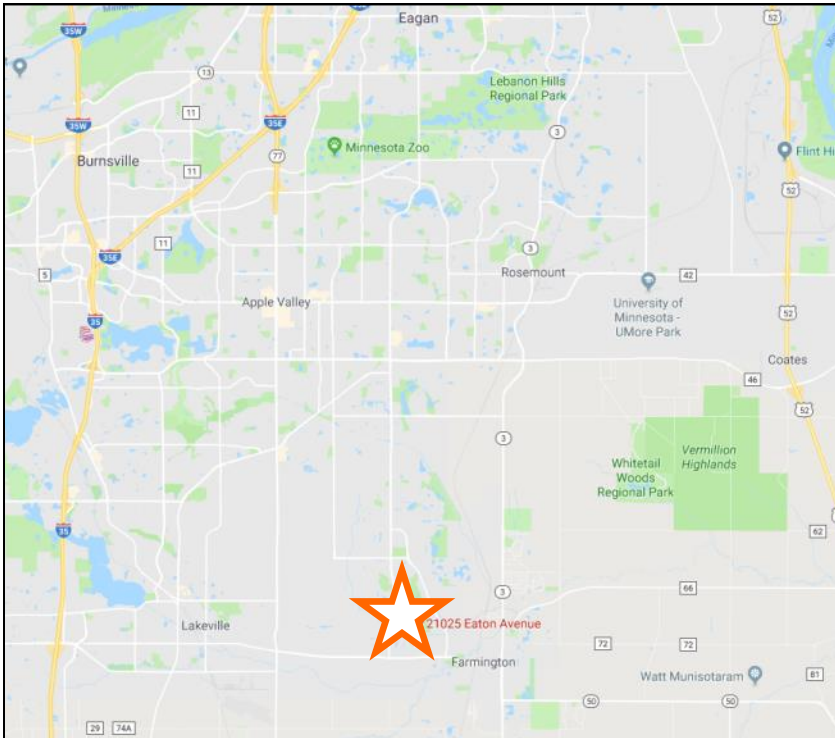




# Lot For Sale

**21025 Eaton Avenue, Farmington, MN 55024**



## Build Ready Lot

- ♦ **2.01 Acres (approx.)**
- ♦ **Platted**
- ♦ **Lot 3, Block 3, Farmington Industrial Park**
- ♦ **Dakota Co. PID# 14-25850-03-031**
- ♦ **2018 Real Estate Taxes: \$7,182 (estimated by County Assessor)**
- ♦ **Zoned IP-Industrial Park (Manufacturing permitted—CUP in place)**
- ♦ **Ideal location for office showroom, office warehouse, warehouse or manufacturing (with CUP)**
- ♦ **List Price—\$420,000**

**For more information, contact:**

**Bruce Rydeen**  
952.469.9444  
brucer@cerron.com

**Visit our website to view this property in more detail or other properties Cerron has available at: [www.CERRON.com](http://www.CERRON.com)**

**Creating Property Solutions For You... With You**

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Revision Date: 1/12/2018

# CERTIFICATE OF SURVEY 21205 EATON AVE. FARMINGTON, MN

**LEGEND**  
● MEASUREMENT FOUND  
○ IRON PIPE MONUMENT SET



Orientation of the bearing system is based on Dakota County Coordinates, NAD 83, (1985 adjustment).

## DESCRIPTION OF RECORD

Lot 3 and 4, Block 3,  
Farmington Industrial Park,  
according to the situate in  
Dakota County, Minnesota.

4.00 Acres

## SURVEYOR:

Stonebrooke Engineering, Inc.  
12279 Nicollet Ave. S.  
Burnsville, MN 55337  
Phone: 952-402-9202  
Fax: 952-403-6803  
www.stonebrookeengineering.com

REV.	DATE	BY	DESCRIPTION
1	10/19/13	CS	ISSUED FOR RECORD



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office on the 19th day of October, 2013, at Burnsville, Minnesota.

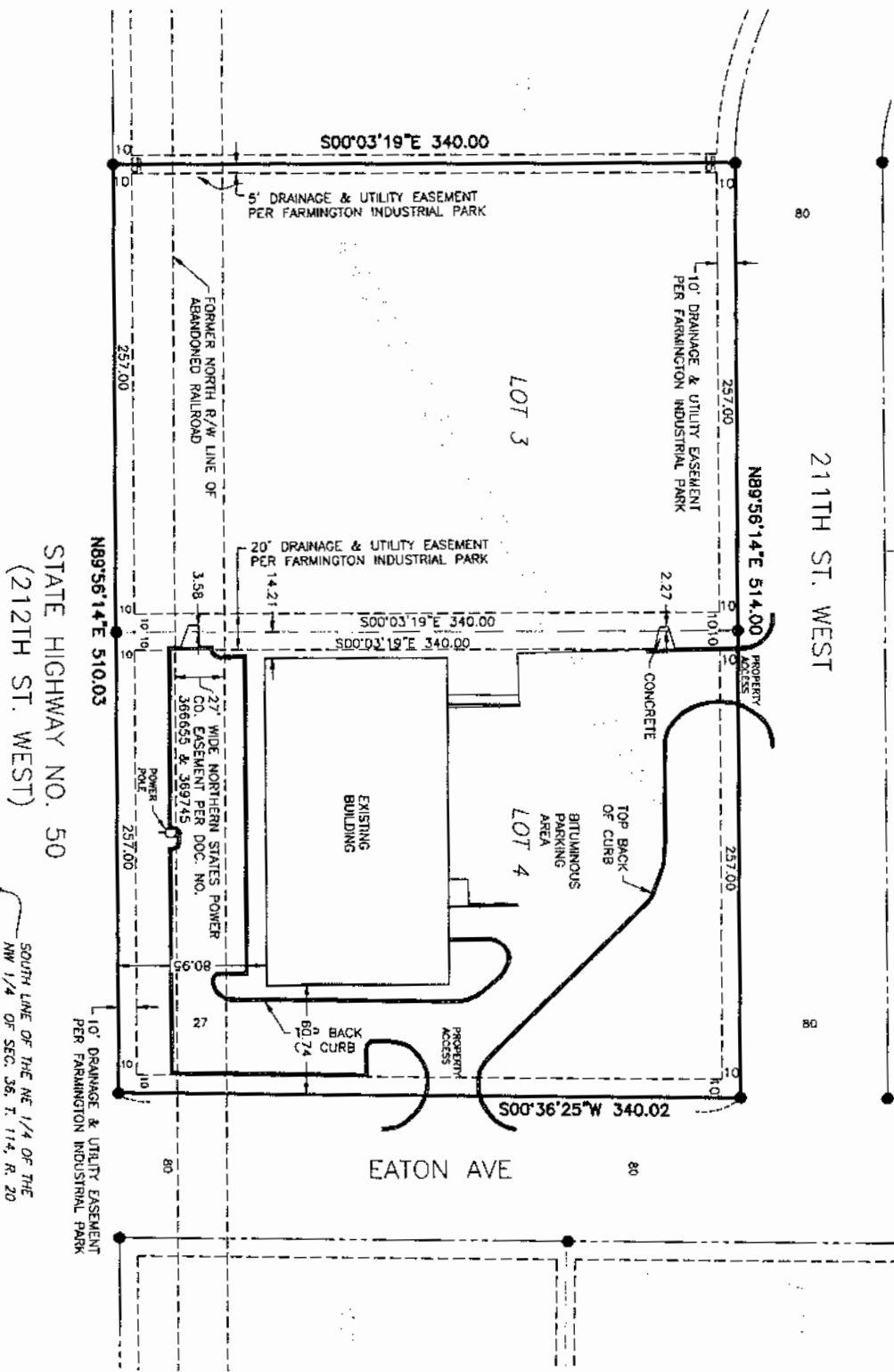
Surveyor



Stonebrooke  
Engineers & Surveyors

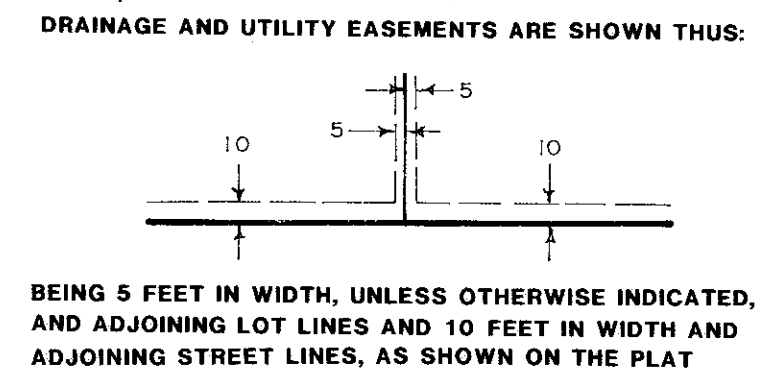
CERTIFICATE OF SURVEY  
LOT 3 & 4, BLOCK 3  
FARMINGTON INDUSTRIAL PARK

1

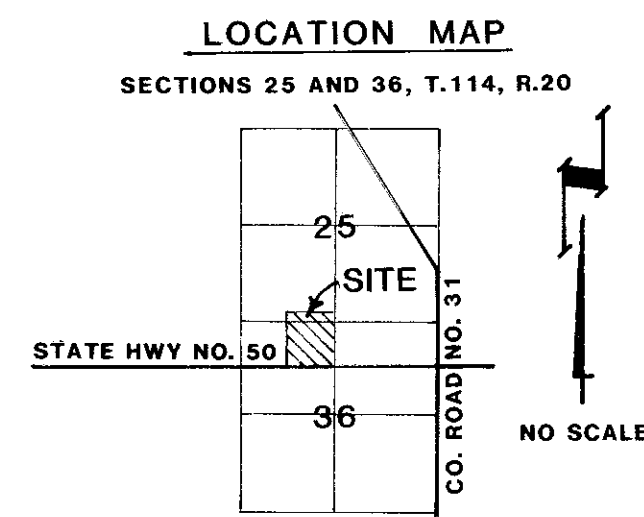


## CSPY

See Vol. N<sup>o</sup>. 1089354 - Resa. VARNES Certain De & Varny  
Emanens Aquarius Pr. Lots 1 & 5, Bk. 2.



● FOUND MONUMENT



Dakota County Recorder *C. Kampa*  
*Deputy*

**HARRY S. JOHNSON COMPANIES, INC.**

## DRAWING 1