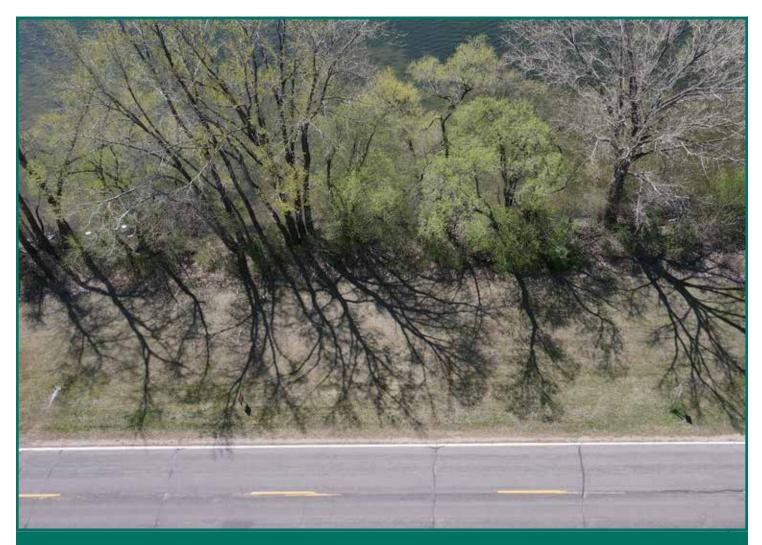


Steffes Group, Inc. 23579 MN Hwy 22 South, Litchfield, MN 55355 (320) 693-9371 | SteffesGroup.com



LITCHFIELD, MN LAKE LOTS ON LAKE RIPLEY

Auctioneer's Note: There is a rare opportunity to own two beautiful lake lots on the shore of Lake Ripley in Litchfield, MN coming up on public auction. Located directly across from the beautiful Litchfield Golf Course, these adjoining parcels offer a unique blend of peaceful lakeside and easy access to one of the area's beautiful lakes.



Opening: Tuesday, May 27 | 8AM Closing: Tuesday, June 3 | 1PM^{CDT}₂₀₂₅





Contact Steffes Representative Eric Gabrielson (701) 238-2570, or visit SteffesGroup.com.

RMS: 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 ott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

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 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. MAY 27 AND WILL END AT 1PM **TUESDAY, JUNE 3.**

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: Wednesday, July 9, 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 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 quests. 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 **UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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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 5. 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

insurance in the amount of the purchase 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.
- Check the selling price of previously sold properties.
- Discuss your buying plans with 6. 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	Μ	т	W	тн	F	S
11	12	13	14	15	16	17
18	19	20 OPENS	21	22	23	24
25	26	27	28	29	30	31
JUNE 1	2	CLOSES 3	4	5	6	7
8	9	10	11	12	13	14

Tract 1 Details

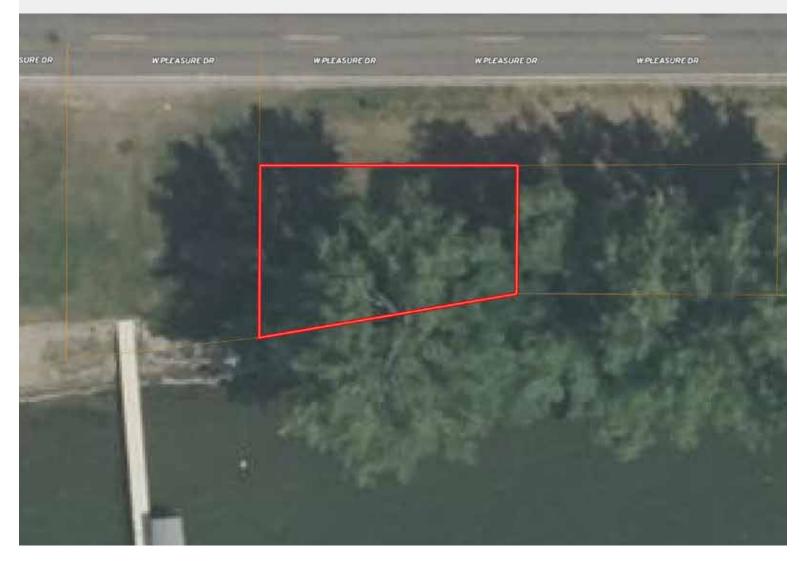
LITCHFIELD, MN LAKE RIPLEY

Description: LOT-008 BLK-002 COUNTY CLUB EST.

PID #: 27-2381000

Taxes (2025): \$20.00

Per the City of Litchfield - Parcel is non-buildable, for outdoor recreation, with no structures (other than a dock) Measurements according to Beacon: 69'x41'







Tract 1 Tax Statement

<u> </u>			025	PRCL#	27-2381000	RCPT#	15902
Mark		ounty Treasurer re Litchfield, MN 55355	PERTY TAX	ТС		16	16
Neep		ce) 320.693.5217 (Fax)	ATEMENT			Classification	0005
COUN		meeker.mn.us			Payable Year	2024	2025
			Step	Estimated	d Market Value:	1.300	1.300
CITY OF LITCH	FIELD		Ctop	Homestea	ad Exclusion:		
Property ID N	umber: 27-2381000		1		Aarket Value:	1,300	1.300
	cription: LOT-008 BLK-00)2		New Impr	ove/Expired Excls		
COUNTRY CL				Property	Class:	RES VAC LAND	RES VAC LAND
				Sent in Ma	arch 2024		
906 PLEASUR	E DR W		Step			osed Tax	
			2		ot Include Special Ass		20.00
LITCHFIELD G	OLF CLUB	6076 -T		Sent in No	ovember 2024	.	
PO BOX 164			Step			ax Statement	00.00
LITCHFIELD	MN 55355-0164			First half	half Taxes:		20.00 .00
			3		xes Due in 2025		20.00
				000	You may	be eligible for one or	even two refunds to
				P REFUNI		reduce your prope	rty tax. find out how to apply.
					yable Year: 2024)25
1 Liso this a	mount on Form M1PP to soo if w	ou are eligible for a homestead credit ref	fund				.00
		YOU OWE DELINQUENT TAXES ANI					.00
		if you are eligible for a special refund .			.00		
Property Tax					20.00		20.00
and Credits		tax credits			.00		.00
	•	ur property tax			.00		.00
	,	3			20.00		20.00
Property Tax	6. County				6.04		5.21
					8.48		9.23
by building					.00		.00
	9. School District: 465	A. Voter approved levies			3.27		3.19
	3. Ochoor District. 405	B. Other local levies			2.19		2.35_
_	10. Special Taxing Districts:	A. MID MN DEVELOPMENT			.02		.02
	To: Opeoidi Taxing Districts.	B.			.02		.02
		C.					
		D.					
	11. Non-school voter approved	referenda levies					
		ecial assessments			20.00		20.00
Special Asses					_0.00		_0.00
on Your Prope							
PRIN	C.						
INT	D.						
тот	.00 E.						
	.00	ECIAL ASSESSMENTS			20.00		20.00
				I		1	





Tract 2 Details

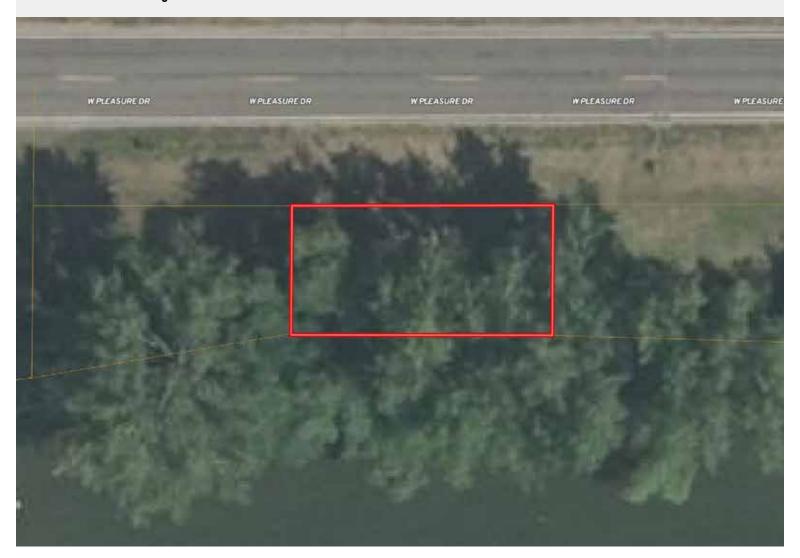
LITCHFIELD, MN LAKE RIPLEY

Description: LOT-007 BLK-002 COUNTRY CLUB EST.

PID #: 27-2380000

Taxes (2025): \$20.00

Per the City of Litchfield - Parcel is non-buildable, for outdoor recreation, with no structures (other than a dock) Measurements according to Beacon: 69'x38'







Tract 2 Tax Statement

<u> </u>	Sharon	M. Euerle 2	025	PRCL#	27-2380000	RCPT#	15901
MALE		PBOE	PERTY TAX	тс		16	16
Neepe		E I LIICIIIIRIG, WIN 22222	TEMENT			Classification	
COUNT		neeker.mn.us			Payable Year	2024	2025
	- Cto		Step	Estimate	d Market Value:	1,300	1.300
CITY OF LITCHF	IELD		Step	Homosto	ad Exclusion:		
Proporty ID Nu	mber: 27-2380000		1		larket Value:	1,300	1,300
	ription: LOT-007 BLK-00	2			ove/Expired Excls		1.000
COUNTRY CLU	-	2		Property	Class:	RES VAC LAND	RES VAC LAND
				Sent in Ma	arah 2024		
902 PLEASURE	E DR W		Stop			sed Tax	
			Step	* Does No	ot Include Special Asse		20.00
LITCHFIELD G		6076 -T	2		ovember 2024		_0.00
PO BOX 164		0010-1	Step			ax Statement	
LITCHFIELD	MN 55355-0164			First half			20.00
			3		half Taxes: xes Due in 2025		.00 20.00
						be eligible for one or	
				<u> </u>	Þ	reduce your prope.	rty tax.
				Taxes Pa	yable Year: 2024	0	find out how to apply. 025
					Jable Teall Lot 1		
		u are eligible for a homestead credit refu					.00
, 5		YOU OWE DELINQUENT TAXES AND					
		f you are eligible for a special refund			.00		
					20.00		20.00
and Credits		ax credits			.00		.00
	,	ir property tax			.00		.00
	5. Property taxes after credits				20.00		20.00
Property Tax	6. County				6.04		5.21
by Jurisdiction	7. City or Town				8.48		9.23
	8. State General Tax				.00		.00
	9. School District: 465	A. Voter approved levies			3.27		3.19
		B. Other local levies			2.19		2.35_
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT			.02		.02
		В.					
		C.					
		D.					
	11. Non-school voter approved r	eferenda levies					
		cial assessments			20.00		20.00
Special Assess							
on Your Proper							
PRIN	C.						
INT	D.						
тот	.00 E.				20.00		20.00
14. YOUR TO	TAL PROPERTY TAX AND SPE	CIAL ASSESSMENTS			20.00		20.00





Drone Photography











Drone Photography











Notes

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SteffesGroup.com

Whoseaddressis			
SS#	Phone#	the sum of	in the form of
as earnest money deposit and ir	n part paym ent of the purchase of real	estate sold by Auction and described as follows:	
This property the undersigned h	nas this day sold to the BUYER for the	sum of	
Earnest money hereinafter rece	ipted for		\$
Balance to be paid as follows	In cash at closing		s
acknowledges purchase of the re provided herein and therein.BUY damages upon BUYERS breach;	eal estate subject to Term s and Condi / ER acknowledges and agrees that th that SELLER 'S actual dam ages upon	tions of this contract, subject to the Terms and Con e amount of the deposit is reasonable; that the parti	ed in writing by BUYER and SELLER. By this deposit BUYER ditions of the Buyer's Prospectus, and agrees to close as les have endeavored to fix a deposit approximating SELLER'S ascertain; that failure to close as provided in the above edy in addition to SELLER'S other remedies.
or an owner's policy of title insu	rance in the amount of the purchase p		d to a current date, or (ii) an ALTA title insurance commitment . Zoning ordinances, building and use restrictions and ncumbrances or defects.
SELLER,then saidearnest mor approved by the SELLER and the forth, then the SELLER shall be p	ney shallbe refunded and all rights sELLER'S title is marketable and the paid the earnest money so held in esc R'S rights to pursue any and all other i	of the BUYER term inated, except that BUYER ma buyer for any reason fails, neglects, or refuses to c row as liquidated damages for such failure to consu	ce containing a written statement of defects is delivered to y waive defects and elect to purchase. However, if said sale is com plete purchase, and to make payment promptly as above set um mate the purchase. Payment shall not constitute an election to specific performance. Time is of the essence for all
	ER'S A G E N T m a ke any representation subsequent to the date of purchas		realestate taxes or special assessments, which shall be
. State Taxes:SELLER agrees	to pay	of the real estate taxes and installment	ofspecialassessments due and payable inBUYER
		of the real estate taxes and installments	
		are Homestead,	Non-Homestead. SELLER
agrees to pay the State Deed T			
		er's Prospectus, except as follows:	
	ed by ations and restrictions of record.	deed, free and clear of all encum	brances except in special assessments, existing
. Closing of the sale is to be on	orbefore		. Possession will be at closing.
uality, seepage, septic and sew	eroperation and condition, radon gas the property. Buyer's inspection s	,asbestos,presence of lead based paint, and any a	o purchase for conditions including but not limited to water nd all structural or environmental conditions that may ense. Buyer hereby indemnifies Seller for any damage
epresentations, agreements, o	r understanding not set forth herein		nd neither party has relied upon any oral or written ontract shall control with respect to any provisions that on.
		tions of record, existing tenancies, public roads and O M IN ERAL RIGHTS, TOTAL ACREAGE, TILLABLE	d matters that a survey may show . Seller and Seller's agent E ACREAGE OR BOUNDARY LOCATION.
2. Any otherconditions:			
3. Steffes Group, Inc. stipula	tes they represent the SELLER in t	his transaction.	
•••••••••••••••••••••••••••••		Seller:	
Buyer:			

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP

LITCHFIELD MINNESOTA



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