



THE FAIRWAYS

Fully developed lots within the City of St. Cloud
Located among the Territory Golf Course
96 residential lots plus 63 undeveloped acres



This Property is located 2 miles East of the City of St. Cloud, in the Sauk Rapids School District and surrounds the 18-hole Territory Golf Course. City sewer & water, natural gas and electric utilities are available into each lot. The Property is zoned Single Family Residential and has paved streets, curbs and storm sewer. There are **NO BUILDER RESTRICTIONS**.

To the West side of County Road 47/55th Avenue consist of a 90 lot PUD of patio homes, which has a functioning Home Owners Association and recorded covenants. **24** of the lots are included in this package, with approximately 50ø- 54øwidth and approximately 154ødepth. Association Fees are levied only upon issue of a Certificate of Occupancy (vacant lot owners are assessed **NO FEES**). (Additional 36 bank-owned lots may be purchased outside of this package)

To the East of County Road 47/55th Avenue, surrounding the Territory Clubhouse and 18-hole greens are 101 parcels ranging from .5 acres to a full 2 acres. **71** of the vacant lots are included in this package (including the unplatted Fairways 6th Addition). Covenants are recorded against the lots to protect the value of the subdivision.

In addition to the residential lots, approximately 63 acres of undeveloped land consisting of Outlots A & C (on the West side of County Road 47) and Outlots J & K along both side of the river on the east side of The Fairways 5th Addition are included in this package.

Asking Price for this Package: \$1,450,000



Epic Properties - Steve Feneis

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