LAND

AIRLAKE DEVELOPMENT INC

SilverSpringsMonticello

COUNTY ROAD 39 • MONTICELLO, MN 55362

Available 507 Acres • Silver Springs Golf Course Land

- Up to 507 acres of golf course and farm land
- Site includes beautiful 18,162 sq. ft. clubhouse, storage buildings and one single family residence.
- Residential redevelopment plan recently completed, including AUAR.
- The golf course lies within view of I-94 and is adjacent to area proposed for a future interchange.
- Business friendly Monticello is one of the fastest growing cities in the I-94 corridor.

www.airlakedevelopment.com

Dan Regan • 2866 White Bear Ave • Maplewood, MN • 55109
612.987.9966 • dan@airlakedevelopment.com

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Land:	Silver Springs Golf Course Land
Location:	I-94 and Hwy 39 • Monticello, MN 55362
Price:	Negotiable
Size:	507 acres
Use:	Golf course and club house/banquet facility
Zoning:	Agricultural - Conditional Use Permit Recreational tax classification is similar to Green Acres
Taxes:	$38,428.00
Encumbrances:	Amoco oil pipeline blanket easement to be defined.
Utilities:	Sewer and water are approximately 1.5 miles from property. Natural gas already to the site.
Operating Expenses:	» CenterPoint Gas: $1,600.00/mo. » TDS Phone: $550.00/mo. » Wright-Henn Electric (for single family home and two out buildings): $77.00/mo. $64.00/mo. $14.00.mo. » Xcel Energy: $38.00/mo. (old clubhouse) $2,258.00/mo. (new clubhouse and cart barn) » Trash Removal and grease pickup
Existing Conditions:	» Silver Springs 36 hole golf course » 18,162 sq. ft. club house = great income generator w/room for 350+ banquet guests. Impressive full service kitchen » 9,360 sq. ft. metal cart storage building houses 80 golf carts (carts included in sale) » Maintenance equipment (mowers, etc.) storage in separate outbuilding » One existing single family residence on site

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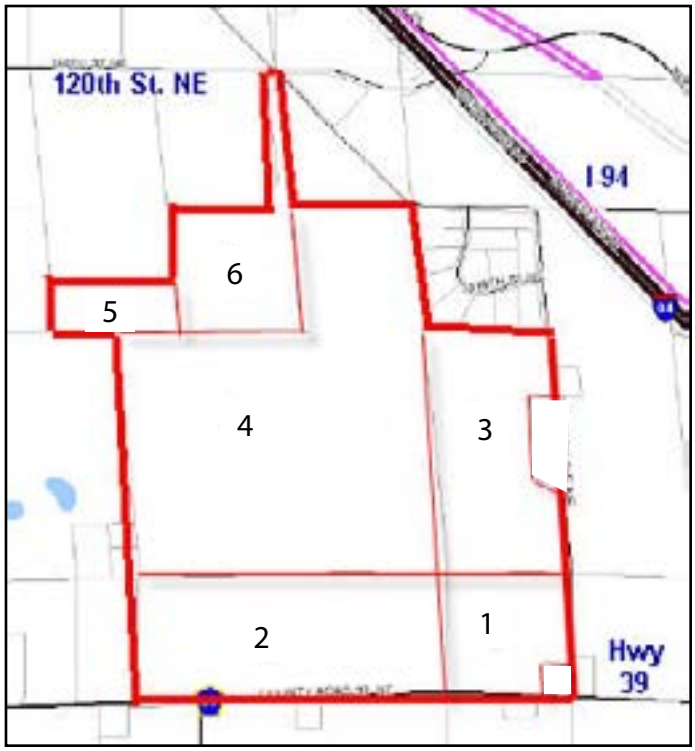

PARCEL #	Property I.D	Acres	2007 Tax
1	213-100-092200	37.5	$1,256.00
2	213-100-081200	99.2	$21,492.00
3	213-100-043201	73.95	$3,368.00
4	213-100-051400	240	$10,636.00
5	213-100-052400	16.8	$308.00
6	213-100-051300	43.18	$1,368.00
TOTAL		510.63	$38,428.00

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Trade Fixtures and Personal Property

Walk-in beer cooler
Walk-in produce cooler
Walk-in food cooler
2 upright reach-in freezers
3 upright reach-in coolers
2 upright reach-in beverage coolers
3 keg coolers
3 beer (under) can coolers
2 ice makers
3 sandwich preparation units
1 floor mixer
8 individual chafers
2 x 4 unit drop in hot food well
1 alto sham
1 electric Groen kettle
1 steamer
2 - 6 burger ranges
1 convention oven
1 food processor
1 72" char broiler
1 48" griddle
2 Vulcan fryers
1 microwave
1 soup unit x 2
1 dishwasher Hobart
2 warming lights
3 holding boxes
1 proof box
$30,000 full swing golf simulator
ATM Machine
Varda security alarm
Computers and software
Wall pictures
File cabinets
Office furniture
Copier
Fax machine
Tables and Chairs:
- 38 oval tables
- 30 8' banquet tables
- 200 white lawn chairs
- 8 booths
- 7 tall tables
- 22 short tables
- 380 metal stack upholstered chairs
- 90 short chairs for restaurant
- 62 tall chairs for restaurant

Inventory:
- Food
- Liquor
- Pro Shop
- Rental Clubs
- Office

2 big chairs (in entry)
Antiques (in Clubhouse and storage sheds)
Silver
Piano
Clock
White golf cart
John Deere mower
2 settees and table (in Women's room)
Bowling Ball drilling equipment
Miscellaneous tools

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