

**TRANQUILITY II
GENERAL INFORMATION
FACT SHEET**

LOCATION:

Tranquility II is located 5.75 miles northeast of Brainerd MN on the north side of Executive Acres Road (1 mile east of Crow Wing County Highway #3). Latitude 46 degrees 25'58.00"N; Longitude 94 degrees 9'26.89" W.

ACCESS:

From the City of Brainerd's east side, take Highway 3 North 5.75 miles to Executive Acres Road go east approximately 1 mile to Tranquility II. The property is on the left (north) side of Executive Acres Rd. (Latitude 46 degrees 25'58.00"N; Longitude 94 degrees 9'26.89" W.)

LAND:

The property is wooded and open with red pine, oak, aspen and birch. The land varies from nearly level to rolling with slopes from 0% to 45%. A variety of topography and timber, combined with wetland complexes add character to the land.

AVERAGE WELL DEPTHS:

Based on similar properties, and average well depth is 65'.

Typical footage cost for installing a 4" diameter well is \$20.00 per foot.

For more information contact:

**Justin's Well Service
13618 Hardy Lake Road SW
Pillager, MN 56473
(218) 828-7851
justinswellservice@yahoo.com**

SOILS:

The soil in this area is predominantly sandy, ranging from loamy fine sand to loamy sand with a sub-base of sand. Specific soil types for the property are Zimmerman loamy fine sand and Eutrudepts-Graycalm-Rollins. Slopes vary from 0% to 45%. Prospective purchasers are advised to physically inspect the property and seek detailed soils information to assure themselves that the land and topography are suitable for their needs.

More information is available from:

**Crow Wing Soil and Water Conservation District
Crow Wing County Land Services Building
322 Laurel St. #11
Brainerd MN 56401**

[Http://crowwingswcd.org](http://crowwingswcd.org)

Or

**USDA Natural Resource Conservation Service
7118 Clearwater Rd
Baxter, MN 56425
218-829-5965**

<http://www.nrcs.usda.gov/wps/portal/nrcs/site/mn/home/>

SEWAGE:

The exact type of sewage disposal system permitted to serve each lot is dependent upon that lot's particular soil characteristics, topography, location and intended use. Public sanitary sewers are not available. Typical cost ranges for approved systems serving 3 bedroom dwellings are:

- | | |
|---------------------------|---------|
| 1.) Gravity Septic System | \$5,000 |
| 2.) Pressure Bed System | \$6,500 |
| 3.) Mound System | \$7,800 |

For more information, contact:

Matt Borden
Borden Excavating, Inc.
13110 Borden Road
Merrifield, MN 56425
Phone 218-765-3397
Fax 218-765-8346
Email mcborden@brainerd.net

ZONING/LAND USE:

The lots are zoned Rural Residential 2.5, Rural Residential 5, Rural Residential 10 and Shoreland. The lots are zoned for residential use and are subject to the Crow Wing County ordinances. The lots are located in First Assessment District, which means the County handles all administration of the township – there is no separate township government or regulations to adhere to. For information about land uses, zoning regulations, building permits, sanitary permits or other questions, contact:

Crow Wing County Land Services
Crow Wing County Land Services Building
322 Laurel St. #11
Brainerd MN 56401
218-824-1125
<http://crowwing.us/90/Land-Services>

PROTECTIVE COVENANTS:

In order to protect and enhance the natural beauty and environment of the property, private Protective Covenants are in effect. These covenants are included with the general information package for reference.

UTILITIES:

ELECTRIC SERVICE:

Crow Wing Power & Light supplies primary electric power serving all lots in this area. The estimated costs for individual service is:

- | | |
|---------------|---|
| \$100 | Application Fee (plus tax) |
| \$6.00 | per foot charge to extend the power into the lot to a point within 150' of the home or structure |
| \$750 | 200 amp meter base (installation) |

For more information in regard to electric power service, contact:

Crow Wing Power & Light
17330 Hwy 371
Brainerd, MN 56401
218-829-2827

GAS SERVICE:

There is no natural gas service to this development. Here is a list of Propane/LP Gas Service Providers:

**AmeriGas
(218) 822-3297**

**Ferrellgas
(800) 450-5705**

**Beaudry Oil & Propane
(800) 637-4117**

**Crown Gas Co
(320) 352-5753**

**Lakes Gas Co
(218) 546-5527**

TELEPHONE SERVICE:

CenturyLink provides telephone service to this area. Any costs incurred to extend telephone service to serve lots in the Tranquility II development is the responsibility of the lot purchasers. Currently there is copper service to this area but not in the road right of way; you will need to contact CenturyLink to determine if this is sufficient for your needs. For more information on telephone service, contact:

**CenturyLink
866-963-6665**

TV/INTERNET SERVICE:

The development is not currently serviced by a local Cable TV provider. Here is a list of satellite TV/Internet providers:

**DISH
www.dish.com
(844) 727-7674**

**DirecTV
www.directvdeals.com
(855) 843-6153**

**InfinityDish
www.infinitydish.com
(844) 447-8554**

PUBLIC SERVICES:

Fire Department

**Brainerd Fire Department
23 Laurel Street
Brainerd, MN 56401
218-282-2312**

Police Department

**Emergency # 911
Crow Wing County Sheriff's Dept.**

Schools	304 Laurel St Brainerd, MN 56401 218-829-4749 Emergency # 911 Brainerd School District #181 804 Oak St. Brainerd, MN 56401 218-454-6900
Post Office	Contract Rural Delivery Brainerd Post Office 422 Laurel St Brainerd, MN 56401 218-829-3101

TITLE:

**Title Insurance is provided in lieu of abstract and is furnished by
Complete Title Service
14275 Golf Course Dr, Ste 240
Baxter, MN 56425
218-828-9611**

SURVEY:

Widseth, Smith & Nolting have 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, 2016.