

# 15 Acres +/- of Vacant Lakeshore & Tillable Land on Fox Lake

## PRIVATE LISTING FOR SALE



**SUBJECT LOCATION:** 15 Acre Lot located in Section 34 of Fox Lake Township, Martin County, MN T103N, R32W & 0.15 Acre residential lot.

**REAL ESTATE SALE TERMS:** The successful buyer will enter into a purchase agreement & make a 10% down payment to Land Services Unlimited+ Trust account with closing following 30 days after. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Land Services Unlimited+ and Sales Staff represent the seller in this transaction.

### ADDITIONAL PROPERTY INFORMATION:

This site is being marketed and sold by the Private Sale Method. To receive information on price, terms, & other pertinent information, interested parties please contact Leah Hartung 507-236-8786 with Land Services Unlimited+ Call us today!



REAL ESTATE SALES STAFF

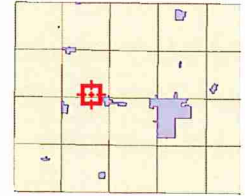
LEAH HARTUNG MN Broker #40416719 Cell # 507-236-8786

105 SOUTH STATE STREET FAIRMONT, MN 56031

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)



Overview



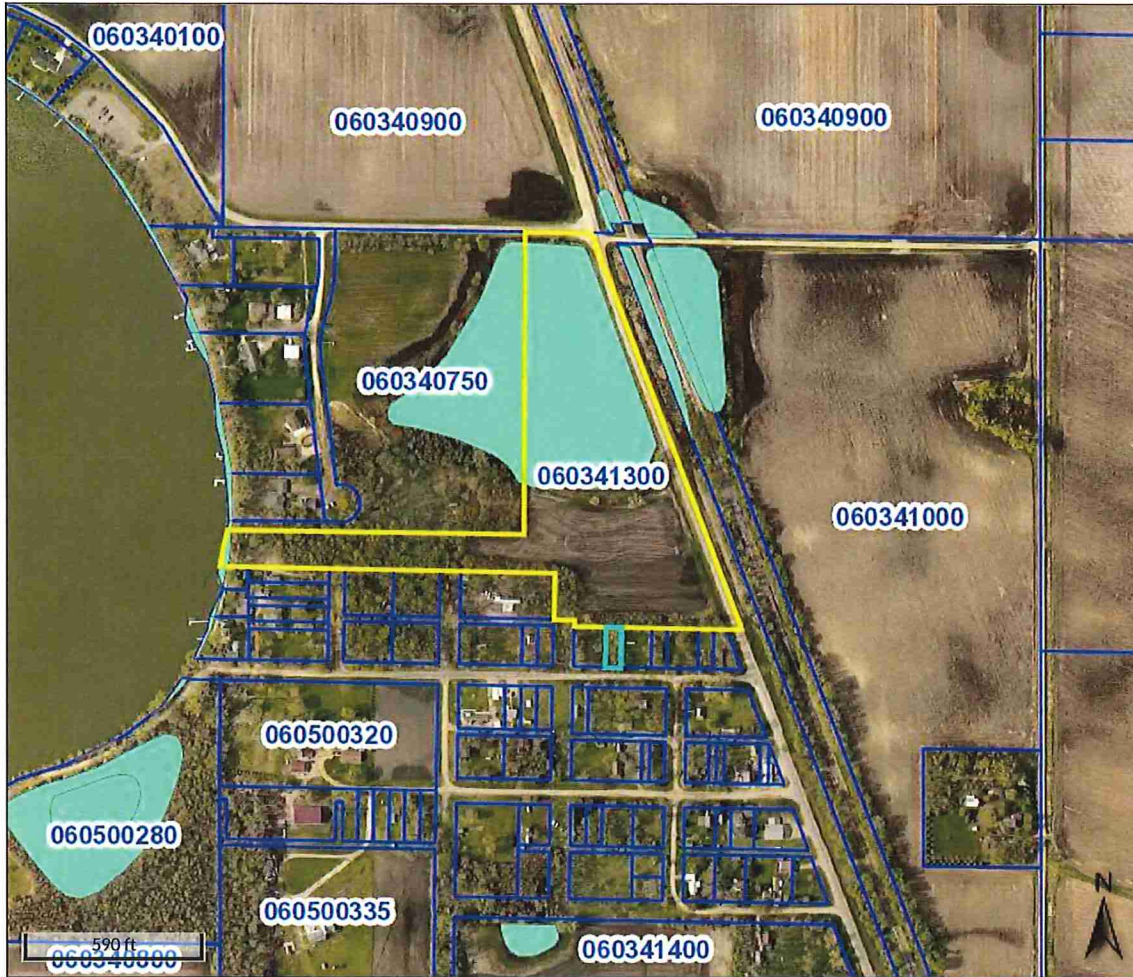
Legend

- Parcels
- Corporate Limits

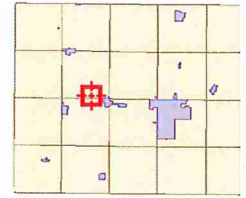
Parcel ID	060500430	Alternate ID	n/a	Owner Address	SECRET,NORMAN
Sec/Twp/Rng	34-103-032	Class	20A - RES 1-3 UNIMPR LAND		%LARRY SECRET
Property Address		Acreage	n/a		2681 RONALD DR
					TROY, MI 48085
				Note	n/a
District	FOX LAKE T-2448				
Brief Tax Description	Sect-34 Twp-103 Range-032 TOWNSITE Lot-008 Block-011				
	<span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 5/28/2020  
 Last Data Uploaded: 5/28/2020 2:41:40 AM




Developed by  **Schneider**  
 GEOSPATIAL



Overview



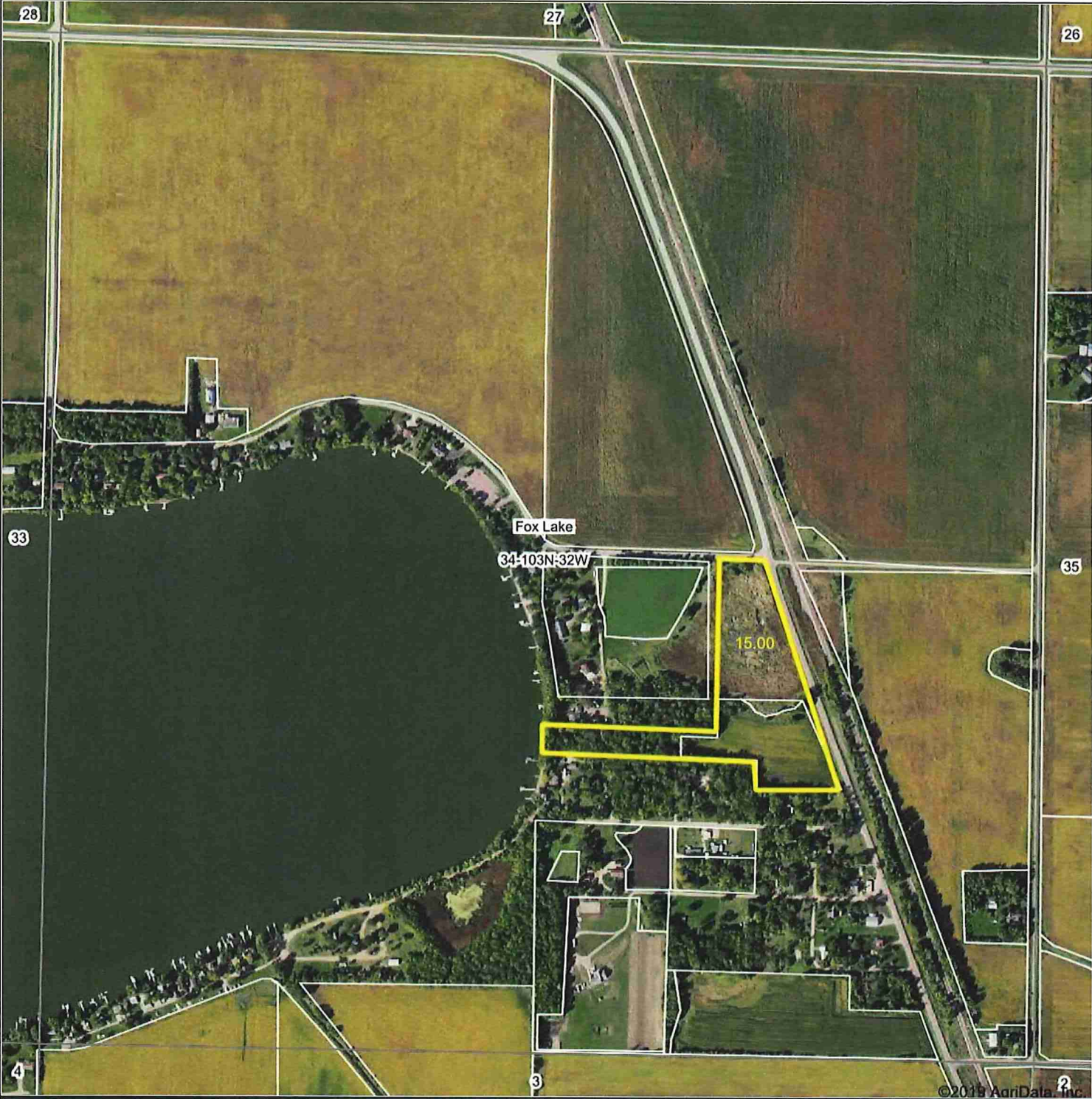
Legend

-  Parcels
-  Corporate Limits
-  Federal 3, 4, 5 Wetlands

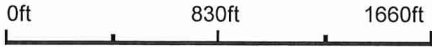
Parcel ID	060500430	Alternate ID	n/a	Owner Address	SECRET,NORMAN
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# Aerial Map



Map Center: 43° 40' 54.34, -94° 39' 52.47



**34-103N-32W**  
**Martin County**  
**Minnesota**

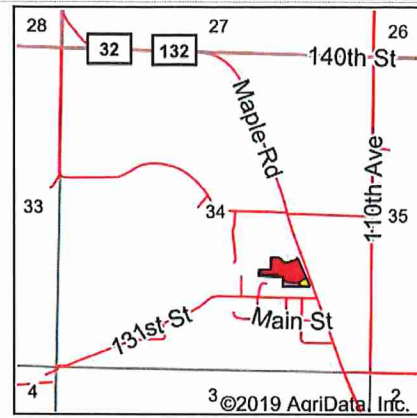
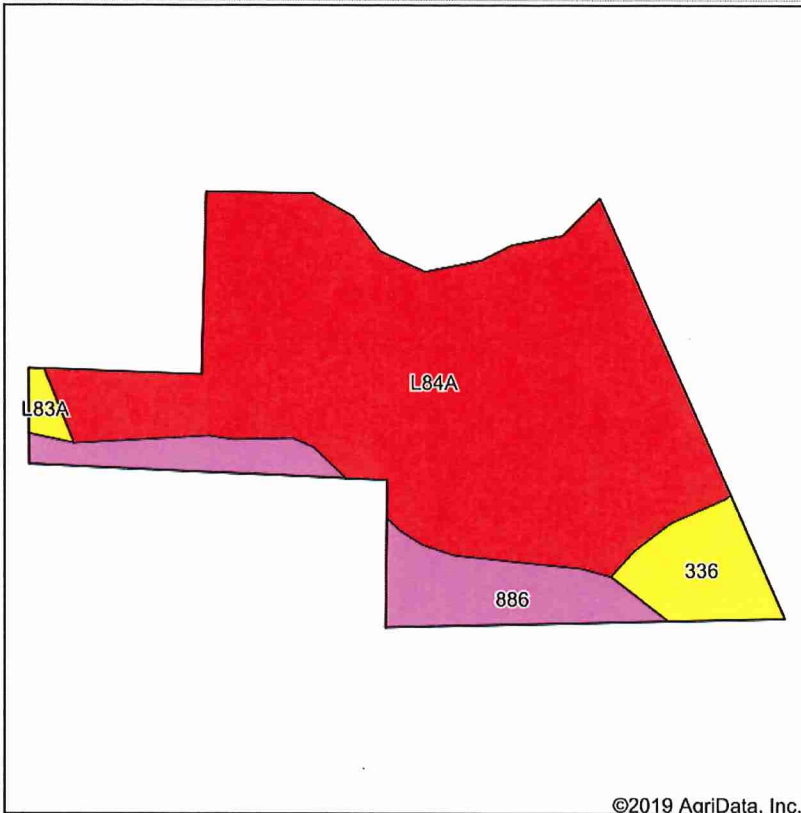


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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6/5/2019

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

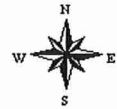
# Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **34-103N-32W**  
 Township: **Fox Lake**  
 Acres: **5.4**  
 Date: **5/28/2020**



Maps Provided By:



Area Symbol: MN091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Spring wheat	*n NCCPI Soybeans
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.20	77.8%	<span style="color:red">■</span>	Illw	86				78
886	Nicollet-Crippin complex	0.76	14.1%	<span style="color:purple">■</span>	I	100	210	60	5.2	81
336	Delft clay loam, 0 to 2 percent slopes	0.38	7.0%	<span style="color:yellow">■</span>	Ilw	94				76
L83A	Webster clay loam, 0 to 2 percent slopes	0.06	1.1%	<span style="color:yellow">■</span>	Ilw	93				80
<b>Weighted Average</b>						<b>88.6</b>	<b>29.6</b>	<b>8.4</b>	<b>0.7</b>	<b>*n 78.3</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



**Summary**

Parcel ID 060341300  
 Property Address 34-103-032  
 Sec/Twp/Rng Sect-34 Twp-103 Range-032 15.00 AC SE 1/4 W RR (WITH EXC) 15 AC  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 15.00  
 Class 111 - (NON-HSTD) RURAL VACANT LAND  
 District (603) FOX LAKE T-2448  
 School District 2448  
 Neighborhood 6 - FOX LAKE  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989

**Owner**

Primary Taxpayer  
 Norman J Secrest Supplem Trust  
 %Larry Secrest  
 2681 Ronald Dr  
 Troy, MI 48085

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	RVL TILLABLE B	0	0	0	0	4.000	AC
2	RVL WASTE/HUNT/WOODS	0	0	0	0	11.000	AC
<b>Total</b>						<b>15.000</b>	

**Valuation**

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$32,700	\$31,900	\$40,100	\$45,400	\$33,700
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$32,700	\$31,900	\$40,100	\$45,400	\$33,700

**Taxation**

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$31,900	\$40,100	\$45,400	\$33,700
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$31,900	\$40,100	\$45,400	\$33,700
Net Taxes Due	\$177.22	\$216.00	\$244.92	\$188.00
+ Special Assessments	\$94.78	\$0.00	\$71.08	\$0.00
= Total Taxes Due	\$272.00	\$216.00	\$316.00	\$188.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

**Unpaid Taxes**

No taxes are due at this time

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
441209	4/27/2020	2020	\$0.00	\$0.00	\$0.00	(\$272.00)
428341	9/16/2019	2019	\$0.00	\$0.00	\$11.88	(\$227.88)
395651	5/14/2018	2018	\$0.00	\$0.00	\$0.00	(\$316.00)
371440	5/16/2017	2017	\$0.00	\$0.00	\$0.00	(\$188.00)
343854	5/13/2016	2016	\$0.00	\$0.00	\$0.00	(\$208.00)
315756	5/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$200.00)
288179	5/12/2014	2014	\$0.00	\$0.00	\$0.00	(\$178.00)
277405	11/13/2013	2013	\$0.00	\$0.00	\$11.88	(\$209.88)

**Tax Statements**

-  [2020 Tax Statement](#)
-  [2019 Tax Statement](#)
-  [2018 Tax Statement](#)



**Summary**

Parcel ID 060500430  
 Property Address 34-103-032  
 Sec/Twp/Rng Sect-34 Twp-103 Range-032 TOWNSITE Lot-008 Block-011  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 0.00  
 Class 20A - (NON-HSTD) RES 1-3 UNIMPR LAND  
 District (603) FOX LAKE T-2448  
 School District 2448  
 Neighborhood 6.19 - FOX LAKE VILLAGE  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989

**Owner**

Primary Taxpayer  
 Norman J Secrest Supplem Trust  
 %Larry Secrest  
 2681 Ronald Dr  
 Troy, MI 48085

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	FOX LAKE RES SF	0	50	130	0	6,500.000	SF
<b>Total</b>						<b>6,500.000</b>	

**Valuation**

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500

**Taxation**

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$3,500	\$3,500	\$3,500	\$3,500
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$3,500	\$3,500	\$3,500	\$3,500
Net Taxes Due	\$34.00	\$34.00	\$34.00	\$34.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$34.00	\$34.00	\$34.00	\$34.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

**Unpaid Taxes**

No taxes are due at this time

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
441210	4/27/2020	2020	\$0.00	\$0.00	\$0.00	(\$34.00)
428340	9/16/2019	2019	\$0.00	\$0.00	\$3.74	(\$37.74)
395652	5/14/2018	2018	\$0.00	\$0.00	\$0.00	(\$34.00)
371439	5/16/2017	2017	\$0.00	\$0.00	\$0.00	(\$34.00)
343855	5/13/2016	2016	\$0.00	\$0.00	\$0.00	(\$32.00)
315757	5/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$32.00)
288178	5/12/2014	2014	\$0.00	\$0.00	\$0.00	(\$30.00)
267934	7/17/2013	2013	\$0.00	(\$2.34)	\$2.34	(\$26.00)

**Tax Statements**

-  [2020 Tax Statement](#)
-  [2019 Tax Statement](#)
-  [2018 Tax Statement](#)

Contact Martin County Planning & Zoning for specific questions 507-238-3242

# MARTIN COUNTY ZONING

## LOT SIZE AND SETBACK DISTANCES

Please note that this chart does not represent all the zoning requirements that are involved with land use and property development. You will want to contact the Martin County Zoning Administrator to determine the zoning district and the specific regulations that apply to your property.

	Lot Size	Road Setback	Sidyard Setback	Rearyard Setback	Lake/Protected Water to Structure Setback	Septic System to Lake/Protected Water Setback
A	3 acres	New Building Site 200 feet from C.O.R. *Existing Building Site* 130 feet from C.O.R.	30 feet	30 feet	-	-
HB	5 acres	130 feet from R.O.W.	40 feet	40 feet	-	-
HB	20,000ft <sup>2</sup> (0.46 acres)	80 feet from R.O.W	40 feet	40 feet	-	-
I	5 acres	130 feet from R.O.W.	40 feet	40 feet	-	-
I	20,000ft <sup>2</sup> (0.46 acres)	80 feet from R.O.W.	40 feet	40 feet	-	-
R-1	1 acre	130 feet from R.O.W. <sup>1</sup> 30 feet from R.O.W. <sup>2</sup>	40 feet <sup>1</sup> 10 feet <sup>2</sup>	60 feet <sup>1</sup> 30 feet <sup>2</sup>	-	-
R-1	15,000ft <sup>2</sup> (0.34 acres)	50 feet from R.O.W. <sup>1</sup> 30 feet from R.O.W. <sup>2</sup>	10 feet	30 feet	-	-
SL-1	5 acres	50 feet from R.O.W. <sup>3</sup> 20 feet from R.O.W. <sup>4</sup>	40 feet	75 feet	200 feet	150 feet
SL-2	40,000 ft <sup>2</sup> (0.92 acres)	50 feet from R.O.W. <sup>3</sup> 20 feet from R.O.W. <sup>4</sup>	30 feet	50 feet	100 feet	75 feet
SL-2	80,000 ft <sup>2</sup> (1.84 acres)	50 feet from R.O.W. <sup>3</sup> 20 feet from R.O.W. <sup>4</sup>	30 feet	50 feet	150 feet	150 feet
SL-B	1 acre	50 feet from R.O.W. <sup>3</sup> 20 feet from R.O.W. <sup>4</sup>	40 feet	75 feet	100 feet	75 feet
SL-B	5 acres	50 feet from R.O.W. <sup>3</sup> 20 feet from R.O.W. <sup>4</sup>	40 feet	75 feet	150 feet	150 feet
SL-C	5 acres	50 feet from R.O.W. <sup>3</sup> 20 feet from R.O.W. <sup>4</sup>	40 feet	75 feet	200 feet	75 feet