

## PROPERTY INFORMATION SHEET

- Property Available:** 8 residential, platted lots located in the Trailstone 3rd Addition.
- Address/PID:** See property map and list of PID numbers.
- Street Access:** Trailstone Drive or Ailie Ave via Trailstone Dr - paved city roads
- Utilities:** City water and sewer utilities are available and stubbed in at the site. City connection for water and sewer is required. Water and Sewer Connection charges (WAC/SAC) are currently waived. There is a one-time fee for the water meter as part of the building permit. Electricity (Wright Hennepin) and natural gas (CenterPoint Energy) are both available. Trash and recycling services are provided by Waste Management under an exclusive city contract.
- Property Dimensions:** Vary, but range from 90' to 100' wide and 140' to 150' deep.
- Sewer Compliance:** Exempt, property is vacant and has no existing sewer service. Exemption Certificate will be provided by the city at closing.
- Zoning:** R1 - Residential
- Minimum Offer:** The city is requesting offers, with an asking price of \$30,000 per lot.
- Conditions of Sale:** Please see attached worksheet outlining the conditions for sale.
- Building Requirement:** New construction must commence within 2 years from the date that the road paving is determined to be completed, unless an extension has been granted by the City Council. If construction has not commenced and an extension has not been granted, the lot will revert to the city, and the purchase price will be refunded, exclusive of any closing or other costs.
- Offers:** Offers to purchase should be submitted with the attached Offer Sheet to City Hall:
- via mail:** City of Cokato  
attn: City Administrator  
PO Box 1030  
Cokato, MN 55321
- via e-mail:** [asmythe@cokato.mn.us](mailto:asmythe@cokato.mn.us)
- via fax:** 320-286-5876
- Review Process:** Offers to purchase will be reviewed by the Trailstone Lots committee. If the committee recommends accepting the offer, the city will enter into a purchase agreement with the proposed buyer, which will be presented to the full City Council for approval at the next scheduled meeting. The City Council meets the 2nd Monday of each month.
- Closing:** Closing shall be as agreed to by the parties. Property will be transferred via Quit Claim Deed at closing.

**OFFER SHEET**

**Trailstone 3rd Addition  
Offer Details**

**Bidder Name or Company  
Name:**

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**Contact Person:**

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**Address:**

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**Phone:**

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**E-mail:**

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**Property ID:**

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**Purchase Price, exclusive of  
closing or other costs:**

\$ \_\_\_\_\_

**Planned Use (please be  
specific - describe style,  
dimensions, etc. of  
proposed construction):**

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**Expected Value of Planned  
Improvements:**

\$ \_\_\_\_\_

**Expected Construction Start  
Date:**

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**Other Terms (if any):**

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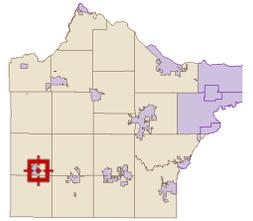
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**\*Offers to purchase shall be submitted on a standard MN Real Estate Purchase Agreement form, but should be accompanied by this offer sheet.**

	<u>PID #</u>	<u>Property Address</u>	<u>Legal Description</u>	<u>Approx. Size</u>
	105-056-002050	405 Trailstone Dr	Lot 5, Block 2, Trailstone 3rd Addition	96' x 150'
	105-056-002060	415 Trailstone Dr	Lot 6, Block 2, Trailstone 3rd Addition	100' x 144'
	105-056-003070	410 Trailstone Dr	Lot 7, Block 3, Trailstone 3rd Addition	90' x 150'
<b>SOLD</b>	105-056-003080	420 Trailstone Dr	Lot 8, Block 3, Trailstone 3rd Addition	91' x 155'
<b>SOLD</b>			Lot 1, Block 5, Trailstone 3rd Addition, also that part of Outlot A, Trailstone 3rd Addition, according to the recorded plat thereof, lying northerly of the south line of said lot 1, block 5, and its easterly extension, and southerly of a line described as follows: commencing at the southwest corner of lot 5, block 4, Trailstone 3rd Addition; thence southerly along the most westerly line of said Outlot A a distance of 5 feet to the point of beginning; thence easterly, parallel with the south line of said lot 5, block 4, to the easterly line of Outlot A, and said line there terminating.	
	105-056-005010	355 Ailie Ave		94' x 155'
<b>SOLD</b>			Lot 2, Block 5, Trailstone 3rd Addition, also that part of Outlot A, lying southerly of the easterly extension of the north line of said lot 2, block 5, Trailstone 3rd Addition, according to the recorded plat thereof.	
	105-056-005020	365 Ailie Ave		95' x 155'
			Lot 1, Block 6, Trailstone 3rd Addition, also that part of Outlot B, lying northerly of the easterly extension of the south line of said lot 1, block 6, Trailstone 3rd Addition, according to the recorded plat thereof.	
	105-056-006010	405 Ailie Ave		90' x 155'
			Lot 2, Block 6, Trailstone 3rd Addition, also that part of Outlot B, lying southerly of the easterly extension of the north line of said lot 2, block 6, Trailstone 3rd Addition, according to the recorded plat thereof.	
	105-056-006020	415 Ailie Ave		90' x 155'



**Overview**



**Legend**

**Roads**

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

**Highways**

- Interstate
- State Hwy
- US Hwy

**City/Township Limits**

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- t
- Parcels

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 Developed by  
 The Schneider Corporation

## CONDITIONS OF SALE

*Parcels shall be subject to the following conditions of sale, which may only be waived upon a hearing and recommendation by the Planning & Zoning Commission and approval by the City Council. Questions about whether or not a condition is met shall be determined by the Zoning Administrator, in consultation with the Trailstone Lots Committee.*

- 1) Residential Use**      The parcels are zoned R1 - Residential, and must comply with all provisions of City Code for this zoning district. The following additional conditions shall also apply. If there are conflicts between City Code and these conditions, the more restrictive of the two shall apply.

  - \* Each lot shall be used only for one single family detached residence.
  - \* Each residence shall have a garage large enough to enclose at least two parking stalls.
  - \* Mobile or modular dwellings shall not be permitted.
  - \* Preconstructed new construction may be moved from another location with approval of the city.
  - \* Minimum main level square footage for a split entry or rambler style home shall be at least 1,100 square feet.
  - \* Minimum main level square footage for a two story or modified two story style home shall be at least 900 square feet.
  - \* Roof pitch shall be a minimum of 5/12 pitch.
  
- 2) Exterior Finish**      Exterior finish materials and colors and exterior shape shall be consistent with or in harmony with buildings on neighboring lots.

  - \* At least 20% of the street facing side of the house shall be of either brick, stucco, stone, or wood finish.
  
- 3) Driveways**      All driveways shall be surfaced with bituminous or concrete materials prior to the issuance of a Certificate of Occupancy.
  
- 4) Accessory Structures**      All accessory structures on the parcel shall have exterior finish materials and colors which conform to the exterior finishes of the primary dwelling.
  
- 5) Decks**      All decks shall be designed and located with consideration for the privacy and view of the owners of adjacent lots.
  
- 6) Excavation**      No sod, soil, sand, or gravel shall be removed from any lot except for the purpose of excavating or grading for the construction or alteration of a dwelling or appurtenance. All excess material and debris created by such construction or alteration shall be hauled, graded, or otherwise disposed of so that the lot appears clean and level. All construction shall be completed, and all excavated areas restored within 180 days of the commencement of such construction or excavation, unless otherwise authorized by the building inspector and approved by the city.