

11.90 ACRES FOR SALE
Hwy 371 / Dellwood Drive, Baxter, MN 56425

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

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Hwy 371 Commercial Site.

Exceptional opportunity to secure 11.9 acres of prime commercial land with 975 feet of high-visibility Hwy 371 frontage. Situated in the rapidly expanding Hwy 371 corridor, just north of Menards, this property offers unparalleled exposure. Whether you're looking to build new or expand, this is the perfect location to capitalize on the area's growth. Don't miss out on this highly sought-after spot to establish your business in one of the region's most dynamic areas!



Address:	Hwy 371/ Dellwood Drive, Baxter, MN 56425
Directions:	From Hwy 210/371 intersection in Baxter - North on Hwy 371 approx. 1/5 miles - Property is located on the right (east), directly after Brainerd General Rental
Lot Size:	11.90 Acres Total (518,178 sq. ft.)
High Ground:	10 Acres (435,600 sq. ft.)
Wetland:	1.90 Acres (82,578 sq. ft.)
Frontage:	975' on Hwy 371, 471' on Dellwood Dr and 131' on Novotny Rd
Purchase Price:	\$2,200,000
2024 Real Estate Taxes:	\$29,444 (Including \$11,204.26 in Special Assessments)
Note:	Seller to pay all Special Assessments

Continued on next page.

Hwy 371/Dellwood Drive, Baxter, MN 56425

Features

Water & Sewer:	City
Utilities Available:	Natural Gas, Telephone, Cable, and Fiber Optic
Access:	There is currently a right-in/right-out access off of Hwy 371, plus potential for access off of Novotny Road or Dellwood Drive
Easement:	There is a 50' wide Service Road Easement along the west edge of the property, going the entire length of the property
Billboard:	Seller to retain rights to the billboard on the property
Wetlands:	There are wetlands on the property - please see Agent for details.
Zoning:	C-2 Regional Commercial District
PID#:	40310593 & 40310614
Legacy PID#:	030314100AA0009 & 030311400BC0009
Neighboring Businesses:	Located near Lakes Audio, Hilltop Trailers, Brainerd General Rental, HART, Applebee's, Culver's, Menards, Arby's, Subway, Starbucks, Grizzly's Retail Center, Slumberland, Baxter Village, Holiday Inn Express, Arrowwood Lodge, Jack Pine Brewery, Kwik Trip, West Side Liquor, plus numerous others.

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

Existing Legal Description

Parcel 1:

That part of the Northeast Quarter of the Southeast Quarter, Section 31, Township 134 North, Range 28 West, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 01 degree 14 minutes 03 seconds East, assumed bearing, 859.35 feet along the east line of said Northeast Quarter of the Southeast Quarter to the point of beginning of the tract to be described; thence South 55 degrees 45 minutes 42 seconds West 564.81 feet to the northeasterly right-of-way line for Trunk Highway No. 371; thence North 34 degrees 14 minutes 18 seconds West 975 .65 feet along said right-of-way line to the north line of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 20 seconds East 1026.18 feet along said north line to the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 01 degree 14 minutes 03 seconds West 469.91 feet along said east line of the Northeast Quarter of the Southeast Quarter to the point of beginning.

Together with and subject to an easement for a service road, the westerly line being adjacent to said northeasterly right-of-way line for Trunk Highway No. 371 and the easterly line of which is described as follows: Commencing at the point where the north line of said Northeast Quarter of the Southeast Quarter intersects said northeasterly right-of-way line of Trunk Highway No. 371; thence South 88 degrees 56 minutes 20 seconds East 61.26 feet along said north line to the point of beginning of the easterly line to be described; thence South 34 degrees 14 minutes 18 seconds East 1204.04 feet; thence South 30 degrees 33 minutes 22 seconds East 406.74 feet to the south line of said Northeast Quarter of the Southeast Quarter and there ending.

Parcel 2:

All the real property, together with improvements, if any, situate, lying and being in the County of Crow Wing and State of Minnesota, described as follows:

That part of the East One-half of the Northeast Quarter, Section 31, Township 134 North, Range 28 West, described as follows: Commencing at the East quarter corner of said Section 31; thence West assumed bearing, along the South line of said East One-half of the Northeast Quarter 765.57 feet to the point of beginning; thence North 15 degrees 26 minutes 00 seconds East 203.73 feet to the centerline of an existing public road; thence South 74 degrees 34 minutes 00 seconds East along the centerline of said public road 131.45 feet; thence South 15 degrees 26 minutes 00 seconds West 167.44 feet to the South line of said East One-half of the Northeast Quarter; thence westerly along said south line of said East One-half of the Northeast Quarter to the place of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State;

EXCEPT

That portion of the above-described property which lies within a 66.00 foot wide strip of land, the centerline of which is described as follows: Commencing at the East quarter corner; thence North 01 degrees 07 minutes 41 seconds East 33.01 feet along the East line of said Southeast Quarter of the Northeast Quarter, Section 31, Township 134 North, Range 28 West to the point of beginning of the centerline to be described; thence North 89 degrees 54 minutes 33 seconds West 79.47 feet; thence northwesterly 80.81 feet along a tangential curve concave to the North, central angle 15 degrees 26 minutes 02 seconds and radius 300.00 feet; thence North 74 degrees 28 minutes 33 seconds West, tangent to the last described curve, 708.86 feet; thence westerly 105.53 feet along a tangential curve concave to the South, central angle 30 degrees 13 minutes 57 seconds and radius 200.00 feet to the easterly right of way line of State Trunk Highway 371 and said centerline there terminating. The sidelines of said 66.00 foot wide strip of land shall be prolonged or shortened to terminate at said easterly right of way line of State Trunk Highway 371 and at the South and East lines of said Southeast Quarter of the Northeast Quarter, Section 31, Township 134 North, Range 28 West.

EXCEPT

That part of the East 33.00 feet of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4), Section Thirty-one (31), Township One Hundred Thirty-four (134) Range Twenty-eight (28), Crow Wing County, Minnesota which lies north of the following described line; Commencing at the southeast corner of said NE1/4-SE1/4; thence North 00 degrees 16 minutes 23 seconds East, bearing based on Crow Wing County Coordinate Database NAD 83, 859.35 feet along the east line of said NE1/4-SE1/4 to the point of beginning of the line to be described; thence South 54 degrees 48 minutes 02 seconds West 40.52 feet to the west line of said East 33.00 feet of the NE1/4-SE1/4 and said line there ending.

AND

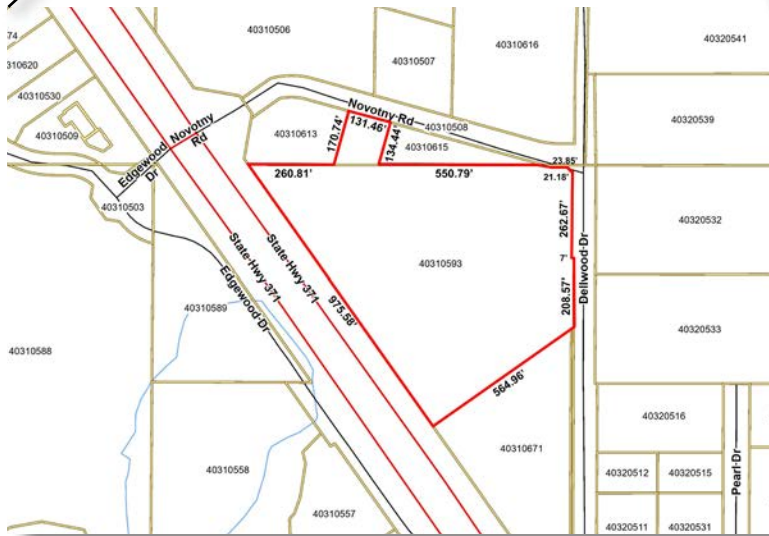
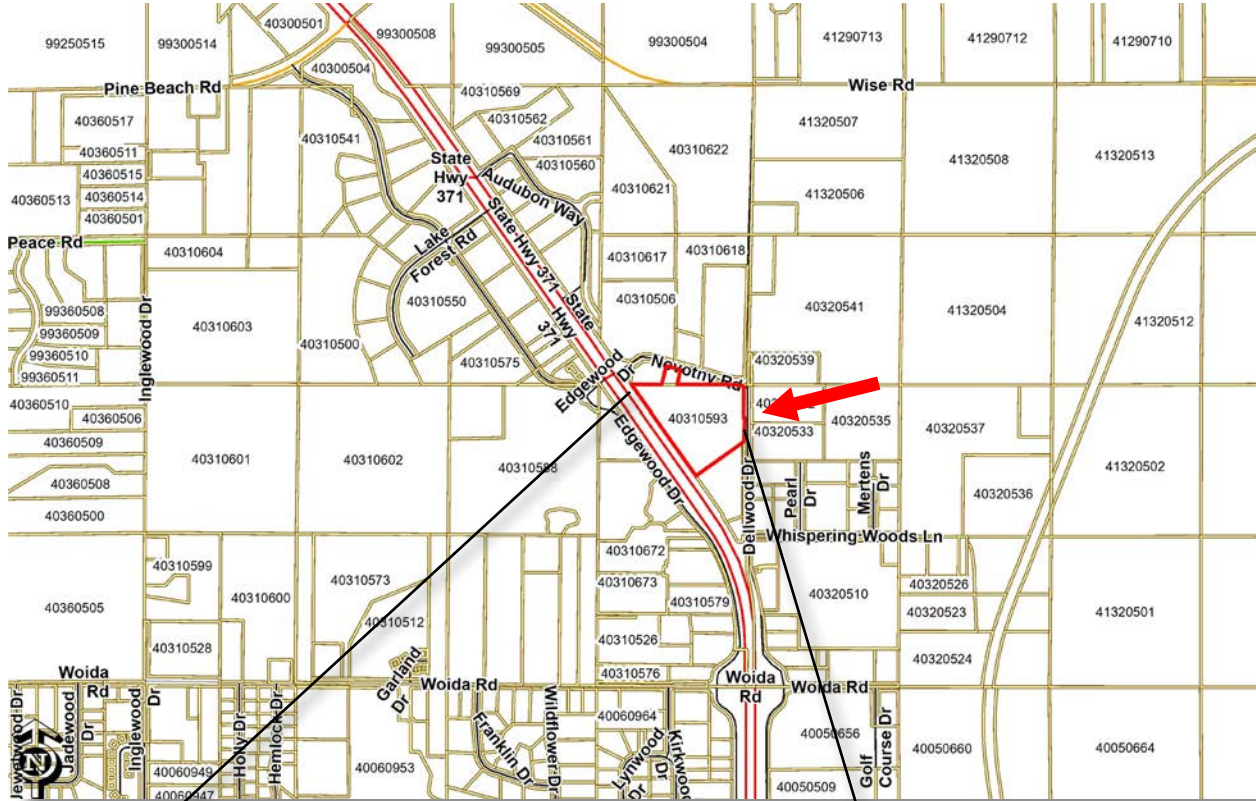
That part of said NE1/4-SE1/4, described as follows: Commencing at the northeast corner of said NE1/4-SE1/4; thence North 89 degrees 54 minutes 33 seconds West, bearing based on Crow Wing County Coordinate Database NAD 83, 33.00 feet along the north line of said NE1/4-SE1/4 to the west line of the East 33.00 feet of said NE1/4-SE1/4, the point of beginning of the tract to be described; thence continuing North 89 degrees 54 minutes 33 seconds West 97.00 feet along said North line of the NE1/4-SE1/4; thence South 74 degrees 40 minutes 27 seconds East 93.20 feet to the west line of the East 40.00 feet of said NE1/4-SE1/4; thence South 00 degrees 16 minutes 23 seconds West 260.18 feet along said west line of the East 40.00 feet of said NE1/4-SE1/4 to a point 284.80 feet south and 40.00 feet west of said northeast corner of the NE1/4-SE1/4; thence South 89 degrees 43 minutes 37 seconds East 7.00 feet to said west line of the East 33.00 feet of the NE1/4-SE1/4 to a point 284.80 feet south and 33.00 feet west of said northeast corner of the NE1/4-SE1/4; thence North 00 degrees 16 minutes 23 seconds East 284.70 feet along said West line of the East 33.00 feet of the NE1/4-SE1/4 to the point of beginning.



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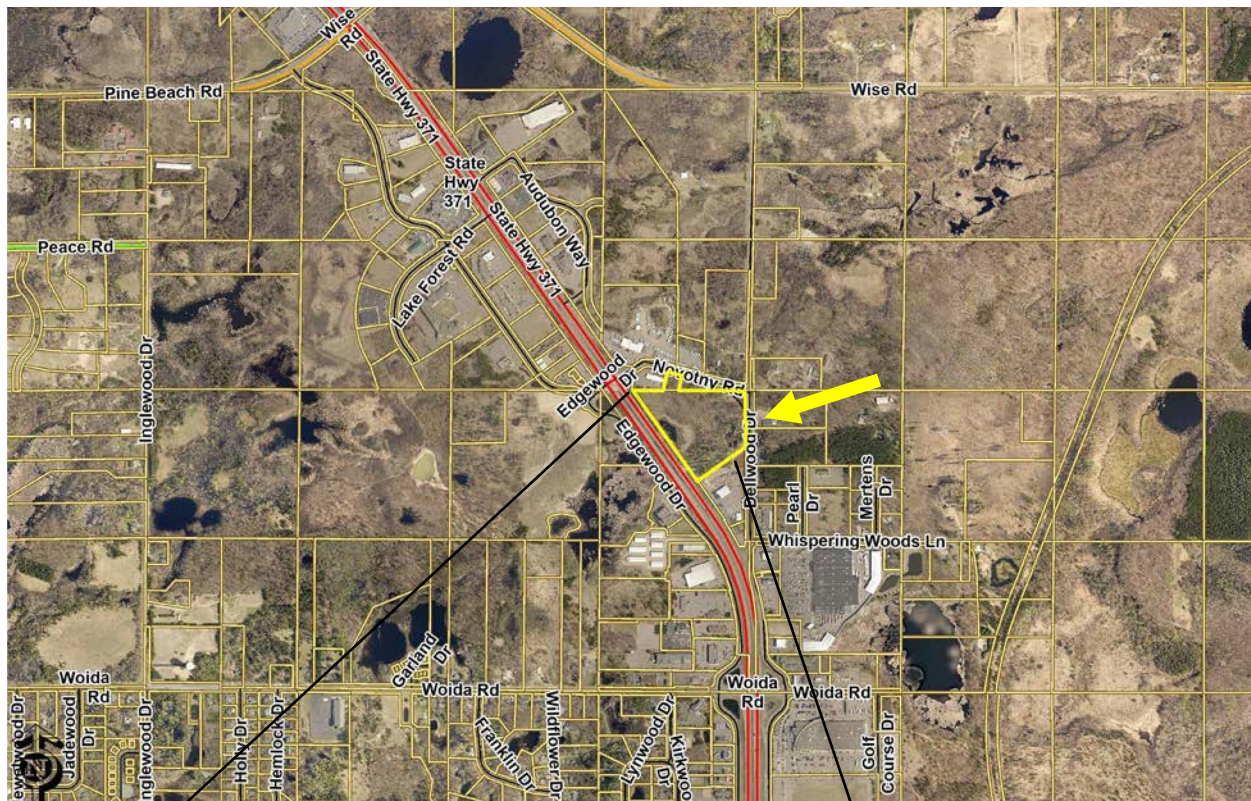
Section Map



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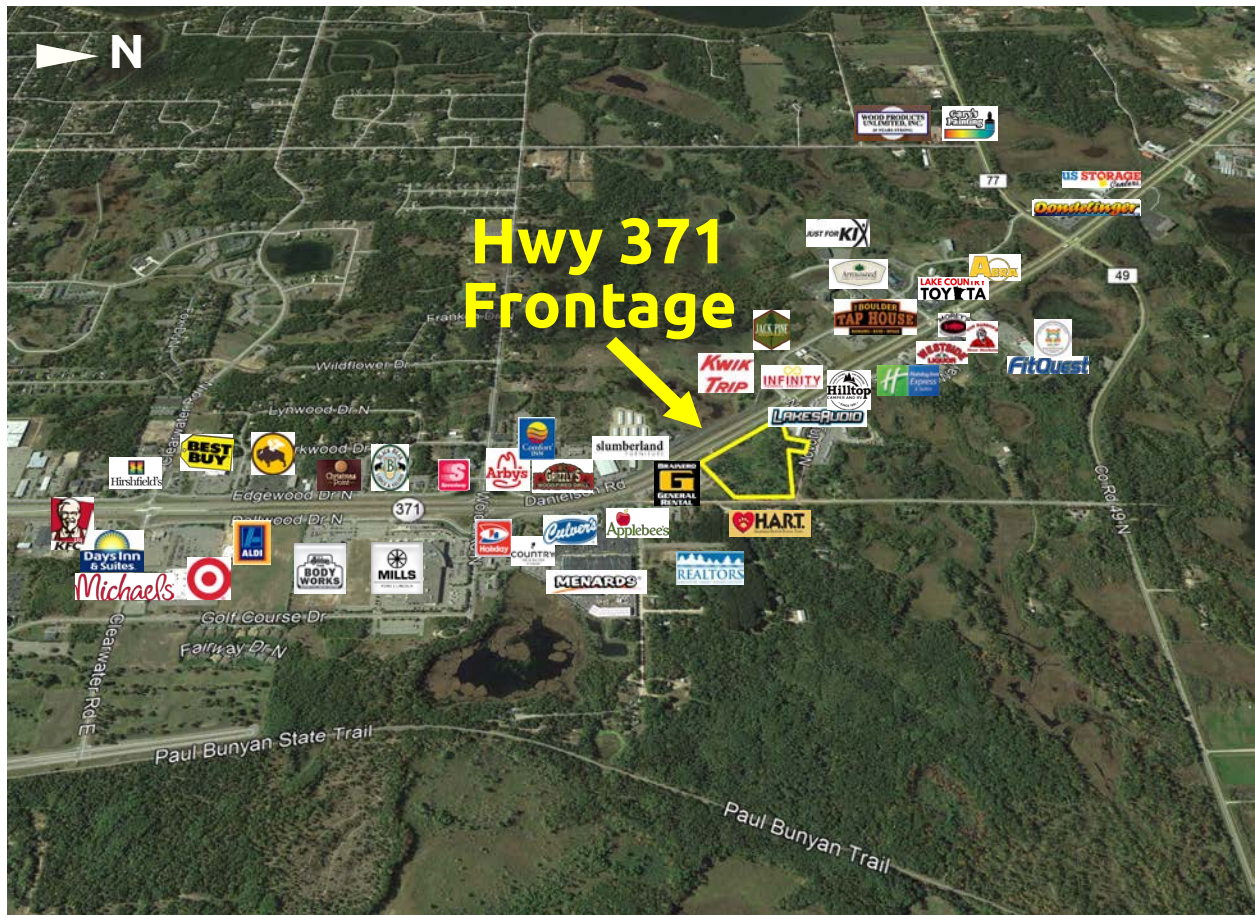
Section Aerial



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Hwy 371/Dellwood Drive, Baxter, MN 56425

Aerial Photo



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Hwy 371/Dellwood Drive, Baxter, MN 56425

Aerial Photo



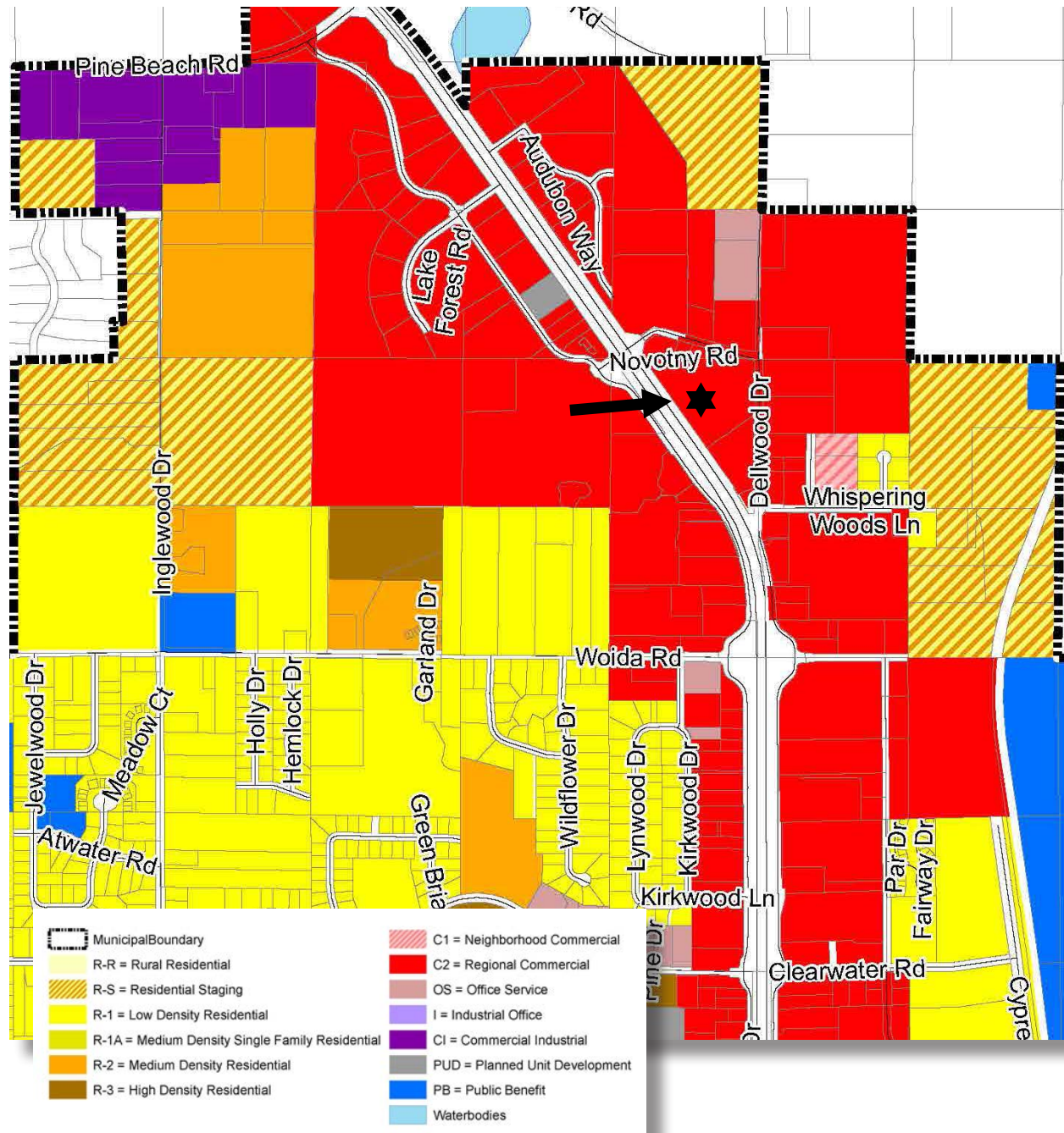
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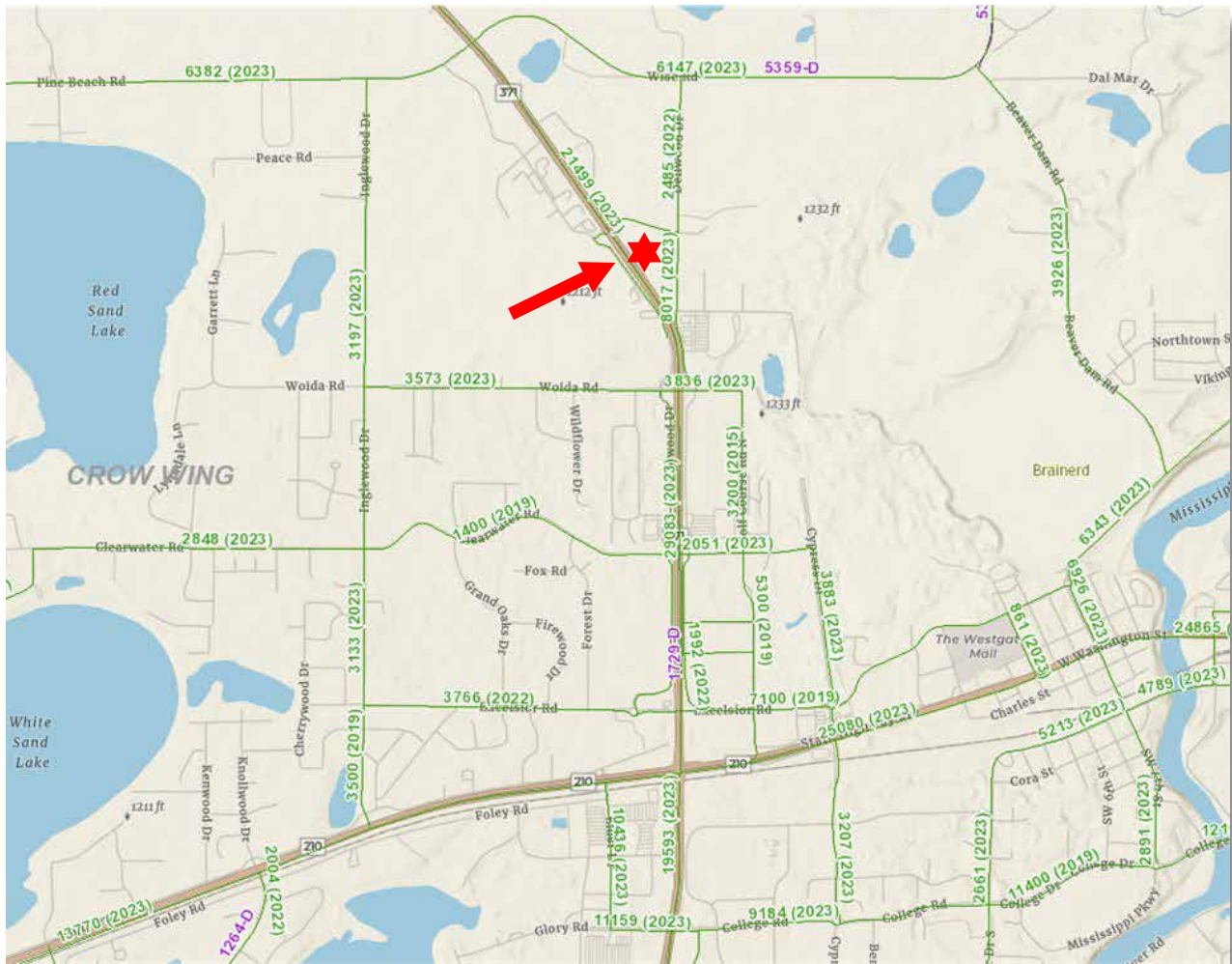
C-2 Regional Commercial



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Traffic Counts: 21,499 (2023) on Hwy 371, 8,017 (2023) on Dellwood Drive and 1,612 (2023) on Novotny Road



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Location Map



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Trade Area 2023 Population (Includes the following counties):

Crow Wing County	67,515
Cass County	31,064
Total Trade Area Population	98,579

2023 Population:

Baxter	9,085
Brainerd	31,623

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2023-2028:

Crow Wing County	0.30%
Baxter	0.34%

Households in 2023:

Crow Wing County	28,623
Baxter	3,588

2023 Median Household Income:

Crow Wing County	\$67,281
Baxter	\$73,740

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County in 2022:

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden's Resort
- Cragun's Resort
- Walmart
- Ruttgers Bay Lake Resort
- Cub Foods/Super Valu (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

Leading Employers Cont.:

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- BTD
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

Continued on next page.

Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Birch Bay
Boyd Lodge
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Kavanaugh's
Lost Lake Lodge
Maddens
Manhattan Beach Lodge
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Ashley Furniture
Auto Zone
Best Buy
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Dick's Sporting Goods
Discount Tire
Dollar Tree (2)
Dondelinger
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Home Depot
Home Goods
Hobby Lobby
Jiffy Lube

Major Retailers Continued:

Kohl's
Menards
Michaels
PetSmart
Planet Fitness
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ulta Beauty
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
Antler's
Applebee's
Arby's
B-Merri
Baia Della Italian Kitchen
Bar Harbor
Baxter's
Black Bear Lodge & Saloon
Blaze Pizza
Blue Oyster
Boulder Tap House
Breezy Point Marina
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (4)
Char
China Garden
Chipotle
Coco Moon
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Diamond House
Domino's Pizza (3)

Restaurants/Fast Food Continued:

Dough Bros.
Dunmire's (2)
El Tequila
Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Ippin Ramen & Sushi
Jack's House
Jersey Mike's
Jimmy John's
Jr's No. 19 BBQ
KFC
Little Caesar's
Loco Express
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Senor Patron
Sherwood North
Slice on Oak
Starbucks (3)
Subway (4)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
Timberjack
Wendy's (2)
Ye Ole Wharf

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Hwy 371/Dellwood Drive, Baxter, MN 56425

Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see 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. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the 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, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel 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 and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, 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 Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party 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 duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. _____ page two. (2)

50. Page 2

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

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

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific 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.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

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

MN-AGCYDISC-2 (8/14)

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Hwy 371/Dellwood Drive, Baxter, MN 56425

Contact

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