

SPECIAL COUNCIL MEETING

Tuesday, August 12, 2025 – 1:00pm @ City Hall

I. **CALL TO ORDER**

A. **ROLL CALL/DETERMINATION OF QUORUM**

II. **BUSINESS**

A. **SONGS OF SUMMER LIQUOR LICENSE (Memo)(Packet)**

B. **FDA WASTEWATER LAND APPRAISAL APPROVAL (Memo)(Packet)**

III. **ADJOURNMENT**

Memo to Council



Date: August 7, 2025

Meeting Date: August 12, 2025

From: Administrator Cziok

Subject: Songs of Summer Liquor License

Background

The request for a liquor license for the Songs of Summer Festival did not arrive in time for our last meeting. The festival is before our next meeting creating the need for a special meeting.

Recommendation

A resolution approving the Community Festival Temporary Off-Site Liquor License Application would be in order.

**CITY OF LITCHFIELD
COMMUNITY FESTIVAL TEMPORARY OFF-SITE LIQUOR LICENSE APPLICATION**

Songs of Summer Festival

Date(s) of Event: August 15, 2025
Applicant: American Legion Nelson-Horton Post #104
Current License #: 1026
Contact Person: Lisa Lee
Phone Number: 320-693-9074
Address: 222 N. Sibley Ave
Litchfield MN 55355
Beginning/Ending Time of Event: 3pm to Midnight
Estimated Number of Participants: _____
Describe Area Involved: Memorial Park
Type of Activities: _____

- Attach site map of area involved.**
- Noise Variance**
- Number of security personnel that will be on hand.** _____

Lisa Lee _____ 8-6-2025
Signature of Applicant **Date**

For Office Use Only

Requirements/Remarks:

- 1) **Proof of Liquor Liability Coverage that extends to the area where event is being held listing the City as additional insured.** _____
- 2) **18+ allowed inside fenced area.** _____
- 3) **Event Area to be contained by contiguous fencing.** _____
- 4) **Alcohol must be dispensed in plastic containers.** _____
- 5) **Security personnel shall be provided by the applicant; a sworn Peace Officer is required for events with over 1,000 participants.** _____
- 6) **Noise Variance is required for activities after 10:00 p.m.** _____

Fee Required: \$ 25.00

Date Approved by Council: _____

By: _____
Assistant City Administrator



Minnesota Department of Public Safety
 Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101
 651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization Date of organization Tax exempt number

Organization Address (No PO Boxes) City State Zip Code

Name of person making application Business phone Home phone

Date(s) of event Type of organization Microdistillery Small Brewer
 Club Charitable Religious Other non-profit

Organization officer's name City State Zip Code

Organization officer's name City State Zip Code

Organization officer's name City State Zip Code

Location where permit will be used. If an outdoor area, describe.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL
 APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

 City or County approving the license

 Date Approved

 Fee Amount

 Permit Date

Event in conjunction with a community festival Yes No

 City or County E-mail Address

 Current population of city

 Please Print Name of City Clerk or County Official

 Signature City Clerk or County Official

**CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
 No Temp Applications faxed or mailed. Only emailed.
 ONE SUBMISSION PER EMAIL, APPLICATION ONLY.**

**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY
 PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY
 CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**

Memo to Council



Date: August 7, 2025

Meeting Date: August 12, 2025

From: Administrator Cziok

Subject: FDA Wastewater Land Appraisal

Background/Discussion

All of the paperwork required for approval of the land sale behind our wastewater plant to FDA for a pretreatment facility was submitted to the State of MN. FDA was listed as the only appraisal client which should have listed City of Litchfield. The original appraisal documents have been included in your packet for review. We have ordered an amendment to the appraisal, now additionally MMB would like to see a resolution from council approving the appraisal.

Recommendations

To execute the sale the council would need to pass a resolution approving the appraisal.

File No. KH251188

SUBJECT

Borrower N/A Census Tract 5603.00 Map Reference _____
 Property Address 13xx Armstrong Avenue
 City Litchfield County Meeker State MN Zip Code 55355
 Legal Description See attached 2 page exhibit
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ Exempt (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client First District Association Address 101 S Swift Ave, Litchfield, MN 55355
 Occupant land Appraiser Craig Holmgren Instructions to Appraiser Determine FMV for purchase

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 10 % One-Unit 10 % 2-4 Unit 60 % Apts. 10 % Condo 10 % Commercial
 Land Use 10 % Industrial 60 % Vacant vacant land, Ag, Fairgrounds
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 2 % Vacant
 One-Unit Price Range \$ 125 to \$ 650 Predominant Value \$ 275
 One-Unit Age Range 15 yrs. to 140 yrs. Predominant Age 50 yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) Subject property is an interior parcel adjoining Litchfield's waste treatment plant. Area is mixed-use. No negative factors in regard to proposed reuse.

SITE

Dimensions Metes and bounds = 12.175 acres Corner Lot
 Zoning Classification I-1 Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) Hypothetical to land before construction
 Elec. Gas Water San. Sewer Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Gravel Maintenance Public Private
 Storm Sewer Curb/Gutter Sidewalk Street Lights
 Topo Level Size Typical Shape Rectangular View Avg Drainage Adequate
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) Interior site with no services readily available. It is a condition of this appraisal that land was not "site ready." This assumption could affect value estimates.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	13XX Armstrong Ave Litchfield, MN 55355	xxx Pheasant Drive Cokato, MN 55321	xxx Hwy 12 E Willmar, MN 56201	SW 45th St Willmar, MN 56201	
Proximity to Subject		16.55 miles E	24.03 miles W	28.09 miles W	
Sales Price	\$ N/A	\$ 150,000	\$ 100,000	\$ 150,000	
Price \$/Acre	\$	\$ 15,924	\$ 11,111	\$ 9,375	
Data Source(s)	Inspection	Public Records/Appraiser's Files	Public Records/MLS	Public Records/MLS	
ITEM	DESCRIPTION	DESCRIPTION	+/- \$ Adjust.	DESCRIPTION	+/- \$ Adjust.
Date of Sale/Time Adj.	N/A	12/2023		11/2024	
Location	Litchfield/Interior	Cokato/Avg	0	Willmar/Hwy	-20,000
Site/View	12.175 acres	9.42 acres	+26,000	9 acres	+30,000
Improvements	None	shovel ready	-50,000	None	None
Other	None	None	0	None	0
Sales or Financing Concessions	Cash or Equip	Warranty Deed		Cash	Warranty Deed
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -36,000	
Indicated Value of Subject		\$ 126,000	\$ 110,000	\$ 114,000	

Comments on Market Data Although not ideal the comparable sales used are among the best available industrial properties in Litchfield or adjoining counties. Comp 1 is west side of Cokato south of Hwy 12 and railroad tracks. Comp 2 is along Hwy 12 but has no infrastructure for development. Comp 3 is under contract. It is along railroad track (new Y) west of Willmar.

Comments and Conditions of Appraisal The intended use of this appraisal is to determine fair market value as defined elsewhere for purchase determination. Intended user is client. No other intended use or user is recognized.

Final Reconciliation Sales Comparison Approach develops the only accurate and reliable indication of value for land. It is relied upon exclusively for this appraisal. Indicated range of values is from \$110,000 to \$126,000. The Cost and Income Approaches are not necessary or applicable. They are omitted.

RECONCILIATION

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 6/10/2025 TO BE \$ 115,000

Appraiser Craig Holmgren Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 06/13/2025 Date of Signature _____
 Title Certified General Appraiser Title _____
 State Certification # 4001331 ST MN State Certification # _____ ST _____
 Or State License # _____ ST _____
 Expiration Date of State Certification or License 08/31/2026 Expiration Date of State Certification or License _____
 Date of Inspection (if applicable) 06/10/2025 Did Did Not Inspect Property Date of Inspection _____

Assumptions, Limiting Conditions & Scope of Work

File No.: KH251188

Property Address: 13xx Armstrong Avenue	City: Litchfield	State: MN	Zip Code: 55355
Client: First District Association	Address: 101 S Swift Ave, Litchfield, MN 55355		
Appraiser: Craig Holmgren	Address: 412 Lakeland Dr NE, Willmar, MN 56201-2605		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.: KH251188
 State: MN Zip Code: 55355

Property Address: 13xx Armstrong Avenue City: Litchfield
 Client: First District Association Address: 101 S Swift Ave, Litchfield, MN 55355
 Appraiser: Craig Holmgren Address: 412 Lakeland Dr NE, Willmar, MN 56201-2605

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

*Definition of Fair Market Value

Opinion of market value is based upon the US Internal Revenue Service (IRS) definition, stated as: Fair Market Value (FMV), doc 561.

Fair market value (FMV) is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, and both having reasonable knowledge of the relevant facts.

Client Contact: Blake Tangen Client Name: First District Association
 E-Mail: BTangen@firstdistrict.com Address: 101 S Swift Ave, Litchfield, MN 55355

APPRAISER

Craig Holmgren
 Appraiser Name: Craig Holmgren

Company: Holmgren Appraisals, LLC
 Phone: (320) 235-8023 Fax: _____
 E-Mail: craig@holmgrenappraisals.com
 Date Report Signed: 06/13/2025
 License or Certification #: 4001331 State: MN
 Designation: Certified General Appraiser
 Expiration Date of License or Certification: 08/31/2026
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: 06/10/2025

SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)
 Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: _____

SIGNATURES



USPAP Compliance Addendum

Loan #

File # KH251188

Client	First District Association		
Property Address	13xx Armstrong Avenue		
City	Litchfield	County	Meeker
Appraiser	Craig Holmgren	State	MN
		Zip Code	55355

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

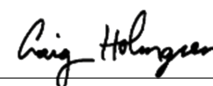
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is _____ day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 	Signature
Name Craig Holmgren	Name
Date of Signature 06/13/2025	Date of Signature
State Certification # 4001331	State Certification #
or State License #	or State License #
State MN	State
Expiration Date of Certification or License 08/31/2026	Expiration Date of Certification or License
Effective Date of Appraisal 6/10/2025	Supervisory Appraiser Inspection of Subject Property
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

Subject Land Photo Page

Client	First District Association				
Property Address	13xx Armstrong Avenue				
City	Litchfield	County	Meeker	State	MN
Appraiser	Craig Holmgren	Zip Code	55355		



Street Scene

13XX Armstrong Ave
 Sales Price N/A
 Date of Sale N/A
 Site Area
 Location Litchfield/Interior
 Improvements None
 Other None

\$/Acre



Construction Entrance



Construction Entrance

Photograph Addendum

Client	First District Association						
Property Address	13xx Armstrong Avenue						
City	Litchfield	County	Meeker	State	MN	Zip Code	55355
Appraiser	Craig Holmgren						



Construction Area



Construction Area



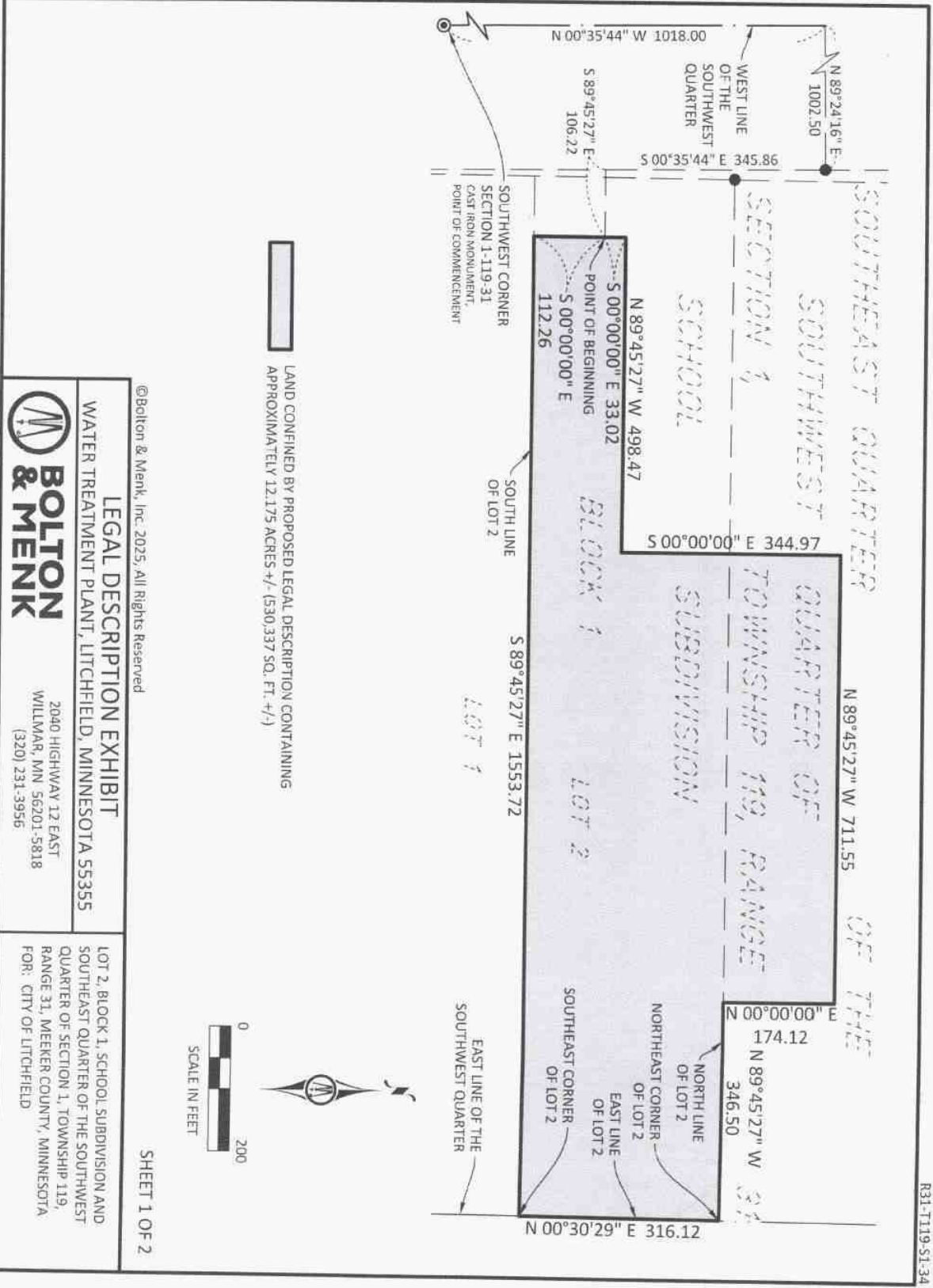
Staging



Typical Land Area before construction

Legal Description Exhibit

H:\LUTC\24X137282000\CAD\C3D\137282V-EXHB01.dwg 5/14/2025 7:23 AM



Legal Description Exhibit

H:\LITC\24X137282000\CAD\C3D\137282V-EXHB01.dwg 5/14/2025 7:24 AM

R31-1119-S1-34

PROPOSED DESCRIPTION:

That part of Lot 2, Block 1, SCHOOL SUBDIVISION, according to the recorded plat thereof, Meeker County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 119, Range 31, Meeker County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 35 minutes 44 seconds West, along the west line of said Southwest Quarter, a distance of 1018.00 feet; thence North 89 degrees 24 minutes 16 seconds East, a distance of 1002.50 feet; thence South 00 degrees 35 minutes 44 seconds East, a distance of 345.86 feet; thence South 89 degrees 45 minutes 27 seconds East, a distance of 106.22 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, a distance of 112.26 feet to the south line of said Lot 2; thence South 89 degrees 45 minutes 27 seconds East, along said south line, a distance of 1553.72 feet to the southeast corner of said Lot 2; thence North 00 degrees 30 minutes 29 seconds East, along the east line of said Lot 2 and said Southwest Quarter, a distance of 316.12 feet to the northeast corner of said Lot 2; thence North 89 degrees 45 minutes 27 seconds West, along the north line of said Lot 2, a distance of 346.50 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 174.12 feet; thence North 89 degrees 45 minutes 27 seconds West, a distance of 711.55 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 344.97 feet; thence North 89 degrees 45 minutes 27 seconds West, a distance of 498.47 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 33.02 feet to the point of beginning.

SURVEYOR'S NOTES:

1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Distances are in feet.
3. Bearings shown on this survey assume the west line of the Southwest Quarter bears North 00 degrees 35 minutes 44 seconds West.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.



Andrew Hill

License Number 57632

05-14-2025

Date

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SHEET 2 OF 2

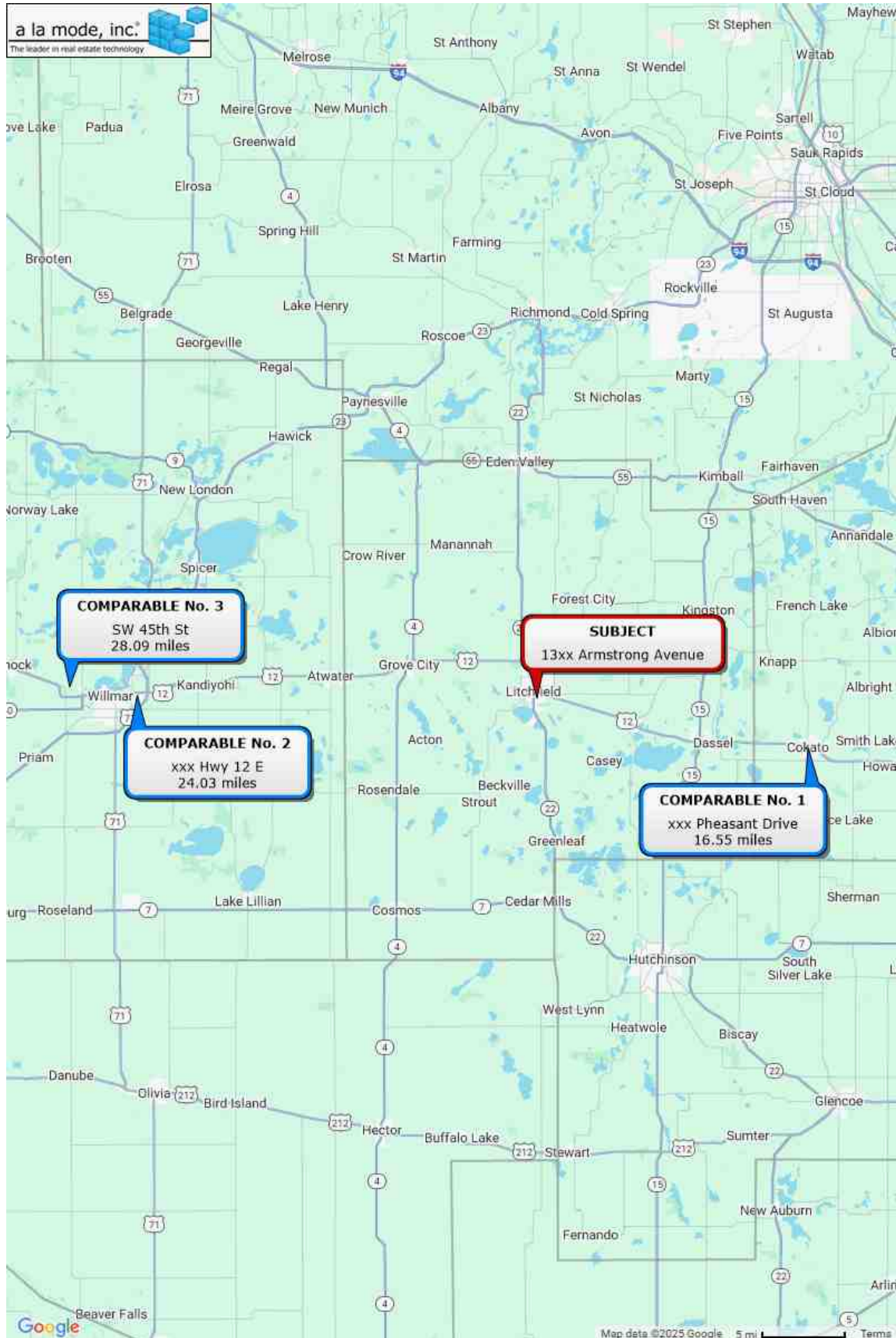
 <p>BOLTON & MENK</p>		LOT 2, BLOCK 1, SCHOOL SUBDIVISION AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 119, RANGE 31, MEEKER COUNTY, MINNESOTA FOR: CITY OF LITCHFIELD
LEGAL DESCRIPTION EXHIBIT WATER TREATMENT PLANT, LITCHFIELD, MINNESOTA 55355 2040 HIGHWAY 12 EAST WILLMAR, MN 56201-5818 (320) 231-3956		

JOB NUMBER: 24X.137282.000 FIELD BOOK:

DRAWN BY: FRD

Comparable Sales Map

Client	First District Association				
Property Address	13xx Armstrong Avenue				
City	Litchfield	County	Meeker	State	MN
Appraiser	Craig Holmgren	Zip Code	55355		



Appraiser's License

STATE OF MINNESOTA



Department of Commerce

CRAIG B HOLMGREN
PO BOX 363
WILLMAR, MN 56201

The Undersigned **COMMISSIONER OF COMMERCE** for the State of Minnesota hereby certifies that
CRAIG B HOLMGREN

PO BOX 363
WILLMAR, MN 56201

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of
Resident Appraiser : Certified General

License Number: 4001331

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2026.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 09, 2024.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. **Trainees do not qualify.** For further details, please visit our website at commerce.state.mn.us.