

# DEVELOPMENT LAND FOR SALE

## LISTING #15793

**PRICE:** \$1,100,000

**DESCRIPTION:** Development Land! 22+/- acres on the corner of Highway 25 and Co Road 106 (85th Street). Prime location on a controlled intersection. The property is adjacent to Monticello city limits. Bring your ideas. Monticello is a growing community along the expanding 1-94 Corridor. Prime development property! Currently zoned General Ag with a past Driving Range Conditional Use Permit that is no longer in place.

**DIRECTIONS:** From Monticello go south on Highway 25 to 1st controlled Intersection. Land on the southeast corner of Highway 25 and County Road 106 (85th Street).

**IMPROVEMENTS:** Office Building, Storage Shed

**ADDITIONAL INFO:** Businesses in the area include Walmart, Culvers, Holiday Gas Station, Kwik Trip, Arby's, McDonald's, Premier Bank, Auto Zone, Car Dealerships, and more!

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