

## The Opportunity

A property on Ten Mile Lake, Hackensack, MN known as "Sandy Beach," a 500 foot, undeveloped beautiful sand beach and an adjoining 72 back acres of wooded land, are available for purchase. The property is located just north of Loufek's (Pinnacle) Point. The Ten Mile Lake Association has been in conversation with Shore Quest, LLC, the owner and developer, about this property. Based on a strong indication of support at the Association Annual Meeting, August 7, 2010, the Board of Directors approved launching a fundraising effort which, if successful, will enable the TMLA to purchase this wonderful property. Why would your lake association think this land is wise investment?

1. By preventing development and placing a conservation easement on the land, TMLA would further protect Ten Mile's watershed and water quality in perpetuity.
2. Purchase would preserve the beautiful beach for generations to come.
3. Association ownership would allow TMLA to cultivate a stewardship ethic toward the property to discourage abuse, littering, etc.
4. Potentially, Ten Milers could use the wooded back acreage for hiking and cross-country skiing on a system of trails that might be prepared, an exciting possibility.

The property's price is \$2,000,000. Several Ten Milers have already made significant financial commitments. All gifts need to be pledged now and paid by September 15 to enable us to purchase the property before it is listed on the open market in October. A pledge form is part of this brochure.

## A Description of the Sandy Beach Property

### Tract 8 of the Former Loufek Property

The property at issue is about 72 acres of Tract 8 of the former Loufek property, now owned by Shore Quest, LLC. The property is within the yellow boundary shown on the accompanying map. The property has 500 feet of sugar sand beach on Ten Mile.

Tract 8 consists of four parcels. Parcel A, which would remain with Shore Quest LLC, is the land south of Pinnacle Drive.

Parcel B, consisting of about 66.6 acres, is the heavily wooded land north of Pinnacle Drive and behind the shoreline lots. The official survey shows buildable area of 12.21 acres.

Parcel C is the southern shoreline lot within the yellow boundary shown on the map. It consists of approximately 2.2 acres. The official survey of the land shows buildable area of 0.744 acres, or about three quarters of an acre.

Parcel D is the northern shoreline lot within the yellow boundary. It consists of 3.49 acres. The official survey shows buildable area of 0.744 acres, or, again, about three-quarters of an acre.

More information including a detailed survey of the land is available for viewing by contacting TMLA Conservation Committee Members:

John Hartzell  
Jim Miller

## A Simple Map of the Sandy Beach Former Loufek Point Property Now Pinnacle Point (Tract 8 Outlined in Yellow)

