

MICHELLE WEINZETL

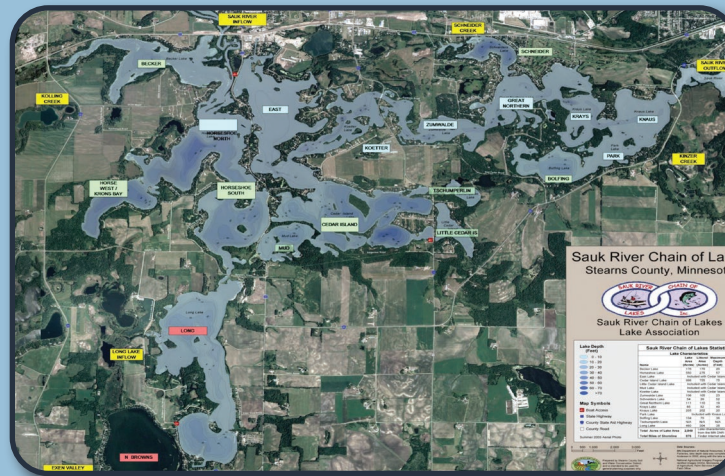
763.300.5055

MICHELLE@PEOPLES COMPANY.COM

THIS PROPERTY IS LOCATED ON THE SAUK RIVER CHAIN OF LAKES

The well-known Sauk River Chain of Lakes boasts over a dozen lakes along the Sauk River and has long been known as a great fishing, boating and resort location west of St. Cloud.

The Sauk River enters Horseshoe Lake from the west and leaves the chain of lakes 9.5 miles downstream at Knaus Lake near Cold Spring, where it becomes a river again. Not all of the lakes are a part of the direct flow of the Sauk River; many are peripheral lakes connected by channels. The entire chain of lakes contains approximately 2,500 acres.



Horseshoe Chain of Lakes

- Approximate Area: 2,500 acres
- Shoreline Length: 76 miles
- Normal Elevation: 1,085 feet
- Drainage Area: 940 sq.miles
- Average Depth: 13 feet
- Maximum Depth: 79 feet
- Water Volume: 30,735 acre-feet



12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLES COMPANY.COM

MICHELLE WEINZETL

763.300.5055

MICHELLE@PEOPLES COMPANY.COM



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.



LISTING #15712



MICHELLE WEINZETL

763.300.5055 | MICHELLE@PEOPLES COMPANY.COM

LAKEFRONT PROPERTY

STEARNS COUNTY, MINNESOTA



298

TOTAL ACRES M/L

Prime Development Property With 5,400' Shoreline

LAKEFRONT PROPERTY

STEARNS COUNTY, MN

298

Total Acres M/L



DESCRIPTION

Peoples Company is pleased to present this prime development property located on the majestic Horseshoe Chain of Lakes in Stearns County, MN. The property consists of 298 acres M/L with over 5400' M/L shoreline and 135 acres M/L tillable ground. Not too often does property such as this grace the market place! Land has been owned by the same family for multiple generations. Attention, developers and investors! Truly one of a kind property with frontage on the Sauk River as well as Knaus Lake, hardwood forest and pond. This highly sought-out chain of lakes consists of approximately 2,500 acres! Adjacent to the city limits of Cold Spring. This acreage has it all! Development potential, excellent hunting, pond, wildlife, and tillable farmland income.



EXCEPTIONAL DEVELOPMENT POTENTIAL

From larger acreage lots, river front lots, to the highly sought-out 150' lakefront lots. Even has the potential for wooded acreage lots with frontage on Kinzer Lake, the small lake on the property's southern border.

DIRECTIONS

From Highway 23 in Cold Spring go South 1.5 miles on County Road 49 to property on east and west side of the road. Watch for signs.

PRICE

\$4,250,000

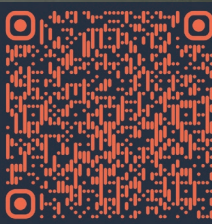
ADDRESS

16204 County Road 49
Cold Spring, MN 56320



SCAN THE QR CODE

TO VIEW THE LISTING ON PEOPLESCOMPANY.COM



PRIME LOCATION ADJACENT TO THE CITY OF COLD SPRING

