

# Premier Land Opportunity

## 33.6 Acres

OFFERING MEMORANDUM | MANNING AVENUE SOUTH | AFTON, MN

Exclusively Listed by

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## Property Overview

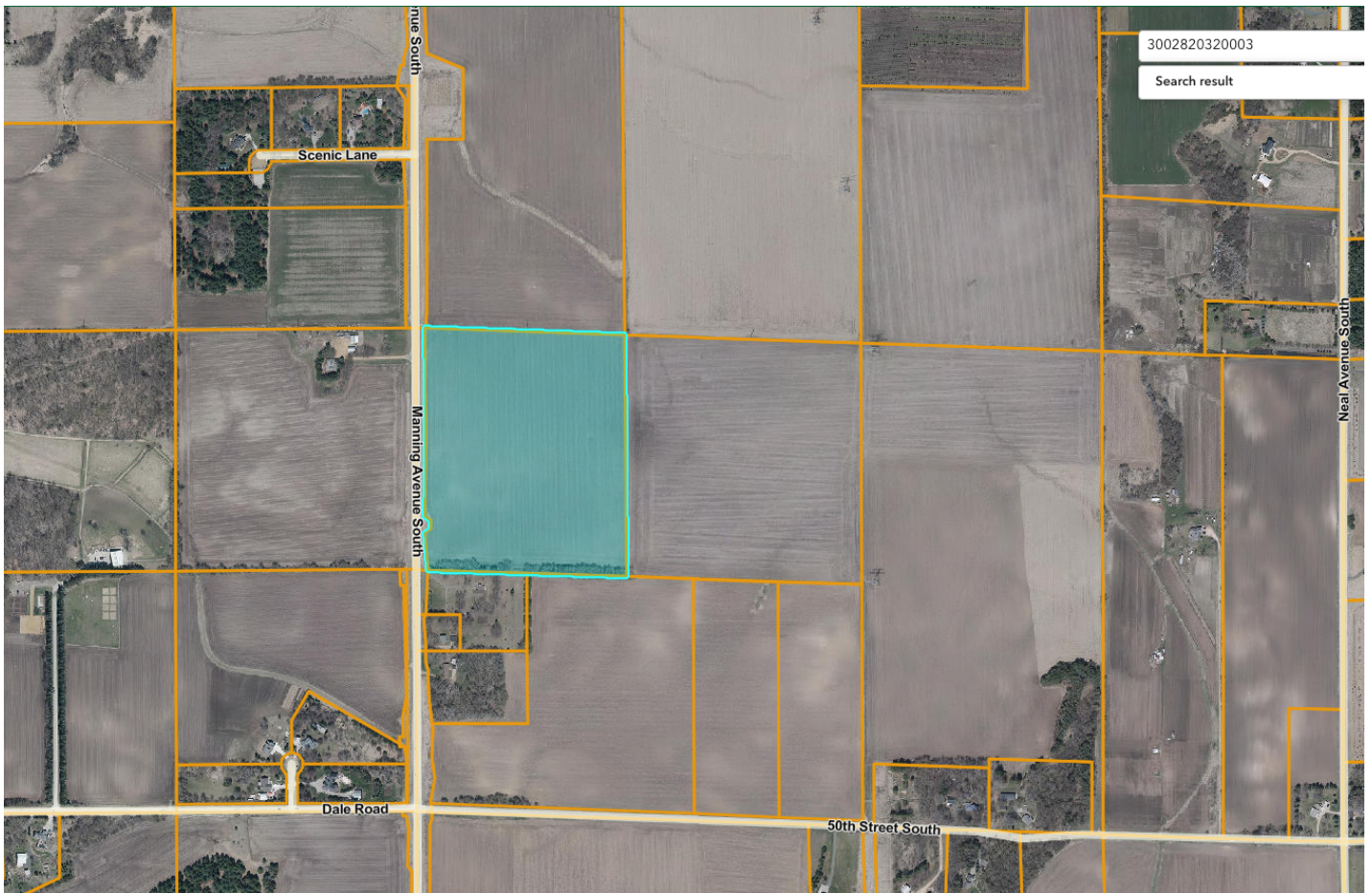
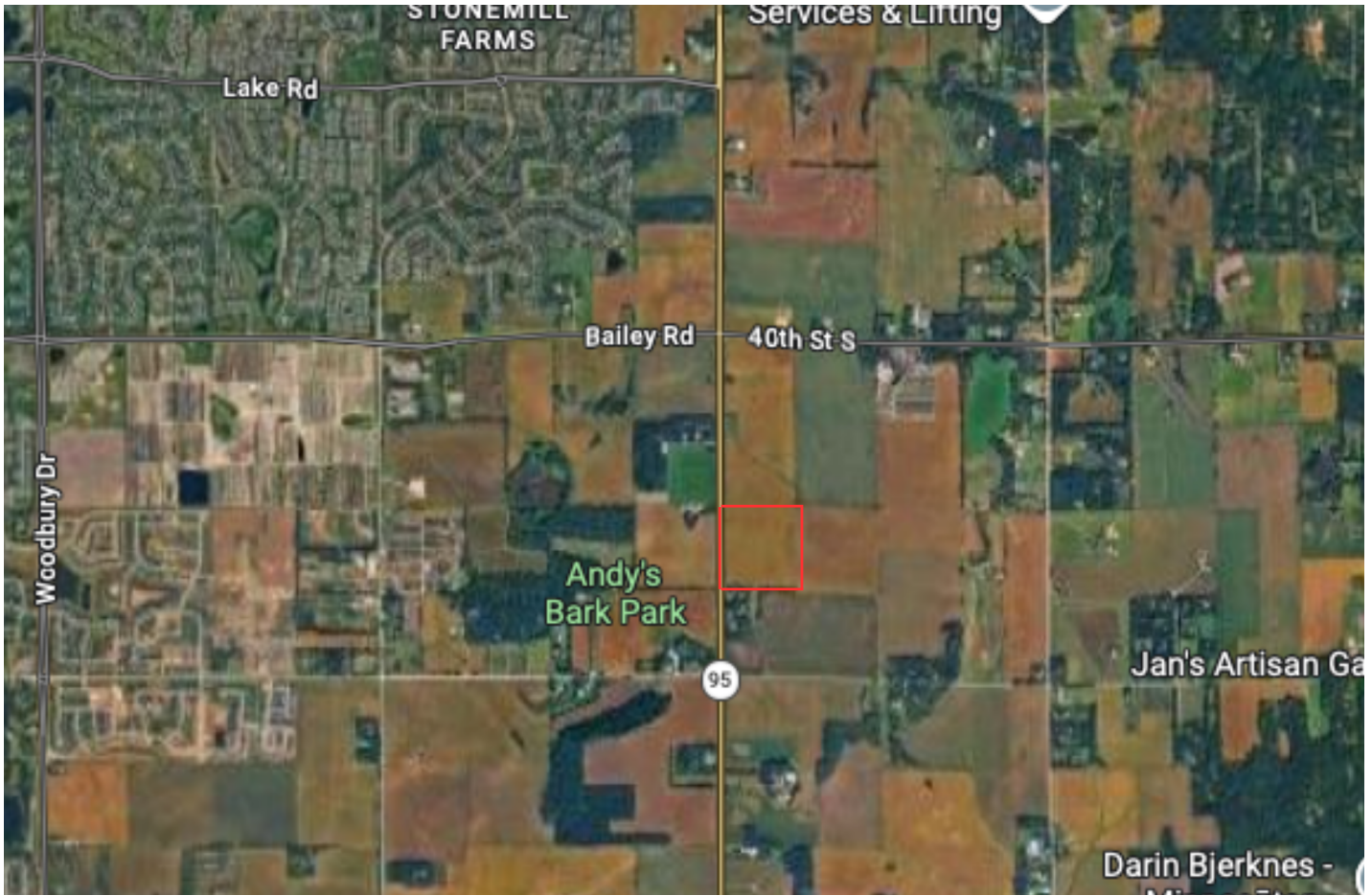
This 33.6-acre agricultural parcel offers a rare and prestigious opportunity in Afton, providing a predominantly flat landscape that stands in high-value contrast to the region's typical rugged bluffs. The level topography makes it a premier candidate for a luxury equestrian estate, a productive vineyard, or a private legacy homestead, as the usable terrain significantly reduces development costs for arenas, outbuildings, and septic systems. Situated in a highly sought-after area that balances rural seclusion with quick access to the St. Croix River and the Twin Cities, the property's expansive footprint ensures absolute privacy and potential for future high-end subdivision under Afton's acreage requirements. It is an exceptional find for a discerning buyer looking to secure a versatile, build-ready tract in one of Minnesota's most exclusive and protected rural enclaves.

## Property Highlights

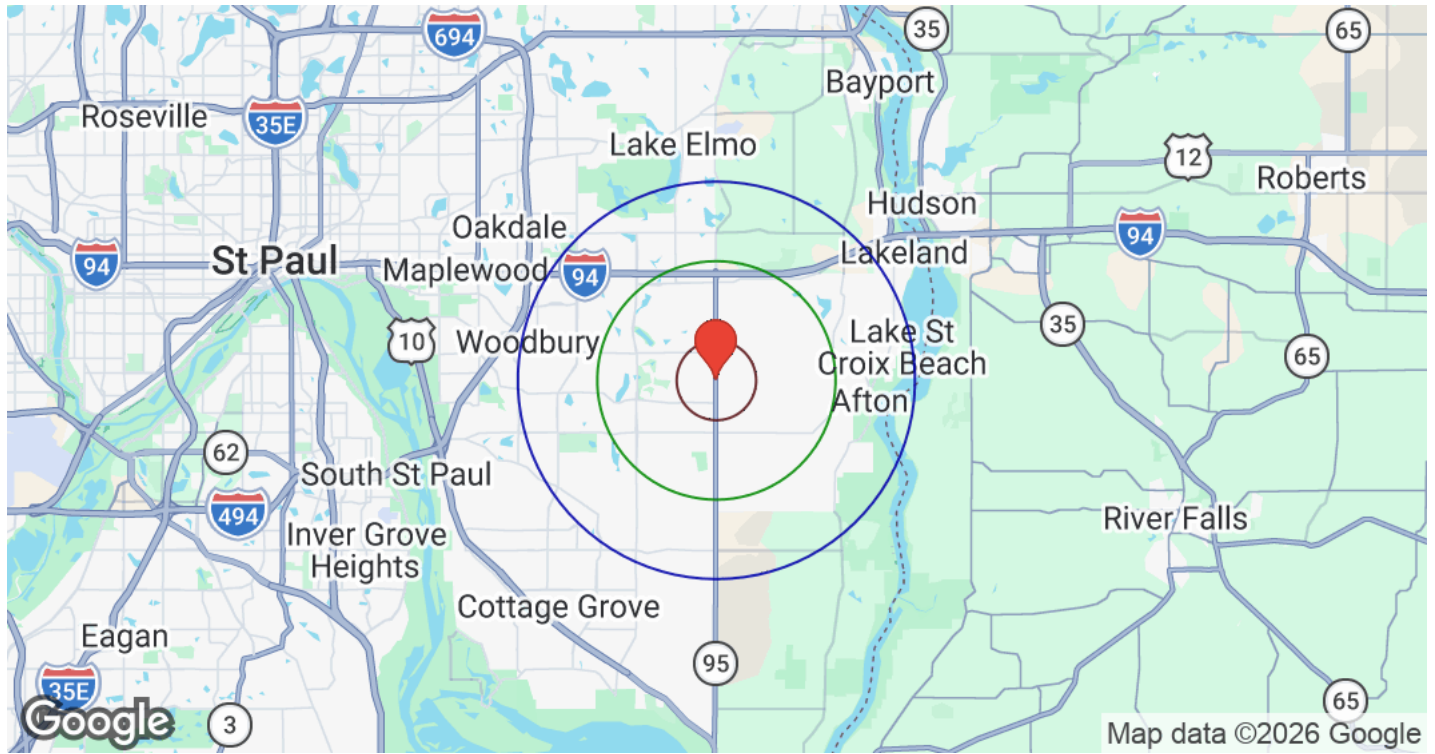
- Level topography
- Prime Afton Location
- Exceptional Accessibility
- Green Acres Value Deferral

<b>Price:</b>	\$839,250
<b>Lot Size:</b>	33.60 Acres
<b>Zoning:</b>	Agriculture
<b>APN:</b>	30.028.20.32.0003

# Property Photos



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	2,225	17,175	41,995
	Female	2,290	18,364	44,148
	Total Population	4,516	35,539	86,142
<b>Race / Ethnicity</b>	White	3,200	24,938	61,988
	Black	200	3,181	6,486
	Am In/AK Nat	7	50	129
	Hawaiian	N/A	4	9
	Hispanic	251	1,784	4,540
	Asian	715	4,560	10,518
	Multiracial	144	1,016	2,421
	Other	N/A	11	52
<b>Housing</b>	Total Units	1,396	13,398	33,797
	Occupied	1,318	12,510	31,471
	Owner Occupied	1,229	9,984	25,458
	Renter Occupied	89	2,526	6,013
	Vacant	78	888	2,325
<b>Age</b>	Ages 0 - 14	1,187	7,731	17,872
	Ages 15 - 24	631	4,774	10,847
	Ages 25 - 54	2,164	14,588	34,245
	Ages 55 - 64	286	4,027	10,316
	Ages 65+	249	4,417	12,861
<b>Income</b>	Median	\$204,239	\$147,659	\$140,581
	Under \$15k	70	378	765
	\$15k - \$25k	51	140	720
	\$25k - \$35k	13	365	1,075
	\$35k - \$50k	1	383	1,311
	\$50k - \$75k	43	940	2,665
	\$75k - \$100k	66	1,698	3,903
	\$100k - \$150k	83	2,447	6,281
	\$150k - \$200k	321	1,876	5,239
	Over \$200k	669	4,284	9,512

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