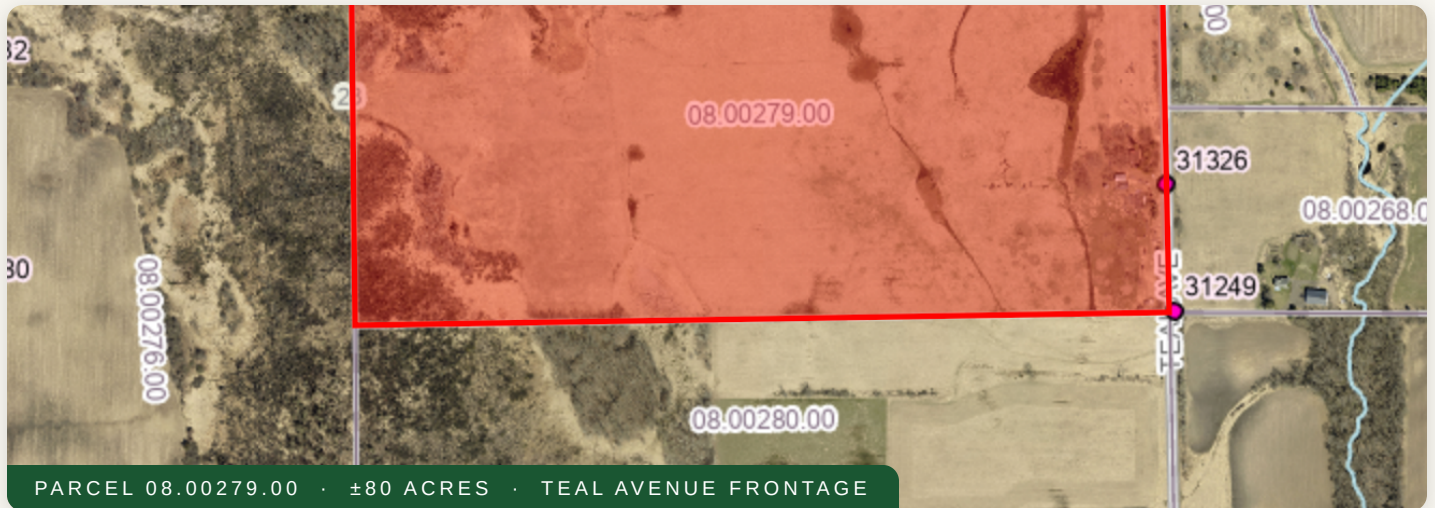




31326 Teal Avenue

SHAFER, MN 55074 · CHISAGO COUNTY

ASKING PRICE
Negotiable

TOTAL SIZE
±80 Acres

ZONING
Ag / Rural Res.

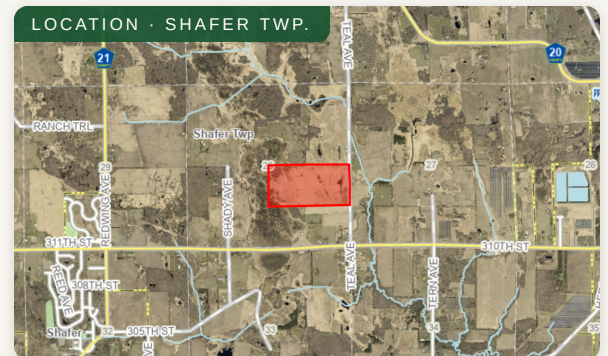
DIVISION PATH
4 Teal-Ave Strips

FLEXIBILITY
Whole or Divided

A Builder & Developer Opportunity

A **development-ready ±80 acres** with a **clear path to four ±20-acre homesites, each fronting Teal Avenue** — a strong fit for a builder or residential developer, plus a road map to additional homes subject to township & county approval. Sold as a whole; the buyer navigates the split. And because it's offered intact, it's equally suited to a homestead, hobby farm, **campground, retreat, or nonprofit / educational** use. Open field and woods, excellent privacy, easy access to Highway 8, ~40 minutes from the Twin Cities.

- Clear path to **four ±20-acre homesites**, each fronting Teal Avenue — built for a builder / developer.
- **Road map to additional homes**, subject to township & county approval.
- Spec homes, custom estate lots, or a small rural development — **sold as a whole**.
- Offered intact: also ideal for a **homestead, campground, retreat, or nonprofit**.



Timothy Gaughan

LEAD COMMERCIAL AGENT

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