

**MAYO CREEK
GENERAL INFORMATION**

LOCATION:

The property is located on 13th Ave (aka Loon Lake Rd) between County Rd 17 and County Rd 168 in Cass County. It is 22 miles north of Brainerd and 3 miles west of Pequot Lakes.

ACCESS:

From Baxter, north on State Hwy 371 for 17 miles. Left on County Rd 107 for 0.1 mile. Left onto Co Rd 168 (which becomes 64th St SW) for 1.9 miles. Right on 13th Ave (aka Loon Lake Rd) 1.6 miles.

LAND:

The property is heavily wooded and open with red pine, jack pine, oak, and aspen. The land varies from nearly level to moderately rolling with gentle slopes to the water.

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**

SOILS:

The soil in this area consists mainly of menagha loamy sand, friendship loamy sand and similar soils. Textured layers that slow the movement of water and holds more moisture. The vegetation is mainly red & jack pine, red oak, bigtooth aspen and quaking aspen. Soil is suitable for agricultural uses with major crops being oats, corn for silage and forage. For more information contact:

SOILS (continued):

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:

**Cass County Environmental Services
303 Minnesota Ave W
Walker, MN 56484-3000
218-547-7241
www.co.cass.mn.us**

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# A000485319 (Mayo Creek) or Doc# A000496908 (Mayo Creek 1st Addn).

UTILITIES:

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**

TELEPHONE SERVICE & INTERNET ACCESS:

TDS Telecom provides telephone service to this area. TDS has informed the developer that it intends to install fiberoptic cable into Mayo Creek which will provide high-speed internet access, voice, data and video. Any costs incurred to extend telephone service to serve lots in the Mayo Creek development is the responsibility of the lot purchasers.

For more information on telephone or internet service, contact:

**TDS Telecom
30925 2nd St
Pequot Lakes, MN 56472
218-568-4000 or 866-571-6662
www.tdstelecom.com**

PUBLIC SERVICE:

**Fire Department: Pequot Lakes Fire Dept
4638 Main St
Pequot Lakes, MN 56472
218-568-8201
Emergency # 911**

**Police Department: Pequot Lakes Police Dept
4638 Main St
Pequot Lakes, MN 56472
218-568-8111
Emergency #911**

PUBLIC SERVICE (continued):

Sheriff Department:	Cass County Sheriff 303 Minnesota Ave Walker, MN 56484 218-547-1424 Emergency # 911
School:	Pequot Lakes Public Schools (ISD 186) 30805 Olson St Pequot Lakes, MN 56472 218-568-4996 www.isd186.org
Post Office:	US Post Office 4294 Main St Pequot Lakes, MN 56472 218-568-8105 www.usps.com

TITLE:

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

SURVEY:

Widseth Smith Nolting & Assoc. has surveyed the property.

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 April 20, 2004.