



MEEKER COUNTY
MINNESOTA

OPENS: WEDNESDAY, MARCH 1

CLOSES: THURSDAY, MARCH 9 | 1PM ^{CST} 2023

LAND AUCTION

TIMED ONLINE

*Parcels Sold Absolute

Inspection Date:
Tuesday, February 21
4PM - 6PM



249± Acres

Kingston Township, Meeker County

Auctioneer's Note: Steffes Group is proud to present a unique opportunity for investors and farmers alike. This 249± acres of century-owned farmland are up for public auction and are a must-see for anyone looking to add productive land to their portfolio. With a high-quality rating of CPI=81.4, this farmland is a great investment. The parcels are located in Kingston Township, northwest of Kingston, MN. The property will be sold in multiple tracts, including a country home, providing a variety of options for buyers. Don't miss this chance to secure a piece of Minnesota's agricultural heritage.

Scan for Details!



From Kingston, MN MN-Hwy 15, 2.9 miles west on County Rd 27. Land is located on the north side road. House address 69415 320th St. Kimball, MN 55353

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Contact Eric Gabrielson at Steffes Group 701.238.2570 or 320.693.9371.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction. Eric Gabrielson MN47-006

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins on Wednesday, March 1 and will end at 1PM on Thursday, March 9. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

CLOSING & BALANCE

Balance of the purchase price must be paid in full on or before Monday, April 10, 2023.

Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and

will convey property by a **Warranty Deed.**

- **2023 Taxes: Prorated to close**
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD ABSOLUTE.**
- **LAND IS RENTED FOR 2023 SEASON. BUYER WILL RECEIVE ALL OF 2023 RENT.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing

arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Timed Online Bidding Process

extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will

CATALOG ORDER

**#1 Cavalier County, ND
Land Auction - 153.24± Acres**

Description: NW ¼ Section 5-163-57
Deeded Acres: 160.00+/-
Cropland Acres: 124+/-
Wooded Acres: 26+/-
Soil Productivity Index: 75
Taxes (*15): \$978.47

00:04:00



US \$3,500/X [More Photos](#)
US \$560,000.00
(160.00 X \$3,500.00)

EXTENDED

This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!

MARCH 2023

S	M	T	W	TH	F	S
			<i>Opens</i> 1	2	3	4
5	6	7	8	<i>Closes</i> 9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



*Lines are Approximate

Area Symbol: MN093, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L350A	Marcellon loam, 0 to 3 percent slopes	14.72	18.9%		Iw	90
1383A	Shorewood silty clay loam, 1 to 3 percent slopes	13.24	17.0%		IIw	95
140	Spicer silty clay loam, 0 to 2 percent slopes	11.81	15.2%		IIw	91
229	Waldorf silty clay loam, 0 to 2 percent slopes	8.42	10.8%		IIw	85
L347A	Klossner and Lundlake soils, 0 to 1 percent slopes, ponded	7.22	9.3%		VIIIw	5
L307B	Koronis loam, 2 to 6 percent slopes	6.29	8.1%		Ile	88
286B	Shorewood silty clay loam, 3 to 6 percent slopes	5.12	6.6%		Ile	95
L317A	Barry loam, 0 to 2 percent slopes	4.38	5.6%		IIw	87
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.20	5.4%		IIIw	86
L324A	Forestcity, overwash-Forestcity complex, 1 to 4 percent slopes	2.09	2.7%		IIw	90
L321A	Swedegrove loam, 0 to 2 percent slopes	0.40	0.5%		IIw	89
Weighted Average					2.42	82.4

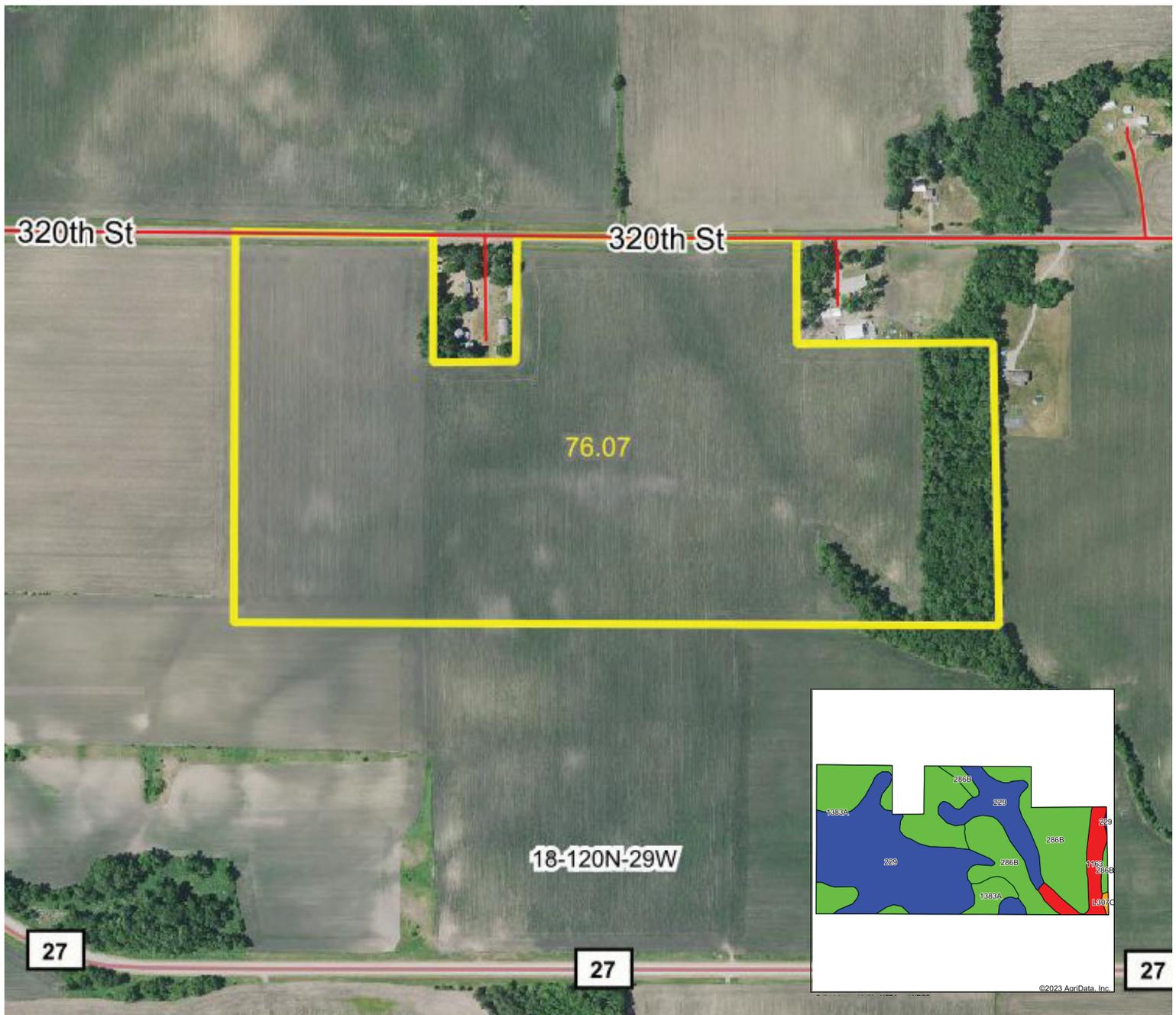
Tract 1 - 81.86± Acres (See Survey Tract A)

Kingston Township

Location: From Kingston, MN MN-Hwy 15, 3.5 miles west on County Rd 27, .4 miles north on MN-24 S. Land is located on the east side of the road.

PID #: 13-0122-000 **Description:** Sect-07 Twp-120 Range-29 **2022 Taxes:** \$1,352





*Lines are Approximate

Area Symbol: MN093, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
229	Waldorf silty clay loam, 0 to 2 percent slopes	34.78	45.7%	229	IIw	85
286B	Shorewood silty clay loam, 3 to 6 percent slopes	22.25	29.2%	286B	Ile	95
1383A	Shorewood silty clay loam, 1 to 3 percent slopes	14.44	19.0%	1383A	IIw	95
1163	Cohoctah loam, 0 to 2 percent slopes, frequently flooded	4.39	5.8%	1163	Vw	20
L307C2	Koronis loam, 6 to 10 percent slopes, moderately eroded	0.21	0.3%	L307C2	IIIe	77
Weighted Average					2.18	86

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract 2 - 76.07± Acres (See Survey Tract C)

Kingston Township

Location: From Kingston, MN MN-Hwy 15, 2.2 miles west on County Rd 27, .5 miles north on 700th Ave., 0.6 miles west on 320th St.**PID #:** 13-0285-000 (That part of, new legal & PID# to be assigned) & 13-0291-000 **Description:** Sect-18 Twp-120 Range-29**2022 Taxes:** \$2,878 (For entire land. New tax amount TBD)

Tract 3 - 92.84± Acres (See Survey Tract D)

Kingston Township

Location: From Kingston, MN MN-Hwy 15, 2.9 miles west on County Rd 27. Land is located on the north side road.
House address 69415 320th St. Kimball, MN 55353.

PID #: 13-0285-000 (That part of, new legal & PID# to be assigned), 13-0281-000, & 13-0285010 **Description:** Sect-18 Twp-120 Range-29 **2022 Taxes:** \$3,360 (For entire land. New tax amount TBD)





*Lines are Approximate

Tract 4 - Home on 3.43± Acres (See Survey Tract B)

Kingston Township

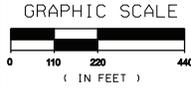
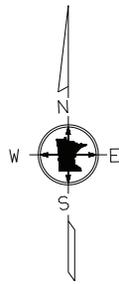
Location: From Kingston, MN MN-Hwy 15, 2.2 miles west on County Rd 27, .5 miles north on 700th Ave., .6 miles west on 320th St.

PID #: 13-0285-000 (That part of, new legal & PID# to be assigned) **Description:** Sect-18 Twp-120 Range-29 **2022 Taxes:** \$2,620 (For entire land. New tax amount TBD) Litchfield Public School District

Home Details:

- Built in the 1800s, last addition was added in the 1950s
 - Original house, 24' x 28'
 - North addition, 8' x 14'
 - West addition, 13' x 16'
 - South addition, 10' x 20'
- 2 Bedroom
- 1 Bathroom, 11' x 5'
- Kitchen, 15' 6" x 14'
- Living Room, 31' x 11'
- Office, 10' 6" x 10'
- Laundry, 10' x 9' 6"
- Non-compliant septic to be replaced at buyer's expense
- Porch, 11' 6" x 13' 6"
- Entryway, 8' x 9' 6"
- Garage, 24' x 24' x 8', 16' x 7' overhead door
- Barn, 32' x 42', 9' x 10' overhead door
- Quonset, 34' x 56', 14' x 11' south overhead door, 11' x 7' north sliding door





LEGEND

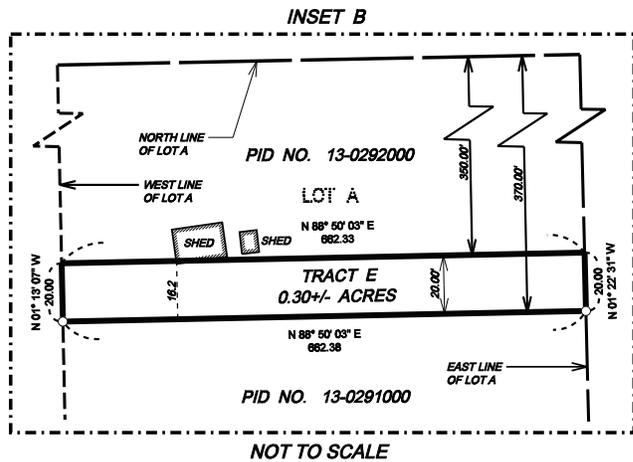
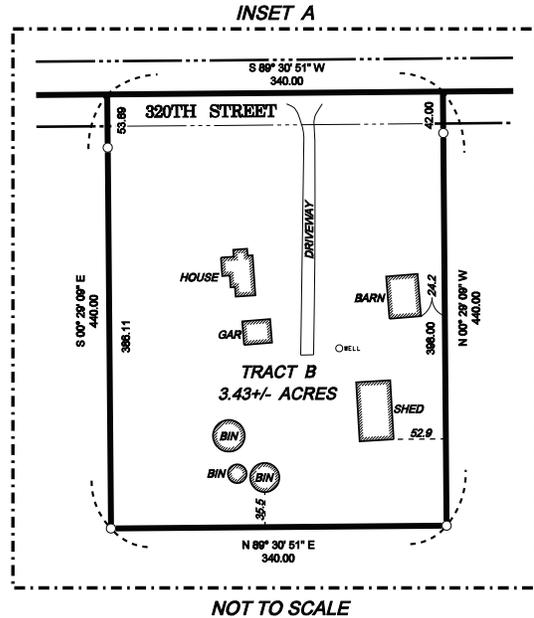
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 dough.northstar@gmail.com
 chuck.northstar@gmail.com
Surveying

CLIENT NAME:
 Hallberg Family

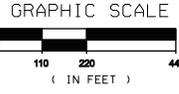
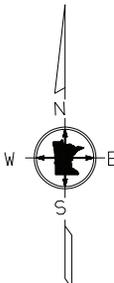
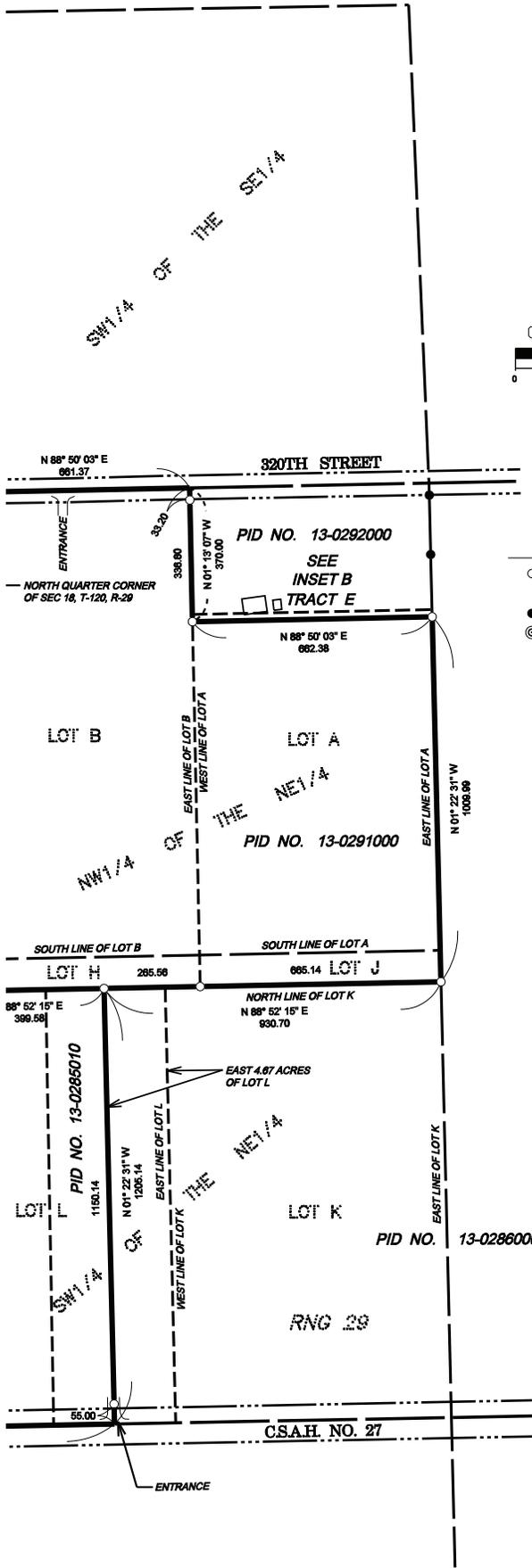
PROJECT ADDRESS
 69415 320th Street
 Kimball, MN

DATE OF FIELD WORK: January 23, 2023	JOB NO.: 2023019	HORIZONTAL DATUM: Meeker County NAD83 (2011)
DATE OF MAP: February 2, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		



Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 dough.northstar@gmail.com
 chuck.northstar@gmail.com

Surveying

CLIENT NAME:

Hallberg Family

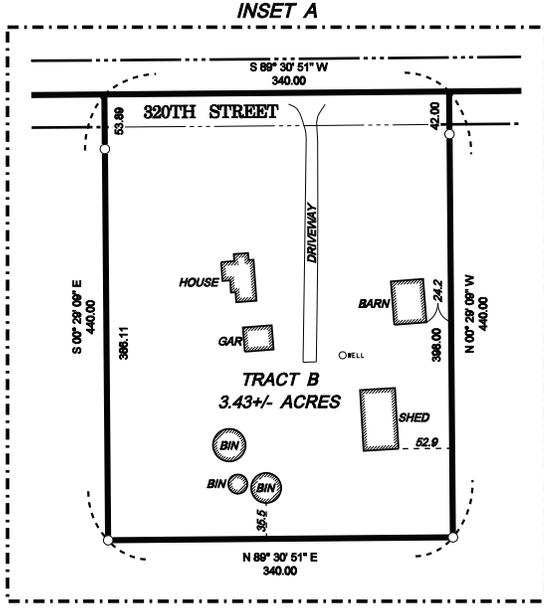
PROJECT ADDRESS

69415 320th Street
 Kimball, MN

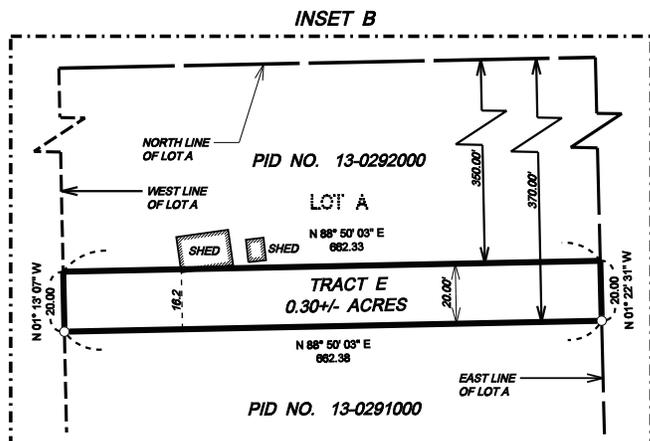
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 REVISION: _____ DATE _____, 20
 REVISION: _____ DATE _____, 20

JOB NO: 2023019
 DRAFTED BY: PMH
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Meeker County
 NAD83 (2011)
 VERTICAL DATUM:
 N/A



NOT TO SCALE



NOT TO SCALE

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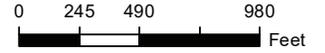
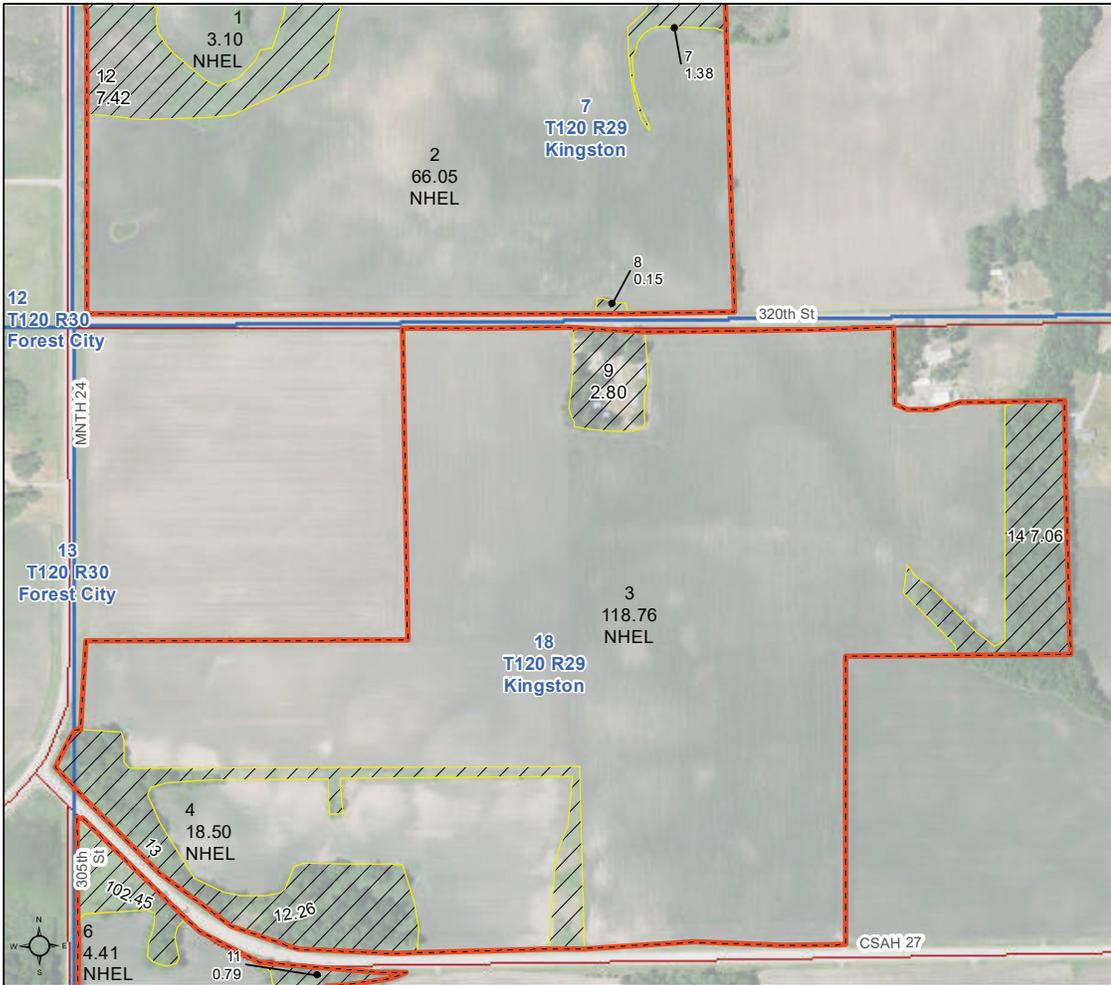
Meeker County, Minnesota

Farm 7905

Tract 9692

2023 Program Year

Map Created December 02, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 210.82 acres

Tract Number: 9692 Description SE4SW4/7;NE4NW4/NW4NE4/LT 2/SE4NW4/18/SK- 2.3 AC

FSA Physical Location : Meeker, MN ANSI Physical Location: Meeker, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
245.13	210.82	210.82	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	210.82	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	104.74	139	0.00
SOYBEANS	105.66	36	0.00
Total Base Acres:	210.4		

Owners: HALLBERG, EDWIN H

SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2022
PROPERTY TAX STATEMENT

PRCL# 13-0122000 RCPT# 8131
 TC 1.651 1.651

KINGSTON TWP
Property ID Number: 13-0122000
Property Description: SECT-07 TWP-120 RANG-29
 S 1/2 SW 1/4 EX ROAD

EDWIN H HALLBERG 3609-T
 69415 320TH ST
 KIMBALL MN 55353 ACRES 77.89

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	330.200	330.200
	Homestead Exclusion:		
	Taxable Market Value:	330.200	330.200
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		1,332.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		676.00
	Second half Taxes:		676.00
	Total Taxes Due in 2022		1,352.00

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 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		<input type="checkbox"/>	
Property Tax and Credits	3. Property taxes before credits	1,527.30	1,514.09
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	163.30	162.09
	5. Property taxes after credits	1,364.00	1,352.00
Property Tax by Jurisdiction	6. County	791.33	773.00
	7. City or Town	324.39	345.52
	8. State General Tax .....	.00	.00
	9. School District: 465		
	A. Voter approved levies	119.00	102.38
	B. Other local levies	125.86	127.63
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	3.42	3.47
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,364.00	1,352.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,364.00	1,352.00



SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2022
PROPERTY TAX STATEMENT

PRCL# 13-0291000 RCPT# 8346
 TC 314 314

KINGSTON TWP

Property ID Number: 13-0291000
Property Description: SECT-18 TWP-120 RANG-29
 LOT A OF NW 1/4 NE 1/4 & LOT J OF SW
 1/4 NE 1/4 EX N 350' LOT A

EDWIN H HALLBERG 3609-T
 69415 320TH ST
 KIMBALL MN 55353 ACRES 16.03

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	62.800	62.800
	Homestead Exclusion:		
	Taxable Market Value:	62.800	62.800
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		254.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		129.00
	Second half Taxes:		129.00
	Total Taxes Due in 2022		258.00

\$\$\$
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2021 2022	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
Property Tax and Credits	3. Property taxes before credits	291.06	288.83
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	31.06	30.83
	5. Property taxes after credits	260.00	258.00
Property Tax by Jurisdiction	6. County	151.09	147.89
	7. City or Town	61.69	65.71
	8. State General Tax .....	.00	.00
	9. School District: 465 A. Voter approved levies	22.63	19.46
	B. Other local levies	23.94	24.28
	10. Special Taxing Districts: A. MID MN DEVELOPMENT .....	.65	.66
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	260.00	258.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	260.00	258.00



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MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2022
PROPERTY TAX
STATEMENT

PRCL# 13-0285000 RCPT# 8341
 TC 3,446 3,490

KINGSTON TWP

Property ID Number: 13-0285000
Property Description: SECT-18 TWP-120 RANG-29
 W 6.66 AC OF LOT L OF NE 1/4; LOTS
 B, C, D E, G, H, M & N OF N 1/2 OF
 69415 320 ST

EDWIN H HALLBERG 3609-T
 69415 320TH ST
 KIMBALL MN 55353 ACRES 112.66

Values and Classification			
Taxes Payable Year			
	2021	2022	
Step 1	Estimated Market Value: 660.900 664.800		
	Homestead Exclusion: 29.410 29.032		
	Taxable Market Value: 631.490 635.768		
	New Improve/Expired Excls:		
	Property Class: AGRI HSTD AGRI HSTD		
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments 2,576.00		
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:	1,310.00	
	Second half Taxes:	1,310.00	
	Total Taxes Due in 2022	2,620.00	

\$\$\$
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2021	2022
		760.75
<input type="checkbox"/>	717.66	
	3,373.88	3,391.58
	490.00	490.00
	283.88	281.58
	2,600.00	2,620.00
	1,375.26	1,359.97
	562.89	607.82
	.00	.00
	322.97	306.25
	332.95	339.85
	5.93	6.11
	2,600.00	2,620.00
	2,600.00	2,620.00

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....
- File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits

- Property taxes before credits
- A. Agricultural and rural land tax credits
- Other credits to reduce your property tax
- Property taxes after credits**

Property Tax by Jurisdiction

- County
- City or Town
- State General Tax
- School District: 465
 - Voter approved levies
 - Other local levies
- Special Taxing Districts:
 - MID MN DEVELOPMENT
 -
 -
 -
- Non-school voter approved referenda levies
- Total property tax before special assessments

Special Assessments on Your Property

-
 -
 -
 -
 -

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS



MEEKER COUNTY
325 N SIBLEY AVE
LITCHFIELD MN 55355
WWW.CO.MEEKER.MN.US
320-693-5212

GAZELLA HALLBERG
C/O EDWIN H HALLBERG
69415 320TH ST
KIMBALL, MN 55353

Legal Desc:
SECT-18 TWP-120 RANG-29
WLY 4.67 AC OF ELY 9.34 AC OF LOT 1

4.67 ACRES

Property Address:

Your Proposed Property Tax for 2023

- THIS IS NOT A BILL - DO NOT PAY -

IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM

Property ID:	13-0285010	Taxpayer #	3610
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2022	2023
1	Estimated Market Value:	N/A	26,500
	Homestead Exclusion:	N/A	
	Other exclusions/deferrals:	N/A	
	Taxable Market Value:	N/A	26,500
	Property Class:	N/A	AGRI HSTD

Step	PROPOSED TAX		
2	Property Taxes before credits:		114.36
	School building bond credit:		14.36
	Agricultural market value credit:		.00
	Other credits:		.00
	Property Taxes after credits:		100.00

Step	PROPERTY TAX STATEMENT		
3	Will be mailed to you in Spring of 2023		

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2022	Proposed 2023
MEEKER COUNTY ATTN: COUNTY AUDITOR 325 N SIBLEY AVE LITCHFIELD MN 55355	THURS DEC 1 2022 6:00 P.M. COURTHOUSE BOARD ROOM, LEVEL 4 325 N SIBLEY AVE LITCHFIELD	N/A	56.91
KINGSTON TWP TOWNSHIP BOARD 35359 732ND AVE KIMBALL MN 55353	SET AT THE ANNUAL MEETING THAT WAS HELD IN MARCH	N/A	28.27
STATE GENERAL TAX		N/A	.00
LITCHFIELD 465 SUPERINTENDENT 320-693-2444 307 E 6TH ST, SUITE 100 LITCHFIELD, MN 55355	MON DEC 12 2022 6:00 P.M. BOARD ROOM-WAGNER ED BUILDING 307 E 6TH ST, LITCHFIELD MN		
SCHOOL VOTER APPROVED LEVIES		N/A	5.81
SCHOOL OTHER LOCAL LEVIES		N/A	8.76
If the Referendum for your School District was approved at the November election, the School District tax may be higher than the amount shown.			
SPECIAL TAXING DISTRICTS		N/A	.25
TAX INCREMENT		N/A	.00
TOTAL Excluding Special Assessments	Percent Change	N/A	100.00

The time to provide feedback on
PROPOSED LEVIES is NOW

IMPORTANT INFORMATION IS PRINTED
ON THE BACK OF THIS FORM

It is too late to appeal your value without going to Tax Court.

SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2022
PROPERTY TAX
STATEMENT

PRCL# 13-0281000 RCPT# 8336
 TC 781 781

KINGSTON TWP

Property ID Number: 13-0281000
Property Description: SECT-18 TWP-120 RANG-29
 SW 1/4 NW 1/4 & 2.51 AC W 1/2 SW 1/4
 AKA LTS 3 & 4 BEG 1/4 SEC COR W LI

EDWIN H HALLBERG 3609-T
 69415 320TH ST
 KIMBALL MN 55353 ACRES 42.53

		Values and Classification		
		Taxes Payable Year	2021	2022
Step 1	Estimated Market Value:	156.200	156.200	
	Homestead Exclusion:			
Step 2	Taxable Market Value:	156.200	156.200	
	New Improve/Expired Excls:			
		Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2021				
		Proposed Tax		
		* Does Not Include Special Assessments		630.00
Sent in November 2021				
		Property Tax Statement		
Step 3	First half Taxes:		320.00	
	Second half Taxes:		320.00	
	Total Taxes Due in 2022		640.00	

\$\$\$
 REFUNDS?

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 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
 - Use these amounts on Form M1PR to see if you are eligible for a special refund
- | | | | |
|---|--|--------|--------|
| Property Tax and Credits | 3. Property taxes before credits | 723.25 | 716.68 |
| | 4. A. Agricultural and rural land tax credits | .00 | .00 |
| | B. Other credits to reduce your property tax | 77.25 | 76.68 |
| | 5. Property taxes after credits | 646.00 | 640.00 |
| Property Tax by Jurisdiction | 6. County | 375.10 | 366.11 |
| | 7. City or Town | 153.45 | 163.45 |
| | 8. State General Tax | .00 | .00 |
| | 9. School District: 465 A. Voter approved levies | 56.29 | 48.42 |
| | B. Other local levies | 59.54 | 60.38 |
| | 10. Special Taxing Districts: A. MID MN DEVELOPMENT | 1.62 | 1.64 |
| | B. | | |
| | C. | | |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | 646.00 | 640.00 |
| Special Assessments on Your Property | 13. A. | | |
| | B. | | |
| | C. | | |
| | D. | | |
| | E. | | |
| | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 646.00 | 640.00 |





DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter accepted for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

- Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



Meekeer County, Minnesota



SteffesGroup.com | 320.693.9371
23579 MN Hwy 22 South, Litchfield, MN 55355