



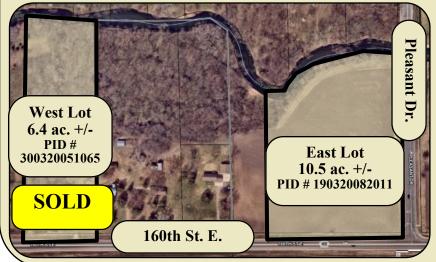
# **Vermillion Riverfront** — Acreage Lots

Hastings, MN West Lot (Parcel 1): 6.4 ac. +/-East Lot (Parcel D): 10.5 ac. +/-









## • West Lot Summary:

- 266' ft. Vermillion River frontage
- 6.4 acres +/-
- Land Use: Low density residential
- In Nininger Township
- Utilities: Electric, well/septic req'd
- Open field & wooded

## • East Lot Summary:

- 950' ft. Vermillion River frontage
- 10.5 acres +/-
- Land Use: Low density residential
- In City of Hastings
- Utilities: Electric, well/septic req'd
- Open field & wooded

#### • Schools:

Hastings Schools are ranked a Top 10% school district in Minnesota (niche.com)

#### • Location:

The property's location enjoys easy access to shopping/employment while also benefiting from the historic/hometown feel Hastings offers.

## • Demand & Low Lot Inventory:

Hasting has demonstrated a solid demand for new construction homes and currently has very low existing lot inventory.

### • Price:

• West Lot: \$295,000 (SOLD above price)

• East Lot: \$395,000

Please call for add'l info.