

OPENS: MONDAY, OCTOBER 12  
CLOSES: WEDNESDAY, OCTOBER 21 | 1PM 2020



Built on Trust.

LENDER OWNED COMMERCIAL,  
RESIDENTIAL & RECREATIONAL LAND

# AUCTION

Timed Online

Big Lake, MN



Elk River, MN



Otsego, MN



Ramsey, MN



Rogers, MN



Albertville, MN



9  
tracts

**AUCTIONEER'S NOTE:** Lender owned land auction to include multiple tracts located in Sherburne, Anoka, Hennepin & Wright counties in Minnesota. Residential acreage lots, recreational land, commercial & industrial properties. Come bid and buy at your price! Huge upside potential. Instant equity! If you ever have thought of getting into real estate investing – here is your opportunity! Don't wait to buy land, buy land and wait.



Steffes Group, 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzetl 763.300.5055

Steffes Group, Inc. | 24400 MN Hwy 22 South | Litchfield, MN 55355

TERMS: 10% 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.  
Eric Gabrielson MN47-006, Shelly Weinzetl MN47-017, Scott Steffes MN14-51.

# Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## **All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

**The auction begins on Monday, October 12 and will end at 1PM Wednesday, October 21, 2020.** All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Monday, November 23, 2020.**

Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by Limited Warranty Deed.

- **2020 Taxes will be prorated to closing date.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

- **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **POSSESSION**

Possession will be at closing.

### **MINERAL RIGHTS**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### **ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### **EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price

you can afford.

### **HOW IS THIS ACCOMPLISHED?**

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### **THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.





**Tract 1 – Big Lake, MN Sherburne County**

166± acres of woods, low land, and open areas. Large recreational parcel. Bring your ideas!

**Location:** From Big Lake, MN, .7 miles north Hwy 81, 1.6 miles east on County Road 73/196th St NW, land is on the north side of the road

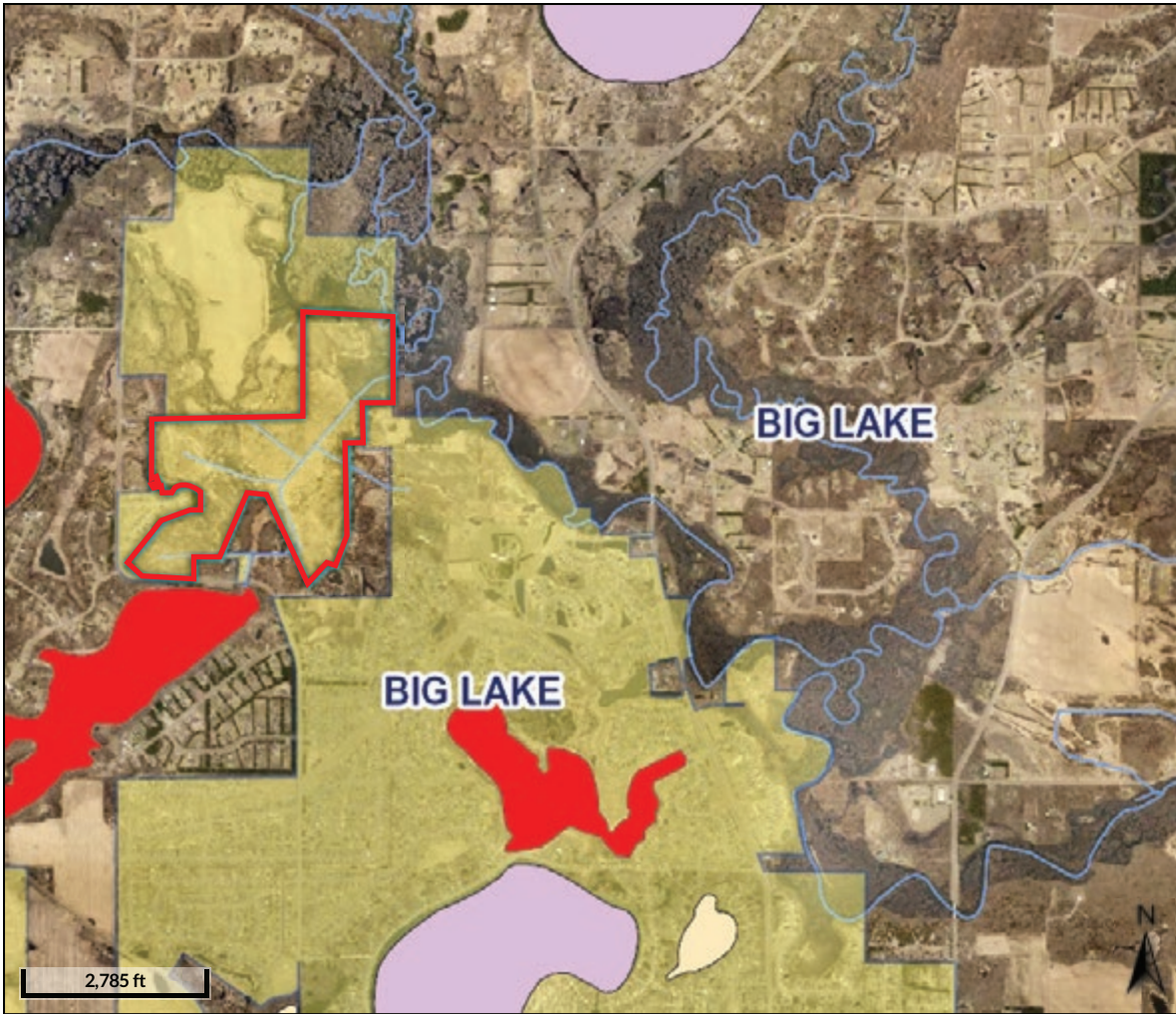
**PID #s:** 65-545-0050 (.28 acres), 65-545-0010 (165.84 acres) / **Description:** Sect-12 Twp-33 Range-28 / **2020 Taxes:** \$1,578

**Lot Size:** 166.12± total acres / **Zoning:** Residential/Unimproved / **County Market Value:** \$122,300

**OPENING BID: \$65,000**







Overview



Legend

- Exempt Wetlands**
  - Not Classified
  - General Development
  - Natural Environment
  - Recreational Development
- Parcels
- Streams

<b>Parcel ID</b>	65-545-0010	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	9380 CENTRAL AVE NE
<b>Sec/Twp/Rng</b>	12-33-28	<b>Class</b>	111-Rural Vacant Land		BLAINE MN 55434
<b>Property Address</b>		<b>Acreage</b>	165.84		
<b>District</b>	BIG LAKE CITY				
<b>Brief Tax Description</b>	n/a				
	<i>(Note: Not to be used on legal documents)</i>				

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**Disclaimer for St Cloud Parcels:** Sherburne County information about St Cloud properties are limited to classification and value. Any questions regarding additional information please contact the City of St Cloud's assessor office.

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Overview



Legend

- Exempt Wetlands**
  - Not Classified
  - General Development
  - Natural Environment
  - Recreational Development
- Parcels
- Streams

Parcel ID	65-545-0050	Alternate ID	n/a	Owner Address	9380 CENTRAL AVENUE
Sec/Twp/Rng	12-33-28	Class	211-Unimproved Residential Land		BLAINE MN 55434
Property Address	21715 SANDBAR LN	Acreage	0.28		
	BIG LAKE				
District	BIG LAKE CITY				
Brief Tax Description	n/a				
	<i>(Note: Not to be used on legal documents)</i>				

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Date created: 8/19/2020





# Tract 1 - Tax Statement

# Big Lake, MN | Sherburne County

## Sherburne County

Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 65-545-0050  
Owner: 21ST CENTURY BANK

### Taxpayer(s):

TAXPAYER # 95215  
21ST CENTURY BANK  
9380 CENTRAL AVE NE  
BLAINE MN 55434

### Property Description:

BIG LAKE CITY  
SEC:12 TWP: 33.0 RG:28 LOT: E BLK: ACRES: .28  
SWEETWATER BEND FIRST ADDITION  
OUTLOT E SUBJ TO EASEMENT

Property Addr: 21715 SANDBAR LN/BIG LAKE MN

- Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.
- Use these amounts on Form M1PR to see if you are eligible for a special refund.

### PROPERTY TAX AND CREDITS

	2019	2020
3. Property tax before credits	146.00	152.00
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits		
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	146.00	152.00
PROPERTY TAX BY JURISDICTION		
6. County	44.37	46.58
7. City or Town	47.16	48.38
8. State General Tax		
9. School District: A. Voter approved levies	35.13	35.31
0727 B. Other local levies	17.89	20.32
10A. Special taxing district	1.45	1.41
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	146.00	152.00
SPECIAL ASSESSMENTS		
13A.		
B.		
C.		
14. Total property tax and special assessments	146.00	152.00

ISSUED: 08/19/2020

## 2020 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2019 2020	
STEP	1	Estimated Market Value:	7,400 7,800
		Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	7,400 7,800 RES UNIMP RES UNIMP
Sentin March 2019			
STEP	2	<b>PROPOSED TAX</b>	
		Proposed Tax:(excluding special assessments) Sent in November 2019	152.00
STEP	3	<b>PROPERTY TAX STATEMENT</b>	
		First-half Taxes: May 15	76.00
		Second-half Taxes: October 15	76.00
		Total Taxes Due in 2020:	152.00

**\$\$\$ 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	2020
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If 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.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	146.00	152.00
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits		
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	146.00	152.00
PROPERTY TAX BY JURISDICTION		
6. County	44.37	46.58
7. City or Town	47.16	48.38
8. State General Tax		
9. School District: A. Voter approved levies	35.13	35.31
0727 B. Other local levies	17.89	20.32
10A. Special taxing district	1.45	1.41
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	146.00	152.00
SPECIAL ASSESSMENTS		
13A.		
B.		
C.		
14. Total property tax and special assessments	146.00	152.00



## Sherburne County

Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 65-545-0010  
Owner: 21ST CENTURY BANK

### Taxpayer(s):

TAXPAYER # 95215  
21ST CENTURY BANK  
9380 CENTRAL AVE NE  
BLAINE MN 55434

### Property Description:

BIG LAKE CITY  
SEC:12 TWP: 33.0 RG:28 LOT: A BLK: ACRES: 165.84  
SWEETWATER BEND FIRST ADDITION  
OUTLOT A SUBJ TO EASEMENT

## 2020 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2019 2020	
STEP	1	Estimated Market Value:	114,500 114,500
		Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	114,500 114,500 RV NHSTD RV NHSTD
Sentin March 2019			
STEP	2	<b>PROPOSED TAX</b>	
		Proposed Tax:(excluding special assessments) Sent in November 2019	1,426.00
STEP	3	<b>PROPERTY TAX STATEMENT</b>	
		First-half Taxes: May 15	713.00
		Second-half Taxes: October 15	713.00
		Total Taxes Due in 2020:	1,426.00

**\$\$\$ 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	2020
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If 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.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	1,639.03	1,596.74
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	135.03	170.74
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	1,504.00	1,426.00
PROPERTY TAX BY JURISDICTION		
6. County	548.48	542.64
7. City or Town	582.82	563.52
8. State General Tax		
9. School District: A. Voter approved levies	222.78	186.01
0727 B. Other local levies	131.90	117.33
10A. Special taxing district	18.02	16.50
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,504.00	1,426.00
SPECIAL ASSESSMENTS		
13A.		
B.		
C.		
14. Total property tax and special assessments	1,504.00	1,426.00

ISSUED: 08/19/2020





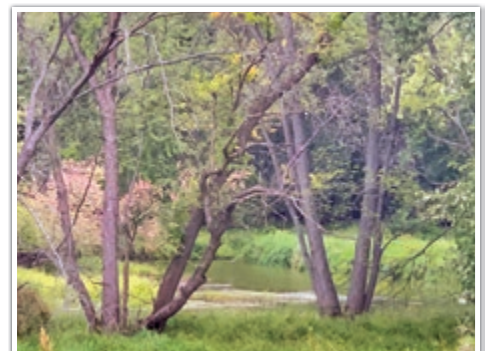
**Tract 2 – Big Lake, MN Sherburne County**

Great 68± acre hobby farm setting. An outdoor enthusiast or bow hunter's delight. Mix of open land, woods, and frontage on Elk River. Property abuts Big Lake Township Lions Park, which is 50± acres with walking trails. Includes a 40'x60' storage building with open sides.

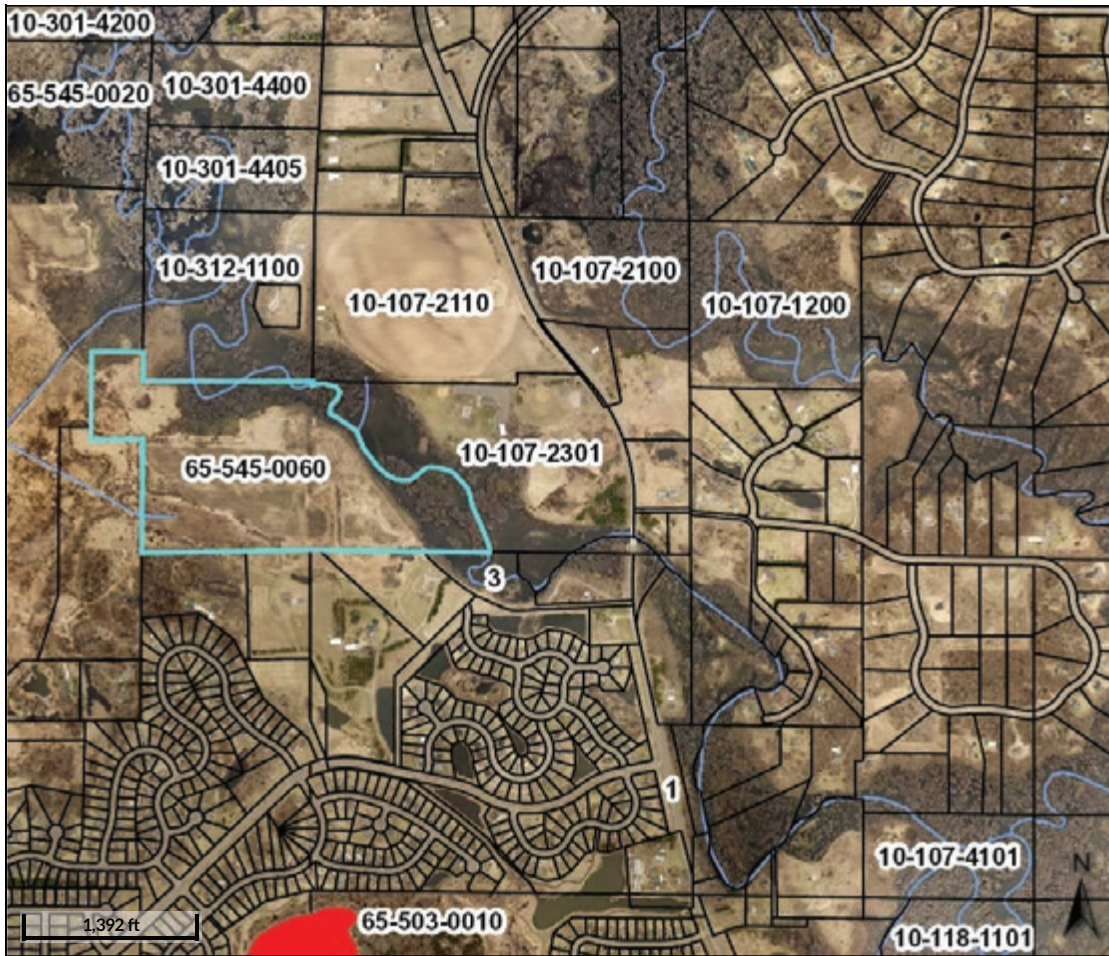
**Location:** From Big Lake, MN, 2.2 miles north on County Road 5/184th St., driveway on the west side of the road is the access point to the land.

**PID #:** 65-545-0060 / **Description:** Sect-12 Twp-33 Range-28 / **2020 Taxes:** \$2,880 / **Lot Size:** 67.95± acres

**Building Size:** 40'X60' / **Zoning:** NH SGL RES, RV NHST / **Plat:** 545-Sweetwater Bend First Addition / **County Market Value:** \$217,100







Overview



Legend

- Exempt Wetlands
  - Not Classified
  - General Development
  - Natural Environment
  - Recreational Development
- Parcels
- Streams

Parcel ID	65-545-0060	Alternate ID	n/a	Owner Address	9380 CENTRAL AVENUE BLAINE MN 55434
Sec/Twp/Rng	12-33-28	Class	201-Residential 1 unit, 111-Rural Vacant Land		
Property Address		Acreage	67.95		
District	BIG LAKE CITY				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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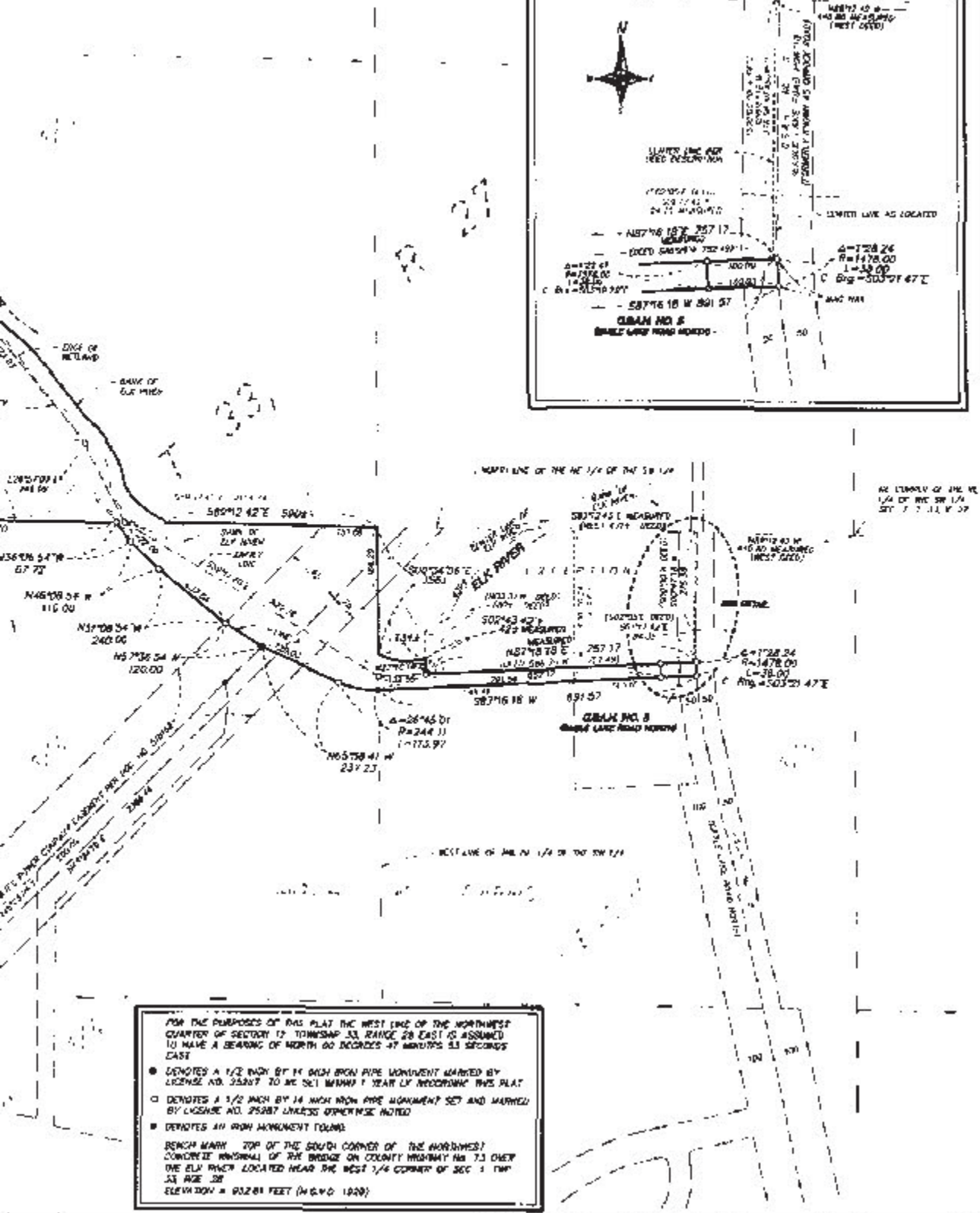
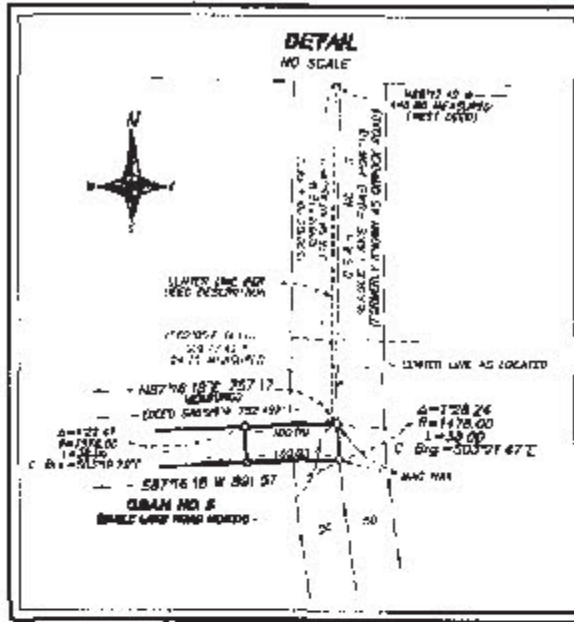






# PLAT FIRST ADDITION

CITY OF BIG LAKE  
SHERBURNE COUNTY, MN



FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 33, RANGE 28 EAST IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 47 MINUTES 33 SECONDS EAST

- DENOTES A 1/2 INCH BY 14 GALV BRON PIPE MONUMENT MARKED BY LICENSE NO. 25287 TO ME SET 1 MINUTE 1 YEAR OF RECORDING THIS PLAT
- DENOTES A 1/2 INCH BY 14 HIGH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 25287 UNLESS OTHERWISE NOTED
- DENOTES AN IRON MONUMENT FOUND

BENCH MARK TOP OF THE SOUTH CORNER OF THE NORTHWEST QUARTER CORNER OF THE BRIDGE ON COUNTY HIGHWAY NO. 73 OVER THE ELK RIVER LOCATED NEAR THE WEST 1/4 CORNER OF SEC. 1 TWP. 33 RGE. 28  
ELEVATION = 932.81 FEET (M.G.D. 1928)

**Sherburne County**

Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 65-545-0060

Owner: 21ST CENTURY BANK

**Taxpayer(s):**

TAXPAYER # 95215  
21ST CENTURY BANK  
9380 CENTRAL AVE NE  
BLAINE MN 55434

**Property Description:**

BIG LAKE CITY  
SEC:12 TWP: 33.0 RG:28 LOT: F BLK: ACRES: 67.95  
SWEETWATER BEND FIRST ADDITION  
OUTLOT F

**2020 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2019 2020	
STEP <b>1</b>	Estimated Market Value:	215,700	217,100
	Homestead Exclusion: Taxable Market Value:	215,700	217,100
	New Improvements/ Expired Exclusions: Property Classification:	NH SGL RES RV NHSTD	NH SGL RES RV NHSTD
Sent in March 2019			
STEP <b>2</b>	<b>PROPOSED TAX</b> Proposed Tax:(excluding special assessments) Sent in November 2019		2,878.00
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b> First-half Taxes: May 15 Second-half Taxes: October 15 Total Taxes Due in 2020:		1,440.00 1,440.00 2,880.00

\$\$\$

You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2019 2020	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If 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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		3,178.94	3,126.49
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		194.94	246.49
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		2,984.00	2,880.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		1,033.12	1,028.89
7. City or Town		1,097.81	1,068.47
8. State General Tax			
9. School District: A. Voter approved levies		522.14	463.28
0727 B. Other local levies		296.98	288.08
10A. Special taxing district		33.95	31.28
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,984.00	2,880.00
<b>SPECIAL ASSESSMENTS</b>			
13A. SOLID WASTE FEE			
B.			
C.			
14. Total property tax and special assessments		2,984.00	2,880.00

ISSUED: 08/18/2020





**Tract 3 – Elk River, MN Sherburne County**

Investment opportunity! Three prime retail or office locations. Raw land is ready for development! City water and sewer available. High demand area, adjacent to the Northstar Light Rail Line and near medium/high density developments. Daily traffic counts on Twin Lake Road are 6,500. Buy and hold or develop now! Huge upscale potential in an area that has experienced substantial growth recently. Check out the 169 ReDefine Project.

**Location:** From Elk River, MN south on U.S. 169, .7 miles south U.S. 10, .4 miles east 171st Ave NW/Tyler Street/Twin Lakes Road NW, land is on the south side of road, immediately after railroad tracks.

**PID #:** 75-713-0060 / **Description:** Sect-11 Twp-32 Range-26 / **2020 Taxes:** \$11,604 / **Out Lot F / Lot Size:** 2.21± acres  
**Zoning:** Commercial / **County Market Value:** \$312,900 / **Last Listed for** \$481,338

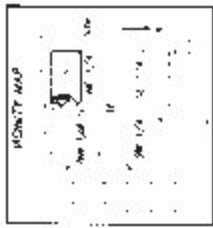
**OPENING BID: \$140,000**



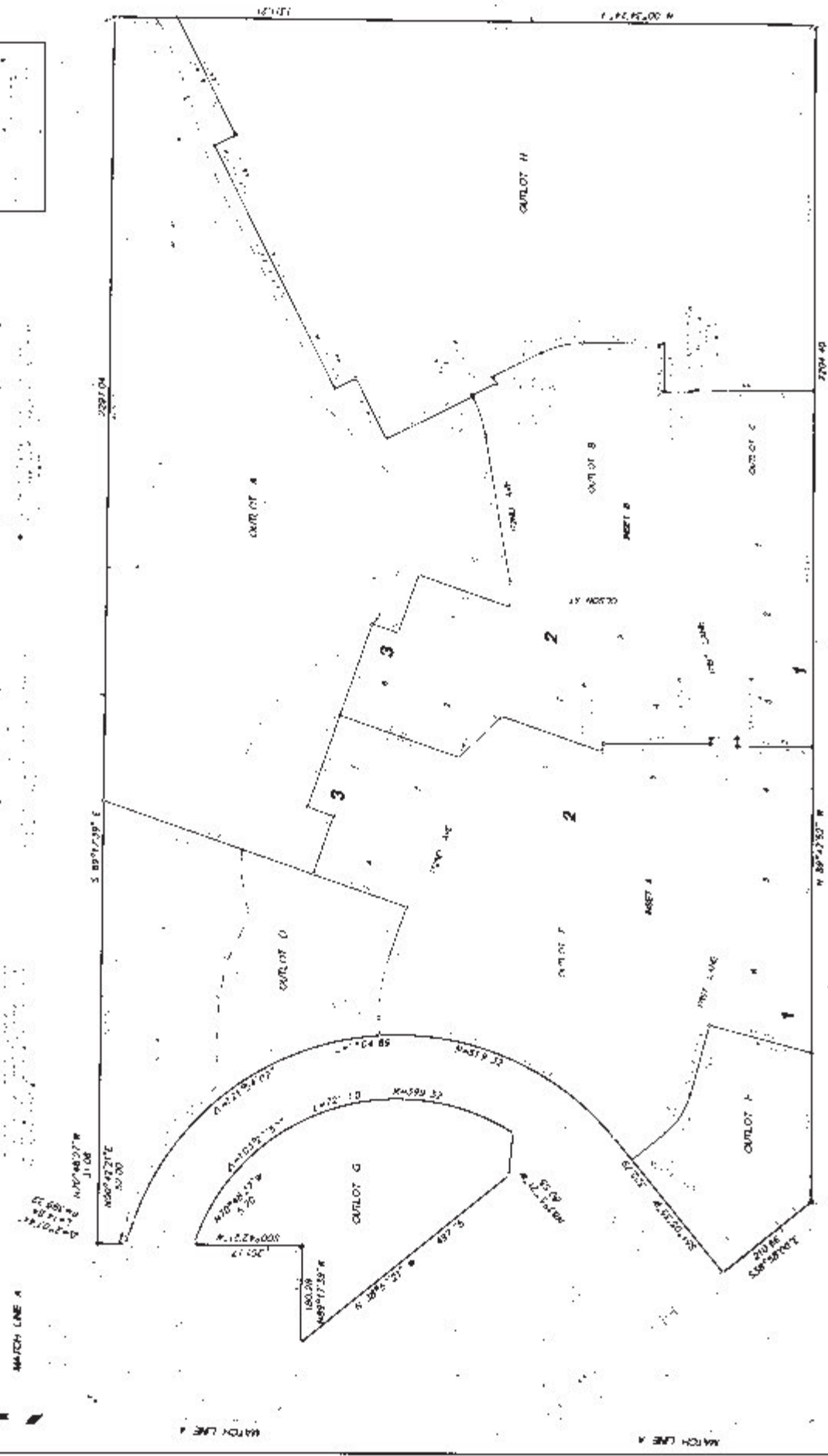




# ELK RIVER STATION



WESTWOOD





Overview



Legend

- Exempt Wetlands**
  - Not Classified
  - General Development
  - Natural Environment
  - Recreational Development
- Roads
- Parcels
- Streams

<b>Parcel ID</b>	75-713-0060	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	9380 CENTRAL AVE NE BLAINE MN 55434
<b>Sec/Twp/Rng</b>	11-32-26	<b>Class</b>	233-Commercial Preferred		
<b>Property Address</b>	10688 171ST AVE NW ELK RIVER	<b>Acreeage</b>	2.21		
<b>District</b>	ELK RIVER CITY				
<b>Brief Tax Description</b>	n/a				
	(Note: Not to be used on legal documents)				

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**Sherburne County**

Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

**Property ID: 75-713-0060**  
Owner: 21ST CENTURY BANK

**Taxpayer(s):**

TAXPAYER # 95215  
21ST CENTURY BANK  
9380 CENTRAL AVE NE  
BLAINE MN 55434

**Property Description:**

ELK RIVER CITY  
SEC:11 TWP: 32.0 RG:26 LOT: BLK:F ACRES: 2.21  
ELK RIVER STATION  
OUTLOT F

**2020 Property Tax Statement**

VALUES & CLASSIFICATION		
Taxes Payable Year: 2019		
	2019	2020
STEP 1	Estimated Market Value: 312,900	312,900
1	Homestead Exclusion: Taxable Market Value: 312,900 New Improvements/ Expired Exclusions: Property Classification: COMM	312,900 COMM
Sentin March 2019		
STEP 2	<b>PROPOSED TAX</b>	
2	Proposed Tax:(excluding special assessments) Sent in November 2019	11,192.00
STEP 3	<b>PROPERTY TAX STATEMENT</b>	
3	First-half Taxes: May 15 Second-half Taxes: October 15 Total Taxes Due in 2020:	5,802.00 5,802.00 11,604.00

**\$\$\$**

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

Property Addr: 10688 171ST AVE NW\ELK RIVER MN

- Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.
- Use these amounts on Form M1PR to see if you are eligible for a special refund.

**PROPERTY TAX AND CREDITS**

- Property tax before credits \_\_\_\_\_
- Credits that reduce property taxes:
  - Agricultural and rural land credits \_\_\_\_\_
  - Taconite tax relief \_\_\_\_\_
  - Other credits \_\_\_\_\_
- Property tax after credits \_\_\_\_\_

**PROPERTY TAX BY JURISDICTION**

- County \_\_\_\_\_
- City or Town \_\_\_\_\_
- State General Tax \_\_\_\_\_
- School District: A. Voter approved levies \_\_\_\_\_  
0728 B. Other local levies \_\_\_\_\_
- Special taxing district
  - Tax increment \_\_\_\_\_
  - Fiscal disparity \_\_\_\_\_
- Non-school voter approved referenda levies \_\_\_\_\_
- Total property tax before special assessments \_\_\_\_\_

**SPECIAL ASSESSMENTS**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- Total property tax and special assessments \_\_\_\_\_

Taxes Payable Year:	2019	2020
<input type="checkbox"/>		
	11,416.00	11,604.00
	11,416.00	11,604.00
	2,999.12	2,967.76
	2,872.67	2,893.60
	2,654.22	2,430.85
	1,834.62	2,271.97
	829.87	816.26
	156.19	158.51
	69.31	65.05
	11,416.00	11,604.00
	11,416.00	11,604.00

**Tract 4 – Elk River, MN Sherburne County**

Investment opportunity! Three prime retail or office locations. Raw land is ready for development! City water and sewer available. High demand area, adjacent to the Northstar Light Rail Line and near medium/high density developments. Daily traffic counts on Twin Lake Road are 6,500. Buy and hold or develop now! Huge upscale potential in an area that has experienced substantial growth recently. Check out the 169 ReDefine Project.

**Location:** From Elk River, MN south on U.S. 169, .7 miles south U.S. 10, .5 miles east 171st Ave NW/Tyler Street/Twin Lakes Road NW, land is on the north side of road, immediately after parking lot.

**PID #:** 75-826-0010 / **Description:** Sect-11 Twp-32 Range-26 / **2020 Taxes:** \$3,430 / **Out Lot A / Lot Size:** 0.99± acres  
**Zoning:** Commercial / **County Market Value:** \$140,200

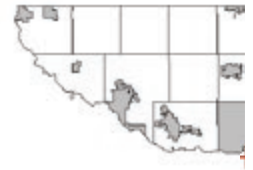
**OPENING BID: \$50,000**







Overview



Legend

- Exempt Wetlands
  - Not Classified
  - General Development
  - Natural Environment
  - Recreational Development
- Parcels
- Streams

Parcel ID	75-826-0010	Alternate ID	n/a	Owner Address	9380 CENTRAL AVE NE
Sec/Twp/Rng	11-32-26	Class	233-Commercial Preferred		BLAINE MN 55434
Property Address	17226 TWIN LAKES RD NW	Acreage	0.99		
	ELK RIVER				
District	ELK RIVER CITY				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

**Disclaimer:** Every attempt has been made to ensure that the information contained on this web site is valid at the time of publication. Sherburne County reserves the right to make additions, changes, or corrections at any time and without notice. Additionally, Sherburne County disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies and is not responsible for misuse or misinterpretation. Data is updated periodically. For the most current information contact the appropriate county department.

**Disclaimer for St Cloud Parcels:** Sherburne County information about St Cloud properties are limited to classification and value. Any questions regarding additional information please contact the City of St Cloud's assessor office.

Date created: 8/12/2020  
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OFFICIAL PUBLIC RECORDS

OF ELK RIVER

CITY OF ELK RIVER  
COUNTY OF SHERBURNE  
SEC. 11, T. 32, R. 26

KNOW ALL PERSONS BY THESE PRESENTS That Elk River Station, LLP, a Minnesota limited liability partnership, owner of the following described property situated in the County of Sherburne, State of Minnesota, to wit:

Block G, ELK RIVER STATION, according to the recorded plat thereof, Sherburne County, Minnesota

Has caused the same to be surveyed and plotted as COACHMAN RIDGE OF ELK RIVER

In witness whereof said Elk River Station, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this 26<sup>th</sup> day of September, 2014

ELK RIVER STATION, LLP  
By John R. Peterson, Chief Manager

State of Minnesota  
County of Sherburne

This instrument was acknowledged before me on 26<sup>th</sup> day of September, 2014, by John R. Peterson, as Chief Manager of Elk River Station, LLP, a Minnesota limited liability partnership, on behalf of the partnership.

Patricia Ann Smith  
Patricia Ann Smith  
Notary Public, Scott County, Minnesota  
My commission expires 09/26/16

I hereby certify that I have surveyed and plotted the land, or directly supervised the surveying and plotting of the land described in this plat as COACHMAN RIDGE OF ELK RIVER, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly depicted on the plat; that all monuments depicted on this plat have been correctly set; as of the date of this certification, all wet lands and water boundaries and all public ways are shown and labeled as defined in Minnesota Statutes 505.01, Subd. 1.

Kyle J. Roddy  
Kyle J. Roddy, Licensed Land Surveyor  
Minnesota License Number 48827

State of Minnesota  
County of Sherburne

The foregoing Surveyor's Certificate was acknowledged before me this 26<sup>th</sup> day of September, 2014 by Kyle J. Roddy, Licensed Land Surveyor

Patricia Ann Smith  
Patricia Ann Smith  
Notary Public, Scott County, Minnesota  
My commission expires 09/26/16

CITY OF ELK RIVER, MINNESOTA

Approved and accepted by the City Council of the City of Elk River, Minnesota at a meeting thereof held this 18<sup>th</sup> day of September, 2014.

By Patricia Ann Smith Mayor By \_\_\_\_\_ City Clerk

CITY ATTORNEY

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution this 25<sup>th</sup> day of October, 2014.

By Patricia Ann Smith Elk River City Attorney

SHERBURNE COUNTY SUPERVISOR

Pursuant to Sherburne County Ordinance Number 006, I hereby certify that this plat has been checked and approved as to compliance with Chapter 563, Minnesota Statutes, this 26<sup>th</sup> day of September, 2014.

By Patricia Ann Smith Sherburne County Supervisor  
SHERBURNE COUNTY AUDITOR/TREASURER

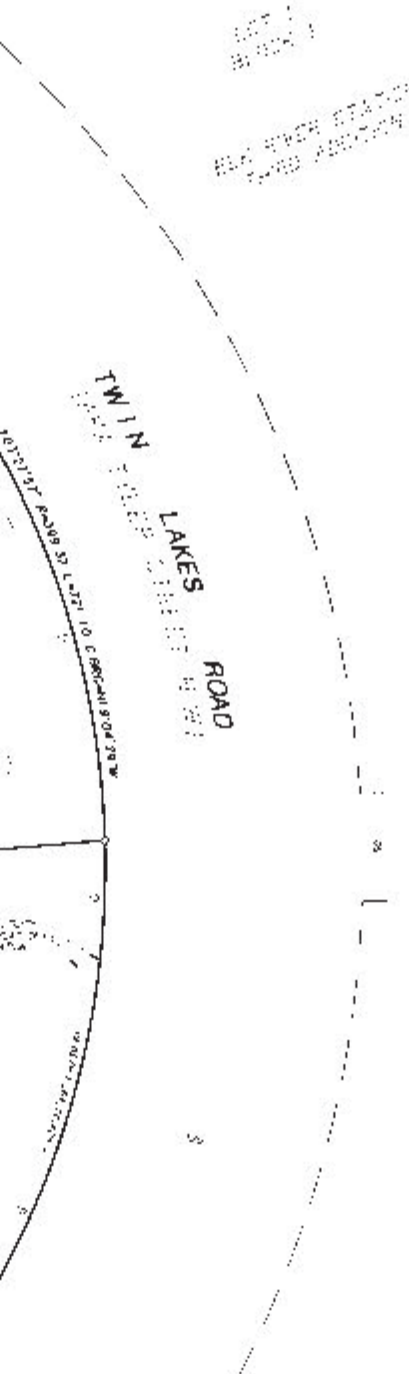
I hereby certify taxes payable in the year 2014 on lands herein described are paid in full and transfer was entered this 18<sup>th</sup> day of September, 2014.

By Patricia Ann Smith Sherburne County Auditor/Treasurer

SHERBURNE COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 10<sup>th</sup> day of October, 2014 at 11 o'clock A.M. and was duly recorded as Document No. 119488.

By Cynthia R. Arndt Sherburne County Recorder



**Sherburne County**

Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 75-826-0010

Owner: 21ST CENTURY BANK

**Taxpayer(s):**

TAXPAYER # 95215  
21ST CENTURY BANK  
9380 CENTRAL AVE NE  
BLAINE MN 55434

**Property Description:**

ELK RIVER CITY  
SEC:11 TWP: 32.0 RG:26 LOT: BLK:A ACRES: .99  
COACHMAN RIDGE OF ELK RIVER  
OUTLOT A

**2020 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2019 2020	
STEP	Estimated Market Value:	140,200	140,200
1	Homestead Exclusion:		
	Taxable Market Value:	140,200	140,200
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
Sent in March 2019			
STEP	<b>PROPOSED TAX</b>		
2	Proposed Tax:(excluding special assessments) Sent in November 2019		3,252.00
STEP	<b>PROPERTY TAX STATEMENT</b>		
3	First-half Taxes: May 15		1,715.00
	Second-half Taxes: October 15		1,715.00
	Total Taxes Due in 2020:		3,430.00

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

Property Addr: 17226 TWIN LAKES RD NW\ELK RIVER MN

		Taxes Payable Year: 2019 2020	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If 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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits _____		3,276.00	3,430.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits _____			
B. Taconite tax relief _____			
C. Other credits _____			
5. Property tax after credits _____		3,276.00	3,430.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County _____		1,007.85	997.56
7. City or Town _____		965.36	972.63
8. State General Tax _____		255.75	234.28
9. School District: A. Voter approved levies _____		648.81	831.04
0728 B. Other local levies _____		314.69	312.05
10A. Special taxing district _____		52.49	53.28
B. Tax increment _____			
C. Fiscal disparity _____			
11. Non-school voter approved referenda levies _____		31.05	29.16
12. Total property tax before special assessments _____		3,276.00	3,430.00
<b>SPECIAL ASSESSMENTS</b>			
13A. _____			
B. _____			
C. _____			
14. Total property tax and special assessments _____		3,276.00	3,430.00

ISSUED: 08/12/2020





**Tract 5 – Elk River, MN Sherburne County**

Investment opportunity! Three prime retail or office locations. Raw land is ready for development! City water and sewer available. High demand area, adjacent to the Northstar Light Rail Line and near medium/high density developments. Daily traffic counts on Twin Lake Road are 6,500. Buy and hold or develop now! Huge upscale potential in an area that has experienced substantial growth recently. Check out the 169 ReDefine Project.

**Location:** From Elk River, MN south on U.S. 169, .7 miles south U.S. 10, .5 miles east 171st Ave NW/Tyler Street/Twin Lakes Road NW, land is on the south side of road, between 171st Ln NW and 172nd Ave NW.

**PID #:** 75-729-0010 / **Description:** Sect-11 Twp-32 Range-26 / **2020 Taxes:** \$11,716 / **Out Lot A / Lot Size:** 2.80± acres  
**Zoning:** 233-Commercial / **County Market Value:** \$365,900

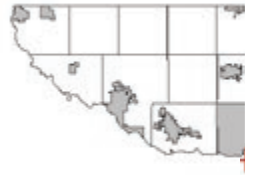
**OPENING BID: \$140,000**







Overview



Legend

- Exempt Wetlands**
- Not Classified
- General Development
- Natural Environment
- Recreational Development
- Parcels
- Streams

Parcel ID	75-729-0010	Alternate ID	n/a	Owner Address	9380 CENTRAL AVE NE
Sec/Twp/Rng	11-32-26	Class	233-Commercial Preferred		BLAINE MN 55434
Property Address		Acreage	2.8		
District	ELK RIVER CITY				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

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**Sherburne County**

Diane Arnold  
Auditor/Treasurer  
13880 Business Ctr Dr  
Elk River, MN 55330

763-765-4350  
www.co.sherburne.mn.us

Property ID: 75-729-0010  
Owner: 21ST CENTURY BANK

**Taxpayer(s):**

TAXPAYER # 95215  
21ST CENTURY BANK  
9380 CENTRAL AVE NE  
BLAINE MN 55434

**Property Description:**

ELK RIVER CITY  
SEC:11 TWP: 32.0 RG:26 LOT: BLK: A ACRES: 2.80  
PULLMAN PLACE  
OUTLOT A

**2020 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2019 2020	
STEP 1	Estimated Market Value:	365,900	365,900
	Homestead Exclusion:		
	Taxable Market Value:	365,900	365,900
	New Improvements/Expired Exclusions:		
	Property Classification:	COMM	COMM
Sentin March 2019			
STEP 2	<b>PROPOSED TAX</b>		
	Proposed Tax:(excluding special assessments) Sent in November 2019		11,242.00
STEP 3	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15		5,858.00
	Second-half Taxes: October 15		5,858.00
	Total Taxes Due in 2020:		11,716.00

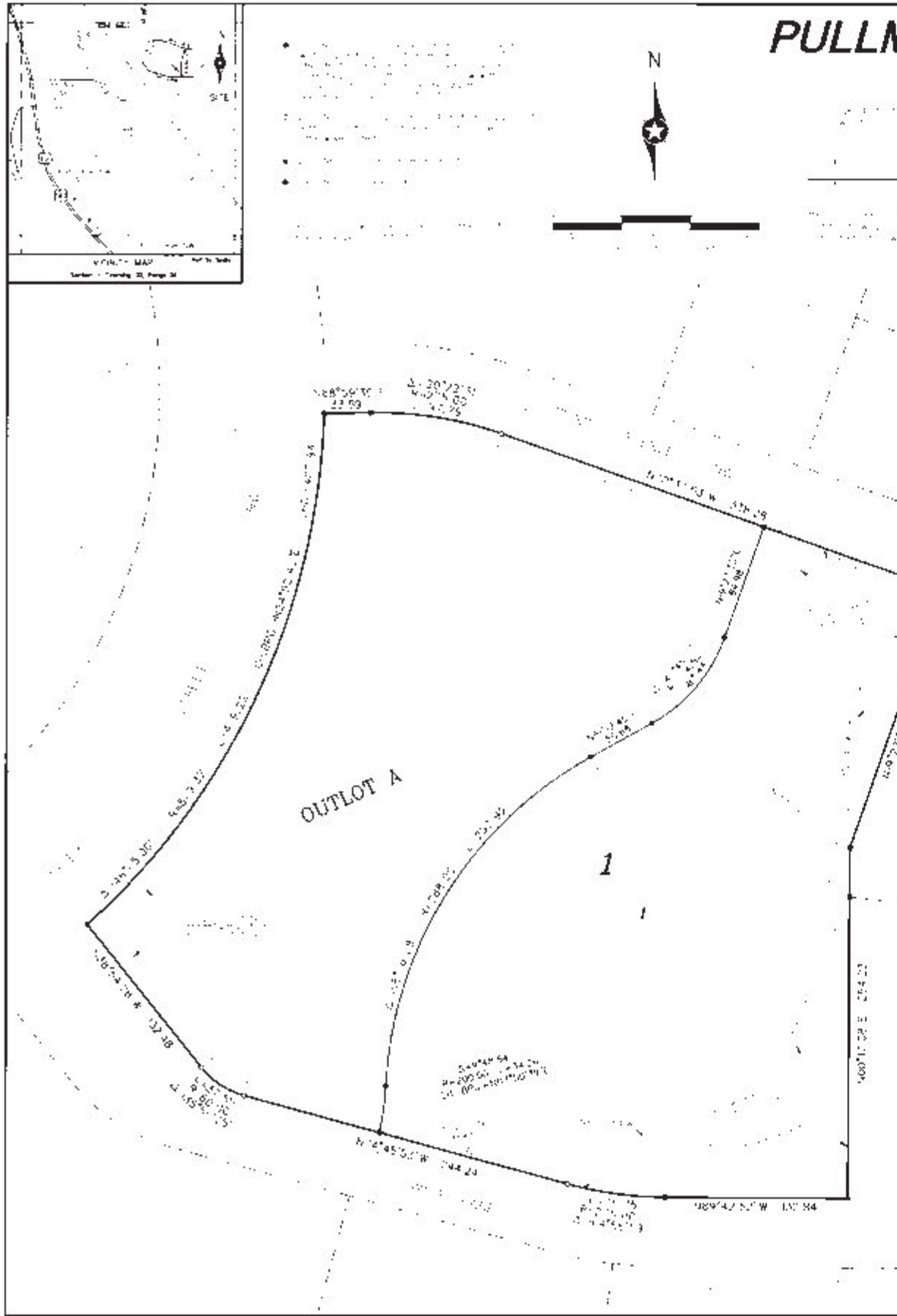
**\$\$\$**

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** *Read the back of this statement to find out how to apply.*

		Taxes Payable Year: 2019 2020	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If 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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		11,428.00	11,716.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		11,428.00	11,716.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		3,148.12	3,114.68
7. City or Town		3,015.38	3,036.86
8. State General Tax		2,149.78	1,968.56
9. School District: A. Voter approved levies		1,960.25	2,456.58
0728			
B. Other local levies		909.46	896.90
10A. Special taxing district		163.95	166.36
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies		81.06	76.06
12. Total property tax before special assessments		11,428.00	11,716.00
<b>SPECIAL ASSESSMENTS</b>			
13A.			
B.			
C.			
14. Total property tax and special assessments		11,428.00	11,716.00

ISSUED: 08/12/2020







**Tract 6 – Otsego, MN Wright County**

Located along 101 north of Rogers, this parcel screams investment opportunity! Highway visibility, easy access and in a vastly growing area. Minutes from Highway 169 and Highway 10. Located next to a popular water park, restaurants, and retail. Destination area of Otsego

**Location:** From Rogers, MN, 6.1 miles north on Hwy 101, .1 miles west on 90th St NE, .3 miles on Quaday Ave., land is to the north of the Holiday Inn.

**PID #:** R118-500-154101 / **Description:** Sect-15 Twp-121 Range-023 / **2020 Taxes:** \$3,388 / **Lot Size:** 2.00± acres  
**Zoning:** Commercial / **County Market Value:** \$152,500

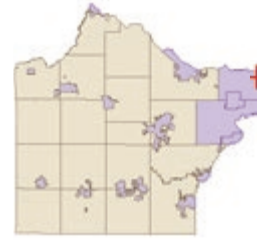
**OPENING BID: \$90,000**







Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

Highways

- Interstate
- State Hwy
- US Hwy

City/Township Limits

- c
- t
- Parcels

Parcel ID	118500154101	Alternate ID	n/a	Owner Address	21ST CENTURY BANK
Sec/Twp/Rng	15-121-023	Class	233 - COMM LAND & BLDGS		9380 CENTRAL AVE NE
Property Address		Acreage	n/a		BLAINE, MN 55434
District	3001 CITY OF OTSEGO 728 H				
Brief Tax Description	Sect-15 Twp-121 Range-023 UNPLATTED LAND OTSEGO 2 TH PRT OF E1/2 OF SE DES COM AT PT ON W LN 1507FT S OF NW COR TH ELY AT R AGLS TO W LN 387FT TH NLY DEF L90D 183.69FT TO PT H/IN/AF REF TO AS PT A TH ELY DEF R90D 428.21 FT M/L TO WLY LN OF MNDOT R/W PLAT NO.86-9 & POB TH WLY ALG LST DES LN TO PT A TH NLY DEF R90D 195.35FT TH ELY DEF R90D 466.90FT M/L TO WLY LN OF SD R/W PLAT 86-9 TH SLY ALG SD WLY LN TO POB				
	(Note: Not to be used on legal documents)				

Date created: 8/12/2020  
 Last Data Uploaded: 8/12/2020 3:59:50 AM

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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#: R118-500-154101

Taxpayer ID Number: 251000  
 21ST CENTURY BANK  
 9380 CENTRAL AVE NE  
 BLAINE MN 55434-3423

**TAX STATEMENT** **2020**  
 2019 Values for Taxes Payable in

VALUES & CLASSIFICATION		<i>Sent in March 2019</i>	
Taxes Payable Year:		2019	2020
Step 1	Estimated Market Value:	152,500	152,500
	Homestead Exclusion:		
	Taxable Market Value:	152,500	152,500
	New Improvements:		
	Expired Exclusions:		
Property Classification:		COMM	COMM

PROPOSED TAX		<i>Sent in November 2019</i>	
Step 2	Proposed Tax:		3,188.00

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		1,694.00
	Second-half Taxes:		1,694.00
	Total Taxes Due in 2020:		3,388.00

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.

**2020 Property Tax Statement**

**Property Address:**

**Property Description:**  
 Sect-15 Twp-121 Range-023 UNPLATTED LAND OTSEGO2 TH PRT OF E1/2 OF SE DES COM AT PT ON W LN 1507FT S OF NW COR TH ELY AT R AGLS TO W LN 387FT TH NLY DEF L90D 183.69FT TO PT H/IN/AF REF TO AS PT A TH ELY DEF R90D 428.21

**Special Assessment Breakdown:**

Taxes Payable Year	2019	2020
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.		
<b>Tax and Credits</b>		
3. Your property taxes before credits	3,240.00	3,388.00
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		
B. Other credits		
<b>5. Property taxes after credits</b>	<b>3,240.00</b>	<b>3,388.00</b>
<b>Property Tax Jurisdiction</b>		
6. County	1,019.08	1,022.51
7. City or Town (CITY OF OTSEGO )	829.38	807.28
8. State General Tax	339.33	310.77
9. School District (0728 )		
A. Voter approved levies	708.85	907.17
B. Other local levies	343.36	340.27
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>3,240.00</b>	<b>3,388.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>3,240.00</b>	<b>3,388.00</b>



**Tract 7 – Ramsey, MN Anoka County**

23± acres adjacent to Elm Crest Park. Less than a mile off Highway 47. Partial wooded with majority low/wet land. Unique recreational parcel. Land on both sides of Quicksilver Street NW. Bring your ideas!

**Location:** From Anoka, west on U.S. 10 to north Ferry St./Hwy 47/St. Francis Blvd NW, 5.1 miles north on Ferry St./Hwy 47/St. Francis Blvd NW, .1 miles west to Quicksilver St. NW, .2 miles south land is on both sides of the road.

**PID #s:** 11-32-25-34-0011 & 11-32-25-34-0012 / **Description:** Sect-13 Twp-30 Range-24 / **2020 Taxes:** \$1,805 / **Lot Size:** 23± acres  
**Zoning:** Residential 1 to 3 units / **County Market Value:** \$126,900

**OPENING BID: \$75,000**







PROPERTY ID	11-32-25-34-0012	Owner	21ST CENTURY BANK
ADDRESS		Owner Address	9380 CENTRAL AVE NE
CITY	RAMSEY	Owner City	BLAINE
STATE	MN	Owner State	MN
ZIP CODE	55303	Owner Zip Code	55434
COMMISSIONER DISTRICT	MATT LOOK		



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
**1 inch = 200 feet**  
 8/20/2020





PROPERTY ID	11-32-25-34-0011	Owner	21ST CENTURY BANK
ADDRESS		Owner Address	9380 CENTRAL AVE NE
CITY	RAMSEY	Owner City	BLAINE
STATE	MN	Owner State	MN
ZIP CODE	55303	Owner Zip Code	55434
COMMISSIONER DISTRICT	MATT LOOK		



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
**1 inch = 400 feet**  
 8/20/2020

PARID: 11-32-25-34-0011  
 21ST CENTURY BANK

UNASSIGNED SITUS

**Property Tax by Jurisdiction**

---

Pay Year:	2020	
General County Levy:		\$216.66
Regional rail authority:		\$3.24
County/municipal public safety system:		\$2.66
City / Town Tax:		\$259.32
State Tax:		\$ .00
School District Voter Levies:		\$103.24
School District Other Levies:		\$135.38
Metropolitan special districts:		\$15.44
Other special taxing districts:		\$9.92
Special Tax-TIF:		\$ .00
Fiscal Disparity:		\$ .00
Non-school voter approved referenda levies:		\$ .00
Total Tax before Spec Assess:		\$745.86
Solid waste management charge:		\$ .00
All other Special Assessments:		\$ .00
Contamination tax:		\$ .00
<b>Total Tax Incuding Specials:</b>		<b>\$745.86</b>

**Payments Schedule**

---

Due Date	Amount
05/15/2020	\$372.93
10/15/2020	\$372.93

**Property Tax and Credits**

---

Gross Tax Before Credits:	\$745.86
Homestead Credit:	\$ .00
Power Line Credit:	\$ .00
AG Credit	\$ .00
Disaster Credit	\$ .00
School Bond Credit	\$ .00
AG Preserve Credit	\$ .00
Net Tax After Credits:	\$745.86

**Miscellaneous Statement Information**

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Qualifying Tax Amount:	\$ .00
Prior Year Qualifying Tax Amount:	\$ .00
Veterans Exclusion:	



PARID: 11-32-25-34-0012

21ST CENTURY BANK

UNASSIGNED SITUS

**Property Tax by Jurisdiction**

---

Pay Year:	2020	
General County Levy:		\$307.96
Regional rail authority:		\$4.60
County/municipal public safety system:		\$3.78
City / Town Tax:		\$368.60
State Tax:		\$0.00
School District Voter Levies:		\$146.78
School District Other Levies:		\$192.44
Metropolitan special districts:		\$21.94
Other special taxing districts:		\$14.10
Special Tax-TIF:		\$0.00
Fiscal Disparity:		\$0.00
Non-school voter approved referenda levies:		\$0.00
<b>Total Tax before Spec Assess:</b>		<b>\$1,060.20</b>
Solid waste management charge:		\$0.00
All other Special Assessments:		\$0.00
Contamination tax:		\$0.00
<b>Total Tax Including Specials:</b>		<b>\$1,060.20</b>

**Payments Schedule**

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Due Date	Amount
05/15/2020	\$530.10
10/15/2020	\$530.10

**Property Tax and Credits**

---

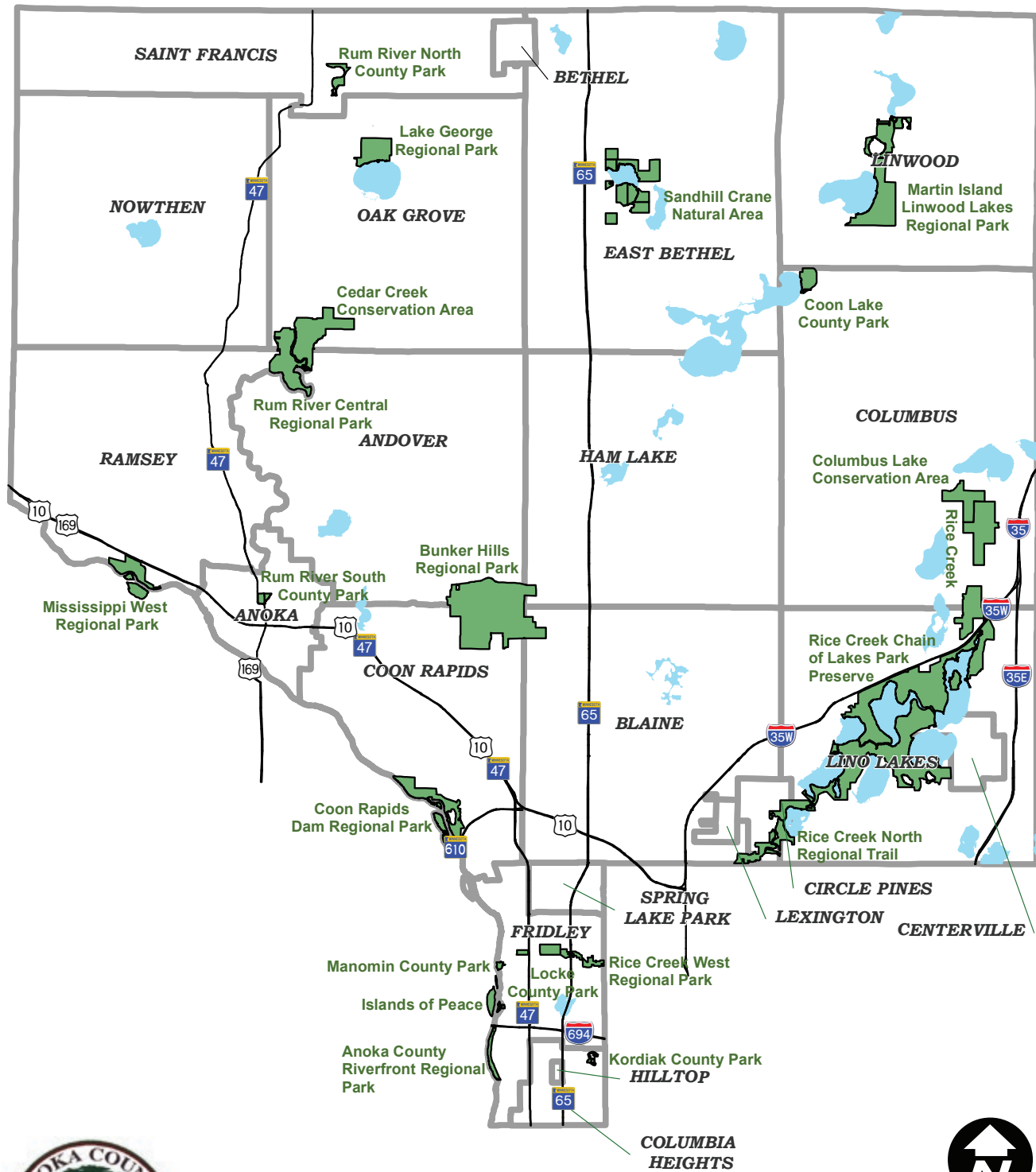
Gross Tax Before Credits:	\$1,060.20
Homestead Credit:	\$0.00
Power Line Credit:	\$0.00
AG Credit	\$0.00
Disaster Credit	\$0.00
School Bond Credit	\$0.00
AG Preserve Credit	\$0.00
<b>Net Tax After Credits:</b>	<b>\$1,060.20</b>

**Miscellaneous Statement Information**

---

Qualifying Tax Amount:	\$0.00
Prior Year Qualifying Tax Amount:	\$0.00
Veterans Exclusion:	

# Anoka County Parks



**Anoka County**  
MINNESOTA  
Responsible Recreation. Proudly Responsible.

This is a compilation of records as they appear on the Copyright, in the public domain, of the state and the County. The County is not responsible for any inaccuracies or omissions.



**Tract 8 – Rogers, MN Hennepin County**

Excellent location just off I-94 near Cabela's. Invest in the future. Bid and buy at your price. The Northern Suburbs is experiencing expansive growth. I-94 expansion is underway!

**Location:** From Rogers, .3 miles north on Hwy 101, .4 miles east on S Diamond Lake Rd, .5 miles south on Commerce Blvd. Land is on northeast side of road.

**PID #:** 23-120-23-11-0022 / **Description:** Sect-23 Twp-120 Range-23 / **2020 Taxes:** \$15,719 / **Lot Size:** 3.53± acres  
**Zoning:** Industrial / **County Market Value:** \$485,000

**OPENING BID: \$180,000**







PARCEL ID: 2312023110022

OWNER NAME: 21St Century Bank Et Al

PARCEL ADDRESS: 92 Address Unassigned, Rogers MN 00000

PARCEL AREA: 3.53 acres, 153,944 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Vacant Land - Industrial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$485,000

TAX TOTAL: \$15,718.72

ASSESSED 2020, PAYABLE 2021

PROPERTY TYPE: Vacant Land-industrial

HOMESTEAD: Non-homestead

MARKET VALUE: \$485,000

**Comments:**

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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## Parcel Data for Taxes Payable 2020

Property ID number: 23-120-23-11-0022  
 Address: 92 ADDRESS UNASSIGNED  
 Municipality: ROGERS  
 School district: 728  
 Watershed: 2  
 Sewer district:  
 Construction year:  
 Owner name: 21ST CENTURY BANK ET AL  
 Taxpayer name & address: 21ST CENTURY BANK  
 9380 CENTRAL AVE N E  
 BLAINE MN 55434

### Sale information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.  
 NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

### Tax parcel description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition name: REGISTERED LAND SURVEY NO. 1361 HENNEPIN COUNTY, MINNESOTA  
 Lot:  
 Block:  
 Approximate parcel size: IRREGULAR  
 Metes & Bounds: THAT PART OF THE SOUTHEAST QUARTER OF  
[Common abbreviations](#) THE NORTHEAST QUARTER OF SECTION 23  
 TOWNSHIP 120 RANGE 23 AND OF TRACT G  
 REGISTERED LAND SURVEY NO 1361 ALL IN  
 HENNEPIN COUNTY MINNESOTA LYING  
 NORTHEASTERLY OF A LINE DRAWN  
 PARALLEL WITH AND 650.00 FEET  
 NORTHEASTERLY OF THE SOUTHEASTERLY  
 EXTENSION OF THE SOUTHWESTERLY LINE  
 OF TRACT F SAID REGISTERED LAND  
 SURVEY NO 1361  
 Abstract or Torrens: TORRENS

### Value and tax summary for taxes payable 2020

Values established by assessor as of January 2, 2019

Estimated market value: \$485,000  
 Taxable market value: \$485,000  
 Total improvement amount:  
 Total net tax: \$15,718.72  
 Total special assessments:  
 Solid waste fee:  
 Total Tax: \$15,718.72

### Property information detail for taxes payable 2020

Values established by assessor as of January 2, 2019

#### Values:

Land market: \$485,000  
 Building market:  
 Machinery market:

**Tract 9 – Albertville, MN Wright County**

Prime investment opportunity. This 1.23± acre lot is adjacent to a large grocery anchored retail center known as Albertville Crossings. Minutes from I-94 and just south of the Albertville Outlet Mall.

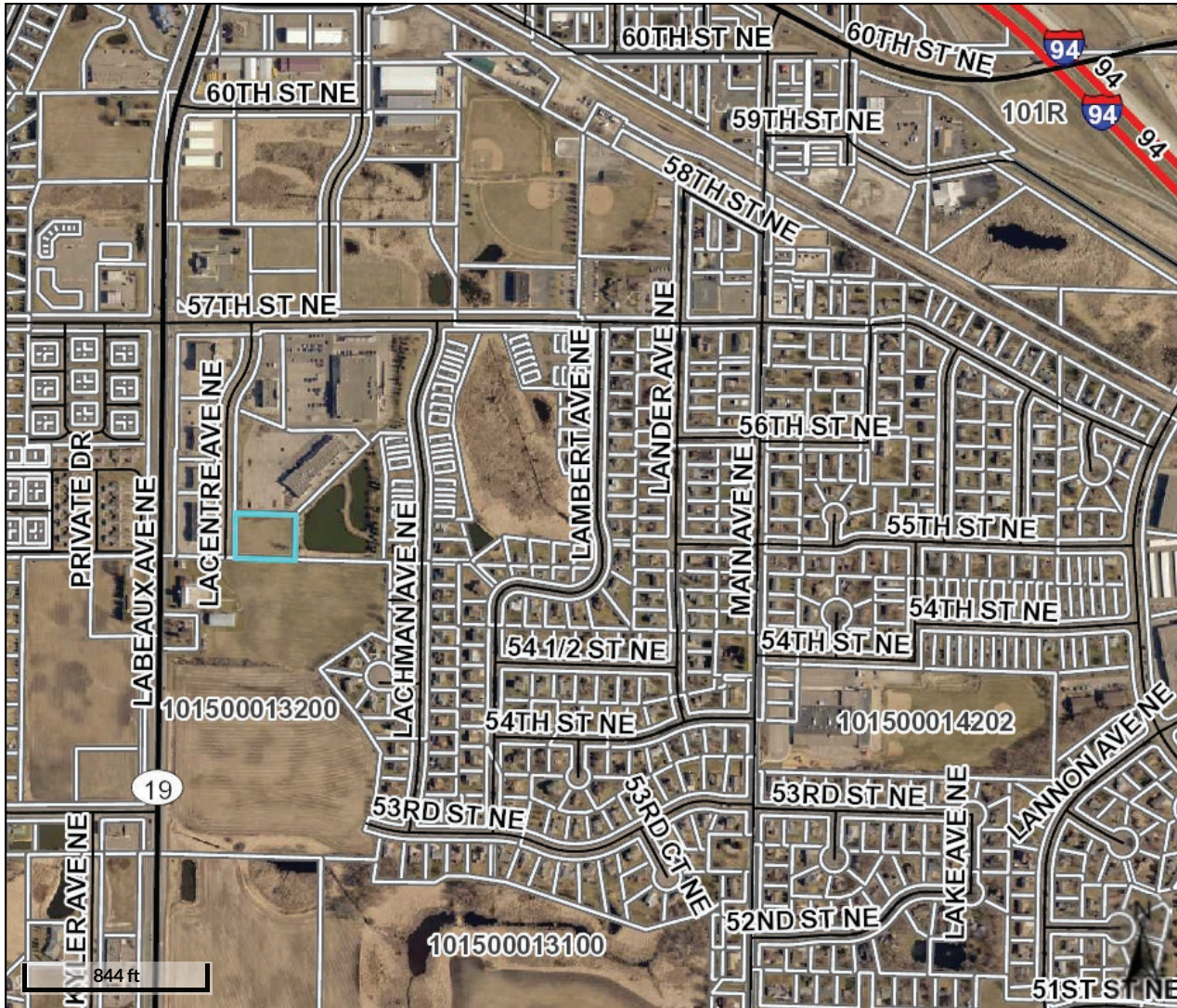
**Location:** From Albertville, MN I-94, .5 miles south on Labeaux Ave NE, .1 miles east on 57th St. NE, .2 miles south on La Centre Ave., land is on the east side of the road at the end of the street.

**PID #:** R101-092-002010 / **Description:** Sect-01 Twp-120 Range-024 / **2020 Taxes:** \$3,540 / **Lot Size:** 1.23± acres  
**Zoning:** Commercial / **B-2A Special Business District** / **County Market Value:** \$141,500 / **Last listed for:** \$174,900

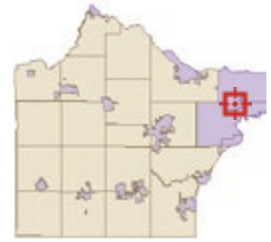
**OPENING BID: \$85,000**







Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways

- Interstate
- State Hwy
- US Hwy

City/Township Limits

- c
- t
- Parcels

Parcel ID	101092002010	Alternate ID	n/a	Owner Address	21ST CENTURY BANK
Sec/Twp/Rng	01-120-024	Class	233 - COMM LAND & BLDGS		9380 CENTRAL AVE NE
Property Address		Acreage	n/a		BLAINE, MN 55434
District	0102 CITY OF ALBERTVILLE 885				
Brief Tax Description	Sect-01 Twp-120 Range-024 ALBERTVILLE CROSSING 2ND ADDN Lot-001 Block-002				

(Note: Not to be used on legal documents)

Date created: 8/21/2020  
 Last Data Uploaded: 8/21/2020 4:56:15 AM

Developed by Schneider GEOSPATIAL







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#: R101-092-002010

Taxpayer ID Number: 251000  
 21ST CENTURY BANK  
 9380 CENTRAL AVE NE  
 BLAINE MN 55434-3423

TAX STATEMENT		
2019 Values for Taxes Payable in		2020
VALUES & CLASSIFICATION <i>Sent in March 2019</i>		
<b>Taxes Payable Year:</b>		
	2019	2020
Step 1	Estimated Market Value:	141,500
	Homestead Exclusion:	
	Taxable Market Value:	141,500
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	COMM COMM
Step 2 PROPOSED TAX <i>Sent in November 2019</i>		
	Proposed Tax:	3,375.74
Step 3 PROPERTY TAX STATEMENT		
	First-half Taxes:	1,770.00
	Second-half Taxes:	1,770.00
	Total Taxes Due in 2020:	3,540.00

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.

**2020** Property Tax Statement

**Property Address:**

**Property Description:**  
 Sect-01 Twp-120 Range-024 ALBERTVILLE  
 CROSSING 2ND ADDN Lot-001 Block-002

**Special Assessment Breakdown:**  
 ROAD IMP 28501-0 164.26

Taxes Payable Year	2019	2020
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.		
<b>Tax and Credits</b>		
3. Your property taxes before credits	3,443.27	3,375.74
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		
B. Other credits		
<b>5. Property taxes after credits</b>	<b>3,443.27</b>	<b>3,375.74</b>
<b>Property Tax Jurisdiction</b>		
6. County	940.59	943.35
7. City or Town (CITY OF ALBERTVILLE)	1,004.05	999.23
8. State General Tax	264.25	242.01
9. School District (0885)		
A. Voter approved levies	875.24	796.99
B. Other local levies	359.14	394.16
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>3,443.27</b>	<b>3,375.74</b>
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments		
Special Assessment Totals		
Interest \$ 25.41	Principal \$ 138.85	172.73
		164.26
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>3,616.00</b>	<b>3,540.00</b>





# Earnest Money Receipt And Purchase Equipment Example

## 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 receipted 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:  
\_\_\_\_\_  
\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

Big Lake, MN



Elk River, MN



Otsego, MN



Ramsey, MN



Rogers, MN



Albertville, MN



LENDER OWNED COMMERCIAL, RESIDENTIAL & RECREATIONAL LAND

# AUCTION

Timed Online



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

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

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

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

308.217.4508 | Lexington, NE 68850

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

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com