



COMMERCIAL REALTY SOLUTIONS

For Sale
Land Development
(Zoned R1 Single Family
Residential)

10 Acres R-3 Zoning

15 Acres R-1 Zoning

CSAH 34 N

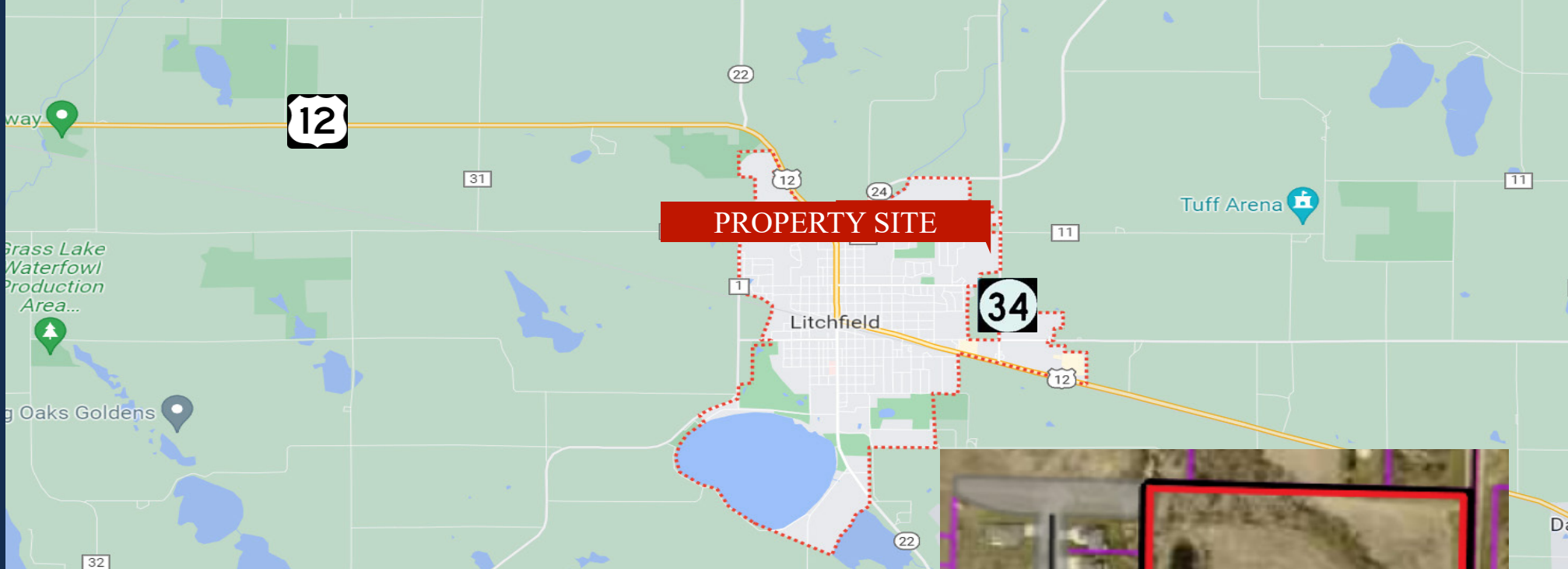
LITCHFIELD

Single Family Development Land

Parcel 15 Acres

Unassigned CSAH 34 N, Litchfield, MN 55355

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PROPERTY LOCATION

- * Great Location for Single Family Homes
- * Potential to Rezone for Higher Density
- * Easy Access to County Road 34
- * Within 1 Mile of Retail
- * Businesses in the Area:
Cenex, McDonald's, Runnings, Subway, Walmart and more.

TRAFFIC COUNTS - 2023

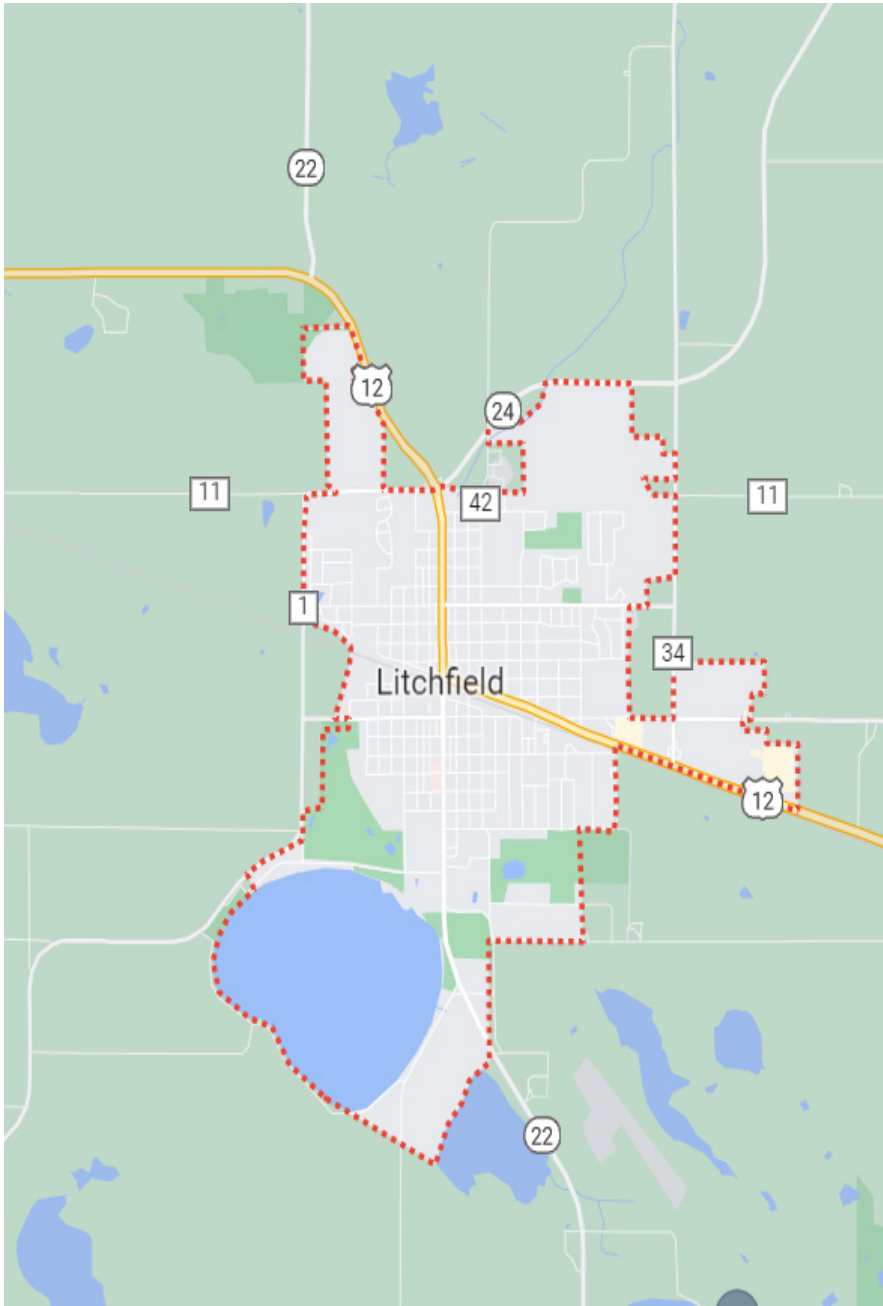
- * Highway 12 - 8,385 VPD
- * CSAH 34 - 3,980 VPD



PROPERTY OVERVIEW

Sales Price
\$200,000.00

Parcel	15 Acres
County	Meeker
PID	27-2878000
Taxes	2024 \$754.00
Zoned	R-1 Single Family Residential
Lot	Level Site
Other	Existing Mature Trees Sewer and Water Accessible



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