

# Swartz Brothers Associates Inc.

## Property Information Sheet

210 N Main Street, P O Box 550, Starbuck, MN 56381 320-239-2282

2 South Franklin Street, Glenwood, MN 56334 320-634-4000

Toll Free: 1-877-239-2375



Email: [swartzbros@swartzbros.com](mailto:swartzbros@swartzbros.com) Website: [www.swartzbros.com](http://www.swartzbros.com)

Property Type:	Golf Course	File No.	21-103
Address:	40204 Primrose Lane		MLS No.
City:	Sauk Centre	State:	MN
Zip:	56378	Owner:	Z & L Corp
County:	Stearns	School District:	Sauk Centre
Lake Name:	---	Agent:	Dan
Price:	\$798,000		
Terms:	Cash	Legal Description:	Lengthy – on file 27-126-34
Directions:	From Sauk Centre - South on Hwy 71 to property		

### PROPERTY DETAIL

Lot Dimens/Acre:	181 +/- acres	Road Frontage:	1000'	Road Surface:	Blacktop
Topography:	Level to gently rolling	Water Frontage:	----	Beach:	----

### EXTERIOR STRUCTURE

Year Built:	1997	Exterior:	Brick	Porch/Entry:	
Construction:	Frame	Roof Type:	Asphalt Shingles	Deck/Patio:	
Style/Stories:	1 Story	Garage/Openers:		Driveway:	

### MECHANICAL/UTILITY

Heat:	In Floor	Power Co.:	Stearns Electric	Water:	Private	Sewer:	Private
Gas:		Amps:		LP Tank:	Rented or Owned (owner)		

### TAXES – ASSESSMENTS- FEES

Taxes:	\$ 12,200	Year:	2020	Zoning/Taxed:	Qual Public GC – Comm/Ind
Special Assessments:	HRA – \$40.76, Watershed – \$133.83, Regional Rail Authority - \$7.42		Parcel #:	34.22823.0000	

**Comments:** West Central MN Golf Course. Premier 18-hole "Links" style course. 18-holes, driving range, putting and chipping greens. Great Clubhouse with full walkout basement. Main floor has restrooms, large open area with bar, kitchen, large walk-in cooler, office, storage room. Basement includes office, restroom, meeting room, storage and mechanical rooms, and large heated storage for 40 carts. Large shop/storage building – half heated with office, breakroom, restroom, storage, mechanicals and shop. Balance cold storage. Price includes all equipment to operate in clubhouse and for the grounds maintenance, misc. hand tools, compressors, welder, spare parts and more. Offered @ \$798,000

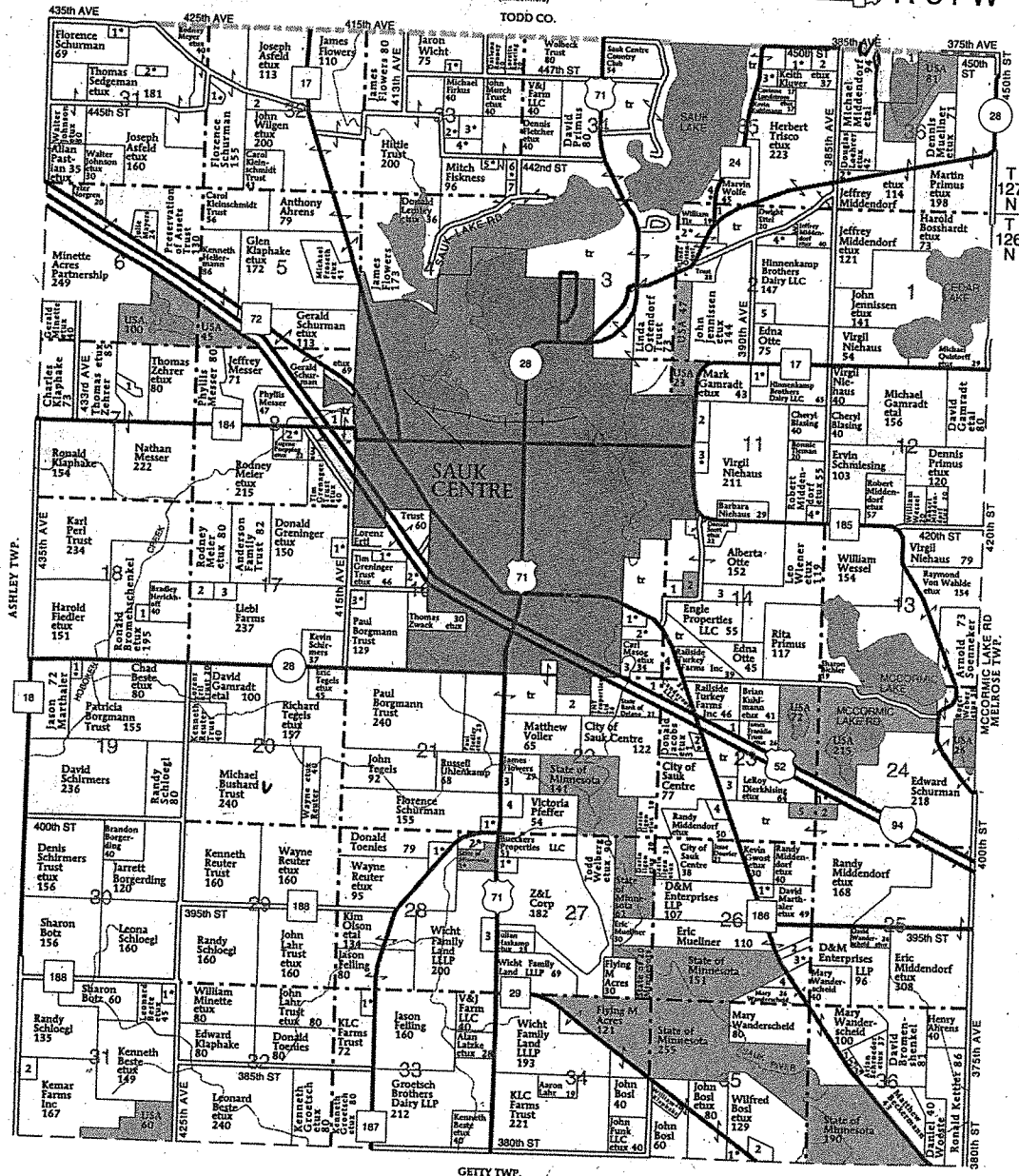
All information furnished is from sources judged to be reliable, however, no warranty or representation is made as to its accuracy or completeness. Property is subject to prior sale or withdrawal with out notice.

T-126-127-N

# SAUK CENTRE PLAT

R-34-W

TODD CO.



### SAUK CENTRE TOWNSHIP

- SECTION 2**
1. Vanway, Merlyn 6
  2. Haroldson, William 18
  3. Bertram, Keith 7
  4. Klases, John 12
  5. Klaphake, Dean 14
- SECTION 7**
1. Minette, Gerald 10
- SECTION 8**
1. Miller, Douglas 5
  2. Klaphake, Mark 10
  3. Messer, Donald 9
- SECTION 11**
1. Welshair, Scott 15
  2. St Pauls Church of Sauk Centre 14
  3. Hartigan, Larry 9

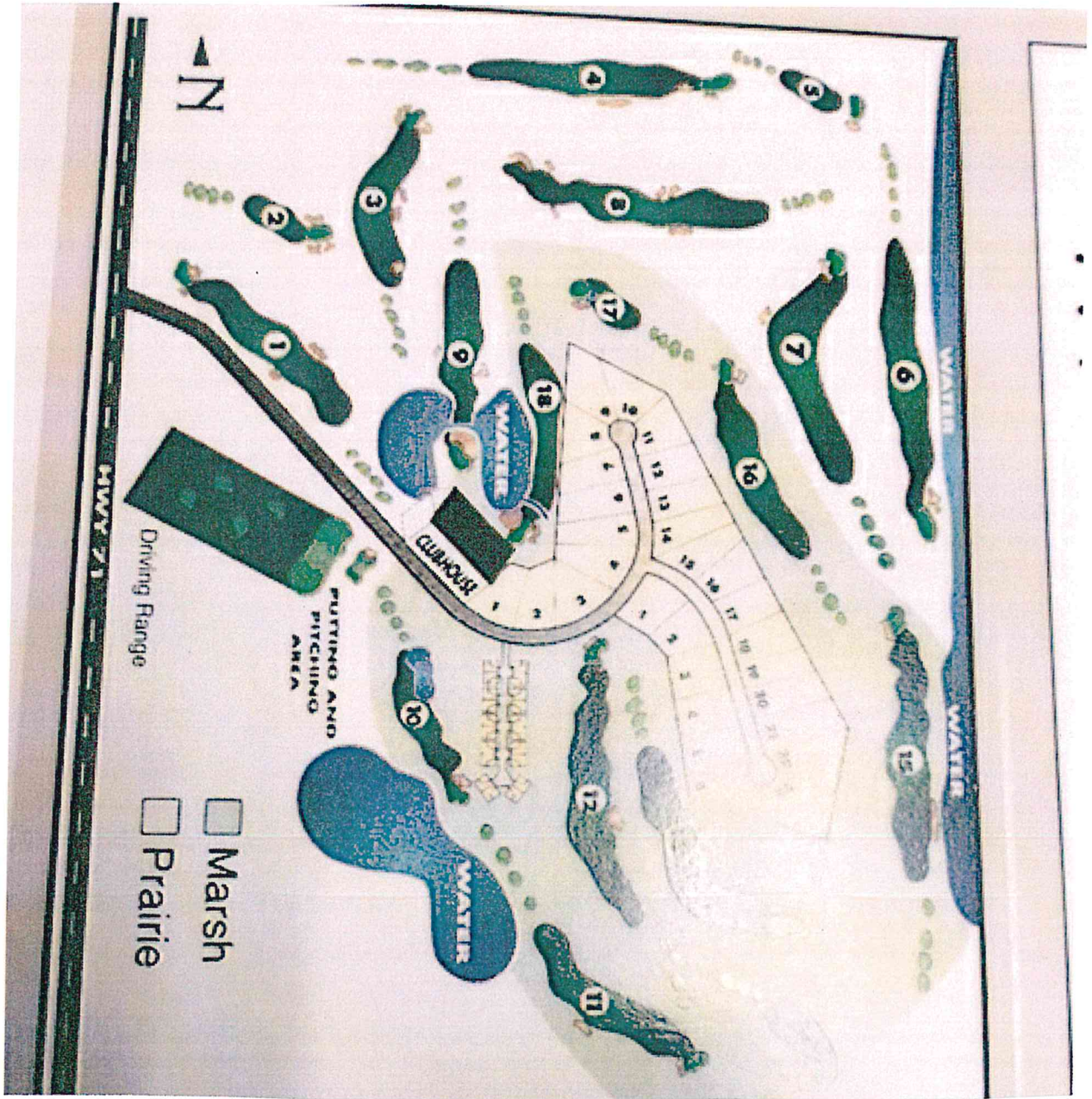
- SECTION 14**
1. City of Sauk Centre 8
  2. State of Minnesota 11
  3. Otte, Edna 14
  4. Masog, Carl 11
- SECTION 15**
1. Moore, Gary 9
  2. Igen, Darin 11
  3. Canderson LLLL 15
- SECTION 16**
1. Krousey, Daniel 8
  2. Franklin Trust, James 14
- SECTION 17**
3. Borgerding, Ralph 5
- SECTION 17**
1. Greninger Trust, Tim 10
  2. Herickhoff, Bradley 14
  3. Reiffenberger, Ross 12

- SECTION 18**
1. Bromenshenkel, Marilyn 5
- SECTION 19**
1. Borgmann, Harold 5
- SECTION 21**
1. Nathe, Rueben 5
- SECTION 22**
1. Canderson LLLL 24
  2. North American State Bank 19
  3. Miller, Gabriel 5
  4. Lahr, Donald 15
- SECTION 23**
1. Voller, Carole 8
  2. Meyer, Robert 7
  3. Harren, Christopher 11
  4. Hoffman, John 9
  5. USA 9

- SECTION 24**
1. Dierkhising, LeRoy 17
- SECTION 26**
1. Kollman, Mark 5
  2. Determan, James 5
  3. Morten, Michael 11
  4. Duinick Concrete LLC 8
- SECTION 27**
1. Stepan, Daniel 10
- SECTION 28**
1. Lawinger, Alan 12
  2. Beste, Kenneth 12
  3. Huntington, Dillon 8
- SECTION 31N**
1. Gruber, Kenneth 6
  2. Christiansen, Curtis 9

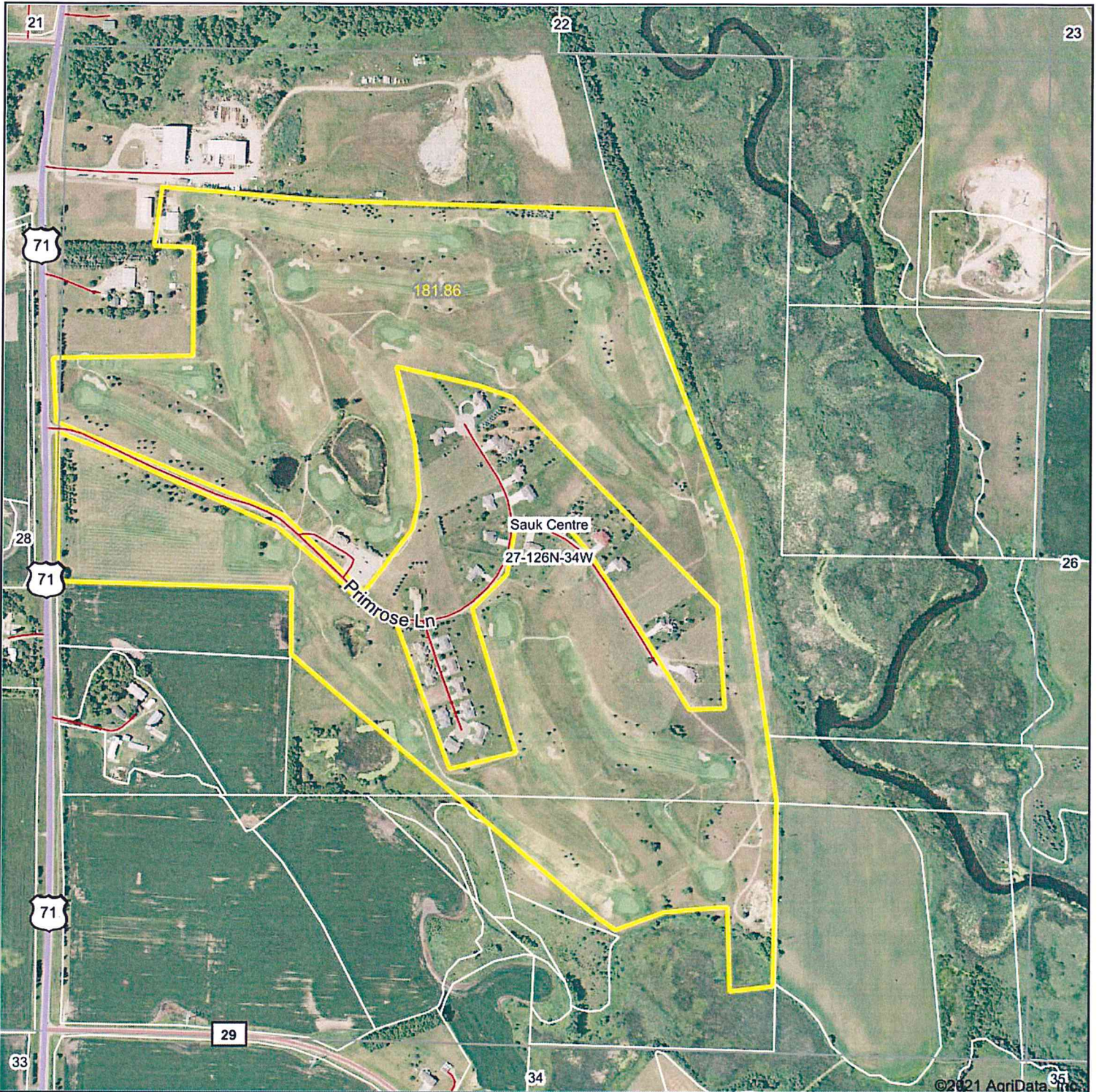
- SECTION 31S**
1. Messer, Jason 7
  2. Loxtercamp, Dora 8
- SECTION 32N**
1. Copley, James 5
  2. Asfeld, Leo 14
- SECTION 33N**
1. Sogge, Troy 5
  2. Lyon, Dale 10
  3. Leonard, Todd 14
  4. Funk, Francis 14
  5. Leukam, Kenneth 5
  6. Proell, Michael 5
  7. Clausen, James 5
- SECTION 33S**
1. Borgerding, Joseph 9
- SECTION 35N**
1. Kulzer, Peter 16
  2. Ladda, Mark 14

3. Alter, Reid 7
  4. Oswald, Thomas 7
- SECTION 35S**
1. Lahr Trust, Harold 6
  2. Klaphake Feed Mill Inc 9
- SECTION 36N**
1. Wetland Property Investments LLC 29
  2. Gamradt, Jeffrey 5
- SECTION 36S**
1. Middendorf, Kevin 5
  2. Pearson, Arien 5
  3. Schneider, Thomas 5



**Recommended by Golf Digest  
as "A Place to Play"**

# Aerial Map



Map Center: 45° 41' 39.86, -94° 56' 35.5



**27-126N-34W**  
**Stearns County**  
**Minnesota**



1/8/2021

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008



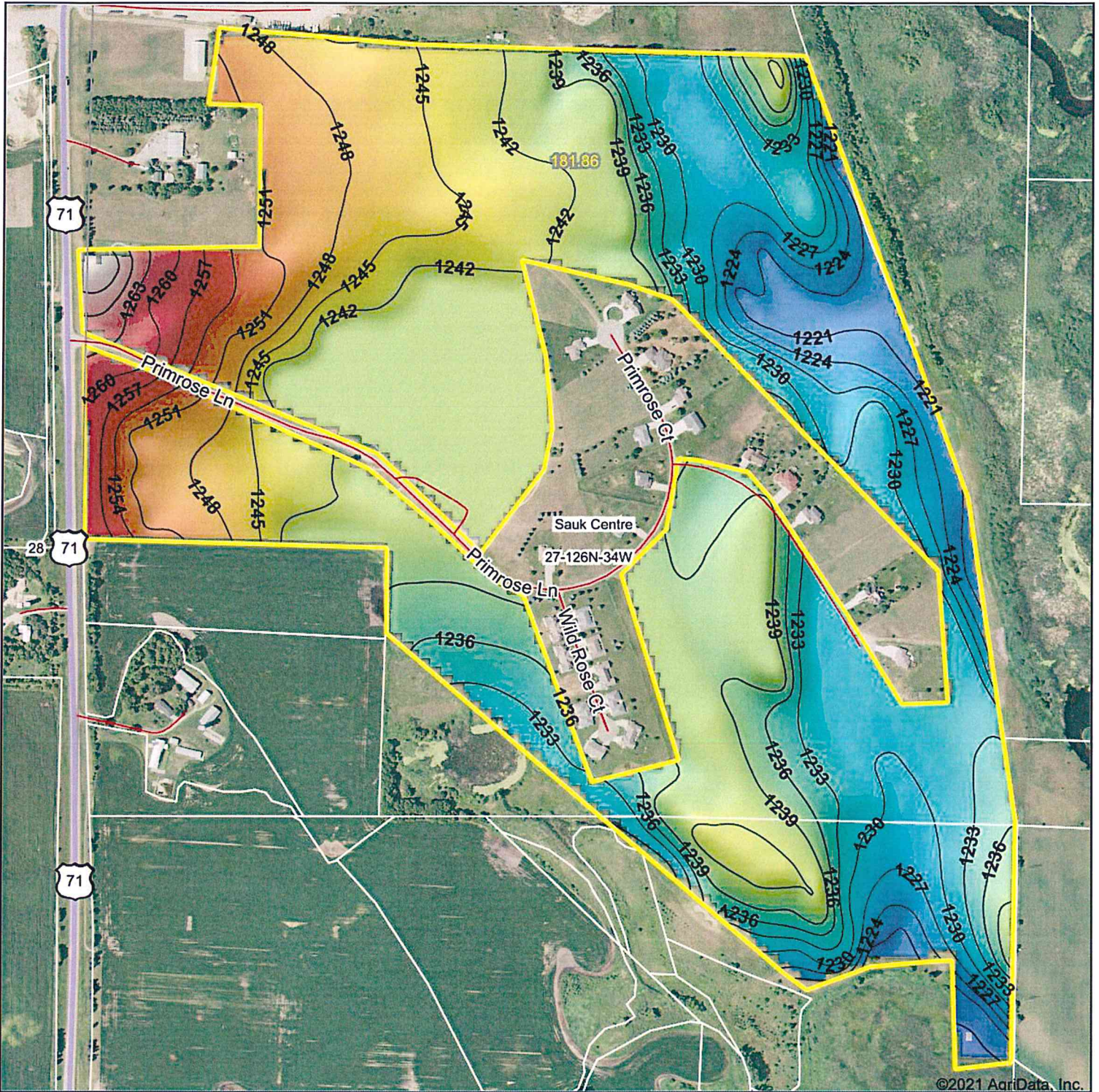
114	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.54	0.8%		IIIw		88											46
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	1.41	0.8%		VIIIw		5											5
260	Duelm loamy sand, 0 to 2 percent slopes	1.40	0.8%		IVs		42											24
D67C	Hubbard loamy sand, 2 to 12 percent slopes	0.96	0.5%		VIc	VIc	34											24
D67A	Hubbard loamy sand, 0 to 2 percent slopes	0.71	0.4%		IVs	IVs	38											25
<b>Weighted Average</b>							<b>52.8</b>	<b>1.5</b>	<b>30.2</b>	<b>42</b>	<b>82</b>	<b>27.7</b>	<b>11.8</b>	<b>19.3</b>				<b>*n 35.7</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,217.4  
 Max: 1,271.8  
 Range: 54.4  
 Average: 1,238.4  
 Standard Deviation: 9.25 ft



1/8/2021

**27-126N-34W**  
**Stearns County**  
**Minnesota**

map center: 45° 41' 39.86, -94° 56' 35.5

Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008.

Equipment list, replacement value

Toro 580D Groundmaster	sn 30581-90159
Toro 328D Groundmaster	30625-22000636
Toro 3500D Sidewinder	30821-240000124
Toro 3500D Sidewinder	xxxxxxxxxxxxxx
Toro 5500D Reelmaster	0350-210000280
Toro 6700D Reelmaster	03808-210008280
Toro 5300D Reelmaster	03502-40350
Toro 5300D Reelmaster	03530-42187
Toro 5100D Reelmaster	03530-80189
Ransomes-Textron G-Plex 2	xxxxxxx
Ford 1320 Tractor	79792
Toro Topdresser	xxxx
Toro Greens Aerator	xxxx
Ryan Sod cutter	xxxx
Club Cart Cary All-2	
Toro Workman 4200 4wd	xxxxx
Cushman Truckster	xxxx
John Deere Gator	xxxx
Toro 3100D sidewinder	33201-210000502
Thru Turf Greens Roller	RS 48-113
Top Dresser Cushman	xxx



Cushman Sand Rake	xxxx
Toro Sand Rake	xxxx
Toro 3150 Greensmaster	xxxxxxx
Toro 3250D Greensmaster	xxxxxxx
Toro 3100 Greensmaster	xxxxxxx
Isuzu NPR	xxxxxxx
19 Hole Bev Cart	xxxxxxx
King Cutter 3Pt spreader	xxxxx
Land Pride 3pt slid seeder	xxxx
Cutter 3pt tiller	xxxx
Harley rake 3pt	xxx
Bradko trencher 3pt	xxxx
Auger 3pt	xxx
Swiser tow mower	xxxx
Witek Ball picker -5gang	xxx
Range Servant ball dispenser	RS-8
Msc turf/lawnsaping equip	xxxx
NEARY series 5000 mower sharpening system	
Shop tools/welding equip/supply	

Square Tables 3'	6
Round Tables 5'	10
Stack chairs	60
Bar stools	10
True Freezer 27'	2
True refrigerator 27'	1
True deli bar refrigerator	1
Ice make machine	1
Hobart dishwasher	1
Imperial range 37'	1
Imperial griddle	1
Microwave oven	1
Hot dog roller mach	1
Coffee maker	1
Dean deep fat fryer	2
Misc kitchen/bar	xx

181.76 acres NW  $\frac{1}{4}$  less 10.01, 31.6 and 20.0 acres

Also NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  and SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  and N 561' of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  and part of SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  lying easterly and northerly of line commencing Southeast corner SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  N 89 degrees West along the South line 66' to point of beginning; Northeast 529.64 North 45 degrees West 1,147.78' to North line of SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  less part platted as Wild RO Section 27, Township 126, Range 34