive Retreat Center
- Education / Research Center
- Wildlife Club
- Triathlon Training
- Government Uses
- Campground
- Senior Housing

### CONTACT US TODAY

- With almost 54 acres and four access points, including Twin Lakes, there is room for expansion with additional cabins or other development/building needs.
- For soil, topography, crop yields, and site development concepts, contact Jim Zeller or Terri Jensen.
- Co-Marketing by: Terri Jensen ALC. National Land Realty  
C: 507-382-0908 | mnlandrealtor@gmail.com |



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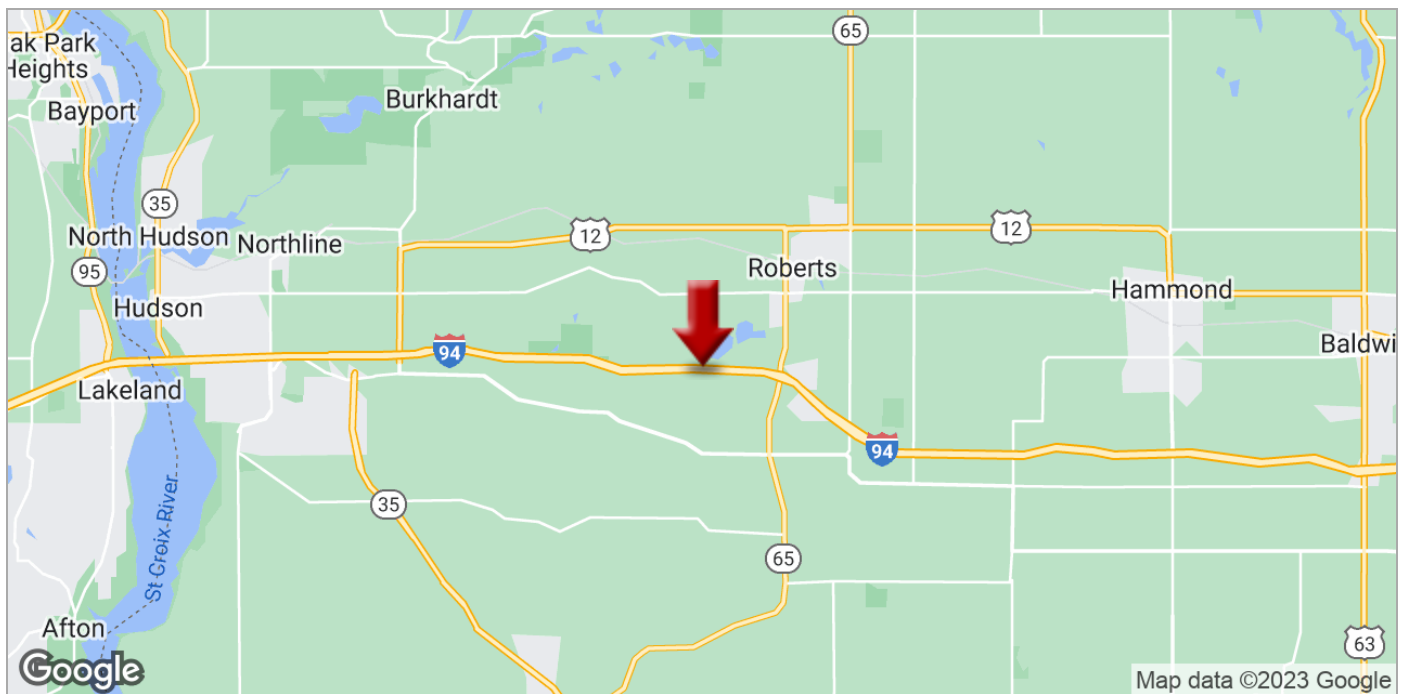
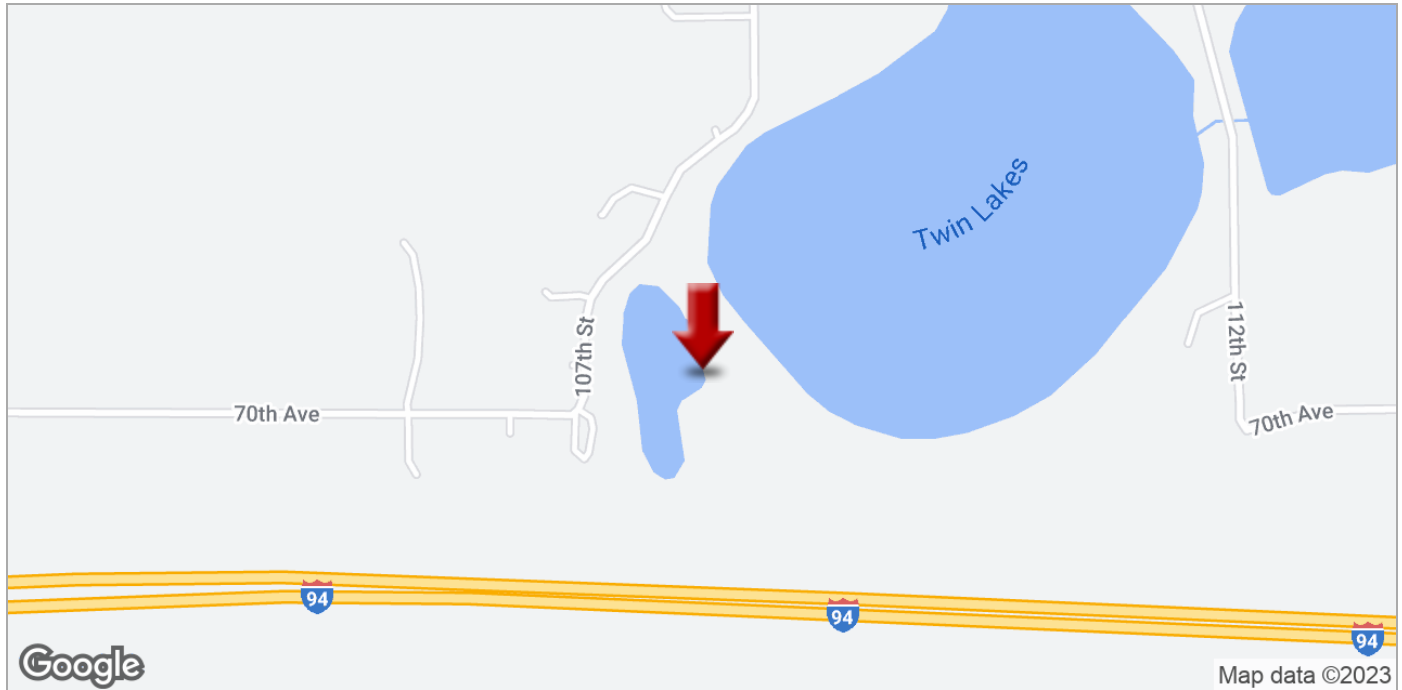
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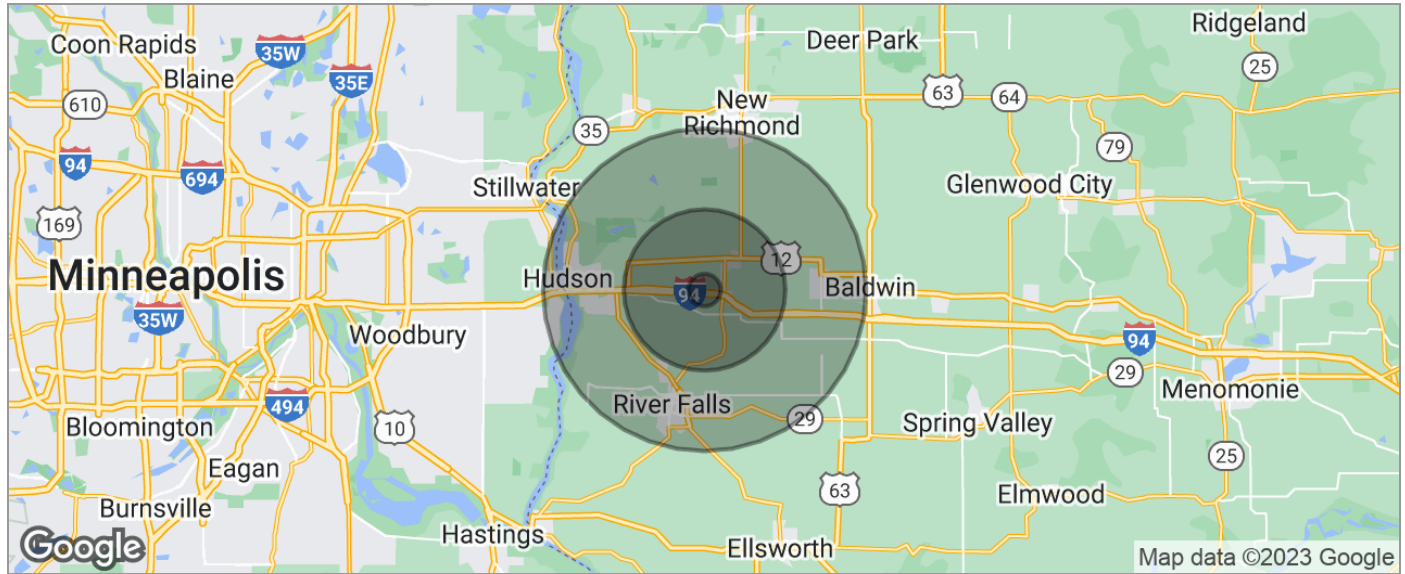
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	266	8,384	61,116
MEDIAN AGE	34.4	35.6	33.4
MEDIAN AGE (MALE)	34.4	35.7	33.4
MEDIAN AGE (FEMALE)	34.5	35.5	33.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	94	2,866	22,100
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$80,542	\$93,427	\$82,065
AVERAGE HOUSE VALUE	\$234,061	\$290,939	\$282,651
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.0%	95.9%	95.6%
% BLACK	0.4%	0.5%	1.0%
% ASIAN	0.4%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.6%	0.4%
% OTHER	0.0%	0.3%	0.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.8%	0.8%	1.8%

\* Demographic data derived from 2020 ACS - US Census

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