

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



SALE PRICE:	\$3,600,000
POTENTIAL INCOME:	\$258,866
EST. OPERATING EXPENSES:	\$138,775
POTENTIAL NOI:	\$112,326
DEBT SERVICE (ASSUMABLE):	\$94,704
POTENTIAL CASH FLOW:	\$17,622
PROPERTY SIZE:	+/-599 Acres
MAIN LODGE:	+/-3,200 SF
YEAR BUILT/RENOVATED:	1999/2007
DRONE VIDEO URL:	https://goo.gl/X4uNSr

PROPERTY OVERVIEW

A rare opportunity to own a hunter and outdoor enthusiast's dream. This appreciating asset is a 599 acre private licensed hunting preserve in central Minnesota. The RH Lodge is perfect year round.

PROPERTY FEATURES

- Beautiful Lodge Style Home w/ 3 Full Baths-Sleeps 12+
- Licensed Minnesota DNR Hunting Preserve
- Steam Room in Master Bath
- Waterfowl, Pheasant and Deer Abound
- A Fully-Functional Skeet and Trap Range
- +/-2 Hours from the Twin Cities
- 40 Minutes to St. Cloud
- Horse Stable and Riding Corral
- Perfect Corporate Retreat
- ATV and Snowmobile Trails
- Housekeeping and Grounds Care Available

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



PROPERTY HIGHLIGHTS

- Beautiful Lodge-Home Sleeps 12+
- Phenomenal Pheasant Cover
- Property is Bordered by over 1 Mile of Ashley Creek
- In-Place CRP and Cropland Income
- A Fully-Functional Skeet and Trap Range
- Rifle Targets
- State of the Art Security System w/ Smartphone Access
- 10 Minutes to Sauk Centre-20 minutes to Alexandria
- 2 Hours to Fargo
- Indoor Heated Dog Kennels w/Outdoor Secured Runs
- Syndicated Ownership Possible
- Quonset Hut for ATV, Snowmobile, & Equipment Storage
- Fire-Pit
- Million Dollar Views
- Operating Business or Corporate/Private Retreat
- Cash or Seller Financing Available
- Drone Video URL: <https://goo.gl/X4uNSr> (Copy and paste in browser.)



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE



48663 Xenon Road, Villard, MN 56385

**RH
LODGE**

ADDRESS: 48663 Xenon Road
Villard, MN 56385

APN(S): 02.00432.0000, 02.00436.0500, 02.00431.0000,
02.00480.0000, 02.00475.0010 and 02.00433.0000

ZONING: 2ANHGA-Agricultural Non-homestead - Non HGA



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

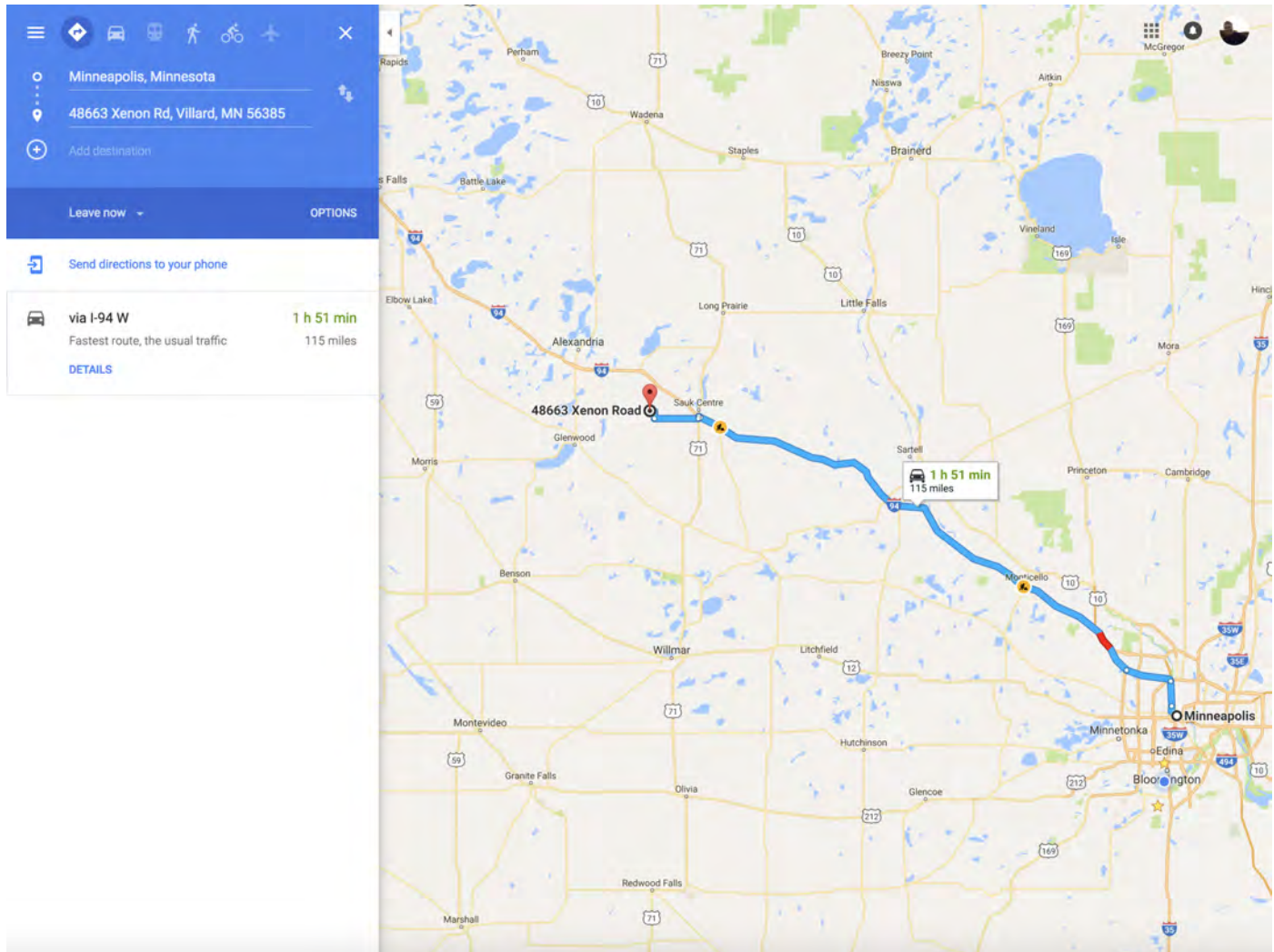
MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

RH LODGE DRIVE TIME

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PHEASANT HUNTING DRIVE TIMES

48663 Xenon Road, Villard, MN 56385



Pheasant Hunting Area	Distance from Minneapolis	Drive Time from Minneapolis
Mason City, IA	139 Miles	2:10 Hours
Spirit Lake, IA	177 Miles	3:00 Hours
Spencer, IA	201 Miles	3:30 Hours
Brookings, SD	216 Miles	4:00 Hours
Pierre, SD	387 Miles	6:45 Hours
Sioux Falls, SD	238 Miles	4:10 Hours
Sioux City, IA	272 Miles	4:30 Hours
Iowa City, IA	306 Miles	4:40 Hours
Huron, SD	284 Miles	5:00 Hours
Redfield, SD	269 Miles	5:00 Hours
Jamestown, ND	332 Miles	5:00 Hours
Ellendale, ND	301 Miles	5:00 Hours
Chamberlain, SD	368 Miles	5:32 Hours
Carrington, ND	376 Miles	5:30 Hours
Eureka, SD	353 Miles	5:45 Hours
Wing, ND	422 Miles	6:00 Hours
Linton, ND	394 Miles	6:15 Hours
Winner, SD	423 Miles	6:30 Hours
Bottineau, ND	503 Miles	7:30 Hours
Mott, ND	538 Miles	7:43 Hours
Hettinger, ND	575 Miles	8:20 Hours
Scranton, ND	590 Miles	8:35 Hours
Crosby, ND	625 Miles	9:32 Hours
* All Trips are Each-Way		

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

RH Lodge

Hunting Lodge and Recreational Property Financial Assumptions



Introduction

The RH Lodge has been operated for over ten years as a private, syndicated hunting preserve. It was shared by as many as six co-owners and used by the owners and their guests. Although it has been professionally managed and maintained, It has never operated as a business, but we believe if an investor is so inclined, it has significant potential as an enterprise.

This Offering Memorandum offers three basic financial models using varying assumptions based on differing degrees of business involvement and property access to the public.

Assumptions

The assumption sets includes the highest number of business models we believe could be offered to the public to the property.

We are using educated assumptions in an attempt to include the maximum amount of income and the related expenses as possible. Again, we did NOT open the property up to the public, so our experience and these assumptions have not been tested.

SCENARIO #1 (MAXIMUM GROSS POTENTIAL INCOME)

In this scenario, the property is open to the public for guided pheasant hunting, wedding ceremonies, receptions and events, lodging (Airbnb) and horse boarding.

- We assume that hunters will pay for 2,200 pheasants to be released at \$18 per bird.
- We assume that the Lodge and hunting grounds will be rented by hunting groups for \$10,000/week (12 weeks) from September 15-December 15. "Prime-Time." This works out to \$100 per day, per gun, which is less than or on par with hunting fees in the Dakotas and Iowa.
- We assume \$2,500/week from December 15-April 30 (10 weeks) not "Prime Time".
- Airbnb events, weddings and receptions (including lodging) can be held on the property during summer months and non-hunting times. We assumed \$1,400/week for 12 weeks.
- The property can handle limited horse boarding which can bring in approximately \$600/mo. (Three horses at \$200/mo).
- The property has in-place CRP income of \$41,451 annually.
- The property has in-place cropland rental from a neighboring farmer of \$8,815 annually.
- We have not factored in other sources of potential income such as; Skeet/Trap range user fees, food and beverage dog training/rental/boarding, hunting pro-shop sales etc.

-
- We have included a 3% vacancy on the Gross Potential Income and added \$12,000 in miscellaneous expenses resulting from the increased property uses under this scenario.



SCENARIO #2 (LIMITED POTENTIAL INCOME [Hunting and in-place income])

In this scenario, the property is open to the public for guided pheasant hunting only. We assume that hunters will pay for 2,200 pheasants to be released during these hunts at \$18 per bird.

- We assume that the Lodge and hunting grounds will be rented by hunting groups for \$10,000/week from September 15-December 15. Ten weeks of "Prime-Time." This works out to \$100 per day, per gun, which is less than or on par with hunting fees in the Dakotas and Iowa.
- We assume \$2,500/week from December 15-April 30, ten weeks of not "Prime Time".
- The property has in-place CRP income of \$41,451 annually.
- The property has in-place cropland rental from a neighboring farmer of \$8,815 annually.

-
- We have included a 3% vacancy on the Gross Potential Income and added \$6,000 in miscellaneous expenses resulting from the increased property uses under this scenario.



SCENARIO #3 PROFORMA INCOME [In-place income only])

In this scenario, the property is NOT open to the public, but rather maintained as it is; a privately owned, or corporate retreat. The property will be used by the ownership and its' guests only. The property expenses exceed the in-place income, but has ample reward for the right owner or owners.

- The property has in-place CRP income of \$41,451 annually.
- The property has in-place cropland rental from a neighboring farmer of \$8,815 annually.

-
- The non-reimbursed expenses are currently \$9,943/mo. or \$119,320 annually.
 - The current assumable mortgage debt service is \$7,892/mo. or \$94,704 annually.
 - There is no vacancy or miscellaneous expenses factored on the in-place income.
 - The in-place income is currently \$4,189/mo. or \$50,266 annually. This offsets the expenses and debt service drastically reducing the carrying costs.
 - **The monthly carry assuming the in-place income and expenses is currently \$5,694/mo. or \$68,339 annually.**

Potential owners with an entrepreneurial plan should be able to create a profitable enterprise with this extraordinary property, while owners who want a legacy, once in a generation, opportunity to own a phenomenal investment, the RH Lodge can be a perfect fit.



Hunt. Ride. Shoot. Relax. Hunt

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



INVESTMENT OVERVIEW

SCENARIO #1 (MAXIMUM POTENTIAL GROSS INCOME)

Asking Price	\$3,600,000
CAP Rate	3.1%
Total Return (Yr 1)	\$45,458

OPERATING DATA

SCENARIO #1 (MAXIMUM POTENTIAL GROSS INCOME)

Potential Income	\$200,338
Scheduled Income	\$50,301
Total Potential Gross Income	\$251,100
Operating Expenses	\$138,775
Net Operating Income	\$112,326
Pre-Tax Cash Flow	\$17,622

FINANCING DATA

SCENARIO #1 (MAXIMUM POTENTIAL GROSS INCOME)

Loan Amount	\$1,350,000
Debt Service	\$94,704
Debt Service Monthly	\$7,892
Principal Reduction (Yr 1)	\$27,836

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



INVESTMENT OVERVIEW

SCENARIO# 2 (LIMITED POTENTIAL INCOME [HUNTING AND IN-PLACE ONLY])

Price	\$3,600,000
Price per SF	\$218.18
CAP Rate	2.7%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	\$30,097
Debt Coverage Ratio	1.02

OPERATING DATA

SCENARIO# 2 (LIMITED POTENTIAL INCOME [HUNTING AND IN-PLACE ONLY])

Gross Scheduled Income	\$50,266
Other Income	\$184,600
Total Scheduled Income	\$234,866
Vacancy Cost	\$7,045
Gross Income	\$227,820
Operating Expenses	\$130,855
Net Operating Income	\$96,965
Pre-Tax Cash Flow	\$2,261

FINANCING DATA

SCENARIO# 2 (LIMITED POTENTIAL INCOME [HUNTING AND IN-PLACE ONLY])

Down Payment	\$0
Loan Amount	\$1,350,000
Debt Service	\$94,704
Debt Service Monthly	\$7,892
Principal Reduction (yr 1)	\$27,836

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



INVESTMENT OVERVIEW

SCENARIO #3 PROFORMA INCOME (IN-PLACE INCOME ONLY)

Price	\$3,600,000
Price per SF	\$218.18
CAP Rate	-1.9%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	-\$135,921
Debt Coverage Ratio	-0.73

OPERATING DATA

SCENARIO #3 PROFORMA INCOME (IN-PLACE INCOME ONLY)

Gross Scheduled Income	\$50,266
Other Income	\$0
Total Scheduled Income	\$50,266
Vacancy Cost	\$0
Gross Income	\$50,266
Operating Expenses	\$119,320
Net Operating Income	-\$69,054
Pre-Tax Cash Flow	-\$163,758

FINANCING DATA

SCENARIO #3 PROFORMA INCOME (IN-PLACE INCOME ONLY)

Down Payment	\$0
Loan Amount	\$1,350,000
Debt Service	\$94,704
Debt Service Monthly	\$7,892
Principal Reduction (yr 1)	\$27,836

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

RH Lodge, LLC

19-Dec-16

Managed By Equity Commercial Management, Inc.

2017 Operating Budget

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
Farm Land Rent	0	0	0	0	0	0	0	0	0	8,850	0	0	8,850
CRP Income	0	0	0	162	0	0	0	0	0	41,289	0	0	41,451
Total Rental Income	0	0	0	162	0	0	0	0	0	50,139	0	0	50,301
Oper. Exp.													
Accounting Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Land Management Fees	1,000	0	0	1,000	0	0	1,000	0	0	1,000	0	0	4,000
Household Items/Shopping	110	110	110	110	110	110	110	110	110	110	110	110	1,320
Electricity - House	170	170	170	170	170	170	170	170	170	170	170	170	2,040
Propane	200	400	100	300	0	0	0	0	0	300	400	400	2,100
Insurance	0	0	0	0	0	0	0	0	0	6,000	0	0	6,000
Caretaker/Cleaning Fees	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	18,840
Lawn Expense	0	0	0	0	1,000	1,000	1,000	1,500	1,000	1,000	0	0	6,500
Pest Control	0	0	0	0	0	0	0	0	900	0	0	0	900
R.E. Taxes	0	0	0	0	10,410	0	0	0	0	10,410	0	0	20,820
R & M - Operations	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Wild Life	0	0	0	2,100	0	0	0	0	2,300	5,450	2,800	0	12,650
Food Plot/Prairie Restoration	0	0	0	0	5,700	600	300	9,100	650	0	0	0	16,350
R & M - HVAC	0	195	0	0	0	0	0	0	0	595	0	0	790
R & M - Exterior	150	150	150	150	150	150	150	150	150	150	150	150	1,800
R & M - Plumbing	0	450	0	0	450	0	0	450	0	0	450	0	1,800
Rubbish Removal	30	30	30	30	30	30	30	30	30	30	30	30	360
TV/Phone/Internet/Security	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Snow Removal	500	500	500	0	0	0	0	0	0	0	500	500	2,500
License & Fees	0	500	0	0	300	0	0	0	0	0	135	0	935
Office Expense	15	15	15	15	15	15	15	15	15	15	15	15	180
Accounting	0	0	0	3,235	0	0	0	0	0	0	0	0	3,235
Total Oper. Exp.	5,095	5,440	3,995	10,030	21,255	4,995	5,695	14,445	8,245	28,150	7,680	4,295	119,320
Net Operating Income	(5,095)	(5,440)	(3,995)	(9,868)	(21,255)	(4,995)	(5,695)	(14,445)	(8,245)	21,989	(7,680)	(4,295)	(69,019)

RH Lodge Costs compared to Season Ticket Packages

Season Tickets for our major sport teams are a very expensive way to entertain clients and boost employee morale. Assumptions below are predicated on purchasing four, quality season ticket package. In order to entertain larger groups, much more costly suites or club options are necessary. Also, to properly compare to the year-round benefits of the RH Lodge, more than one team's Season Ticket package must be purchased.

The RH Lodge Hunting and Recreational Property can be phenomenal alternative.



Minnesota Vikings

1. \$400 per Ticket plus (one-time License Fee of \$4,000 per ticket)
2. 4 Season Tickets year one: \$32,000
3. 4 Season Tickets following years: \$16,000
4. 10 games

Minnesota Timberwolves

1. \$250 per Ticket plus (one-time Membership Fee \$10,250 per ticket)
2. 4 Season Tickets year one: \$123,000
3. 4 Season Tickets following years: \$82,000
4. 82 Games

Minnesota Wild

1. \$104 per Ticket
2. 4 Season Tickets: \$34,112
3. 82 Games

Minnesota Twins

1. \$61 per Ticket
2. 4 Season Tickets: \$19,276
3. 79 Games

RH Lodge

The RH Lodge offers year-round enjoyment for up to 12 guests for lodging, or much larger groups for hunting, recreational outings and/or other events.

Should you assume the existing mortgage and keep the property private and used by you and your guests only, the annual carry is \$69,054.



599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

32
70
13
66
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 02.00475.0010
Parties of Interest: RH LODGE HOLDINGS LLC

C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

62796



Property Tax Statement

2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Taxes Payable Year:		2016	2017
Step 1	Estimated Market Value:	\$119,700	\$117,800
	Homestead Exclusion:		
	Taxable Market Value:	\$119,700	\$117,800
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land
PROPOSED TAX			
Step 2	Proposed Tax:		\$934.00
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes Due May 15, 2017:		\$471.00
	Second-half Taxes Due November 15, 2017:		\$471.00
	Total Taxes Due in 2017:		\$942.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017

Property Tax Statement

Pin Number:

02.00475.0010

Property Address:

Property Description:

41.95 A. PT OF NW4 DAF BEG AT NW CORN NW4 - S 665.62' - N88D E 1469.22' - N81D E 445' - S58D E 283' - S77D E 76' - N71D E 144' - S73D E 327.74' - N1D W 838.44' TO NE CORN NW4 - S88D W 2669.36' TO POB Tract NW Section 17 Township 126 Range 035

Special Assessment Breakdown

Special Assessment Total

\$0.00

Taxes Payable Year:

2016

2017

1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.

☐

\$0.00

\$0.00

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

\$0.00

Tax and Credits

3. Your property taxes before credits

\$944.00

\$942.00

4. Credits that reduce your property taxes

A. Agricultural market value credits

\$0.00

\$0.00

B. Other Credits

\$0.00

\$0.00

5. Property taxes after credits

\$944.00

\$942.00

Property Tax by Jurisdiction

6. County STEARNS COUNTY

\$618.04

\$615.82

7. City/Township ASHLEY TWP

\$110.54

\$111.10

8. State General Tax

\$0.00

\$0.00

9. School District ISD 0743 SAUK CENTRE

A. Voter approved levies

\$113.53

\$111.70

B. Other local levies

\$85.74

\$88.08

10. Special Taxing Districts

HRA

\$4.75

\$4.59

Watershed

\$9.41

\$9.46

Regional Rail Authority

\$1.99

\$1.25

11. Non-school voter approved referenda levies

\$0.00

\$0.00

12. Total Property tax before special assessments

\$944.00

\$942.00

13. Special Assessments on Your Property

See Left for Breakdown of Special Assessments

Special Assessment Totals

\$0.00

\$0.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

\$944.00

\$942.00

2

Detach this stub and return with your second half payment.

2nd Half Payment Stub - Payable 2017

To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017 \$942.00

2nd Half Tax Amount \$471.00

Penalty _____

2nd Half Total Amount Due _____

PIN: 02.00475.0010

BILL NUMBER: 2102078

TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

1

Detach this stub and return with your first half payment.

1st Half Payment Stub - Payable 2017

To avoid penalty, pay on or before May 15, 2017

If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017 \$942.00

1st Half Tax Amount \$471.00

Penalty _____

1st Half Total Amount Due _____

PIN: 02.00475.0010

BILL NUMBER: 2102078

TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt. 62796

32
70
13
66
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 02.00480.0000
Parties of Interest: RH LODGE HOLDINGS LLC

C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

62798



Property Tax Statement

2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Taxes Payable Year:		2016	2017
Step 1	Estimated Market Value:	\$123,500	\$121,700
	Homestead Exclusion:		
	Taxable Market Value:	\$123,500	\$121,700
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land

PROPOSED TAX	
Step 2	Proposed Tax: \$966.00

PROPERTY TAX STATEMENT	
Step 3	First-half Taxes Due May 15, 2017: \$487.00
	Second-half Taxes Due November 15, 2017: \$487.00
	Total Taxes Due in 2017: \$974.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017

Property Tax Statement

Pin Number:

02.00480.0000

Property Address:

Property Description:

43.12 A. N2NE4 LESS THAT PT DAF
COMM AT NE CORN OF NE4 - S 665.62'
TO POB - S 665.52' TO SE CORN NE4 -
S88D W 2635.09' TO SW CORN NE4 -
N1D W 282.83' - N68D E 190.55' - N53D
E 214' - N61D E 437' - N88D E 1896.35'
TO POB Tract N2NE Section 18
Township 126 Range 035

Special Assessment Breakdown

Special Assessment Total

\$0.00

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$974.00	\$974.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$974.00	\$974.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$637.70	\$637.04
	7. City/Township ASHLEY TWP	\$114.03	\$114.77
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0743 SAUK CENTRE		
	A. Voter approved levies	\$117.13	\$115.39
	B. Other local levies	\$88.47	\$90.99
	10. Special Taxing Districts		
	HRA	\$4.91	\$4.75
	Watershed	\$9.71	\$9.77
	Regional Rail Authority	\$2.05	\$1.29
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total Property tax before special assessments	\$974.00	\$974.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$974.00	\$974.00

2

Detach this stub and return with your second half payment.

2nd Half Payment Stub - Payable 2017

To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017	\$974.00
2nd Half Tax Amount	\$487.00
Penalty	
2nd Half Total Amount Due	

PIN: 02.00480.0000
BILL NUMBER: 2054371
TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

1

Detach this stub and return with your first half payment.

1st Half Payment Stub - Payable 2017

To avoid penalty, pay on or before May 15, 2017

If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017	\$974.00
1st Half Tax Amount	\$487.00
Penalty	
1st Half Total Amount Due	

PIN: 02.00480.0000
BILL NUMBER: 2054371
TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt. 62798

32
70
13
66
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 02.00431.0000
Parties of Interest: RH LODGE HOLDINGS LLC

C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

62793



Property Tax Statement

2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Taxes Payable Year:		2016	2017
Step 1	Estimated Market Value:	\$319,400	\$305,000
	Homestead Exclusion:		
	Taxable Market Value:	\$319,400	\$305,000
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land

PROPOSED TAX	
Step 2	Proposed Tax: \$2,420.00

PROPERTY TAX STATEMENT	
Step 3	First-half Taxes Due May 15, 2017: \$1,220.00
	Second-half Taxes Due November 15, 2017: \$1,220.00
	Total Taxes Due in 2017: \$2,440.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017

Property Tax Statement

Pin Number:

02.00431.0000

Property Address:

Property Description:

80.00 A N2NE4 Tract N2NE Section 07
Township 126 Range 035

Special Assessment Breakdown

Special Assessment Total

\$0.00

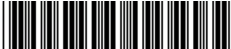
Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$2,520.00	\$2,440.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$2,520.00	\$2,440.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$1,650.23	\$1,595.49
	7. City/Township ASHLEY TWP	\$294.96	\$287.65
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0743 SAUK CENTRE		
	A. Voter approved levies	\$302.94	\$289.20
	B. Other local levies	\$228.77	\$228.05
	10. Special Taxing Districts		
	HRA	\$12.68	\$11.89
	Watershed	\$25.11	\$24.48
	Regional Rail Authority	\$5.31	\$3.24
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total Property tax before special assessments	\$2,520.00	\$2,440.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,520.00	\$2,440.00

2

Detach this stub and return with your second half payment.

2nd Half Payment Stub - Payable 2017

To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017 \$2,440.00

2nd Half Tax Amount \$1,220.00

Penalty _____

2nd Half Total Amount Due _____

PIN: 02.00431.0000

BILL NUMBER: 2053915

TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

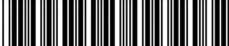
1

Detach this stub and return with your first half payment.

1st Half Payment Stub - Payable 2017

To avoid penalty, pay on or before May 15, 2017

If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017 \$2,440.00

1st Half Tax Amount \$1,220.00

Penalty _____

1st Half Total Amount Due _____

PIN: 02.00431.0000

BILL NUMBER: 2053915

TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt. 62793

32
70
13
66
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 02.00433.0000
Parties of Interest: RH LODGE HOLDINGS LLC

C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

62795



Property Tax Statement

2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step 1	Taxes Payable Year:		
		2016	2017
	Estimated Market Value:	\$674,700	\$645,800
	Homestead Exclusion:		
	Taxable Market Value:	\$674,700	\$645,800
	New Improvements/Expired Exclusions:		
Property Classification:		Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land

PROPOSED TAX		
Step 2	Proposed Tax:	\$4,880.00

PROPERTY TAX STATEMENT		
Step 3	First-half Taxes Due May 15, 2017:	\$2,461.00
	Second-half Taxes Due November 15, 2017:	\$2,461.00
	Total Taxes Due in 2017:	\$4,922.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017

Property Tax Statement

Pin Number:

02.00433.0000

Property Address:

Property Description:

154.51 A NW4 Tract NW Section 07
Township 126 Range 035

Special Assessment Breakdown

Special Assessment Total

\$0.00

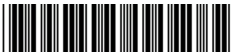
Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$5,323.00	\$5,168.26
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$251.00	\$246.26
	5. Property taxes after credits	\$5,072.00	\$4,922.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$3,321.35	\$3,219.01
	7. City/Township ASHLEY TWP	\$593.67	\$580.05
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0743 SAUK CENTRE		
	A. Voter approved levies	\$609.75	\$583.17
	B. Other local levies	\$460.49	\$459.88
	10. Special Taxing Districts		
	HRA	\$25.52	\$23.99
	Watershed	\$50.53	\$49.38
	Regional Rail Authority	\$10.69	\$6.52
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total Property tax before special assessments	\$5,072.00	\$4,922.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$5,072.00	\$4,922.00

2

Detach this stub and return with your second half payment.

2nd Half Payment Stub - Payable 2017

To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017	\$4,922.00
2nd Half Tax Amount	\$2,461.00
Penalty	
2nd Half Total Amount Due	

PIN: 02.00433.0000

BILL NUMBER: 2053923

TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

1

Detach this stub and return with your first half payment.

1st Half Payment Stub - Payable 2017

To avoid penalty, pay on or before May 15, 2017

If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017	\$4,922.00
1st Half Tax Amount	\$2,461.00
Penalty	
1st Half Total Amount Due	

PIN: 02.00433.0000

BILL NUMBER: 2053923

TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt. 62795

32
70
13
66
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 02.00432.0000
Parties of Interest: RH LODGE HOLDINGS LLC

C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

62797



Property Tax Statement

2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step 1	Taxes Payable Year:		
	2016	2017	
	Estimated Market Value:	\$1,297,000	\$1,262,300
	Homestead Exclusion:		
	Taxable Market Value:	\$1,297,000	\$1,262,300
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd Res Non-Hstd	Ag Non-Hstd Res Non-Hstd

PROPOSED TAX	
Step 2	Proposed Tax: \$10,502.00

PROPERTY TAX STATEMENT	
Step 3	First-half Taxes Due May 15, 2017: \$5,298.00 Second-half Taxes Due November 15, 2017: \$5,298.00 Total Taxes Due in 2017: \$10,596.00

REFUNDS? \$ \$ \$ You may be eligible for one or even two refunds to reduce your property tax.

2017

Property Tax Statement

Pin Number:
02.00432.0000

Property Address:
48663 XENON RD
VILLARD MN 56385

Property Description:
240.00 A S2 NE4 & SE4 Tract N2NE; SE
Section 07 Township 126 Range 035

Special Assessment Breakdown

2017 SOLID WASTE FEE	\$10.00
----------------------	---------

Special Assessment Total \$10.00

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$10,914.53	\$10,839.65
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$258.53	\$253.65
	5. Property taxes after credits	\$10,656.00	\$10,586.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$6,531.79	\$6,440.25
	7. City/Township ASHLEY TWP	\$1,167.45	\$1,160.61
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0743 SAUK CENTRE		
	A. Voter approved levies	\$1,606.21	\$1,598.60
	B. Other local levies	\$1,179.98	\$1,226.70
	10. Special Taxing Districts		
	HRA	\$50.17	\$47.99
	Watershed	\$99.37	\$98.80
	Regional Rail Authority	\$21.03	\$13.05
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total Property tax before special assessments	\$10,656.00	\$10,586.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			
	Principal	\$10.00	\$10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$10,666.00	\$10,596.00

2

Detach this stub and return with your second half payment.

2nd Half Payment Stub - Payable 2017

To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017	\$10,596.00
2nd Half Tax Amount	\$5,298.00
Penalty	
2nd Half Total Amount Due	

PIN: 02.00432.0000
BILL NUMBER: 2054240
TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

1

Detach this stub and return with your first half payment.

1st Half Payment Stub - Payable 2017

To avoid penalty, pay on or before May 15, 2017
If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017	\$10,596.00
1st Half Tax Amount	\$5,298.00
Penalty	
1st Half Total Amount Due	

PIN: 02.00432.0000
BILL NUMBER: 2054240
TAXPAYER: C/O EQUITY COMMERCIAL MANAGEMENT INC
RH LODGE HOLDINGS LLC
7450 FRANCE AVE S STE 260
EDINA MN 55435-4830

Paid By _____

MAKE CHECKS PAYABLE TO:
Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt. 62797

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhough@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhousse@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

599 ACRE LICENSED HUNTING PRESERVE & LODGE FOR SALE

RH HUNTING LODGE AND RECREATIONAL PROPERTY

48663 Xenon Road, Villard, MN 56385



KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com