



Acreage in Afton

155.9 Acres

OFFERING MEMORANDUM | 50th ST S, AFTON

Exclusively Listed by

Jason Gorman

651-735-7653 | jason@jasongorman.com | 20022624 MN

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www.kwcommercial.com

KW Commercial - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

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Executive Summary

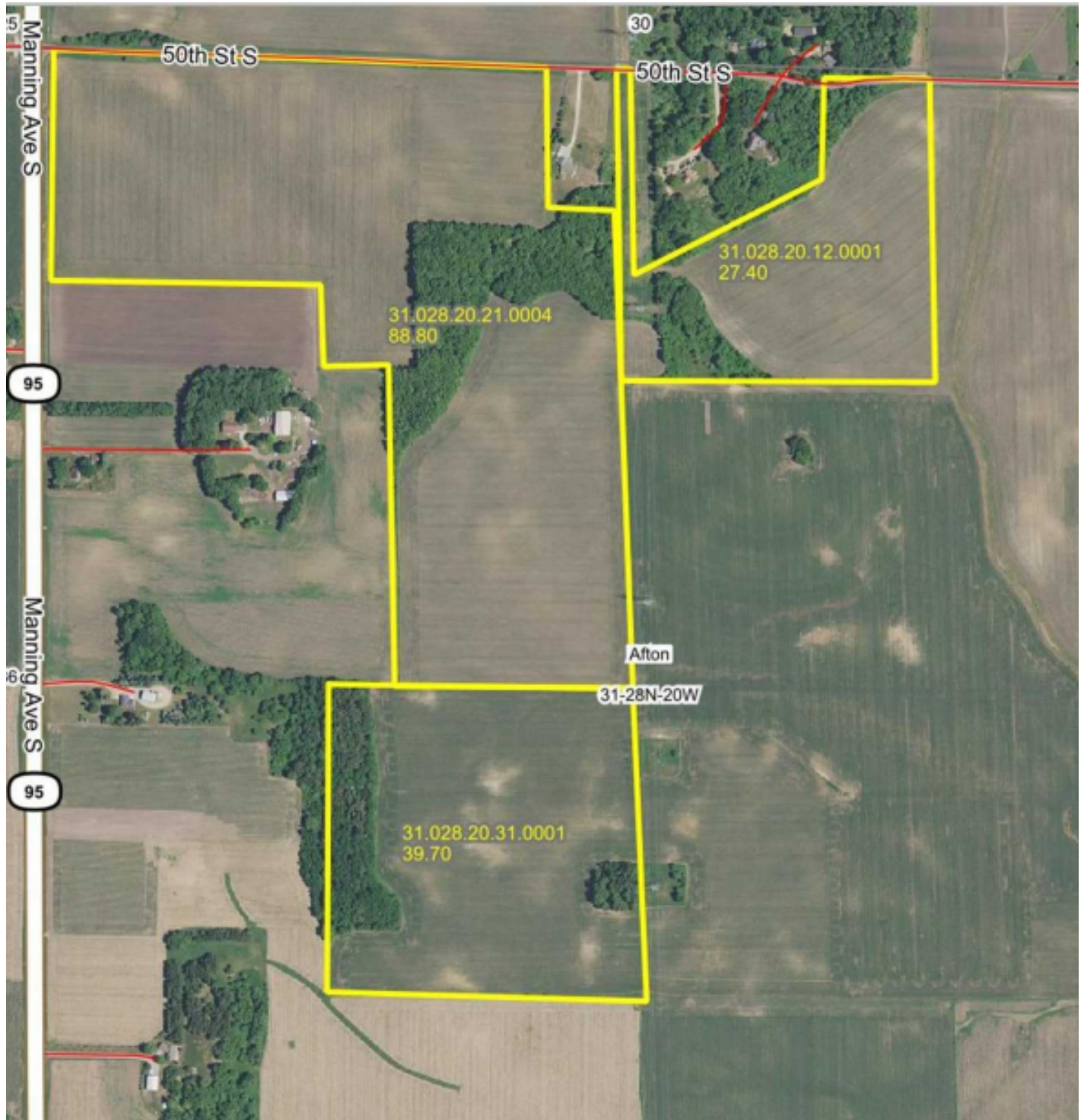


Property Overview

Three parcels of land for sale in Afton, MN off 50th St S, between Manning Ave S and Neal Ave S. Zoned for agriculture. The location of these parcels balances rural seclusion with immediate accessibility to the St. Croix River and the Twin Cities. Located within 833 school district.

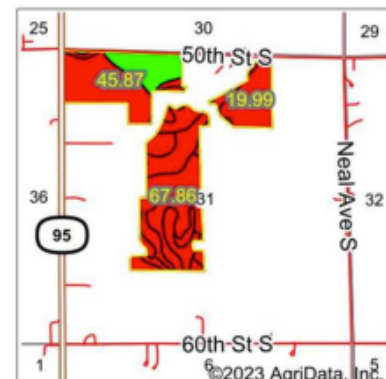
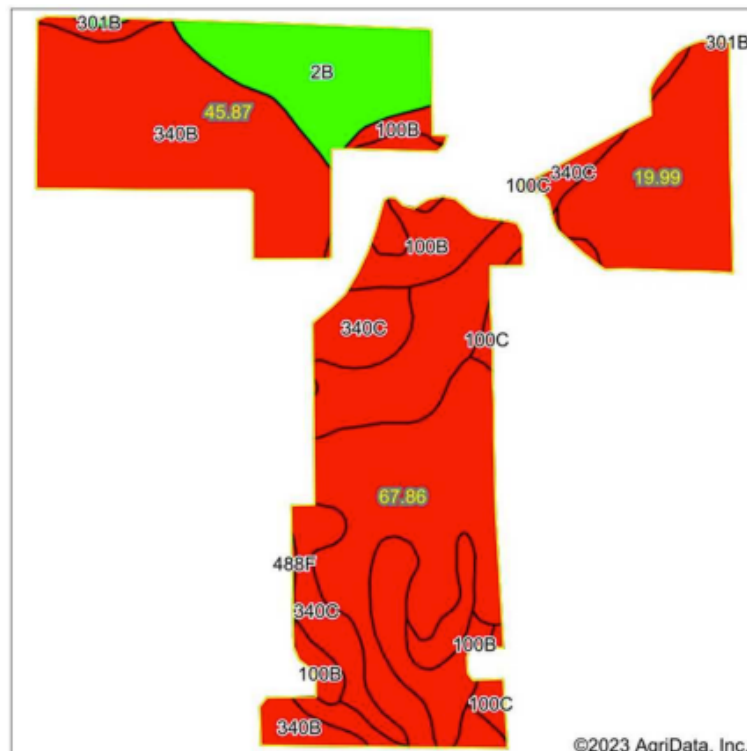
APN	31.028.20.12.0001	31.028.20.21.0004	31.028.20.31.0001
Price:	\$3,900,000		
Size (acres):	27.4	88.8	39.7
Zoning:	Ag Non-Hstd, NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land
Active Deferrals:	Green Acres	Green Acres, Rural Preserve	Green Acres, Rural Preserve

Property Maps



Property Maps

SOIL MAP



State: **Minnesota**
County: **Washington**
Location: **31-28N-20W**
Township: **Afton**
Acres: **133.72**
Date: **9/26/2023**

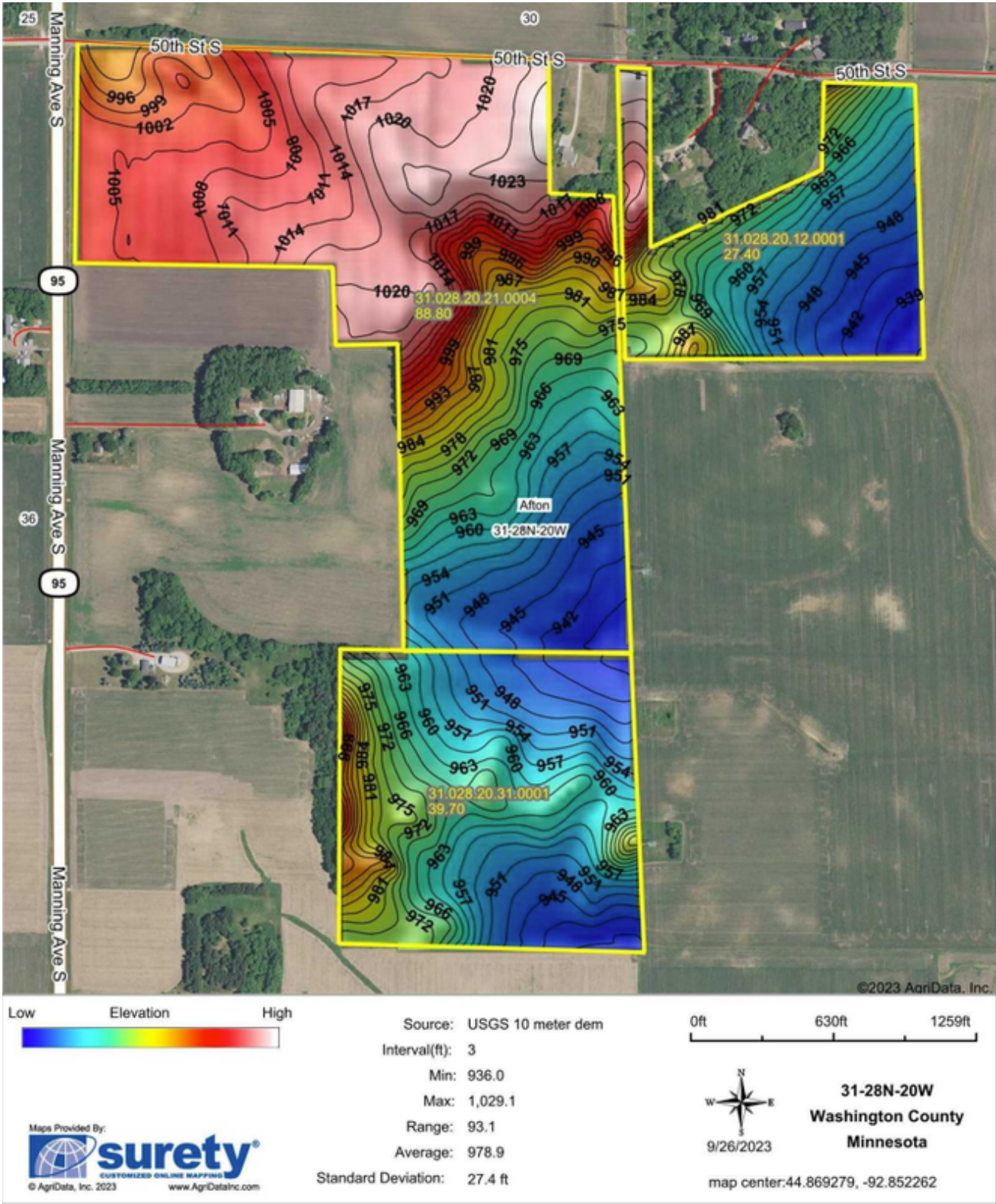
Maps Provided By:



Area Symbol: MN163, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
460B	Baytown silt loam, 1 to 6 percent slopes	43.68	32.7%		Ile	72
340B	Whalan silt loam, 1 to 6 percent slopes	41.79	31.3%		Ile	49
2B	Ostrander silt loam, 2 to 6 percent slopes	14.15	10.6%		Ile	98
100B	Copaston loam, 0 to 6 percent slopes	13.66	10.2%		IIle	31
340C	Whalan silt loam, 6 to 12 percent slopes	12.57	9.4%		IIle	43
100C	Copaston loam, 6 to 12 percent slopes	5.78	4.3%		VIIs	27
488F	Brodale flaggy loam, 20 to 50 percent slopes	1.86	1.4%		VIIs	5
301B	Lindstrom silt loam, 2 to 4 percent slopes	0.23	0.2%		Ile	99
Weighted Average					2.44	57.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Maps



Property Photos



Property Photos



Property Photos



Property Photos



Traffic Counts



Traffic Counts within 1 mile by Proximity

1 8,092 Manning Avenue South 2025 Est. daily traffic counts Cross: Scenic Ln Cross Dir: S Distance: 0.43 miles Historical counts Year ▲ Count Type 2022 ▲ 8,158 AADT 2017 ▲ 8,400 AADT 2015 ▲ 7,900 AADT	2 2,370 40th St S 2025 Est. daily traffic counts Cross: Bailey Rd Cross Dir: W Distance: 0.09 miles Historical counts Year ▲ Count Type 2014 ▲ 2,450 AADT	3 6,304 Manning Avenue South 2025 Est. daily traffic counts Cross: Scenic Ln Cross Dir: S Distance: 0.21 miles Historical counts Year ▲ Count Type 2022 ▲ 6,578 AADT 2017 ▲ 6,000 AADT 2016 ▲ 6,100 AADT	4 2,637 Lake Rd 2025 Est. daily traffic counts Cross: Harvest Path Cross Dir: SE Distance: 0.08 miles Historical counts Year ▲ Count Type 2019 ▲ 2,650 AADT	5 1,620 2025 Est. daily traffic counts Cross: – Cross Dir: – Distance: – Historical counts Year ▲ Count Type 2015 ▲ 2,100 AADT 2011 ▲ 1,150 AADT
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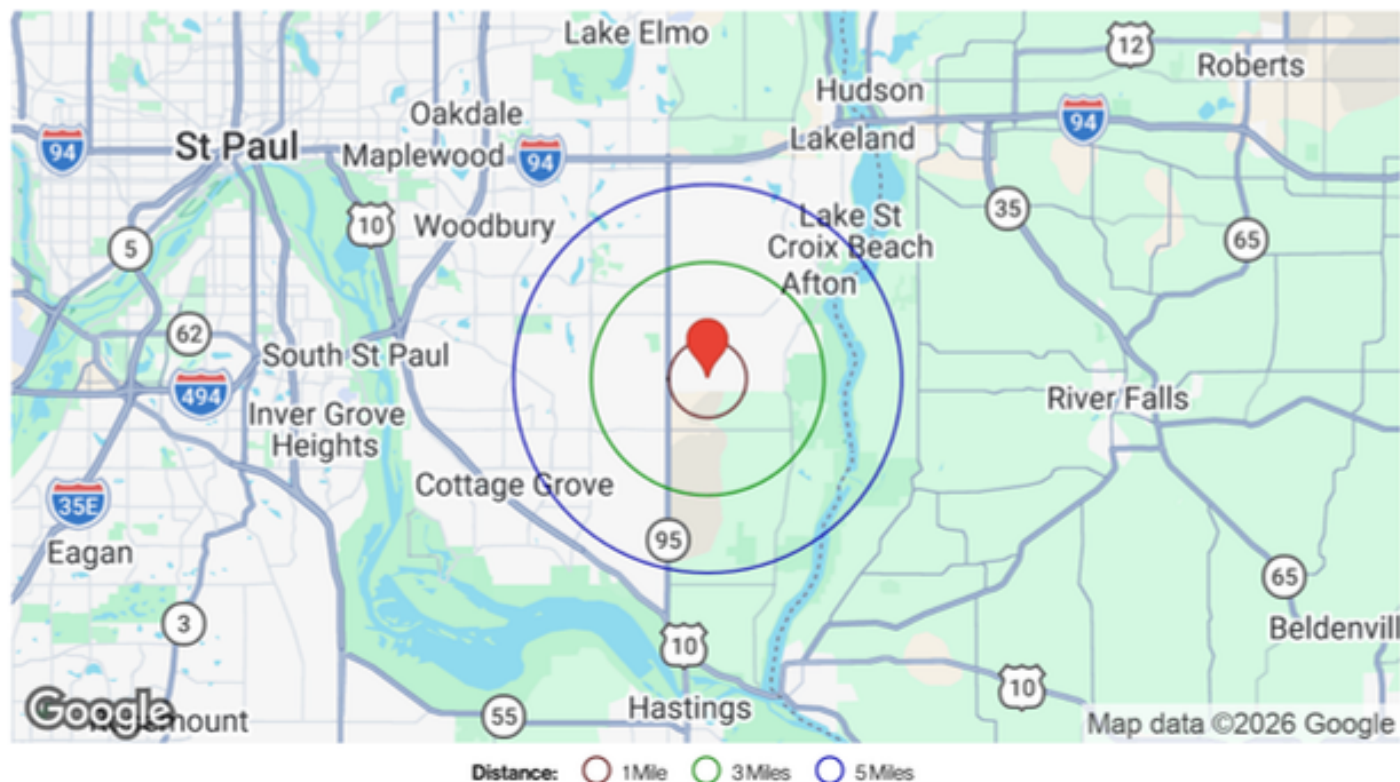
AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	56	3,576	25,957
	Female	57	3,699	26,457
	Total Population	112	7,274	52,414
Race / Ethnicity	White	98	5,426	38,823
	Black	2	338	3,066
	Am In/AK Nat	N/A	11	73
	Hawaiian	N/A	1	10
	Hispanic	4	353	2,752
	Asian	5	915	6,075
	Multiracial	3	227	1,583
	Other	N/A	4	31
Housing	Total Units	48	2,568	18,791
	Occupied	44	2,390	17,511
	Owner Occupied	41	2,162	15,601
	Renter Occupied	3	228	1,910
	Vacant	5	178	1,281
Age	Ages 0 - 14	16	1,709	11,515
	Ages 15 - 24	11	897	6,653
	Ages 25 - 54	33	3,158	21,686
	Ages 55 - 64	21	688	5,947
	Ages 65+	31	821	6,611
Income	Median	\$128,657	\$171,180	\$156,238
	Under \$15k	N/A	67	398
	\$15k - \$25k	N/A	59	262
	\$25k - \$35k	1	45	335
	\$35k - \$50k	N/A	37	410
	\$50k - \$75k	3	106	1,002
	\$75k - \$100k	4	183	2,142
	\$100k - \$150k	19	513	3,815
	\$150k - \$200k	5	431	3,137
	Over \$200k	11	946	6,010

OFFERING MEMORANDUM | 50th ST S, DENMARK TOWNSHIP

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