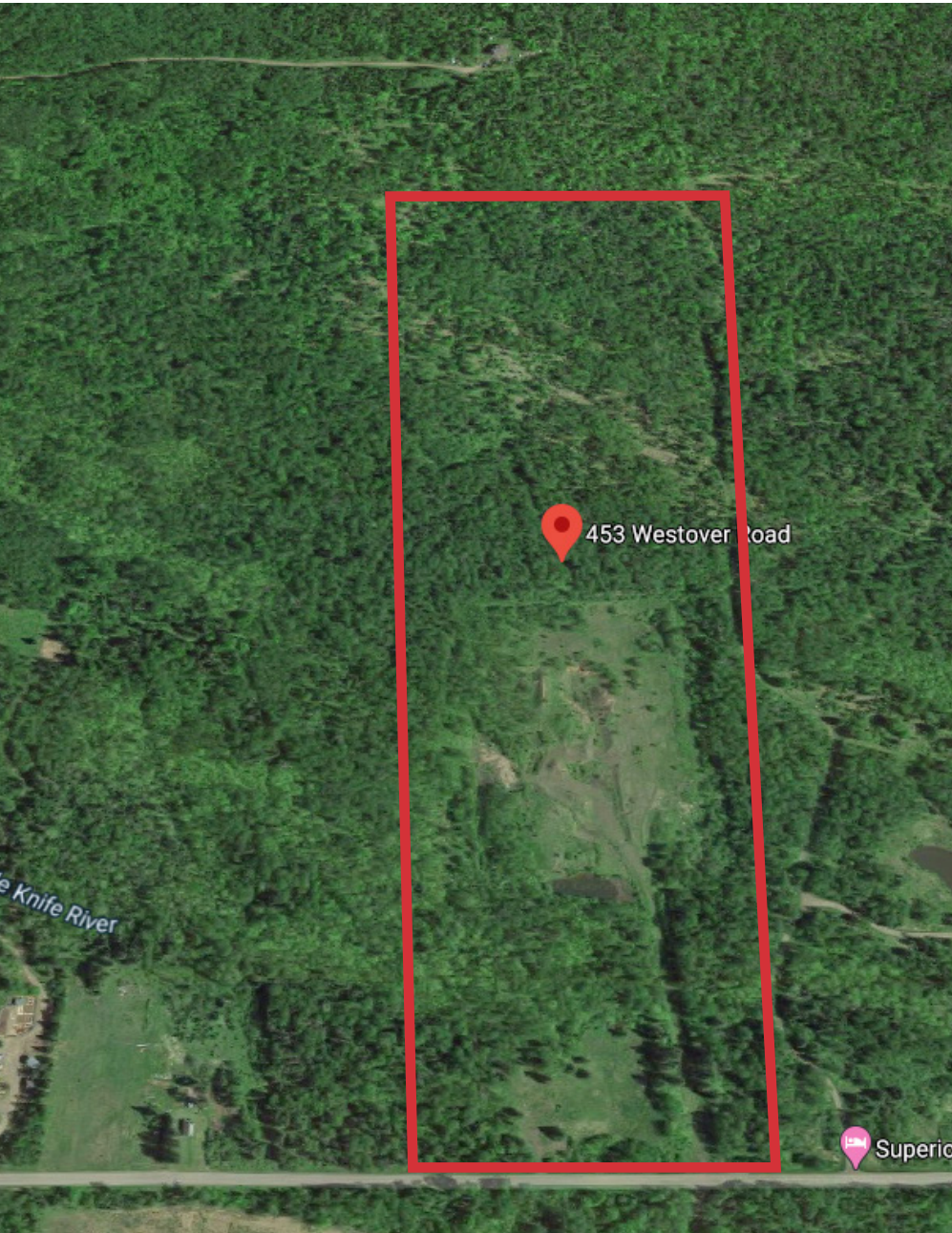


For Sale

40 Acres

\$1,200,000 (\$30,000/ acre)



453 Westover Road

Two Harbors, MN 55616

Property Features

- +/- 40 acres (660' x 2,640')
- Potential use:
 - Quarry/ mining operation
 - Single family acreage
 - Country home development
- Zoning: R-1 (allows for residential development of 10-acre lots)
- The topography slopes upward from the front of the site to the rear
- Test borings show high quality basalt rock and granite - ask broker for details
- Utilities previously developed include: electric, private well, and septic system
- Site improvements: haul road, a filter pond, and 10 acres cleared for exploration and is ready for development as a rock quarry/ mining operation
- No permits are currently in place for mining, must be obtained by purchaser

Pricing

- List price: \$1,200,000 (\$30,000/ acre)

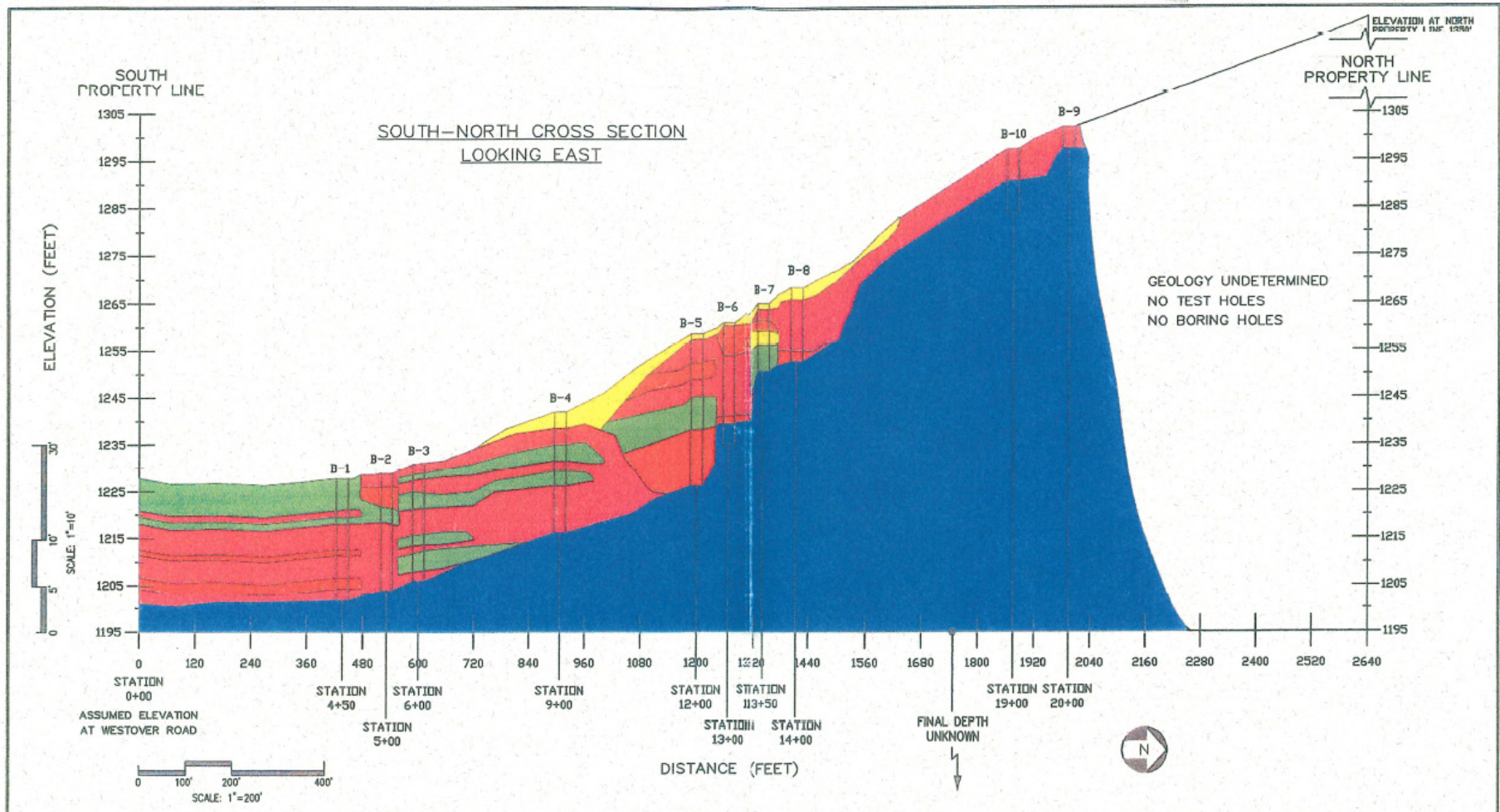
Location

- Located just 4 miles northwest of Two Harbors, MN
- Two Harbors, MN lies on the North Shore of Lake Superior about 26 miles north of the Port of Duluth - Superior on US Highway 61 and with rail service from Canadian National Railroad main line.
- Two Harbors, MN has a population of 3,546

Area Map



GEOLOGIC CROSS SECTION



File: 03-019-B11.dwg Date/Time: Apr 15, 2003 12:42 P.M. Scale: 1"=12'

LEGEND	
	GRAVEL WITH SAND
	CLAYEY SILT WITH SAND AND GRAVEL
	SANDY CLAYEY SILT WITH GRAVEL
	SANDY SILT WITH GRAVEL
	BEDROCK (BLACK GRANITE)

BORING	ELEVATION	BORING	ELEVATION
B-1	1227	B-6	1261
B-2	1228	B-7	1265
B-3	1231	B-8	1267
B-4	1242	B-9	1302
B-5	1259	B-10	1298

B&B AGGREGATES

GME ENGINEERING

GRAVEL EXPLORATION --- 40 ACRES
LAKE COUNTY, TWO HARBORS, MINNESOTA

GEOLOGICAL CROSS SECTION			
SECTION SOUTH-NORTH		STARTING STATION: 0 + 00	
DWG. NO. 03-019-B11			
PROJ. NO. 73019			
DR. BY: JMK	DATE: 03/18/03		
APP. BY: --	SCALE: NTS	REV: 0	

DRAWINGS GENERATED BY:

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