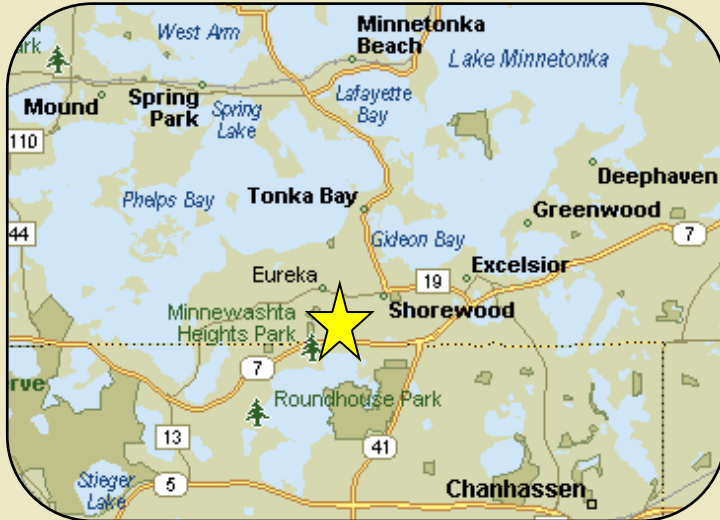




## 1.3 Acre Lot in Minnetonka Schools

Address: 25025 Yellowstone Trail, Shorewood, MN



- **Lot Summary:** 25025 Yellowstone Trail is a 1.3 acre walkout lot in the south Lake Minnetonka area. The lot's size provides an excellent flexibility for a custom-built home and outbuilding.

- Walkout basement topography
- Size: 1.3 acres (approx. 300' wide x 200' deep)
- Wooded lot perimeter
- Potential for accessory outbuilding
- Soils correction needed
- Avail. info: Survey & soil boring info
- Open to builders
- Excellent location & easy access

- **Award-winning Minnetonka Schools:** Education is a priority in Shorewood/Excelsior. ISD #276 is a top-tier district nationally recognized for high-quality academics.

- **Strong Demand & Low Inventory:** This area has demonstrated high-demand for new home construction with low lot inventory.

- **Pricing / Terms:** \$125,000 — An excellent value for an oversized walkout lot in a premier location.

**Please call for additional information.**