



**Steffes Group, Inc.**

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

TIMED ONLINE

# TODD COUNTY, MN COUNTRY HOME & LAND AUCTION

## 99± Acres



**INSPECTION DATES:** Tuesday, July 21 from 3:00PM - 6:00PM and Tuesday, July 28 from 3:00PM - 6:00PM

**ADDRESS:** 18300 460th St. Verndale, MN 56481

**OPENING** July 29 | 8AM

**CLOSING** August 5 | 1PM CDT 2026

### Auctioneer's Note:

Offered at auction is a unique 99± acre property that has been in the same family since 1974. The property features a diverse mix of productive farmland, mature woods, and meadow grass, creating a setting that offers both functionality and recreational appeal. At the heart of the property is an impressive country home built in 1996, complemented by several well-maintained outbuildings that provide ample space for storage, equipment, livestock, or a variety of other uses. The combination of quality improvements and diverse acreage makes this a truly versatile property. Whether you're looking for a country estate, hobby farm, hunting retreat, or an investment in rural real estate, this property offers opportunities that are increasingly difficult to find. After more than 50 years of family ownership, this is a rare chance to acquire a well-cared-for property with space, privacy, and potential. We encourage interested buyers to inspect the property and be prepared to bid on auction day.



**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 WEDNESDAY, JULY 29 AND WILL END AT 1PM WEDNESDAY, AUGUST 5.**

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: **Friday, September 4, 2026.**

Closing will take place at Integrity Title in Alexandria, 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 **Personal Representatives Deed.**

• **2026 Taxes:** Prorated to close.

• **2026 Rent:** To seller.

• 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

### JULY

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

### AUGUST

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

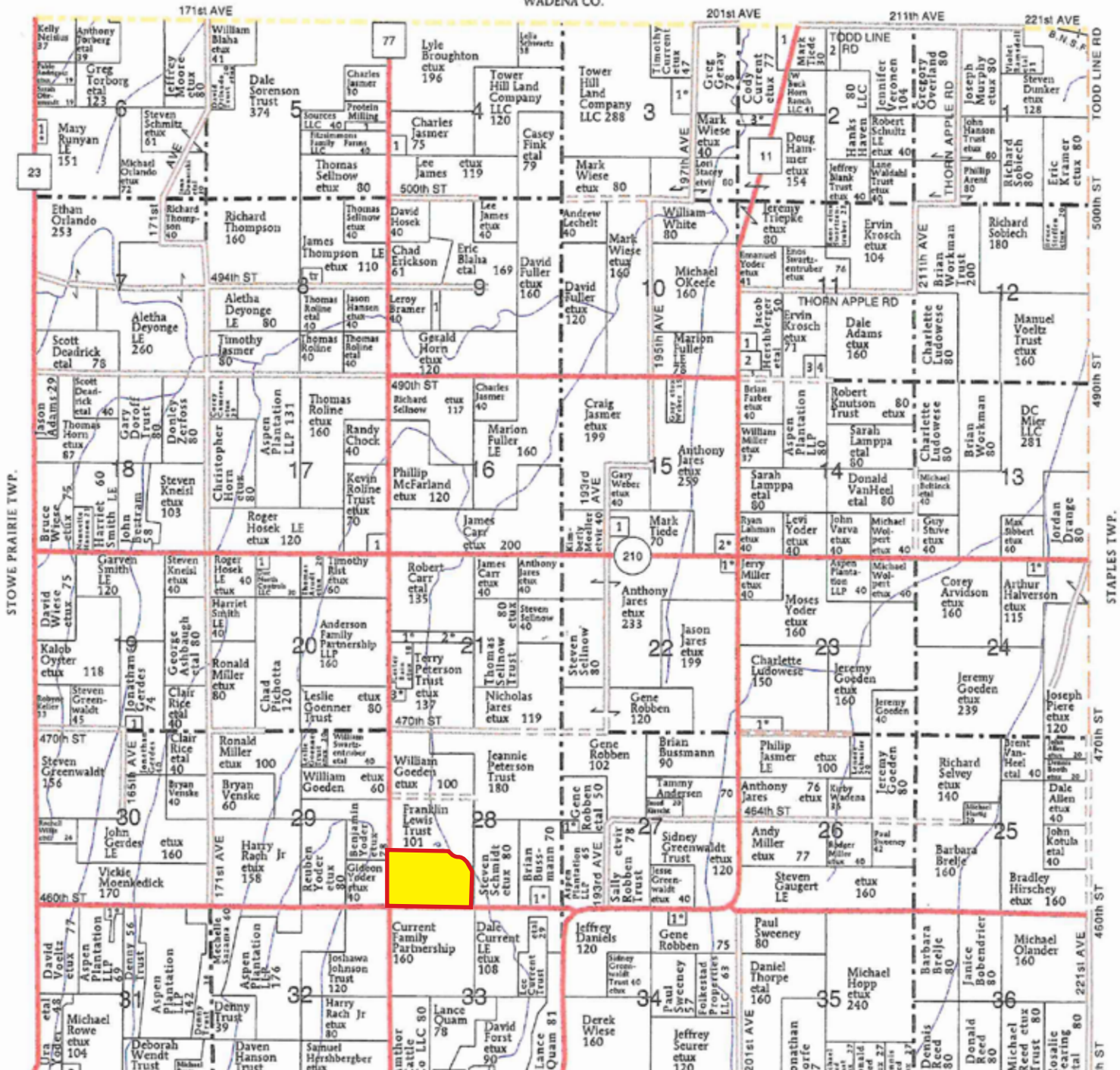
T-133-N

# BARTLETT PLAT

R-34-W

(Landowners)

WADENA CO.



**TODD COUNTY, MN – BARTLETT TOWNSHIP**

**Land Located:** From Bertha, 3.1 miles north on Co Rd 23, 2.2 miles east on 460th St. Land is on the north side of the road.

**Address:** 18300 460th St. Verndale, MN 56481

**Description:** SECT-28 TWP-133 RANG-34 SW4 EX PART LYING N-RLY OF DESC LINE: COMM AT W QTR COR OF SEC 28, S

**Total Acres:** 99±

**PID #:** 01-0028700

**Taxes (2026):** \$4,310.00



**HOUSE DETAILS**

Built in 1996

(4) Bedrooms

Primary bedroom with half bathroom

(1) Full bathroom

His and her sinks

Toilet and tub

Jet soaking bath tub

Shower

(2) ½ bathroom

Foyer

Chandelier

Finished spiral staircase

Two coat closets

Granite flooring

Kitchen

Island with stove top

Oak cabinets

Appliances include: Refrigerator, oven, dishwasher

Eating area with bay window

Formal dining room

Family room with piano

Laundry room with side entry way, closet, wash tub includes Bosch washer and dryer

Study with stone forced air fireplace, built in bookcases, cedar paneling

Deck off of study

Full attic with ladder

Upstairs deck with hallway entrance

Wood laminate floors

Double hung windows

Full unfinished basement, with ping pong table, refrigerator, chest freezer, built in shelving, floor drain

Venmar air exchanger

Lennox furnace

Central A/C

Marathon water heater

Water softener

Well X Trol pressure tank

Sand filter

Block foundation

Separate 60' well for house

Septic system is compliant

Owned 100 gal. LP tank filled by Gappa in Parker's Prairie, MN

Land is rented for 2026.

**Garage**

2-car unattached

Steel roof & siding

Concrete floor

(2) Overhead doors

**Small Shed (behind garage)**

Heated

Power

Interior is cedar paneling

2nd septic system behind this building, is non-compliant and will need to be brought to compliance at the buyer's expense

**Hay Shed****Machine Shed**

Steel roof and siding

Reinforced roof

Recent work done on the roof cap

Power

Concrete apron

Concrete floor

**Well house**

Well & pump

**Machining shed**

Plumbed for toilet

Old milking parlor

Electric heat

**Green house**

Poured foundation

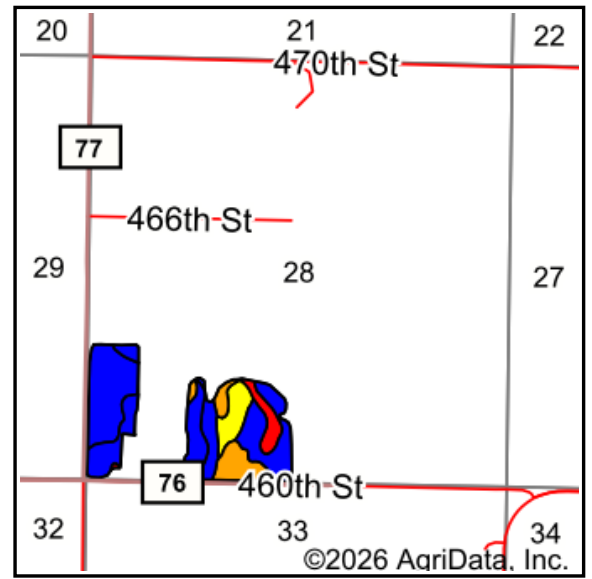
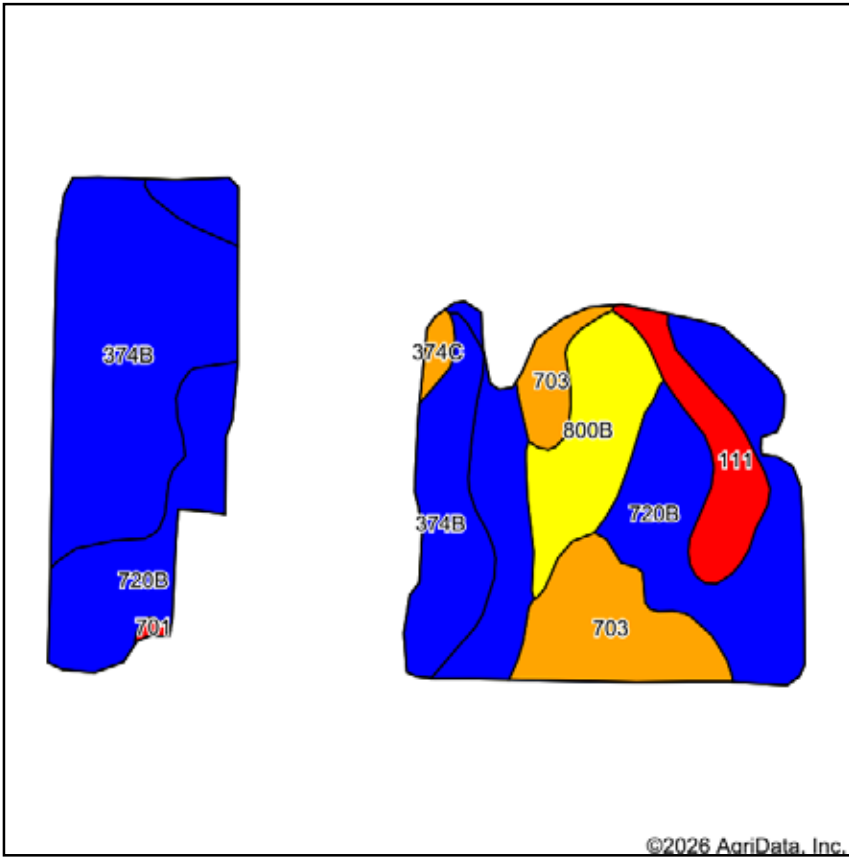
**Locked gate****Asphalt driveway****Midwest Security & Fire system on house and all outbuildings**

Apple, pine, maple, white & red oak trees

Deer, turkey, pheasant and ducks seen on property

Deer stands not included in real estate sale.





Soils data provided by USDA and NRCS.

Area Symbol: MN153, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
720B	Blowers soils, 1 to 6 percent slopes	20.66	37.5%		Ile	87
374B	Rockwood soils, 2 to 6 percent slopes	18.60	33.8%		Ile	85
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	6.68	12.1%		Ilw	78
800B	Kandota-Dorset sandy loams, 2 to 6 percent slopes	5.11	9.3%		Ile	69
111	Hangaard sandy loam	3.34	6.1%		IVw	29
374C	Rockwood soils, 6 to 12 percent slopes	0.51	0.9%		IIIe	76
701	Runeberg sandy loam, depressional	0.14	0.3%		Vlw	15
<b>Weighted Average</b>					<b>2.14</b>	<b>79.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



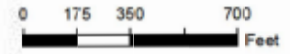
USDA United States Department of Agriculture  
 Todd County, Minnesota

**Farm 10021**

**Tract 14451**

2025 Program Year

Map Created April 02, 2025



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  
 Alalfa, 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: 60.19 acres

**Tract Number** : 14451

**Description** : SW4 SO OF RIVER 28)BA T.133R.34  
**FSA Physical Location** : MINNESOTA/TODD  
**ANSI Physical Location** : MINNESOTA/TODD  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : DAVID A MEYER LIVING TRUST AGREEMENT  
**Other Producers** : None  
**Recon ID** : 27-153-2008-36

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
97.82	60.19	60.19	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.19	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	5.78	0.00	44
Corn	23.51	0.00	83
Soybeans	8.71	0.00	23

**TOTAL** **38.00** **0.00**

TODD COUNTY AUD./TREAS.
215 1ST AVE. S., SUITE 201
LONG PRAIRIE, MN 56347
320-732-4469
www.co.todd.mn.us



BARTLETT

TC 5.542 5.552

Property ID Number: 01-0028700
Property Description: SECT-28 TWP-133 RANG-34
SW4 EX PART LYING N-RLY OF DESC
LINE: COMM AT W QTR COR OF SEC 28, S
18300 460TH ST

Table with columns: Taxes Payable Year (2024, 2025), Values and Classification. Rows include: Step 1 (Estimated Market Value, Homestead Exclusion, Taxable Market Value, New Improve/Expired Excls, Property Class), Step 2 (Proposed Tax), Step 3 (Property Tax Statement).



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.

Table with columns: Taxes Payable Year (2024, 2025). Rows include: 3,704.06; 3,947.82; 4,964.52; 490.00; 108.52; 4,366.00; 2,200.92; 748.76; .00; 709.19; 703.08; 4.05; 4,366.00; 54.00; 54.00; 4,420.00; 4,310.00.

1. 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

2. 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
4. A. Agricultural and rural land tax credits
B. Other credits to reduce your property tax
5. Property taxes after credits

Property Tax by Jurisdiction
6. County
7. City or Town
8. State General Tax
9. School District: 786
A. Voter approved levies
B. Other local levies
10. Special Taxing Districts:
A. REGION V
B.
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property
13. A. 89025 CO ENVIRONMENTAL FEE
B. 89024 CO ENVIRONMENTAL FEE
PRIN 54.00
INT
TOT 54.00
E.
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half Pay Stub 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.

1st Half Pay Stub 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.





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

TODD COUNTY  
**MINNESOTA**

**99± ACRES**



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