



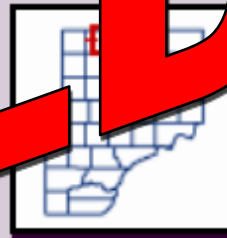
**TRACT #41 CITY OF STURGEON LAKE
PID - 46.5080.000 and 46.5081.000**

Lot 2, in Block 6, Cunningham's Addition to Village of Sturgeon Lake, and including that vacated part of 1st Avenue described as follows: Beginning at a point on the Northeast corner of said First Avenue which is the most northwesterly corner of Block 6 of said Cunningham's Addition, said point being also on the East-West Quarter line of Section 14, Township 45 North of Range 20 West of the 4th Principal Meridian; thence West on a quarter line a distance of 33 feet; thence deflecting to the left at an angle of 90 degrees 06 minutes 30 seconds a distance of 39.82 feet to the Southeasterly line of First Avenue; thence northeasterly on a southeasterly line of said First Avenue a distance of 51.67 feet to the point of beginning. AND: Cunningham's Second Addition to the Village of Sturgeon Lake, Lot 1 and South 1/2 of Lot 2, Block 1
14-45-20

Appraised Value: \$29,900
Property Description:

8997 Royal Ave. Lot with house.

City will require that the house be removed within 60 days of purchase.



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Driving Directions:

From the Interstate 35 Exit 209 bridge in Sturgeon Lake, drive westerly on County Road 46 (Laketown Rd) for about 1.7 miles. The road has curves. Turn southwest onto County Road 61. Drive southwest on County Road 61 for about 500 feet. Turn northwest onto Market Street. Drive northwesterly on Market Street for about 300 feet. Turn northerly onto Royal Avenue. Drive north on Royal Avenue for about 200 feet. Driveway is to the west.

City of Sturgeon Lake: 218-372-3391 Pine County Zoning: 320-216-4220

Maps are for informational purposes only and may not be exact. All properties sold "as is" with no guarantees. Buyers are encouraged to thoroughly research properties before purchase. If improvements are intended check with local planning and zoning authorities, and if wetlands exist contact Pine County Zoning. Acreage descriptions are approximate estimates. Please Note: Pine County makes no representations, warranties, nor guarantees with respect to access to tax forfeited lands sold. Subject to all existing easements of record and rights of way.