

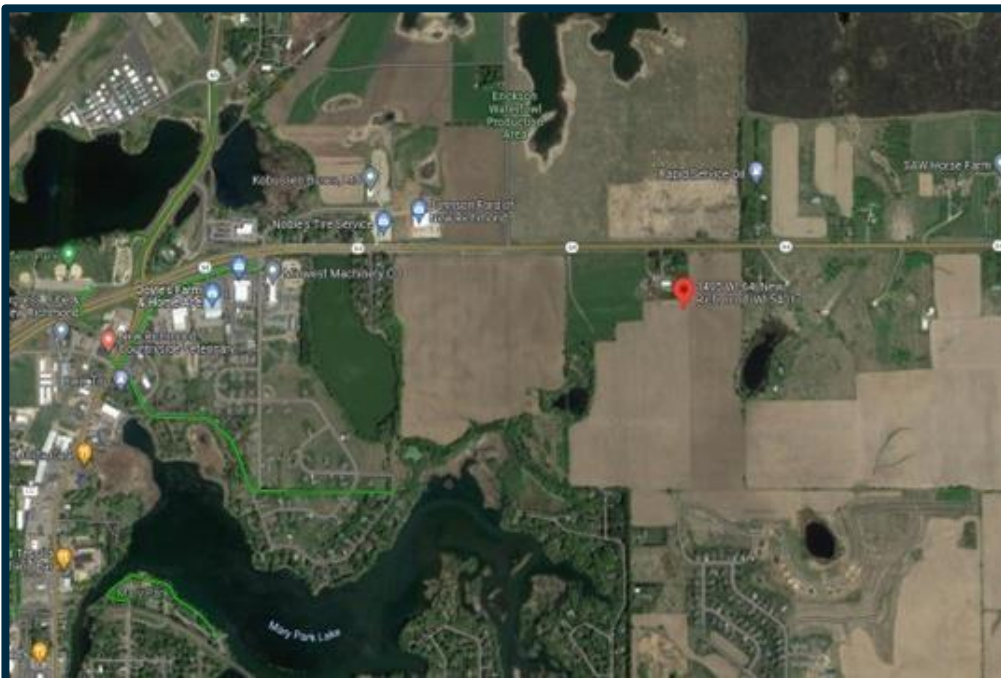
For Sale

Exceptional
Development
Opportunity!

- Gateway to Downtown New Richmond
- Located in City of New Richmond
- Prime Highway 64 Location
- Highly Visible & Accessible
- 120 Acres Total



1495 Hwy 64 New Richmond, WI 54017



For more information contact:

Kevin J. LaCasse
651-430-2024 office
651-216-4858 cell

klacasse@greystone-commercial.com

1495 Highway 64
New Richmond, WI 54017

GENERAL DESCRIPTION:	Three prime parcels located on Highway 64 in the City of New Richmond which provide for an exceptional mixed use development opportunity
LOCATION:	2 miles northeast of the center of the City of New Richmond
LAND SIZE:	Approximately 120 acres or 5,227,200 square feet
HIGHEST & BEST USE:	Mixed Use – Residential & Commercial
PROPERTY IDENTIFICATION:	20 Acre Parcel: 036-1076-20-000 40 Acre Parcel: 036-1076-10-000 60 Acre Parcel: 261-1281-00-400
LISTING PRICE:	\$4,514,000.00 for three parcels totaling 120 acres
DIVISIBLE:	Seller may divide, subject to acceptable development plan
AREA UTILITY PROVIDERS:	Electric: Xcel Energy Gas: Xcel Energy Water / Sewer: City of New Richmond
VISIBILITY & ACCESSIBILITY:	Excellent visibility and accessibility from Hwy 64
TOPOGRAPHY:	The site features both generally level and rolling areas creating an extremely attractive setting

For more information contact:

Kevin J. LaCasse

651-430-2024 office

651-216-4858 cell

klacasse@greystone-commercial.com

1495 Highway 64
New Richmond, WI 54017

Parcel Identification and Acreage

The subject includes three individual real estate tax parcels located in the city of New Richmond.

Address		Parcel Number	Acres
1495 Hwy 64, New Richmond	1.	036-1076-10-000	40
	2.	036-1076-20-000	20
	3.	261-1281-00-400	60

Current Zoning By Parcel

The land classification for each individual subject parcel is located on the following table:

PARCEL #	Agricultural	Undeveloped	Other	Total
036-1076-10-000	34.00	5.00	1.00	40.00
036-1076-20-000	18.00	2.00	0.00	20.00
261-1281-00-400	56.00	4.00	0.00	60.00
Totals	108.00	11.00	1.00	120.00
% Of total	90%	9%	1%	

As noted on the above table, approximately 108 acres of the entire property or about 90% is classified as agricultural. Also, about 11 acres or 9% of the entire property is classified as undeveloped. An additional 1 acre or 1% is classified as other.

For more information contact:

Kevin J. LaCasse
651-430-2024 office
651-216-4858 cell
klacasse@greystone-commercial.com

1495 Highway 64
New Richmond, WI 54017

Aerial of Property



The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.