

# Wadena County, MN Board Action Form

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Action Requested	
<input checked="" type="checkbox"/> Action/Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Information Item <input type="checkbox"/> Consent Agenda Item	<input type="checkbox"/> Report <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Other

**Resolution 2026-2: Conveyance of Property to City of Nimrod**

Date of Meeting: 2/3/26	Total time requested: 10 minutes
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Department Requesting Action: Highway Department

Presenting Board Action/Discussion at Meeting: Anthony Maule, P.E. , County Engineer

**Background**  Supporting Documentation enclosed

On June 16<sup>th</sup>, 2025 at its regular board meeting, the Board of Commissioners held a discussion with the City of Nimrod mayor regarding the City’s interest in a County Right-of-Way parcel located within the City at the intersection of CSAH 12/26. The City had recently approved an adjacent plat and was looking to establish a street connection to CSAH 12. Consensus of the Board at that time was to continue to work with Nimrod Mayor Keith Frame on the process to sell the parcel to the City of Nimrod minus the 50' easement on either side of the road(s).

Over the next few months the County Engineer met with the City, Developer, and adjacent landowner to the South of this parcel to understand access concerns and needs and the location for a proposed street connection was identified. The Developer proceeded to request authorization of the Highway Department to construct an access and the access was constructed.

On November 25<sup>th</sup>, 2025 at the County Board of Commissioners meeting, discussion of access needs was had with the County Board, Developer, and City along with the desire of the City for conveyance of Right-of-Way to the City of Nimrod. The Board requested that the property and access road to the Sleepy Hollow Plat be surveyed. Bensen & Associates, hired by the Developer, completed a survey of the County Right-of-Way parcel and provided descriptions of the various portions of the property needed for the access needs of the various parties.

On January 13<sup>th</sup>, 2026 at the County Board of Commissioners meeting, the Board reviewed the survey and moved acknowledging the survey as presented and a desire for conveyance of Tract B and Old County Road No. 26 to the City of Nimrod. It was noted that conveyance documents should be brought back to the Board for final approval and that they are to be assembled by the City’s attorney with the City responsible for all attorney and recording expenses associated with the conveyance.

The City’s attorney has prepared the attached conveyance documents and these documents have been provided to the County for review and consideration.

<b>Options</b> <input type="checkbox"/> Supporting Documentation enclosed	
<b>Recommendation</b> <input checked="" type="checkbox"/> The Wadena County Board of Commissioners approves the following by Motion:	
Approve Resolution 2026-2 and authorize execution of the attached Quit Claim Deed to convey Tract B & Old County Road No. 26 to the City of Nimrod.	
<b>Financial Implications:</b>	Comments
Funding Source: Road & Bridge	
Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Action	Voting in Favor	Voting Against
Motion:	<input type="checkbox"/> Noon	<input type="checkbox"/> Noon
Second:	<input type="checkbox"/> Winkels	<input type="checkbox"/> Winkels
<input type="checkbox"/> Passed	<input type="checkbox"/> Stearns	<input type="checkbox"/> Stearns
<input type="checkbox"/> Failed	<input type="checkbox"/> Kreklau	<input type="checkbox"/> Kreklau
<input type="checkbox"/> Tabled	<input type="checkbox"/> Kangas	<input type="checkbox"/> Kangas

**Signatures**

STATE OF MINNESOTA}  
COUNTY OF Wadena}

I, Heather Olson, County Auditor/Treasurer, Wadena County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Administration Office of Wadena County in Wadena, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:

# Resolution No. 2026-2

## Resolution Approving and Authorizing Conveyance of Real Property Pursuant to Minn. Stat. § 373.01

Pursuant to motion duly made and seconded at a meeting of the County Board of Commissioners of Wadena County, Minnesota held on \_\_\_\_\_, 2026:

### RECITALS

WHEREAS, the Wadena County Board of Commissioners (the “County”) previously met and decided that a conveyance of a tract of land within the right of way to the City of Nimrod, a Minnesota Municipal Corporation (the “City”) was advisable and in the best interests of the public to address access concerns; and

WHEREAS, the County authorized a survey of the tract to be conveyed to the City; and

WHEREAS, Bensen and Associates, a licensed surveyor, performed the survey work and identified the tract of land to be conveyed to the City, a copy of said survey is attached hereto and incorporated herein; and

WHEREAS, the survey depicts Tract B and Old County Road No. 26, legally described as follows:

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as Boulevard on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows:

Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1621.83 feet to its intersection with an arc that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26, said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 76.95 feet to the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of N 09°38'14" E along last said line, 415.74 feet to its intersection with an arc that is 60.00 feet southeasterly

of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 339.43 feet along last said arc, having a radius of 1014.93 feet, a central angle of 19°09'43" and a chord bearing and distance of S 42°32'29" W, 337.85 feet to its intersection with a line that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26; thence on a bearing of S 34°38'50" E, along last said line, 51.51 feet; thence southeasterly along last said line, 129.99 feet along a tangent curve, concave to the southwest, having a radius of 350.24 feet, a central angle of 21°15'51" and a chord bearing and distance of S 24°00'56" E, 129.24 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows:

Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line and along the West line of Reserve Lot C as shown on said Auditor's Plat of Nimrod Townsite, 622.20 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 227.48 feet along last said arc, having a radius of 1014.93 feet, a central angle of 12°50'32" and a chord bearing and distance of S 26°32'22" W, 227.01 feet to its intersection with the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 415.74 feet to the point of beginning.

WHEREAS, the City intends to accept Tract B and Old County Road No. 26, as described above, and will dedicate Old County Road No. 26 as a public roadway pursuant to Minn. Stat. Section 412.221, and will further provide an easement to the property owner to the south for the encroaching driveway across the southerly portion of Old County Road No. 26, as shown on the enclosed survey; and

WHEREAS, the County may convey the land described above for nominal consideration for public use pursuant to Minn. Stat. Section 465.035.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Wadena, Minnesota:

#### **FINDINGS OF FACT**

1. The recitals listed above are hereby adopted as findings of fact.

2. The conveyance of the above-described property is in the best interests of the public and is for public use.
3. The conveyance is advisable, not arbitrary, capricious or contrary to law.
5. The sale is in the public interest and complies in all respects with Minnesota Statutes Chapter 373.

**DECISION**

1. The conveyance of the above-described real property to the City of Nimrod, a Minnesota Municipal Corporation is hereby approved.
2. The County Board Chairperson and Clerk are authorized to sign a Quitclaim Deed, reserving mineral rights to the County as required by Minn. Stat. Section 373.01 subd. 1(h), to effectuate the conveyance.

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2026 by the Board of Commissioners of Wadena County, Minnesota.

\_\_\_\_\_  
Ron Noon, County Board Chairperson,  
Wadena County, MN

\_\_\_\_\_  
Attest: Heather Olson, County Auditor-Treasurer,  
Interim County Administrator, Clerk of the Board  
Wadena County, MN

Certified as a true and correct copy of this Resolution this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Heather Olson, County Auditor-Treasurer,  
Interim County Administrator, Clerk of the Board  
Wadena County, MN

STATE OF MINNESOTA                    )  
  ) ss.  
COUNTY OF WADENA                    )

The foregoing instrument was certified as a true and correct copy of the resolution of Wadena County dated \_\_\_\_\_, 2026 before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by Heather Olson, County Auditor-Treasurer, Interim County Administrator, Clerk of the Board of Wadena County, on behalf of the County.

NOTARIAL STAMP OR SEAL

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

**LEGAL DESCRIPTION**

**Tract "A"**

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as Boulevard on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1249.13 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12, said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 268.47 feet to its intersection with an arc that is 50.00 feet southwesterly of and parallel with the centerline of C.S.A.H. No. 26; thence northwesterly, 68.01 feet along last said arc, having a radius of 250.24 feet, a central angle of 15°34'16" and a chord bearing and distance of N 26°51'42" W, 67.80 feet; thence on a bearing of N 34°38'50" W, tangent to last said curve and 50.00 feet southwesterly of and parallel with the centerline of C.S.A.H. No. 26, a distance of 50.80 feet to the intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 232.34 feet along last said arc, having a radius of 1014.93 feet, a central angle of 13°06'58" and a chord bearing and distance of S 64°19'41" W, 231.83 feet to the point of beginning.

**Tract "B"**

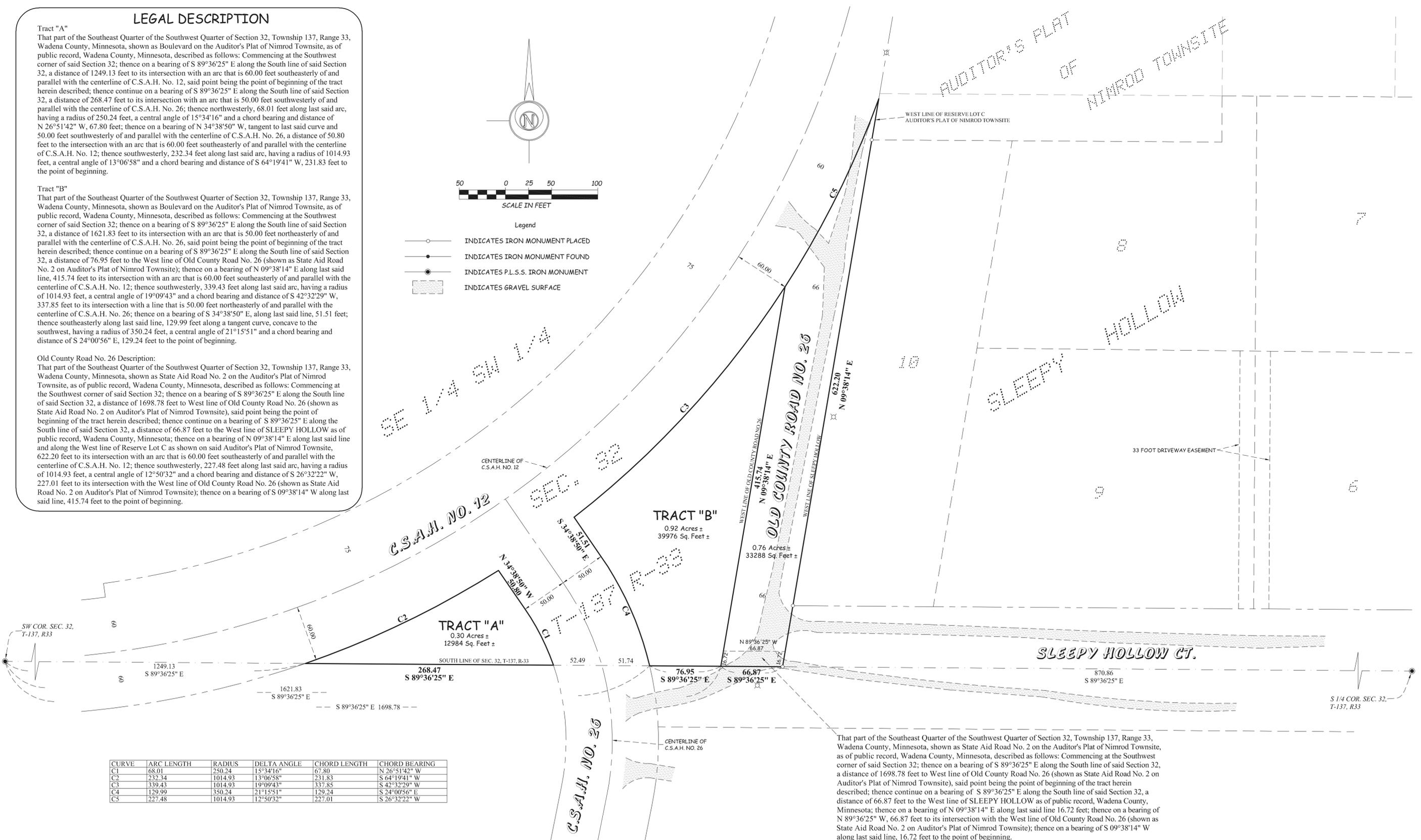
That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as Boulevard on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1621.83 feet to its intersection with an arc that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26, said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 76.95 feet to the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of N 09°38'14" E along last said line, 415.74 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 339.43 feet along last said arc, having a radius of 1014.93 feet, a central angle of 19°09'43" and a chord bearing and distance of S 42°32'29" W, 337.85 feet to its intersection with a line that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26; thence on a bearing of S 34°38'50" E, along last said line, 51.51 feet; thence southeasterly along last said line, 129.99 feet along a tangent curve, concave to the southwest, having a radius of 350.24 feet, a central angle of 21°15'51" and a chord bearing and distance of S 24°00'56" E, 129.24 feet to the point of beginning.

**Old County Road No. 26 Description:**

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line and along the West line of Reserve Lot C as shown on said Auditor's Plat of Nimrod Townsite, 622.20 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 227.48 feet along last said arc, having a radius of 1014.93 feet, a central angle of 12°50'32" and a chord bearing and distance of S 26°32'22" W, 227.01 feet to its intersection with the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 415.74 feet to the point of beginning.



- Legend
- INDICATES IRON MONUMENT PLACED
  - INDICATES IRON MONUMENT FOUND
  - INDICATES P.L.S.S. IRON MONUMENT
  - ▨ INDICATES GRAVEL SURFACE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	68.01	250.24	15°34'16"	67.80	N 26°51'42" W
C2	232.34	1014.93	13°06'58"	231.83	S 64°19'41" W
C3	339.43	1014.93	19°09'43"	337.85	S 42°32'29" W
C4	129.99	350.24	21°15'51"	129.24	S 24°00'56" E
C5	227.48	1014.93	12°50'32"	227.01	S 26°32'22" W

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line 16.72 feet; thence on a bearing of N 89°36'25" W, 66.87 feet to its intersection with the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 16.72 feet to the point of beginning.

NO.	REVISION DESCRIPTION	DATE	BY

I hereby certify that this plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.  
 Benjamin C. O'Malley  
 Signed: *[Signature]*  
 Date: 1/6/26 License No. 42300

Date 1/6/26  
 Drawn By BCO  
 Checked By BCO



604 W. 1st STREET  
 PO BOX 64  
 PARK RAPIDS  
 MN 56470  
 218-732-3323

THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

**JEFF SCHINDELDECKER**  
 Prjct 2024-620A  
 Sec32 T137N R33W  
 Wadena County MN

Sheet No. 1 of 1 Sheets

(Top 3 inches reserved for recording data)

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**QUIT CLAIM DEED**

**Business Entity to Business Entity**

DEED TAX DUE: \$1.65

DATE: \_\_\_\_\_, 2026

FOR VALUABLE CONSIDERATION, **Wadena County**, a political subdivision under the laws of the State of **Minnesota** ("Grantor"), hereby conveys and quitclaims to **City of Nimrod**, a **Minnesota Municipal Corporation** ("Grantee"), real property in **Wadena** County, Minnesota, legally described as follows:

**That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as Boulevard on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows:**

Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1621.83 feet to its intersection with an arc that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26, said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 76.95 feet to the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of N 09°38'14" E along last said line, 415.74 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 339.43 feet along last said arc, having a radius of 1014.93 feet, a central angle of 19°09'43" and a chord bearing and distance of S 42°32'29" W, 337.85 feet to its intersection with a line that is 50.00 feet northeasterly of and parallel with the centerline of C.S.A.H. No. 26; thence on a bearing of S 34°38'50" E, along last said line, 51.51 feet; thence southeasterly along last said line, 129.99 feet along a tangent curve, concave to the southwest, having a radius of 350.24 feet, a central angle of 21°15'51" and a chord bearing and distance of S 24°00'56" E, 129.24 feet to the point of beginning.

**AND**

**That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows:**

Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Old County

Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line and along the West line of Reserve Lot C as shown on said Auditor's Plat of Nimrod Townsite, 622.20 feet to its intersection with an arc that is 60.00 feet southeasterly of and parallel with the centerline of C.S.A.H. No. 12; thence southwesterly, 227.48 feet along last said arc, having a radius of 1014.93 feet, a central angle of 12°50'32" and a chord bearing and distance of S 26°32'22" W, 227.01 feet to its intersection with the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 415.74 feet to the point of beginning.

**SUBJECT TO** an easement for driveway purposes, ingress and egress over, under and across that part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 137, Range 33, Wadena County, Minnesota, shown as State Aid Road No. 2 on the Auditor's Plat of Nimrod Townsite, as of public record, Wadena County, Minnesota, described as follows:

Commencing at the Southwest corner of said Section 32; thence on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 1698.78 feet to West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite), said point being the point of beginning of the tract herein described; thence continue on a bearing of S 89°36'25" E along the South line of said Section 32, a distance of 66.87 feet to the West line of SLEEPY HOLLOW as of public record, Wadena County, Minnesota; thence on a bearing of N 09°38'14" E along last said line 16.72 feet; thence on a bearing of N 89°36'25" W, 66.87 feet to its intersection with the West line of Old County Road No. 26 (shown as State Aid Road No. 2 on Auditor's Plat of Nimrod Townsite); thence on a bearing of S 09°38'14" W along last said line, 16.72 feet to the point of beginning.

Reserving mineral rights in the property to the Grantor.

Check here if all or part of the described real property is Registered (Torrens)

The consideration for this transfer is \$3,000.00 or less.

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

**Wadena County**

By: \_\_\_\_\_

Ron Noon

Its: County Board Chairperson

By: \_\_\_\_\_

Heather Olson

Its: County Auditor-Treasurer, Interim County Administrator & Clerk of the Board

State of Minnesota, County of **Wadena**

This instrument was acknowledged before me on \_\_\_\_\_, **2026**, by **Ron Noon**, as County Board Chairperson and **Heather Olson**, as County Auditor-Treasurer, Interim County Administrator and Clerk of the Board of **Wadena County**, a **political subdivision** under the laws of the State of **Minnesota**.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:  
**Ramstad, Skoyles & Bakken, P.A.**  
**Patrick A. Bakken**  
**114 Holmes Street West**  
**Detroit Lakes, MN 56501**  
**(218) 847-5653**

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:  
**City of Nimrod**  
**23314 Nimrod Ave.**  
**Sebeka, MN 56477**