



**Steffes Group, Inc.**

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

TIMED ONLINE

# ROSEAU COUNTY, MINNESOTA COUNTRY HOME AUCTION

**7±  
Acres**



**OPENING** June 16 | 8AM

**CLOSING** June 23 | 1PM CST 2026

**Auctioneer's Note:**

We are pleased to offer this 7± acre farm site at public auction. This well-rounded property features a comfortable home with an attached garage, complemented by a full set of farm improvements including grain bins, a machine shed, barn, and two additional outbuildings—providing ample space for storage, livestock, or hobby farming pursuits. The setting offers a great balance of wooded areas and wide-open yard space, creating both privacy and functionality. Whether you're looking for a rural residence, a hobby farm, or a versatile country property with room to grow, this acreage presents a unique opportunity. Properties with this combination of improvements, space, and setting are hard to find. Don't miss the opportunity to purchase this country home.



**For more details, visit [SteffesGroup.com](https://SteffesGroup.com) or Contact:**

Steffes Group Representative Eric Gabrielson, (701) 238-2570

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 fee auction. Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

**The Terms and Conditions of Sale are set forth in the 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 guaranties 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 TUESDAY, JUNE 16 AND WILL END AT 1PM TUESDAY, JUNE 23.**

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 for signing through email using DocuSign.

### **CLOSING & BALANCE**

Balance of the purchase price must be paid in full at closing on: **Thursday, July 23, 2026.**

Closing will take place at Anderson Law Office in Warroad, MN.

- 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.**

- **2026 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

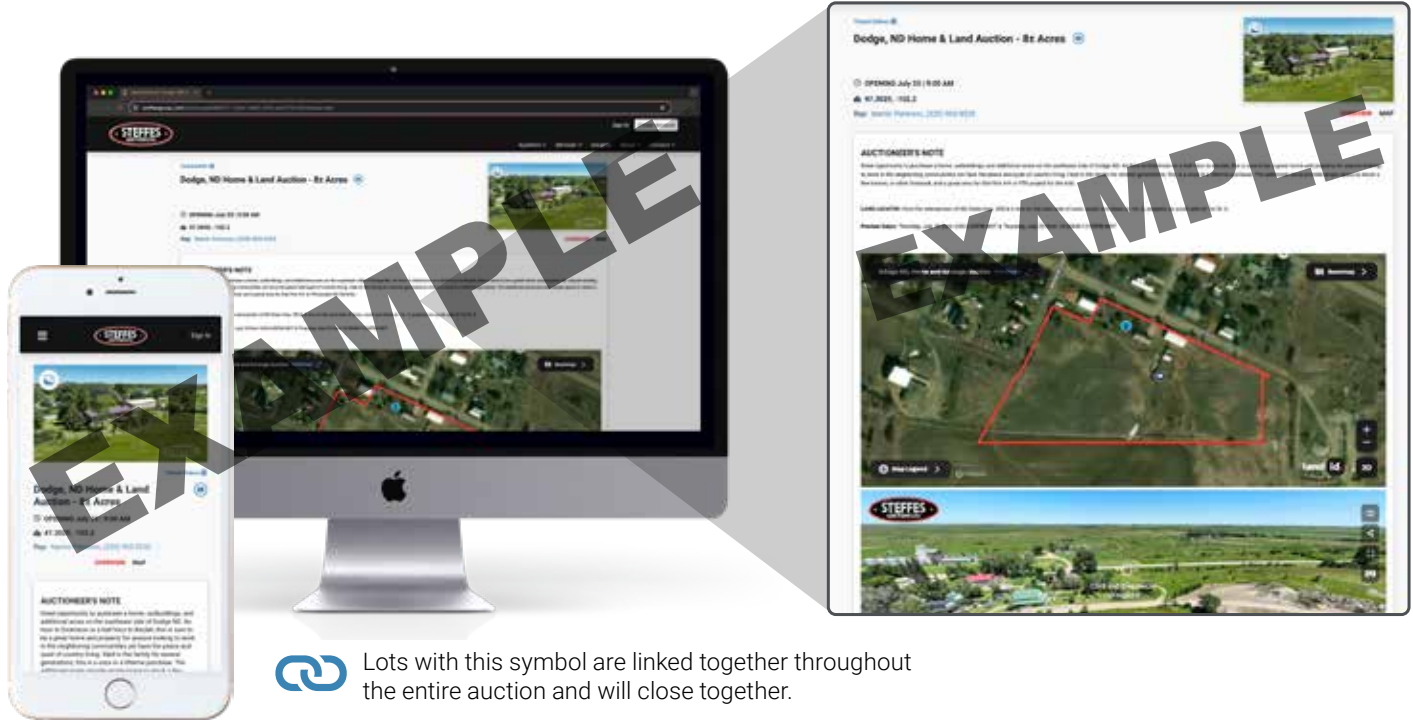
begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the 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.

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!**

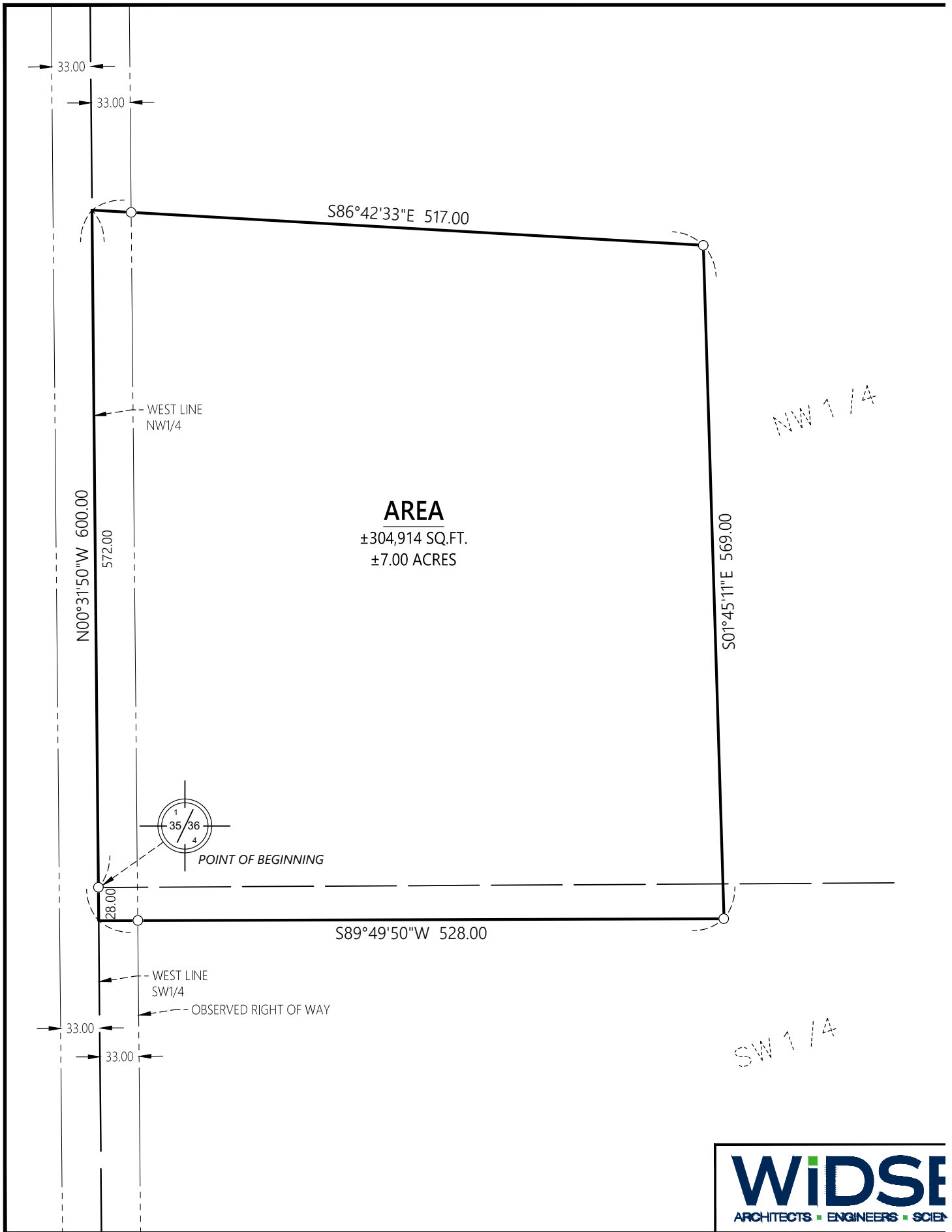


## AUCTION DATES

JUNE

2026

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



# CERTIFICATE OF SURVEY




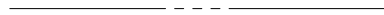
**PARTS OF THE NW1/4 & SW1/4 OF SECTION 36, TOWNSHIP 161 NORTH, RANGE 42 WEST OF THE 5TH PRINCIPAL MERIDIAN, ROSEAU COUNTY, MINNESOTA**

## LEGAL DESCRIPTION

A parcel of land in the Northwest Quarter and Southwest Quarter of Section 36, Township 161 North, Range 42 West of the Fifth Principal Meridian, Roseau County, Minnesota, described as follows:

Beginning at the southwest corner of the Northwest Quarter of Section 36; thence North 00 degrees 31 minutes 50 seconds West, assumed bearing, along the west line of said Northwest Quarter, a distance of 572.00 feet; thence South 86 degrees 42 minutes 33 seconds East 517.00 feet; thence South 01 degree 45 minutes 11 seconds East 569.00 feet; thence South 89 degrees 49 minutes 50 seconds West 528.00 feet to the west line of the Southwest Quarter; thence North 00 degrees 31 minutes 50 seconds West, along said west line, a distance of 28.00 feet to the point of beginning; containing 7.00 acres, more or less, and being subject to easements, restrictions, or reservations of record, if any.

## LEGEND

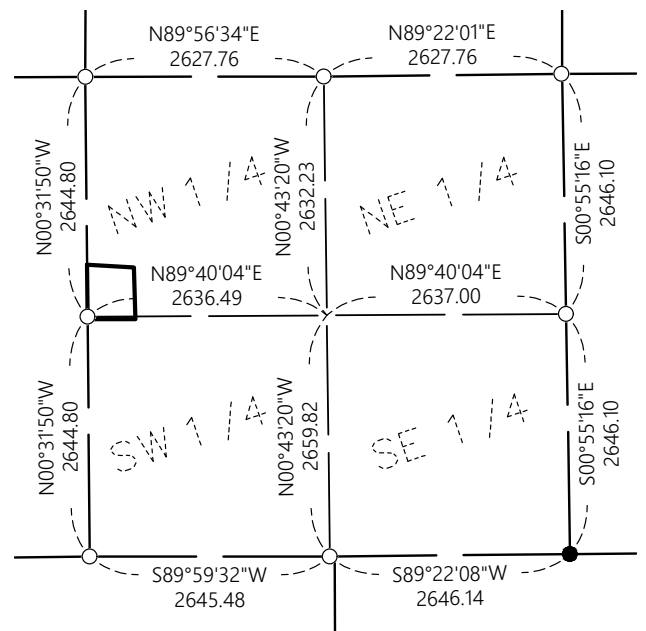
	BOUNDARY LINE
	SECTION LINE
	QUARTER LINE
	RIGHT OF WAY LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON ROSEAU COUNTY COORDINATES (1996 ADJUSTMENT)

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 5/8 INCH DIAMETER BY 18 INCH LONG IRON REBAR MONUMENT SET AND MARKED RLS #57083

## SECTION VIEW (SCALE 1"=2000')



## AREAS

- 1) Section 36, Township 161 North, Range 41 West contains a total of 640.59 acres, more or less.
- 2) The described farmstead parcel contains 7.00 acres, more or less.
- 3) The remaining area after farmstead parcel is removed is 633.59 acres, more or less.



DRAWN BY: CWM	DATE	AMENDMENT DESC.	PREPARED FOR: STEFFES GROUP	PROJECT #: 2026-10737
	CHECKED BY: CWM		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.	
			COURTNEY W. MOORE	LIC. NO.: 57083 DATE: 4/07/2026



# CERTIFICATE OF SURVEY




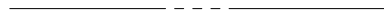
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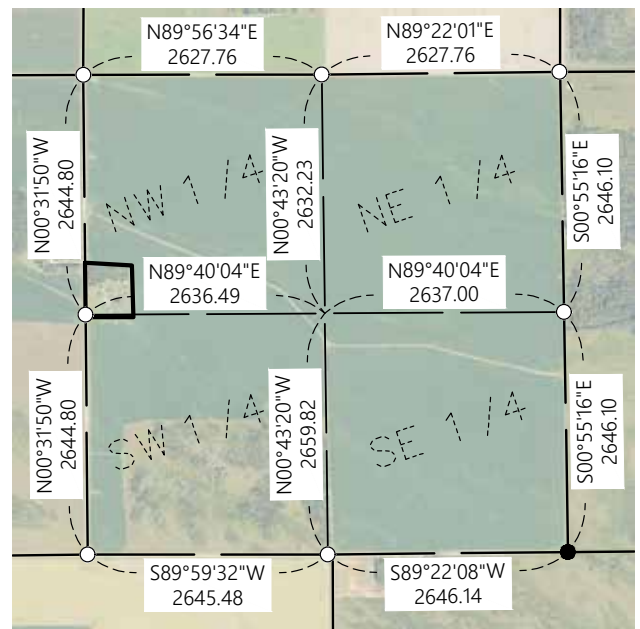
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			COURTNEY W. MOORE	LIC. NO.: 57083 DATE: 4/07/2026



**ROSEAU COUNTY, MN – STOKES TOWNSHIP**

**Land Located:** From Badger, MN, 5.4 miles east on Co Rd 2, 3.5 miles south on 330th Ave. Home is located on the east side of the road.

**Description:** A parcel of land in the Northwest Quarter and Southwest Quarter of Section 36, Township 161 North, Range 42 West of the Fifth Principal Meridian, Roseau County, Minnesota, described as follows: Beginning at the southwest corner of the Northwest Quarter of Section 36; thence North 00 degrees 31 minutes 50 seconds West, assumed bearing, along the west line of said Northwest Quarter, a distance of 572.00 feet; thence South 86 degrees 42 minutes 33 seconds East 517.00 feet; thence South 01 degree 45 minutes 11 seconds East 569.00 feet; thence South 89 degrees 49 minutes 50 seconds West 528.00 feet to the west line of the Southwest Quarter; thence North 00 degrees 31 minutes 50 seconds West, along said west line, a distance of 28.00 feet to the point of beginning; containing 7.00 acres, more or less, and being subject to easements, restrictions, or reservations of record, if any.

**Total Acres:** 7.00± (see survey)

**PID #:** 33.0065500 (That part of, new legal & PID# to be assigned)

**Taxes (2026):** \$8,598.00 (For entire land. New tax amount TBD)



**HOUSE & OUTBUILDINGS**

Split-level house  
(3) Bedrooms  
(1) Full bathroom  
(1) ¾ bathroom  
Living room with wood burning fireplace  
Kitchen with dining area  
Appliances includes newer dishwasher, new refrigerator, stove, microwave, (2) washers and (2) dryers  
Entry level closet  
Sliding window with wood deck and staircase  
Walk-out, finished, basement  
Basement storage room with shelving  
Family room with lookout windows & concrete floor  
Laundry room/mud room with wash tub  
Utility room with 2019 Tempstar 3 LP furnace, inspected 6/4/25  
Water heater  
Water softener  
Central A/C  
Vinyl siding  
Architectural shingles  
Attached 2-car garage, finished, concrete floor, 1 year on new insulated doors and openers  
Attached storage room with built in shelving, includes a refrigerator  
Well  
Non-compliant septic to be brought to compliance at the buyer's expense

**POLE BARN/SHOP**

32'x24'  
14' side walls  
Power  
Concrete floor  
Steel roof & siding

**GRAINERY**

24'x24'  
Power  
Concrete floor  
Steel roof & siding

**BARN**

36'x64'  
(2) Sliding doors  
Power  
Concrete floor  
Steel roof & siding  
Insulated milk room, concrete floor and utilities

**POLE BARN**

32'x48'  
12' side walls  
Dirt floor  
Steel roof & siding

**WOOD GARDEN SHED**

(4) ROSCO GRAIN BINS











ROSEAU COUNTY  
606 5TH AVE SW, RM 160  
ROSEAU, MN 56751  
218-463-1282

2025		Values for Taxes Payable in		2026
VALUES AND CLASSIFICATION				
Taxes Payable Year:		2025	2026	
Step 1	Estimated Market Value:	1,356,700	1,656,000	
	Homestead Exclusion:	28,100	27,900	
	Taxable Market Value:	1,328,600	1,628,100	
	New Improvements/ Expired Exclusions:	0	0	
	Property Classification:		Ag Hstd HST Rur Vac Land	Ag Hstd HST Rur Vac Land
Sent in March 2025				
<b>PROPOSED TAX NOTICE</b>				
Step 2	Did not include special assessments		\$7,394.00	
	Sent in November 2025			
<b>PROPERTY TAX STATEMENT</b>				
Step 3	First Half Taxes	Due 05/15/2026	\$4,299.00	
	Second Half Taxes	Due 11/16/2026	\$4,299.00	
	Total Taxes Due in 2026:		\$8,598.00	

### \$\$\$ 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.

**Property Address:**  
22532 330TH AVE  
BADGER MN 56714

**Property Description:**  
640.00 Acres  
ALL OF SECTION 36; SECTION 36  
TOWNSHIP 161 RANGE 41

**Line 13 Special Assessment Detail:**  
S-SWF-2026-RP 95.00

**Tax Detail for Property:**

Taxes Payable Year:		2025	2026		
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$3,300.36		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,800.08			
Tax & Credits	3. Property taxes before credits	\$6,794.00	\$10,047.02		
	4. Credits that reduce your property taxes:				
	A. Agricultural market value credit		\$490.00	\$1,544.02	
	B. Other Credits		\$0.00	\$0.00	
5. Property taxes after credits		\$6,304.00	\$8,503.00		
6. County:		\$3,200.99	\$4,217.52		
Property Tax by Jurisdiction	7. City or Town:	TOWN OF STOKES	\$482.45	\$505.06	
	8. State General Tax		\$0.00	\$0.00	
	9. School District	ISD 0676			
	A. Voter Approved Levies		\$1,644.75	\$2,510.92	
	B. Other Local Levies		\$620.14	\$788.25	
	10. Special Taxing Districts				
	A. Watershed		\$310.12	\$425.49	
	B. NW Multi-County HRA		\$34.32	\$43.17	
	C. NW Regional Development		\$11.23	\$12.59	
	D. Tax Increment		\$0.00	\$0.00	
11. Non-school voter approved referenda levies		\$0.00	\$0.00		
12. Total property tax before special assessments		\$6,304.00	\$8,503.00		
13. Special assessments		Principal: 95.00 Interest: 0.00	\$80.00	\$95.00	





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 receipted 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 warrants 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

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**MINNESOTA**

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