

BUYCK BUILDING SITE - SWIFT COUNTY ONLINE ONLY

AUCTION

Ends July 22, 2024 • Closing at 11 a.m. CST

Located at 520 110th Avenue NW, Danvers, MN 56231

5 Bedroom 1 Bath House with Basement
9.44 Surveyed Acres



Phone – Internet – Fiber Optic – FEDEL

Electricity – Agralite – Benson MN

Propane Gas – Tank Owned for House

60' x 120' x 16' Pole Shed

70' x 80' x 20' Pole Shed

Metal Quonset

Other Misc Sheds/Buildings

55,000 Bushel Bin

28,000 Bushel Bin

6,000 Bushel Holding Bin

Drive Over Pit

(6) 5,000 – 7,000 Bushel Bins

PID # 19-0069-200



Call Boyd at 320-444-0286 to schedule a viewing

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

AUCTIONEERS & CLERK
Zielsdorf Auction &
Real Estate Services
119 3rd St N.
Benson, MN 56215
Office: 320-843-3003

Your Farm Equipment & Real Estate Specialist

Online Only Auction July 12th – 22nd 2024

Buyck Building

Site Online Auction

520 110th Avenue NW, Danvers, MN 56231

- 5 Bedroom 1 Bath House with Basement
- 9.44 Surveyed Acres
- Phone – Internet – Fiber Optic – FEDTEL
- Electricity – Agralite – Benson MN
- Propane Gas – Tank Owned for House
- 60' x 120' x 16' Pole Shed
- 70' x 80' x 20' Pole Shed
- Metal Quonset
- Other Misc Sheds/Buildings
- 55,000 Bushel Bin
- 28,000 Bushel Bin
- 6,000 Bushel Holding Bin
- Drive Over Pit
- (6) 5,000 – 7,000 Bushel Bins

This Property will be sold subject to the following:

- Septic System is not in compliance and will need to be updated at no cost to seller within no longer than 12 months or Swift County Regulations.

For More Information Call Aaron Olson @ 320-808-8947

Or call Boyd (Owner) @ 320-444-0286

JULY 12th—22nd
2024

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.
- **Property has been Surveyed.**
- **Property will be sold without warranty.**
- All personal property and other debris that is at the property at time of closing will be the responsibility of the buyer. No expenses for removal or disposal from seller.

- 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.
- **If bid is placed in the last 6 minutes of bidding lot 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.
- **Grain in bins shall be retained by the sellers.**
- **Use of Grain Bins now containing grain shall be rented from buyer if not emptied prior to closing. The rate shall be .20 cents per bushel pro rated per year.**
- **Grain Dryer, Air System, & LP Tank for Dryer not include in the sale of the Real Estate. - They will be sold at auction on August Consignment Removal shall be done before December 1st, 2024.**

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 is not in compliance and will need to be updated at no cost to seller within no longer than 12 months or Swift County Regulations.**
- **Closing and Possession will be On or Before September 11th ,2024 or when all paperwork has been completed. Closing with Nelson Oyen Torvik P.L.L.P Montevideo MN.**

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.

SWIFT COUNTY TREASURER
P.O. BOX 207
BENSON, MN 56215
320-843-4069
www.swiftcounty.com

2024

PROPERTY TAX STATEMENT

TARA

PRCL# 19-0069-200 RCPT# 1252
TAXES PAID BY ACH 5.247 6.118
TC

Property ID Number: 19-0069-200
Property Description: SECT-16 TWP-122 RANG-41
S1/2-N1/2-SE1/4 AND S1/2-SE1/4

520 110TH AVE NW

BOYD & PATRICIA BUYCK
520 110TH AVENUE NW
DANVERS MN 56231

7632-T

ACRES 120.00

		Values and Classification	
		Taxes Payable Year 2023	2024
Step 1	Estimated Market Value:	1,008,700	1,172,100
	Homestead Exclusion:	19,843	27,637
	Taxable Market Value:	988,857	1,144,463
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2023			
Step 2	Proposed Tax		
* Does Not Include Special Assessments		2,976.00	
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:		1,521.00	
Second half Taxes:		1,521.00	
Total Taxes Due in 2024		3,042.00	

\$\$\$
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**

Taxes Payable Year:	2023	2024
		689.96
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	613.67	
Property Tax and Credits		
3. Property taxes before credits	3,857.56	3,959.68
4. A. Agricultural and rural land tax credits	490.00	490.00
B. Other credits to reduce your property tax	499.86	484.68
5. Property taxes after credits	2,867.70	2,985.00
Property Tax by Jurisdiction		
6. County	1,899.97	1,980.01
7. City or Town	229.62	242.81
8. State General Tax00	.00
9. School District: 777		
A. Voter approved levies	311.22	326.79
B. Other local levies	352.54	350.60
10. Special Taxing Districts:		
A. REGION 6W	12.60	13.42
B. RURAL DEV AUTH	61.75	71.37
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,867.70	2,985.00
Special Assessments on Your Property		
13. A. 62024		50.00
B. 98771 RED. OF JD #8	4.30	7.00
PRIN 57.00 C. 62023 SOLID WASTE FEE	50.00	
INT		
TOT 57.00 D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,922.00	3,042.00

Property Tax and Credits

Property Tax by Jurisdiction

Special Assessments on Your Property

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

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

PRCL# 19-0069-200 RCPT# 1252
AGRI HSTD
TAXES PAID BY ACH

PRCL# 19-0069-200 RCPT# 1252
AGRI HSTD
TAXES PAID BY ACH

AMOUNT DUE		AMOUNT DUE
NOVEMBER 15, 2024	2ND HALF TAX	1,521.00
	PENALTY	
	TOTAL	

AMOUNT DUE	TOTAL TAX
MAY 15, 2024	3,042.00
	1ST HALF TAX
	1,521.00
	PENALTY
	TOTAL

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

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YOUR CANCELLED CHECK IS YOUR RECEIPT.

BOYD & PATRICIA BUYCK 7632-T
520 110TH AVENUE NW
DANVERS MN 56231


BOYD & PATRICIA BUYCK 7632-T
520 110TH AVENUE NW
DANVERS MN 56231

CASH CHECK COUNTER MAIL OTHER
List address corrections and changes on the back.

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List address corrections and changes on the back.

520 110th Ave Nw, Danvers, MN 56231-1070, Swift County

APN: 19-0069-200 CLIP: 4609485845

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	5,227,200	N/A	AGR-NEC	

OWNER INFORMATION			
Owner Name	Buyck Boyd	Taxpayer Zip	56231
Owner Name 2	Buyck Patricia	Taxpayer ZIP+4	1070
Taxpayer Address	520 110th Ave Nw	Owner Occupied	Yes
Taxpayer City and State	Danvers, MN		

COMMUNITY INSIGHTS			
Median Home Value	\$235,663	Family Friendly Score	95 / 100
Median Home Value Rating	4 / 10	Walkable Score	21 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	100 / 100	Q1 Home Price Forecast	\$239,442
Standardized Test Rank	65 / 100	Last 2 Yr Home Appreciation	17%
School District	BENSON PUBLIC SCHOOL DISTRICT		

LOCATION INFORMATION			
Municipality	Benson	School District	777
Zip Code	56231	Section #	16
Carrier Route	R001	Township #	122
Census Tract	9603.00	Range #	41
School District Name	Benson	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
PID#	190069200	PID	19-0069-200
Legal Description	S1/2-N1/2-SE1/4 AND S1/2-SE1/4		
Exemption(s)	Homestead	Total Assessment	\$1,008,700

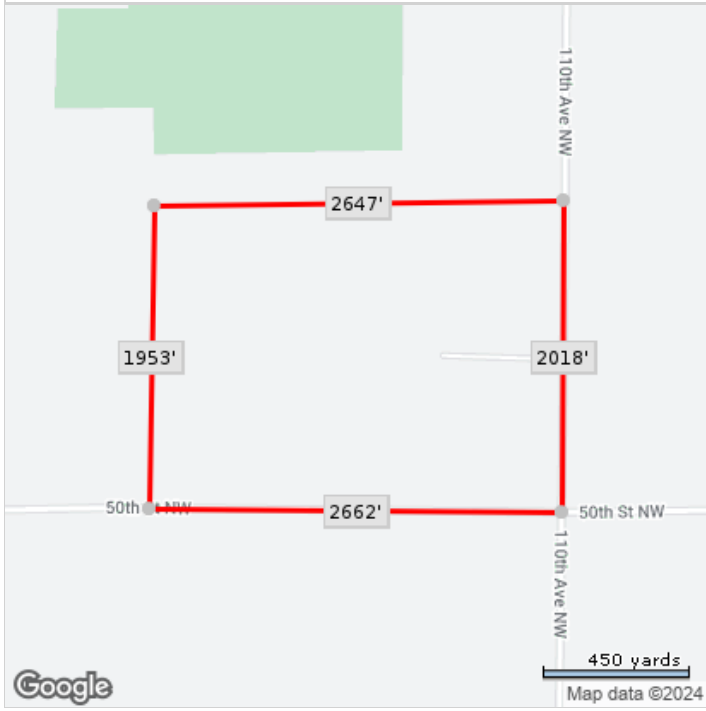
ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Estimated Mkt. Value - Total	\$1,008,700	\$864,800	\$896,700
Taxable Mkt. Value - Total	\$988,857	\$842,896	\$874,490
YOY Taxable Mkt. Value Chg (\$)	\$145,961	-\$31,594	
YOY Taxable Mkt. Value Chg (%)	17.32%	-3.61%	
Payable Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,830		
2022	\$2,858	\$28	0.99%
2023	\$2,922	\$64	2.24%

CHARACTERISTICS			
Lot Acres	120	Land Use - County	Agriculture
Lot Sq Ft	5,227,200	Land Use - CoreLogic	Agricultural (NEC)

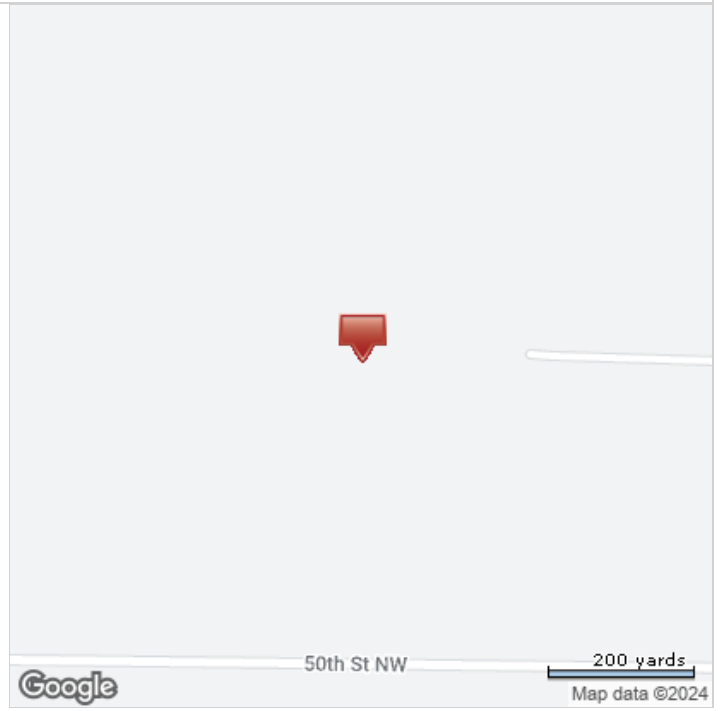
SELL SCORE	
Value As Of	2024-05-12 04:39:20

LAST MARKET SALE & SALES HISTORY			
Owner Name	Buyck Boyd	Owner Name 2	Buyck Patricia

PROPERTY MAP

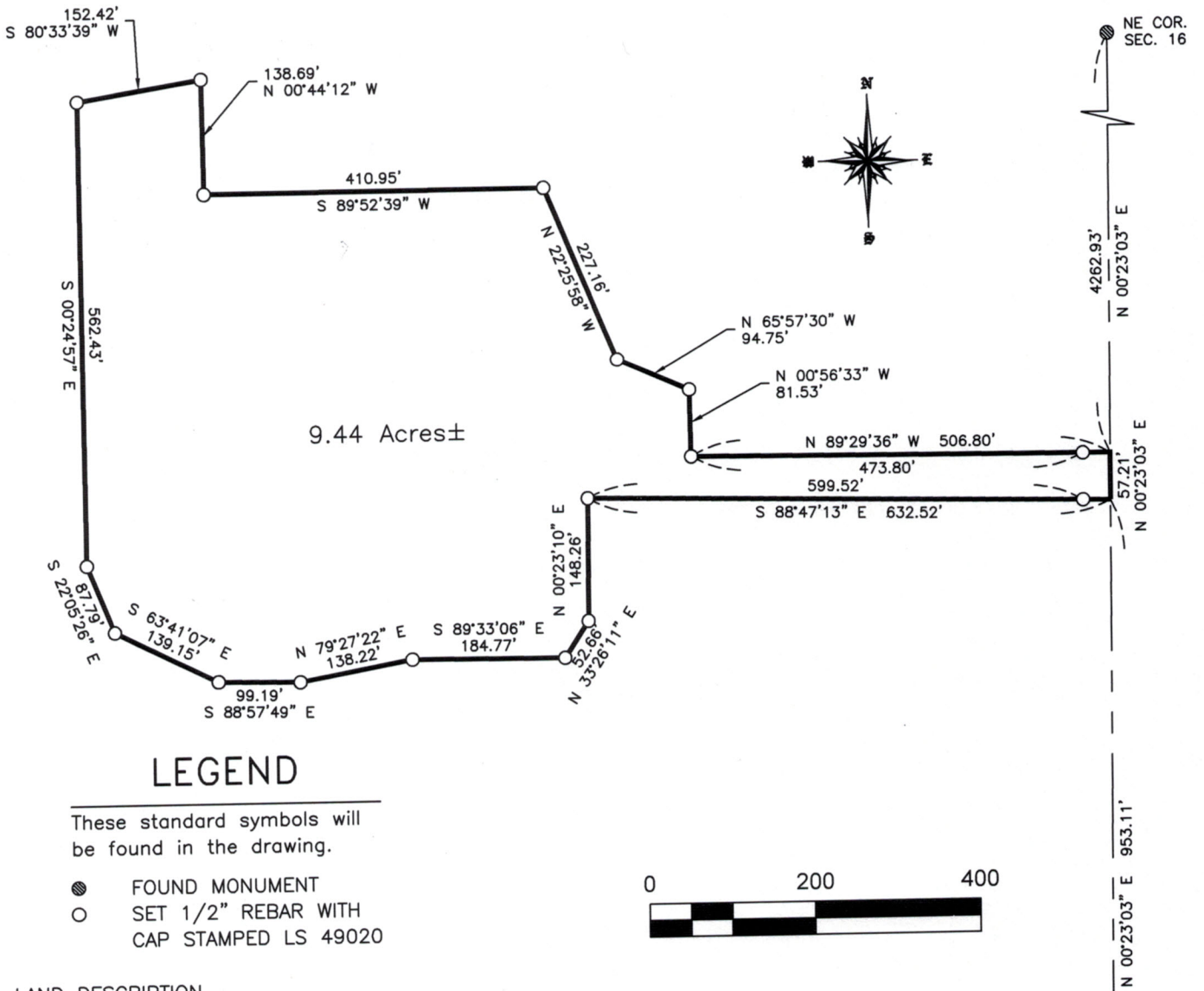


*Lot Dimensions are Estimated



CERTIFICATE OF SURVEY

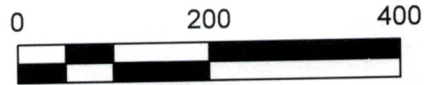
Part of the Southeast Quarter of Section 16,
Township 122 North, Range 41 West, Swift County, Minnesota



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 1/2" REBAR WITH CAP STAMPED LS 49020



LAND DESCRIPTION

That part of the of the Southeast Quarter of Section 16, Township 122 North, Range 41 West, Swift County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 16; thence North 00 degrees 23 minutes 03 seconds East, assumed bearing along the east line of said Section 16, a distance of 953.11 feet to the point of beginning of tract to be described; thence continuing North 00 degrees 23 minutes 03 seconds East a distance of 57.21 feet; thence North 89 degrees 29 minutes 36 seconds West a distance of 506.80 feet; thence North 00 degrees 56 minutes 33 seconds West a distance of 81.53 feet; thence North 22 degrees 25 minutes 58 seconds West a distance of 227.16 feet; thence South 89 degrees 52 minutes 39 seconds West a distance of 410.95 feet; thence North 00 degrees 44 minutes 12 seconds West a distance of 138.69 feet; thence South 80 degrees 33 minutes 39 seconds West a distance of 152.42 feet; thence South 22 degrees 05 minutes 26 seconds East a distance of 87.79 feet; thence South 63 degrees 41 minutes 07 seconds East a distance of 139.15 feet; thence South 88 degrees 57 minutes 49 seconds East a distance of 99.19 feet; thence North 79 degrees 27 minutes 22 seconds East a distance of 138.22 feet; thence South 89 degrees 33 minutes 06 seconds East a distance of 184.77 feet; thence North 33 degrees 26 minutes 11 seconds East a distance of 52.66 feet; thence North 00 degrees 23 minutes 10 seconds East a distance of 148.26 feet; thence South 88 degrees 47 minutes 13 seconds East a distance of 632.52 feet to the point of beginning.

Said tract contains 9.44 acres more or less and is subject to any existing highways, roadways, or easements.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature

Desmond S. Jibben
Desmond Jibben MN Lic. #49020

01/15/2024
Date



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

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2023 Minnesota Association of REALTORS®

- 1. Date May 17th 2024
- 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 520 110th Ave NW
6. City of Danvers, County of _____
7. State of Minnesota, Zip Code 56231 ("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 520 110th Ave NW Danvers MN 56231

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 1031.235.)
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 520 110th Ave NW Danvers MN 56231

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

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

-----*(Check one.)*-----

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

131. Page 4

132. Property located at 520 110th Ave NW Danvers MN 56231

133. **G. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone
134. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are
135. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
136. zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.
137. **H. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**
138. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
139. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
140. sale of the home.
141. **I. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect many
142. homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the
143. home.
144. Examples of exterior moisture sources may be
145. • improper flashing around windows and doors,
146. • improper grading,
147. • flooding,
148. • roof leaks.
149. Examples of interior moisture sources may be
150. • plumbing leaks,
151. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
152. • overflow from tubs, sinks, or toilets,
153. • firewood stored indoors,
154. • humidifier use,
155. • inadequate venting of kitchen and bath humidity,
156. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
157. • line-drying laundry indoors,
158. • houseplants—watering them can generate large amounts of moisture.
159. In addition to the possible structural damage water intrusion may do to the Property, water intrusion may also result
160. in the growth of mold, mildew, and other fungi. Mold growth may also cause structural damage to the Property.
161. Therefore, it is very important to detect and remediate water intrusion problems.
162. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans.
163. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems,
164. particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
165. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
166. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having
167. the Property inspected for moisture problems before entering into a purchase agreement or as a condition of your
168. purchase agreement. Such an analysis is particularly advisable if you observe staining or any musty odors on the
169. Property.
170. **J. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
171. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
172. may be obtained by contacting the local law enforcement offices in the community where the property is
173. located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections
174. web site at <https://coms.doc.state.mn.us/publicregistrantsearch>

MN:DS:SDA-4 (8/23)

DISCLOSURE STATEMENT:
SELLER'S DISCLOSURE ALTERNATIVES

175. Page 5

176. Property located at 520 110th Ave NW Danvers MN 56231

177. **K. SELLER'S STATEMENT:**



178. (To be signed at time of listing.)

179. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide
180. a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the
181. Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a
182. prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a
183. prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is
184. provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must
185. provide a copy to the prospective buyer.

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

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

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

197.  5-17-24  5-17-24
(Seller) (Date) (Seller) (Date)

198. **L. BUYER'S ACKNOWLEDGEMENT:**

199. (To be signed at time of purchase agreement.)

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

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

206. _____
(Buyer) (Date) (Buyer) (Date)

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



Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota.

Before signing a purchase agreement to sell or transfer residential real property, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in nonsmokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2–5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

“The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

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

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 °F. For a full list of closed-house conditions please visit mn.gov/radon/notice.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4" – 8" apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a licensed professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,500 to \$3,000.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH's radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

Last Updated 4/2023

MDH Indoor Air Unit

PO Box 64975
St Paul, MN 55164-0975

Contact Information

651-201-4601
800-798-9050
health.indoorair@state.mn.us

DISCLOSURE STATEMENT: LOCATION MAP

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1. Page _____ of _____ pages

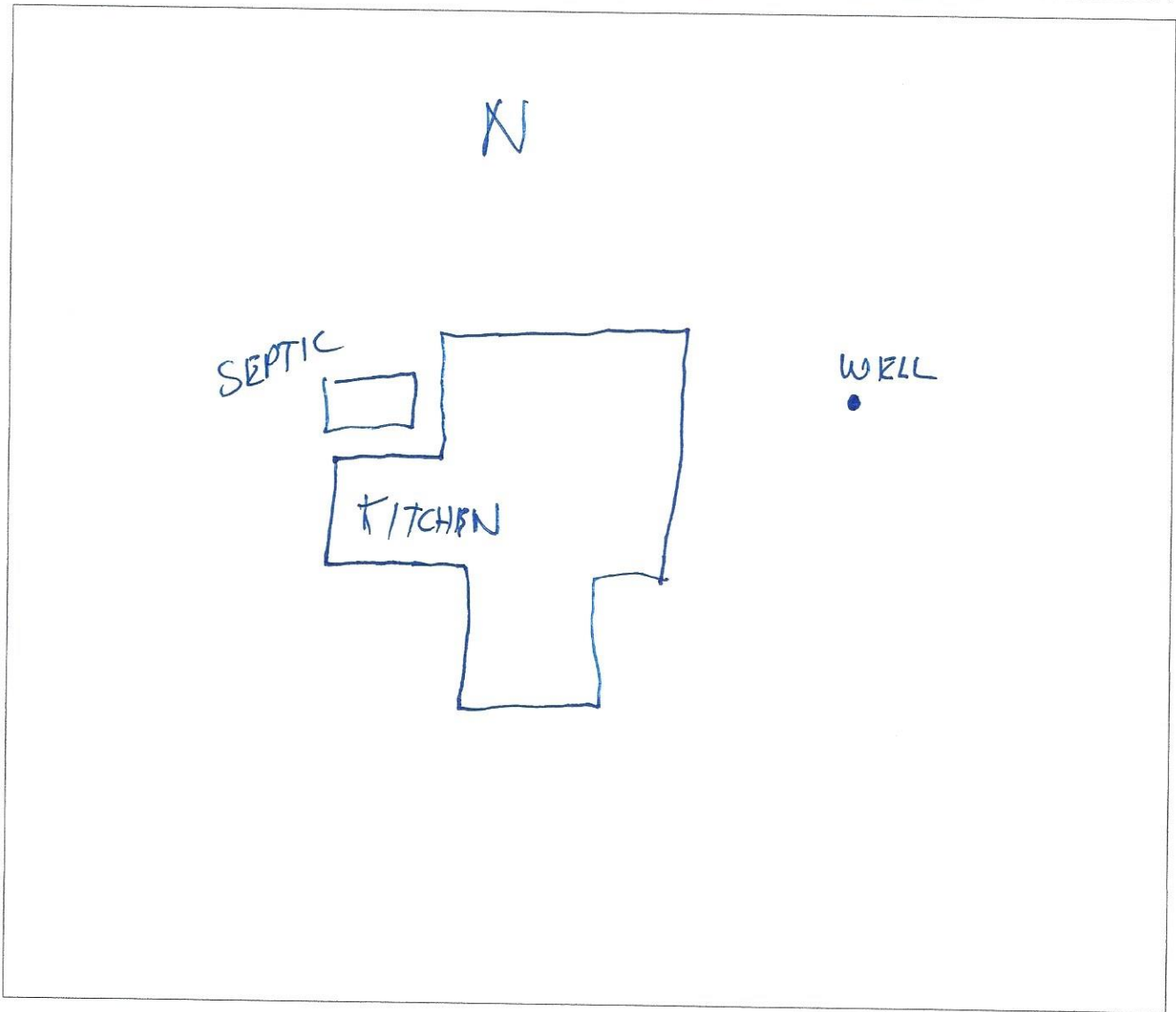
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

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 520 110th Ave NW Danvers MN 56231

7.



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

BBB 5-17-24 _____
(Seller) (Date) (Buyer) (Date)

10.

Patti Buysck 5-17-24 _____
(Seller) (Date) (Buyer) (Date)

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

MN-IM (8/21)



DISCLOSURE STATEMENT: WELL

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2022 Minnesota Association of REALTORS®

- 1. Date May 17th 2024
- 2. Page 1 of _____ pages: THE REQUIRED MAP
- 3. IS ATTACHED HERE AND MADE A PART OF THIS
- 4. DISCLOSURE

5. Minnesota Statute 1031.235 requires that, before signing an agreement to sell or transfer real property, Seller must disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property, or a disclosure statement indicating the legal description and county, and a map showing the location of each well. 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 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 status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real property where the well is located.

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

19. **Instructions for completion of this form are on page three (3).**

20. **PROPERTY DESCRIPTION:** Street Address: 520 110th Ave NW

21. City of Danvers, County of _____

22. State of Minnesota, Zip Code 56231

23. **LEGAL DESCRIPTION:** _____

24. _____

25. _____ ("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>455661</u>	<u>130</u>	<u>1989</u>	<u>5" Casing</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 checked="" 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 must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance permits are not 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

46. Property located at 520 110th Ave NW Danvers MN 56231

47. **OTHER WELL INFORMATION:**

48. Date well water last tested for contaminants: _____ 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? 1989

59. Who sealed the well? Conroy Well - Hancock

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

- 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. _____ 5-17-24 _____ Katie Bueck 5-17-24
 (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.**



455661

County Swift
 Quad Danvers
 Quad ID 146D

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

Entry Date 12/13/1990
 Update Date 09/29/2021
 Received Date

Well Name BUYCK, BOYD	Township 122	Range 41	Dir Section W 16	Subsection DDBDAD	Well Depth 130 ft.	Depth Completed 130 ft.	Date Well Completed 04/03/1989																																								
Elevation 1125	Elev. Method 7.5 minute topographic map (+/- 5 feet)				Drill Method Water Rotary	Drill Fluid Revert																																									
Address C/W RR 1 DANVERS MN 56231					Use domestic	Status Active																																									
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/>	From To																																									
<table border="1"> <thead> <tr> <th>Geological Material</th> <th>From</th> <th>To (ft.)</th> <th>Color</th> <th>Hardness</th> </tr> </thead> <tbody> <tr> <td>TOPSOIL</td> <td>0</td> <td>1</td> <td>BLACK</td> <td>SOFT</td> </tr> <tr> <td>CLAY</td> <td>1</td> <td>15</td> <td>BROWN</td> <td>SOFT</td> </tr> <tr> <td>CLAY</td> <td>15</td> <td>99</td> <td>GRAY</td> <td>MEDIUM</td> </tr> <tr> <td>SANDY CLAY</td> <td>99</td> <td>104</td> <td>GRAY</td> <td>SOFT</td> </tr> <tr> <td>CLAY</td> <td>104</td> <td>118</td> <td>GRAY</td> <td>MEDIUM</td> </tr> <tr> <td>SAND (SILT)</td> <td>118</td> <td>130</td> <td>GRAY</td> <td>MEDIUM</td> </tr> <tr> <td>CLAY</td> <td>130</td> <td>130</td> <td>GRAY</td> <td>HARD</td> </tr> </tbody> </table>					Geological Material	From	To (ft.)	Color	Hardness	TOPSOIL	0	1	BLACK	SOFT	CLAY	1	15	BROWN	SOFT	CLAY	15	99	GRAY	MEDIUM	SANDY CLAY	99	104	GRAY	SOFT	CLAY	104	118	GRAY	MEDIUM	SAND (SILT)	118	130	GRAY	MEDIUM	CLAY	130	130	GRAY	HARD	Casing Type Single casing	Joint	
Geological Material	From	To (ft.)	Color	Hardness																																											
TOPSOIL	0	1	BLACK	SOFT																																											
CLAY	1	15	BROWN	SOFT																																											
CLAY	15	99	GRAY	MEDIUM																																											
SANDY CLAY	99	104	GRAY	SOFT																																											
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SAND (SILT)	118	130	GRAY	MEDIUM																																											
CLAY	130	130	GRAY	HARD																																											
					Drive Shoe? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Above/Below 1.5 ft.																																									
					Casing Diameter 5 in. To	Weight 121 ft. 3 lbs./ft.	Hole Diameter 8.7 in. To 130 ft.																																								
					Open Hole	From ft.	To ft.																																								
					Screen? <input checked="" type="checkbox"/>	Type telescoping	Make JOHNSON																																								
					Diameter 4 in.	Slot/Gauze 10	Length 9 ft.																																								
					Set 121 ft.	130 ft.																																									
					Static Water Level																																										
					82 ft.	land surface	Measure 04/03/1989																																								
					Pumping Level (below land surface)																																										
					120 ft.	2 hrs.	Pumping at 50 g.p.m.																																								
					Wellhead Completion																																										
					Pitless adapter manufacturer		Model																																								
					<input type="checkbox"/> Casing Protection	<input checked="" 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																																								
					neat cement	0	9 ft. 39 ft.																																								
					Nearest Known Source of Contamination																																										
					100 feet	West Direction	Septic tank/drain field Type																																								
					Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																										
					Pump <input checked="" type="checkbox"/> Not Installed <input type="checkbox"/> Date Installed																																										
					Manufacturer's name																																										
					Model Number	HP 0	Volt																																								
					Length of drop pipe	ft Capacity	g.p. Typ																																								
					Abandoned																																										
					Does property have any not in use and not sealed well(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																										
					Variance																																										
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No																																										
					Miscellaneous																																										
					First Bedrock	Aquifer Quat. buried																																									
					Last Strat clay-gray	Depth to Bedrock ft																																									
					Located by Minnesota Geological Survey																																										
					Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table)																																										
					System UTM - NAD83, Zone 15, Meters	X 279837	Y 5028096																																								
					Unique Number Verification	Name on mailbox	Input Date 06/12/1996																																								
					Angled Drill Hole																																										
					Well Contractor																																										
					Traut S.M. Well Co.	21535	NEYENS, J.																																								
					Licensee Business	Lic. or Reg. No.	Name of Driller																																								

Remarks



DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

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- 1. Date May 17th, 2024
2. Page 1 of _____ pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at 520 110th Ave NW
6. City of Danvers, County of
7. State of Minnesota, Zip Code 56231, legally described as follows or on attached sheet:

8. ("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 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 SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/ DEFECTS.

15. SELLER'S INFORMATION: The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person 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 the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection of costs from Seller. An action under this subdivision must be commenced within two years after the date on which 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. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates 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 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. [X] Septic Tank: [] with drain field [] with mound system [] seepage tank [X] with open end

35. Is this system a straight-pipe system? [X] Yes [] No [] Unknown

36. [] Sealed System (holding tank)

37. [] Other (Describe.):

38. Is the subsurface sewage treatment system(s) currently in use? [X] Yes [] No

39. Is the above-described Property served by a subsurface sewage treatment system located entirely within the Property boundary lines, including setback requirements? [X] Yes [] No

41. If "No," please explain:

42. _____

43. Comments: _____

44. _____

DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM

45. Page 2

46. Property located at 520 110th Ave NW Danvers MN 56231

47. Is the subsurface sewage treatment system(s) a shared system? [] Yes [X] No

48. If "Yes," (1) How many properties or residences does the subsurface sewage treatment system serve?

49. _____

50. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? [] Yes [] No

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

52. NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may no longer comply with applicable sewage treatment system laws and rules.

53. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the

54. compliance status of the subsurface sewage treatment system. Non tested but Non Compliance with MN Standards.

55. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.

56. When was the subsurface sewage treatment system installed? 1975

57. Installer Name/Phone Unknown

58. Where is tank located? North side of House

59. What is tank size? Unknown

60. When was tank last pumped? 10 Years

61. How often is tank pumped? Unknown

62. Where is the drain field located? East of House out in Field

63. What is the drain field size? Unknown

64. Describe work performed to the subsurface sewage treatment system since you have owned the Property.

65. _____

66. Date work performed/by whom: _____

67. _____

68. Approximate number of: people using the subsurface sewage treatment system _____

69. showers/baths taken per week _____

70. wash loads per week _____

71. NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water used may affect the subsurface sewage treatment system performance.

72. Distance between well and subsurface sewage treatment system? 1000'

73. Have you received any notices from any government agencies relating to the subsurface sewage treatment system? (If "Yes," see attached notice.) [] Yes [] No

74. Are there any known defects in the subsurface sewage treatment system? [] Yes [] No

75. If "Yes," please explain: _____

**DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM**



86. Page 3

87. Property located at 520 110th Ave NW Danvers MN 56231

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.  5-17-24  5-17-24
(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 (8/21)

455661

County Swift
 Quad Danvers
 Quad ID 146D

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

Entry Date 12/13/1990
 Update Date 09/29/2021
 Received Date

Well Name BUYCK, BOYD	Township 122	Range 41	Dir Section W 16	Subsection DDBDAD	Well Depth 130 ft.	Depth Completed 130 ft.	Date Well Completed 04/03/1989
Elevation 1125	Elev. Method 7.5 minute topographic map (+/- 5 feet)	Drill Method Water Rotary		Drill Fluid Revert			
Address C/W RR 1 DANVERS MN 56231					Use domestic	Status Active	
Stratigraphy Information					Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/>	From	To
Geological Material	From	To (ft.)	Color	Hardness	Casing Type Single casing <input type="checkbox"/> Joint <input type="checkbox"/>		
TOPSOIL	0	1	BLACK	SOFT	Drive Shoe? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
CLAY	1	15	BROWN	SOFT	Above/Below 1.5 ft.		
CLAY	15	99	GRAY	MEDIUM	Casing Diameter 5 in. To 121 ft. 3 lbs./ft.		
SANDY CLAY	99	104	GRAY	SOFT	Hole Diameter 8.7 in. To 130 ft.		
CLAY	104	118	GRAY	MEDIUM	Open Hole From ft. To ft.		
SAND (SILT)	118	130	GRAY	MEDIUM	Screen? <input checked="" type="checkbox"/> Type telescoping Make JOHNSON		
CLAY	130	130	GRAY	HARD	Diameter 4 in. Slot/Gauze 10 Length 9 ft. Set 121 ft. 130 ft.		
Static Water Level 82 ft. land surface Measure 04/03/1989					Pumping Level (below land surface) 120 ft. 2 hrs. Pumping at 50 g.p.m.		
Wellhead Completion Pitless adapter manufacturer Model <input type="checkbox"/> Casing Protection <input checked="" 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 neat cement 0 9 ft. 39 ft.		
Nearest Known Source of Contamination 100 feet West Direction Septic tank/drain field Type					Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pump <input checked="" type="checkbox"/> Not Installed Date Installed					Manufacturer's name		
					Model Number HP 0 Volt		
					Length of drop pipe ft Capacity g.p. Typ		
Abandoned Does property have any not in use and not sealed well(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					Variance Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Remarks					Miscellaneous First Bedrock Aquifer Quat. buried Last Strat clay-gray Depth to Bedrock ft Located by Minnesota Geological Survey Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table) System UTM - NAD83, Zone 15, Meters X 279837 Y 5028096 Unique Number Verification Name on mailbox Input Date 06/12/1996		
					Angled Drill Hole		
					Well Contractor Traut S.M. Well Co. 21535 NEYENS, J. Licensee Business Lic. or Reg. No. Name of Driller		
Minnesota Well Index Report				455661		Printed on 05/17/2024 HE-01205-15	