

EASTWOOD ESTATES – NELSON, MN COMMERCIAL PROPERTY ONLINE ONLY **AUCTION**

Ends November 24th at 11:00 AM

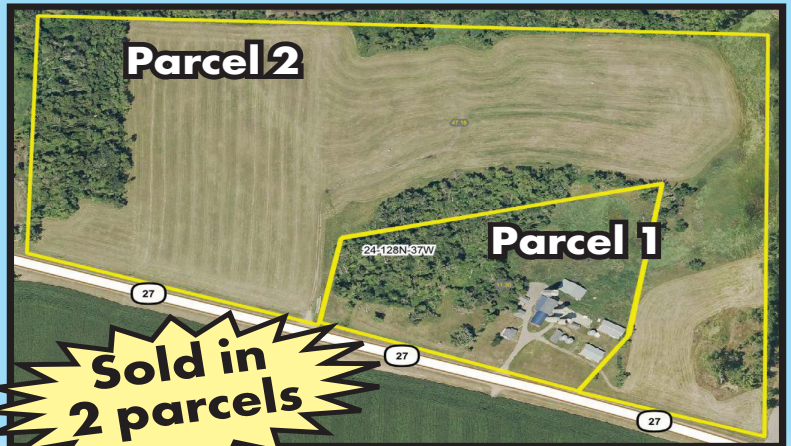
7617 County Road 82 SE, Nelson, MN 56308

Located only 2 miles east of Alexandria city limits.



Parcel 1

**11.3 Acres Commercially Zoned,
4 bed 1 & 1/2 Bath, Pole Sheds,
Barns and Garages.**



**Sold in
2 parcels**

Parcel 2

**47.28 Acres Commercially Zoned,
Ag Land & Woods.**

**OPEN HOUSE
October 29th
10 a.m. - 2 p.m.**

Any interested buyers can obtain an information packet by calling our office in Benson at 320-843-3003 or download the packet from the Online Auction at zielsdorfauctions.com

TERMS & CONDITIONS: 10% down day of auction. Successful bidder will be required to sign purchase agreement at close of auction. Buying property AS IS-WHERE IS. Buyer will receive clear and marketable title. Buyers Premium will apply to the final bid.

Online Bidding @ www.zielsdorfauctions.com

320-843-3003



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
Jami Knoblauch, Sales • 320-424-0557
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)

November 14th
24th, 2025

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 Surveyed Acres.**
- **Property has been Surveyed.**
- Each parcel will stand on its own two feet and can be sold without the others being sold.
- Property will be sold without warranty.
- Need to have parcel split at closing with new PID numbers.

- 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.
 - **All parcels will be linked together until final bids have been placed on each parcel. If bid is placed in the last 6 minutes of bidding lots will be extended for 6 more minutes until all bidding has stopped.**
- ### 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.
 - **Parcel 1—Septic System is not in compliance and will need to be updated at no cost to seller within no longer than 10 months or Douglas County Regulations. There is \$7,500 held in an escrow account that needs to be paid to seller at time of closing.**
 - **Parcel—1 (2 Wells)- 1 by the barn & 1 on the southside of house.**

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 guarantees 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.
- Rental Income shall be retained by the seller for 2025.
- Possession after the 2025 crops have been harvested.
- Plow back will be completed.
- **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.
- **Closing and Possession will be On or Before December 31st ,2025 or when all paperwork has been completed.**
- Abstracts will be provided if sellers have in possession other wise buyer will purchase title insurance.

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.

Aerial Map



Boundary Center: 45° 53' 1.49, -95° 16' 24.9

0ft 382ft 764ft

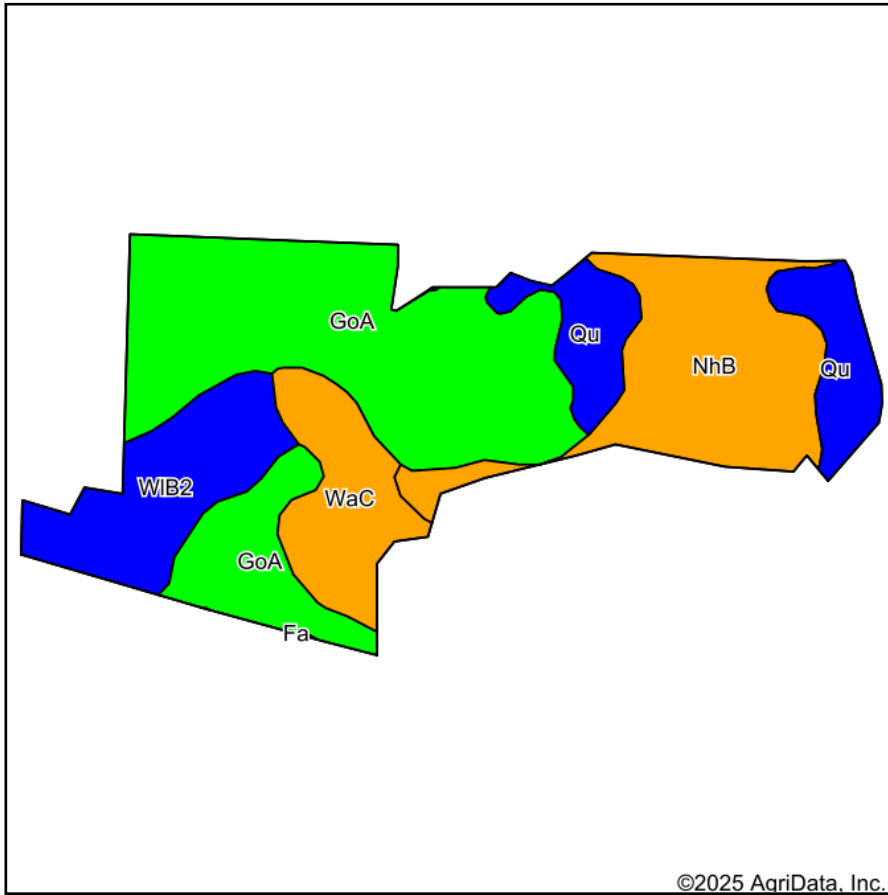
24-128N-37W
Douglas County
Minnesota



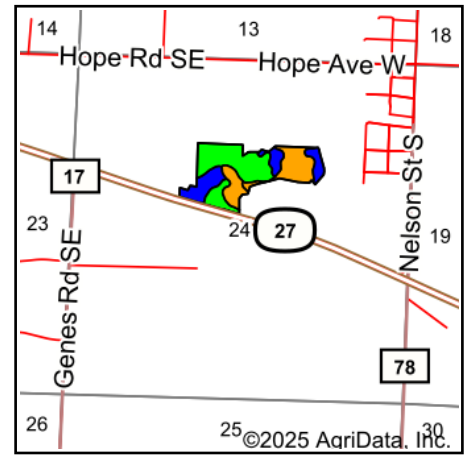
9/9/2025



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Douglas**
 Location: **24-128N-37W**
 Township: **Nelson**
 Acres: **32.22**
 Date: **9/9/2025**



Maps Provided By:



Area Symbol: MN041, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
GoA	Gonvick loam, 1 to 4 percent slopes	14.11	43.8%		Iw	0	98
NhB	Nebish-Dorset complex, 2 to 6 percent slopes	6.67	20.7%		Ile	0	71
WIB2	Waukon-Langhei complex, 2 to 6 percent slopes	4.35	13.5%		Ile	0	85
Qu	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.64	11.3%		IIIw	6650	88
WaC	Waukon loam, 6 to 12 percent slopes	3.45	10.7%		IIle	0	74
Weighted Average					1.78	751.3	87

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-041-2025-61
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
59.19	32.22	32.22	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	32.22		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.68	0.00	33	
Corn	6.96	0.00	96	0
Soybeans	17.97	0.00	32	0
TOTAL	28.61	0.00		

NOTES

Tract Number : 12161
Description : PART SE4NW4; PART SW4NE4 (24) ALEXANDRIA
FSA Physical Location : MINNESOTA/DOUGLAS
ANSI Physical Location : MINNESOTA/DOUGLAS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EASTWOOD ESTATES LLC
Other Producers : None
Recon ID : 27-041-2025-60

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.19	32.22	32.22	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 12161 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.68	0.00	33
Corn	6.96	0.00	96
Soybeans	17.97	0.00	32
TOTAL	28.61	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

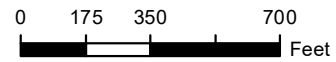
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Farm 10386

Tract 12161

2025 Program Year

Map Created April 22, 2025



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 32.22 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

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 03-1841-000 ALEXANDRIA TWP 206 IND SCH DIST 206

Primary Taxpayer		Legal Description
EASTWOOD ESTATES LLC		SECT-24 TWP-128 RANGE-37
94 BIRCH AVE		SW4NE4 & NW4SE4 ALL LYING N OF CO RD 82
ALEXANDRIA	MN 56308	EX PTS AC 40.22

Property Classification	Property Address	Lake #
RESIDENTIAL\SINGLE UNIT	7617 CO RD 82 SE 56355	
AGRICULTURE		
RURAL VACANT LAND		

Estimated Market Value	363,000	PRIMARY HOUSE SUMMARY	
Exempt Wetlands/Native Prarie		Condition	FAIR
Green Acres Value Def.		Type	1 1/2 / 0
Rural Pres. Value Deferred		# of Units	
Plat Deferement		Total Sq Ft	1,080
JOBZ Amount Exempted		Year Built	1885
This Old House Exclusion		Year Remdl	1979
Dis Vets Mkt. Value Excl.		Air Cond	N
Homestead Mkt. Value Excl.			
Taxable Market Value	363,000	Lot 1	
New Improvements included in Est. Mkt.		Lot 2	
Referendum Market Value	143,300	Lot Sq Ft	

YEAR BUILT	ITEM	TYPE	QUANT/SF	CPI
	BS1	1 ACRE BLD	1.00	
	TILL	TILLABLE	14.00	83.00
	ROADS	ROADS	3.27	
	BBS1	BALANCE SI	2.00	
	MEAD1	MEADOW	7.95	
	WOODS1	WOODS	8.00	
	WASTE	WASTE	4.00	
1885	HOUSE	1 1/2 / 0	940.00	
	HOUSE	1/0	140.00	
1971	GARAGE	GARAGE	864.00	
	XTRA PLUMB	FIXTURE	2.00	
	APRON	CONC APRON	192.00	
	OLD BARN	LIVESTK-A	3,600.00	
1967	MILKING RM	MILKHSE-A	96.00	
	OLD BARN	LIVESTK-F	896.00	
	POLE BLDG	10' HEIGHT	2,880.00	

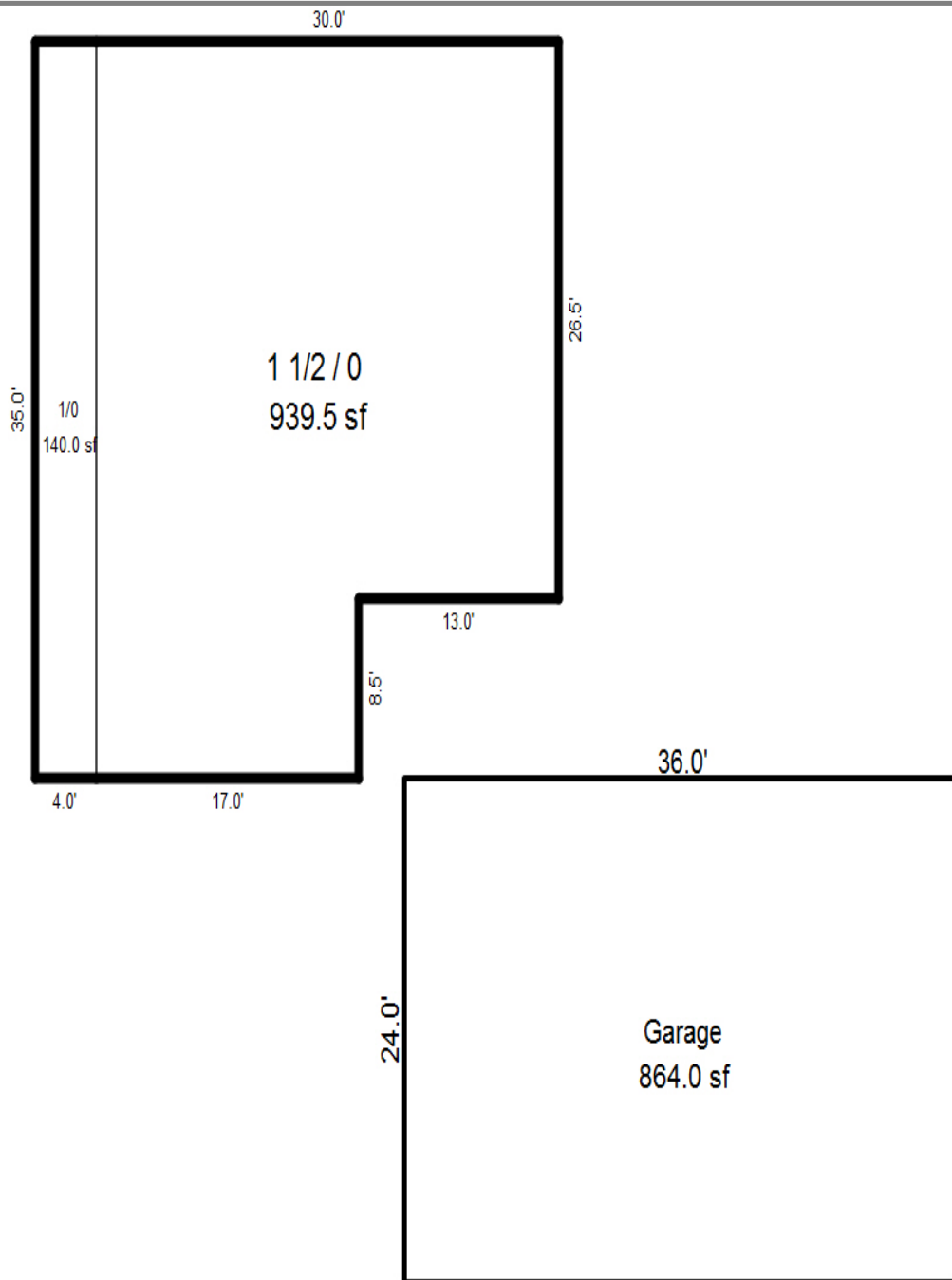
1950	POLE BLDG	08' HEIGHT	3,120.00
1973	POLE BLDG	10' HEIGHT	2,624.00
	OLD M/BLDG	SWINE-A	600.00
1920	OLD M/BLDG	GRANARY-A	480.00
1973	GBIN.	GRAIN BIN	3,750.00
1973	GBIN.	GRAIN BIN	3,750.00
1977	GBIN.	GRAIN BIN	3,750.00
1977	GBIN.	GRAIN BIN	3,750.00
	OLD M/BLDG	GRANARY-F	144.00
	OLD M/BLDG	SHED-P	800.00
1981	SILO N/USE	20' DIAM	1.00
1981	SILO N/USE	20' DIAM	1.00
1967	SILO N/USE	20' DIAM	1.00
1965	SILO N/USE	20' DIAM	1.00

Totals

LAND 217,300

BUILDINGS 145,700

TOTAL 363,000



Parcel #: 03-1841-000

As Of: Sep 18, 2025

Results List Search

Dashboard Parcel Info Tax Info Related Parcels Value Info Special Assessments Tax Summary Sales Appraisal Summary Pay Taxes Online View Maps Douglas Home Page

Parcel Information

Taxpayer		Asmt: 2025 Pay: 2026
Taxpayer# 88133 EASTWOOD ESTATES LLC 94 BIRCH AVE ALEXANDRIA MN 56308		
Property Address		Legal
Street Addr	7617 CO RD 82 SE 56355	Do not use the summaries below on legal documents
Re/Mh	REAL ESTATE	
MP	03-1841-000	
Sect/Town/Range	24/128/37	
Township/City	3 - ALEXANDRIA TWP	
School District	206 - IND SCH DIST 206	

Details

Tax Information

Overview			
Payable Year	2025	2024	2023
Est Market Value	346,900	316,200	401,800
Taxable Value	346,900	316,200	401,800
Spec Asmt	131.92	131.92	105.92
Total	2,466.00	2,446.00	3,130.00

Detail

History

Related Parcels

Parcels				Asmt: 2024 Pay: 2025
Parcel	Year	Name	Current Due	
03-1848-000	2025	EASTWOOD ESTATES LLC	425.13	+

Add All To Cart

Value Information - Total Record

General		Asmt: 2025 Pay: 2026
PCL # 03-1841-000	Taxpayer	EASTWOOD ESTATES LLC
Market/Taxable		Miscellaneous
Land	217,300	217,300
Build	145,700	145,700
Exclusion		-0
Total MKT	363,000	363,000
GA Land	0	0
Build Site	0	0
House/Gar	0	0

This Data is Subject to Change.

Detail

Documents

Special Assessments

General

PCL # 03-1841-000

Name EASTWOOD ESTATES LLC

Tax

Asmt: 2024 Pay: 2025

Code	Desc
521	JUDICIAL DITCH 2
Tax Assessment Details	
Curr-Prin	1.92
Curr-Int	0.00
Curr-Due	1.92
Total Paid	0.00
Bal-Rem	0.00
88888	SOLID WASTE

Ditch

Value SA

Ditch

Value SA

Tax Billing

Taxes		Asmt: 2024 Pay: 2025
Gross Tax	Std/HACA/Cr	Spec Asmt
2,446.99	112.91	131.92
		2,466.00
Payments Due		Tax Receipts
MAY 15	1,233.00	Total Receipts 0.00
NOVEMBER 17	1,233.00	
TOTAL DUE:		\$2,601.63

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

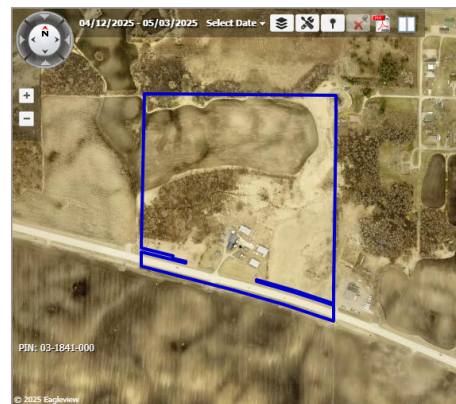
Pay Taxes

Statements

Sales

General		Asmt: 2025 Pay: 2026
PCL # 03-1841-000	Name	EASTWOOD ESTATES LLC
Sales		
eCRV#	Seller	Sale Date
001540892	WILLIS J DROPIK SR	06/20/2023
Buyer	EASTWOOD ESTATES L	
Sale Price		300,000
Market Val		406,700
Adj		300,000
Trans Type	TRUSTEE	
Sale Desc	Good Sale	
Prop Type	MIXED AG 2A & RVL 2B LAND W/ BLDG (34.5Y	
Aud Date	06/06/2023	
Addl Parcel 1	03-1848-000	
Irrigated	N	

Parcel Aerial Photo



PIN: 03-1841-000

© 2025 EagleView

Appraisal Summary 2025/2026

Taxpayer		Legal Desc
EASTWOOD ESTATES LLC 94 BIRCH AVE ALEXANDRIA MN 56308		
Sect - 24 Twp - 128 Range - 37 SW4NE4 & NW4SE4 ALL LYING N OF CO RD 82 EX PTS AC 40.22		
Property Classification	Property Address	Lake #
RESIDENTIAL/SINGLE UNIT	7617 CO RD 82 SE 56355	
AGRICULTURE	03 - ALEXANDRIA TWP	
RURAL VACANT LAND	206 - IND SCH DIST 206	
Totals		
Land	Building	Total
217,300	145,700	363,000

Detail

Sketches

Print

Parcel #: 03-1841-000

As Of: Sep 18, 2025

 Results List

 Search

[Dashboard](#) [Parcel Info](#) [Tax Info](#) [Related Parcels](#) [Value Info](#) [Special Assessments](#) [Tax Summary](#) [Sales](#) [Appraisal Summary](#) [Pay Taxes Online](#) [View Maps](#) [Douglas Home Page](#)

Parcel Information

Parcel Details

 Twp/City	 School	 Sewer	 Water Shed	 Fire	 City
3	206	0	1	0	0

Taxpayer

Asmt: 2025 Pay: 2026

Taxpayer # 88133
EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

Details

Sect	Twp	Rng	Lot	Block
24	128	37	0	0

Property Address

Street Addr 7617 CO RD 82 SE 56355
Re/Mh REAL ESTATE
MP 03-1841-000
Sect/Town/Range 24/128/37
Township/City 3 - ALEXANDRIA TWP
School District 206 - IND SCH DIST 206

Legal

Do not use the summaries below on legal documents

SW4NE4 & NW4SE4 ALL LYING N OF CO RD 82 EX PTS AC 40.22

Misc

Escrow 0
Deeded Acres 40.22

Parcel #: 03-1841-000

As Of: Sep 18, 2025

 Results List

 Search

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Tax Information

General		Asmt: 2024 Pay: 2025		Market/Tax	
Receipt #	1200	Taxpayer#	88133	Estimated Market	346,900
Property Class 1	201 RESIDENTIAL \		EASTWOOD ESTATES LLC	Taxable Market	346,900
	SINGLE UNIT		94 BIRCH AVE	New Improvements	0
Homestead	0 NON HOMESTEAD		ALEXANDRIA MN 56308		
Cho-HS	99			TC Total	3,469
MP#	03-1841-000			TC Hstd	0
				TC Non Hstd	3,469
Property Class 2	101 AGRICULTURE	Homestead	0 NON HOMESTEAD	TC H/G Hstd	0
Property Class 3	120 RURAL VACANT	Homestead	0 NON HOMESTEAD	TC QTA	0
	LAND				
				TC State	0
				School Bond Credit	112.91
				Ag Credit	0.00
				Other Credit	0.00
				QTA Tax Amt	0.00
				Rate (65.83100)	0.11790
				County	1,252.64
				Twp/City	443.76
				State	0.00
				Sch Voter	206.34
				Sch Other	345.59
				County Wide	43.02
				Tax Incr	0.00
				Sewer	0.00
				Watershed	24.14
				Fire	0.00
				City	0.00
				City	0.00
				Sch Ref-Info	165.06
				Extra C.W.	18.59
				Non Sch Ref	0.00
				Gross Tax	2,446.99
				Credits	112.91
				Spec Asmt	131.92
				Net Tx Due	2,466.00
				Tax AB/Adds	0.00
				S.A. AB/Adds	0.00
				Adjusted Net	2,466.00
				Total Receipts	0.00
				Remaining Due	2,466.00
				MAY 15	1,233.00
				NOVEMBER 17	1,233.00

Tax History

Year	Est Market	Taxable Mkt	TC Value	TC Rate	Market Rate	Other Credit	ABAT/Added	Special Asmts	Total Net Tax
2025	346,900	346,900	3,469	65.83100	0.11790	112.91	0.00	131.92	2,466.00
2024	316,200	316,200	3,162	69.63100	0.13060	96.68	0.00	131.92	2,446.00
2023	401,800	401,800	4,018	74.76000	0.13936	178.95	0.00	105.92	3,130.00
2022	370,200	370,200	3,702	80.50100	0.16145	175.39	0.00	112.82	3,108.00
2021	361,400	361,400	3,614	82.66400	0.16571	172.49	0.00	109.38	3,106.00



VICKI DOEHLING
DOUGLAS COUNTY AUDITOR - TREASURER
821 CEDAR STREET
ALEXANDRIA, MN 56308
320-762-3077
WWW.DOUGLASCOUNTYMN.GOV

2025

PROPERTY TAX
STATEMENT

ALEXANDRIA TWP

PRCL# 03-1841-000 RCPT# 1200
TC 3.162 3.469

Property ID Number: 03-1841-000
Property Description: SECT-24 TWP-128 RANG-37
SW4NE4 & NW4SE4 ALL LYING N OF CO RD
82 EX PTS AC 40.22
7617 CO RD 82 SE

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308 ACRES 40.22

Values and Classification		
Taxes Payable Year		2024 2025
Step 1	Estimated Market Value:	316.200 346.900
	Homestead Exclusion:	
	Taxable Market Value:	316,200 346,900
	New Improve/Expired Excls:	
	Property Class:	RES NON-HSTD RES NON-HSTD AGRI NON-HSTD AGRI NON-HSTD
Step 2	Sent in March 2024	RUVC NON-HSTI RUVC NON-HSTI
	Proposed Tax	
Step 3	* Does Not Include Special Assessments	2.384.00
	Sent in November 2024	
	Property Tax Statement	
Step 3	First half Taxes:	1.233.00
	Second half Taxes:	1.233.00
	Total Taxes Due in 2025	2.466.00

\$\$\$
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.

Taxes Payable Year: 2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
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		.00	
Property Tax and Credits	3. Property taxes before credits	2,410.76	2,446.99
	4. A. Agricultural and rural land credits	.00	.00
	B. Other credits to reduce your property tax	96.68	112.91
	5. Property taxes after credits	2,314.08	2,334.08
Property Tax by Jurisdiction	6. County	1,204.62	1,252.64
	7. City or Town	406.67	443.76
	8. State general tax	.00	.00
	9. School District 206 A. Voter approved levies	241.10	206.34
	B. Other local levies	371.88	345.59
	10. Special taxing districts A. HRA	43.70	43.02
	B. LAKES AREA EDA	18.50	18.59
	C. WATERSHED	27.61	24.14
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,314.08	2,334.08
Special Assessments on Your Property	13. A 521 JUDICIAL DITCH 2	1.92	1.92
	B. 88888 SOLID WASTE	130.00	130.00
PRIN 131.92	C.		
INT	D.		
TOT 131.92	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,446.00	2,466.00

2nd Half Pay Stub 2025

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

PRCL# 03-1841-000 RCPT# 1200
RES NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX 2,466.00
NOVEMBER 17, 2025	2ND HALF TAX 1,233.00	MAY 15, 2025	1ST HALF TAX 1,233.00
	PENALTY		PENALTY
	TOTAL		TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308

1st Half Pay Stub 2025

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

PRCL# 03-1841-000 RCPT# 1200
RES NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX 2,466.00
		MAY 15, 2025	1ST HALF TAX 1,233.00
			PENALTY
			TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308

☐ CHECK ☐ CASH

LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB

☐ CHECK ☐ CASH

LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB



VICKI DOEHLING
DOUGLAS COUNTY AUDITOR - TREASURER
821 CEDAR STREET
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WWW.DOUGLASCOUNTYMN.GOV

2024

PROPERTY TAX
STATEMENT

ALEXANDRIA TWP

PRCL# 03-1841-000 RCPT# 1198

TC N/A 3.162

Values and Classification		
Taxes Payable Year		2023 2024
Step 1	Estimated Market Value:	N/A 316.200
	Homestead Exclusion:	
	Taxable Market Value:	N/A 316.200
	New Improve/Expired Excls:	N/A
	Property Class:	RES NON-HSTD AGRI NON-HSTD RUVCL NON-HSTD
Step 2	Proposed Tax	
	* Does Not Include Special Assessments Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	1,223.00
	Second half Taxes:	1,223.00
	Total Taxes Due in 2024	2,446.00

Property ID Number: 03-1841-000
Property Description: SECT-24 TWP-128 RANG-37
SW4NE4 & NW4SE4 ALL LYING N OF CO RD
82 EX PTS AC 40.22
7617 CO RD 82 SE

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308 ACRES 40.22

\$\$\$
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.

Taxes Payable Year: 2023 2024

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
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		N/A	
Property Tax and Credits	3. Property taxes before credits	N/A	2,410.76
	4. A. Agricultural and rural land credits	N/A	.00
	B. Other credits to reduce your property tax	N/A	96.68
	5. Property taxes after credits	N/A	2,314.08
Property Tax by Jurisdiction	6. County	N/A	1,204.62
	7. City or Town	N/A	406.67
	8. State general tax	N/A	.00
	9. School District 206 A. Voter approved levies	N/A	241.10
	B. Other local levies	N/A	371.88
	10. Special taxing districts A. HRA	N/A	43.70
	B. LAKES AREA EDA	N/A	18.50
	C. WATERSHED	N/A	27.61
	D.		
	11. Non-school voter approved referenda levies	N/A	
	12. Total property tax before special assessments	N/A	2,314.08
Special Assessments on Your Property	13. A. 521 JUDICIAL DITCH 2		1.92
	B. 88888 SOLID WASTE		130.00
	PRIN 131.92 C.		
	INT D.		
	TOT 131.92 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		N/A	2,446.00

2nd Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: DOUGLAS COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 03-1841-000 RCPT# 1198
RES NON-HSTD

AMOUNT DUE	
NOVEMBER 15, 2024	2ND HALF TAX 1,223.00
	PENALTY
	TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308

1st Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: DOUGLAS COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 03-1841-000 RCPT# 1198
RES NON-HSTD

	PREPAID TAX 40.00
AMOUNT DUE	TOTAL TAX 2,446.00
MAY 15, 2024	1ST HALF TAX 1,183.00
	PENALTY
	TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308

☐ CHECK ☐ CASH
LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB

☐ CHECK ☐ CASH
LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB

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 03-1848-000 ALEXANDRIA TWP 206 IND SCH DIST 206

Primary Taxpayer		Legal Description
EASTWOOD ESTATES LLC		SECT-24 TWP-128 RANGE-37
94 BIRCH AVE		PT OF THE SE4NW4 LYING N OF CO RD 82
ALEXANDRIA	MN 56308	AC 24.29

Property Classification	Property Address	Lake #
AGRICULTURE	CO RD 82 SE	

Estimated Market Value	128,700	PRIMARY HOUSE SUMMARY	
Exempt Wetlands/Native Prarie		Condition	
Green Acres Value Def.		Type	
Rural Pres. Value Deferred		# of Units	
Plat Deferement		Total Sq Ft	
JOBZ Amount Exempted		Year Built	
This Old House Exclusion		Year Remdl	
Dis Vets Mkt. Value Excl.		Air Cond	N
Homestead Mkt. Value Excl.			
Taxable Market Value	128,700	Lot 1	
New Improvements included in Est. Mkt.		Lot 2	
Referendum Market Value		Lot Sq Ft	

YEAR BUILT	ITEM	TYPE	QUANT/SF	CPI
	TILL	TILLABLE	16.00	91.00
	WOODS2	WOODS	3.30	
	MEAD2	MEADOW	1.89	
	ROADS	ROADS	3.10	

Totals		
LAND 128,700	BUILDINGS	TOTAL 128,700

Parcel #: 03-1848-000

As Of: Sep 18, 2025

Results List

Search

Dashboard Parcel Info Tax Info Related Parcels Value Info Special Assessments Tax Summary Sales Appraisal Summary Pay Taxes Online View Maps Douglas Home Page

Parcel Information

Taxpayer Asmt: 2025 Pay: 2026

Taxpayer# 88133
EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

Property Address

Street Addr CO RD 82 SE
Re/Mh REAL ESTATE
MP 03-1841-000
Sect/Town/Range 24/128/37
Township/City 3 - ALEXANDRIA TWP
School District 206 - IND SCH DIST 206

Legal

Do not use the summaries below on legal documents

PT OF THE SE4NW4 LYING N OF CO RD 82 AC 24.29

Details

Tax Information

Overview

Payable Year	2025	2024	2023
Est Market Value	126,600	90,500	252,200
Taxable Value	126,600	90,500	252,200
Spec Asmt	1.06	1.06	7.44
Total	766.00	576.00	1,718.00

Detail

History

Special Assessments

General

PCL # 03-1848-000 Name EASTWOOD ESTATES LLC

Tax Asmt: 2024 Pay: 2025

Code	Desc
521	JUDICIAL DITCH 2
Tax Assessment Details	
Curr-Prin	1.06
Curr-Int	0.00
Curr-Due	1.06
Total Paid	0.00
Bal-Rem	0.00

Ditch

Value SA

Value Information

General Asmt: 2025 Pay: 2026

PCL # 03-1848-000 Taxpayer EASTWOOD ESTATES LLC
Class 101 AGRICULTURE
Homestead 0 NON HOMESTEAD MP# 03-1841-000

Market/Taxable	Miscellaneous
Land 128,700	Deeded Acres 24.29
Build 0	Till Acres 16.00
Exclusion 0	
Total MKT 128,700	CPI 91.00
GA Land 0	
Build Site 0	
House/Gar 0	

This Data is Subject to Change.

Detail

Documents

Sales

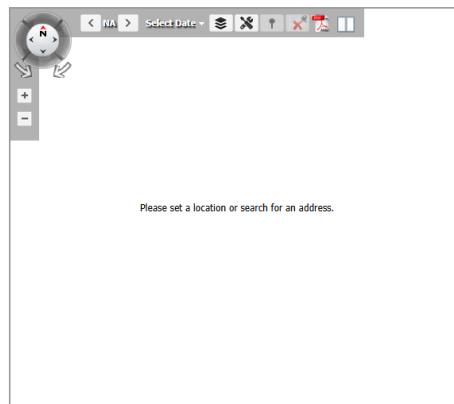
General Asmt: 2025 Pay: 2026

PCL # 03-1848-000 Name EASTWOOD ESTATES LLC

Sales

eCRV#	Seller	Sale Date
001540892	WILLIS J DROPIK SR	06/20/2023
Buyer	EASTWOOD ESTATES L	
Sale Price		300,000
Market Val		406,700
Adj		300,000
Trans Type	TRUSTEE	
Sale Desc	Good Sale	
Prop Type	MIXED AG 2A & RVL 2B LAND W/ BLDG (34.5Y	
Aud Date	06/06/2023	
Addl Parcel 1	03-1841-000	
Irrigated	N	

Parcel Aerial Photo



Related Parcels

Parcels Asmt: 2024 Pay: 2025

Parcel	Year	Name	Current Due
03-1841-000	2025	EASTWOOD ESTATES LLC	1,368.63

Add All To Cart

Tax Billing

Taxes Asmt: 2024 Pay: 2025

Gross Tax	Std/HACA/Cr	Spec Asmt	Net Tax Due
834.02	69.08	1.06	766.00

Payments Due	Tax Receipts
MAY 15 383.00	Total Receipts 0.00
NOVEMBER 17 383.00	

TOTAL DUE: \$908.13

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

Pay Taxes

Statements

Appraisal Summary 2025/2026

Taxpayer Legal Desc

EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

Sect - 24 Twp - 128 Range - 37
PT OF THE SE4NW4 LYING N OF CO RD 82 AC 24.29

Property Classification	Property Address	Lake #
AGRICULTURE	CO RD 82 SE	
	03 - ALEXANDRIA TWP	
	206 - IND SCH DIST 206	

Totals

Land	Building	Total
128,700	0	128,700

Detail

Print

Parcel #: 03-1848-000

As Of: Sep 18, 2025

 Results List

 Search

[Dashboard](#) [Parcel Info](#) [Tax Info](#) [Related Parcels](#) [Value Info](#) [Special Assessments](#) [Tax Summary](#) [Sales](#) [Appraisal Summary](#) [Pay Taxes Online](#) [View Maps](#) [Douglas Home Page](#)

Parcel Information

Parcel Details

 Twp/City	 School	 Sewer	 Water Shed	 Fire	 City
3	206	0	1	0	0

Details

Sect	Twp	Rng	Lot	Block
24	128	37	0	0

Legal

Do not use the summaries below on legal documents

PT OF THE SE4NW4 LYING N OF CO RD 82 AC 24.29

Misc

Escrow 0
Deeded Acres 24.29

Taxpayer

Asmt: 2025 Pay: 2026

Taxpayer # 88133
EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

Property Address

Street Addr CO RD 82 SE
Re/Mh REAL ESTATE
MP 03-1841-000
Sect/Town/Range 24/128/37
Township/City 3 - ALEXANDRIA TWP
School District 206 - IND SCH DIST 206



VICKI DOEHLING
DOUGLAS COUNTY AUDITOR - TREASURER
821 CEDAR STREET
ALEXANDRIA, MN 56308
320-762-3077
WWW.DOUGLASCOUNTYMN.GOV

2025

PROPERTY TAX
STATEMENT

ALEXANDRIA TWP

PRCL# 03-1848-000 RCPT# 1226
TC 905 1.266

Property ID Number: 03-1848-000
Property Description: SECT-24 TWP-128 RANG-37
PT OF THE SE4NW4 LYING N OF CO RD 82
AC 24.29
CO RD 82 SE

EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

88133-T
ACRES 24.29

Values and Classification		
Taxes Payable Year		2024 2025
Step 1	Estimated Market Value:	90,500 126,600
	Homestead Exclusion:	
	Taxable Market Value:	90,500 126,600
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
Sent in March 2024		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	782.00
Sent in November 2024		
Step 3	Property Tax Statement	
	First half Taxes:	383.00
	Second half Taxes:	383.00
	Total Taxes Due in 2025	766.00

\$\$\$
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.

Taxes Payable Year: 2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
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			.00
Property Tax and Credits	3. Property taxes before credits	630.46	834.02
	4. A. Agricultural and rural land credits	.00	.00
	B. Other credits to reduce your property tax	55.52	69.08
5. Property taxes after credits		574.94	764.94
Property Tax by Jurisdiction	6. County	344.54	458.38
	7. City or Town	116.39	161.95
	8. State general tax	.00	.00
	9. School District 206 A. Voter approved levies	20.77	26.36
	B. Other local levies	67.54	86.95
	10. Special taxing districts A. HRA	12.51	15.70
	B. LAKES AREA EDA	5.29	6.79
	C. WATERSHED	7.90	8.81
	D.		
	11. Non-school voter approved referenda levies		
12. Total property tax before special assessments		574.94	764.94
Special Assessments on Your Property	13. A 521 JUDICIAL DITCH 2	1.06	1.06
	B.		
	PRIN 1.06 C.		
	INT D.		
	TOT 1.06 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		576.00	766.00

2nd Half Pay Stub 2025

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

PRCL# 03-1848-000 RCPT# 1226
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX 766.00
NOVEMBER 17, 2025	2ND HALF TAX 383.00	MAY 15, 2025	1ST HALF TAX 383.00
	PENALTY		PENALTY
	TOTAL		TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

88133-T

1st Half Pay Stub 2025

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

PRCL# 03-1848-000 RCPT# 1226
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX 766.00
		MAY 15, 2025	1ST HALF TAX 383.00
			PENALTY
			TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

88133-T

☐ CHECK ☐ CASH

LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB

☐ CHECK ☐ CASH

LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB



VICKI DOEHLING
DOUGLAS COUNTY AUDITOR - TREASURER
821 CEDAR STREET
ALEXANDRIA, MN 56308
320-762-3077
WWW.DOUGLASCOUNTYMN.GOV

2024

PROPERTY TAX
STATEMENT

ALEXANDRIA TWP

PRCL# 03-1848-000 RCPT# 1224
TC N/A 905

Property ID Number: 03-1848-000
Property Description: SECT-24 TWP-128 RANG-37
PT OF THE SE4NW4 LYING N OF CO RD 82
AC 24.29
CO RD 82 SE

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308 ACRES 24.29

Values and Classification		
Taxes Payable Year		2023 2024
Step 1	Estimated Market Value:	N/A 90,500
	Homestead Exclusion:	
	Taxable Market Value:	N/A 90,500
	New Improve/Expired Excls:	N/A
	Property Class:	AGRI NON-HSTD
Sent in March 2023		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	580.00
Sent in November 2023		
Step 3	Property Tax Statement	
	First half Taxes:	288.00
	Second half Taxes:	288.00
	Total Taxes Due in 2024	576.00

\$\$\$
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.

Taxes Payable Year: 2023 2024

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
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		N/A	
Property Tax and Credits	3. Property taxes before credits	N/A	630.46
	4. A. Agricultural and rural land credits	N/A	.00
	B. Other credits to reduce your property tax	N/A	55.52
	5. Property taxes after credits	N/A	574.94
Property Tax by Jurisdiction	6. County	N/A	344.54
	7. City or Town	N/A	116.39
	8. State general tax	N/A	.00
	9. School District 206 A. Voter approved levies	N/A	20.77
	B. Other local levies	N/A	67.54
	10. Special taxing districts A. HRA	N/A	12.51
	B. LAKES AREA EDA	N/A	5.29
	C. WATERSHED	N/A	7.90
	D.		
	11. Non-school voter approved referenda levies	N/A	
	12. Total property tax before special assessments	N/A	574.94
Special Assessments on Your Property	13. A. 521 JUDICIAL DITCH 2		1.06
	B.		
	PRIN 1.06 C.		
	INT D.		
	TOT 1.06 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		N/A	576.00

2nd Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: DOUGLAS COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 03-1848-000 RCPT# 1224
AGRI NON-HSTD

AMOUNT DUE	
NOVEMBER 15, 2024	2ND HALF TAX 288.00
	PENALTY
	TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

EASTWOOD ESTATES LLC 88133-T
94 BIRCH AVE
ALEXANDRIA MN 56308

1st Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: DOUGLAS COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 03-1848-000 RCPT# 1224
AGRI NON-HSTD

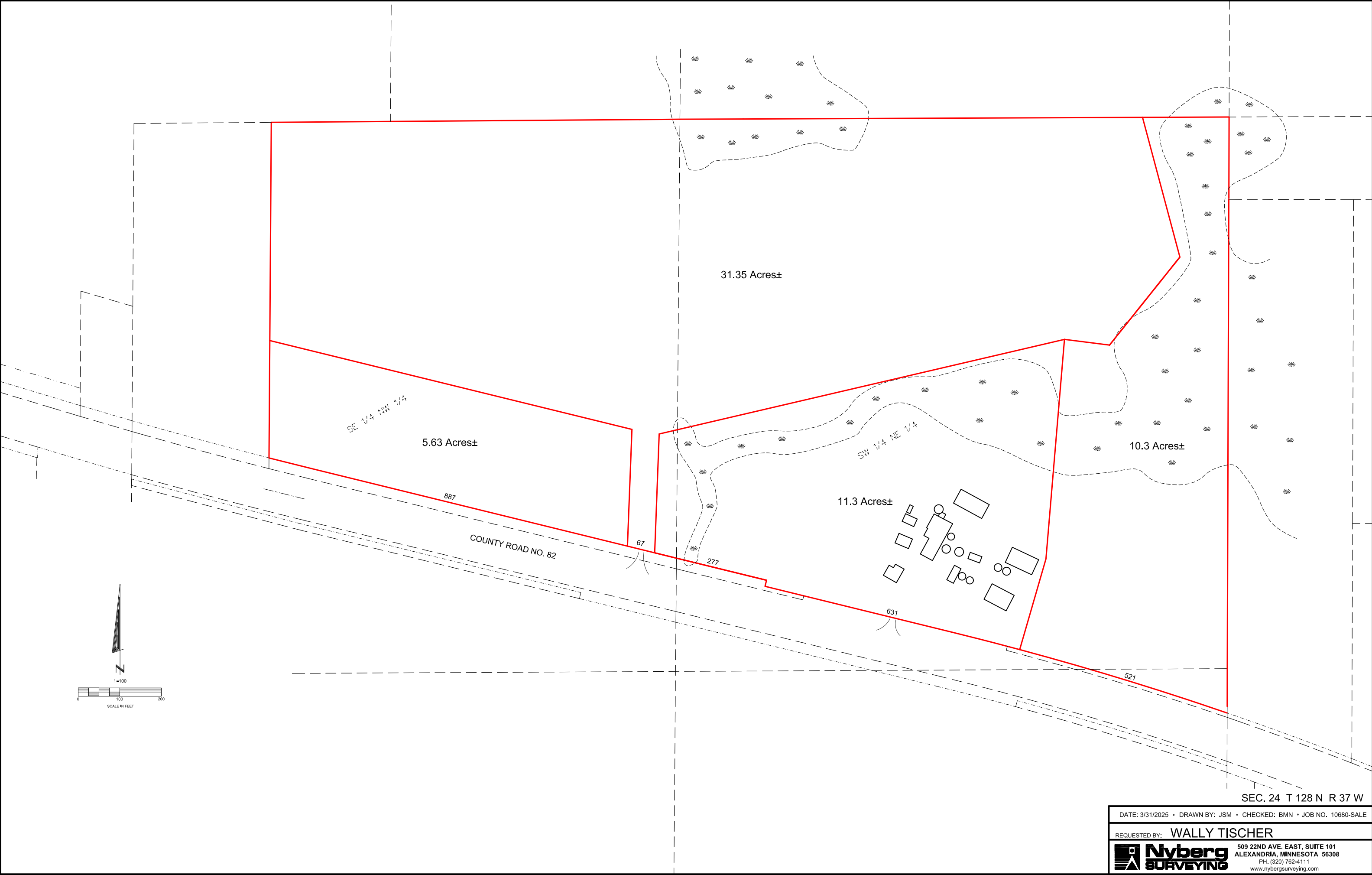
AMOUNT DUE	TOTAL TAX 576.00
MAY 15, 2024	1ST HALF TAX 288.00
	PENALTY
	TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

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SEC. 24 T 128 N R 37 W

DATE: 3/31/2025 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 10680-SALE

REQUESTED BY: **WALLY TISCHER**



509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com



SEC. 24 T 128 N R 37 W

DATE: 3/31/2025 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 10680-SALE

REQUESTED BY: **WALLY TISCHER**



509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
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Alexandria Township
August 29, 2025

P.O. Box 445
Alexandria, MN 56308

(320) 759-5300

alexandriatownship.org
clerk@alexandriatownship.org
admin@alexandriatownship.org

EASTWOOD ESTATES LLC
94 BIRCH AVE
ALEXANDRIA MN 56308

RE: Parcel(s) 03-1841-000 and 03-1848-000

To Whom It May Concern:

We are writing per your request for confirmation of the current zoning of Parcels 03-1841-000 and 03-1848-000 in Alexandria Township.

Those properties were rezoned to Commercial-Rural in May 2021 and remain zoned in that zoning district.

The list of uses that are allowed in that zoning district as either permitted, conditional or interim uses is available in the Alexandria Township Zoning Ordinance under Section III.B and can be viewed at: <https://alexandriatownship.org/ordinances/>

If you have any questions, please do not hesitate to contact us at 320-759-1560 or toll free at 888-439-9793. You may also contact Alexandria Township directly at 320-759-5300.

Sincerely,

Ben Oleson
Hometown Planning
Alexandria Township Zoning Administrator

ALXT_Tischer_EastwoodEstatesLLC_zoningletter_082925

April 12, 2024

Wally Tischer
Willis Dropik Living Trust
7617 County Rd 82 SE
Nelson, MN 56355-4511

RE: Petroleum Tank Release Site File Closure
Site: Dropik/Tischer Farmstead, 7617 County Road 82 SE, Nelson, Douglas County 56335
MPCA Site ID: LS0021887

Dear Wally Tischer:

The Minnesota Pollution Control Agency (MPCA) is pleased to let you know it has determined your investigation and/or cleanup have adequately addressed the petroleum tank release at the site (Site) listed above. Based on the information provided, the MPCA has closed the petroleum tank release site file.

The closure of the petroleum tank release site file means the MPCA does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this Site. However, the MPCA has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment under current conditions.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information, changing regulatory requirements, or changed land use makes additional work necessary. If you or other parties discover additional contamination (either petroleum or non-petroleum) that was not previously reported, Minnesota state law requires that the MPCA be notified immediately.

You should understand this letter does not release any party from liability for the petroleum contamination under Minn. Stat. § 115C.021, subd. 1, or any other applicable state or federal law. In addition, this letter does not release any party from liability for non-petroleum contamination, if present, under Minn. Stat. § 115B, the Minnesota Environmental Response and Liability Act.

Please note that as a result of performing the requested work you may be eligible to apply to the Petroleum Tank Release Compensation Fund (Petrofund) for partial reimbursement of the costs you have incurred in investigating and cleaning up this petroleum tank release. The Petrofund is administered by the Petroleum Tank Release Compensation Board (Petro Board) and the Minnesota Department of Commerce. To learn more about who is eligible, the types of work, and the amount of reimbursement available, please contact the Petrofund at 651-539-1515 or 800-638-0418.

If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA should be notified immediately.

Wally Tischer
Page 2
April 12, 2024

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please contact me at 218-302-6609 or by email at lee.field@state.mn.us. Please reference the above MPCA Site ID in all correspondence. You may also reach the MPCA by calling 651-296-6300 or 800-657-3864.

Sincerely,

Lee Field

This document has been electronically signed.

Lee Field
Project Manager
Remediation Division

LF:km

cc: Tiffany Heinrich, City of Nelson (electronic)
Dave Rush, Douglas County (electronic)
Shawn Miller, West Central Environmental Consultants (electronic)