

**HOMESTEAD 1ST ADDITION
GENERAL INFORMATION (FACT SHEET)**

LOCATION:

The property is located 1 mile north of Sorenson Road and East of Rebel Road in Center Township of Crow Wing County. It is 9 miles north of Brainerd and 2 miles east of Merrifield, Minnesota.

ACCESS:

From the city of Brainerd, north on County Road 3 for 9 miles. Right on Sorenson Lake Road approx 1 1/2 miles. Right on Rebel Road approx 1 mile.

PLAT:

The plat consists of 25 residential lots ranging in size from 5 to 8.15 acres. All lot corners throughout the plat are staked with permanent metal rods, the locations of which are shown on the recorded plat of Homestead 1st Addition.

LAND:

The land is level to slightly rolling with a 10 ft ± elevation differential and with a mixture of wooded and open land. Surface water runoff has been engineered to minimize environmental impacts.

COMPLIANCE:

The subdivision is in compliance with all federal, state, and local environmental quality standards, as advised by the Crow Wing County Planning and Zoning Office and Jeffrey Miller of Widseth Smith Nolting & Associates, Inc. and as evidenced by the acceptance of the plat.

EASEMENT FOR SNOWMOBILE TRAIL:

A permanent snowmobile trail is reserved or dedicated as shown on the recorded plat. Within said easement, no building shall be placed or constructed nor shall obstructions of any kind, including fences, be allowed to exist.

RESTRICTIONS ON USE FOR ROADS:

Lots 1, 2, 3, and 4, Block 1 and Lots 1 and 2, Block 3, may not be utilized for road access to adjoining tracts of land outside the plat of Homestead First Addition without express written consent of Declarant.

AVERAGE WELL DEPTHS:

Based on similar properties, an average well depth is 60 ft. A typical cost for drilling a 60' well and 4" diameter well casing should be confirmed with a well driller.

For more information contact:

**North Star Drilling, LLC
29665 Patriot Ave
Pequot Lakes, MN 56472
218-829-0892 or 888-829-0892
www.northstarwelldrillingmn.com**

PROTECTIVE COVENANTS:

In order to protect and enhance the natural beauty and environment of the property, private Protective Covenants are in effect and recorded as Doc# 0698041.

SOILS:

The soil in this area, as defined by the Nisswa-Merrifield Association, is fine textured layers that slow the movement of water and holds more moisture. The vegetation is mostly hardwoods, including oak and aspen and there is some white pine. Soil is moderately good for agriculture. It is not stony and is less susceptible to wind erosion than many other sandy soils.

For more information contact:

**USDA Soil and Water
7118 Clearwater Rd
Baxter, MN 56425
218-829-5965
www.mn.nrcs.usda.gov**

SEWAGE:

The exact type of sewage disposal system permitted to serve each lot is dependent upon the exact soil characteristics, topography, location and intended use. Public sewers are not available. Typical cost ranges for approved systems should be confirmed with an expert.

For more information, contact:

**Pratt's Affordable Excavating
23069 Swan Ln
Merrifield, MN 56425
218-765-4244
www.excavatingcontractorsbrainerdmn.com**

ZONING/LAND USE:

The lots are zoned Rural Residential which provided for both seasonal and year around residential use.

For information regarding county zoning regulations, building permits and sanitary permits, contact:

Crow Wing County Land Services
322 Laurel St, Suite 15
Brainerd, MN 56401
218-824-1010
www.crowwing.us/90/Land-Services

STORMWATER PERMITS:

Homestead 1st Addition is subject to an NPDES permit (National Pollution Discharge Elimination System). Owners will receive a copy of the SWPPP (Storm Water Pollution Prevention Plan) for the development. It will be the purchaser's obligation to file a subdivision registration with the MPCA (MN Pollution Control Agency) after closing. Purchasers will receive a copy of the subdivision registration at closing.

For more information, contact:

Minnesota Pollution Control Agency
7678 College Rd, Suite 105
Baxter, MN 56425
218-828-2492 or 800-657-3864
www.pca.state.mn.us

UTILITIES:

Electric:

Crow Wing Power supplies primary electric power serving all lots in this area.

For more information regarding electric power service, contact:

Crow Wing Power
17330 State Hwy 371 N
Brainerd, MN 56401
218-829-2827 or 800-648-9401
www.cwpower.com

UTILITIES (continued):

Gas:

Gas will be provided through local LP service providers which will be selected by each individual purchaser.

TELEPHONE SERVICE, VIDEO & BROADBAND INTERNET ACCESS:

Consolidated Telephone Company provides service to this area with fiber-optic cable. Any costs incurred to extend service to serve lots in the Homestead 1st Addition development is the responsibility of the lot purchasers.

For more information on telephone service, contact:

**Consolidated Telephone Company
1102 Madison Street
PO Box 972
Brainerd, MN 56401
218-454-1234 or 800-753-9104
www.goctc.com**

PUBLIC SERVICE:

**Fire Dept: Brainerd Fire Dept.
23 Laurel St
Brainerd, MN 56401
<http://www.ci.brainerd.mn.us/170/Fire-Department>
218-282-2312
Emergency # 911**

**Police Dept: Crow Wing County Sheriff
304 Laurel St
Brainerd, MN 56401
<https://crowwing.us/92/Sheriff>
218-829-4749
Emergency # 911**

**Sheriff Dept: Crow Wing County Sheriff
304 Laurel St
Brainerd, MN 56401
218-829-4749
<https://crowwing.us/92/Sheriff>
Emergency # 911**

Schools: **Brainerd Public Schools (ISD# 181)**
804 Oak St
Brainerd, MN 56401
218-454-6900
www.isd181.org

Post Office: **US Post Office**
422 Laurel St
Brainerd, MN 56401
218-829-3101
www.usps.com

TITLE:

Title Insurance is provided in lieu of abstract and is furnished by Cygneture Title & Abstract Inc.

SURVEY:

Wideth Smith Nolting & Assoc. has surveyed the property and engineered the road.

NOTE: Sellers and their agents represent that the information provided herein is accurate to the extent of the sources of the information provided by those individuals, agencies and/or companies where names appear within this information sheet. Some of the information contained herein is subject to change without notice, and it is the responsibility of the purchaser to confirm the most current information that may supersede the information contained herein. This information sheet was compiled on June 7, 2006.