



ARCOLA BLUFFS



on the St. Croix



2.5-acre lots located along the St. Croix National Scenic Riverway bluffs

Over thirty acres of open space, permanently dedicated to the Minnesota Land Trust

Preserved farmland, woodlands, restored prairies, infiltration ponds and future walking trails

Exceptional wooded views overlooking the St. Croix River valley

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Words like *exclusive*, *rare* and *spectacular* are often overused to describe land that doesn't always live up to expectations. Arcola Bluffs on the St. Croix is a rare exception, where natural beauty, land preservation and restoration come together to make an exceptional building site.

Exclusive

Arcola Bluffs on the St. Croix is an exclusive development that features eight 2.5-acre single family residential lots nestled on the St. Croix National Scenic Riverway bluffs. This sustainable conservation development also includes over 30 acres of open space that have been permanently dedicated to the Minnesota Land Trust. The project includes preserved farmland, woodlands, restored prairies, infiltration ponds and walking trails. Each lot has exceptional views overlooking the St. Croix River Valley.

Earth-Friendly

If this land could tell us about its history, it would tell of the earliest Dakota Indian settlements, the French fur traders, steamboats carrying Swedish and German immigrants up the St. Croix, lumbermen sending logs downstream to lumber mills and farmers cultivating their crops on cleared land. Now you can take your place as a steward of this rare and historic landscape!

You have a rare opportunity to build a home in one of the region's **premiere conservation developments**. With the combination of preserved sustainable farmland, hardwood forests, and restored prairies, residents will share in the rich heritage of land stewardship that the Axdahl family has promoted for many years.

Axdahl Farms, known for growing fabulous sweet corn and other fresh produce, has preserved, protected and managed the land that makes Arcola Bluffs such a spectacular opportunity. They take a sustainable approach to growing crops and incorporate **earth-friendly practices** in their operations.

Stormwater is environmentally and responsibly managed at Arcola Bluffs through a system of overland swales and infiltration ponds planted with native wetland, prairie plants and grasses. Surface water is contained and filtered before it enters the local groundwater, aquifer and river.

Rich in Community

Arcola Bluffs is about community. The land is not only some of the most beautiful in Minnesota but also provides easy access to some of the best cultural and recreational amenities offered anywhere.

Outdoor recreation ranges from cross-country skiing to hiking, biking to boating, and almost everything in between.



Amazingly, this site is surrounded by an equally **rich cultural environment**. The city of Stillwater, a historic town with a classic 19th century charm, is just a scenic four miles away. If that isn't enough, St. Paul and Minneapolis are less than a 30-mile drive. With the Guthrie and other theaters, major league sports teams, museums, an international airport and the Mall of America, the residents of Arcola Bluffs will never be far away from the action.

Arcola Bluffs is served by the **Stillwater Area School District** (834), one of Minnesota's finest. Students here continue to outscore those in other districts, statewide and nationwide.

Take advantage of this rare opportunity to build your dream home in one of the region's premiere conservation developments.

Enjoy the natural beauty and share in the rich heritage of land stewardship that preserves sustainable farmland, hardwood forests and restored prairies for the next generation.



Arcola Bluffs on the St. Croix

For more information on lot availability and pricing, visit: www.arcolabluffs.com

Or contact Brian Axdahl
612-991-7492
 17120 116th Street North
 Stillwater, MN 55082



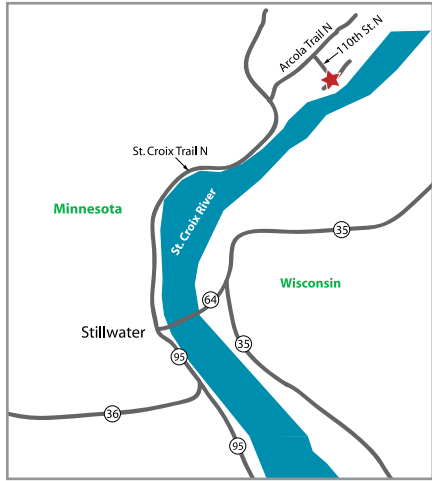
Arcola Bluffs from the St. Croix River



View from Arcola Bluffs



View of Lots – Tree line



Directions from Minneapolis and St. Paul: Take Hwy. 36 east to downtown Stillwater. Head north on Hwy. 95 (St. Croix Trail N) for approx. 1.5 miles past Hwy. 96 to Arcola Trail N. Take a right on Arcola Trail N to 110th Street.

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