



KANDIYOHI COUNTY HOUSE/ HOBBY FARM/BUILDING SITE ONLINE

AUCTION

Ends Monday, November 11 at 11 a.m. CST

27-acre building site is going up for auction — don't miss your chance!

7-bedroom, 3.5-bath home with geothermal heating & cooling, 3-stall attached garage, massive outbuildings — including a 60'x100' shop (half insulated), a 42'x80' building, 60'x42' addition, and 20'x140' lean-to, space to spread out, work, store, or play — plus your very own private pond!

Located on a paved road, just 3 miles west of Willmar

**AUCTION ENDS MONDAY,
NOVEMBER 11TH AT 11:00 A.M.**



**Open House
October 11
10 a.m. - 2 p.m.**



Online Bidding @ www.zielsdorfauctions.com

Brandon Goff 320-808-3191

Aaron Olson, Owner/Auctioneer/Broker
MN 76-29, • 320-808-8947

Bob Zielsdorf, Auctioneer/Agent • 320-760-2006

Brad Feuchtenberger, Auctioneer, MN 75-14, • 320-287-0501

Janel Tolifson, Business Manager/Realtor • 320-760-7576

Brandon Goff, Sales & Marketing, Auctioneer MN 76-32 • 320-808-3191

Matt Ludwig, Realtor/Sales 320-493-4848

Isaac Mumm, Realtor/Sales • 320-428-5644

Rose Pederson, Sales • 320-304-5181

AUCTIONEERS & CLERK
Zielsdorf Auction &
Real Estate Services

119 3rd St N.

Benson, MN 56215

Office: 320-843-3003

Your Farm Equipment & Real Estate Specialist



2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

48. Page 2

49. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
50. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
51. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
52. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
53. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
54. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
55. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
56. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
57. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
58. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
59. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
60. Broker (see paragraph II on page one (1)).

61. (1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
62. one to four families as their residence.

63. (2) The fiduciary duties mentioned above are listed below and have the following meanings:
64. Loyalty - broker/salesperson will act only in client(s)' best interest.
65. Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
66. Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
67. which might reasonably affect the client(s)' use and enjoyment of the property.
68. Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
69. information (such as disclosure of material facts to Buyers).
70. Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
71. Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.
72. (3) If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the
73. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to
75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
78. obtained by contacting the local law enforcement offices in the community where the property is located,
79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
80. www.corr.state.mn.us.

MN:AGCYDISC-2 (8/19)

TERMS AND CONDITIONS

Attention Bidders:

- Registration & Bidding will happen at **www.zielsdorfauctions.com** For help registering or bidding please call **320-843-3003**. The auction staff will be available during regular business hours 8 am-4:30 pm Monday- Friday.
- The successful bidder will be required to sign a Purchase Agreement at the close of the auction at Zielsdorf Auction Facility Located at 119 3rd St. North, Benson, MN 56215.
- **A deposit of 10% is required the day of sale. That money will be placed in Zielsdorf Auction and Real Estate Trust Account.**
- **Financing is not a contingency of sale in this offering.** Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. If purchaser cannot obtain financing on the property because he/she cannot fulfill terms or does not qualify, then purchaser must either close for cash within the contractual period or forfeit his/her earnest money deposit.
- Balance of the purchase price must be paid in full at closing, or when all paperwork has been completed.
- Property is sold "AS IS, WHERE IS", with no warranties, expressed or implied.
- **Call for Verification on doing a 1031 Exchange Before Bidding.**
- **Sold by Deeded Acres.**
- **Property will be sold without warranty.**

- All information contained in the auction brochure and all other promotional materials including, but not limited to, photographs, directions, acreage, zoning, maps, taxes, etc. All information was provided by or on behalf of the seller and is believed correct. However seller nor auctioneer makes any guarantees or warranties as to the accuracy or completeness of the information. It is the sole responsibility of the purchaser to perform all inspections and review all property information to verify any information they deem important.

Successful Bidder

- The successful bidder will be determined by competitive bidding. The auctioneer reserves the right to make a final decision shall a dispute arise. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.
- Bid Wrangler will be the bidding platform keeping record of the bids on the parcels of land.

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. The buyer is to rely upon his/her own environmental audit or examination of the premises.
- **Abstracts will be provided if sellers have in possession other wise buyer will purchase title insurance.**

Important Notes

- **Zielsdorf Auction and Real Estate Co. LLC, is representing the seller.**
- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guaranties as to the seller's performance.
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- **Sold with Seller Confirmation.**
- Sale is **NOT** subject to financing.
- **ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**
- Buyer and Seller will be responsible for their own closing costs.
- **A BUYERS PREMIUM OF 6% WILL APPLY TO FINAL BID.**
- Real Estate Taxes will be prorated for buyer and seller.
- Buyer will receive a Clear and Marketable Title on day of closing.
- Closing will take place at a professional Title company or Attorney, agreeable by both buyer and seller.
- Buyer is encouraged to bring own inspector to inspect any/all aspects of the property.
- Septic System & Wells will be Sold AS-IS. Septic System is in compliance, Well has passed basic water test
- **All personal property and debris left on property at time of closing shall be the new buyers responsibility.**
- **Closing and Possession will be On or Before December 31st ,2025 or when all paperwork has been completed.**

The Terms and Conditions of Sale are described in this Buyer's Prospectus and Purchase Agreement. The information provided by this Prospectus is believed to be accurate. However, no warranty or guarantee, expressed or implied, is intended or made by owners or Zielsdorf Auction and Real Estate Company. Auctioneers and owners will not be held responsible for discrepancies or inaccuracies. All information contained in this and other advertisements was obtained from sources believed to be accurate. All buyers must independently investigate and confirm any information or assumptions on which any bid is based.

■ FOR SALE

Spacious 7-Bedroom, 3.5-Bath Home with Incredible Outbuildings & Private Pond

■ *Features*

Geothermal heating & cooling

3-stall attached garage

Outbuildings galore:

- 60'x100' shop (half insulated)
- 42'x80' building
- 60'x42' addition
- 20'x140' lean-to

Plenty of space to spread out, work, store, or play

Private pond for relaxation & recreation

■ *Location Perks*

Just 3 miles west of Willmar on paved road

GigFire internet provided free in exchange for use of the silo as an antenna and covering the electricity

(Buyer to verify terms with GigFire — not guaranteed)

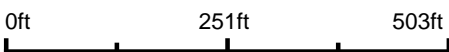
Federated Telephone fiber available up to house

Perfect property for hobby farm, business, or anyone needing extra storage & shop space!

Aerial Map



Boundary Center: 45° 7' 48.18, -95° 7' 45.9



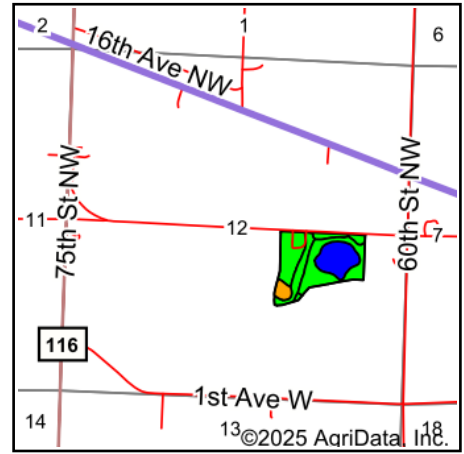
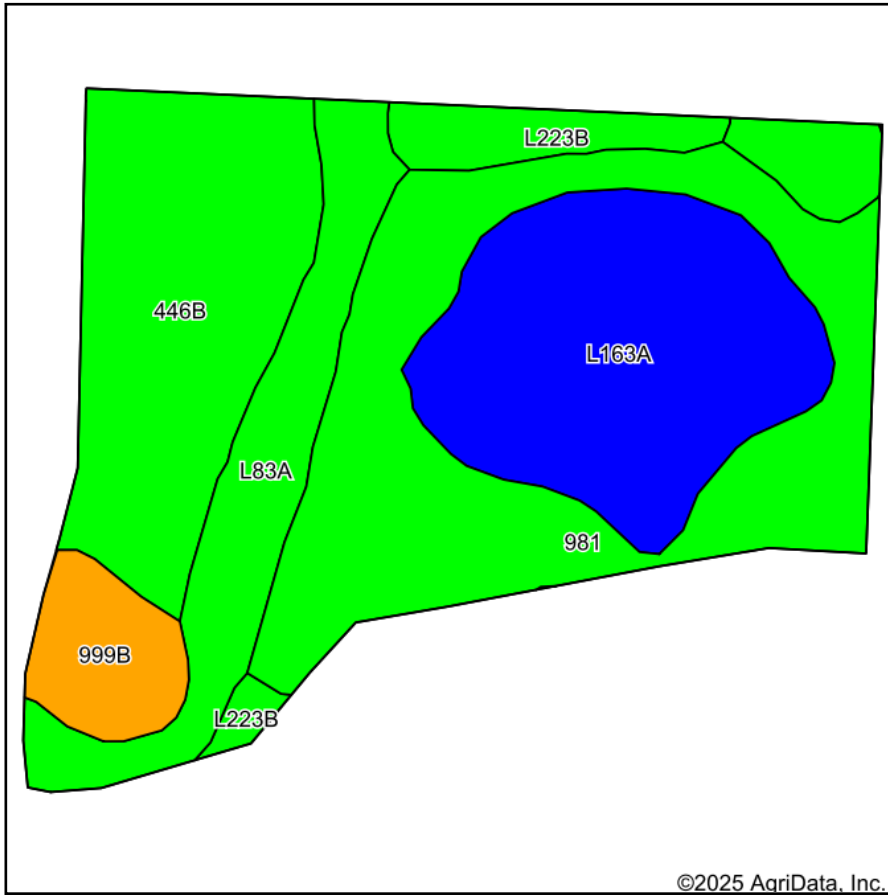
12-119N-36W
Kandiyohi County
Minnesota



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9/9/2025

Soils Map



State: **Minnesota**
 County: **Kandiyohi**
 Location: **12-119N-36W**
 Township: **St. Johns**
 Acres: **27.07**
 Date: **9/9/2025**



Maps Provided By:



Area Symbol: MN067, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
981	Canisteo-Harps loams	7.95	29.3%		IIw	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.44	23.8%		IIIw	86
446B	Normania loam, 2 to 5 percent slopes	5.92	21.9%		Ile	94
L83A	Webster clay loam, 0 to 2 percent slopes	4.11	15.2%		IIw	93
999B	Ves-Swanlake-Hawick complex, 2 to 6 percent slopes	1.41	5.2%		Ile	74
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	1.24	4.6%		Ile	92
Weighted Average					2.24	90.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



Parcel #: 31-012-0095

As Of: Sep 8, 2025

Results List

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Parcel Information

Taxpayer **Asmt: 2025 Pay: 2026**

Taxpayer# 25972
HEIDECKER / JAMES L & RICHARD
746 SE 60TH RD
GOLDEN CITY MO 64748-8165

Property Address	Legal
Street Addr 6455 7TH AVE NW 56201 Re/Mh REAL ESTATE MP 31-012-0095 Sect/Town/Range 12/119/36 Township/City 31 - ST. JOHNS TWP School District 347 - WILLMAR	Do not use the summaries below on legal documents THAT PART OF THE SE1/4 DESC AS FLWS:COMM AT THE NE COR OF SD SE1/4,TH W 676.63' TO PT OF BEG OF TRACT HEREINDESC,TH S 679.85' TH SWLY 893.82,TH SWLY 221.35,TH SWLY 255,TH WLY 175.07,TH NELY 333.76,TH N

Details

Special Assessments

General

PCL # 31-012-0095 Name HEIDECKER / JAMES L & RICHARD

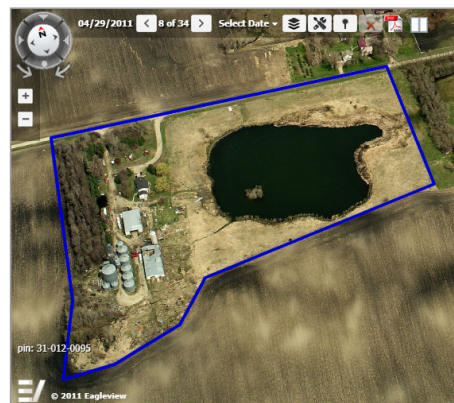
Tax **Asmt: 2024 Pay: 2025**

Code	Desc
2025	2025 SOLID WASTE FEE
Tax Assessment Details	
Curr-Prin	50.00
Curr-Int	0.00
Curr-Due	50.00
Total Paid	25.00
Bal-Rem	0.00
7569	

Ditch

Value SA

Parcel Aerial Photo



Tax Information

Overview			
Payable Year	2025	2024	2023
Est Market Value	456,000	420,000	410,000
Taxable Value	440,212	410,732	399,823
Spec Asmt	67.88	67.88	65.66
Total	3,560.00	3,180.00	2,846.00

Detail

History

Tax Billing

Taxes Asmt: 2024 Pay: 2025			
Gross Tax	Std/HACA/Cr	Spec Asmt	Net Tax Due
3,845.15	353.03	67.88	3,560.00
Payments Due		Tax Receipts	
MAY 15	1,780.00		
NOVEMBER 17	1,780.00	Total Receipts	1,780.00

TOTAL DUE: \$1,780.00

Payments made in the last 72 hours may not be reflected online

Pay Taxes

Statements

Appraisal Summary 2025/2026

Taxpayer	Legal Desc	
HEIDECKER / JAMES L & RICHARD 746 SE 60TH RD GOLDEN CITY MO 64748-8165	Do not use the summaries below on legal documents Sect - 12 Twp - 119 Range - 36 THAT PART OF THE SE1/4 DESC AS FLWS:COMM AT THE NE COR OF SD SE1/4,TH W 676.63' TO PT OF BEG OF TRACT HEREINDESC,TH S 679.85' TH SWLY 893.82,TH SWLY 221.35,TH SWLY 255,TH WLY 175.07,TH NELY 333.76,TH N	
Property Classification	Property Address	Lake #
RESIDENTIAL/SINGLE UNIT	6455 7TH AVE NW 56201	34-0283-00 Saint Johns LAKE
AGRICULTURE	31 - ST. JOHNS TWP 347 - WILLMAR	

Totals		
Land	Building	Total
109,300	373,900	483,200

Detail

Sketches

Print

Value Information - Total Record

General Asmt: 2025 Pay: 2026			
PCL # 31-012-0095	Taxpayer HEIDECKER / JAMES L & RICHARD		
Market/Taxable		Miscellaneous	
Land	109,300	109,300	Deeded Acres 27.07
Build	373,900	373,900	Till Acres 0.00
Exclusion			
Total MKT	483,200	483,200	CPI
GA Land	0	0	
Build Site	0	0	
House/Gar	0	0	

This Data is Subject to Change.

Detail

Documents

Sales

General **Asmt: 2025 Pay: 2026**

PCL # 31-012-0095 Name HEIDECKER / JAMES L & RICHARD

eCRV#	Seller	Sale Date
000793966	HEIDECKER/JOHN & D	03/20/2018
Buyer	HEIDECKER/JAMES &	
Sale Price	49,938	
Market Val	337,700	
Adj	49,938	
Trans Type	WARRANTY DEED	
Sale Desc	RELATIVE SALE - RELATED BUSINESS	
Prop Type	RESIDENTIAL (LESS THAN 4 UNITS) Y	
Aud Date	07/02/2018	
Irrigated	N	
000000000		

Parcel #: 31-012-0095

As Of: Sep 8, 2025

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Sales

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Pay Taxes Online

Tax Information

General		Asmt: 2024 Pay: 2025		Market/Tax	
Receipt #	16187	Taxpayer# 25972		Estimated Market	456,000
Property Class 1	101 AGRICULTURE	HEIDECKER / JAMES L & RICHARD		Taxable Market	440,212
Homestead	1 FULL HOMESTEAD	746 SE 60TH RD		New Improvements	0
Cho-HS	0	GOLDEN CITY MO 64748-8165			
MP#	31-012-0095			TC Total	3,983
				TC Hstd	3,680
Property Class 2	101 AGRICULTURE	Homestead	0 NON HOMESTEAD	TC Non Hstd	303
				TC H/G Hstd	3,260
				TC QTA	3,260
				TC State	0
				School Bond Credit	65.22
				Ag Credit	287.81
				Other Credit	0.00
				QTA Tax Amt	3,284.12
				Rate (77.53000)	0.22124
				County	1,765.01
				Twp/City	231.12
				State	0.00
				Sch Voter	796.68
				Sch Other	617.78
				County Wide	48.83
				Tax Incr	0.00
				Debt	0.00
				Watershed	0.00
				Sewer	0.00
				Agri	0.00
				City	0.00
				Sch Ref-Info	756.20
				Extra C.W.	32.70
				Non Sch Ref	0.00
				Gross Tax	3,845.15
				Credits	353.03
				Spec Asmt	67.88
				Net Tx Due	3,560.00
				Tax AB/Adds	0.00
				S.A. AB/Adds	0.00
				Adjusted Net	3,560.00
				Total Receipts	1,780.00
				Remaining Due	1,780.00
				MAY 15	1,780.00
				NOVEMBER 17	1,780.00

Tax History

Year	Est Market	Taxable Mkt	TC Value	TC Rate	Market Rate	Other Credit	ABAT/Added	Special Asmts	Total Net Tax
2025	456,000	440,212	3,983	77.53000	0.22124	353.03	0.00	67.88	3,560.00
2024	420,000	410,732	3,700	73.65800	0.22886	325.21	0.00	67.88	3,180.00
2023	410,000	399,823	3,591	76.52700	0.12245	335.08	0.00	65.66	2,846.00
2022	366,400	352,416	3,107	87.70200	0.12535	385.56	0.00	56.72	2,720.00
2021	356,900	342,313	3,018	90.92400	0.13479	292.63	0.00	54.50	2,846.00

Parcel #: 31-012-0095

As Of: Sep 8, 2025

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Value Information - Total Record

GeneralAsmt: 2025 Pay: 2026

PCL # 31-012-0095Taxpayer HEIDECKER / JAMES L & RICHARD

Market/Taxable			Tax Capacity		Miscellaneous	
Land	109,300	109,300	Net TC	4,832	Deeded Acres	27.07
Build	373,900	373,900	Market Ref	413,900	Till Acres	0.00
Machine	0	0	Q.T.A.	0		
Exemptions			HS HG/1A	0	CPI	
Exclusion		-0	NH HG/1A	0		
Total MKT	483,200	483,200				
GA Land	0	0				
Build Site	0	0				
House/Gar	0	0				
Other Build		0				
Till Land		0				
NC House		0				
NC Other		0				
New Improve		0				

This Data is Subject to Change.

Detail Rec

Documents

Parcel #: 31-012-0095

As Of: Sep 8, 2025

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Sales

Appraisal Summary

Pay Taxes Online

Appraisal Summary 2025/2026

Taxpayer

HEIDECCKER / JAMES L & RICHARD
746 SE 60TH RD
GOLDEN CITY MO 64748-8165

Legal Desc

Do not use the summaries below on legal documents

Sect - 12 Twp - 119 Range - 36
THAT PART OF THE SE1/4 DESC AS FLWS:COMM
AT THE NE COR OF SD SE1/4,TH W 676.63' TO PT
OF BEG OF TRACT HEREINDESC,TH S 679.85' TH
SWLY 893.82',TH SWLY 221.35',TH SWLY 255',TH
WLY 175.07',TH NELY 333.76',TH N

Disclaimer

THE 2025 ASSESSMENT REFLECTS THE PROPERTY VALUE AS OF JANUARY 2ND, 2025 USING SALES THAT OCCURRED BETWEEN OCTOBER 2023 AND SEPTEMBER 2024. BUILDINGS BUILT PRIOR TO JANUARY 2ND, 2025 OR BUILDINGS WHICH WERE PARTIALLY COMPLETE AS OF JANUARY 2ND, 2025 ARE INCLUDED HERE. ANY BUILDINGS BUILT AFTER JANUARY 2ND, 2025 WILL BE INCLUDED ON THE JANUARY 2ND, 2026 ASSESSMENT.

Property Classification

Property Address

Lake #

RESIDENTIAL/SINGLE UNIT

6455 7TH AVE NW 56201

34-0283-00 Saint Johns LAKE

31 - ST. JOHNS TWP

AGRICULTURE

347 - WILLMAR

Totals

Land

Building

Total

109,300

373,900

483,200

Sketches

Print

Values

Primary House

Estimated Market Value

483,200

Condition

AVERAGE

Exempt Wetlands/Native Prairie

0

Type

2 /B

Green Acres Value Def

0

of Units

Rural Pres Value Def

0

Total Sq Ft

1928

Plat Deferment

0

Year Built

1975

JOBZ Amount Exempted

0

Year Remodel

This Old House Exemption

0

Air Cond

Y

Dis Vets Mkt Value Excl

0

Lot 1

0x0

Homestead Mkt Value Excl

0

Lot 2

0x0

Taxable Market Value

483,200

Total Lot Sq Feet

0

New Improvements incl. in Est Mkt

0

Referendum Market Val

413,900

Property Details

Year Built

Item

Type

Quantity / SF

R B S T

BUILDING S

1.00

1975

HOUSE TYPE

2 /B

1,408.00

1979

HOUSE TYPE

1 /BSMT

520.00

1975

GARAGE

ATTACHED

832.00

PORCH

OPEN

348.00

PORCH

OPEN

264.00

PATIO

PTIO-CONC

144.00

1987

EXT FIXT

FULL BATH

3.00

W/O BSMT

AVERAGE

1,928.00

FIREPLACE

SGL/AVG

1.00

POLE SHED

COL PL SHD

5,760.00

POLE SHED

CLSD LEAN

2,880.00

POLE SHED

COL PL SHD

3,000.00

POLE SHED

COL PL SHD

3,000.00

ST SILO

14

1.00

BINS

BINS

60,000.00

BINS

STORAGE

10,000.00

BINS

STORAGE

5,000.00

BINS

STORAGE

6,000.00

BINS

STORAGE

6,000.00

BINS

STORAGE

3,500.00

MISC OTBLD

3

1.00

2020

POLE SHED

3 SIDED SH

432.00

MEADOW

PASTURE

7.07

WASTE

WASTE

2.00

WET

WETLANDS

6.00

PAST

PASTURE

6.00

AD S T

EX SITE AC

4.00

ROAD

ROADS

1.00

ST. JOHNS TWP

Property ID Number: 31-012-0095
Property Description: SECT-12 TWP-119 RANG-36
THAT PART OF THE SE1/4 DESC AS
FLWS:COMM AT THE NE COR OF SD
6455 7TH AVE NW

JAMES L & RICHARD HEIDECKER
746 SE 60TH RD
GOLDEN CITY MO 64748-8165

25972-T
ACRES 27.07

Step	Values and Classification	
	Taxes Payable Year	2024 2025
1	Estimated Market Value:	420.000 456.000
	Homestead Exclusion:	9.268 15.788
	Taxable Market Value:	410,732 440,212
	New Improve/Expired Excls:	
2	Property Class:	AGRI HSTD AGRI HSTD AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2024	
3	Proposed Tax	
	* Does Not Include Special Assessments	3.486.00
	Sent in November 2024	
3	Property Tax Statement	
	First half Taxes:	1.780.00
	Second half Taxes:	1.780.00
	Total Taxes Due in 2025	3.560.00

\$\$\$
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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE** ☐
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Taxes Payable Year:		2024	2025
Property Tax and Credits	3. Property taxes before credits	3,437.33	3,845.15
	4. A. Agricultural and rural land tax credits	262.88	287.81
	B. Other credits to reduce your property tax	62.33	65.22
	5. Property taxes after credits	3,112.12	3,492.12
	6. County	1,543.41	1,765.01
Property Tax by Jurisdiction	7. City or Town	186.19	231.12
	8. State General Tax00	.00
	9. School District: 347 A. Voter approved levies	740.19	796.68
	B. Other local levies	575.98	617.78
	10. Special Taxing Districts: A. KANDI HRA	36.30	48.83
	B. MID-MN DEV COMM	5.17	5.62
	C. KANDI/WILLMAR EDC	24.88	27.08
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,112.12	3,492.12
Special Assessments on Your Property	13. A. 2025		50.00
	B. 7569		17.88
	PRIN 67.88 C. 2024 2024 SOLID WASTE FEE	50.00	
	INT 17.88 D. 7568	17.88	
	TOT 67.88 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,180.00	3,560.00

2 2nd Half 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
Pay Stub MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
Pay Stub MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 31-012-0095 RCPT# 16187
AGRI HSTD

PRCL# 31-012-0095 RCPT# 16187
AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	3,560.00
NOVEMBER 17, 2025	2ND HALF TAX 1,780.00	1ST HALF TAX	1,780.00
	PENALTY	PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL	
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		

JAMES L & RICHARD HEIDECKER
746 SE 60TH RD
GOLDEN CITY MO 64748-8165

25972-T

JAMES L & RICHARD HEIDECKER
746 SE 60TH RD
GOLDEN CITY MO 64748-8165

25972-T

ST. JOHNS TWP

Property ID Number: 31-012-0095
Property Description: SECT-12 TWP-119 RANG-36
THAT PART OF THE SE1/4 DESC AS
FLWS:COMM AT THE NE COR OF SD
6455 7TH AVE NW

JAMES L & RICHARD HEIDECKER
6455 7TH AVE NW
WILLMAR MN 56201

25972-T
ACRES 27.07

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value:	410.000 420.000
	Homestead Exclusion:	10.177 9.268
	Taxable Market Value:	399,823 410,732
	New Improve/Expired Excls:	700
	Property Class:	AGRI HSTD AGRI HSTD AGRI NON-HSTD AGRI NON-HSTD
Sent in March 2023		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 2.696.00	
Sent in November 2023		
Step 3	Property Tax Statement	
	First half Taxes:	1.590.00
	Second half Taxes:	1.590.00
	Total Taxes Due in 2024	3.180.00

\$\$\$
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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE** ☐
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax
and Credits

3. Property taxes before credits	2,590.34	2,932.12
4. A. Agricultural and rural land tax credits	3,115.42	3,437.33
B. Other credits to reduce your property tax	278.79	262.88
	56.29	62.33
5. Property taxes after credits	2,780.34	3,112.12

Property Tax
by Jurisdiction

6. County	1,612.77	1,543.41
7. City or Town	186.73	186.19
8. State General Tax00	.00
9. School District: 347 A. Voter approved levies	341.66	740.19
B. Other local levies	574.44	575.98
10. Special Taxing Districts: A. KANDI HRA	33.21	36.30
B. MID-MN DEV COMM	5.81	5.54
C. KANDI/WILLMAR EDC	25.72	24.51
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,780.34	3,112.12

Special Assessments
on Your Property

13. A. 7568		17.88
B. 2024 2024 SOLID WASTE FEE		50.00
PRIN 67.88 C. 2023 2023 SOLID WASTE FEE	50.00	
INT D. 7567 C.D.10,(R/B) 2011	15.66	
TOT 67.88 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,846.00	3,180.00

2nd Half 2024
Pay Stub

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 31-012-0095
AGRI HSTD

RCPT# 16086

1st Half 2024
Pay Stub

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 31-012-0095
AGRI HSTD

RCPT# 16086

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	3,180.00
NOVEMBER 15, 2024	2ND HALF TAX 1,590.00	1ST HALF TAX	1,590.00
	PENALTY	PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL	
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		

JAMES L & RICHARD HEIDECKER
6455 7TH AVE NW
WILLMAR MN 56201

25972-T

JAMES L & RICHARD HEIDECKER
6455 7TH AVE NW
WILLMAR MN 56201

25972-T

PARCEL APPRAISAL SUMMARY
2025 ASSESSMENT FOR TAX PAYABLE IN 2026

The 2025 assessment reflects the property value as of January 2nd, 2025 using sales that occurred between October 2023 and September 2024. Buildings built prior to January 2nd, 2025 or buildings which were partially complete as of January 2nd, 2025 are included here. Any buildings built after January 2nd, 2025 will be included on the January 2nd, 2026 assessment.

PARCEL 31-012-0095 ST. JOHNS TWP 347 WILLMAR

Primary Taxpayer		Legal Description
HEIDECKER/JAMES L & RICHARD		SECT-12 TWP-119 RANGE-36
746 SE 60TH RD		THAT PART OF THE SE1/4 DESC AS FLWS:COMM
GOLDEN CITY MO 64748-8165		AT THE NE COR OF SD SE1/4,TH W 676.63' TO
		PT OF BEG OF TRACT HEREINDESC,TH S 679.85'
		TH SW'LY 893.82',TH SW'LY 221.35',TH SW'LY
		255',TH W'LY 175.07',TH NE'LY 333.76',TH N
		845.89' TO N LINE OF SD SE1/4,TH E 1313.77
		FT TO PT OF BEG.

Property Classification	Property Address	Lake #	
RESIDENTIAL\ SINGLE UNIT	6455 7TH AVE NW 56201	34-0283-00 Saint Johns	LAK
AGRICULTURE			

Estimated Market Value	483,200	PRIMARY HOUSE SUMMARY	
Exempt Wetlands/Native Prarie		Condition	AVERAGE
Green Acres Value Def.		Type	2 /B
Rural Pres. Value Deferred		# of Units	
Plat Deferement		Total Sq Ft	1,928
JOBZ Amount Exempted		Year Built	1975
This Old House Exclusion		Year Remdl	
Dis Vets Mkt. Value Excl.		Air Cond	Y
Homestead Mkt. Value Excl.			
Taxable Market Value	483,200	Lot 1	
New Improvements included in Est. Mkt.		Lot 2	
Referendum Market Value	413,900	Lot Sq Ft	

YEAR	ITEM	TYPE	QUANT/SF	CPI
BUILT				
	R B S T	BUILDING S	1.00	
1975	HOUSE TYPE	2 /B	1,408.00	
1979	HOUSE TYPE	1 /BSMT	520.00	
1975	GARAGE	ATTACHED	832.00	
	PORCH	OPEN	348.00	
	PORCH	OPEN	264.00	
	PATIO	PTIO-CONC	144.00	
1987	EXT FIXT	FULL BATH	3.00	
	W/O BSMT	AVERAGE	1,928.00	
	FIREPLACE	SGL/AVG	1.00	
	POLE SHED	COL PL SHD	5,760.00	
	POLE SHED	CLSD LEAN	2,880.00	

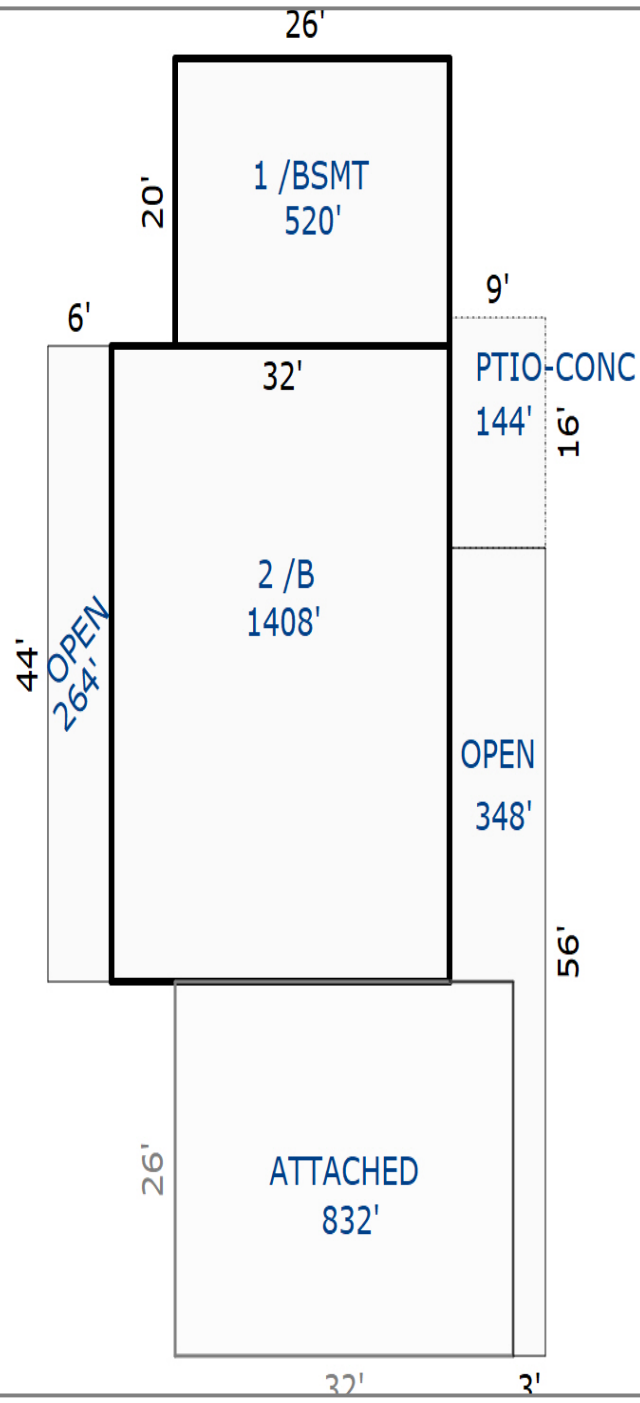
	POLE SHED	COL PL SHD	3,000.00
	POLE SHED	COL PL SHD	3,000.00
	ST SILO	14	1.00
	BINS	BINS	60,000.00
	BINS	STORAGE	10,000.00
	BINS	STORAGE	5,000.00
	BINS	STORAGE	6,000.00
	BINS	STORAGE	6,000.00
	BINS	STORAGE	3,500.00
	MISC OTBLD	3	1.00
2020	POLE SHED	3 SIDED SH	432.00
	MEADOW	PASTURE	7.07
	WASTE	WASTE	2.00
	WET	WETLANDS	6.00
	PAST	PASTURE	6.00
	AD S T	EX SITE AC	4.00
	ROAD	ROADS	1.00

Totals

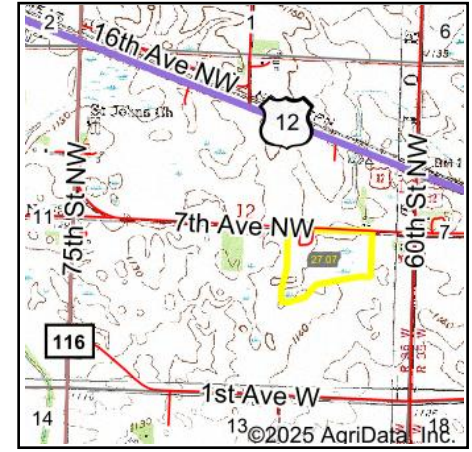
LAND 109,300

BUILDINGS 373,900

TOTAL 483,200



Wetlands Map



State: **Minnesota**
 Location: **12-119N-36W**
 County: **Kandiyohi**
 Township: **St. Johns**
 Date: **9/9/2025**



Maps Provided By:



0ft 414ft 828ft

Classification Code	Type	Acres
PUBH	Freshwater Pond	5.38
PEM1A	Freshwater Emergent Wetland	4.45
PEM1C	Freshwater Emergent Wetland	1.21
PSS1A	Freshwater Forested/Shrub Wetland	0.26
PEM1Af	Freshwater Emergent Wetland	0.05
Total Acres		11.35

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: _____

Parcel ID# or Sec/Twp/Range: 31-012-0095 Reason for Inspection Property TransferLocal regulatory authority info: St. Johns TownshipProperty address: 6455 7th Ave NW Willmar, MN 56201Owner/representative: Richard Heidecker Owner's phone: 320-295-6674Brief system description: 1500 gallon septic tank, 1000 gallon pump tank and 320 lineal feet of rock trench.

System status

System status on date (mm/dd/yyyy): 8/11/2025☒ **Compliant – Certificate of compliance***

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

☐ **Noncompliant – Notice of noncompliance**

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- ☐ Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- ☐ Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- ☐ Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- ☐ Soil separation (Compliance component #5) – *Failing to protect groundwater*
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*


Comments or recommendations

No Signs of surfacing, backups or ponding. This compliance inspection is not a guarantee or warranty of the future function of this septic system. The remaining service life is unknown.

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Ziemer Home & Septic Inspection LLCCertification number: 9308Inspector signature:  License number: L4169

(This document has been electronically signed)

Phone: 320-220-3454

Necessary or locally required supporting documentation (must be attached)

- ☒ Soil observation logs
- ☒ System/As-Built
- ☐ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☐ Other information (list): _____

Property Address: 6455 7th Ave NW Willmar, MN 56201

Business Name: Zierner Home & Septic Inspection LLC

Date: 8/11/2025

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface

☐ Yes* ☒ No

System discharges sewage to drain tile or surface waters.

☐ Yes* ☒ No

System causes sewage backup into dwelling or establishment.

☐ Yes* ☒ No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Searched for surface outlet. Searched for seeping in yard.

Attached supporting documentation:

☐ Other: _____

☐ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?

☐ Yes* ☒ No

Sewage tank(s) leak below their designed operating depth?

☐ Yes* ☒ No

If yes, which sewage tank(s) leaks:

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Tank was pumped and viewed through manhole lids.

Attached supporting documentation:

☒ Empty tank(s) viewed by inspector

Name of maintenance business: Thonvold

License number of maintenance business: L1849

Date of maintenance: 8/11/2025

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)

☐ Other: _____

Property Address: 6455 7th Ave NW Willmar, MN 56201

Business Name: Ziemer Home & Septic Inspection LLC

Date: 8/11/2025

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (*electrical hazards, etc.*) to immediately and adversely impact public health or safety? ☐ Yes* ☒ No ☐ Unknown

***Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No

***Yes to 3c or 3d - System is failing to protect groundwater.**

Describe verification methods and results:

Attached supporting documentation: ☐ Not applicable ☐

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No

If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

5. Soil separation – Compliance component #5 of 5Date of installation 9/5/2008 ☐ Unknown
(mm/dd/yyyy)Shoreland/Wellhead protection/Food beverage lodging? ☐ Yes ☒ No**Compliance criteria (select one):**5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☒ Yes ☐ No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) ☐ Yes ☐ No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Any "no" answer above indicates the system is failing to protect groundwater.*Describe verification methods and results:**

Reviewed soils from 2008 septic design.

Attached supporting documentation:

- ☐ Soil observation logs completed for the report
- ☒ Two previous verifications of required vertical separation
- ☐ Not applicable (No soil treatment area)
- ☐ _____

Indicate depths or elevations

A. Bottom of distribution media	6"
B. Periodically saturated soil/bedrock	44"
C. System separation	>36"
D. Required compliance separation*	31"

*May be reduced up to 15 percent if allowed by Local Ordinance.

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

SOIL BORING LOG SHEET

Test Hole #1 Method of Observation boring Soil Survey Mapping Unit Number _____

Depth	Soil Texture	Munsell Color	Soil Color	Mottle Color	Structure
0-26	SANDY loam	10YR 2/2	very dk brown		granular
26-39	SANDY loam	10YR 3/4	dk yellowish brown		variable
39-44	SANDY loam	10YR 5/4	yellowish brown		fine
44				10YR 8/1 white	

Depth to Standing Water _____ Depth to Redoximorphic Features 44" Max. Depth of System 8"

Test Hole #2 Method of Observation boring Soil Survey Mapping Unit Number _____

Depth	Soil Texture	Munsell Color	Soil Color	Mottle Color	Structure
0-36	SANDY loam	10YR 2/1	black	NONE	variable
36-60	SANDY loam	10YR 2/2	very dk brown	NONE	fine

Depth to Standing Water _____ Depth to Redoximorphic Features _____ Max. Depth of System _____

Test Hole #3 Method of Observation _____ Soil Survey Mapping Unit Number _____

Depth	Soil Texture	Munsell Color	Soil Color	Mottle Color	Structure

Depth to Standing Water _____ Depth to Redoximorphic Features _____ Max. Depth of system _____

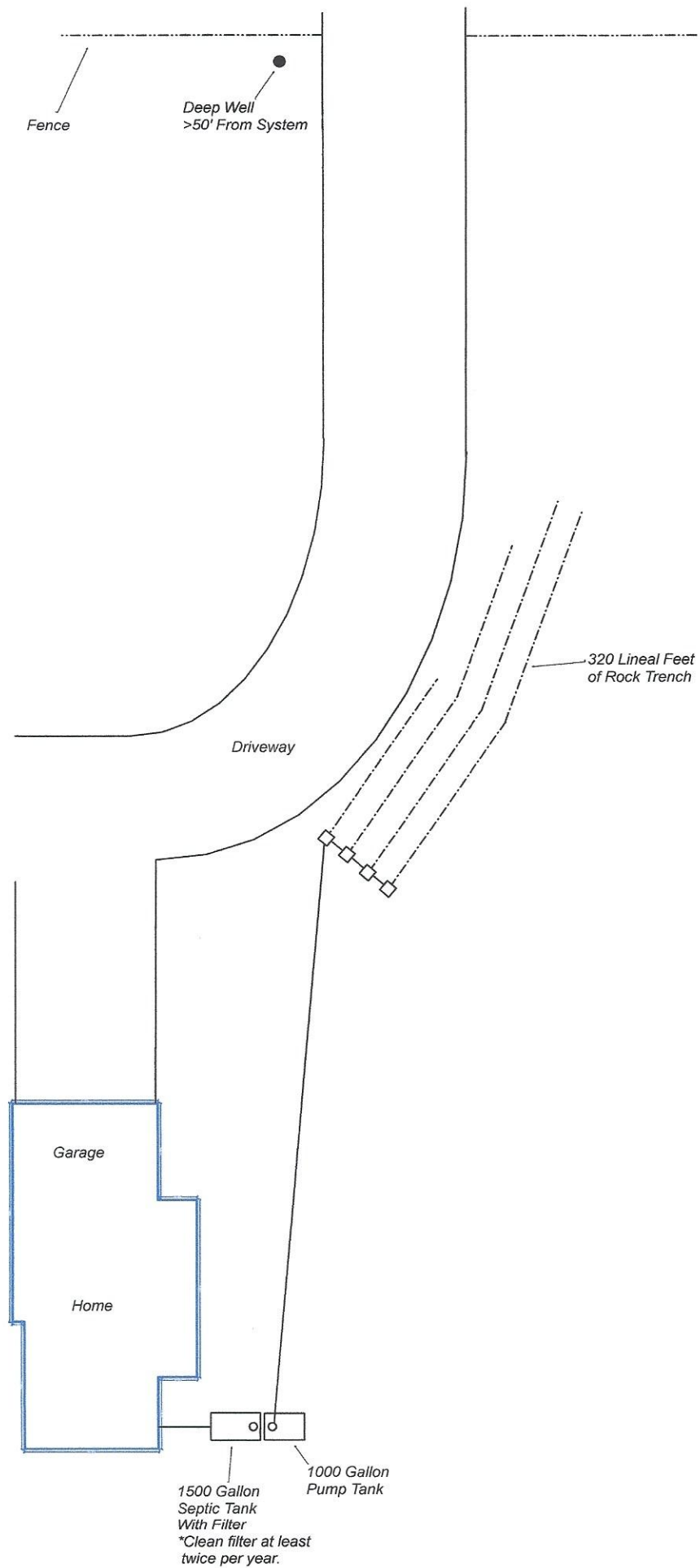
Certification: I certify that the soils information contained in this design represents my actual findings at the permit site and are representative of the soils in the proposed soil treatment area.

Designer's Signature [Signature] License Number 850

Verification: I certify that I have personally visited the permit site and observed the soils at the proposed soil treatment area. I hereby verify that the soils information contained in this design represents a true and accurate reporting of the soils present on the site.

Verifying Agent's Signature [Signature] License Number 62796

North
Drawing not to Scale
System >10' From All Property Lines



Laboratory Results
September 09, 2025

Report To: Steffl Drilling & Pump
2295 66th Ave NE
Willmar, MN, 56201

Bill To: Steffl Drilling & Pump
2295 66th Ave NE
Willmar, MN, 56201

Lab Code:	D080217-01	Sample Description:	6455 7th Ave NW, Willmar, MN 56201
Matrix:	Water	Property Owner Name:	Brandon Goff
Date/Time Sampled:	09/03/2025 11:00	Sampling Point:	
Date/Time Received:	09/03/2025 17:47	Unique Well ID:	792043
Samplers:	Sam	Sample Receipt Information:	Samples received on ice.
Sample Receipt Temperature °C	5.8		Samples received same day as collected.

Analyte	Result	Units	Analyte Qualifiers	RL	DF	Allowable Limit	Analysis Method	Preparation Method	Analyzed	Facility
<u>Microbiological</u>										
Total Coliform Bacteria	Absent	N/A		1	1	Absent	SM9223B-16	Colilert	09/03/25 20:14	DL
Laboratory Interpretation: The Total Coliform result MEETS the primary drinking water standards set by the US Environmental Protection Agency.										
E. Coli Bacteria	Absent	N/A		1	1	Absent	SM9223B-16	Colilert	09/03/25 20:14	DL
Laboratory Interpretation: The E. Coli result MEETS the primary drinking water standards set by the US Environmental Protection Agency.										

Qualifiers and Definitions

Item	Definition
RL	Reporting Limit
DF	Dilution Factor
DL	Indicates test performed by RMB Environmental Laboratories - Detroit Lakes.

Minnesota Unique Well Number

792043

CountyKandiyohi
QuadPennock
Quad ID127B

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date02/05/2013
Update Date06/27/2016
Received Date09/27/2012

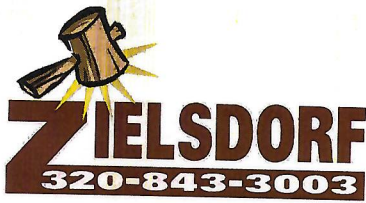
Well Name HEIDECKER,	Township 119	Range 36	Dir W	Section 12	Subsection DBAABC	Well Depth 272 ft.	Depth Completed 272 ft.	Date Well Completed 08/14/2012																																													
Elevation 1141	Elev. Method	LiDAR 1m DEM (MNDNR)				Drill Method Non-specified Rotary	Drill Fluid Bentonite																																														
Address C/W 6455 7TH AV NW WILLMAR MN 56201						Use domestic	Status Active																																														
Stratigraphy Information <table><tr><td>Geological Material</td><td>From</td><td>To (ft.)</td><td>Color</td><td>Hardness</td></tr><tr><td>CLAY</td><td>0</td><td>22</td><td>YELLOW</td><td>SOFT</td></tr><tr><td>CLAY FIRM</td><td>22</td><td>62</td><td>BLUE</td><td></td></tr><tr><td>SAND</td><td>62</td><td>73</td><td>GRAY</td><td>SOFT</td></tr><tr><td>CLAY FIRM</td><td>73</td><td>214</td><td>BLUE</td><td></td></tr><tr><td>CLAY</td><td>214</td><td>240</td><td>BLUE</td><td>SOFT</td></tr><tr><td>SAND MUDDY</td><td>240</td><td>244</td><td>GRAY</td><td>SOFT</td></tr><tr><td>CLAY</td><td>244</td><td>255</td><td>GREEN</td><td>SOFT</td></tr><tr><td>SAND</td><td>255</td><td>272</td><td>GRAY</td><td>SOFT</td></tr></table>						Geological Material	From	To (ft.)	Color	Hardness	CLAY	0	22	YELLOW	SOFT	CLAY FIRM	22	62	BLUE		SAND	62	73	GRAY	SOFT	CLAY FIRM	73	214	BLUE		CLAY	214	240	BLUE	SOFT	SAND MUDDY	240	244	GRAY	SOFT	CLAY	244	255	GREEN	SOFT	SAND	255	272	GRAY	SOFT	Well Hydrofractured? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	From	To
						Geological Material	From	To (ft.)	Color	Hardness																																											
						CLAY	0	22	YELLOW	SOFT																																											
						CLAY FIRM	22	62	BLUE																																												
						SAND	62	73	GRAY	SOFT																																											
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						SAND MUDDY	240	244	GRAY	SOFT																																											
						CLAY	244	255	GREEN	SOFT																																											
						SAND	255	272	GRAY	SOFT																																											
Casing Type Single casing			Joint																																																		
Drive Shoe? Yes <input type="checkbox"/> No <input type="checkbox"/>			Above/Below																																																		
Casing Diameter 5 in. To 264 ft. 2.9 lbs./ft.																																																					
Open Hole From ft. To ft.																																																					
Screen? <input checked="" type="checkbox"/> Slot/Gauze Length ft. Type stainless Make JOHNSON																																																					
Diameter 5 in. 10 8 ft. 264 ft. 272 ft.																																																					
Static Water Level 42 ft. land surface Measure 08/14/2012																																																					
Pumping Level (below land surface) 65 ft. 1 hrs. Pumping at 80 g.p.m.																																																					
Wellhead Completion Pitless adapter manufacturer MONITOR Model BULLDOG <input type="checkbox"/> Casing Protection <input type="checkbox"/> 12 in. above grade <input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)																																																					
Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified Material Amount From To high solids bentonite 0 ft. 100 ft.																																																					
Nearest Known Source of Contamination 70 feet Southwes Direction Septic tank/drain field Type Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																					
Pump <input type="checkbox"/> Not Installed Date Installed Manufacturer's name GRUNDFOS Model Number HP 1 Volt 200 Length of drop pipe 60 ft Capacity g.p. Typ Submersible																																																					
Abandoned Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																					
Variance Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																					
Miscellaneous First Bedrock Aquifer Quat. buried Last Strat sand-gray Depth to Bedrock ft Located by Minnesota Geological Survey Locate Method Digitization (Screen) - Map (1:24,000) (15 meters or System UTM - NAD83, Zone 15, Meters X 332475 Y 4999750 Unique Number Verification Info/GPS from data Input Date 09/18/2012																																																					
Angled Drill Hole																																																					
Well Contractor Marcus Water Well Co., Inc. 1437 MARCUS, C. Licensee Business Lic. or Reg. No. Name of Driller																																																					

Remarks
GROUTING INFO: MATERIAL= BENSEAL.

Minnesota Well Index Report

792043

Printed on 09/15/2025
HE-01205-15



**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

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1. Date _____
2. Page 1

3. Addendum to Purchase Agreement between parties, dated _____
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 6455 7th Ave NW Willmar MN 56201

6. **Lead Warning Statement**

7. *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
8. *that such property may present exposure to lead from lead-based paint that may place young children at risk of*
9. *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*
10. *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*
11. *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide*
12. *the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's*
13. *possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible*
14. *lead-based paint hazards is recommended prior to purchase.*

15. **Seller's Disclosure (Check one.)**

16. ☒ Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.
18. ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. (Please explain and list documents below.):
21. _____
22. _____
23. _____

24. **Buyer's Acknowledgment**

25. Buyer has received copies of all information listed above, if any.
26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.
27. Buyer has: (Check one.)
28. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or
30. ☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.
32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
34. shall be completed within ☐ **TEN (10)** ☐ _____ calendar days after Final Acceptance of the Purchase
35. Agreement. (Check one.)

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

36. Page 2

37. Property located at 6455 7th Ave NW Willmar MN 56201

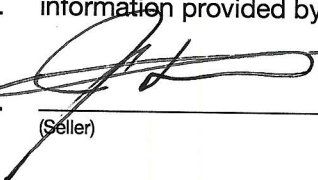
38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee
40. representing or assisting Seller, within three (3) calendar days after the assessment or inspection is timely
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) calendar days
43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or
45. (B) Buyer waives the deficiencies; or
46. (C) an adjustment to the purchase price will be made;
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or
51. assisting Seller of the waiver or removal, in writing, within the time specified.

52. **Real Estate Licensee's Acknowledgment**

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

55. **Certification of Accuracy**

56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the
57. information provided by the signatory is true and accurate.

58.  9-15-25
(Seller) (Date) (Buyer) (Date)

59. _____
(Seller) (Date) (Buyer) (Date)

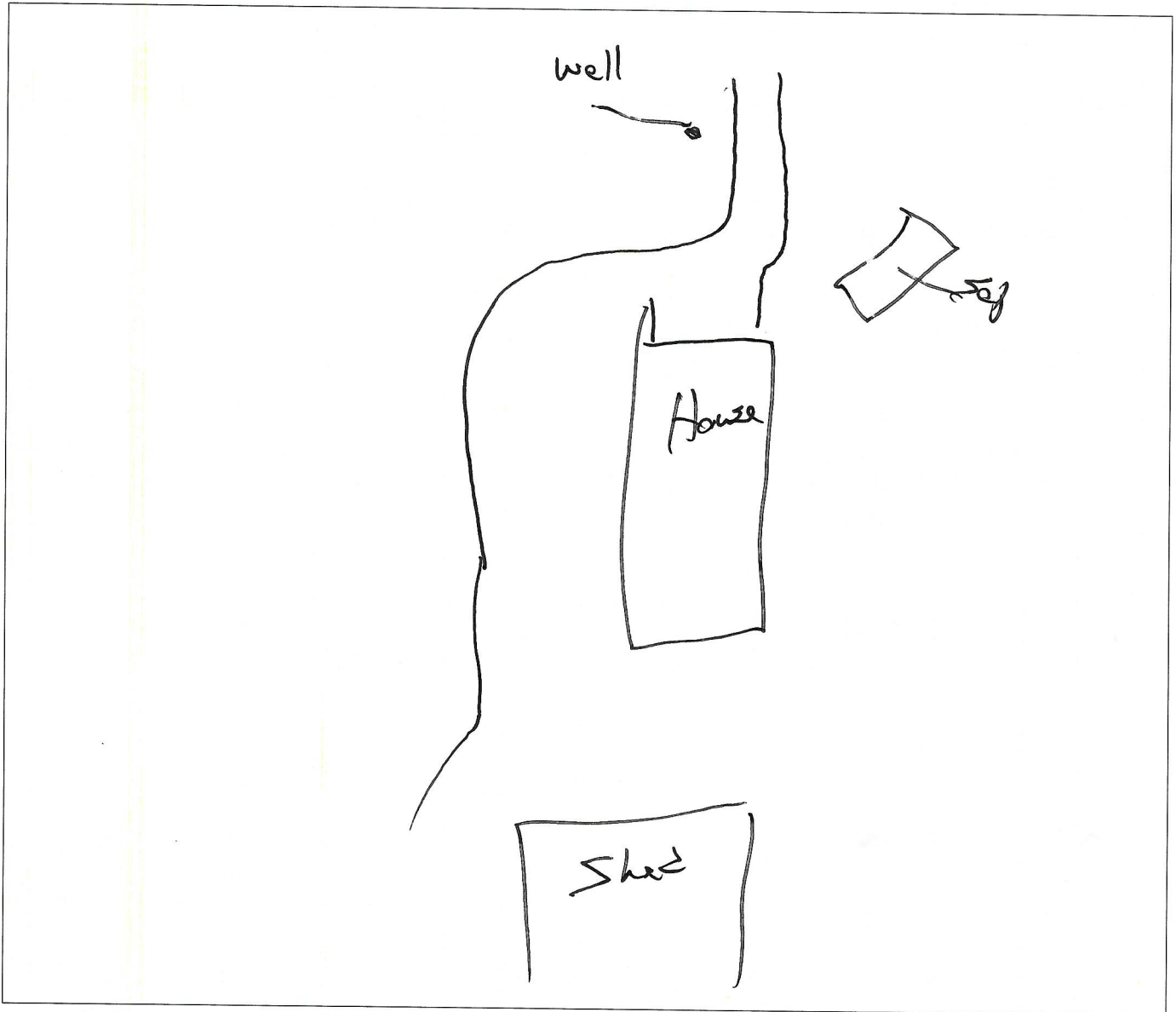
60. _____
(Real Estate Licensee) (Date) (Real Estate Licensee) (Date)

TLX:SALE-2 (8/25)

DISCLOSURE STATEMENT: LOCATION MAP

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1. Page _____ of _____ pages
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.
- 3.
4. ☒ **SUBSURFACE SEWAGE TREATMENT SYSTEM** ☒ **WELL** ☐ **METHAMPHETAMINE PRODUCTION AREA**
(Check all that apply.)
5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.
6. Property located at 6455 7th Ave NW Willmar MN 56201
7. THAT PART OF THE SE1/4 DESC AS FLWS: COMM AT THE NE COR OF SD SE1/4, TH W 676.63' TO PT OF BEG OF TRACT HEREINDESC, TH S 679.85' TH SW'LY 893.82', TH SW'LY



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

[Signature]
(Seller)

(Date)

(Buyer)

(Date)

10.

(Seller)

(Date)

(Buyer)

(Date)

11.

MN-IM (8/25)

ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER



**DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES**

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1. Date _____
2. Page 1 of _____ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE.

5. Property located at 6455 7th Ave NW,
6. City of Willmar, County of Kandiyohi,
7. State of Minnesota, Zip Code 56201 ("Property").

8. **NOTICE:** Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes
9. 513.52 through 513.60. **To comply with the statute, Seller must provide either a written disclosure to the**
10. **prospective Buyer (see Disclosure Statement: Seller's Property Disclosure Statement) or satisfy one of the**
11. **following two options.** Disclosures made here, if any, are not a warranty or guarantee of any kind by Seller or
12. licensee(s) representing or assisting any party in this transaction and are not a substitute for any inspections or
13. warranties the party(ies) may wish to obtain.

14. **(Select one option only.)**

15. 1) ☐ **QUALIFIED THIRD-PARTY INSPECTION:** Seller shall provide to prospective Buyer a written report that
16. discloses material information relating to the real Property that has been prepared by a qualified third party.
17. "Qualified third party" means a federal, state, or local governmental agency, or any person whom Seller or
18. prospective Buyer reasonably believes has the expertise necessary to meet the industry standards of practice
19. for the type of inspection or investigation that has been conducted by the third party in order to prepare the
20. written report.

21. **Seller shall disclose to prospective Buyer material facts known by Seller that contradict any information**
22. **that is included in a written report, or material facts known by Seller that are not included in the**
23. **report.**

24. The inspection report was prepared by _____,
25. _____, and dated _____.

26. Seller discloses to Buyer the following material facts known by Seller that contradict any information included
27. in the above referenced inspection report.

28. _____
29. _____
30. _____

31. Seller discloses to Buyer the following material facts known by Seller that are not included in the above
32. referenced inspection report.

33. _____
34. _____
35. _____

36. 2) ☒ **WAIVER:** The written disclosure required may be waived if Seller and prospective Buyer agree in writing.
37. Seller and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.

38. **NOTE:** If both Seller and prospective Buyer agree, in writing, to waive the written disclosure required under
39. MN Statutes 513.52 through 513.60, Seller is not obligated to disclose ANY material facts of which Seller
40. is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any
41. intended use of the Property, other than those disclosure requirements created by any other law.
42. Seller is not obligated to update Buyer on any changes made to material facts of which Seller is aware that could
43. adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the
44. Property that occur, other than those disclosure requirements created by any other law.

45. **Waiver of the disclosure required under MN Statutes 513.52 through 513.60 does not waive, limit, or**
46. **abridge any obligation for Seller disclosure created by any other law.**

**DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES**

47. Page 2

48. Property located at 6455 7th Ave NW Willmar MN 56201

49. **OTHER REQUIRED DISCLOSURES:**

50. **NOTE:** In addition to electing one of the above alternatives to the material fact disclosure, Minnesota law also
51. requires sellers to provide other disclosures to prospective buyers, such as those disclosures listed below.
52. Additionally, there may be other required disclosures by federal, state, local, or other governmental entities
53. that are not listed below.

54. **A. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (A subsurface sewage treatment system
55. disclosure is required by MN Statute 115.55.) (Check appropriate box.)

56. Seller ☒ **DOES** ☐ **DOES NOT** know of a subsurface sewage treatment system on or serving the above-described
57. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*
58. *Subsurface Sewage Treatment System*.)

59. ☒ There is a subsurface sewage treatment system on or serving the above-described real Property.
60. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

61. ☐ There is an abandoned subsurface sewage treatment system on the above-described real Property.
62. (See *Disclosure Statement: Subsurface Sewage Treatment System*.)

63. **B. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
64. (Check appropriate box(es).)

65. ☐ Seller does not know of any wells on the above-described real Property.

66. ☒ There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well*.)

67. ☐ This Property is in a Special Well Construction Area.

68. ☐ There are wells serving the above-described Property that are not located on the Property.

69. Comments: _____
70. _____
71. _____

72. **C. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
73. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must
74. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

75. Seller represents that Seller ☐ **IS** ☒ **IS NOT** a foreign person (i.e., a non-resident alien individual, foreign corporation,
76. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
77. survive the closing of any transaction involving the Property described here.

78. **NOTE:** If the above answer is "**IS**," Buyer may be subject to income tax withholding in connection with the
79. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
80. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
81. If the above answer is "**IS NOT**," Buyer may wish to obtain specific documentation from Seller ensuring
82. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
83. Revenue Code.

84. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility
85. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**
86. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**
87. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

**DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES**

88. Page 3

89. Property located at 6455 7th Ave NW Willmar MN 56201

90. **D. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

91. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

92. ☒ Seller is not aware of any methamphetamine production that has occurred on the Property.

93. ☐ Seller is aware that methamphetamine production has occurred on the Property.

94. (See *Disclosure Statement: Methamphetamine Production*.)

95. **E. RADON DISCLOSURE:**

96. (The following Seller disclosure satisfies MN Statute 144.496.)

97. **RADON WARNING STATEMENT:** The Minnesota Department of Health strongly recommends that ALL
98. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends
99. having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can
100. easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

101. Every buyer of any interest in residential real property is notified that the property may present exposure to
102. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
103. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
104. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
105. information on radon test results of the dwelling.

106. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
107. Department of Health's publication entitled ***Radon in Real Estate Transactions***, which is attached hereto and
108. can be found at www.health.state.mn.us/communities/environment/air/radon/radonre.html.

109. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
110. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN
111. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
112. the court. Any such action must be commenced within two years after the date on which the buyer closed the
113. purchase or transfer of the real Property.

114. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual
115. knowledge.

116. (a) Radon test(s) ☐ HAVE ☒ HAVE NOT occurred on the Property.
------(Check one.)-----

117. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most
118. current records and reports pertaining to radon concentration within the dwelling:

119. _____
120. _____
121. _____

122. (c) There ☐ IS ☒ IS NOT a radon mitigation system currently installed on the Property.
------(Check one.)-----

123. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
124. description and documentation.

125. _____
126. _____
127. _____

128. **F. CHRONIC WASTING DISEASE IN CERVIDAE** (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

129. Has Chronic Wasting Disease been detected on the Property?

☐ YES ☒ NO
------(Check one.)-----

130. If Yes, see *Disclosure Statement: Chronic Wasting Disease*.

**DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES**

131. Page 4

132. Property located at 6455 7th Ave NW Willmar MN 56201

133. **G. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

134. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A
135. person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs, or removes human skeletal
136. remains or human burial grounds is guilty of a felony.

137. Are you aware of any human remains, burials, or cemeteries located on the Property? ☐ Yes ☒ No

138. If "Yes," please explain: _____

139. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in
140. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN
141. Statute 307.08, Subd. 7.

142. **H. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone
143. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
144. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
145. zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

146. **I. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**

147. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
148. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
149. sale of the home.

150. **J. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect many
151. homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the
152. home.

153. Examples of exterior moisture sources may be

- 154. • improper flashing around windows and doors,
- 155. • improper grading,
- 156. • flooding,
- 157. • roof leaks.

158. Examples of interior moisture sources may be

- 159. • plumbing leaks,
- 160. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 161. • overflow from tubs, sinks, or toilets,
- 162. • firewood stored indoors,
- 163. • humidifier use,
- 164. • inadequate venting of kitchen and bath humidity,
- 165. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 166. • line-drying laundry indoors,
- 167. • houseplants—watering them can generate large amounts of moisture.

168. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
169. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
170. Therefore, it is very important to detect and remediate water intrusion problems.

171. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans.
172. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems,
173. particularly in some immunocompromised individuals and people who have asthma or allergies to mold.

174. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
175. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having
176. the Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
177. purchase agreement. Such an analysis is particularly advisable if you observe staining or any musty odors on the
178. Property.

**DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES**

179. Page 5

180. Property located at 6455 7th Ave NW Willmar MN 56201

181. **K. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
182. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
183. may be obtained by contacting the local law enforcement offices in the community where the property is
184. located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections
185. web site at <https://coms.doc.state.mn.us/publicregistrantsearch>.

186. **L. SELLER'S STATEMENT:**

187. *(To be signed at time of listing.)*

188. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide
189. a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the
190. Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a
191. prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a
192. prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is
193. provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must
194. provide a copy to the prospective buyer.

195. **QUALIFIED THIRD-PARTY INSPECTION:** If Seller has made a disclosure under the Qualified Third-Party
196. Inspection, Seller is obligated to disclose to Buyer in writing of any new or changed facts of which Seller is aware
197. that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of
198. the Property that occur up to the time of closing. To disclose new or changed facts, please use the *Amendment*
199. *to Disclosure Statement* form.

200. **WAIVER:** If Seller and Buyer agree to waive the seller disclosure requirement, Seller is NOT obligated to disclose
201. and will NOT disclose any new or changed information regarding facts.

202. **OTHER REQUIRED DISCLOSURES (Sections A-F):** Whether Seller has elected a Qualified-Third Party Inspection
203. or Waiver, Seller is obligated to notify Buyer, in writing, of any new or changed facts regarding Other Required
204. Disclosures up to the time of closing. To disclose new or changed facts, please use the *Amendment to Seller's*
205. *Disclosure* form.

206.  9-15-25
(Seller) (Date) (Seller) (Date)

207. **M. BUYER'S ACKNOWLEDGEMENT:**

208. *(To be signed at time of purchase agreement.)*

209. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Disclosure Alternatives* form and agree to
210. the seller's disclosure option selected in this form. I/We further agree that no representations regarding facts have
211. been made, other than those made in this form. This Disclosure Statement is not a warranty or a guarantee of
212. any kind by Seller or licensee representing or assisting any party in the transaction and is not a suitable substitute
213. for any inspections or warranties the party(ies) may wish to obtain.

214. The information disclosed is given to the best of the Seller's knowledge.

215. _____
(Buyer) (Date) (Buyer) (Date)

216. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
217. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**



DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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1. Date 9-15-25
2. Page 1 of _____ pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE.

5. Property located at 6455 7th Ave NW,
6. City of Willmar, County of Kandiyohi,
7. State of Minnesota, Zip Code 56201, legally described as follows or on attached sheet:
8. **THAT PART OF THE SE1/4 DESC AS FLWS: COMM AT THE NE COR OF SD SE1/4, TH W 676.63' TO PT OF BEG OF TRAC** ("Property").
9. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in
10. this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
12. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
13. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/**
14. **DEFECTS.**
15. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses
16. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
17. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
18. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
19. or entity in connection with any actual or anticipated sale of the Property.
20. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
21. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
22. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
23. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
24. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
25. Buyer closed the purchase of the real property where the system is located.
26. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.
27. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates
28. subsurface sewage treatment systems for further information about these issues.
29. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a
30. disclosure and is not intended to be part of any contract between Buyer and Seller.
31. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (Check the appropriate boxes.)
32. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.
33. TYPE: (Check appropriate box(es) and indicate location on attached Disclosure Statement: Location Map.)
34. ☒ Septic Tank: ☒ with drain field ☒ with mound system ☐ seepage tank ☐ with open end
35. Is this system a straight-pipe system? ☐ Yes ☒ No ☐ Unknown
36. ☐ Sealed System (holding tank)
37. ☐ Other (Describe.): _____
38. Is the subsurface sewage treatment system(s) currently in use? ☒ Yes ☐ No
39. Is the above-described Property served by a subsurface sewage treatment system
40. located entirely within the Property boundary lines, including setback requirements? ☒ Yes ☐ No
41. If "No," please explain: _____
42. _____
43. Comments: _____
44. _____

DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM

45. Page 2

46. Property located at 6455 7th Ave NW Willmar MN 56201
47. Is the subsurface sewage treatment system(s) a shared system? ☐ Yes ☒ No
48. If "Yes,"
49. (1) How many properties or residences does the subsurface sewage treatment system serve?
50. _____
51. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? ☐ Yes ☐ No
52. If "Yes," what is the annual maintenance fee? \$ _____
53. **NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may**
54. **no longer comply with applicable sewage treatment system laws and rules.**
55. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
56. compliance status of the subsurface sewage treatment system. _____
57. _____
58. _____
59. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
60. When was the subsurface sewage treatment system installed? Unknown
61. Installer Name/Phone Whitcomb
62. Where is tank located? SE of House
63. What is tank size? Unknown
64. When was tank last pumped? August 2025
65. How often is tank pumped? Every 2 years
66. Where is the drain field located? N/E of House
67. What is the drain field size? unknown
68. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
69. cleaned out gopher dirt while inspected by Larry Kidnurski
70. _____
71. Date work performed/by whom: August 2025
72. _____
73. Approximate number of:
74. people using the subsurface sewage treatment system 4
75. showers/baths taken per week 30
76. wash loads per week 10
77. **NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water**
78. **used may affect the subsurface sewage treatment system performance.**
79. Distance between well and subsurface sewage treatment system? 100 feet or more
80. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
81. (If "Yes," see attached notice.) ☐ Yes ☒ No
82. Are there any known defects in the subsurface sewage treatment system? ☐ Yes ☒ No
83. If "Yes," please explain: _____
84. _____
85. _____

**DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM**


86. Page 3

87. Property located at 6455 7th Ave NW Willmar MN 56201

88. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

89. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing or
90. assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity in
91. connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to a
92. real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real
93. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective
94. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective
95. buyer, the real estate licensee must provide a copy to the prospective buyer.

96. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**
97. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**
98. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose
99. new or changed facts, please use the *Amendment to Disclosure Statement* form.

100.  9-15-25
(Seller) (Date) (Seller) (Date)

101. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

102. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment*
103. *System and Disclosure Statement: Location Map* and agree that no representations regarding facts have been made
104. other than those made above.

105. _____
(Buyer) (Date) (Buyer) (Date)

106. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
107. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN-DS:SSTS-3 (8/25)



DISCLOSURE STATEMENT: WELL

This form is approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date 9-15-23
2. Page 1 of _____ pages: THE REQUIRED MAP
3. IS ATTACHED HERE AND MADE A PART OF THIS
4. DISCLOSURE.

5. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must
6. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
7. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
8. or a disclosure statement indicating the legal description and county, and a map showing the location of each well.
9. In the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.

10. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose
11. the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known
12. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection
13. of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real
14. property where the well is located.

15. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to
16. contact the local unit(s) of government, state agency, or qualified professional which regulates wells for further
17. information about these issues. For additional information on wells, please visit the Minnesota Department of Health's
18. website at www.health.state.mn.us.

19. Instructions for completion of this form are on page two (2).

20. PROPERTY DESCRIPTION: Street Address: 6455 7th Ave NW,

21. City of Willmar, County of Kandiyohi,

22. State of Minnesota, Zip Code 56201.

23. LEGAL DESCRIPTION: THAT PART OF THE SE1/4 DESC AS FLWS: COMM AT THE NE COR OF SD SE1/4, TH W 676.63' TO PT OF BEG OF TRAC

24. T HEREINDESC, TH S 679.85' TH SW'LY 893.82', TH SW'LY 221.35', TH SW'LY 255', TH W'LY 175.07', TH NE'LY 333.76', TH N 845.89'

25. TO N LINE OF SD SE1/4, TH E 131 3.77 FT TO PT OF BEG. ("Property").

26. WELL DISCLOSURE STATEMENT: (Check appropriate boxes.)

27. Seller certifies that the following wells are located on the above-described real Property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SHARED	SEALED
30. Well 1	<u>Unknown</u>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Well 2					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Well 3					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. Is this property served by a well not located on the Property? ☐ Yes ☒ No

34. If "Yes," please explain: _____

35. _____

36. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 87-97. If a well is not in use, it
37. must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from
38. the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not
39. transferable. If a well is operable and properly maintained, a maintenance permit is not required.

40. If the well is, "Shared": _____

41. (1) How many properties or residences does the shared well serve? 1

42. (2) Who manages the shared well? _____

43. (3) Is there a maintenance agreement for the shared well? ☐ Yes ☐ No

44. If "Yes," what is the annual maintenance fee? \$ _____

DISCLOSURE STATEMENT: WELL

45. Page 2

46. Property located at 6455 7th Ave NW Willmar MN 56201

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: 8-17-2025 Test results attached? ☒ Yes ☐ No

49. Contaminated Well: Is there a well on the Property containing contaminated water? ☐ Yes ☐ No

50. Comments: _____

51. _____

52. _____

53. _____

54. _____

55. _____

56. _____

57. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

58. When was the well sealed? _____

59. Who sealed the well? _____

60. Was a Sealed Well Report filed with the Minnesota Department of Health? ☐ Yes ☐ No

61. **MAP: Complete the attached *Disclosure Statement: Location Map* showing the location of each well on the**
62. **real Property.**

63. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(/ies) in
64. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

65. **INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT**

66. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise
67. constructed if the excavation is intended for the location, diversion, artificial recharge, or acquisition of groundwater.

68. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been
69. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this
70. date, you should have the unique well number in your property records. If you are unable to locate your unique well
71. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number
72. is available, please indicate the depth and year of construction for each well.

73. **WELL TYPE:** Use one of the following terms to describe the well type.

74. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use.
75. Examples of water wells are: domestic wells, drive-point wells, dug wells, remedial wells, and municipal
76. wells.

77. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically
78. large-diameter wells connected to a large pressure distribution system.

79. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is
80. typically used to access groundwater for the extraction of samples.

81. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction
82. or use of underground spaces.

83. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
84. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat
85. loops).

DISCLOSURE STATEMENT: WELL

86. Page 3

87. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

88. **IN USE:** A well is "in use" if the well is operated on a daily, regular, or seasonal basis. A well in use includes
89. a well that operates for the purpose of irrigation, fire protection, or emergency pumping.

90. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not
91. been sealed by a licensed well contractor.

92. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material
93. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has
94. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry
95. into the well. A "capped" well is not a "sealed" well.

96. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing
97. contractor, check the well status as "not in use."

98. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
99. at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).

100. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

101. Seller(s) hereby states that the facts as stated above are true and accurate and authorizes any licensee(s) representing
102. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
103. in connection with any actual or anticipated sale of the Property. A seller may provide this Disclosure Statement to
104. a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real
105. estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective
106. buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective
107. buyer, the real estate licensee must provide a copy to the prospective buyer.

108. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here**
109. **(new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or**
110. **enjoyment of the Property or any intended use of the Property that occur up to the time of closing.** To disclose
111. new or changed facts, please use the *Amendment to Disclosure Statement* form.

112.  7-15-25
(Seller) (Date) (Seller) (Date)

113. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

114. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Well* and *Disclosure Statement:*
115. *Location Map* and agree that no representations regarding facts have been made other than those made above.

116. _____
(Buyer) (Date) (Buyer) (Date)

117. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
118. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

MN-DS:W-3 (8/25)