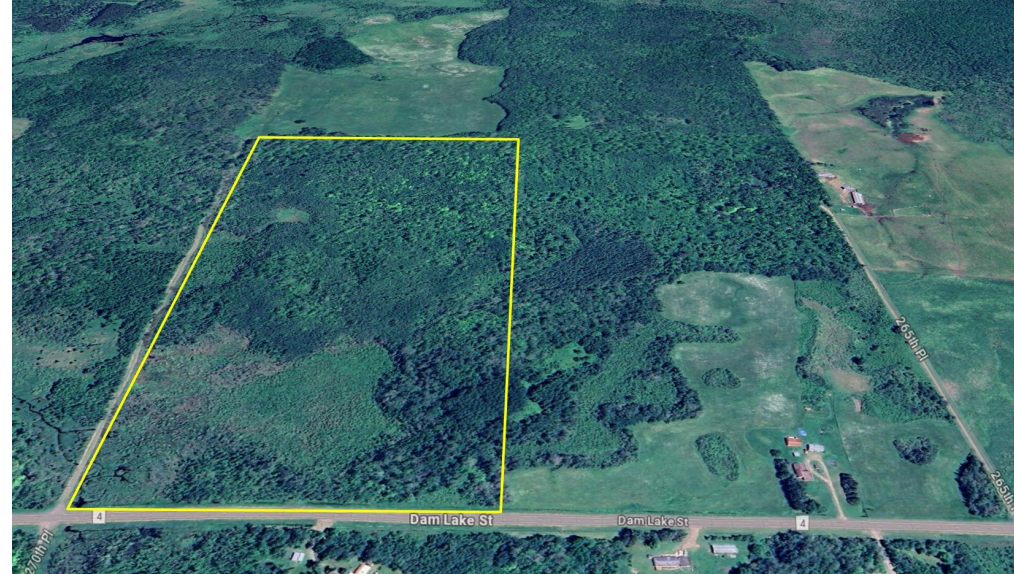
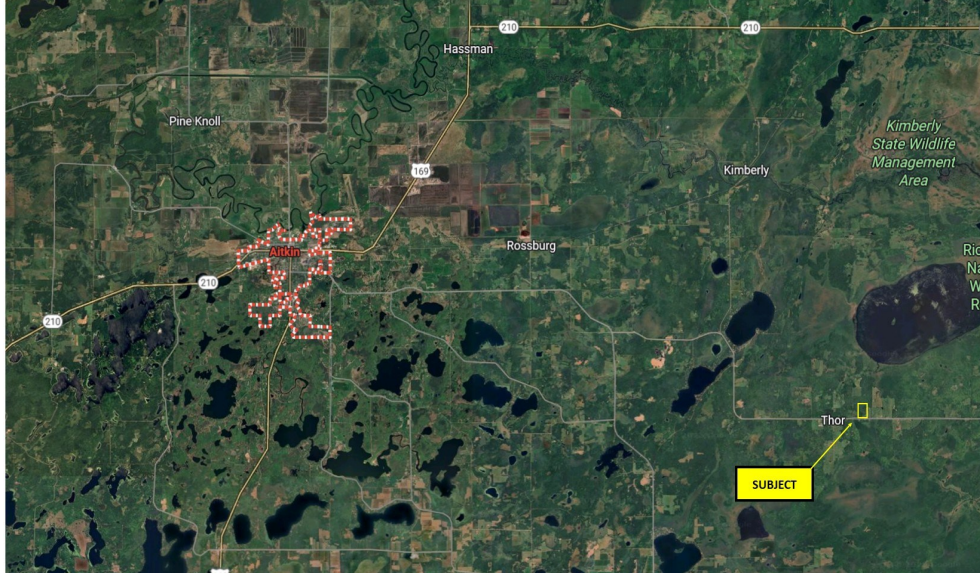


AITKIN COUNTY HUNTING / RECREATION LAND

78.29 ACRES

THOR, MN



78.29 Acres—Hunting Land NEQ Dam Lake St & 279th Place Lee Township, MN

Exclusively Listed By:

Jeff Houge: 612.490.5551
jeff@wakota.com

Dana Dose: 612.978.4576
dana@wakota.com

Jason Gorman: 651.248.2752
jason@jasongorman.com

- Heavily Wooded Property with access off of Dam Lake St and 270th Place.
- Gradual elevation increase from south boundary (Dam Lake St) to the northern boundary.
- Creek fed pond and low land in SW corner of site.
- Mix of pine and deciduous trees throughout the 78.29 acres.
- 10 miles north of Lake Mille Lacs, and just 1.5 miles south of Rice Lake and the Rice Lake National Wildlife Refuge.



Confidential Disclaimer

This Confidential Memorandum has been prepared by Wakota Commercial Advisors (“WCA”) and is being furnished to you solely for the purpose of your review of the land located in Lee Township, MN (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for sale and shall not be used for any purpose or made available to any other person without the express written consent of Wakota Commercial Advisors (“Broker”).

WCA expressly disclaim any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective buyers in the course of its evaluation of the proposed transaction. All summaries and discussions of the documentation and/or property information contained herein are qualified in their entirety by reference to the actual documents and/or property information, which upon request may be made available. The terms and conditions described herein are subject to change without notice.

The opportunity described herein may be withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release WCA and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or leasing of the land. Ownership of the Property reserves the right to negotiate with one or more tenant at any time.



AITKIN COUNTY HUNTING / RECREATION LAND

78.29 ACRES

THOR, MN

Wakota Commercial Advisors and KW Premier Realty are pleased to offer FOR SALE, this 78.29 acres of hunting land in Lee Township, MN

SALIENT FACTS:

ASKING PRICE: **\$3,000 per acre or \$234,870**

PID #: 17-0-009500
17-0-009600

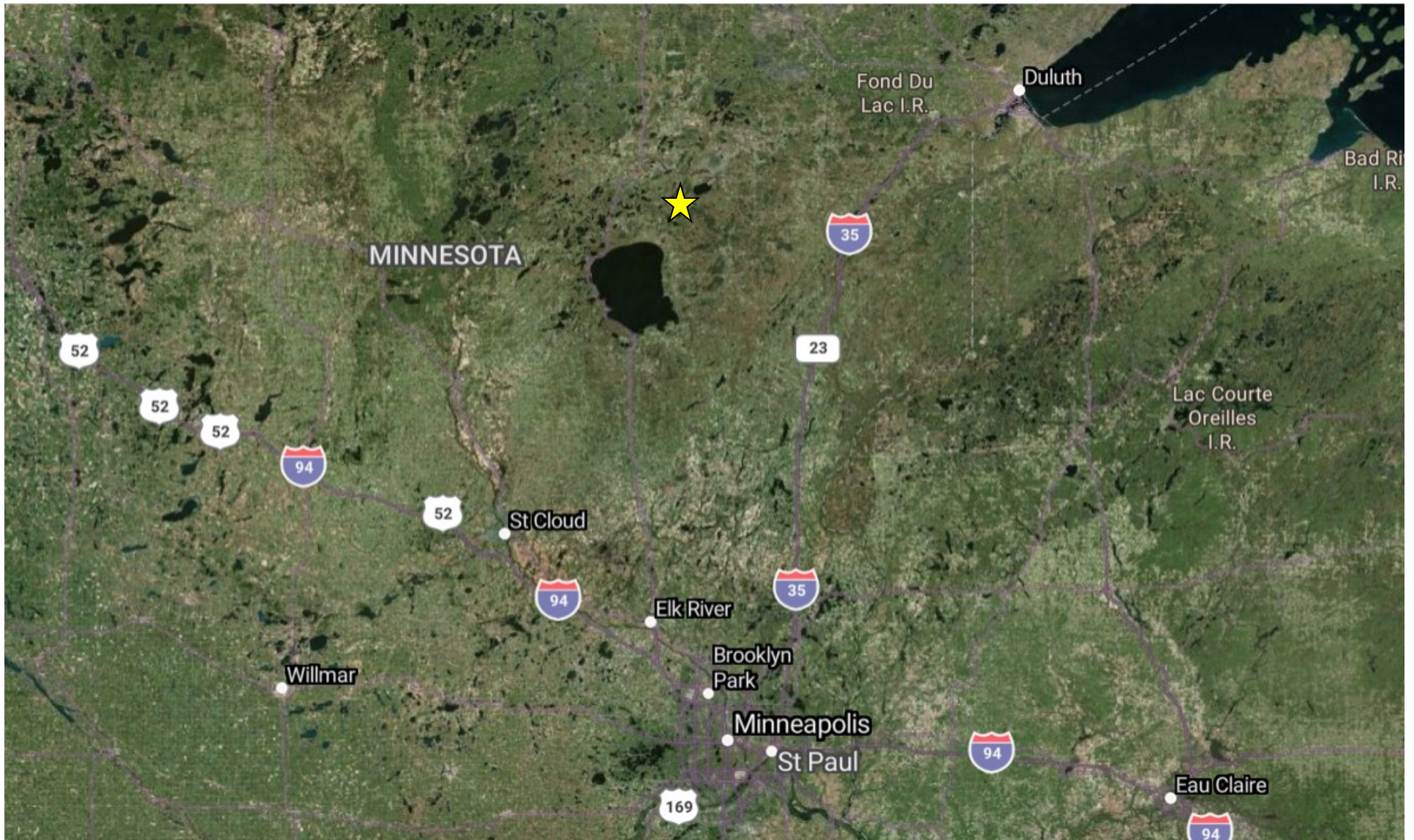
Real Estate Taxes: 17-0-009500 — 2025 Taxes Payable: \$ 688.00
17-0-009600 — 2025 Taxes Payable: \$ 490.00
TOTAL: \$1,178.00

Assessed Market Value: 17-0-009500 — \$112,200
17-0-009600 — \$ 80,600
TOTAL: \$192,800

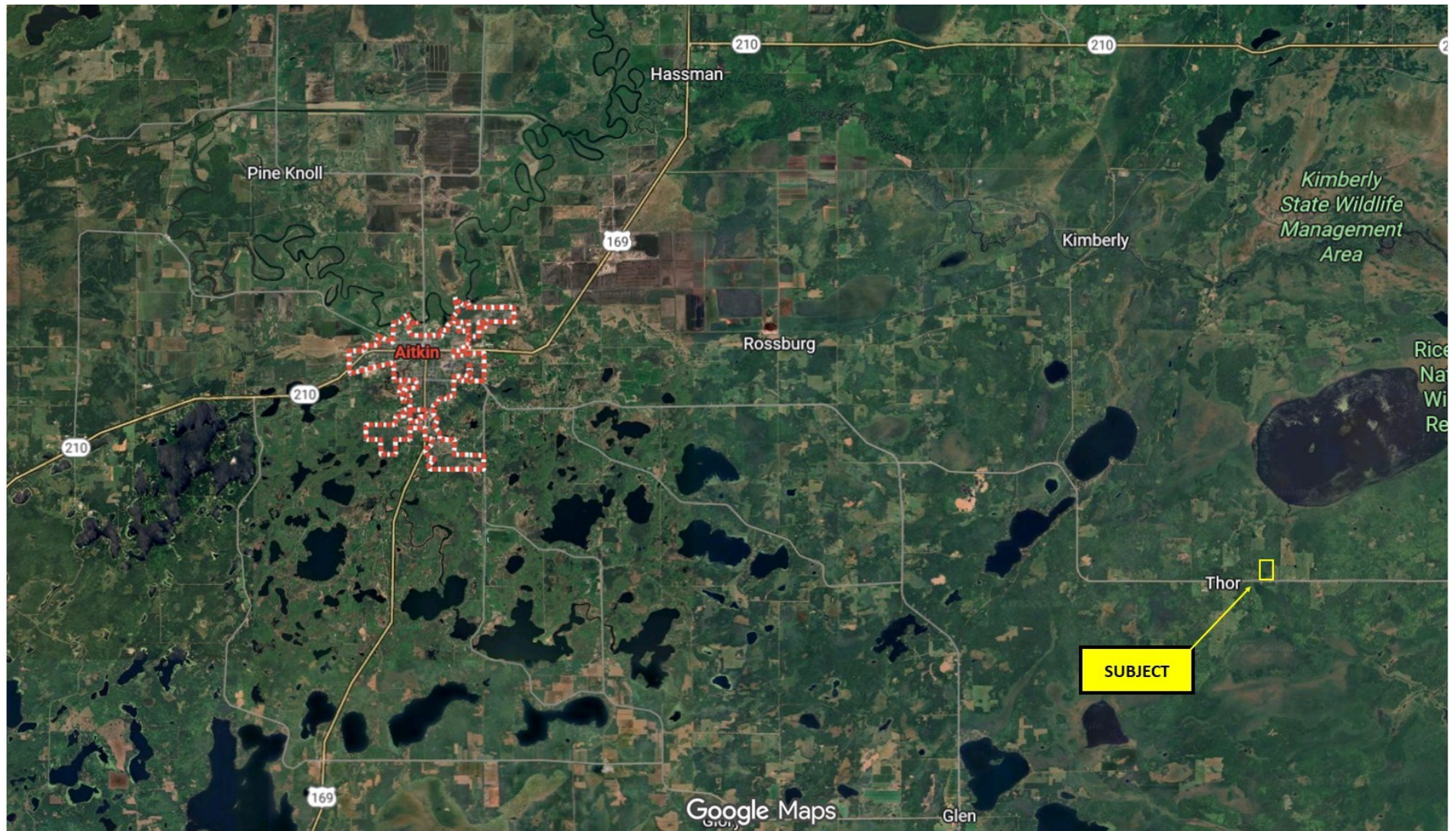
Zoning: Rural Vacant Land



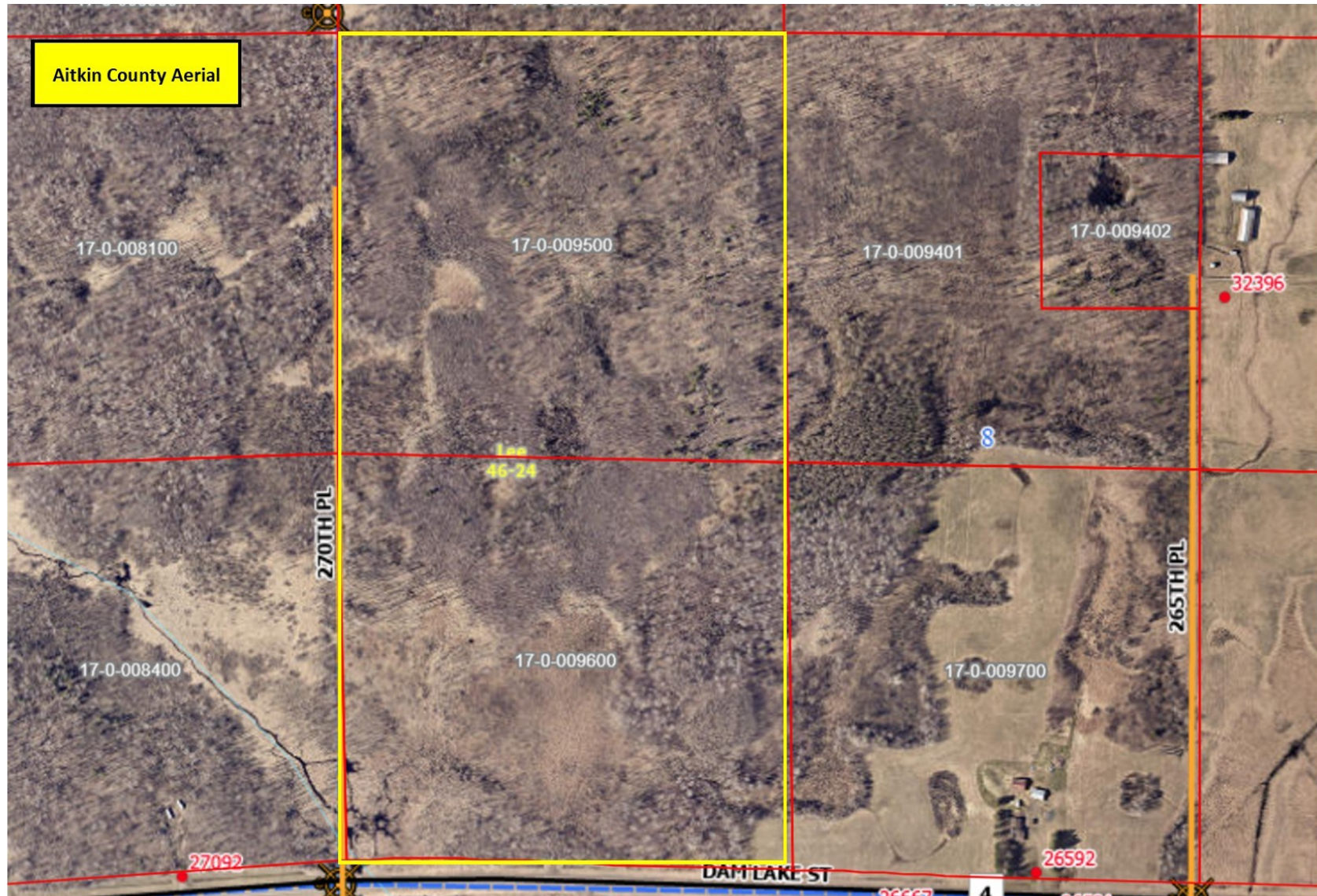
Aerial Photos



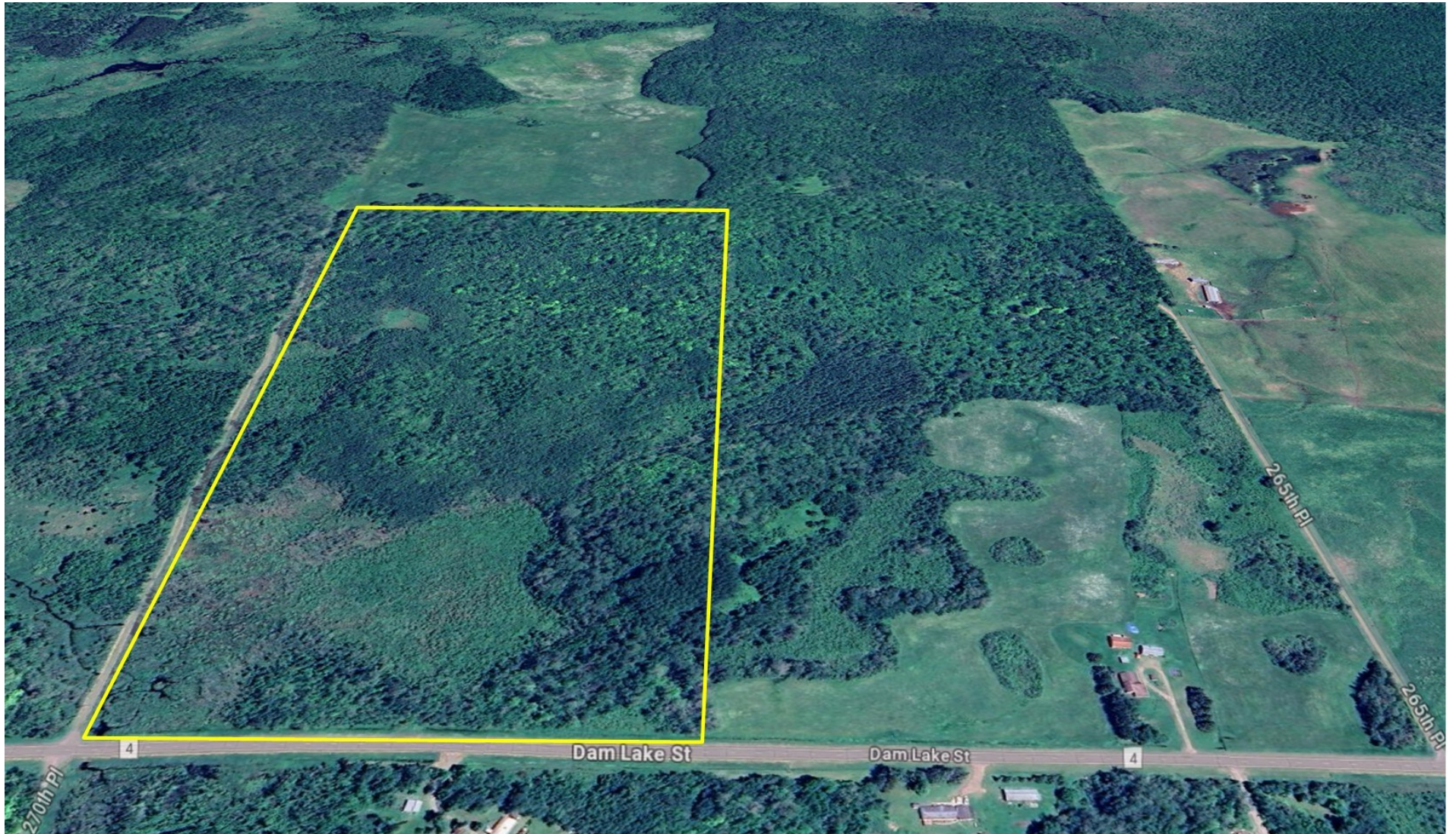
Aerial Photos



Aerial Photos



Aerial Photos



SITE PHOTOS

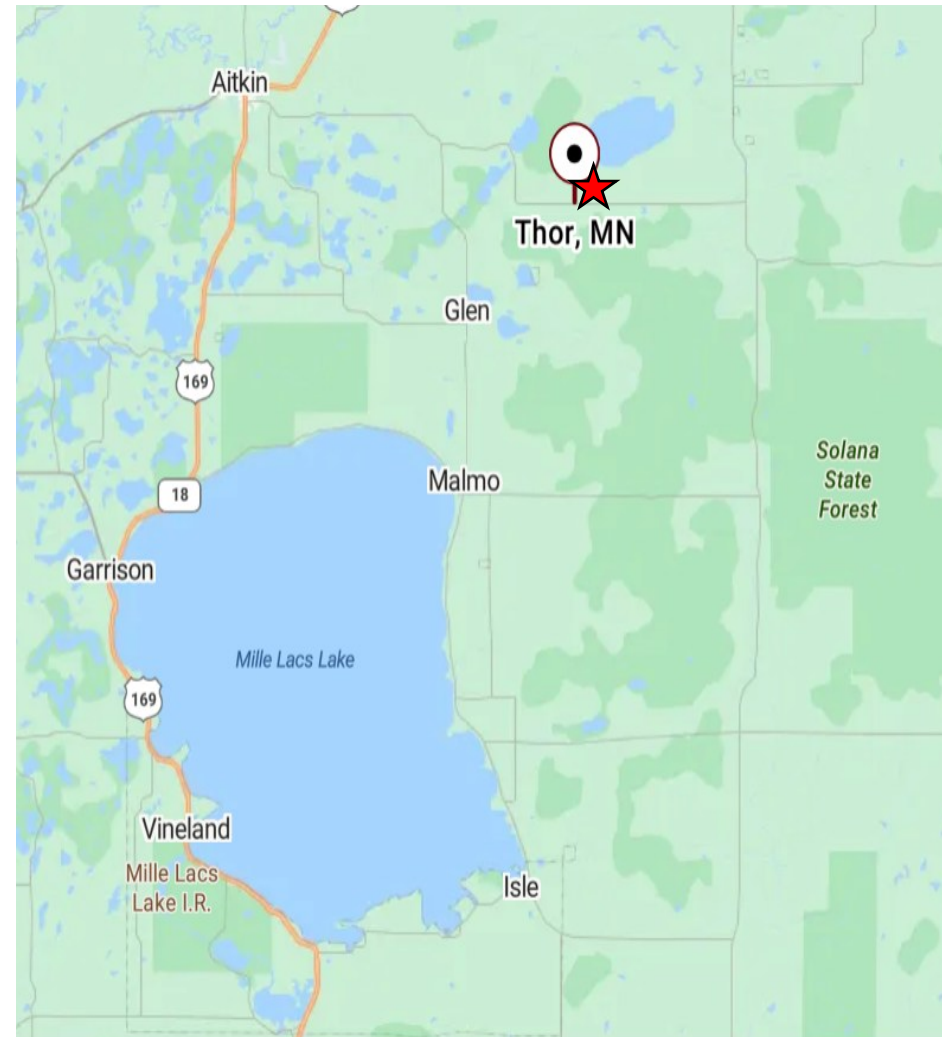
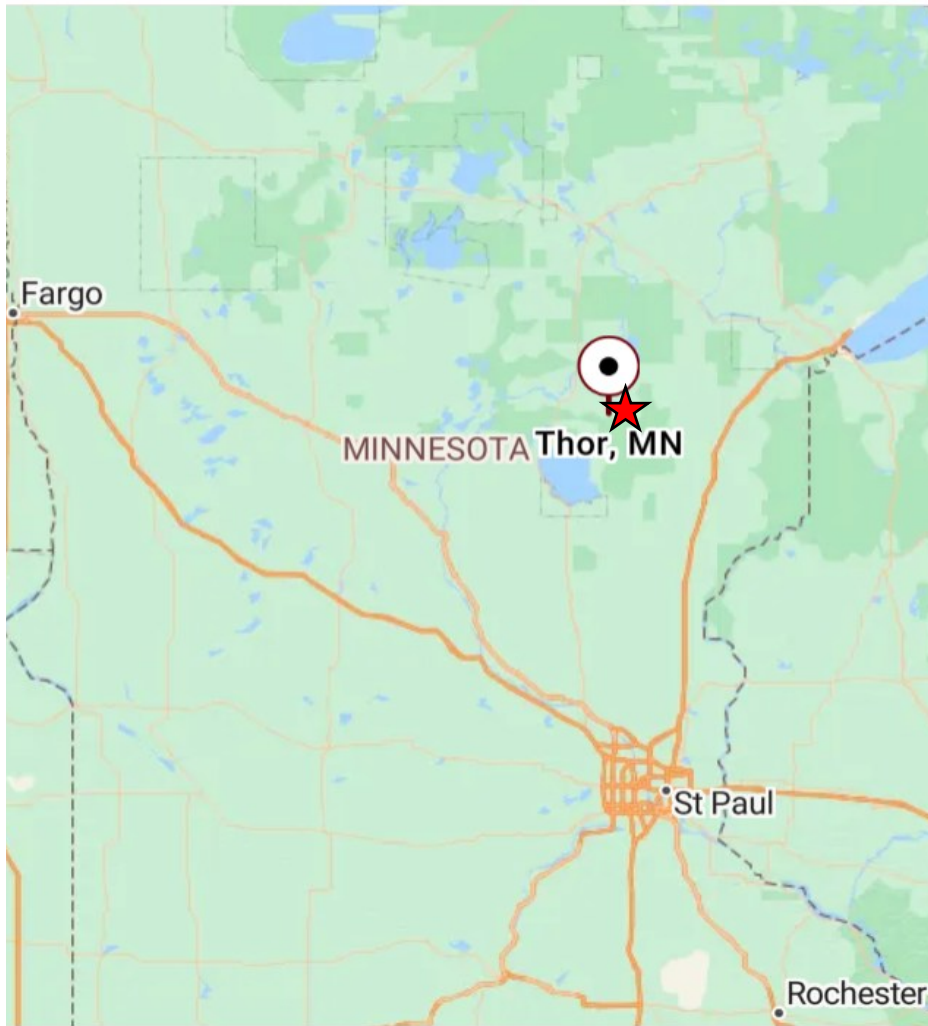


SITE PHOTOS

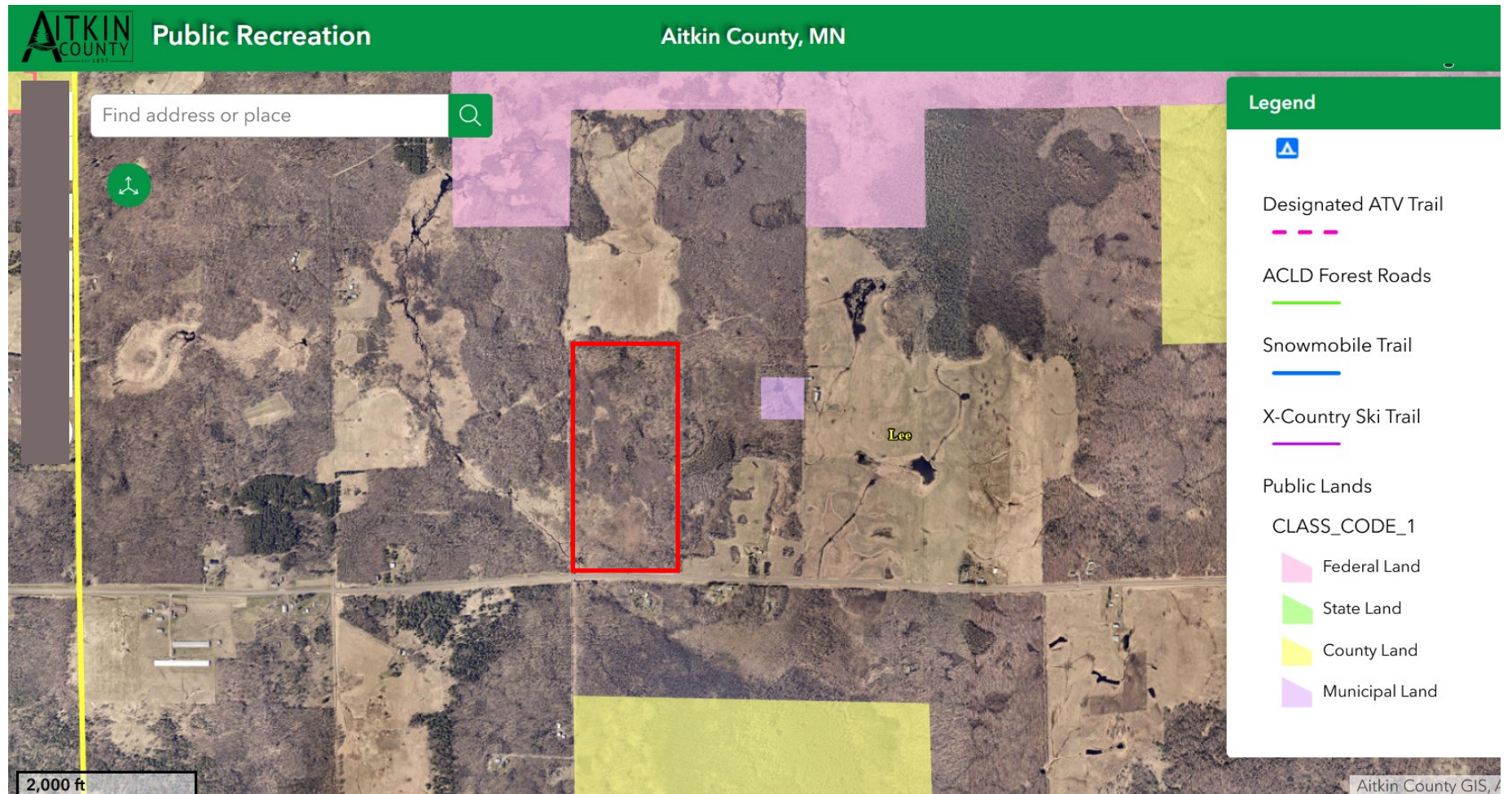


THOR
Zion Lutheran Church

The Location: Maps



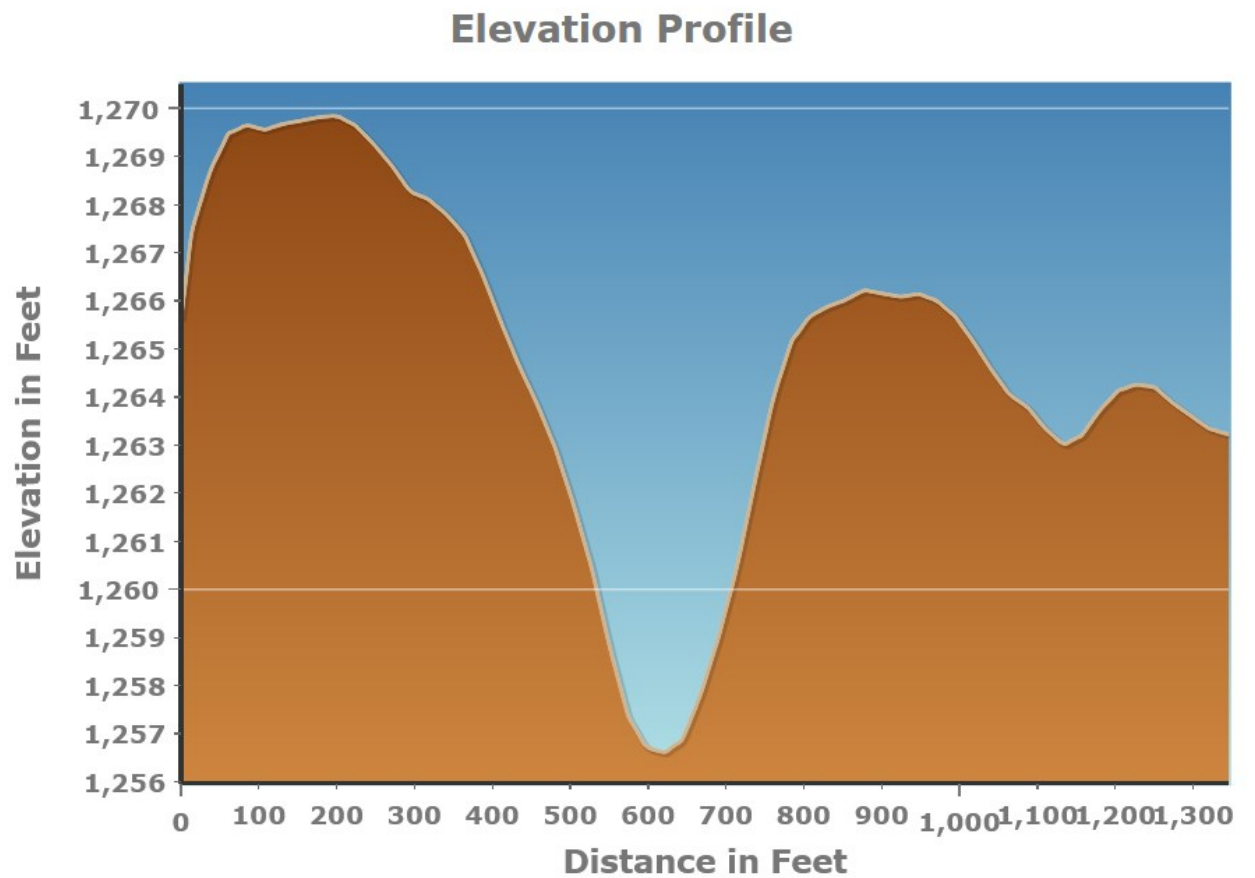
The Location: Public Recreation Land



The Location: Site Topography



NORTHERN BOUNDARY LINE—ELEVATION FROM WEST TO EAST

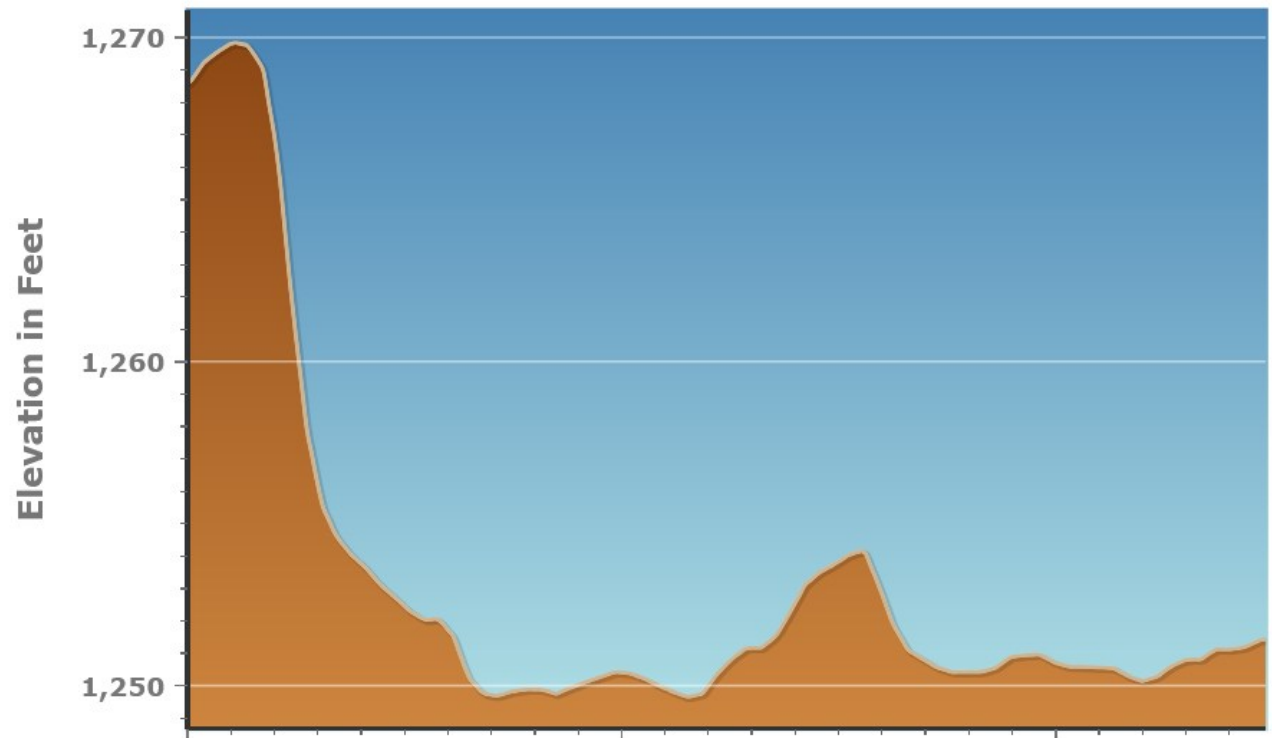


The Location: Site Topography



ELEVATION CHANGE FROM NORTH TO SOUTH—WESTERN AREA OF SITE

Elevation Profile



The Location: Site Topography



ELEVATION CHANGE FROM NORTH TO SOUTH—EASTERN AREA OF SITE

