



**Steffes Group, Inc.**

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

TIMED ONLINE

# AITKIN COUNTY, MINNESOTA LAND AUCTION

**505±  
Acres**



**OPENING** *March 3 | 8AM*

**CLOSING** *March 10 | 11AM* CST 2026

**Auctioneer's Note:**

Offered at public auction is 502.23± acres of prior converted farmland. This property consists of productive agricultural acres that have been previously converted, providing opportunities for continued farming operations and long-term land investment, while also offering recreational appeal with areas suitable for hunting. The land features workable field layouts with characteristics suited for modern agricultural use. Whether purchased by an owner-operator or an investor, this property offers scale and versatility in a competitive farmland market, with the added benefit of recreational use for outdoor enthusiasts.



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

Steffes Group Representative Randy Kath (701) 429-8894

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. 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, MARCH 3 AND WILL END AT 11AM TUESDAY, MARCH 10.**

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, April 9, 2026.**

Closing will take place at Aitkin Abstract.

- 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 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**

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.

**Seller & Seller's agent disclaim & make no warranties regarding border lines or encroachment issues and this disclaimer shall survive closing.**

### **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.

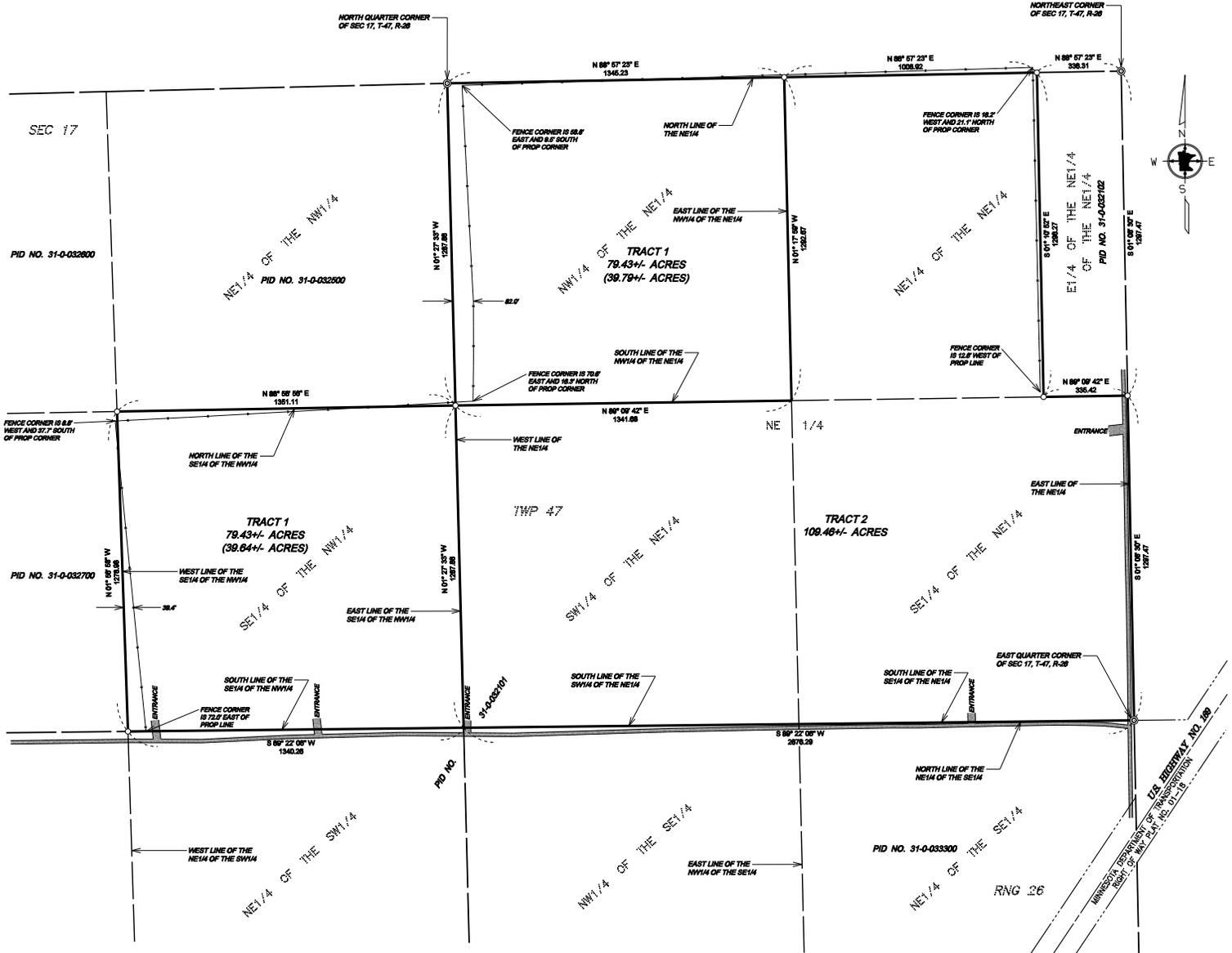
Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue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

MARCH						2026
S	M	T	W	T	F	S
1	2	<b>OPENS</b> 3	4	5	6	7
<b>8</b>	9	<b>CLOSES</b> 10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	32			



<p><b>Northstar</b> Surveying</p> <p>(220)893-3710 310 East Depot Street Litchfield, MN 55555 dough.northstar@gmail.com paul.northstarsurveying@gmail.com</p>	<p><b>CLIENT NAME:</b> <u>Steffes / Dennis Thompson</u></p>
	<p><b>PROJECT ADDRESS</b> Sec 17, Twp 47, Rng 26</p>

DATE OF FIELD WORK: January 13, 2028	JOB NO.: 20280048	HORIZONTAL DATUM: Aitkin County NAD83 2011
DATE OF MAP: February 17, 2028	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 site, 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.

**PROPOSED LEGAL DESCRIPTION (TO BE SPLIT FROM PID NO. 31-0-032101)**

The Northeast Quarter (NE1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4), all being in Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

AND

That part of the Northwest Quarter of the Southeast Quarter (NW1/4 of the SE1/4) and that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4), all being in Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota, lying northerly of the following described line: Commencing at the East Quarter corner of said Section 17; thence on an assumed bearing of South 89 degrees 22 minutes 05 seconds West along the north line of the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of said Section 17, 1338.14 feet to the northwest corner of said NE1/4 of the SE1/4; thence South 01 degree 18 minutes 51 seconds East along the east line of said NW1/4 of the SE1/4, 14.35 feet to the point of beginning of the line herein described; thence South 88 degrees 52 minutes 15 seconds West, 628.64 feet; thence South 88 degrees 16 minutes 52 seconds West, 611.59 feet; thence North 89 degrees 36 minutes 09 seconds West, 445.56 feet; thence South 88 degrees 32 minutes 10 seconds West, 480.06 feet; thence South 87 degrees 14 minutes 23 seconds West, 337.71 feet; thence North 89 degrees 51 minutes 37 seconds West, 294.73 feet to the west line of said NE1/4 of the SW1/4 and said line terminating thereat.

EXCEPT

The East Quarter of the Northeast Quarter of the Northeast Quarter of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

Containing 190.54 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED DESCRIPTION FOR EASEMENT**

An easement for ingress and egress purposes over and across the North 33.00 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) and over and across the East 33.00 feet of said NE1/4 of the SE1/4 lying northerly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-18, according to the recorded plat thereof, Aitkin County, Minnesota, all being in Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota



	<b>CLIENT NAME:</b>	
	Steffes / Dennis Thompson	
<b>PROJECT ADDRESS</b>		
Sec 17, Twp 47, Rng 26		

DATE OF FIELD WORK: January 13, 2026	JOB NO.: 2026004B	HORIZONTAL DATUM: Aitkin County NAD83 2011
DATE OF MAP: February 17, 2026	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

**Surveyor's Notes**

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- 2: Northstar Surveying was not contacted to locate the site, 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.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 1 (TO BE SPLIT FROM PID NO. 31-0-032101)**

The Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4), all being in Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

Containing 79.43 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

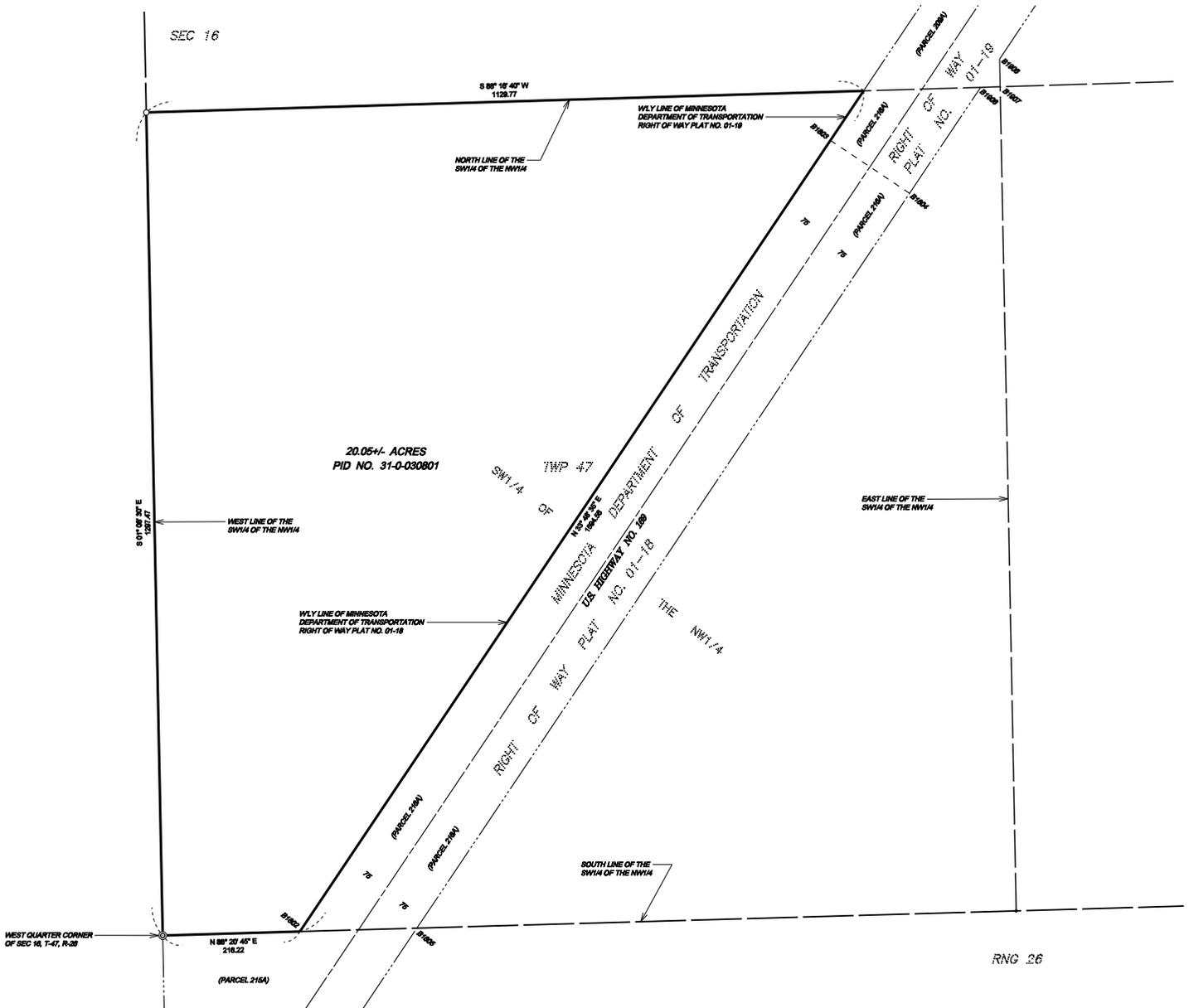
**PROPOSED LEGAL DESCRIPTION FOR TRACT 2 (TO BE SPLIT FROM PID NO. 31-0-032101)**

The Northeast Quarter (NE1/4) of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.  
EXCEPT  
The Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.  
ALSO EXCEPT  
The East Quarter of the Northeast Quarter of the Northeast Quarter of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

Containing 109.46 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
\_\_\_\_\_  
Doug Huhn  
Registration No. 43806 - In the State of Minnesota



<p>(202)893-3710 310 East Depot Street Litchfield, MN 55355 dough.northstar@gmail.com paul.northstarsurveying@gmail.com</p> <p><b>Surveying</b></p>	<p><b>CLIENT NAME:</b> <b>Steffes / Dennis Thompson</b></p>
	<p><b>PROJECT ADDRESS</b> Sec 16, Twp 47, Rng 26</p>

DATE OF FIELD WORK: January 13, 2028	JOB NO.: 2028004D	HORIZONTAL DATUM: Aitkin County NAD83 2011
DATE OF MAP: February 18, 2028	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**EXISTING LEGAL DESCRIPTION**

That part of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section Sixteen (16), Township Forty-seven (47), Range Twenty-six (26), lying West of U.S. Highway 210.

Containing 20.05 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

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- 2: Northstar Surveying was not contacted to locate the stn, 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.



**CLIENT NAME:**  
 Steffes / Dennis Thompson

**PROJECT ADDRESS**  
 Sec 16, Twp 47, Rng 26

DATE OF FIELD WORK: January 13, 2028  
 DATE OF MAP: February 18, 2028  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO: 2028004D  
 DRAFTED BY: PMH  
 CHECKED BY: DSH

HORIZONTAL DATUM:  
 Aitkin County  
 NAD83 2011

VERTICAL DATUM:  
 N/A

**EXISTING LEGAL DESCRIPTION**

That part of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section Sixteen (16), Township Forty-seven (47), Range Twenty-six (26), lying West of U.S. Highway 210.

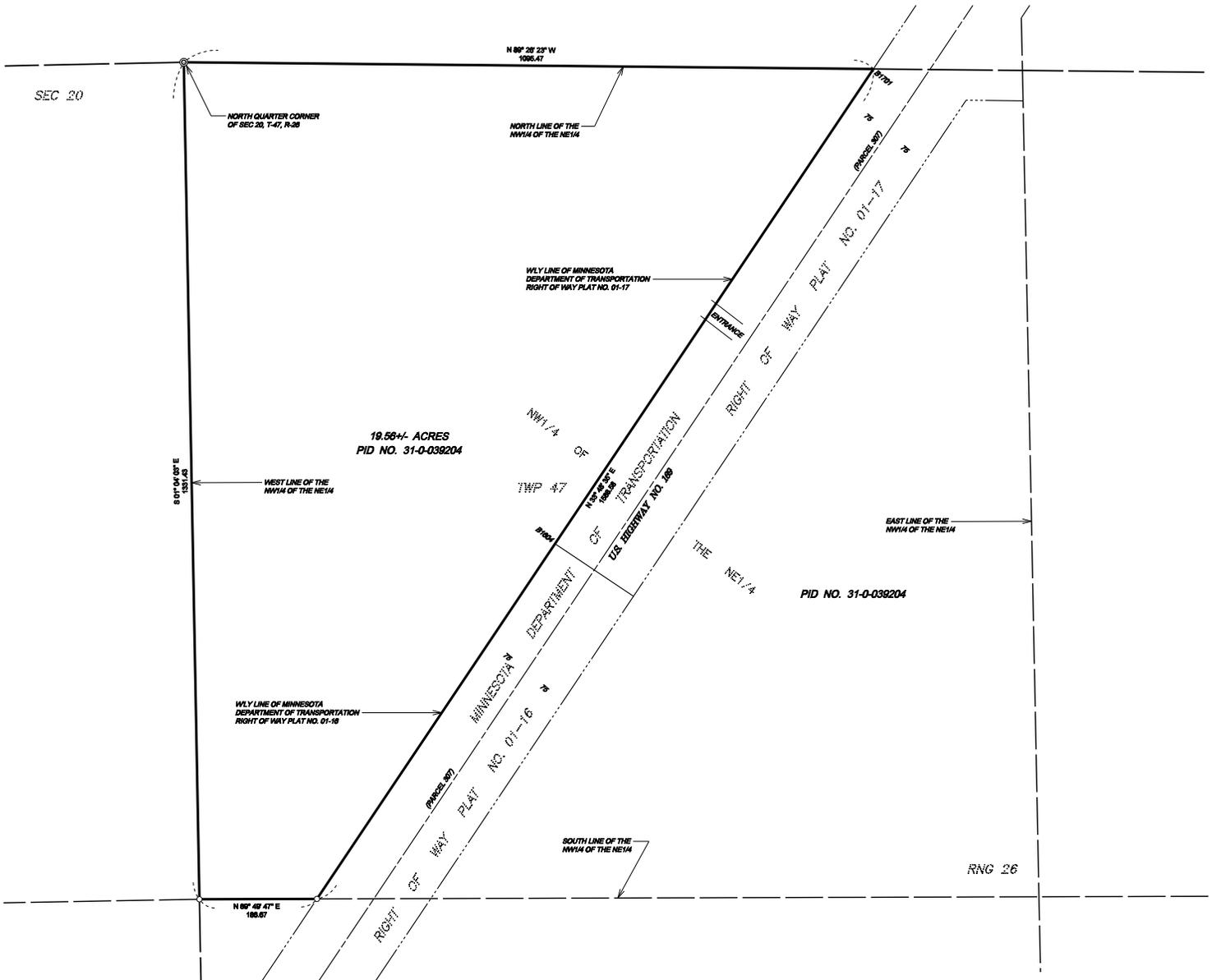
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	Steffes / Dennis Thompson	
<b>PROJECT ADDRESS</b>		
Sec 20, Twp 47, Rng 26		

DATE OF FIELD WORK: January 13, 2028	JOB NO.: 2028004A	HORIZONTAL DATUM: Aitkin County NAD83 2011
DATE OF MAP: January 16, 2028	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**PROPOSED LEGAL DESCRIPTION (TO BE SPLIT FROM PID NO. 31-0-038204)**

That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) of Section 20, Township 47 North, Range 26 West, Aitkin County, Minnesota, lying westerly of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-16 and lying westerly of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-17, according to the recorded plats thereof, Aitkin County, Minnesota.

Containing 19.56 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
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Registration No. 43808 - In the State of Minnesota

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<p>(220)993-3710 310 East Depot Street Litchfield, MN 55555 dough.northstar@gmail.com paul.northstarsurveying@gmail.com</p>	<b>CLIENT NAME:</b> <b>Steffes / Dennis Thompson</b>	
	<b>PROJECT ADDRESS</b> Sec 20, Twp 47, Rng 26	
DATE OF FIELD WORK: January 13, 2028 DATE OF MAP: January 16, 2028 REVISION: _____ DATE _____, 20____ REVISION: _____ DATE _____, 20____	JOB NO: 2028004A DRAFTED BY: PMH CHECKED BY: DSH	HORIZONTAL DATUM: Aitkin County NAD83 2011 VERTICAL DATUM: N/A

**PROPOSED LEGAL DESCRIPTION (TO BE SPLIT FROM PID NO. 31-0-038204)**

That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) of Section 20, Township 47 North, Range 26 West, Aitkin County, Minnesota, lying westerly of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-16 and lying westerly of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-17, according to the recorded plats thereof, Aitkin County, Minnesota.

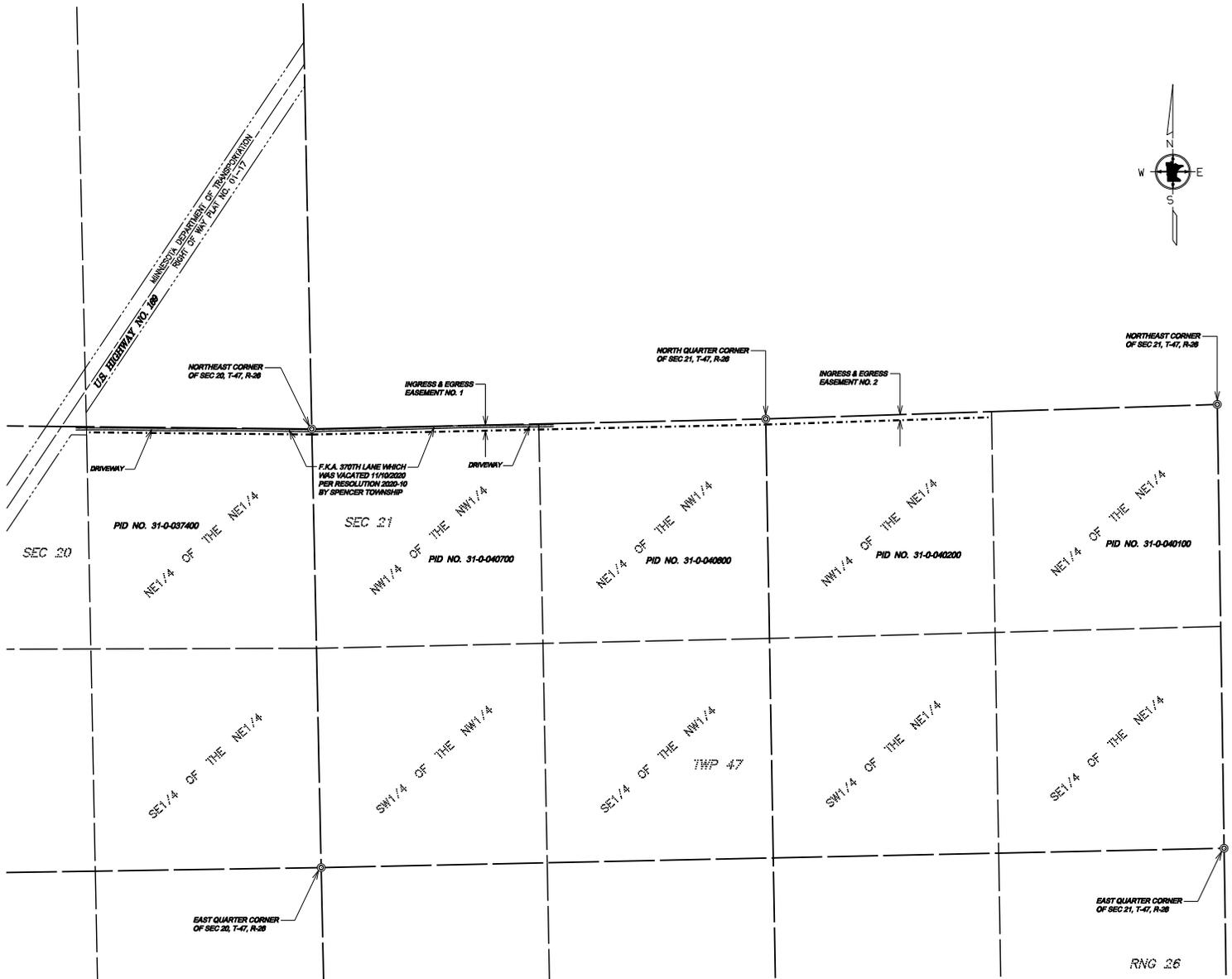
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<p>(202)893-3710 310 East Depot Street Litchfield, MN 55555 dough.northstar@gmail.com paul.northstarsurveying@gmail.com</p>	<b>CLIENT NAME:</b>	
	Steffes / Dennis Thompson	
<b>PROJECT ADDRESS</b>		
Sec's 20 & 21, Twp 47, Rng 26		

DATE OF FIELD WORK: January 13, 2028	JOB NO.: 2028004C	HORIZONTAL DATUM: Aitkin County NAD83 2011
DATE OF MAP: January 20, 2028	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

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**PROPOSED DESCRIPTION FOR EASEMENT NO. 1 (FOR PID NO. 31-0-040200)**

An easement for ingress and egress purposes over and across the North 33.00 feet of the Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) and over and across the North 33.00 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4), all being in Section 21, Township 47 North, Range 26 West, Aitkin County, Minnesota.

AND

An easement for ingress and egress purposes over and across the North 33.00 feet of the Northeast Quarter of the Northeast Quarter (NE1/4 of the NE1/4) of Section 20, Township 47 North, Range 26 West, Aitkin County, Minnesota, lying easterly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-17, according to the recorded plat thereof, Aitkin County, Minnesota.

**PROPOSED DESCRIPTION FOR EASEMENT NO. 2 (FOR PID NO. 31-0-040100)**

An easement for ingress and egress purposes over and across the North 33.00 feet of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) and over and across the North 33.00 feet of the Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) and over and across the North 33.00 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4), all being in Section 21, Township 47 North, Range 26 West, Aitkin County, Minnesota.

AND

An easement for ingress and egress purposes over and across the North 33.00 feet of the Northeast Quarter of the Northeast Quarter (NE1/4 of the NE1/4) of Section 20, Township 47 North, Range 26 West, Aitkin County, Minnesota, lying easterly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-17, according to the recorded plat thereof, Aitkin County, Minnesota.

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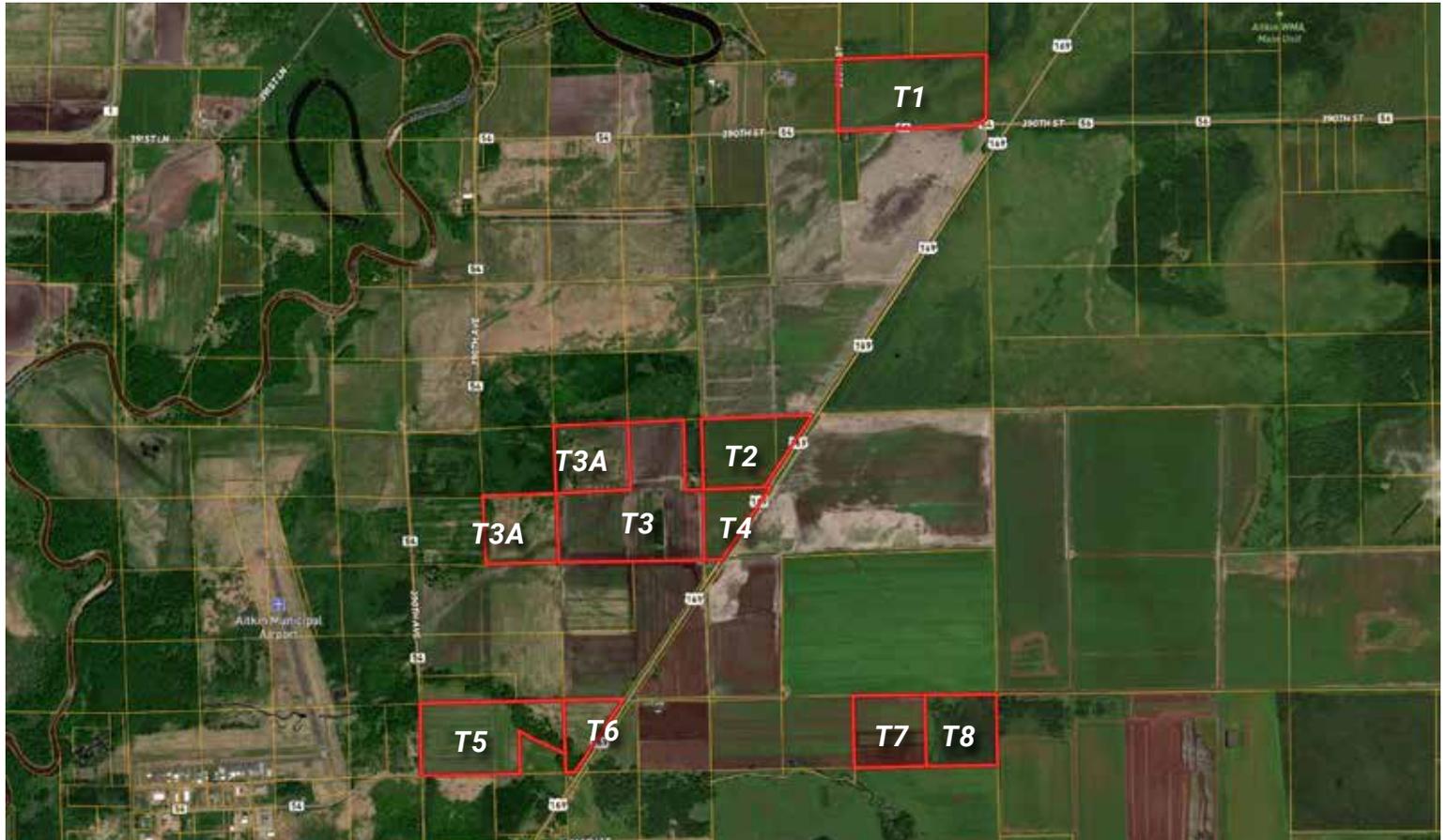
*Doug Huhn*  
 \_\_\_\_\_  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota

**AITKIN COUNTY, MN – SPENCER TOWNSHIP**

**Total Acres:** 502.23±

**PID #:** 31-0-010000, 31-0-030700, 31-0-030600, 31-0-032101, 31-0-030801, 31-0-039203, 31-0-039204, 31-0-040200 & 31-0-040100

**To Be Sold in 9 Tracts!**



**Description:** SEC: 4 TWP: 47.0 RG:26 S 1/2 OF SE LESS HWY

**Total Acres:** 79.80±

**PID #:** 31-0-010000

**Taxes (2025):** \$780.00

**NO US Fish & Wildlife Easement**



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-010000

**Property Description:**

SPENCER TWP  
 SEC: 4 TWP: 47.0 RG:26 LOT: BLK: ACRES: 79.80  
 S 1/2 OF SE LESS HWY

**2025 Property Tax Statement**

ISSUED: 12/18/2025

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2024 2025	
STEP <b>1</b>	Estimated Market Value:	129,500	147,300
	Homestead Exclusion:		
	Taxable Market Value:	129,500	147,300
	New Improvements/ Expired Exclusions:		
	Property Classification:	AG NON-HSTD	AG NON-HSTD 2A AG NON-HSTD 2B
Sent in March 2024			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax:(excluding special assessments) Sent in November 2024		
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15		390.00
	Second-half Taxes: November 15		390.00
	Total Taxes Due in 2025:		780.00

\$\$\$

You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2024 2025	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		691.17	787.63
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		7.17	7.63
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		684.00	780.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		407.77	462.09
7. City or Town		191.09	219.38
8. State General Tax			
9. School District: A. Voter approved levies		51.86	64.49
0001	B. Other local levies	31.60	32.06
10A. Special taxing district		1.68	1.98
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		684.00	780.00
<b>SPECIAL ASSESSMENTS</b>			
13A.			
B.			
C.			
14. Total property tax and special assessments		684.00	780.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law		N/A	.00



**Description:** SEC:16 TWP: 47.0 RG:26 ALL PART OF NW OF NW, NW OF HY 210 LESS HWY & ALL PART OF NE OF NW, NW OF HWY 210 LESS HWY

**Total Acres:** 45.38±

**Cropland Acres:** 45.38±

**PID #:** 31-0-030700 & 31-0-030600

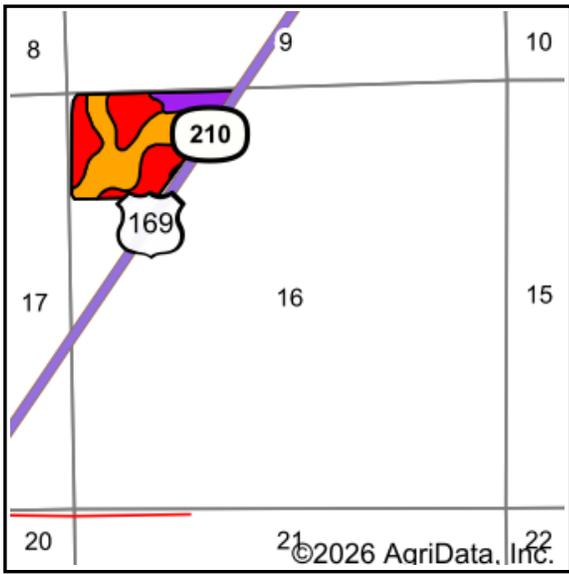
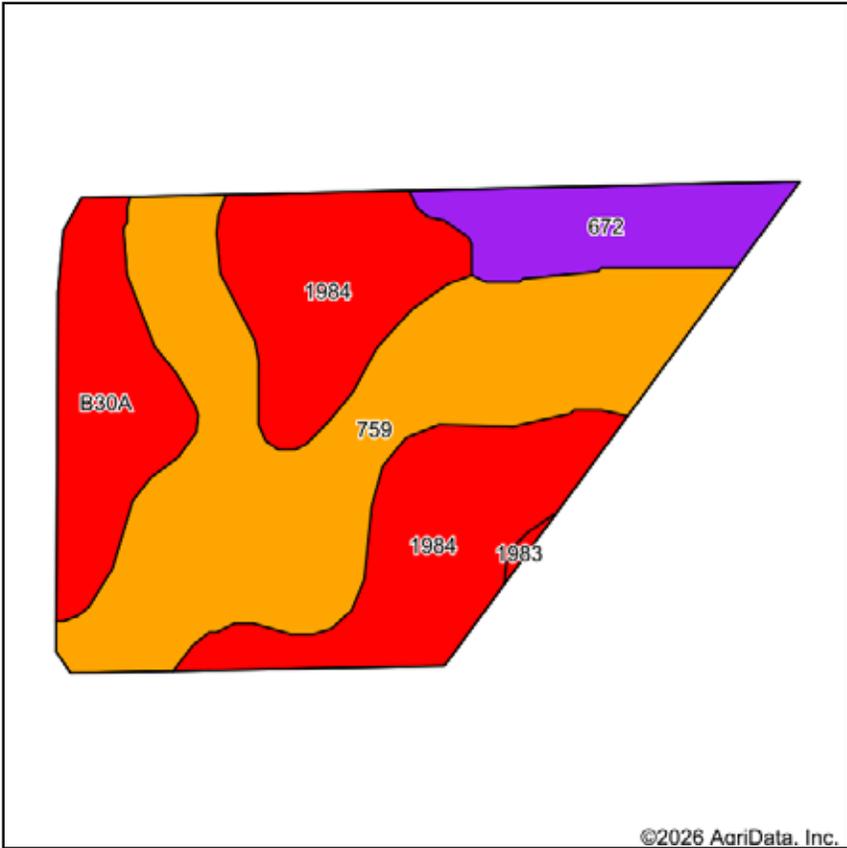
**Crop Productivity Index:** 44.5

**Soils:** Waukenabo fine sandy loam (44.0%), Leafriver muck (32.3%), Sago muck, 0 to 1 percent slopes, frequently ponded (13.1%), Willosippi loam (10.3%), Cathro muck, stratified substratum (0.3%)

**Taxes (2025):** \$474.00

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
759	Waukenabo fine sandy loam	19.74	44.0%		IVw	72
1984	Leafriver muck	14.48	32.3%		VIw	15
B30A	Sago muck, 0 to 1 percent slopes, frequently ponded	5.89	13.1%		VIw	15
672	Willosippi loam	4.61	10.3%		IVw	58
1983	Cathro muck, stratified substratum	0.13	0.3%		VIw	5
<b>Weighted Average</b>					<b>4.91</b>	<b>44.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-030700

**Property Description:**

SPENCER TWP  
 SEC:16 TWP: 47.0 RG:26 LOT: BLK: ACRES: 38.93  
 ALL PART OF NW OF NW, NW OF HY 210 LESS HWY

# 2025 Property Tax Statement

ISSUED: 12/18/2025

VALUES & CLASSIFICATION		
Taxes Payable Year: 2024		
	2024	2025
STEP 1	Estimated Market Value: 65,100	74,800
1	Homestead Exclusion: Taxable Market Value: 65,100	74,800
	New Improvements/ Expired Exclusions: Property Classification: AG NON-HSTD	AG NON-HSTD 2A
	Sent in March 2024	
STEP 2	<b>PROPOSED TAX</b>	
	Proposed Tax:(excluding special assessments) Sent in November 2024	
STEP 3	<b>PROPERTY TAX STATEMENT</b>	
	First-half Taxes: May 15	198.00
	Second-half Taxes: November 15	198.00
	Total Taxes Due in 2025:	396.00

**\$\$\$**

You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2024	2025
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	347.60	399.87
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	3.60	3.87
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	344.00	396.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	205.08	234.60
7. City or Town	96.10	111.38
8. State General Tax		
9. School District: A. Voter approved levies	26.08	32.74
0001 B. Other local levies	15.89	16.28
10A. Special taxing district	.85	1.00
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	344.00	396.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	344.00	396.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law	N/A	.00



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-030600

**Property Description:**

SPENCER TWP  
 SEC:16 TWP: 47.0 RG:26 LOT: BLK: ACRES: 6.45  
 ALL PART OF NE OF NW, NW OF HWY 210 LESS HWY

2025 Property Tax Statement		
ISSUED: 12/18/2025		
VALUES & CLASSIFICATION		
Taxes Payable Year: 2024 2025		
STEP <b>1</b>	Estimated Market Value:	12,900 14,800
	Homestead Exclusion:	
	Taxable Market Value:	12,900 14,800
	New Improvements/ Expired Exclusions: Property Classification:	AG NON-HSTD AG NON-HSTD 2A
Sent in March 2024		
STEP <b>2</b>	<b>PROPOSED TAX</b>	
Proposed Tax:(excluding special assessments) Sent in November 2024		
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>	
First-half Taxes: May 15		78.00
Second-half Taxes:		
Total Taxes Due in 2025:		78.00

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You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year: 2024 2025	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	68.71	78.77
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	.71	.77
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	68.00	78.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	40.54	46.21
7. City or Town		
8. State General Tax	18.99	21.93
9. School District: A. Voter approved levies	5.15	6.45
0001 B. Other local levies	3.15	3.21
10A. Special taxing district	.17	.20
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	68.00	78.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	68.00	78.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law	N/A	.00



**Description:** PThe Northeast Quarter (NE1/4) of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota EXCEPT. The Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota. ALSO EXCEPT. The East Quarter of the Northeast Quarter of the Northeast Quarter of Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

**Total Acres:** 109.46 (See survey, Tract 2)

**Cropland Acres:** Approximately 93.93±

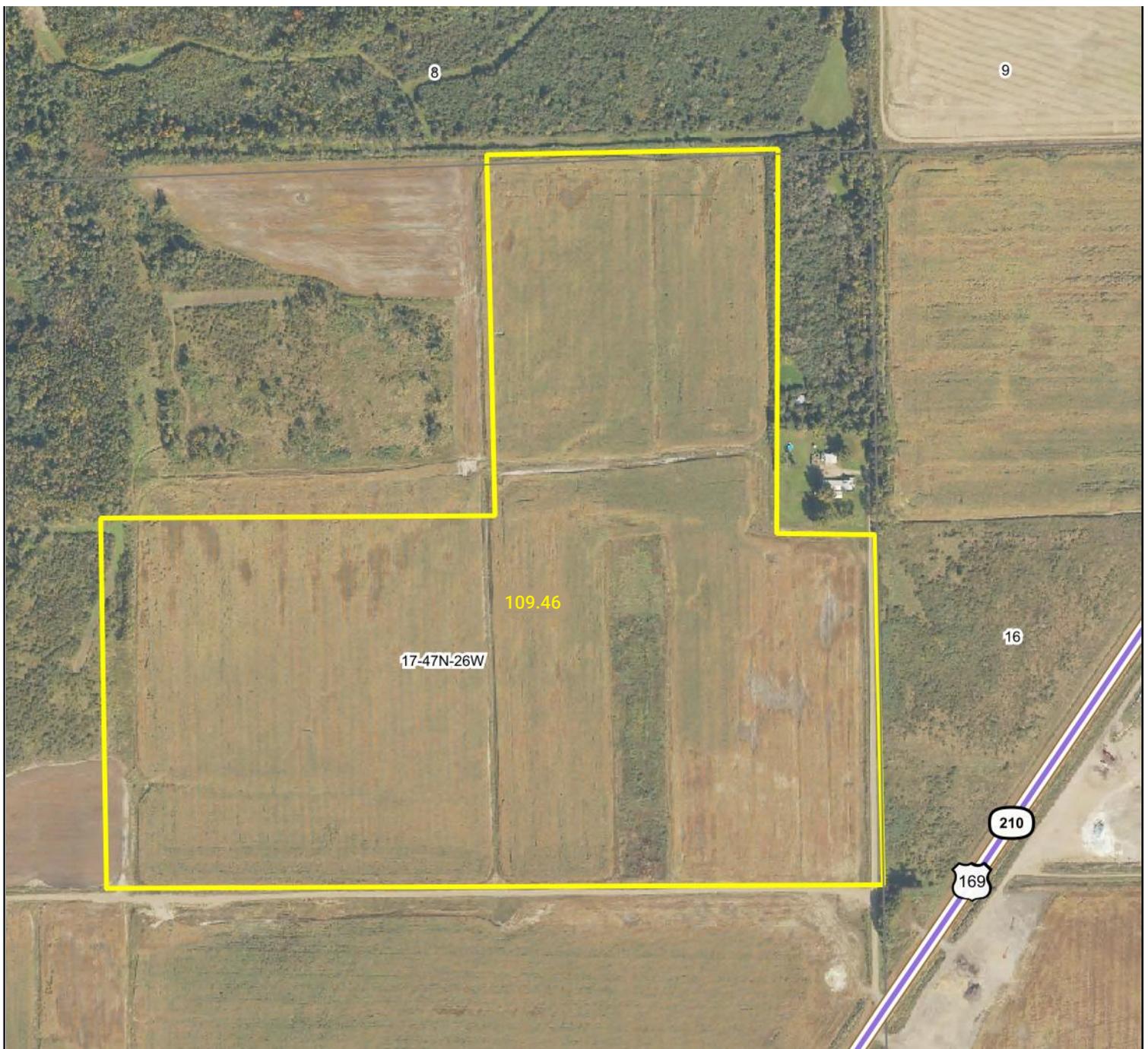
**PID #:** 31-0-032101 (That part of, new legal & PID# to be assigned)

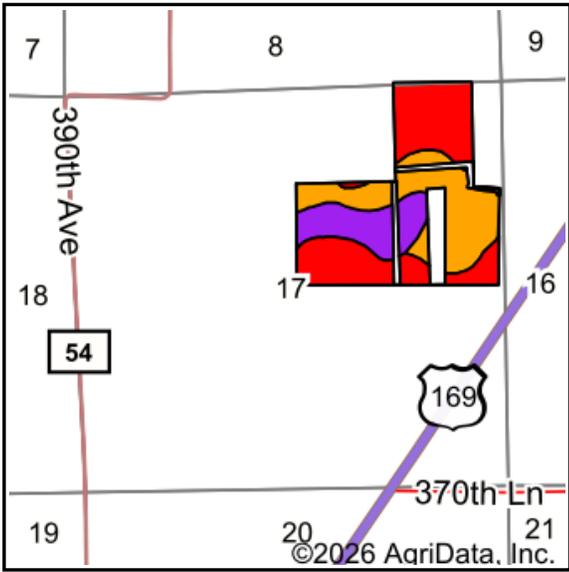
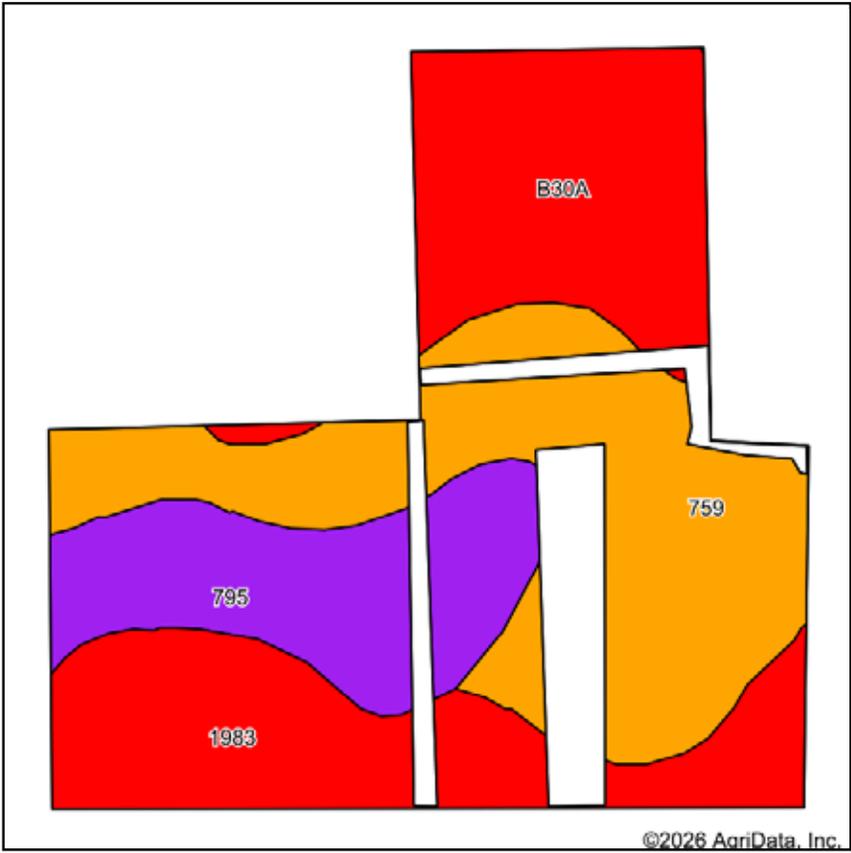
**Crop Productivity Index:** 39.1

**Soils:** Waukenabo fine sandy loam (34.2%), Cathro muck, stratified substratum (23.4%), Sago muck, 0 to 1 percent slopes, frequently ponded (23.0%), Redby loamy fine sand, stratified substratum (19.4%),

**Taxes (2025):** \$2,632.00 (For entire land. New tax amount TBD)

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
759	Waukenabo fine sandy loam	32.11	34.2%	Yellow	IVw	72
1983	Cathro muck, stratified substratum	22.00	23.4%	Red	Vlw	5
B30A	Sago muck, 0 to 1 percent slopes, frequently ponded	21.56	23.0%	Red	Vlw	15
795	Redby loamy fine sand, stratified substratum	18.26	19.4%	Purple	IIIw	51
<b>Weighted Average</b>					<b>4.73</b>	<b>39.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Description:** The Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4), all being in Section 17, Township 47 North, Range 26 West, Aitkin County, Minnesota.

**Total Acres:** 79.43 (See survey, Tract 1)

**Cropland Acres:** Approximately 23.26±

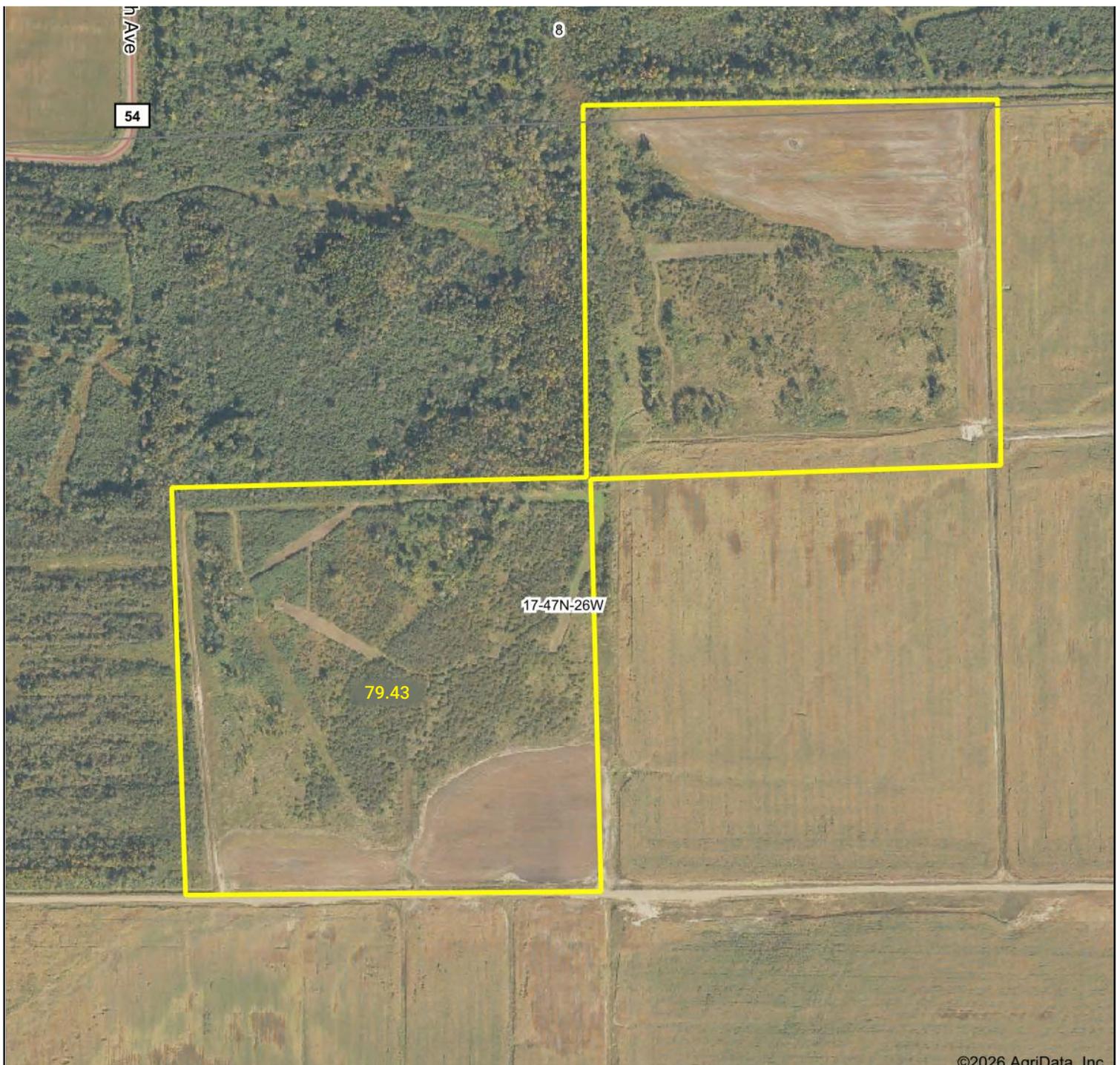
**PID #:** 31-0-032101 (That part of, new legal & PID# to be assigned)

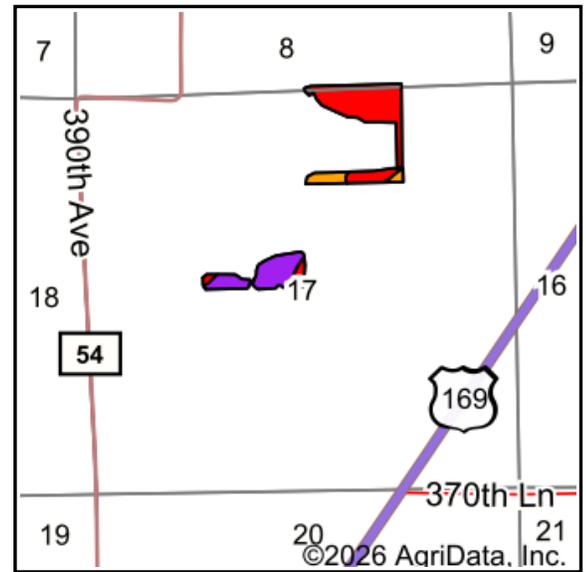
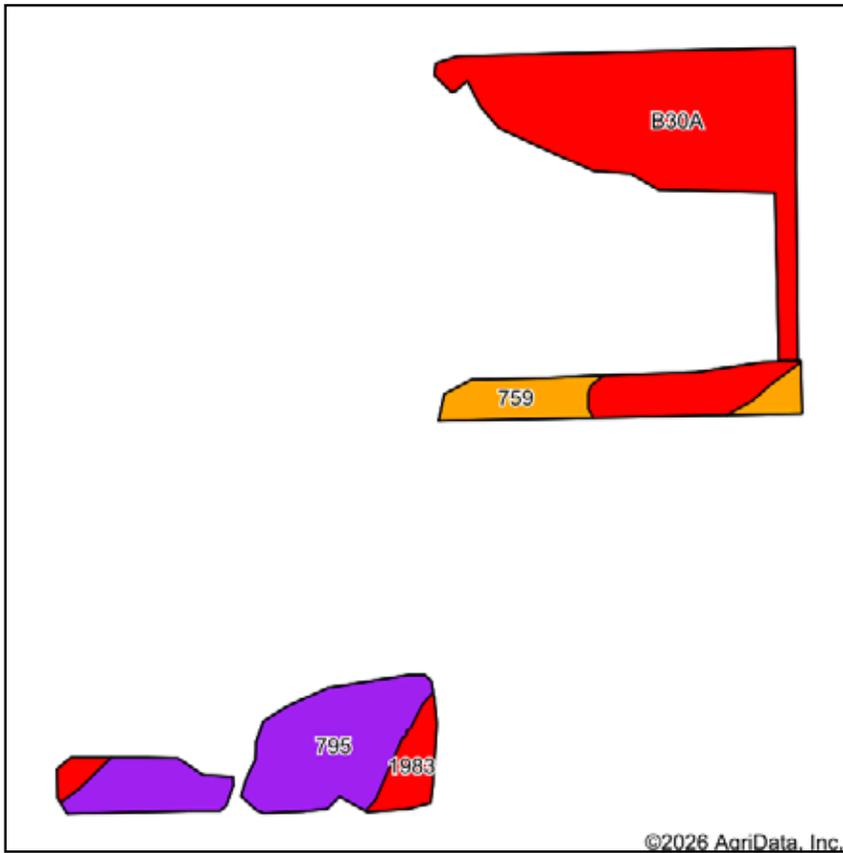
**Crop Productivity Index:** 29.6

**Soils:** Sago muck, 0 to 1 percent slopes, frequently ponded (58.7%), Redby loamy fine sand, stratified substratum (27.8%), Waukenabo fine sandy loam (8.8%), Cathro muck, stratified substratum (4.7%)

**Taxes (2025):** \$2,632.00 (For entire land. New tax amount TBD)

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B30A	Sago muck, 0 to 1 percent slopes, frequently ponded	13.64	58.7%		Vlw	15
795	Redby loamy fine sand, stratified substratum	6.47	27.8%		IIIw	51
759	Waukenabo fine sandy loam	2.05	8.8%		IVw	72
1983	Cathro muck, stratified substratum	1.10	4.7%		Vlw	5
<b>Weighted Average</b>					<b>4.99</b>	<b>29.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-032101

**Property Description:**

SPENCER TWP  
 SEC:17 TWP: 47.0 RG:26 LOT: BLK: ACRES: 310.00  
 NE NE LESS E1/4, W1/2 NE, SE NE, SE NW,  
 N1/2 SW & NW SE

# 2025 Property Tax Statement

ISSUED: 12/18/2025

VALUES & CLASSIFICATION		
Taxes Payable Year: 2024		
		2025
STEP	Estimated Market Value:	405,800
		497,400
1	Homestead Exclusion:	
	Taxable Market Value:	405,800
	New Improvements/ Expired Exclusions:	
	Property Classification:	AG NON-HSTD
		AG NON-HSTD 2A AG NON-HSTD 2B
Sent in March 2024		
STEP	<b>PROPOSED TAX</b>	
2	Proposed Tax:(excluding special assessments)	
Sent in November 2024		
STEP	<b>PROPERTY TAX STATEMENT</b>	
3	First-half Taxes: May 15	1,316.00
	Second-half Taxes: November 15	1,316.00
	Total Taxes Due in 2025:	2,632.00

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You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2024	2025
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	2,168.47	2,657.77
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	22.47	25.77
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	2,146.00	2,632.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	1,279.38	1,559.28
7. City or Town	599.52	740.30
8. State General Tax		
9. School District: A. Voter approved levies	162.70	217.61
0001	99.13	108.15
B. Other local levies	5.27	6.66
10A. Special taxing district		
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,146.00	2,632.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	2,146.00	2,632.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law	N/A	.00



**Description:** That part of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section Sixteen (16), Township Forty-seven (47), Range Twenty-six (26), lying West of U.S. Highway 210.

**Total Acres:** 20.05± (See survey)

**Cropland Acres:** 20.05±

**PID #:** 31-0-030801

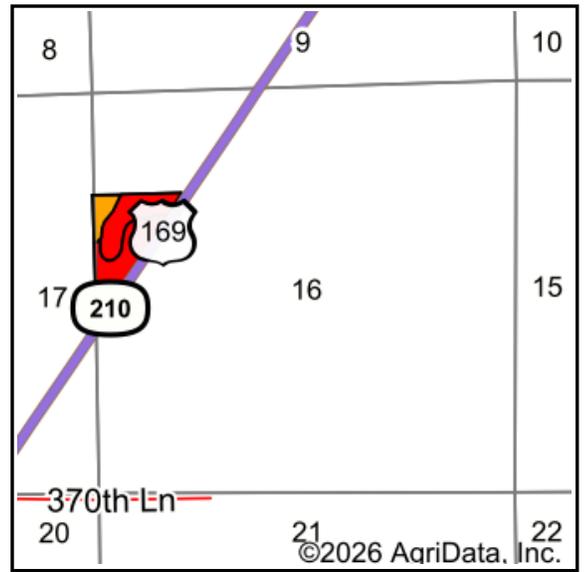
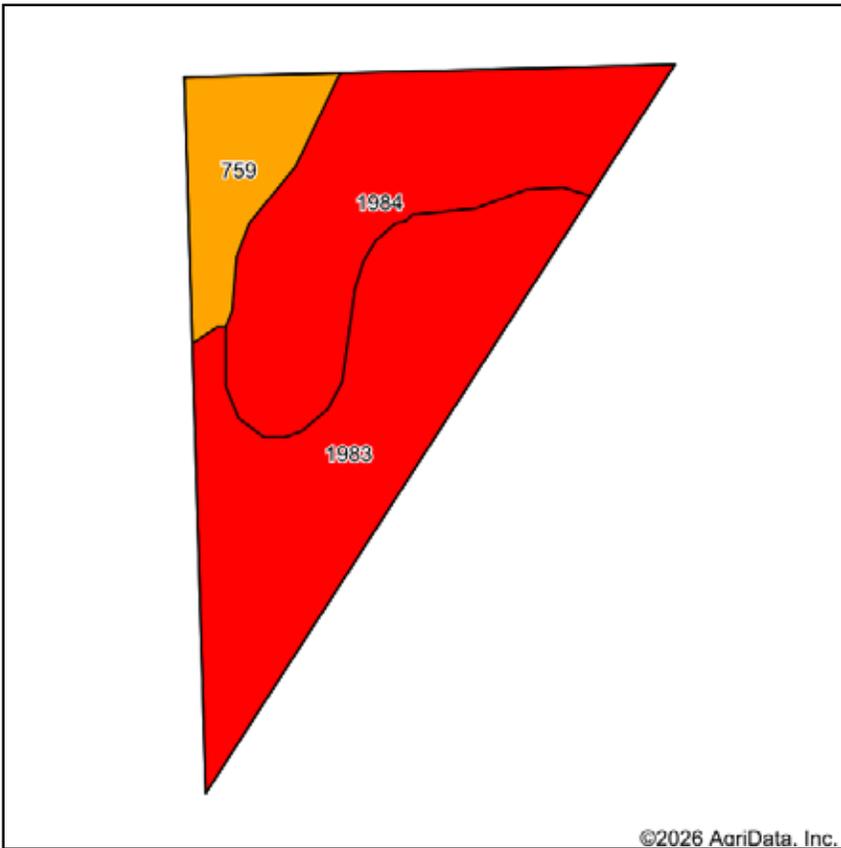
**Crop Productivity Index:** 17.3

**Soils:** Cathro muck, stratified substratum (47.7%), Leafriver muck (39.9%), Waukenabo fine sandy loam (12.4%)

**Taxes (2025):** \$168.00

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1983	Cathro muck, stratified substratum	10.41	47.7%		VIw	5
1984	Leafriver muck	8.69	39.9%		VIw	15
759	Waukenabo fine sandy loam	2.70	12.4%		IVw	72
<b>Weighted Average</b>					<b>5.75</b>	<b>17.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-030801

**Property Description:**

SPENCER TWP  
 SEC:16 TWP: 47.0 RG:26 LOT: BLK: ACRES: 16.95  
 PT SW NW W OF HWY 169 LESS HWY

# 2025 Property Tax Statement

ISSUED: 12/18/2025

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2024 2025	
STEP <b>1</b>	Estimated Market Value:	26,100	31,900
	Homestead Exclusion:		
	Taxable Market Value:	26,100	31,900
New Improvements/ Expired Exclusions: Property Classification:		AG NON-HSTD	AG NON-HSTD 2A
Sent in March 2024			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
Proposed Tax:(excluding special assessments) Sent in November 2024			
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
First-half Taxes: May 15		84.00	
Second-half Taxes: November 15		84.00	
Total Taxes Due in 2025:		168.00	

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*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** *Read the back of this statement to find out how to apply.*

		Taxes Payable Year: 2024 2025	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		139.45	169.65
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		1.45	1.65
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		138.00	168.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		82.26	99.52
7. City or Town			
8. State General Tax		38.56	47.25
9. School District: A. Voter approved levies		10.47	13.89
0001 B. Other local levies		6.37	6.91
10A. Special taxing district		.34	.43
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		138.00	168.00
<b>SPECIAL ASSESSMENTS</b>			
13A.			
B.			
C.			
14. Total property tax and special assessments		138.00	168.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law		N/A	.00



**Description:** SEC:20 TWP: 47.0 RG:26 N 1/2 OF NW 1/4 LESS PART IN DOC 340541

**Total Acres:** 70.00±

**Cropland Acres:** 53.51±

**PID #:** 31-0-039203

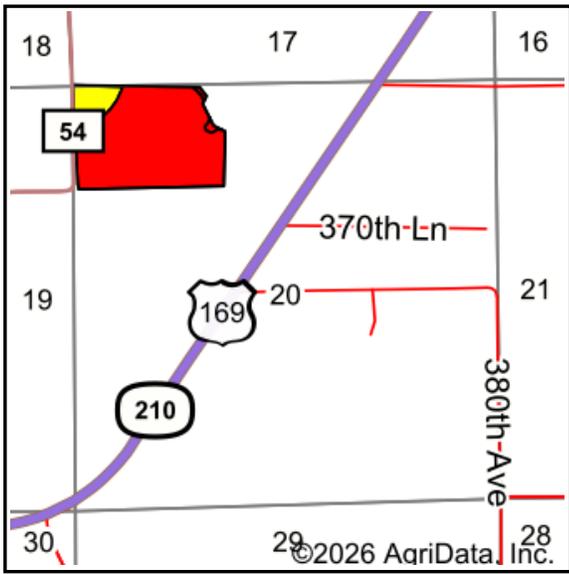
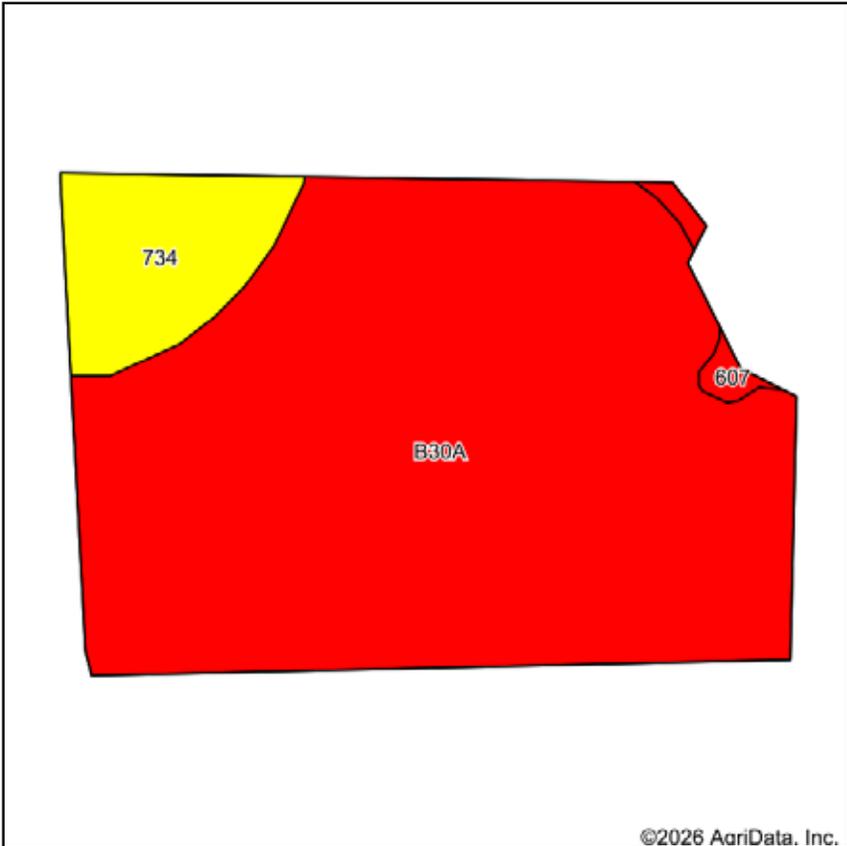
**Crop Productivity Index:** 20.5

**Soils:** Sago muck, 0 to 1 percent slopes, frequently ponded (88.4%), Cormant loamy fine sand, stratified substratum (10.4%), Pengilly silt loam (1.2%)

**Taxes (2025):** \$606.00

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B30A	Sago muck, 0 to 1 percent slopes, frequently ponded	46.33	88.4%		Vlw	15
734	Cormant loamy fine sand, stratified substratum	5.47	10.4%		IVw	69
607	Pengilly silt loam	0.61	1.2%		VIlw	5
<b>Weighted Average</b>					<b>5.80</b>	<b>20.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-039203

**Property Description:**

SPENCER TWP  
 SEC:20 TWP: 47.0 RG:26 LOT: BLK: ACRES: 70.00  
 N 1/2 OF NW 1/4 LESS PART IN DOC 340541

# 2025 Property Tax Statement

ISSUED: 12/18/2025

VALUES & CLASSIFICATION		
Taxes Payable Year: 2024		
	2024	2025
STEP 1	Estimated Market Value: 92,100	114,500
1	Homestead Exclusion: Taxable Market Value: 92,100	114,500
	New Improvements/ Expired Exclusions: Property Classification: AG NON-HSTD	AG NON-HSTD 2A AG NON-HSTD 2B
	Sent in March 2024	
STEP 2	<b>PROPOSED TAX</b>	
2	Proposed Tax:(excluding special assessments) Sent in November 2024	
STEP 3	<b>PROPERTY TAX STATEMENT</b>	
3	First-half Taxes: May 15	303.00
	Second-half Taxes: November 15	303.00
	Total Taxes Due in 2025:	606.00

**\$\$\$**

You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2024	2025
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	493.10	611.93
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	5.10	5.93
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	488.00	606.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	290.93	359.02
7. City or Town	136.33	170.45
8. State General Tax		
9. School District: A. Voter approved levies	37.00	50.10
0001 B. Other local levies	22.54	24.90
10A. Special taxing district	1.20	1.53
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	488.00	606.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	488.00	606.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law	N/A	.00



**Description:** That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) of Section 20, Township 47 North, Range 26 West, Aitkin County, Minnesota, lying westerly of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-16 and lying westerly of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 01-17, according to the recorded plats thereof, Aitkin County, Minnesota.

**Total Acres:** 19.56± (See survey)

**Cropland Acres:** Approximately 15.46±

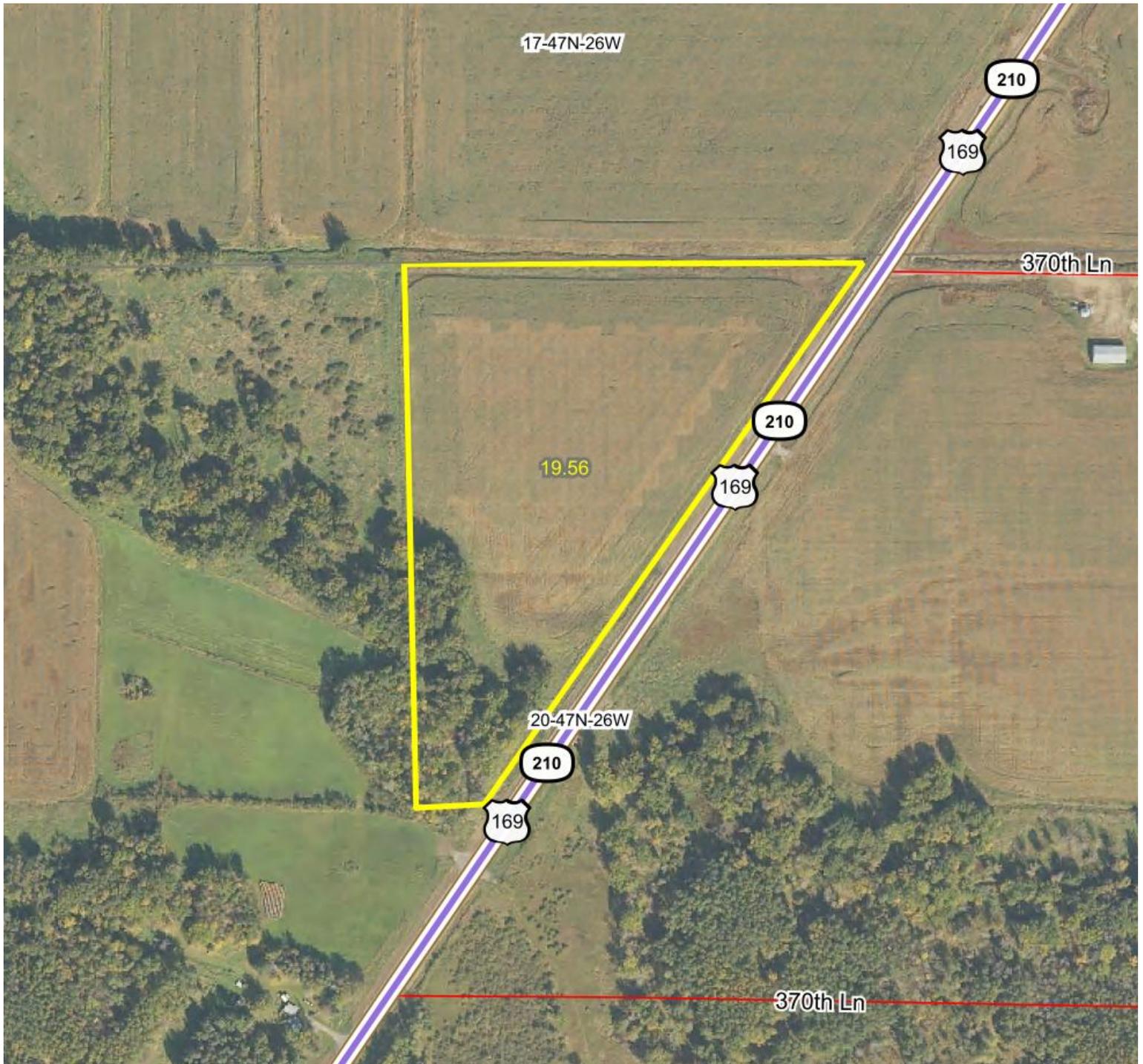
**PID #:** 31-0-039204 (That part of, new legal & PID# to be assigned)

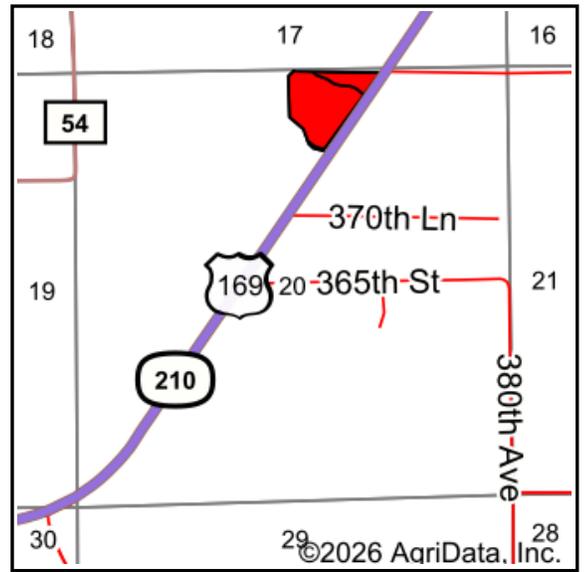
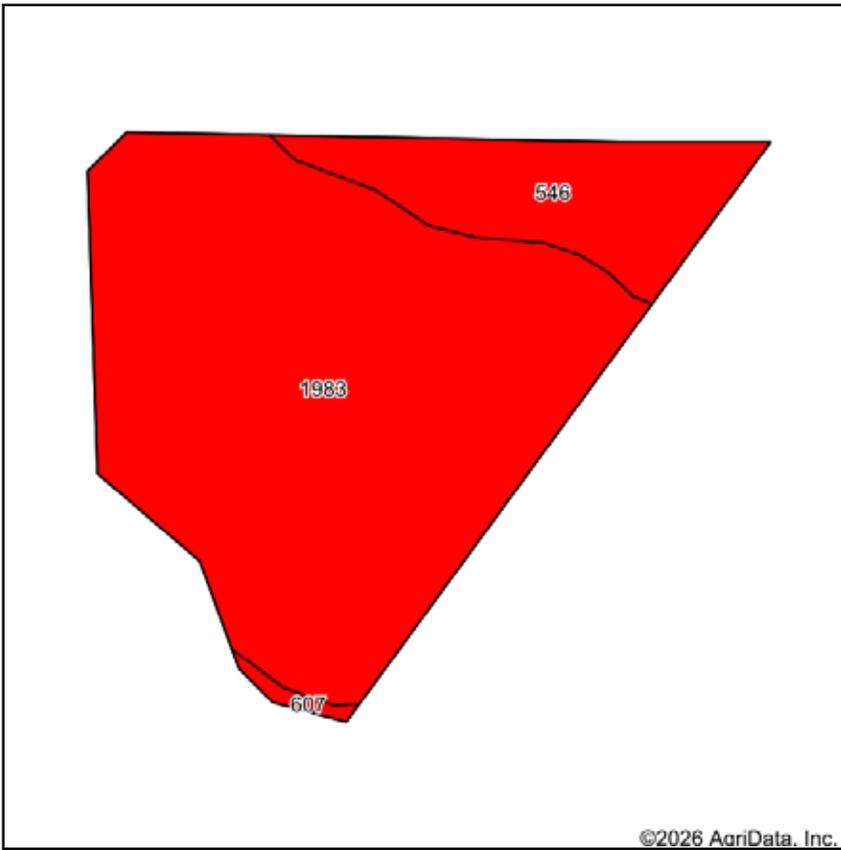
**Crop Productivity Index:** 5

**Soils:** Cathro muck, stratified substratum (82.1%), Lupton muck (17.1%), Pengilly silt loam (0.8%)

**Taxes (2025):** \$306.00 (For entire land. New tax amount TBD)

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1983	Cathro muck, stratified substratum	12.68	82.1%		VIw	5
546	Lupton muck	2.65	17.1%		VIIw	5
607	Pengilly silt loam	0.13	0.8%		VIIw	5
<b>Weighted Average</b>					<b>6.18</b>	<b>5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-039204

**Property Description:**

SPENCER TWP  
 SEC:20 TWP: 47.0 RG:26 LOT: BLK: ACRES: 34.47  
 NW NE LESS HWY

# 2025 Property Tax Statement

ISSUED: 12/18/2025

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2024 2025	
STEP <b>1</b>	Estimated Market Value:	46,200	57,900
	Homestead Exclusion:		
	Taxable Market Value:	46,200	57,900
	New Improvements/ Expired Exclusions:		
	Property Classification:	AG NON-HSTD	AG NON-HSTD 2A
Sent in March 2024			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax:(excluding special assessments) Sent in November 2024		
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15		153.00
	Second-half Taxes: November 15		153.00
	Total Taxes Due in 2025:		306.00

**\$\$\$**

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2024 2025	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		246.56	309.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		2.56	3.00
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		244.00	306.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		145.47	181.28
7. City or Town		68.17	86.07
8. State General Tax			
9. School District: A. Voter approved levies		18.50	25.30
0001 B. Other local levies		11.26	12.57
10A. Special taxing district		.60	.78
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		244.00	306.00
<b>SPECIAL ASSESSMENTS</b>			
13A.			
B.			
C.			
14. Total property tax and special assessments		244.00	306.00
<b>FISCAL DISPARITY ADJUSTMENT</b>	Informational only as required by law	N/A	.00



**Description:** SEC:21 TWP: 47.0 RG:26 NW OF NE

**Total Acres:** 40±

**Cropland Acres:** 40±

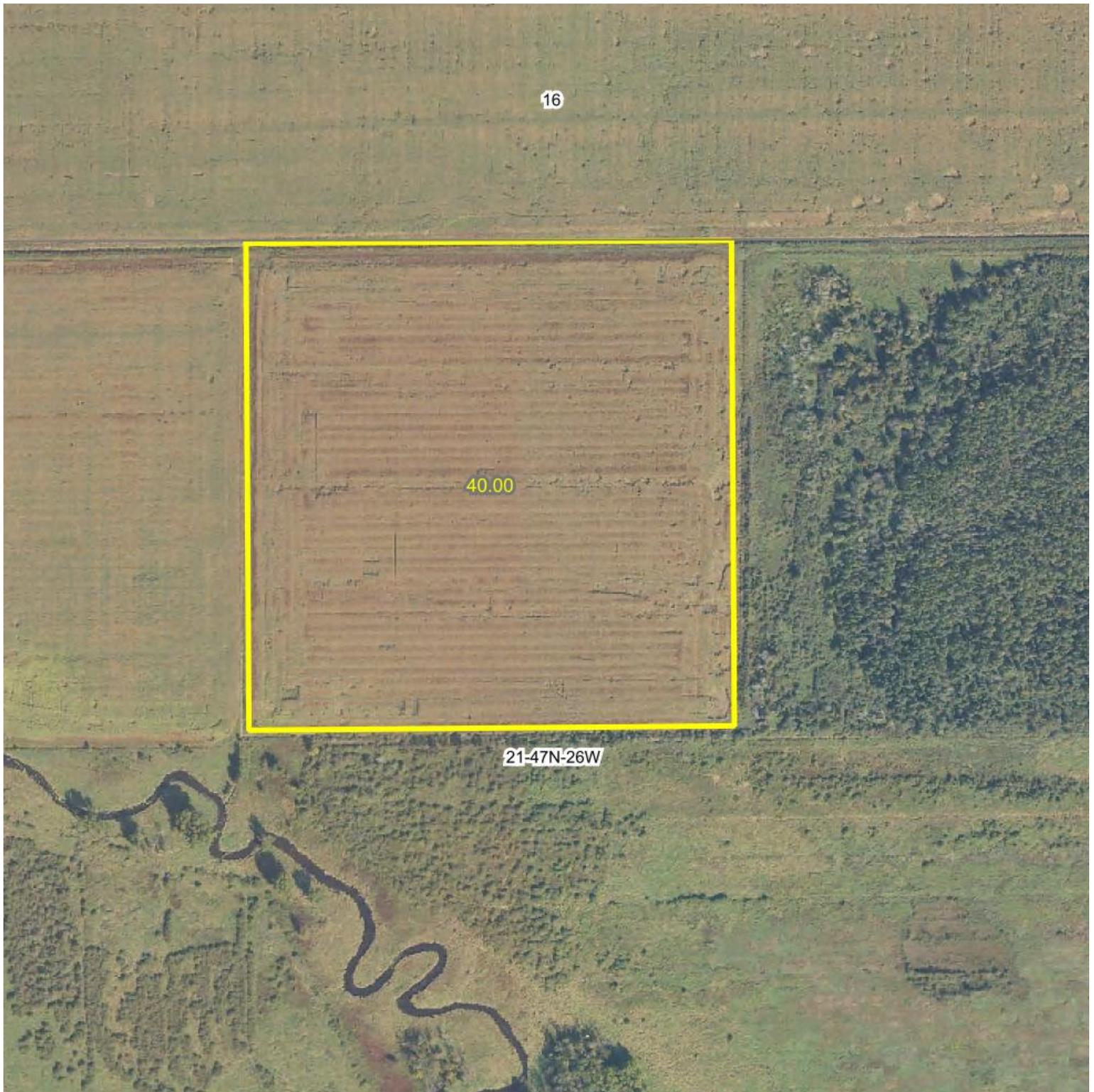
**PID #:** 31-0-040200

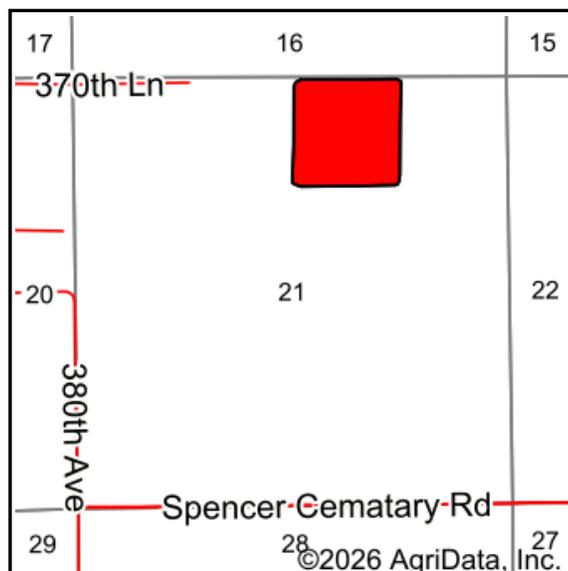
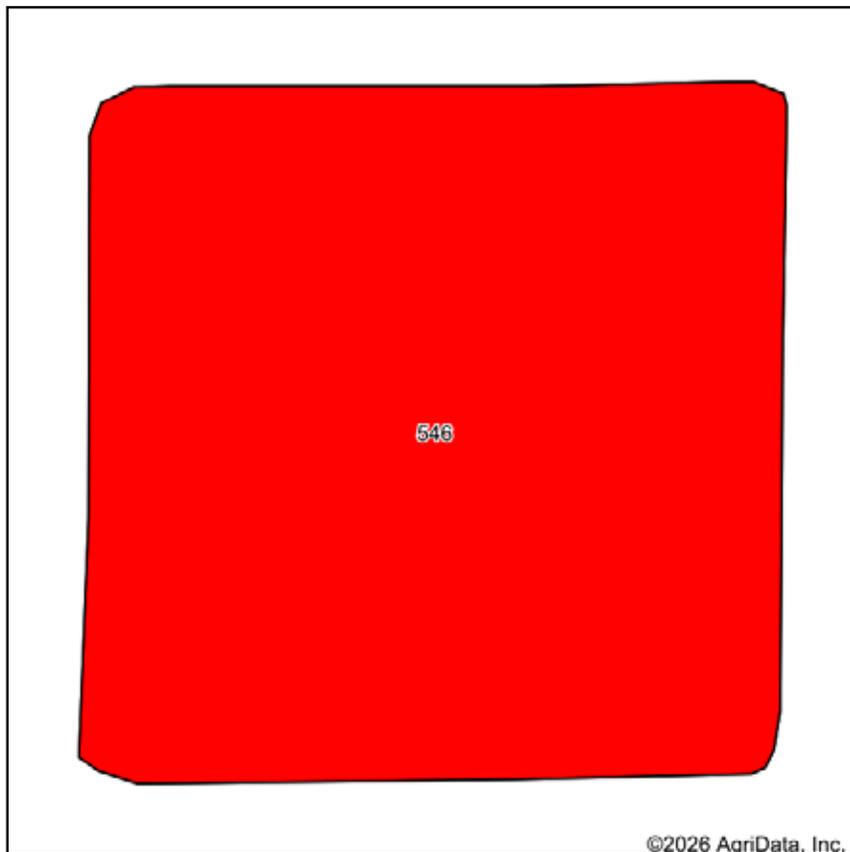
**Crop Productivity Index:** 5

**Soils:** Lupton muck (100%)

**Taxes (2025):** \$174.00

**NO US Fish & Wildlife Easement**





Soils data provided by USDA and NRCS.

Area Symbol: MN001, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
546	Lupton muck	38.87	100.0%		VIIw	5
<b>Weighted Average</b>					<b>7.00</b>	<b>5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-040200

**Property Description:**

SPENCER TWP  
 SEC:21 TWP: 47.0 RG:26 LOT: BLK: ACRES: 40.00  
 NW OF NE

2025 Property Tax Statement		
ISSUED: 01/13/2026		
VALUES & CLASSIFICATION		
Taxes Payable Year: 2024 2025		
STEP <b>1</b>	Estimated Market Value:	53,700 65,500
	Homestead Exclusion:	
	Taxable Market Value:	53,700 65,500
	New Improvements/ Expired Exclusions: Property Classification:	AG HMSTD AG HSTD 2A
Sent in March 2024		
STEP <b>2</b>	<b>PROPOSED TAX</b>	
Proposed Tax:(excluding special assessments) Sent in November 2024		
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>	
First-half Taxes: May 15		87.00
Second-half Taxes: November 15		87.00
Total Taxes Due in 2025:		174.00

\$\$\$

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2024	2025
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	143.49	175.70
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	1.49	1.70
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	142.00	174.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	84.65	103.08
7. City or Town		
8. State General Tax	39.67	48.94
9. School District: A. Voter approved levies	10.77	14.38
0001 B. Other local levies	6.56	7.16
10A. Special taxing district	.35	.44
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	142.00	174.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	142.00	174.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law	N/A	.00



Description: SEC:21 TWP: 47.0 RG:26 NE NE

Total Acres: 40±

PID #: 31-0-040100

Taxes (2025): \$30.00

**NO US Fish & Wildlife Easement**



**AITKIN COUNTY**  
 AITKIN COUNTY TREASURER  
 307 2ND STREET NW  
 ROOM 119  
 AITKIN MN 56431

218-927-7325  
 WWW.CO.AITKIN.MN.US

Property ID: 31-0-040100

**Property Description:**

SPENCER TWP  
 SEC:21 TWP: 47.0 RG:26 LOT: BLK: ACRES: 40.00  
 NE NE

2025 Property Tax Statement		
VALUES & CLASSIFICATION		
Taxes Payable Year: 2024 2025		
STEP 1	Estimated Market Value:	10,900 11,100
	Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	10,900 11,100 AG HMSTD AG HSTD 2B
Sent in March 2024		
STEP 2	<b>PROPOSED TAX</b>	
Proposed Tax:(excluding special assessments) Sent in November 2024		
STEP 3	<b>PROPERTY TAX STATEMENT</b>	
First-half Taxes: May 15		30.00
Second-half Taxes: Total Taxes Due in 2025:		30.00

ISSUED: 01/13/2026

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

	Taxes Payable Year: 2024 2025	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	30.30	30.29
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	.30	.29
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	30.00	30.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	17.88	17.78
7. City or Town	8.38	8.44
8. State General Tax		
9. School District: A. Voter approved levies	2.28	2.48
0001 B. Other local levies	1.39	1.22
10A. Special taxing district	.07	.08
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	30.00	30.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	30.00	30.00
<b>FISCAL DISPARITY ADJUSTMENT</b> Informational only as required by law	N/A	.00





Aitkin County, Minnesota

Farm 3341

Tract 11108

2025 Program Year

Map Created February 26, 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  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 0.00 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Rather it depicts the information provided directly from the producer and/or National Aerial Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage.

**Tract Number** : 11108

**Description** : T47R26/S4 Spencer  
**FSA Physical Location** : MINNESOTA/AITKIN  
**ANSI Physical Location** : MINNESOTA/AITKIN  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : XXXXXXXXXX  
**Other Producers** : None  
**Recon ID** : 27-001-2017-46

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.50	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



Aitkin County, Minnesota

Farm 3472

Tract 11074

2025 Program Year

Map Created February 26, 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  
 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: 46.43 acres

<b>Tract Number</b>	: 11074
<b>Description</b>	: T47R26/S16 Spencer twp
<b>FSA Physical Location</b>	: MINNESOTA/AITKIN
<b>ANSI Physical Location</b>	: MINNESOTA/AITKIN
<b>BIA Unit Range Number</b>	:
<b>CRP Contract Number(s)</b>	: None
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Wetland determinations not complete
<b>WL Violations</b>	: None
<b>Owners</b>	: [REDACTED]
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 27-001-2016-70

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.74	46.43	46.43	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	46.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.06	0.00	31
Oats	2.13	0.00	46
Corn	9.69	0.00	75
Sunflowers	1.54	0.00	1163
Soybeans	2.64	0.00	18
Barley	0.97	0.00	41
Dry Peas	0.50	0.00	1451

**TOTAL** 17.53 0.00



Aitkin County, Minnesota

Farm 3341

Tract 11206

2025 Program Year

Map Created February 26, 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  
 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: 427.04 acres

Tract Number : 11206

Description : T47R2/S17&20 Spencer  
 FSA Physical Location : MINNESOTA/AITKIN  
 ANSI Physical Location : MINNESOTA/AITKIN  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : XXXXXXXXXX  
 Other Producers : None  
 Recon ID : 27-001-2018-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
510.28	427.04	427.04	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	427.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.49	0.00	31
Oats	19.58	0.00	46
Corn	89.09	0.00	75
Sunflowers	14.16	0.00	1163
Soybeans	24.33	0.00	18
Barley	8.91	0.00	41
Dry Peas	4.62	0.00	1451

TOTAL 161.18 0.00



Aitkin County, Minnesota

Farm 3239

Tract 11107

2025 Program Year

Map Created February 26, 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  
 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: 698.38 acres

<b>Tract Number</b>	: 11107
<b>Description</b>	: T47R26/S9,16 Spenser
<b>FSA Physical Location</b>	: MINNESOTA/AITKIN
<b>ANSI Physical Location</b>	: MINNESOTA/AITKIN
<b>BIA Unit Range Number</b>	:
<b>CRP Contract Number(s)</b>	: None
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: [REDACTED]
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 27-001-2017-46

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
710.60	698.38	698.38	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	698.38	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	64.98	0.00	39
Corn	21.08	0.00	75
Soybeans	235.95	0.00	18
Dry Peas	12.09	0.00	1451
<b>TOTAL</b>	<b>334.10</b>	<b>0.00</b>	

USDA United States Department of Agriculture Aitkin County, Minnesota

Farm 3472

Tract 11075

2025 Program Year

Map Created February 26, 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  
 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: 53.51 acres

<b>Tract Number</b>	: 11075
<b>Description</b>	: T47R26/S20 Spencer twp
<b>FSA Physical Location</b>	: MINNESOTA/AITKIN
<b>ANSI Physical Location</b>	: MINNESOTA/AITKIN
<b>BIA Unit Range Number</b>	:
<b>CRP Contract Number(s)</b>	: None
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: [REDACTED]
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 27-001-2016-70

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.80	53.51	53.51	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	53.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.06	0.00	31
Oats	2.45	0.00	46
Corn	11.16	0.00	75
Sunflowers	1.77	0.00	1163
Soybeans	3.05	0.00	18
Barley	1.12	0.00	41
Dry Peas	0.58	0.00	1451

**TOTAL** **20.19** **0.00**



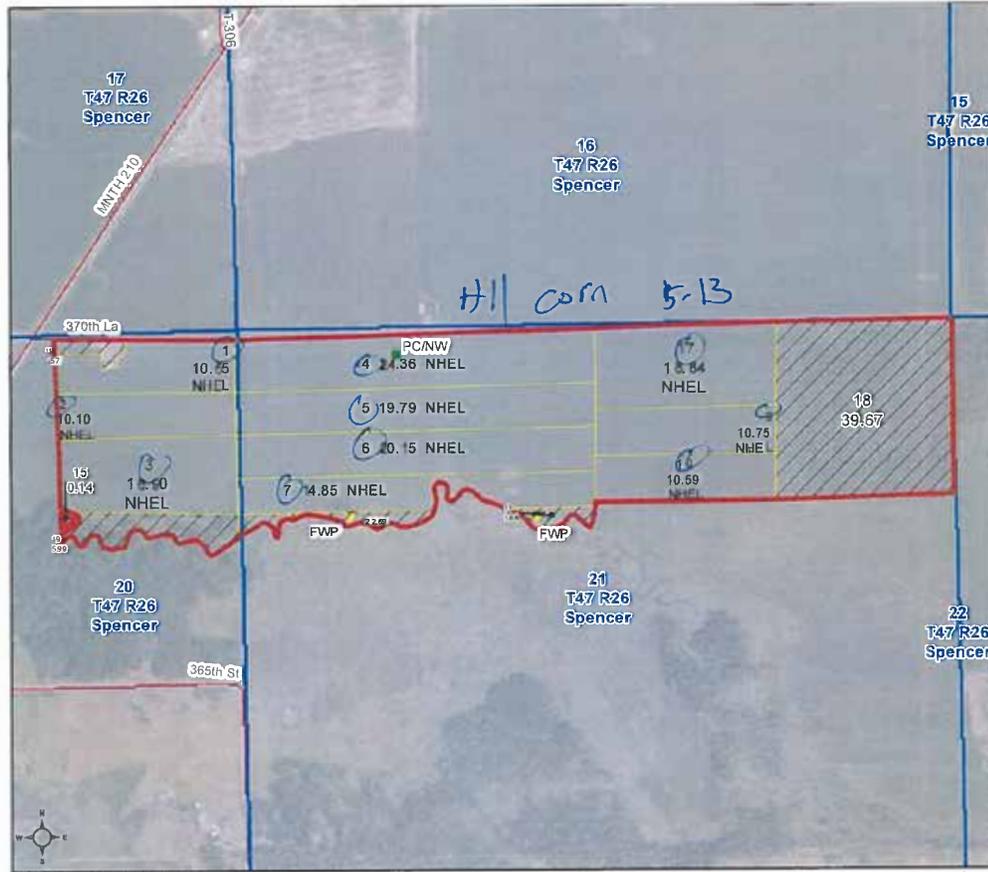
Aitkin County, Minnesota

Farm 3341

Tract 811

2025 Program Year

Map Created February 26, 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  
 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: 156.88 acres

**Tract Number** : 811

**Description** : T47R27/S20&21 Spencer  
**FSA Physical Location** : MINNESOTA/AITKIN  
**ANSI Physical Location** : MINNESOTA/AITKIN  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : XXXXXXXXXX  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
208.58	156.88	156.88	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	156.88	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



Tract 1



Tract 2



Tract 3



Tract 3A



Tract 3



Tract 4



Tract 5



Tract 6



Tract 7



Tract 8







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

AITKIN COUNTY  
**MINNESOTA**

**505± ACRES**



SteffesGroup.com | (320) 693-9371  
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