

LAW OFFICES OF
KLOSTERBUER & HAUBRICH, LLP

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(drklosterbuer@khlawmn.com)
(jhaubrich@khlawmn.com)
(dowens@khlawmn.com)

September 1, 2026

Office of Administrative Hearings
Municipal Boundary Adjustment
PO Box 64620
St. Paul, MN 55164-0620

VIA USPS

*Re: In the Matter of the Petition for Detachment of Certain Land from the City of Hills
Minnesota pursuant to Minn. Stat. § 414.06 – Three (3) separate but related petitions:
Petitioner Nicholas Sandager
Petitioner Walnut Grove, Ltd.
Petitioner Diane Boatright as Trustee for the Lena J. Marbus Decedent Trusts FBO
Dawn Wells, Sandra Peterson, and Pamela Jensen*

To Whom It May Concern:

Please find enclosed the following documents:

1. Three Petitions to Detach Land from Municipality for the following parcel numbers:
 - a. Petitioner Sandager: 15-0001-000
 - b. Petitioner Walnut Grove, Ltd: 15-0007-000
 - c. Petitioner Lena J. Marbus Decedent Trusts via Trustee Boatright: 15-0006-000
2. GIS photographs indicating city limits and parcel boundaries for each petition;
3. 2026 Aerial Photos via Google Maps of each parcel;
4. A Contract For Deed wherein Nicholas Sandager is the Buyer;
5. A Warranty Deed wherein Walnut Grove, Ltd. is Grantee;
6. An Order Allowing Final Account And Settling Estate And Decree of Distribution wherein Diane Boatright is identified as Trustee for the following Trusts:
 - a. Lena J. Marbus Decedent Trust FBO Dawn Wells;
 - b. Lena J. Marbus Decedent Trust FBO Sandra Peterson; and
 - c. Lena J. Marbus Decedent Trust FBO Pamela Jensen
7. Three Resolutions by the City of Hills, Minnesota, Opposing the Detachments;
8. Three Resolutions by Martin Township Supporting the Detachments;

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9. A single Certificate of Service for each matter indicating service by mail (and/or via electronic means where applicable) upon the required persons.

Also enclosed are checks to cover the appropriate fees for the referenced Petitions in the following amounts:

1. Sandager Petition – Parcel No. 15-0001-000 – 61.93 acres: \$309.65;
2. Walnut Grove, Ltd – Parcel No. 15-0007-000 – 27.61 acres: \$138.05; and
3. Lena J. Marbus Trusts Petition – Parcel No. 15-0006-000 – 2.74 acres: \$100.00.

Please take note that these three Petitions are being filed together, as the Walnut Grove property and the Trust property simultaneously wish to detach from the municipality. To complicate things further, the Trust property is already “orphaned” due to a Railroad right of way owned by the Township, which is *not* considered to be within the Hills municipal boundary, which serves as the boundary between the Walnut Grove parcel and the Trusts’ parcel.

Accordingly, for ease of administration and consideration, Petitioners respectfully request that these three matters are considered concurrently and be heard together for the purposes of any determination(s) of detachment after appropriate hearing, if required.

Should you have any questions or concerns about the enclosed documents or anything else related to these matters, please do not hesitate to contact my office.

Sincerely,



David A. Owens, Esq.
DAO

Cc (w/enclosures *sans payment*): Hills City Clerk, Hills City Attorney Matthew Gross, Rock County Land Records Office, Clerk of Martin Township, Clients, File.

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**IN THE MATTER OF THE PETITION FOR DETACHMENT OF
CERTAIN LAND FROM THE CITY OF HILLS MINNESOTA
PURSUANT TO MINN. STAT. § 414.06**

Petitioners: Walnut Grove, Ltd.	Municipality: Hills
Address of Real Property: No 911 Address – Agricultural non-homestead	Township: Martin Township

**PETITION TO DETACH LAND FROM MUNICIPALITY
PURSUANT TO MINN. STAT. § 414.06**

To: Office of Administrative Hearings
Municipal Boundary Adjustment
PO Box 64620
St. Paul, MN 55164-0620

Petitioners acknowledge that Pursuant to the 2012 amendment to Minn. Stat. § 414.06, the petitioner(s) shall also provide a copy of this petition to:

- 1) the city from which the land may be detached;
- 2) all property owners who have not signed this petition;
- 3) the clerk of the town to which the property may be attached if granted;
- 4) the clerk of any other abutting town or city; and
- 5) the county recorder in the county in which the land is located.

NOW COMES PETITIONERS, Walnut Grove, Ltd., a Minnesota Corporation, to Petition the Office of Administrative Hearings for the detachment of certain real property from the above-named municipality:

[¶1] The number of Petitioners required by Minn. Stat. § 414.06, Subd. 1, to commence this proceeding is one, as the entity owns the parcel in question.

[¶2] It is hereby requested by the owner that the certain real property identified herein be detached from the City of Hills and to be made a part of the Township of Martin.

[¶3] There is one property owner in the area proposed for detachment.

[¶4] A person authorized to execute this document on behalf of Walnut Grove, Ltd., has done so.

[¶5] The property is situated within the City of Hills, abuts the municipal boundary, and is located in the County of Rock. The Petitioned area abuts on the City's Western boundary.

[¶6] The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.

[¶7] Petitioners request this detachment because though the property owners pay the City property taxes, the City does not provide any services whatsoever.

[¶8] Petitioners' efforts in resolving this prior to filing the petition are as follows: Petitioner met with the City Council on numerous occasions and reminded the City Council or its representative that the city renders no services to the parcel. The City has so far refused to agree to detach the property, instead characterizing its contract with Rock County Sheriff's Department for law enforcement as a "service" rendered to the parcel.

Furthermore, in 2010, the City of Hills acquired 49 acres from Martin Township for the purpose of building a new High School. At that time, Walnut Grove, Ltd., approached the City with a proposal to gift approximately 2 acres of the property located upstream from the reservoir park in exchange for the detachment of the remaining acres—thereby giving the City of Hills ownership of the access road to the reservoir park and return to the township some of their lost tax base. The City rejected this offer.

Finally, over the years, Petitioner has repeatedly suggested and requested that the property be placed in a rural service district to mitigate the issue leading to the request of the relief identified herein, the City of Hills was unwilling to agree.

[¶9] The number of acres on the property proposed for detachment is approximately 27.61 acres located in **Rock County, State of Minnesota, and more particularly described as follows:**

Outlot Twenty-three (23) of County Auditor's Plat of Outlots in the City of Hills, Minnesota, in Section Twenty-eight (28), in Township One Hundred One (101) North, of Range Forty-six (46) West, of the 5th P.M., and containing 27.61 acres, more or less.

[¶10] The number and character of buildings on said property is as follows: There exists a well and reservoir on the property. There are no buildings located upon the property.

[¶11] The number of residents in the area proposed for detachment is zero, as this is agricultural land.

[¶12] Public improvements on said property are limited, if present at all, and on basis of information and belief, the City provides no services to the parcel whatsoever. A well provides water to the property.

PROPERTY OWNER

WALNUT GROVE, LTD.

DATED: _____

6-4-26



**ROBERT SANDAGER
PRESIDENT**

Prepared by:

David A. Owens, Esq.
Klosterbuer & Haubrich, LLP
(MN ID – 0401386)
120 N. McKenzie, PO Box 538
Luverne, MN 56156
Phone: 507-283-9111
Fax: 507-283-9113
Email: dowens@khlawmn.com



Overview



Legend

Roads

-  INTERSTATE
-  INTERSTATE
-  US HWY
-  STATE HWY
-  CNTY RD
-  OTHER RD
-  <all other values>
-  Rivers

Parcel ID	15-0007-000	Alternate ID	n/a	Owner Address	WALNUT GROVE LTD
Sec/Twp/Rng	28-101-46	Class	AGRICULTURE		468 40TH AVE
Property Address		Acreage	27.61		HILLS MN 56138
	HILLS				
District	n/a				
Brief Tax Description	OUTLOT 23 ACRES 27.61				
	(Note: Not to be used on legal documents)				

Date created: 8/13/2026
Last Data Uploaded: 8/12/2026 11:06:02 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



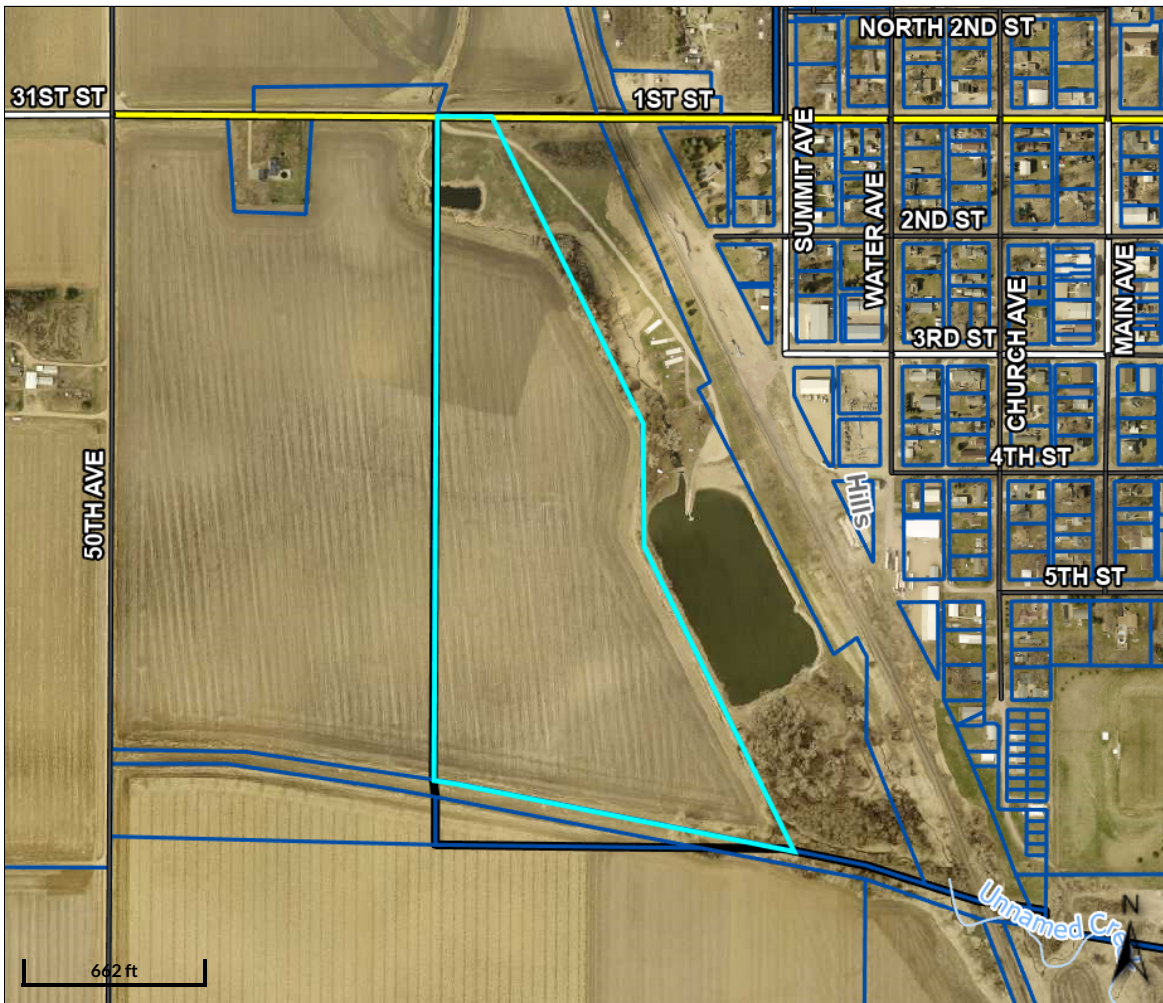
Beacon™

Rock County, MN

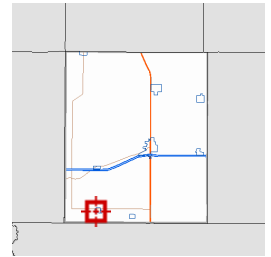


RECEIVED BY CAH

September 14, 2026



Overview



Legend

Roads

- INTERSTATE
- INTERSTATE
- US HWY
- STATE HWY
- CNTY RD
- OTHER RD
- <all other values>

Rivers

- Rivers

Parcels

- Parcels

Parcel ID 15-0007-000

Sec/Twp/Rng 28-101-46

Property Address

HILLS

Alternate ID n/a

Class AGRICULTURE

Acreage 27.61

Owner Address WALNUT GROVE LTD

468 40TH AVE

HILLS MN 56138

District n/a

Brief Tax Description OUTLOT 23 ACRES 27.61

(Note: Not to be used on legal documents)

Date created: 9/14/2026

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**RESOLUTION OF MARTIN TOWNSHIP
CONCERNING DETACHMENT OF CERTAIN LAND
PURSUANT TO MINN. STAT. § 414.06**

The Township of **MARTIN** received a petition for detachment of certain real property owned by Walnut Grove, Ltd, on JUNE 8, 2026 for the following described property:

Approximately 27.61 acres located in Rock County, State of Minnesota, and more particularly described as follows:

Outlot Twenty-three (23) of County Auditor's Plat of Outlots in the City of Hills, Minnesota, in Section Twenty-eight (28), in Township One Hundred One (101) North, of Rage Forty-six (46) West, of the 5th P.M., and containing 27.61 acres, more or less.

The Township of **MARTIN**:

- ☒ Supports the petition for detachment;
- ☐ Opposes the petition for detachment; or
- ☐ Is neutral to the petition.

(Please check the box which best indicates the Township's position)

Date: 6-8-2026

Chair - Nathan
Township Signature

Don Smith

John Phelan

**RESOLUTION OF THE CITY OF HILLS
CONCERNING DETACHMENT OF CERTAIN LAND
PURSUANT TO MINN. STAT. § 414.06**

The City of Hills received a petition for detachment of certain property owned by **Walnut Grove., Ltd.**, on **June 9, 2026**, for the following described property:

Approximately 27.61 acres located in Rock County, State of Minnesota, and more particularly described as follows:

Outlot Twenty-three (23) of County Auditor's Plat of Outlots in the City of Hills, Minnesota, in Section Twenty-eight (28), in Township One Hundred One (101) North, of Rage Forty-six (46) West, of the 5th P.M., and containing 27.61 acres, more or less.

The City of Hills:

- ☐ Supports the petition for detachment; or
☒ Opposes the petition for detachment.

(Please check the box which best indicates the City's position)

Date:

July 14, 2026

Mayor

City Clerk

WARRANTY DEED

135575

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
 Certificate of Real Estate Value No. 8384
August 23, 19 94
Charles A. Braz
 County Auditor
 by Jane P. Pajin Deputy
8384

Office of COUNTY RECORDER }
 Rock County, Minn.
 I hereby certify that the within instrument
 was filed in this office for record on the
23rd day of August
1994 at 5:00 o'clock P. M.
 and was duly recorded as instrument
 No. 135575
Donna Connell
 (reserved for recording data)

STATE DEED TAX DUE HEREON: \$389.40

Dated: April 13, 1994

FOR VALUABLE CONSIDERATION, Mildred Suhl, a widow and not remarried; Hazel Hanley, a widow and not remarried; Doris Jorgenson and Dale Jorgenson, her husband; Irene Ransdell, a widow and not remarried; Gayle McDermott and Dennis McDermott, her husband; and Patricia Warren and Ralph Warren, her husband, Grantors, hereby convey and warrant to Walnut Grove, Ltd., Grantee, a corporation under the laws of Minnesota, real property in Rock County, Minnesota, described as follows:

All our interest in and to:

All that part of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), in Township One Hundred One (101) North, of Range Forty-six (46) West, of the 5th P. M., lying north of the right-of-way of the Illinois Central Railroad Company and west of Outlot Twenty-three (23) of County Auditor's Plat of Hills Outlots, and containing 67.39 acres, more or less;

and

Outlot Twenty-three (23) of County Auditor's Plat of Outlots in the City of Hills, Minnesota, in Section Twenty-eight (28), in Township One Hundred One (101) North, of Range Forty-six (46) West, of the 5th P. M., and containing 27.61 acres, more or less.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: None.

Mildred Suhl
 Mildred Suhl

Doris Jorgenson
 Doris Jorgenson

Hazel Hanley
 Hazel Hanley

Dale Jorgenson
 Dale Jorgenson

Irene Ransdell
 Irene Ransdell

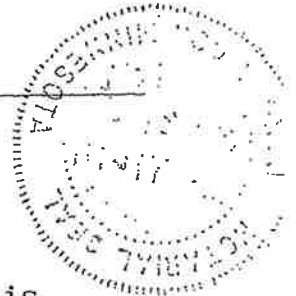
Deed Tax hereon of \$ 389.40
 paid this 23rd day of August, 1994
Margaret Cook
 County Treasurer
 Deputy

STATE OF MINNESOTA)
) ss.
COUNTY OF Dakota)

The foregoing instrument was acknowledged before me this 25th day of May, 1994, by Gayle McDermott and Dennis McDermott, her husband, Grantors.

EMBOSSED HEREON IS MY
DAKOTA COUNTY, MINNESOTA NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES APRIL 3, 1997
MARYANN N. DEMUTH, LAKEVILLE, MN
STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

Maryann N. Demuth
Notary Public



The foregoing instrument was acknowledged before me this day of May, 1994, by Patricia Warren and Ralph Warren, her husband, Grantors.

SEE ATTACHED
Ack

Notary Public

This instrument was drafted by:
SKEWES, KLOSTERBUER & VAJGRT
Attorneys at Law
P. O. Box 538
Luverne, Minnesota 56156
Telephone (507) 283-9111

Tax statements for real property described in this instrument should be sent to:
Walnut Grove, Ltd.
c/o Robert Sandager, CEO
Rural Route 2, Box 116
Hills, Minnesota 56138



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

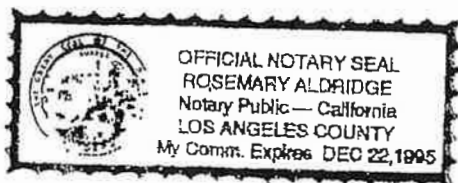
State of CALIFORNIA

County of LOS ANGELES

On May 24, 1994 before me, ROSEMARY ALDRIDGE NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Patricia Warren AND Ralph Warren
NAME(S) OF SIGNER(S)

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Rosemary Aldridge
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

4-13-94
DATE OF DOCUMENT

MILDRED SUHL, HAZEL HANLEY,
DORIS JORGENSEN, DALE JORGENSEN,
~~IRVING~~ IRVING RANSDELL
SIGNER(S) OTHER THAN NAMED ABOVE