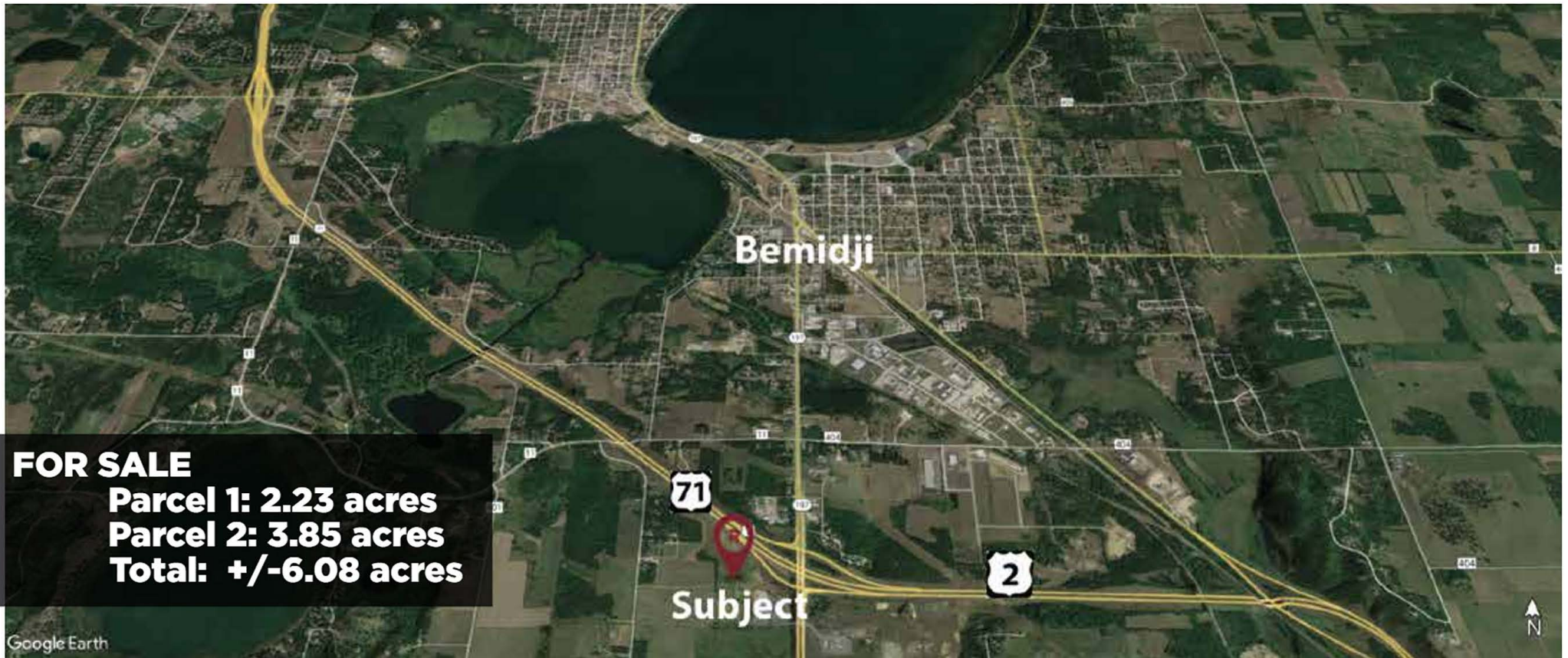


Bemidji Development Land
292 Convenience Lane SW
Bemidji, MN 56601



PROPERTY DESCRIPTION

Approximately 6.08 acres of land for sale in Bemidji. Located directly off of heavily traveled Highway 2 & Highway 71. This site has excellent visibility from HWY 2 with easy off and on access. Parcels can be combined or split with zoning that allows for a wide variety of use. This property is ideal for automotive, equipment or accessory dealerships.



FOR SALE

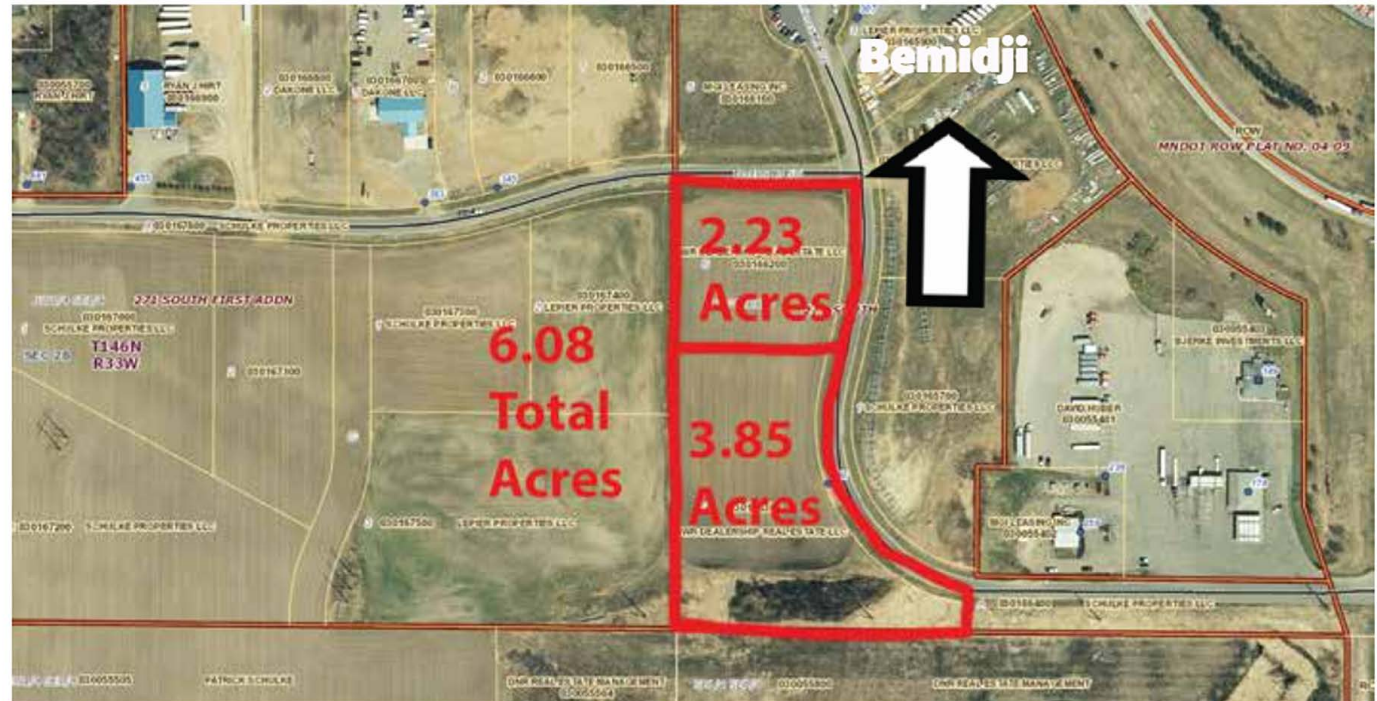
Parcel 1: 2.23 acres
Parcel 2: 3.85 acres
Total: +/-6.08 acres

Utilities

- + Water & Sewer: City of Bemidji
- + Electricity: Ottertail Power
- + Gas: Embridge Energy
- + Parcel 1 ID: 030166200
- + Parcel 1 Taxes (2022): \$1,732
- + Parcel 2 ID: 030166300
- + Parcel 2 Taxes (2022): \$5,452

Property & Pricing

- + Parcel 1 - 2.23 acres:
\$242,000 or \$2.50 psf
- + Parcel 2 - 3.85 acres:
\$420,000 or \$2.50 psf
- + Total - 6.08 acres:
\$595,000 or \$2.25 psf



CONTACT:

BEN COPPERTHITE, Broker

612.242.4869 | ben.copperthite@riceproperties.com

320.252.0404 | RICEPROPERTIES.COM

FOR SALE
Call for Details

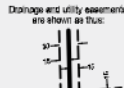
We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

271 SOUTH

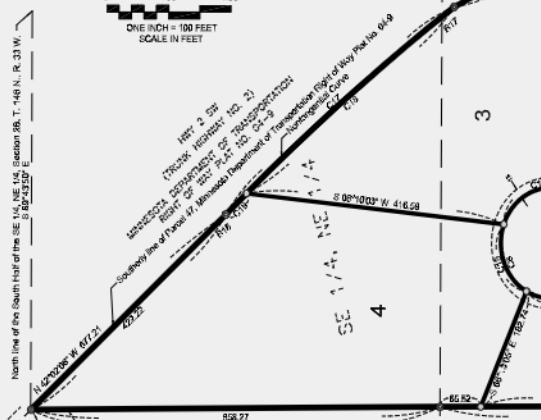
- LEGEND**
- B17 Denotes right of way boundary designation
 - Denotes a 1/2 inch iron pipe monument marked by License No. 15483, found
 - Denotes a 1/2 inch iron pipe monument marked by License No. 8897, found
 - Denotes a 1/2 inch iron pipe monument marked by License No. 15483, To be set
 - Denotes cast iron monument, found
 - Denotes aluminum plug monument, found
 - ▲ Denotes coppered section per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 04-9
 - (D) Denotes dimensions as stated on Warranty Deed, recorded as Document No. A60031028, in the office of the County Recorder, Beltrami County, Minnesota
 - (P) Denotes dimensions as stated on RIGHT OF WAY PLAT NO. 04-9 recorded in the office of the County Recorder, Beltrami County, Minnesota
 - (M) Denotes dimension measured by field survey
 - Denotes delineated wetland boundary

NOTES TO SURVEY
 The orientation of this bearing system is based on the Beltrami County Coordinate System (MGRS 88). This is a different bearing system than that used in the record description of the property as stated on Warranty Deed, recorded as Document No. A60031028, in the office of the County Recorder, Beltrami County, Minnesota.

A typographical error or oversight exists in the record description of the property. The error is described in the last paragraph of the description contains an incorrect dimension; however, the closing call to the point of beginning results in the intended configuration of the land parcel herein.



Being the specified width and location as designated on this plat.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	816.20	498.17	493.02	S 51°12'13" E	3°12'59"
C2	816.20	368.72	368.78	N 54°31'34" W	24°22'11"
C3	916.20	109.46	109.38	S 39°01'09" E	6°50'42"
C4	267.00	443.14	394.00	S 34°24'43" E	99°05'34"
C5	638.00	419.29	413.06	S 05°53'04" E	33°22'18"
C6	80.00	434.82	86.00	N 88°55'48" E	311°18'34"
C7	833.00	378.73	374.06	N 03°53'04" W	34°22'16"
C8	333.00	838.17	481.49	S 3°59'02" E	92°36'52"
C9	889.00	78.58	78.53	S 1°09'48" W	6°16'33"
C10	638.00	278.23	288.56	S 84°33'00" E	72°03'02"
C11	693.00	72.52	72.45	S 1°00'01" E	1°52'44"
C12	80.00	160.37	134.83	N 12°51'35" W	14°5'12"
C13	80.00	112.70	103.61	N 88°21'12" E	80°43'34"
C14	80.00	181.55	136.47	N 28°51'24" W	118°12'09"
C15	833.00	126.55	126.24	N 41°52'17" W	41°21'58"
C16	833.00	264.16	252.48	S 81°41'51" W	33°03'26"
C17	3689.72	475.31	474.98	S 38°17'12" E	7°22'51"
C18	3689.72	438.24	430.00	N 38°56'12" W	6°40'52"
C19	3689.72	45.06	45.05	S 42°37'37" E	0°41'08"

KNOW ALL PERSONS BY THESE PRESENTS:
 That Patrick Schulte and Annette F. Schulte, husband and wife, owners of the following described property situated in the Township of Beltrami, County of Beltrami, State of Minnesota:

That part of the South Half of Southeast Quarter of the Northeast Quarter, Section 28, Township 146 North, Range 33 West, Beltrami County, Minnesota, lying Southerly and Westerly of Parcel No. 47 of Minnesota Department of Transportation Right of Way No. 04-9.

AND
 That part of the Northeast Quarter of Southeast Quarter, Section 28, Township 146 North, Range 33 West, Beltrami County, Minnesota, lying Southerly and Westerly of parcel No. 47 of Minnesota Department of Transportation Right of Way No. 04-9.

LESS:
 Starting at the Southeast corner of said Section 28, thence North 89°50'20" East along the East line of said Section 28 a distance of 1318.80 feet, thence North 48°42'48" West along the South line of said Northeast Quarter of Southeast Quarter a distance of 101.28 feet to a point number B13 as shown on Minnesota Department of Transportation Right of Way Plat No. 04-9; on the end of record in the office of the County Recorder, Beltrami County, Minnesota, as Document No. 246677, thence North 16°02'21" West along the Westerly right of way of Highway No. 71 as shown on said plat a distance of 108.00 feet to the point of beginning of the parcel to be described thence North 88°42'48" West a distance of 255.00 feet, thence North 87°45'00" East along a line parallel with the East line of said Section 28 a distance of 640.00 feet, thence North 57°19'15" East a distance of 294.67 feet to the intersection of the southerly right of way line of Highway No. 71 as shown on said plat, being a sort of non-intersecting circular curve, having a radius of 914.50 feet, chord angle 31°12'02", thence along a chord having a bearing of South 04°11'22" East a distance of 306.70 feet to point number B15 of said plat, thence South 00°32'00" West a distance of 372.16 feet to point number B14 as shown on said plat, thence South 18°10'21" East along said Westerly right of way line a distance of 146.00 feet to the point of beginning and thence thence;

AND LESS:
 Commencing at the Southeast corner of said Section 28, thence North 04°50'20" East, along the East line of said Section 28, a distance of 218.85 feet, thence North 87°54'00" West, along the South line of said Northeast Quarter of Southeast Quarter a distance of 101.28 feet to point number B13 as shown on Minnesota Department of Transportation Right of Way Plat No. 04-9; on the end of record in the office of the County Recorder, Beltrami County, Minnesota, as Document No. 246677, thence North 16°02'21" West, along the Westerly right of way of Highway No. 71 as shown on said plat, a distance of 108.00 feet, thence North 88°42'48" West a distance of 255.00 feet to the point of beginning of this parcel to be described, thence North 87°45'00" East a distance of 640.00 feet, thence North 57°19'15" East a distance of 294.67 feet, thence South 04°11'22" East a distance of 306.70 feet to the point of beginning.

Have caused the same to be surveyed and plotted as 271 SOUTH and do hereby dedicate or donate to the public for public use the easements and utility easements as shown on this plat. OUTLOT A is intended to be used for ingress and egress to each lot.

In witness whereof said Patrick Schulte and Annette F. Schulte, husband and wife, have hereunto set their hands this ____ day of _____, 2014.

Patrick Schulte
 Annette F. Schulte

STATE OF MINNESOTA
 COUNTY OF BELTRAMI
 The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by Patrick Schulte and Annette F. Schulte, husband and wife.

Notary Public, Beltrami County, Minnesota
 My Commission Expires _____

I, Robert W. Murray, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data herein are correctly designated on this plat; that all monuments indicated on this plat have been set, or will be set within one year; that all vector boundaries shown are true, as defined in Minnesota Statutes, Section 65B.07, Subd. 3, as of the date of this certificate and shown and located on this plat.

Dated this ____ day of _____, 2014.

Robert W. Murray, Licensed Land Surveyor

Neighboring Businesses

- + U-Haul
- + Cenex
- + Ridge Top Outdoors
- + Up North Sports