

**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, take County Road 3 North 9 miles, turn right on Sorenson Lake Road go approx. 1 1/2 mile and then north on Rebel Road approx. 1 mile.

PLAT:

The plat consists of 25 residential lots ranging in size from 5 acres to 8.15 acres. All lot corners throughout the plat are staked with permanent metal rods, the locations of which are shown on the 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, and average well depth is 60'.
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 Well Drilling
PO Box 1009
Brainerd, MN 56401
218-829-0892
Email: bflicker@boartlongyear.com**

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.

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
512 C Street
Brainerd, MN 56401
218-829-9273
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.

SEWAGE (continued...):

For more information, contact:

**Pratt's Affordable Excavating
Shawn Pratt
23069 Swan Lake
Merrifield, MN 56425
218-765-4244**

ZONING/LAND USE:

The lots are zoned Rural Residential which provided for both seasonal and year around residential use. For information in regard to county zoning regulations, building permits and sanitary permits, contact:

**Crow Wing County Planning & Zoning
322 Laurel Street, Suite 14
Brainerd, MN 56401-3565
Phone: 218-824-1125 Fax: 218-824-1126
Email: cwcpz@co.crow-wing.mn.us
Website: www.co.crow-wing.mn.us/planning_zoning/**

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) subsequent to closing. Purchasers will receive a copy of the subdivision registration at closing.

For more information, contact:

**Minnesota Pollution Control Agency
7678 College Road
Baxter, MN 56425
218-828-2492
www.pca.state.mn.us/**

UTILITIES:

Electric:

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

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

**Crow Wing Power & Light
3235 Hwy 371 North
Brainerd, MN 56401
218-829-2827**

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	14385 Edgewood Drive
Brainerd, MN 56401	Baxter, MN 56425
Phone:	218-454-1234
Toll Free:	800-753-9104
Website:	www.consolidatedtel.net

PUBLIC SERVICE:

Fire Department:	Brainerd Fire Department
	501 laurel Street
	Brainerd, MN 56401
	218-282-2312
	Emergency # 911

Police Department	Crow Wing County Sheriffs Dept.
	Brainerd, MN 56401
	218-829-4749
	Emergency # 911

PUBLIC SERVICE (continued...):

Sheriff Department: **Crow Wing County Sheriffs Dept.**
Brainerd, MN 56401
218-829-4749
Emergency # 911

Schools **Brainerd School District #181**
702 South 5th St.
Brainerd, MN 56401
218-828-5312

Post Office **Contract Rural Delivery**

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 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.