



Steffes Group, Inc.
23579 MN Hwy 22 South, Litchfield, MN 55355
(320) 693-9371 | SteffesGroup.com



MARINETTE COUNTY, WI HOME & **LAND AUCTION**

Auctioneer's Note: This auction presents a rare opportunity to own a diverse property in two separate tracts. Tract 1 features a well-maintained home, built in 1997 accompanied by outbuildings, tillable acres, and scenic woods. This tract is ideal for farming, recreation, or a rural lifestyle. Tract 2 consists of woods, which offers excellent recreational opportunities. Whether you are looking for a new home out in the country or are looking for recreational land, this is an auction you don't want to miss!

**54±
ACRES**



INSPECTION: Thursday, May 29 from 9AM - 5PM & Friday, May 30 from 9AM - 3PM

Opening: Wednesday, May 28 | 8AM
Closing: Wednesday, June 4 | 12PM CDT 2025

**TIMED
ONLINE**



Contact Steffes Representative Randy Kath (701) 429-8894, Ashley Huhn (701) 238-1975, or visit SteffesGroup.com.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 45 days. This is a 5% buyer's fee auction. Registered Wisconsin Auctioneer, Steffes Group, Inc. 457-53, 938382-91, Ashley Huhn WI-2788-52, Randy Kath WI-2789-52.

Terms & Conditions

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, MAY 28 AND WILL END AT 12PM WEDNESDAY, JUNE 4.

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 at closing on: **Friday, July 18, 2025.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title

insurance in the amount of the purchase price. Property will be conveyed by a **Warranty Deed.**

- **2025 Taxes: Prorated to close.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- 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 FEE 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 UPON SELLER CONFIRMATION.**

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.

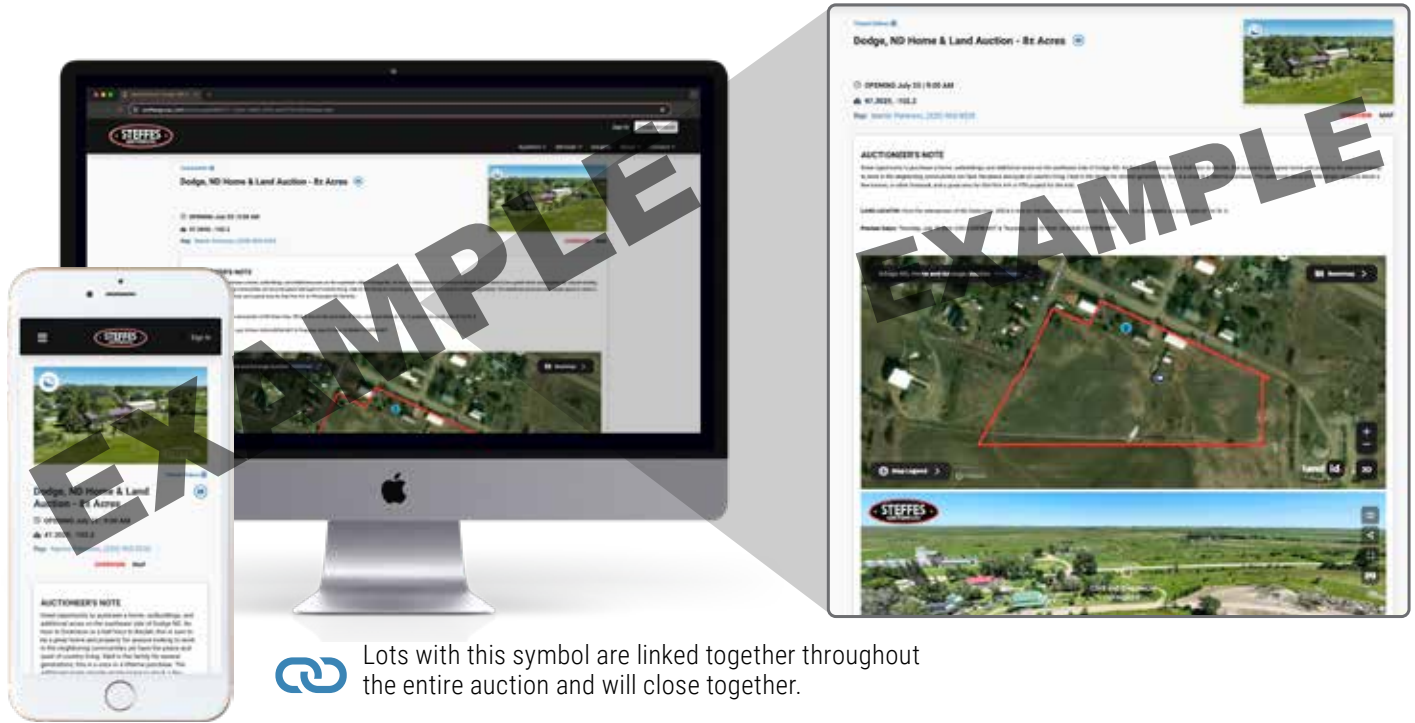
THE BIDDING STRATEGY

- 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

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 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.

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 their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



MAY/JUNE 2025

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

Aerial Map

MARINETTE COUNTY, WI – LAKE TOWNSHIP

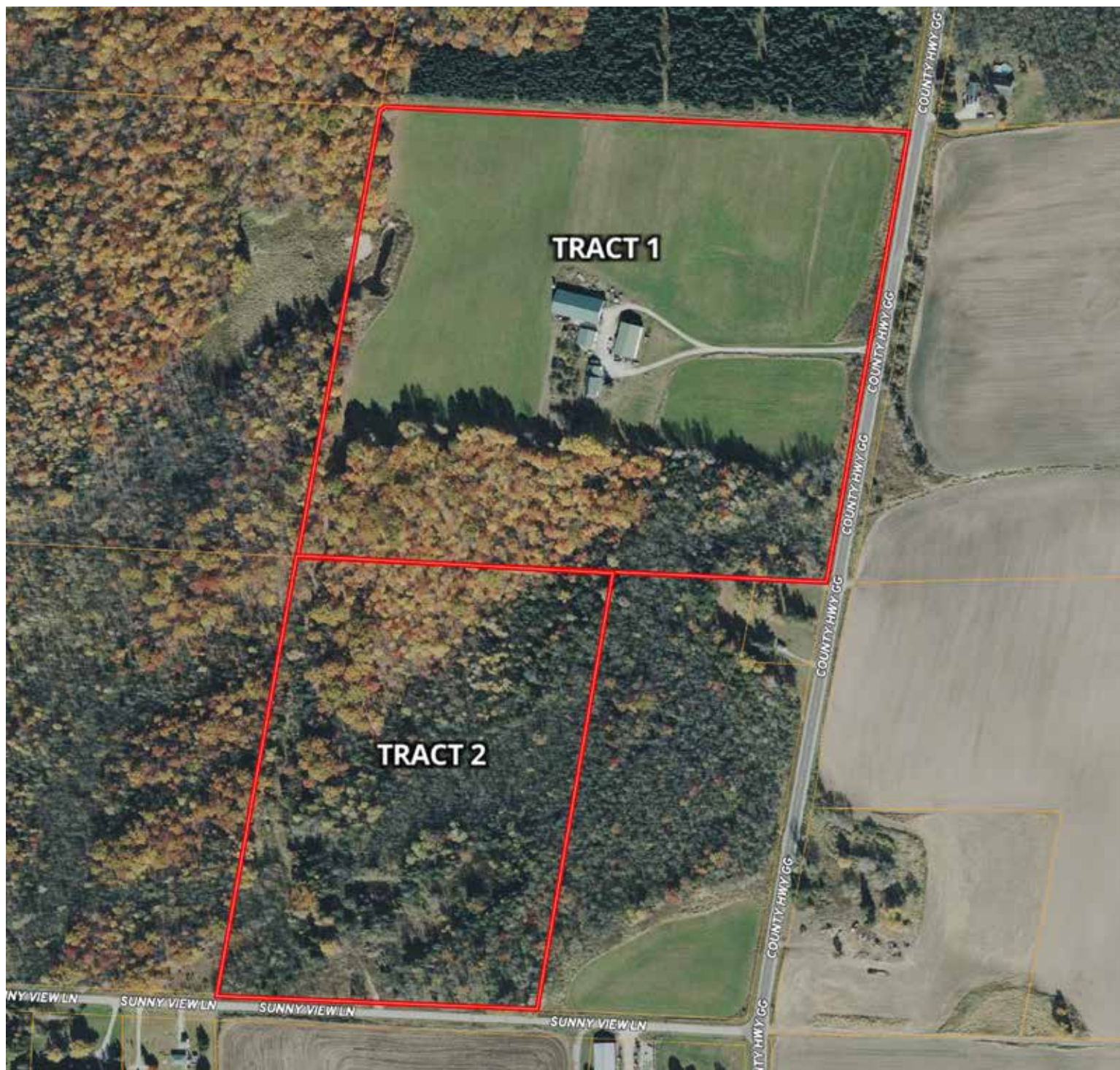
Land Located: From Crivitz, WI, 5.0 Miles east on County Hwy W and Co Rd GG, .5 miles east on Pioneer Rd, .5 miles south on Co Rd GG. Land is on the west side of the road. N7437 County Road GG, Crivitz, WI 54114

Description: NE SE S20 T32N R21E EX CTH GG 2545J38, PRT SE SE S20 T32N R21E COM NE COR; W210' S210' S210' E210' TO POB DESC 196D109 EX CTH GG, & SE SE S20 T32 R21E EX CTH GG SUNNYVIEW LN 196D209 (part)

Total Acres: 54.23± (Pending survey)

PID #: 016-01061.000 & 016-01064.000 (part)

To Be Sold in 2 Tracts!



Tract 1 Details

Description: NE SE S20 T32N R21E EX CTH GG 2545J38

Property Address: N7437 County Road GG, Crivitz, WI 54114

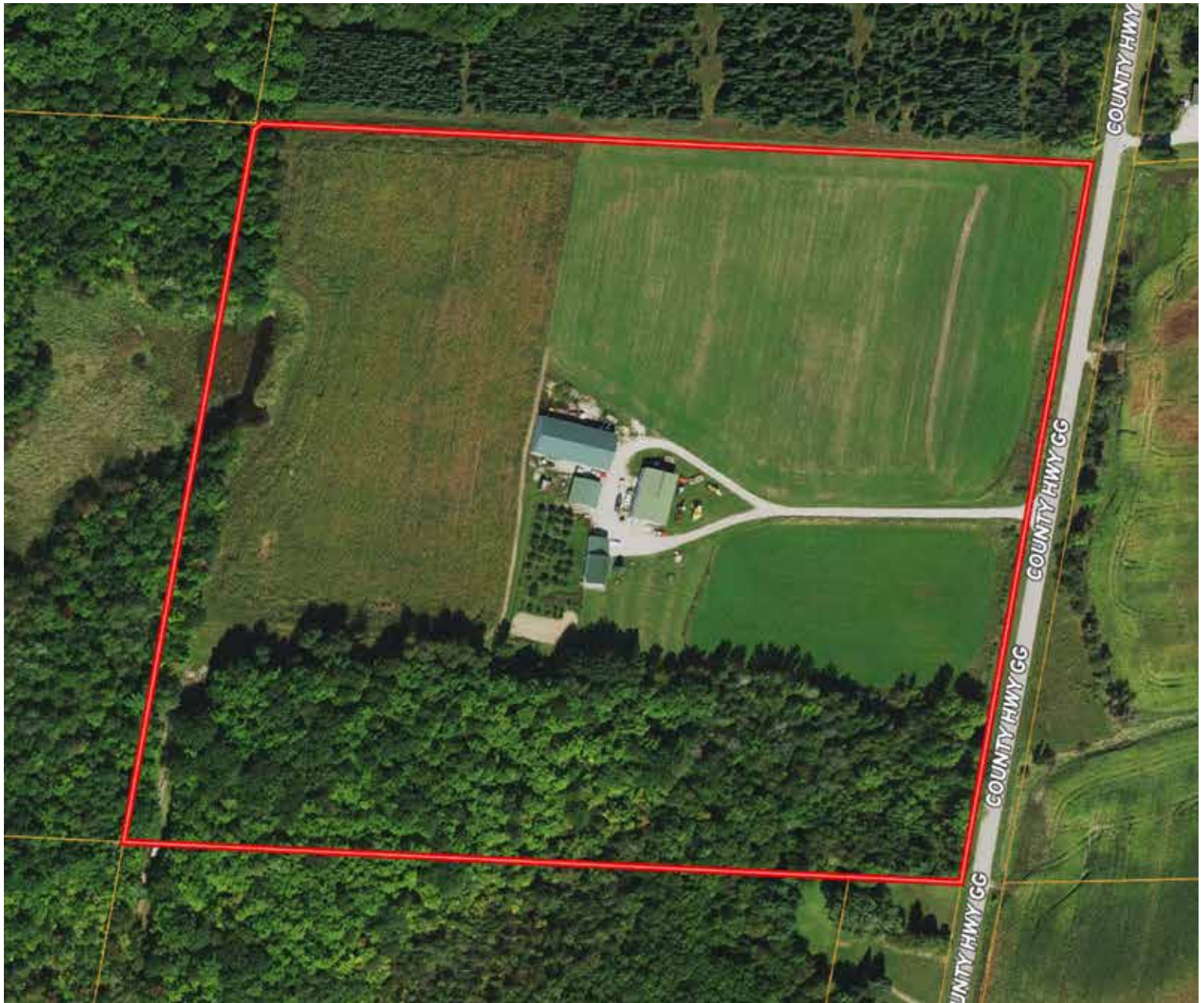
Total Acres: 34.23±

Cropland Acres: Approximately 17.02±

PID #: 016-01061.000

Soils: OnawayOssineke fine sandy loams, drumlin, 1 to 6 percent slopes (78.7%), losco loamy fine sand, 0 to 3 percent slopes (19.4%), Charlevoix fine sandy loam, 0 to 3 percent slopes (1.3%), Brevort muck, 0 to 2 percent slopes (0.6%)

Taxes (2025): \$4,169.78



Tract 1 Details

House Details

- House built 1997
- (1) Bedroom, 13' 4-1/2" x 9' 9-1/2"
- (1) Open loft bedroom, 22' 3-1/2" x 12' 2-1/2"
- (1) Full bathroom, 11'3" x 5'
- (2) 3/4 bathrooms
- Kitchen, 12'x11' 6-1/2"
- Laundry, 10' 3-1/2" x 5' 6-1/2"
- Living room, dining room and sunroom, 20'6"x26'
- Appliances include dishwasher, oven/stove, refrigerator, washer and dryer
- Wood forced air furnace with LP backup – replaced within last 5-10 years
- LP tank
- Central A/C – replaced 5 years ago
- Water heater – replaced within last 5-10 years
- Water softener
- Full basement – partially finished
- Attached 2-car garage, 28'x26'
- Sump pump hole in basement- seller states the pump is unused
- Non-compliant septic to be brought to compliance at buyer's expense
- Well, approximately 150'
- Electric is all underground
- Spectrum internet and TV
- Porch and deck – have been replaced form original
- Steel 12/12 pit roof – 5 years old with snowguards
- Vinyl siding
- Hot tub included with real estate
- Deer stands not included in real estate
- Pond
- Seller states have seen many wildlife including deer, turkey, sandhill kranes, geese, and bear.
- Garden site to the west of the house
- Apple and pear trees
- Farmground is all in hay and the first crop will be baled prior to the auction

Garage with Lean-To

- 30'x40' with 10' lean-to
- Concrete floor
- (2) Overhead doors
- (2) Service doors
- Heated & insulated

Machine Shed #1 (Morton Building)

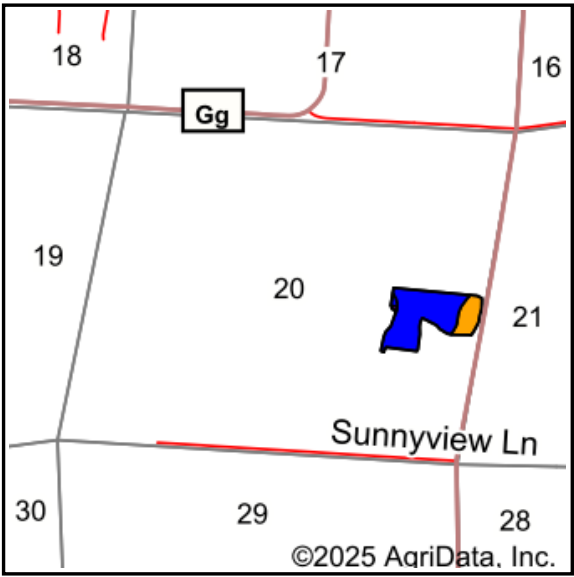
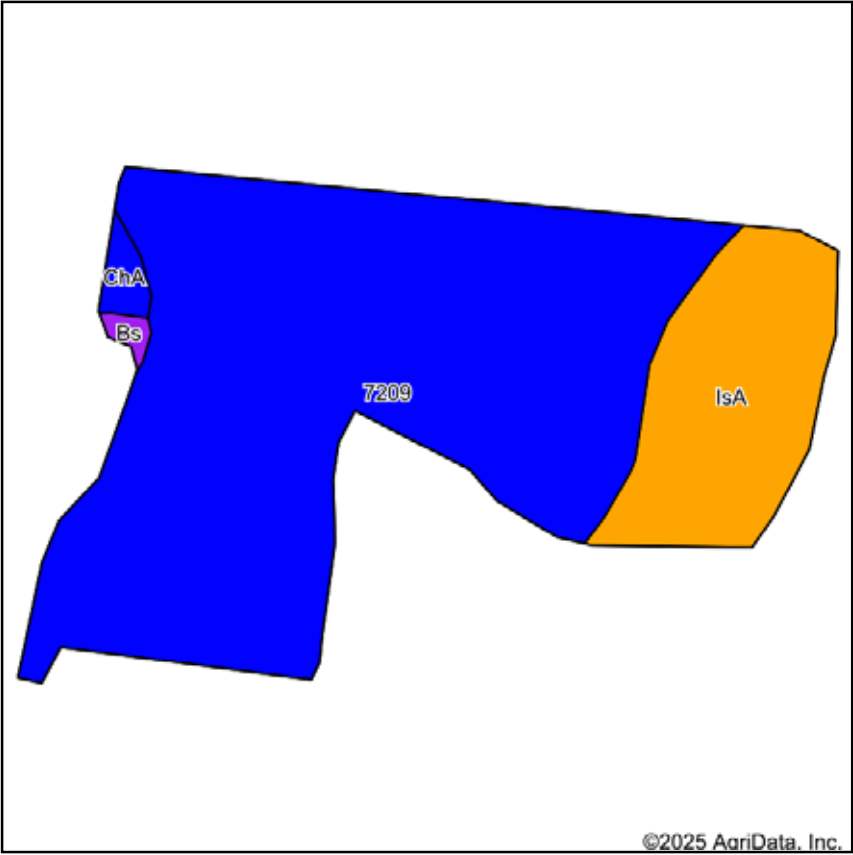
- Built in 2011
- 120'x60'
- (3) Sliding doors
- Gravel floor

Machine Shed #2

- 80'x50'
- 40'x50' Cold storage, overhead door and service door
- 40'x50' Heated and insulated shop, overhead door and service door, office, bathroom, furnace and water heater. Automotive two post lift included with the real estate.



Tract 1 Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: WI075, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7209	Onaway-Ossineke fine sandy loams, drumlin, 1 to 6 percent slopes	13.32	78.7%		Ile
IsA	Iosco loamy fine sand, 0 to 3 percent slopes	3.28	19.4%		IIlw
ChA	Charlevoix fine sandy loam, 0 to 3 percent slopes	0.22	1.3%		IIlw
Bs	Brevort muck, 0 to 2 percent slopes	0.10	0.6%		VIlw
Weighted Average					2.22

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 Tax Statement

Parcel#: **PAY 1ST INSTALLMENT - \$ 1,999.92**
016-01061.000
DENOWSKI
OR
PAY FULL PAYMENT - \$ 4,169.78
Bill #: 269082
BY Jan 31, 2025
SEND THIS STUB AND MAKE CHECK PAYABLE TO :
MARINETTE COUNTY TREASURER
1926 HALL AVE
MARINETTE WI 54143-1717
LC



If receipt is needed send a self addressed stamped envelope

Parcel#: **PAY 2nd INSTALLMENT - \$ 2,169.86**
016-01061.000
DENOWSKI
DUE BY July 31, 2025
Bill #: 269082
REMEMBER TO PAY TIMELY
TO AVOID INTEREST PENALTY
SEND THIS STUB AND MAKE CHECK PAYABLE TO :
MARINETTE COUNTY TREASURER
MARINETTE COUNTY TREASURER
1926 HALL AVE
MARINETTE, WI 54143-1717



If receipt is needed send a self addressed stamped envelope

TOWN OF LAKE

Dog licenses will be available December 1, 2024
for January 1, 2025.
Please remember to recycle.
Refer to the Town of Lake website-townoflakewi.com
for information on garbage dates & recycling
information, forms and notices.

Preferred payment method is *online using our website.
Fees are only 25 cents for e-checks or 2.20% if using
debit/credit cards. Other options are mail, in office
or Peshtigo National Bank. County Treasurer's Hours
are 8:00am-4:30pm. Closed 12/24/24, 12/25/24 &
1/1/25. Close at noon on 12/31/24. When paying by
1/31/25 make sure payments are sent to proper office
listed on first stub to the left. Tax info & bills available
at <https://ascent.marinettecountywi.gov/LandRecords>
Self-addressed stamped envelope required for receipt.
*ONLINE PAYMENTS ONLY FOR TAXES COLLECTED
BY COUNTY!

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
School Dist 1232	332,728	547.72	2045				

STATE OF WISCONSIN - MARINETTE COUNTY
REAL ESTATE TAX BILL FOR 2024

Property Address : N7437 COUNTY ROAD GG

Bill No. 269082
Parcel No. 016-01061.000

Assessed Value Land	Assd. Value Improve	Tot. Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	A star in this box means unpaid prior years taxes	
25,800	222,100	247,900	0.6032440360	57,000	368,200	425,200		
		2023	2024	2023	2024	% Tax Change	NET PROPERTY TAX \$ 4,169.78	
TAXING JURISDICTION		Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax			
Marinette County		168,742	172,855	1,409.10	1,257.09	-10.8%		
Town of Lake		246,193	247,949	911.23	924.63	1.5%		
School Dist 1232		425,315	456,687	1,533.74	1,978.70	29.0%		
Technical College		192,433	195,437	222.13	232.08	4.5%		
TOTAL		1,032,683	1,072,928	4,076.20	4,392.50	7.8%		
FIRST DOLLAR CREDIT				-46.43	-52.78	13.7%		
LOTTERY AND GAMING CREDIT				-172.82	-169.94	-1.7%		
NET PROPERTY TAX				3,856.95	4,169.78	8.1%		
							Total Due	FOR FULL PAYMENT BY
							Jan 31, 2025	\$ 4,169.78
School taxes reduced by school levy tax credit \$ 410.56		Important: This description is for property tax bill only and may not be a full legal description					Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).	
		Net Assessed Value Rate (Does NOT reflect Credits) 0.01771887						

Sec. 20, T32N, R21E
NE SE S20 T32N R21E EX CTH GG 2545J38

House Interior Photography





Tract 2 Details

Description: Pending Survey

Total Acres: 20± (Pending Survey)

PID #: 016-01064.000 (That part of, new legal & PID# to be assigned)

Taxes (2025): \$972.78 (For entire land. New tax amount TBD)



Tract 2 Tax Statement

Parcel#: **PAY 1ST INSTALLMENT - \$ 486.39**
016-01064.000
DENOWSKI
OR
PAY FULL PAYMENT - \$ 972.78
Bill#:
269085
BY Jan 31, 2025

SEND THIS STUB AND MAKE CHECK PAYABLE TO :
MARINETTE COUNTY TREASURER
1926 HALL AVE
MARINETTE WI 54143-1717



If receipt is needed send a self addressed stamped envelope

Parcel#: **PAY 2ND INSTALLMENT - \$ 486.39**
016-01064.000
DENOWSKI
DUE BY July 31, 2025
Bill#:
269085
REMEMBER TO PAY TIMELY
TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO :
MARINETTE COUNTY TREASURER
MARINETTE COUNTY TREASURER
1926 HALL AVE
MARINETTE, WI 54143-1717



If receipt is needed send a self addressed stamped envelope

TOWN OF LAKE

Dog licenses will be available December 1, 2024 for January 1, 2025.
Please remember to recycle.
Refer to the Town of Lake website-townoflakewi.com for information on garbage dates & recycling information, forms and notices.

Preferred payment method is *online using our website. Fees are only 25 cents for e-checks or 2.20% if using debit/credit cards. Other options are mail, in office or Peshtigo National Bank. County Treasurer's Hours are 8:00am-4:30pm. Closed 12/24/24, 12/25/24 & 1/1/25. Close at noon on 12/31/24. When paying by 1/31/25 make sure payments are sent to proper office listed on first stub to the left. Tax info & bills available at <https://ascent.marinettecountywi.gov/LandRecords> Self-addressed stamped envelope required for receipt.
***ONLINE PAYMENTS ONLY FOR TAXES COLLECTED BY COUNTY!**

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
School Dist 1232	332,728	121.30	2045				

ROBERT R DENOWSKI TRST
LINDA M DENOWSKI TRST
Property Address :

STATE OF WISCONSIN - MARINETTE COUNTY
REAL ESTATE TAX BILL FOR 2024

Bill No. 269085
Parcel No. 016-01064.000

Assessed Value Land	Assd. Value Improve	Tot. Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	A star in this box means unpaid prior years taxes	
54,900	0	54,900	0.6032440360	96,300	See Reverse, Use Value Assessment	96,300		
		2023	2024	2023	2024	% Tax Change	NET PROPERTY TAX \$ 972.78	
TAXING JURISDICTION		Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax			
Marinette County		168,742	172,855	312.06	278.40	-10.8%		
Town of Lake		246,193	247,949	201.80	204.77	1.5%		
School Dist 1232		425,315	456,687	339.66	438.21	29.0%		
Technical College		192,433	195,437	49.19	51.40	4.5%		
TOTAL		1,032,683	1,072,928	902.71	972.78	7.8%		
FIRST DOLLAR CREDIT				0.00	0.00	0.0%		
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%		
NET PROPERTY TAX				902.71	972.78	7.8%		
							Total Due	FOR FULL PAYMENT BY
							Jan 31, 2025	\$ 972.78
School taxes reduced by school levy tax credit \$ 90.92		Important: This description is for property tax bill only and may not be a full legal description					Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).	
							Net Assessed Value Rate (Does NOT reflect Credits) 0.01771887	

Sec. 20, T32N, R21E
SE SE S20 T32N R21E EX CTH GG SUNNYVIEW LN 196D209

Drone Photography



Notes

Earnest Money Receipt & Purchase Agreement



SteffesGroup.com

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 _____ \$ _____

1. 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.

2. 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.

3. 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.

4. 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.

5. 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 warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

7. 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.

8. Closing of the sale is to be on or before _____, Possession will be at closing.

9. 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.

10. 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.

11. 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.

12. Any other conditions: _____

13. 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

W1Rev0418

MARINETTE COUNTY
WISCONSIN



SteffesGroup.com | (320) 693-9371
23579 MN Hwy 22 South, Litchfield, MN 55355