



INDUSTRIAL SPACE FOR LEASE

609 13th Ave NE, Little Falls, MN 56345

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

Table of Contents

Page

3-5	Features
6	Site Plan
7	Available Space
8	Build to Suit
9	Photos
10-11	Aerial Photo4
12	Section Aerial
13	Section Map
14	Zoning Map
15	Zoning Description
16	Traffic Counts
17	Location Map
19-19	Demographics
20	Thank You
21	Agency Disclosure
22	Contact

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.

Industrial Lease Space.

Prime industrial space and build-to-suit opportunity in Little Falls. Position your industrial business for success near the high-traffic junction of Hwy 371 and Hwy 10 in Little Falls. This strategic location offers excellent access via Haven Road (Co Hwy 76) and 13th Ave NE, making it ideal for logistics, manufacturing, or service-based operations. Take advantage of



multiple covered storage buildings and one fully enclosed suite, ready for immediate use. In addition, build-to-suit options are available for custom 20,000 sq. ft. or 40,000 sq. ft. industrial buildings—tailored to meet your unique business needs. All this comes with a competitive lease rate!

Address: 609 13th Ave NE, Little Falls, MN 56345

Directions: Property is located along the East side of Haven Road (Co Hwy 76), directly West of the Hwy 371 / Hwy 10 overpass, on the north edge of Little Falls

Available Space:

Building C:	10,000 sq. ft. (Open Covered Storage)
Building D:	10,000 sq. ft. (Open Covered Storage)
Building E:	8,000 sq. ft. (Warehouse)
Building F:	8,000 sq. ft.
Suite 1:	1,529 sq. ft. (Work Space)
Suite 2:	6,256 sq. ft. (3-Sided Covered Storage)

Build to Suit:

Building X:	20,000 sq. ft.
Building Y:	40,000 sq. ft.

Yard Space: Negotiable

Covered Storage: Negotiable

Build to Suit: Negotiable

Continued on next page.

609 13th Ave NE, Little Falls, MN

Features

Lot Size:	15.3 Acres
Lot Dimensions:	Approx. 739.83' x 1,225' x 170.95' x 148' x 334' x 925'
Water & Sewer:	City
Heating:	GUH & RTU (Centerpoint Energy)
Cooling:	None
Electric:	Yes
Lighting:	Fluorescent
Year Built:	1958
Construction:	Steel
Foundation:	Block
Roof:	Metal
Exterior:	Steel
Ceiling Height:	24'
Bathrooms:	None
Overhead Doors:	Building E: 2 Sliding Drive-In Doors Building F: 2 Overhead Drive-In Doors
Floor Drains:	None
Parking:	30+ with Semi/Truck Storage
Frontage:	739.83' along 13th Ave NE, Approx. 1,225' along Haven Road (Co Hwy 76), and Approx. 925' along Crestview Drive
Zoning:	I-1 Industrial District
PID#:	48.7041.000

Continued on next page.

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.

609 13th Ave NE, Little Falls, MN

Features

Adjoining Tenants: Lake Shirts, Sprout, Career Force, Lake Masters, Red Bull, Fastenal, Rural Minnesota, Construction Services, Seaview, and more

Neighboring Businesses: Businesses nearby include Seaview Farms, Little Falls Greenhouse, Casey's, MN Power, Alliance Church, Home Furnace, Candyman Vending, Falls Furniture & gift, First Lutheran Church, KLTF, RTO PA, Little Falls Bowling Center, CEC, Animal Haven, Falls Industrial Foam, Central McGowan, Big Adventures Childcare, Thrive with Vision, Starry Eyed Brewing, Rotomolding, Rammer Repair, Exterior Pro, Farm Service, Herzog Roofing, Lemieur Bob, 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.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

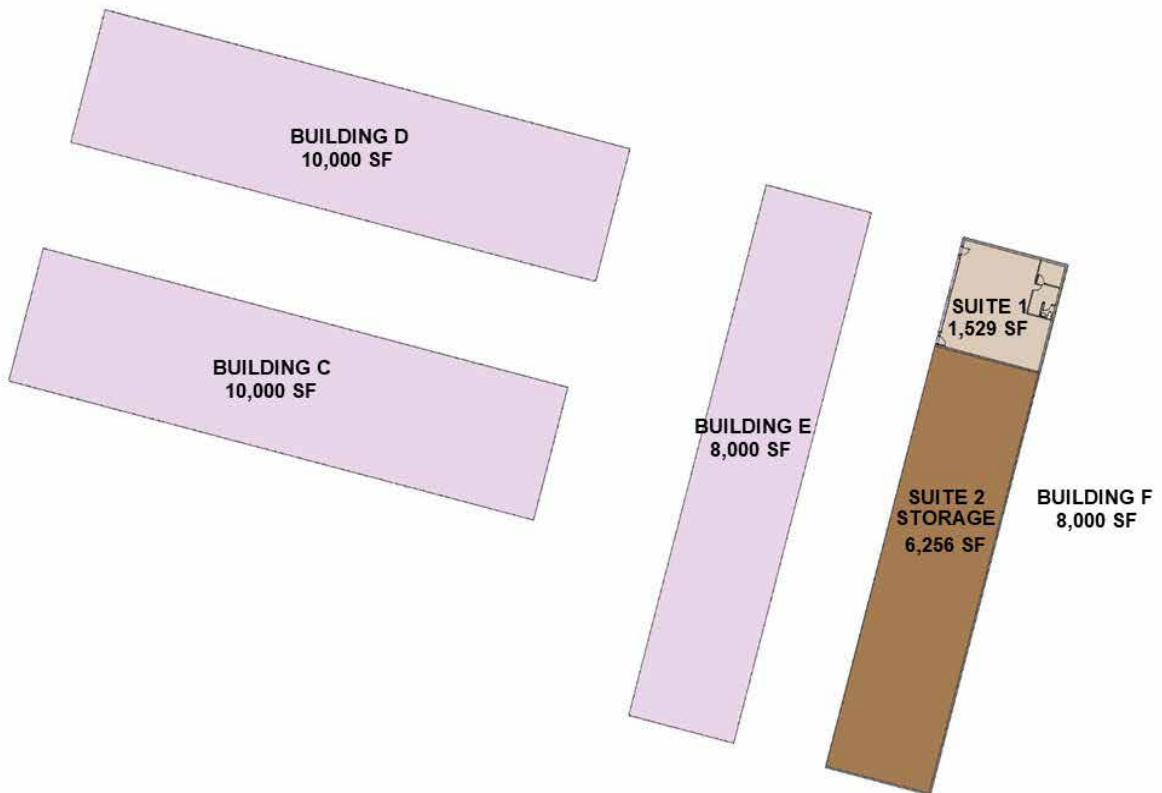


Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written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



609 13th Ave NE, Little Falls, MN

Available Space



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.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

609 13th Ave NE, Little Falls, MN

Build to Suit



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.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

609 13th Ave NE, Little Falls, MN

Photos



Buildings C & D



Buildings C & D



Buildings E & F



Buildings E & F



Buildings C, C, E & F



Main Building & Pylon

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.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

609 13th Ave NE, Little Falls, MN

Aerial Photo



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.



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

609 13th Ave NE, Little Falls, MN

Aerial Photo



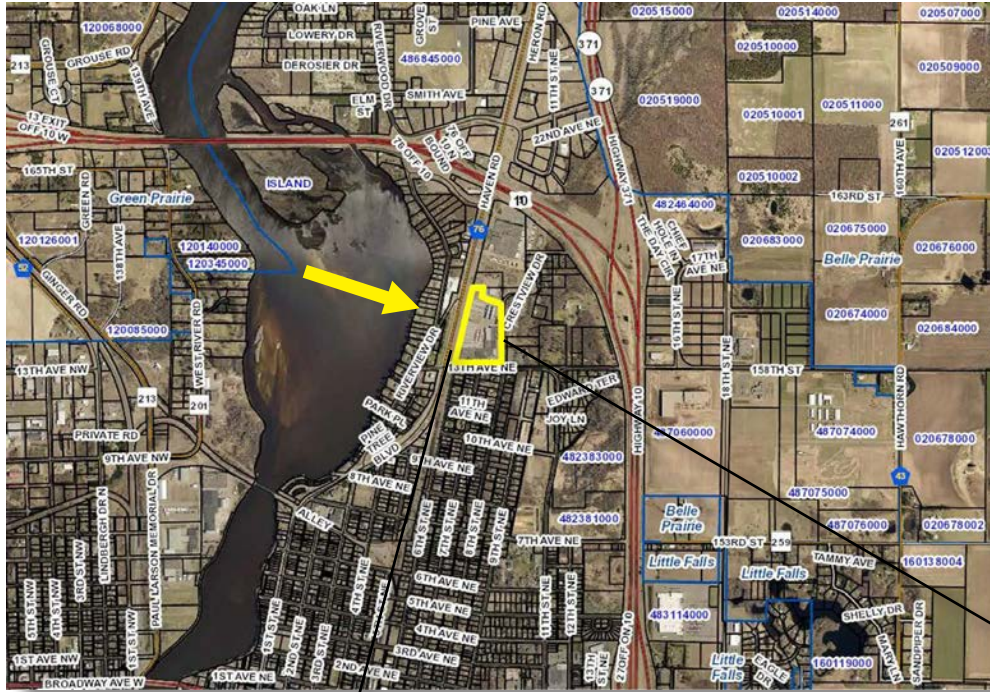
Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written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



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

Section Aerial

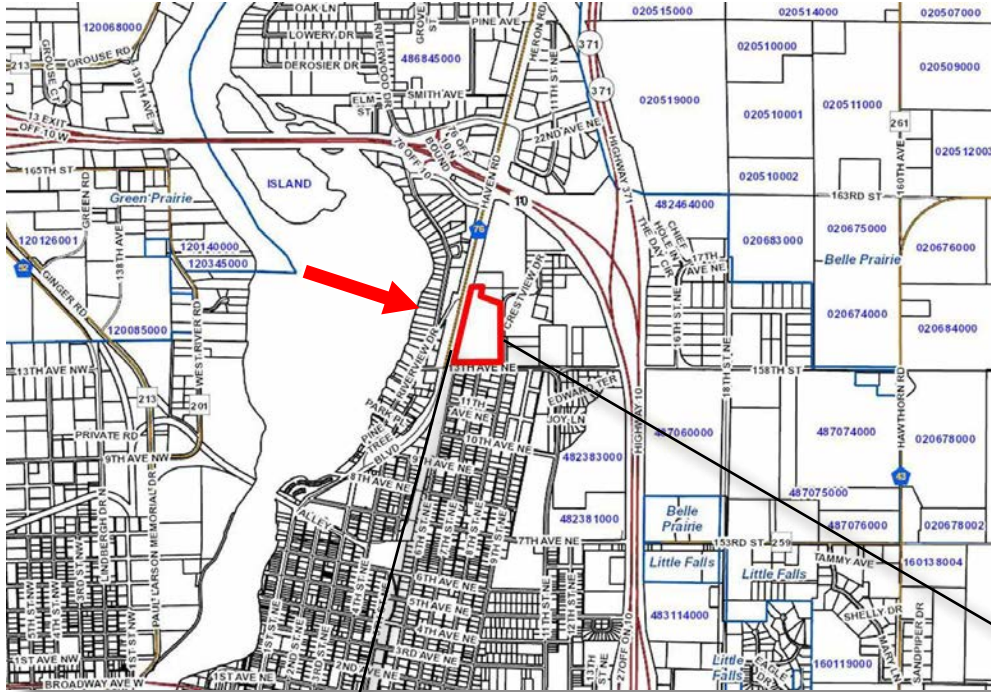


Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written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



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

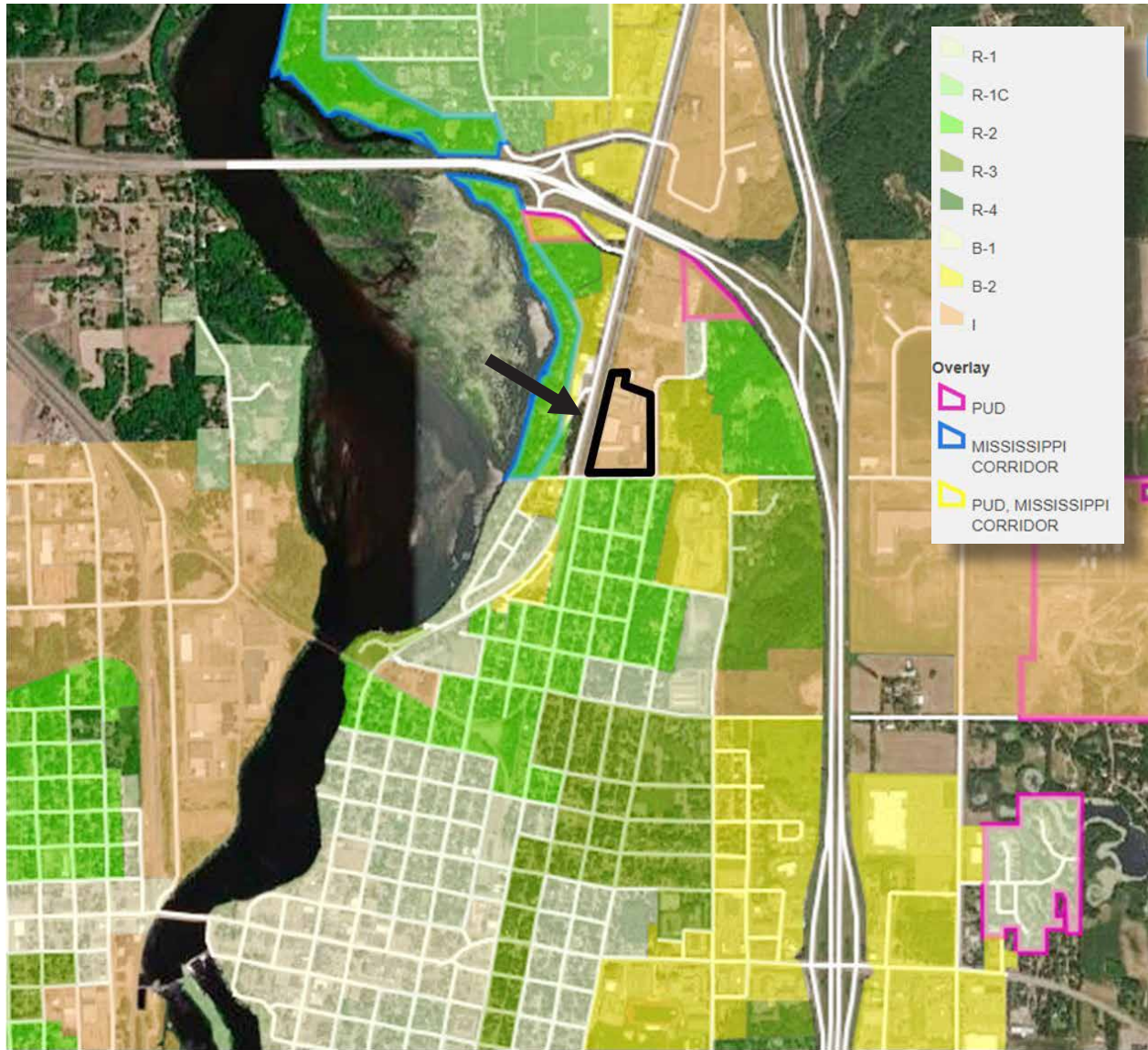
Section Map



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.



I-1 Industrial District



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.

Zoning Description

I-1 Industrial District

1. Permitted Uses:

Any use permitted in a B business district.
 Manufacturing.
 Processing.
 Research laboratories/facilities.
 Warehousing and storage.

2. Conditional Uses:

Acid manufacture.
 Auto wrecking or salvage yard, junkyard, used auto parts and similar uses; provided, that the use is screened by a fence or compact evergreen hedge which is at least fifty percent (50%) opaque and at least six feet (6') high.
 Coal, tar, creosote or asphalt processing or distillation.
 Commercial stockyards and slaughtering of animals.
 Crude oil, gasoline, liquid fertilizer or other liquid storage tanks containing hazardous, flammable or otherwise potentially dangerous liquids or gases.
 Incineration or reduction of waste material other than customarily incidental to a principal use.
 Kilns or other heat processes fired by means other than electricity.
 Storage, utilization or manufacture of materials or products which could decompose by detonation, including, but not limited to, dynamite, trinitrotoluene (TNT), nitroglycerin, guncotton, blasting caps and cartridge primers.
 Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the City Council. In making its determination, the City Council shall consider factors related to the intensity of the use, parking needs, level and type of traffic generated, hours of operation (including loading/unloading times), noise, odor, glare and other nuisance characteristics, pollution potential and other factors that may be relevant to making a determination as to whether a particular use is of the same general character as a permitted or conditional use.

3. Permitted Accessory Uses:

Any use permitted as accessory in the B-2 District as regulated herein.

4. Lot Area, Height, Lot Width And Yard Requirements:

a. The following minimum requirements shall be observed, subject to additional requirements, exceptions and modifications contained in this chapter:

Lot Size		Lot Width	
Interior Lot	Corner Lot	Interior Lot	Corner Lot
24,000 square feet	24,000 square feet	100 feet	100 feet

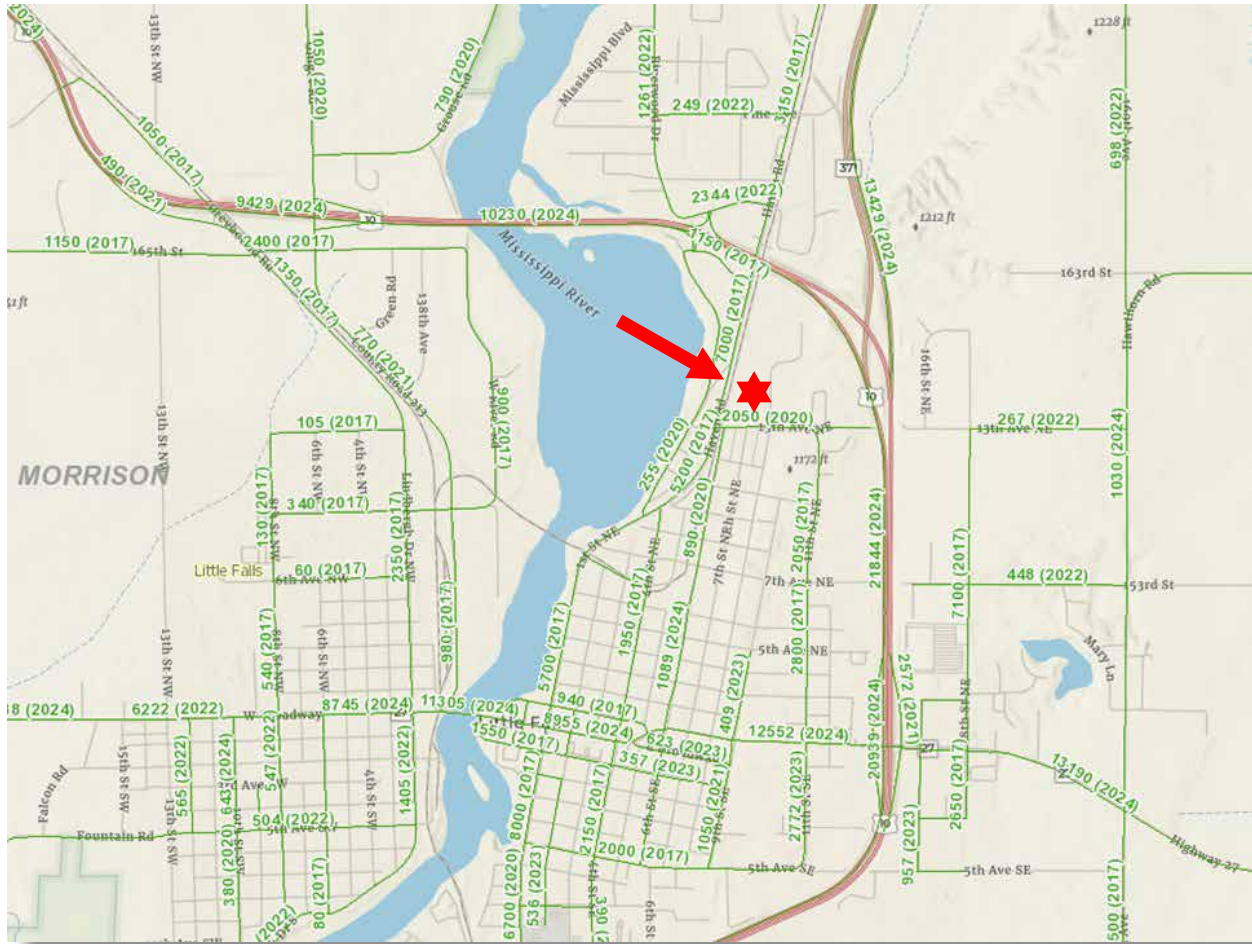
	Front Yard Setback	Rear Yard Setback	Side Yard Setback Interior Lot	Side Yard Setback Exterior Lot	Side Yard Setback Adjacent To Residential Zoned Property
Principal structure	40 feet	30 feet	30 feet	40 feet	40 feet
Accessory structure	30 feet	10 feet	5 feet	5 feet	20 feet

b. There shall be no height restriction on buildings in the I-1 District.

609 13th Ave NE, Little Falls, MN

Counts from MNDOT Traffic Counts

Traffic Counts: 2,050 (2020) on 13th Ave NE, 7,000 (2017) on Haven Road (Cty Hwy 76), 13,429 - 21,844 (2024) on Hwy 371 and 10,230 (2024) on Hwy 10



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.



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

609 13th Ave NE, Little Falls, MN

Location Map



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.



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

609 13th Ave NE, Little Falls, MN

Demographics

Established in 1848 on the banks of the mighty Mississippi river, Little Falls is one of the oldest cities in the State of Minnesota.

Located in central Minnesota at the junctions of Highways 10, 27, and 371, it was the “little falls” in the Mississippi that attracted the attention of entrepreneurs, as it had the traders and explorers.

Today, Little Falls is still attracting businesses and travelers with its many historical sites as well as scenic and recreational opportunities for nature and sport buffs.

From Charles A. Lindbergh’s boyhood home to the downtown National historic District, to golfing, biking, camping, fishing, boating, hunting, snowmobiling and special events, Little Falls has something for everyone. Take time to view the outdoor murals, visit a museum and enjoy a cappuccino in a delightful cafe or a sidewalk bakery/deli. Find “where the Mississippi pauses” in Little Falls - for an hour, a day, a weekend, or a lifetime.

~ www.LittleFallsMN.com ~

2024 Population:	Morrison County	34,454
	Little Falls	15,314
	Crow Wing County	68,541
	Baxter	9,043
	Brainerd	31,866

Projected Population Growth Change 2024-2029:	Morrison County	0.15%
	Little Falls	0.03%

Households in 2024:	Morrison County	13,925
	Little Falls	6,444

2024 Median Household Income:	Morrison County	\$71,825
	Little Falls	\$62,777

Major Little Falls Employers:	# of Employees
Larson Boats	623
Camp Ripley	600
IWCO	600
Unity Family Health Care	575
Little Falls School District	350
Morrison County	260
Crestliner Inc.	250
Coborn’s	245
Wal-Mart	225
Tri-City Paving	169
Falls Fabricating Inc.	160
Northern Pines	120
Meyer Teleservices	114
Lutheran Care Center	113
McDonald’s	65

Continued on next page.

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.



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

609 13th Ave NE, Little Falls, MN

Demographics

Little Falls Facts & figures:

1 Weekly Newspaper - Morrison County Record
3 Radio Stations: KLTF-960AM, WYRQ-92.1FM, KFML-94.1FM
Television Station - Central MN Access TV: Channels 6 & 12
15 City & County Parks
20+ Golf Courses within 45 miles
475+ Lakes within 45 miles
Cross-Country Skiing - 20 locations within 45 miles
Downhill Skiing - 2 locations within 60 miles
400+ miles Snowmobile Trails
Skating - 1 indoor & 3 outdoor rinks
Healthcare - 1 community hospital, 25+ primary and specialty care physicians, 8 long term, developmentally disabled and senior housing centers, 12 dentists
2 Elementary, 1 Middle, 1 High School, 3 Parochial Schools
1 Art Center, 2 Art Galleries
147 Days between killing frosts
11 Days a year reach above 90
Average Annual Snowfall is 43"
Average Annual Precipitation is 27"

Historical Sites:

Holy Family Catholic Church
Our Lady of Lourdes Church
Sacred Heart Chapel

Museums:

Minnesota Military Museum
Charles A. Lindbergh Historical Site
Charles A. Weyerhaeuser Memorial Museum
Minnesota Fishing Museum & Education Center

Sites of Interest:

Linden Hill Historical Event Center
Little Falls Street Murals
Carnegie Library
Little Falls Frescoes
Mississippi River & Dam
Pine Grove Zoo
Camp Ripley/Environmental Education Center
Crestliner & Larson Classic & Antique Boats
Minnesota State Veterans Cemetery
Maple Island Park
Veteran's Remembrance Memorial
Charles A. Lindbergh State Park
Cross Rocks - Fairy Stones
Great River Arts Association
Crane Meadows National Wildlife Refuge
The Burton Rosenmeier House

Recreation & Camping:

Soo Line Recreational Trail
Morrison County Birding
Bike the Mississippi

Resorts & Campgrounds:

Campfire Bay Resort
Charles A. Lindbergh State Park
Innsbrook Motel & RV Park
Linden Hill Historical Event Center
Sweet Water Resort
Two Rivers Campground

Recreational Facilities:

Boat Landings (3)
Ice Rinks (3)
Playgrounds/Ball Fields (7)
Disc Golf (2)
Swimming Pools/Beaches (3)
Tennis Courts (3)

Lodging:

AmericInn Lodge & Suites
Clifwood Inn
Country Inn & Suites
Innsbrook Motel & RV Park
Nipenneh Lodge Bed & Breakfast
Super 8 Motel
Waller House Bed & Breakfast
Riverside Inn
Linden Hill

Health Care:

St. Gabriels Hospital
Counseling (2)
Chiropractors (2)
Dental (4)
Health & Recreation Centers
Home Health Care Providers (4)
Medical Centers (1)
Residential Care Facilities (1)
Physical Therapy (3)
Senior Housing - Independent Living (2)
Senior Housing w/ Care (7)
Specialty Health Care Services (4)
Vision (4)

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.



CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

609 13th Ave NE, Little Falls, MN

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.

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.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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)

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.

609 13th Ave NE, Little Falls, MN

Contact

Office Location

521 Charles Street
Suite 201
Brainerd, MN 56401

Mailing Address

PO Box 327
Brainerd, MN 56401

Phone

218-828-3334

Fax

218-828-4330

Website

www.CloseConverse.com

Agents

Nate Grotzke, CCIM

C: 218-838-1000

nate@closeconverse.com

Tim Miller, CCIM

C: 218-838-8772

tim@closeconverse.com

Chris Close, CCIM

C: 218-831-7510

chris@closeconverse.com

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.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com