

REQUEST FOR
PROPOSAL

Wright County
MINNESOTA
Monticello

Proposals due by Wednesday, November 27 | 5PM 2019

**DEVELOPMENT POTENTIAL I-94
MONTICELLO, MN**

**7[±]
acres**



Steffes Group, Inc. | 24400 MN Hwy 22 South, Litchfield, MN | SteffesGroup.com

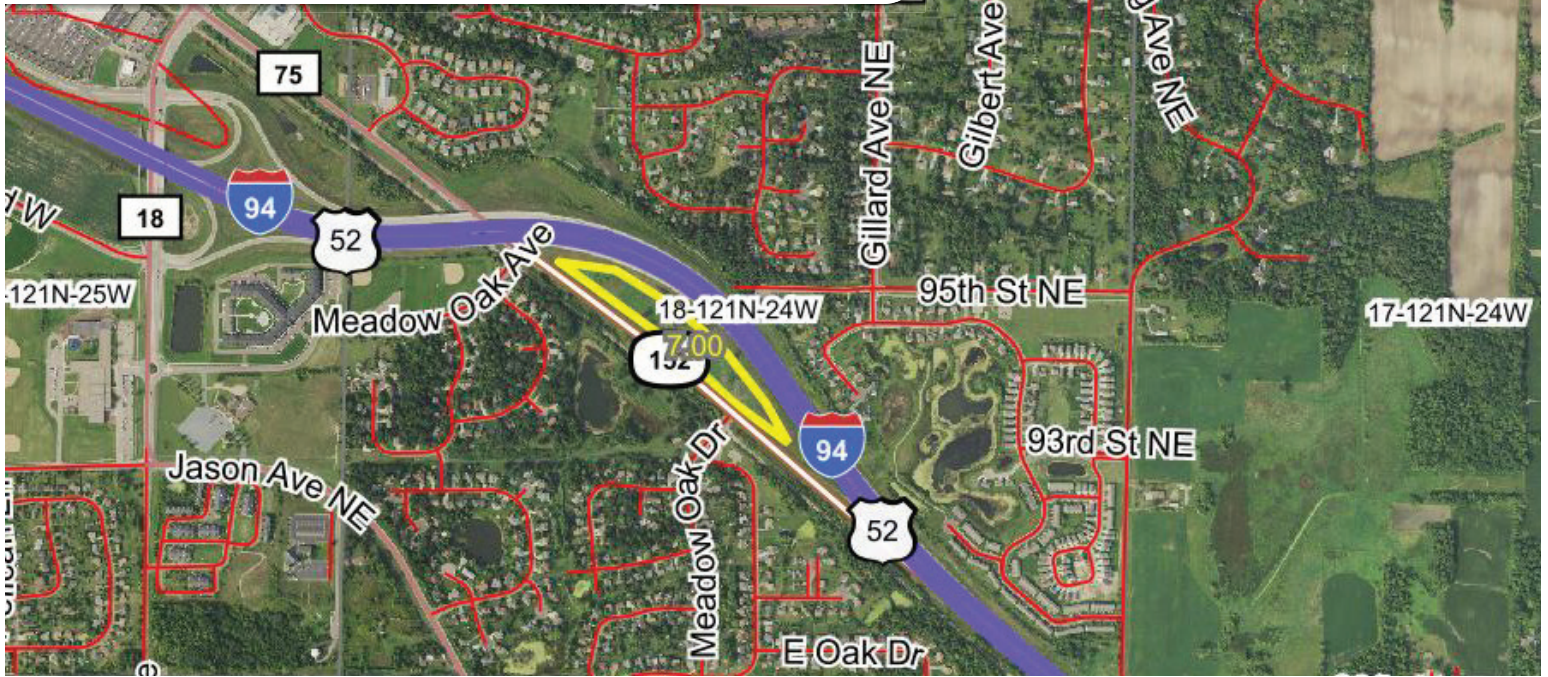
**Steffes Group, 320.693.9371, Shelly Weinzettl 763.300.5055
or online at SteffesGroup.com**



Eric Gabrielson MN47-006, Ashley Huhn MN47-002, Shelly Weinzettl MN47-017, Scott Steffes MN14-51.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.

LAND LOCATED: From Monticello, MN, Intersection Hwy 25 & Broadway, 2 miles east on Broadway. Land is on the north side of the road and south side of Interstate 94.



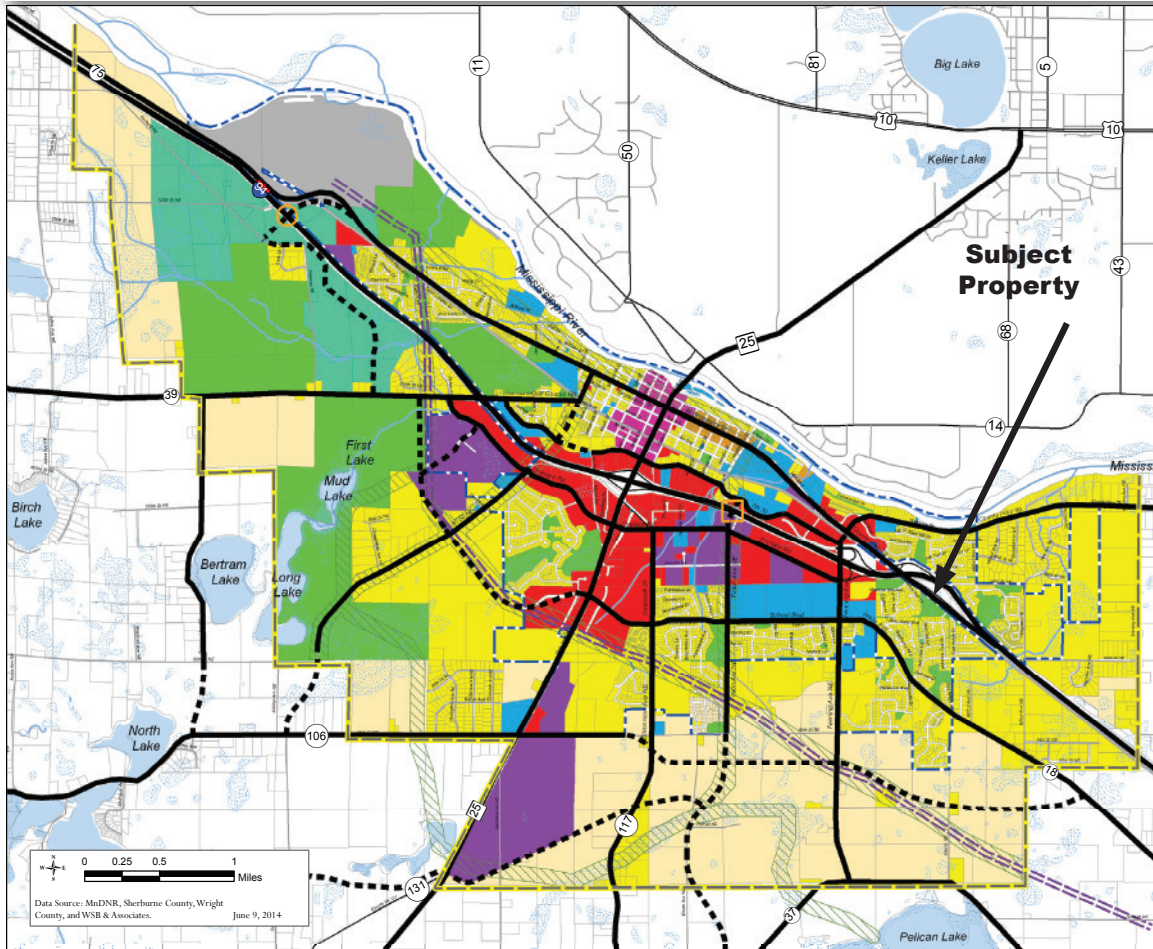
AUCTIONEER'S NOTE: Prime interstate visibility. Land located in an area experiencing explosive growth with MnDOT improvements to I-94 between Maple Grove and Clearwater underway.

- Hotel
- Multi-Family
- Retail/Commercial
- Service Stations
- Seller is open to your needed contingencies and specific terms.

This prime 7± acre site offers endless redevelopment opportunities.



Wright County - 7± Acres • Monticello Township • Unplatted Land
PID #'s: R213-000-183101 & R213-000-184203 • Description: Sect-18 Twp-121 Range-24
2019 Taxes: \$2,136



- Legend**
- Places to Live
 - Places to Shop
 - Places to Work
 - Places to Recreate
 - Places for Community
 - Downtown
 - Mixed Use
 - Interchange Planning Area
 - Urban Reserve
 - Infrastructure
 - Rivers and Streams
 - Public Waters Inventory
 - Wetlands (National & Public Waters Inventories)
 - Potential Greenway
 - Potential Interchange
 - Future Bridge
 - Existing Arterial or Collector Road
 - Proposed Arterial or Collector Road
 - Powerline
 - Monticello City Boundary
 - Orderly Annexation Area

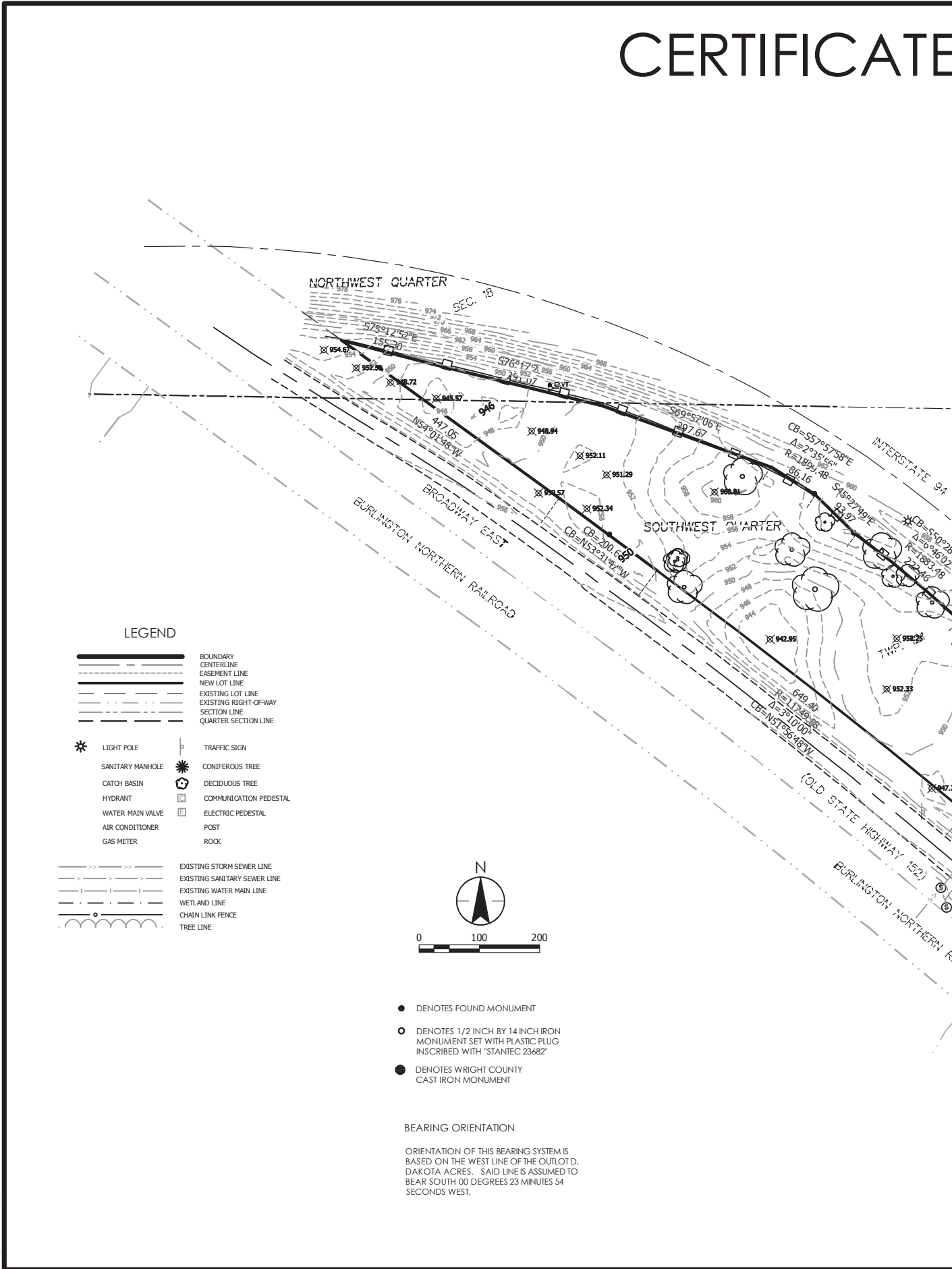
Land Use Plan

Amended by City Council Resolution 2014-062, June 9, 2014.



CERTIFICATE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REFERRED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

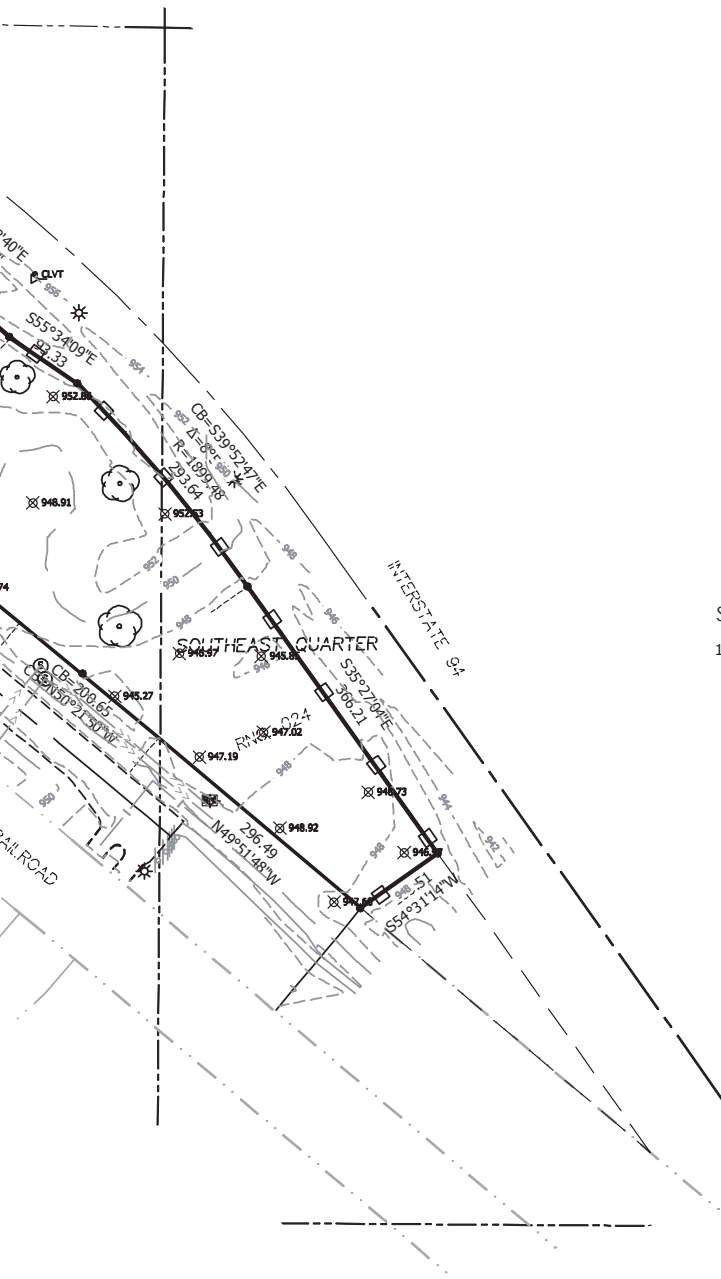
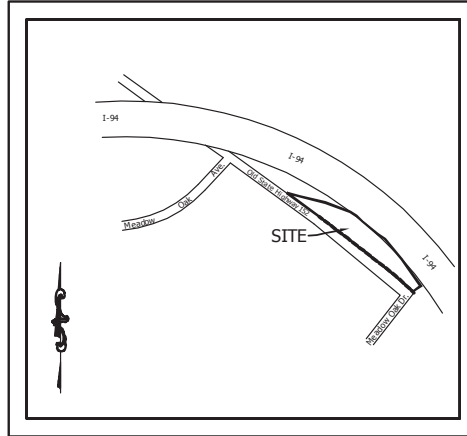


Plot Date: 10/07/2011 9:14:05pm
 Drawing name: \\A:\938\active\1938\04653\CAD\Drawg\1938\04653\01.dwg
 Xrefs: 1938\04653\XSYT_1938\04653\XSYZ

E OF SURVEY

Land Surveyor:
 Linda H. Brown
 MN License No. 23682
 Stantec Consulting
 3717 23rd Street South
 St. Cloud, MN 56301
 320-229-5535

VICINITY MAP
 NOT TO SCALE

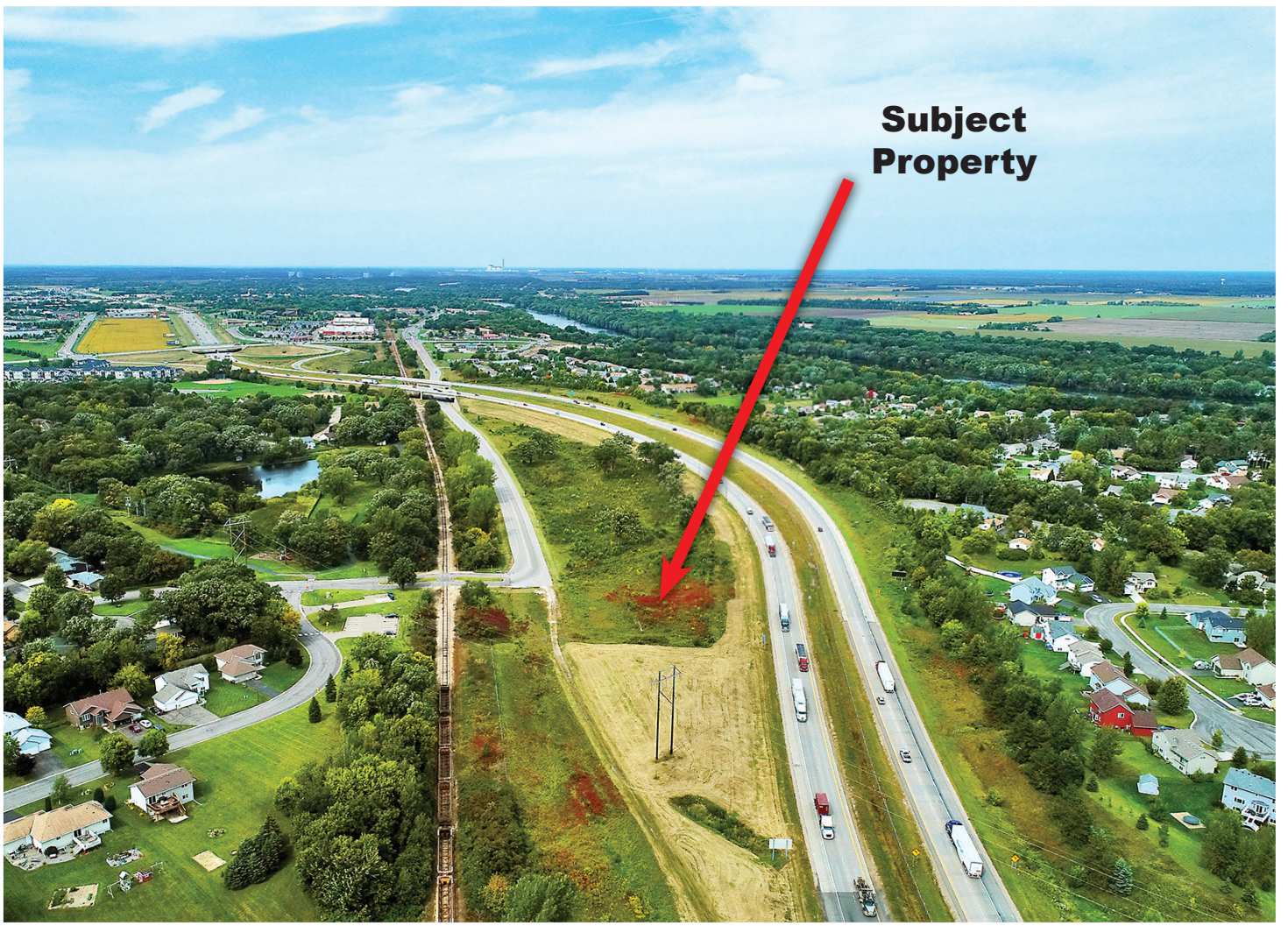


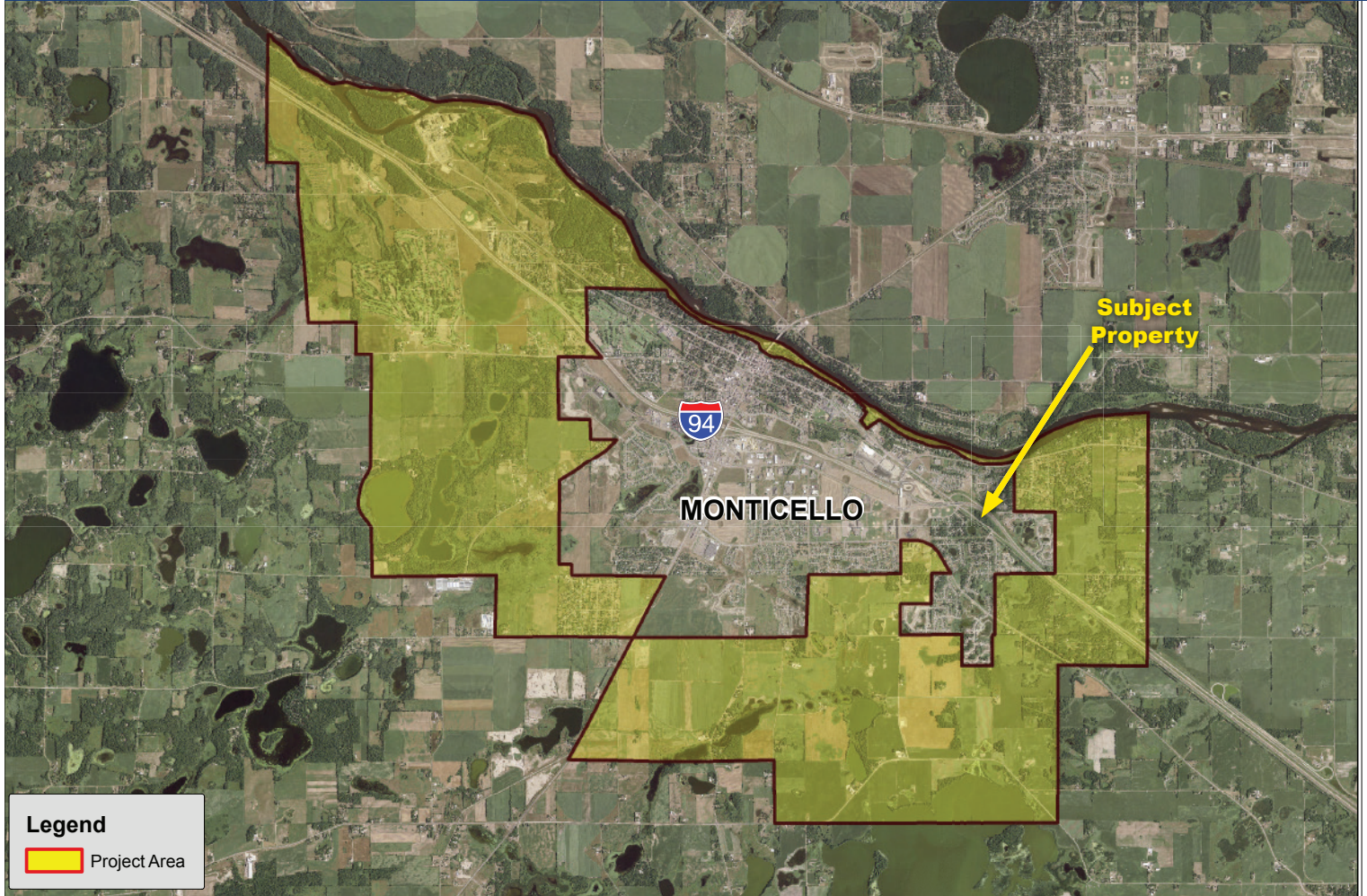
SURVEYOR NOTES:

1. The subject property total area = ±329,719 square feet (±7.57 Acres)

Little Canada Office
 2963 Yorkton Blvd., Suite C
 Little Canada, MN 55117
 Phone: 612.712.2000
 Website: www.stantec.com

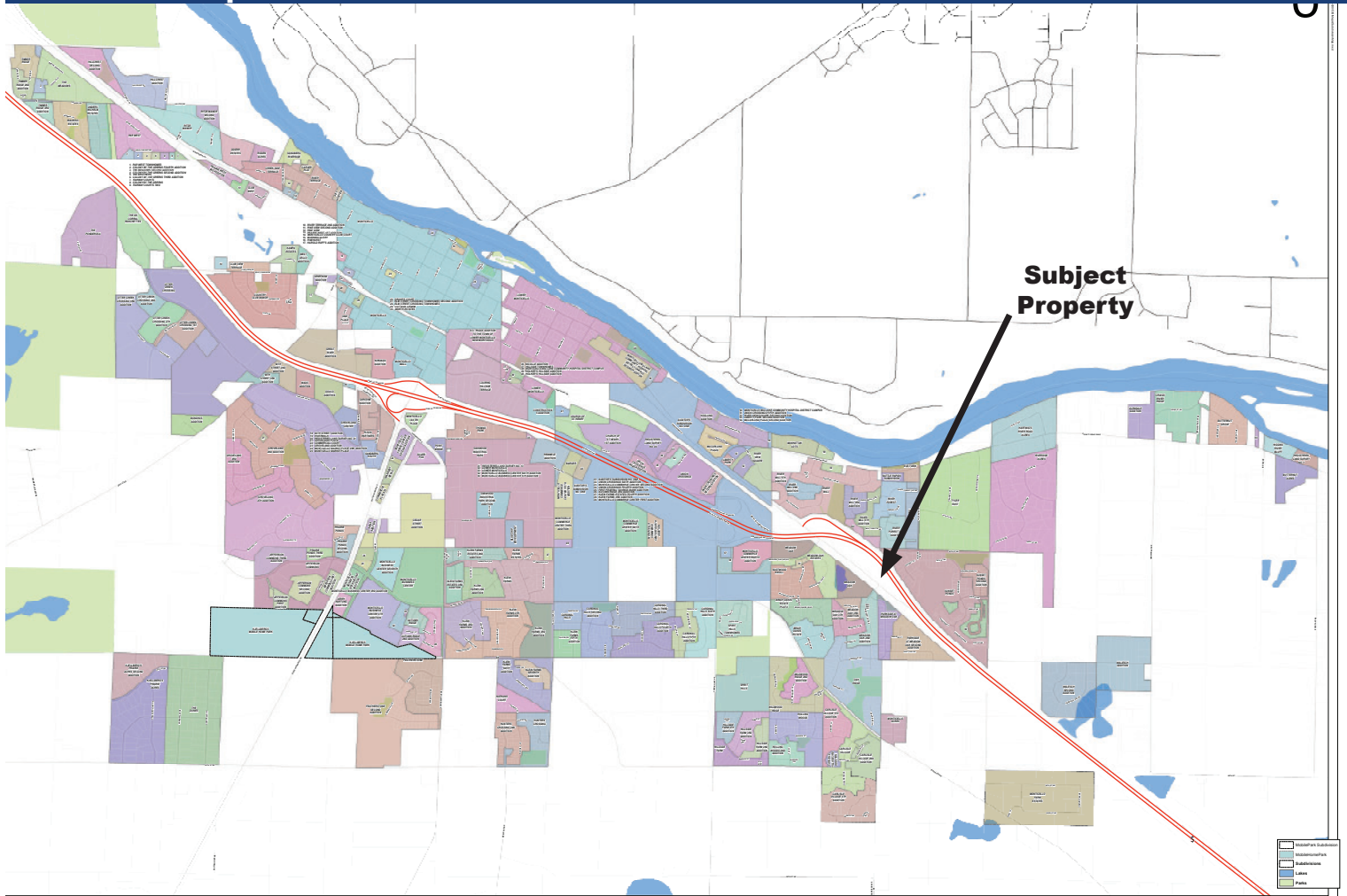
	DATE	SURVEY BY: MM	DRAWN BY: DJR	DESIGNED BY:	CHECKED BY:	APPROVED BY:	DATE: OCTOBER 7, 2019
REVISION							
(HIS/HER CERTIFY THAT THIS PLAN, SPECIFICATION, OR SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTE OF THE STATE OF MINNESOTA. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS SURVEY.)							
PRINT NAME: LINDA H. BROWN	DATE: OCTOBER 7, 2017	TIC. NO. 2005					
SIGNATURE: _____							
MIKE SCHNEIDER CERTIFICATE OF SURVEY PID: 2130001813101 & 213000184203 WRIGHT COUNTY, MINNESOTA							
193804853V101 PROJECT NUMBER 193804853 SHEET NUMBER V1.01							





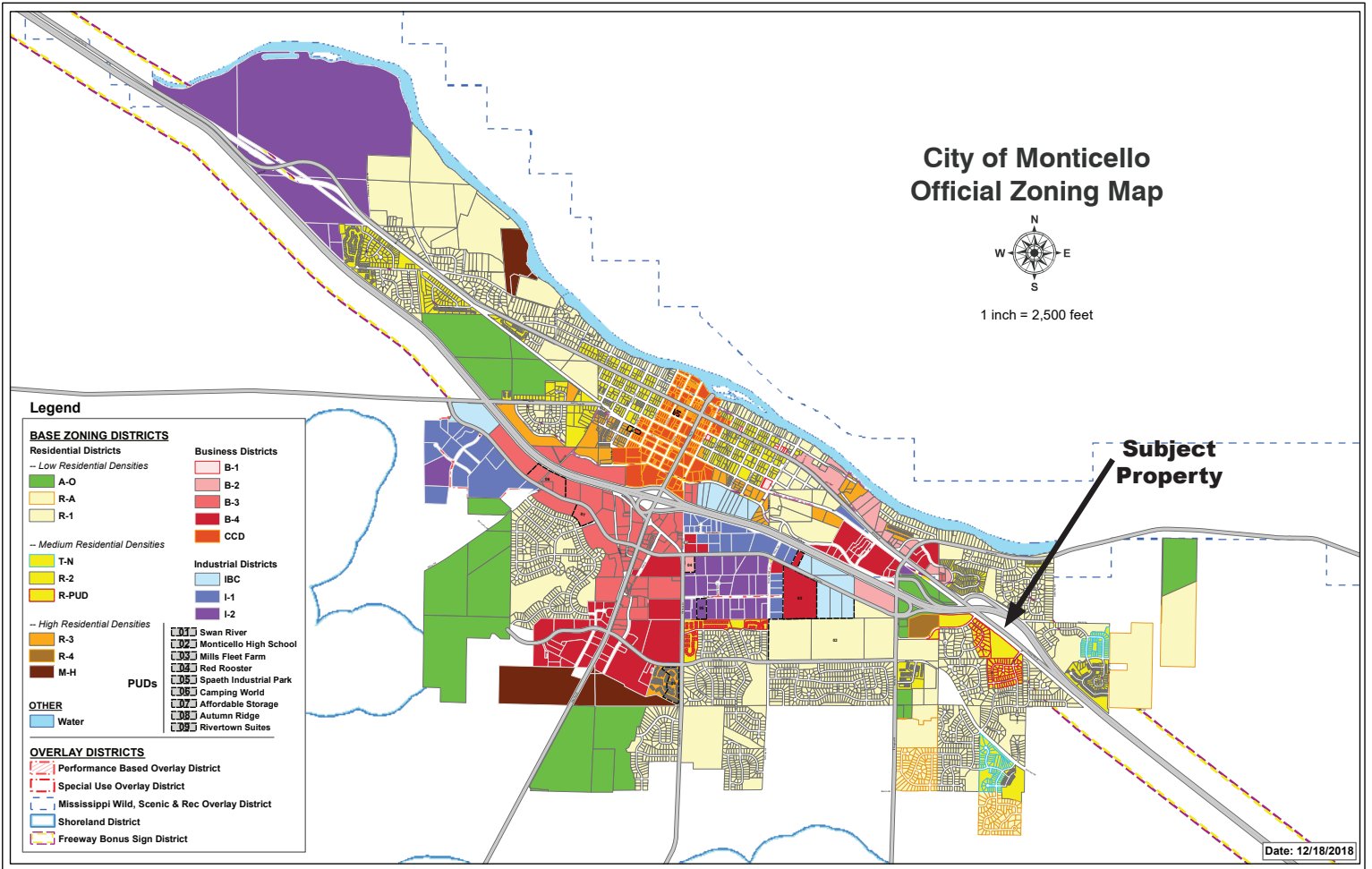
Monticello Planning Area
Natural Resource Inventory and Assessment



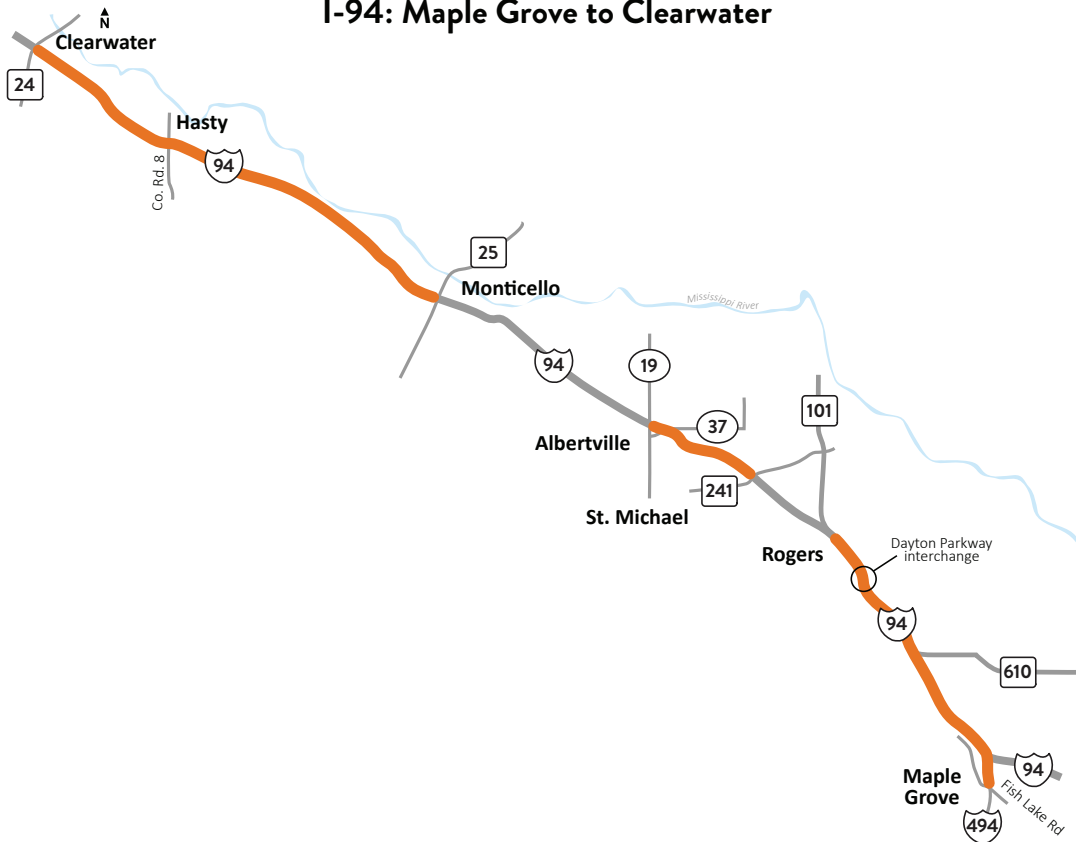


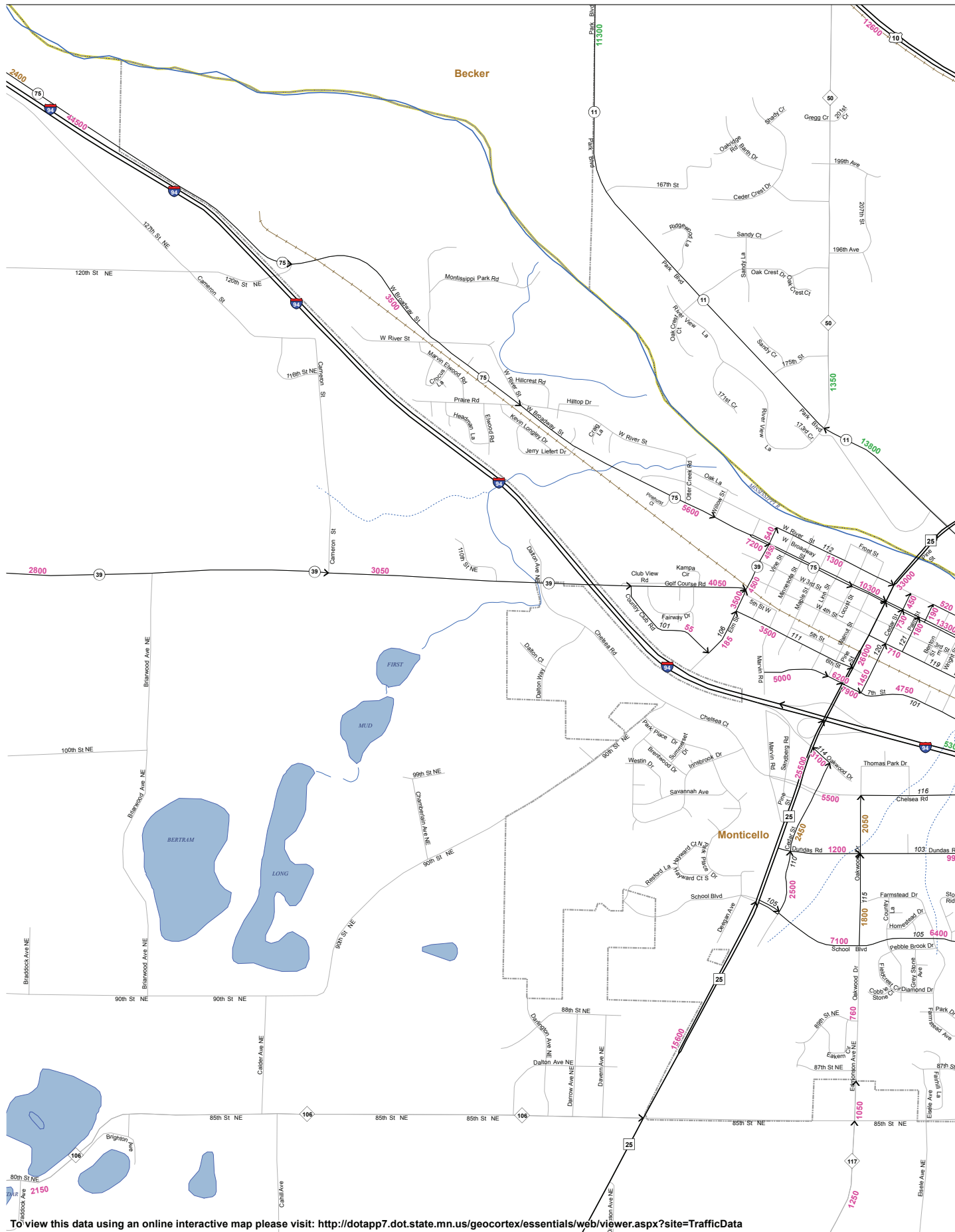
Monticello Subdivision Names
Monticello, MN





I-94: Maple Grove to Clearwater

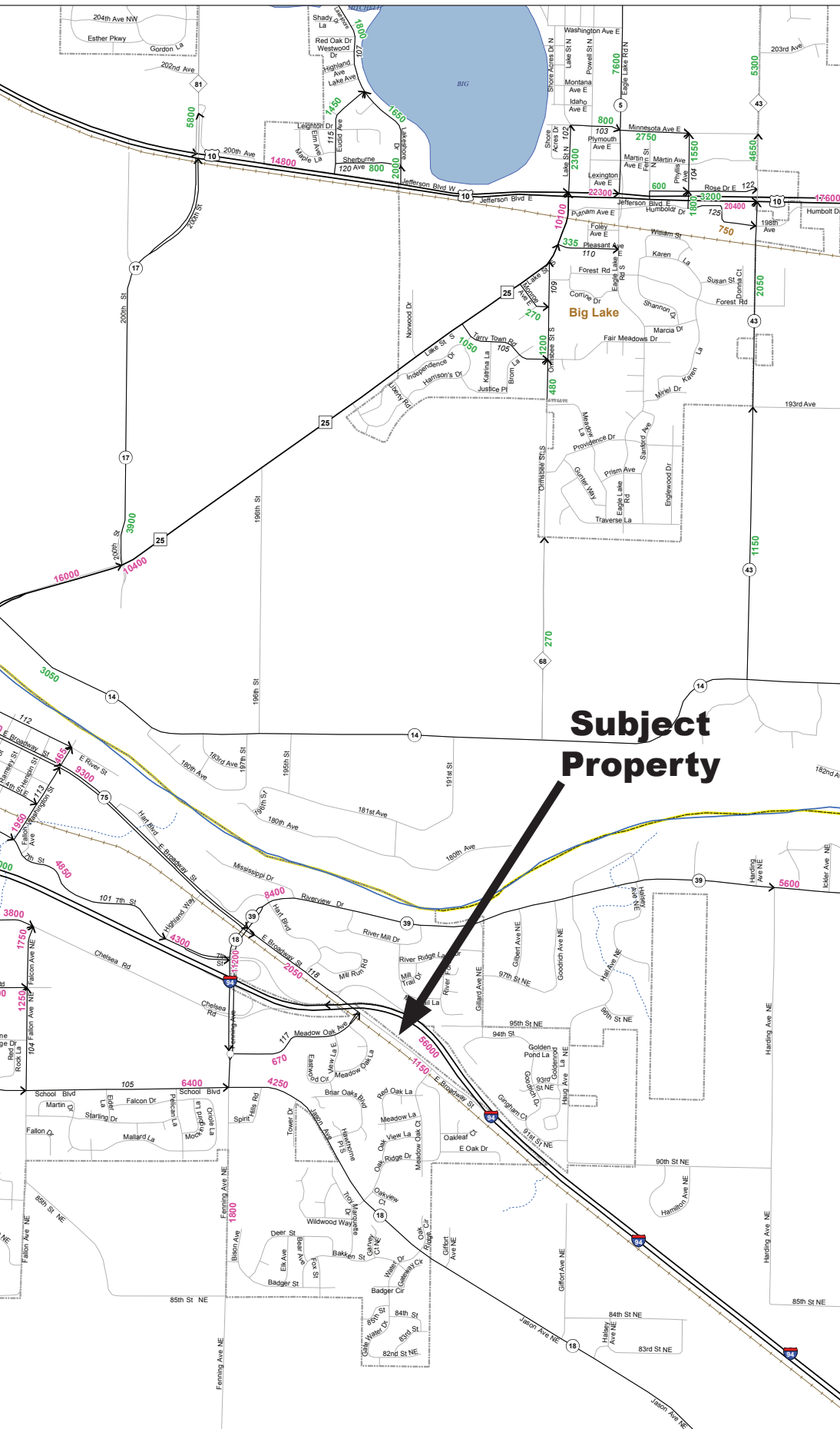




To view this data using an online interactive map please visit: <http://dotapp7.dot.state.mn.us/geocortex/essentials/web/viewer.aspx?site=TrafficData>



0 0.25 Mi.



Numerals Indicate Average Annual Daily Traffic (AADT) Volumes on Designated Roads

Traffic Volumes are Subject to Variability and Construction Effects For More Info Visit:

<http://www.dot.state.mn.us/traffic/data/coll-methods.html#cp>

Minnesota Department of Transportation Office of Transportation Data and Analysis Traffic Volume Program

<http://www.dot.state.mn.us/traffic/data/index.html>

MAP LEGEND

AADT Year

- 2012 2011
- 2010 2009
- 2008 and older

- Interstate
- US Highway
- MN Highway
- CSAH
- MSAS
- County Road

- Other Roads
- Railroads
- Cities
- COUNTIES
- Lakes
- Rivers
- Perennial Streams
- Ditches
- National Forests
- National Parks
- Tribal Gov'ts
- State Forests
- State Parks

Map Source: Minnesota Department of Transportation Office of Transportation Data and Analysis Traffic Volume Program 2011 AADT Product <http://www.dot.state.mn.us/traffic/data/data-products.html>



Robert J Hiivala
 WRIGHT COUNTY AUDITOR/TREASURER
 10 SECOND STREET N.W. ROOM 230
 BUFFALO, MN 55313-1194
 763-682-7572 or 763-682-7584
 www.co.wright.mn.us

Property ID#: R213-000-183101

Taxpayer ID Number: 237824
 251 PARTNERSHIP LLP
 449 135TH AVE
 FOLEY MN 56329

TAX STATEMENT		
2018 Values for Taxes Payable in		2019
VALUES & CLASSIFICATION <i>Sent in March 2018</i>		
Taxes Payable Year:		
	2018	2019
Step 1	Estimated Market Value:	103,400 142,500
	Homestead Exclusion:	
	Taxable Market Value:	103,400 142,500
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	RES NH 4B RES NH 4B
PROPOSED TAX <i>Sent in November 2018</i>		
Step 2	Proposed Tax:	1,766.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	884.00
	Second-half Taxes:	884.00
	Total Taxes Due in 2019:	1,768.00

REFUNDS? \$\$\$

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

2019 Property Tax Statement

Property Address:

Property Description:
 Sect-18 Twp-121 Range-024 UNPLATTED LAND MONTICELLO TWP1 N1/2 OF SW1/4 & SE1/4 OF NW1/4 LY NELY OF NE R/W OF CO HWY75 & LY SWLY OF SWLY R/W OF I-94 EX TR DES ON DOC1083554(183102)

Special Assessment Breakdown:

Taxes Payable Year	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
Tax and Credits		
3. Your property taxes before credits	1,212.00	1,768.00
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	N/A	
B. Other credits	N/A	
5. Property taxes after credits	1,212.00	1,768.00
Property Tax Jurisdiction		
6. County	515.95	788.82
7. City or Town (TOWN OF MONTICELLO)	280.99	365.03
8. State General Tax		
9. School District (0882)		
A. Voter approved levies	196.76	283.84
B. Other local levies	218.30	330.31
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,212.00	1,768.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,212.00	1,768.00



Robert J Hiivala
 WRIGHT COUNTY AUDITOR/TREASURER
 10 SECOND STREET N.W. ROOM 230
 BUFFALO, MN 55313-1194
 763-682-7572 or 763-682-7584
 www.co.wright.mn.us

Property ID#: R213-000-184203

Taxpayer ID Number: 237824
 251 PARTNERSHIP LLP
 449 135TH AVE
 FOLEY MN 56329

TAX STATEMENT		
2018 Values for Taxes Payable in		2019
<i>Sent in March 2018</i>		
VALUES & CLASSIFICATION		
Taxes Payable Year:		
	2018	2019
Step 1	Estimated Market Value:	19,900 29,600
	Homestead Exclusion:	
	Taxable Market Value:	19,900 29,600
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	RES NH 4B RES NH 4B
<i>Sent in November 2018</i>		
PROPOSED TAX		
Step 2	Proposed Tax:	366.00
<i>Sent in November 2018</i>		
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	184.00
	Second-half Taxes:	184.00
	Total Taxes Due in 2019:	368.00

REFUNDS? \$\$\$

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

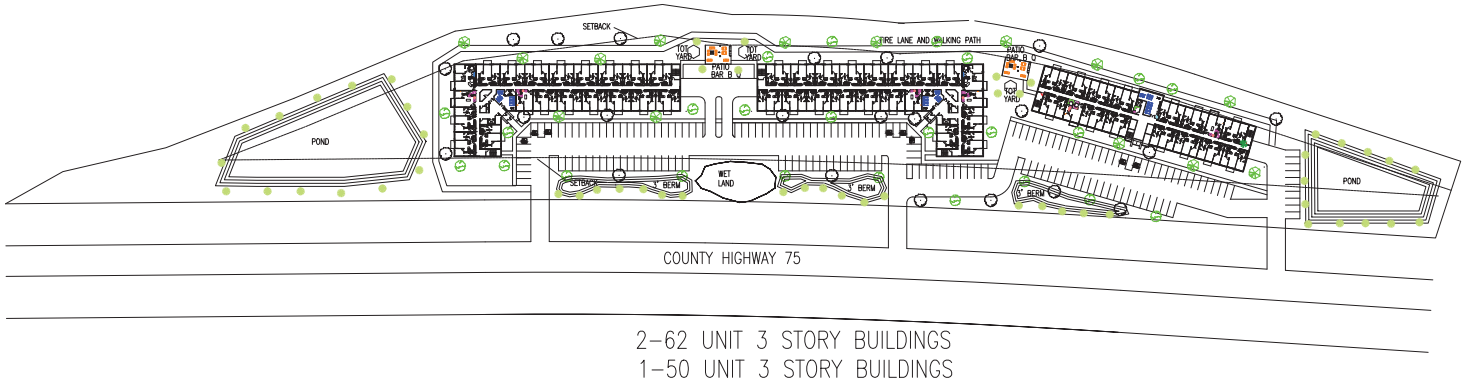
2019
Property Tax Statement

Property Address:

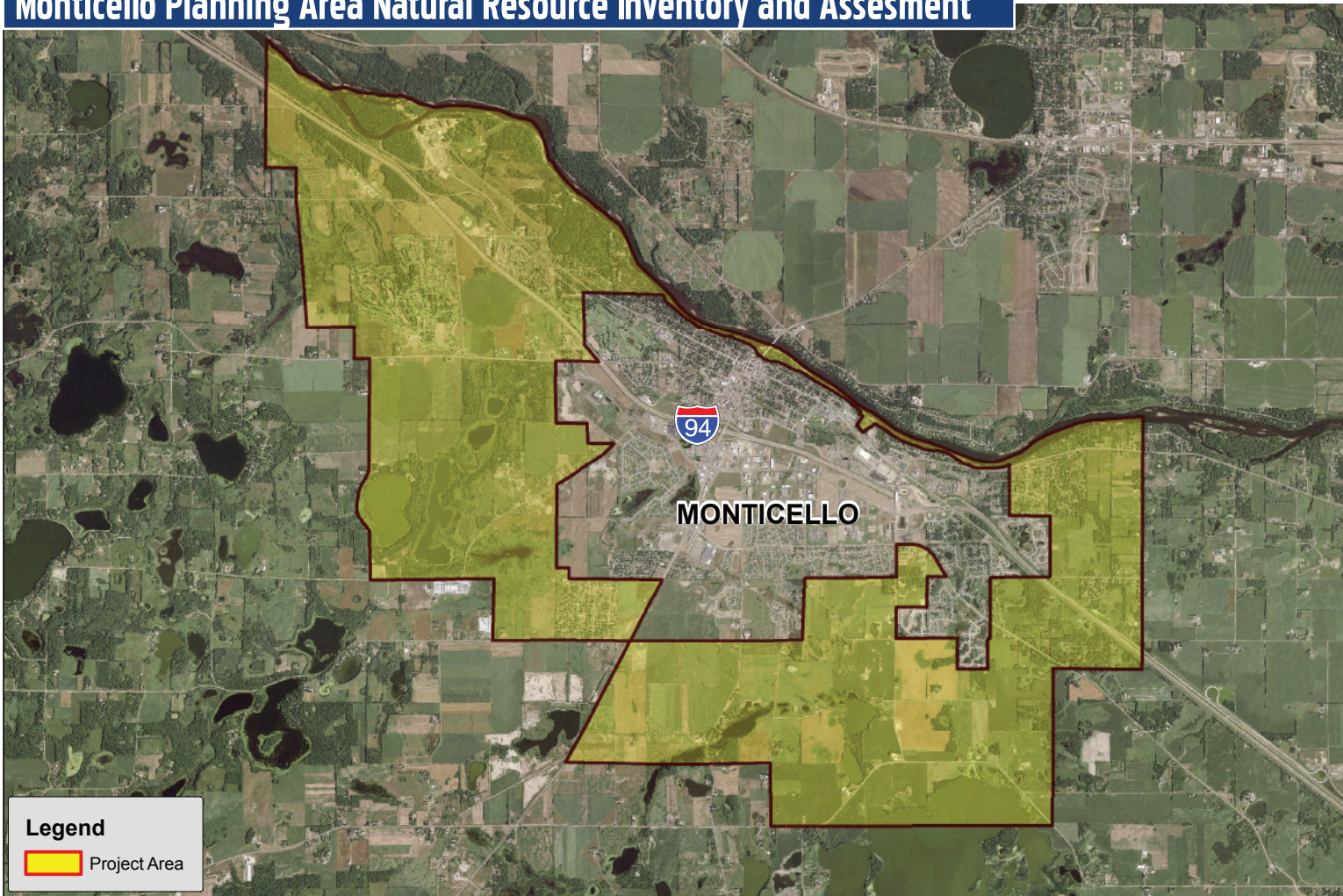
Property Description:
 Sect-18 Twp-121 Range-024 UNPLATTED LAND MONTICELLO TWP1 ALL TH PRT OF W1/2 OF SE1/4 LY NELY OF RR& SWLY OF I-94

Special Assessment Breakdown:

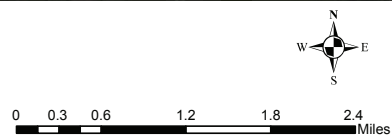
	2018	2019
Taxes Payable Year	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
Tax and Credits		
3. Your property taxes before credits	234.00	368.00
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	N/A	
B. Other credits	N/A	
5. Property taxes after credits	234.00	368.00
Property Tax Jurisdiction		
6. County	99.98	164.58
7. City or Town (TOWN OF MONTICELLO)	54.11	75.84
8. State General Tax		
9. School District (0882)		
A. Voter approved levies	37.88	58.96
B. Other local levies	42.03	68.62
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	234.00	368.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	234.00	368.00



Monticello Planning Area Natural Resource Inventory and Assesment



Monticello Planning Area
Natural Resource Inventory and Assesment



Information taken from the City
of Monticello Website



BUSINESS DEVELOPMENT ASSISTANCE PROGRAMS

Available Local, State, Regional and Federal Financial Assistance Programs

A wide range of financial assistance programs exist to help new and growing business.

For more information, please contact:
Jim Thares, Monticello Economic Development Manager
Phone: 763-271-3254
E-mail: jim.thares@ci.monticello.mn.us

CITY-EDA

1. Tax Increment Financing (TIF):

The City of Monticello EDA offers Tax Increment Financing (TIF) assistance to businesses and to development projects for the purpose of creating new jobs, increasing the tax base and eliminating blighted and substandard structures. The assistance requires proof that the development would not otherwise occur without TIF. It can be used for land write downs and/or site improvements as mutually agreed by the EDA and the business/developer.

2. Greater Monticello Enterprise Fund (Revolving Loan Fund):

The City of Monticello EDA offers a revolving loan fund to assist industrial business with financing real property acquisition and development or machinery and equipment purchases. The maximum loan amount is not to exceed 50 percent of the "Fund" balance. Typical rates and terms are: Up to two (2) percent below prime rate (based on loan approval date); real estate financing can be amortized up to 30 years with a 10th year balloon (end of 10th year) payment. Machinery and equipment can be amortized over a five to seven (5 to 7) year period. Loan amounts may range from \$100,000 to \$500,000. All loans require appropriate collateral and personal guarantees.

3. Tax Abatement:

Tax abatement is a finance tool that the City EDA can use to encourage private development. The eligibility criteria are defined by state statutes. It is generally targeted to new developments that increase the tax base and create jobs.

4. Monticello Small Cities Economic Development Set-Aside Revolving Loan Fund:

This EDA administered loan fund can be utilized for business start-ups, expansions and projects featuring job creation and/or retention. Typical rates and terms are: not less than two (2) percent below prime with a minimum interest rate of three (3) percent. Real estate terms can be structured as 10-year fully amortizing loan or a balloon structure, amortized over 30 years with a balloon payment at the end of the 10th year. Typical loan amounts range from \$50,000 to \$250,000. Not more than 30 percent of the project's costs can be borrowed from this program.

MN-DEEDInformation taken from the City
of Monticello Website**5. Minnesota Investment Fund (MIF):**

This is a MN-DEED financing program to help industrial manufacturing and technology-related business expand and create new jobs. Funds are awarded to local units of government who provide loans to assist expanding businesses. Interest rates are typically negotiated with terms matching the useful life of the asset being financed. Loans require appropriate collateral and personal guarantees. The maximum amount of funding is typically \$500,000, although in some cases, more than one governmental entity can apply for funds for the same project thereby increasing the available dollars for a project.

6. Job Creation Fund:

This MN-DEED performance based program is available to businesses engaged in manufacturing, warehousing, distribution and technology-related industries. Companies deemed eligible to participate may receive up to \$1 million for creating or retaining high-paying jobs and for constructing or renovating facilities or making other real property improvements. The performance contract is between the company and the State (MN-DEED). The local jurisdiction is required to endorse the project through a resolution prior to grant submittal to the State.

REGIONAL**7. Wright County Partnership Revolving Loan Fund:**

Subordinated gap financing loans are offered to encourage industrial and commercial development. Loan amounts range from \$5,000 to \$50,000 with interest rates at prime plus 3 percent and a minimum rate of 6 percent. Loan terms shall not exceed that of the primary lender; typically 5 to 15 years. Use of loan proceeds may include real property acquisition or rehabilitation as well as. Purchase of machinery and equipment and working capital.

8. Initiative Foundation:

The Initiative Foundation offers several financing programs to businesses with the goal of creating new jobs, strengthening communities and diversifying local economies. Specific programs include: technology based and green businesses as well as value added manufacturing. Loan amounts range from \$100,000 to \$500,000 per project with the rates and terms also varying based on the program.

9. Central Minnesota Development Company (CMDC):

CMDC is a private non-profit certified development company established to provide financing to small and mid-sized business utilizing the SBA 504 Loan Program. Benefits include lower down-payments, longer terms, below market, fixed rates and rapid turnaround.

10. Minnesota Business Finance Corporation (MBFC):

MBFC, a private non-profit certified development company, offers fixed rate, low interest SBA 504 loans as well as complete packaging for new and expanding businesses. Great service and fast response is their hallmark.

FEDERALInformation taken from the City
of Monticello Website**11. USDA Rural Development Loan:**

The US Department of Agriculture offers several finance programs for both communities and businesses. A popular one is the Business and Industry Loan Guarantee Program involving other lenders. Go to www.rd.usda.gov/programs-services for more information.

TAX CREDITS/EXEMPTIONS – MN-DEED and MN DEP'T OF REVENUE**12. Minnesota Angel Tax Credit Program:**

This program administered by MN-DEED provides incentives to investors or investment funds that put money into startup and emerging companies focused on high technology or new proprietary technology.

13. Capital Equipment Tax Exemption:

Businesses that buy or lease qualifying equipment (machinery and equipment used in manufacturing) for use in Minnesota are eligible for an upfront exemption from Minnesota State and local sales or use taxes.

14. Data Centers:

Companies that build data or network operation centers of at least 25,000 sq. ft. and invest \$30 million qualify for sales tax exemptions for 20 years on computers and servers, cooling and energy equipment, energy use and software; and they pay no personal property tax. A requirement is the project must be completed in 48 months start to finish.

15. Greater Minnesota Job Expansion Tax Credits:

The program provides sales tax exemptions for up to 12 years to eligible existing business located in Greater Minnesota (outside the Twin Cities 7-County metro area) that meet specified job creation and wage level eligibility requirements.

16. MN Historic Structure Rehabilitation Tax Credits:

This program offers a 20 percent state tax credit for qualified historic rehabilitations and parallels the existing federal rehabilitation tax credit.

17. Research and Development Tax Credits:

Businesses with qualifying research and development (R&D) expenses in Minnesota can obtain up to 10 percent of qualifying expenses up to \$2 million and 2.5 percent for expenses above that level. C Corporations, partnerships and S corporations are eligible to claim the credit through the MN Department of Revenue.

Questions?

Feel free to Contact:

Jim Thares, Monticello Economic Development Manager

Phone: 763-271-3254

E-mail: jim.thares@ci.monticello.mn.us



Steffes Group, Inc.
24400 MN Hwy 22 S
Litchfield, MN 55355
P 320.693.9371
F 320.693.9373

Bid Form

**Development Potential I-94 Monticello, MN - 7± Acres
PID #'s R213-000-184203, R213-000-183101**

Bidding Terms & Requirements

- **All bids must be received by 5:00PM on Wed., November 27, 2019**
- There will be no oral bidding. Interested parties should submit their highest and best bid along with any and all needed contingencies. Seller to review all offers at completion of bid proposal deadline. Winning bidder to be notified by Monday, December 2, 2019.
- The successful bidder will be required to sign a purchase agreement.
- This property is being offered AS IS with no warranties expressed or implied.
- This property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- The owner(s) reserve the right to accept or reject any and all bids.
- Interested parties should submit their highest and best bid.

Proposal Offer

Purchase Price: _____

Earnest Money: _____

Closing Date: _____

Needed Contingencies: _____

Name: _____

Address: _____

Phone: _____ **Cell:** _____

Email: _____

Signature: _____ **Date:** _____

For additional information please contact:
Shelly Weinzettl of Steffes Group, Inc.
O: 320.693.9371 / C: 763.300.5055 / E: Litchfield@SteffesGroup.com

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter received for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

- 1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
8. Closing of the sale is to be on or before _____ Possession will be at closing.
9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
12. Any other conditions: _____
13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc. _____

Seller's Printed Name & Address: _____

REQUEST FOR
PROPOSAL

Wright County
MINNESOTA
Monticello

Proposals due by Wednesday, November 27 | 5PM 2019

**DEVELOPMENT POTENTIAL I-94
MONTICELLO, MN**

7[±]
acres



2000 Main Avenue East | West Fargo, ND 58078
800.726.8609 TF | 701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

24400 MN Hwy 22 South | Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road | Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

515.432.6000 P | Ames, IA 50010