

View Summary for Preliminary 1380344

County:Dakota **Auditor ID:**

Submit Date: 02/16/2022 1:47 PM Accept Date: 03/18/2022 11:25 AM

Buyers Information

Organization name:

Scannell Properties #527, LLC

Address:

8801 River Crossing Blvd., Suite 300, Indianapolis, IN 46240 United States

Foreign address: **No**

Phone number: **(317) 218-1661** Email: **debbiec@scannellproperties.com**

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Sellers Information

Organization name:

Rahn Family Limited Partnership

Address:

3855 145th Street East, Rosemount, MN 55068 United States

Foreign address: **No**

Phone number: **(651) 503-1595** Email: **rahnronnie@gmail.com**

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Property Information

County: **Dakota**

Legal description:

The North Half of the Northeast Quarter of the Northwest Quarter AND the North Half of the Northwest Quarter of the Northeast Quarter, all in Section 30, Township 115 North, Range 18 West, Dakota County, Minnesota. (Abstract Property)

Deeded acres: **40.00**

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

Property Location(s)

Property location: **3750 140th Street East, Rosemount, Rosemount, 55068**

Preliminary Parcel IDs

Parcels to be split or combined: **Yes**

Primary parcel ID: **34-03000-25-010**

Additional parcel ID(s):

34-03000-09-010

Use(s)

Planned use:

Warehouse / General warehouse

Primary use: **Yes**

Prior use:

Residential / Single family home

Prior use:

Entertainment/Sports / Golf course

Sales Agreement Information

Deed Type: **Warranty Deed**

Date of Deed or Contract: **02/15/2022**

Purchase amount: **\$3,947,114.60**

Downpayment amount: **\$3,947,114.60**

Seller-paid amount: **\$0.00**

Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**

Financing type: **Cash**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale: **No** Lease option to buy: **No**

Seller leased after sale: **No** Minimum rental income guaranteed: **No**

Partial interest indicator: **No** Contract payoff or deed resale: **No**

Received in trade: **No** Like exchange (IRS section 1031): **No**

Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **No** Appraisal value: **\$0.00**
Seller paid appraisal: **No** Appraisal value: **\$0.00**
Buyer and seller related: **No** Organization tax exempt: **No**
Government sale: **No** Foreclosed, condemned or legal proceedings: **No**
Gift or inheritance: **No** Name change: **No**
Buyer owns adjacent property: **No**
Public promotion: **No** Comment:
The buyer contacted seller directly about acquiring the property.
Significant different price paid: **No**
Comment on price difference:

Submitter Information

Submit date: **02/16/2022 1:47:06 PM**
Submitter: **Debbie Crabtree**
Organization: **Scannell Properties**
Email: **debbiec@scannellproperties.com**
Phone number: **(317) 218-1661**
Comments:

Terms Accepted by the Submitter:

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.