

What's behind the walls.

9765 261st Ave NW, Zimmerman, MN 55398 · a documented record for buyers & appraisers

~5 acres

WOODED · POND

General Rural

ZONING (GR)

~1972

YEAR BUILT

Steel roof

2022

PID 30-013-1100

SHERBURNE CO.

Septic — two independent systems **BOTH COMPLIANT**

House system

New engineered system — county-verified compliant. The former cesspool was replaced; Sherburne County issued a Septic Inspection Verification (compliant **07/28/2026**), Permit **#26-374**, 5-year verification through **07/28/2031**, issued for property transfers.

Shop system

Independent 1,650-gallon holding tank — MPCA Certificate of Compliance dated **10/21/2025** (≈ to 2028).

Inspector of record

ARK Septic LLC — Ashley Krause, MPCA cert #9575.

On file

Engineered design, both MPCA compliance reports, and the county verification certificate.

Water — private well

Disclosure

MN Dept. of Health Well Disclosure Certificate **#264123** on file — one active well in use.

Location

NE¼ of the NE¼, Sec. 13-34-26 — northwest of the home, toward 261st Ave.

Depth / yield

~92 ft deep / ~20 GPM per the well log (drilled 2000). A prior shallow well was sealed in 2000; the 2000 water test passed. *Buyer to verify.*

Irrigation

In-ground lawn sprinkler system.

Heating, cooling & utilities

Primary

Geothermal heating + cooling on BOTH buildings (shop unit: Hydron "Evolution"); the home and shop systems run independently.

Backup

Propane backup — Ruud furnace + Navien; a radiant tube heater in the shop's warehouse bay; two propane tanks. *Redundant heat — geo primary, propane backup.*

Electric

Two separate meters (Connexus) — the home and the shop are metered independently.

Recent cost

Combined electric ~\$107–131/mo (May–Jun 2026); deep-winter figures available on request.

The shop THE REASON YOU'RE HERE

Size & layout	~4,800 sq ft (approx.) across two connected bays — the Warehouse (58'5" × 39'5", ~2,300 sf) and the Shop / Office side (38'7" × 57'5", ~2,215 sf), joined by French doors. <i>Square footage is approximate; buyer to verify by measurement.</i>
Ceilings & doors	Warehouse ceiling ~11'9"; Shop/Office side ceiling ~10'. A wide drive-in overhead door (~15'9" × ~10') plus additional overhead + entry doors.
Power	3-phase capability via an on-site phase converter (single-phase utility + converter). Built for heavy equipment; a history of use as a cabinet business.
Heat	Geothermal + radiant heated floor on the Shop/Office side; propane radiant tube heat in the Warehouse.
Fixtures	Built-in Husky 80-gallon air compressor · office · bathroom (on the shop's own holding-tank septic).
Included	Heavy-duty pallet racking conveys with the property.
Improvements	East retaining wall installed 2022 (approx. \$40,000) · new shop gutters 2024 .

Home & income suite

Home	4 bedrooms / 2 baths · split-entry · ~1,546 sq ft above grade plus a finished lower level (<i>confirm GLA to appraisal</i>) · warm oak cabinetry · 2 fireplaces (family gas, living wood) · deck.
Garage	Oversized 3-car with a heated floor. (<i>Some garage space was finished into the suite; older records may show "4 stalls."</i>)
Suite	~480 sq ft fully separate living suite — its own entrance, kitchen, bath, laundry, in-floor heat, and indoor parking (approx. \$1,000/mo rental potential).
Roof	Steel roof on the home (2022).

Land

Acreage	~5 private, wooded acres (county record 5.0 ac / 217,800 sq ft) with a pond and trails.
Zoning	General Rural (GR) , Sherburne County — operated as a home-based cabinet business for years; a buyer confirms their specific intended use with the county. (<i>Not marketed as commercial.</i>)
Adjoining land	Adjoining acreage may be available separately by private arrangement — inquire for details.

Documents available (buyer & appraiser resource)

Septic	Sherburne County verification (2026) · engineered design · house + shop MPCA compliance reports (2025).
Water	MDH well disclosure certificate #264123.
Plans	Measured floor plans — all levels + the shop.
Utilities	Recent electric bills; propane fill history on request.

Information deemed reliable but not guaranteed. Square footage, dimensions, systems, ages, and costs are approximate and provided by the seller and public records; buyer to independently verify all information with the county, licensed inspectors, and the appraiser. Zoning is General Rural — a buyer confirms their intended use with Sherburne County. Serdar+Partners at Compass is a real estate brokerage.