



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



# BENTON COUNTY, MINNESOTA LAND AUCTION

**Auctioneer's Note:** This 243.19± acre property in Mayhew Lake Township will be offered in two tracts final acres were determined by a current survey. Whether you're looking to expand your operation or invest in quality land, this auction presents a rare chance to acquire farmland in a strong agricultural area. Don't miss your opportunity to bid on this legacy farm.

**243±  
 ACRES**



Opening: Tuesday, October 28 | 8AM  
 Closing: Tuesday, November 4, | 1PM <sup>CDT</sup> 2025

**TIMED  
 ONLINE**



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

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

# Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## **All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

**THE AUCTION BEGINS ON TUESDAY, OCTOBER 28 AND WILL END AT 1PM TUESDAY, NOVEMBER 4.**

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made for signing through email using DocuSign.

### **CLOSING & BALANCE**

Balance of the purchase price must be paid in full at closing on or before: **Friday, December 19, 2025.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Property will be conveyed by a **Trustees Deed.**

- **2025 Taxes: Paid by Seller.**

- **2026 Taxes: Paid by Buyer.**

- 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.

### **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.

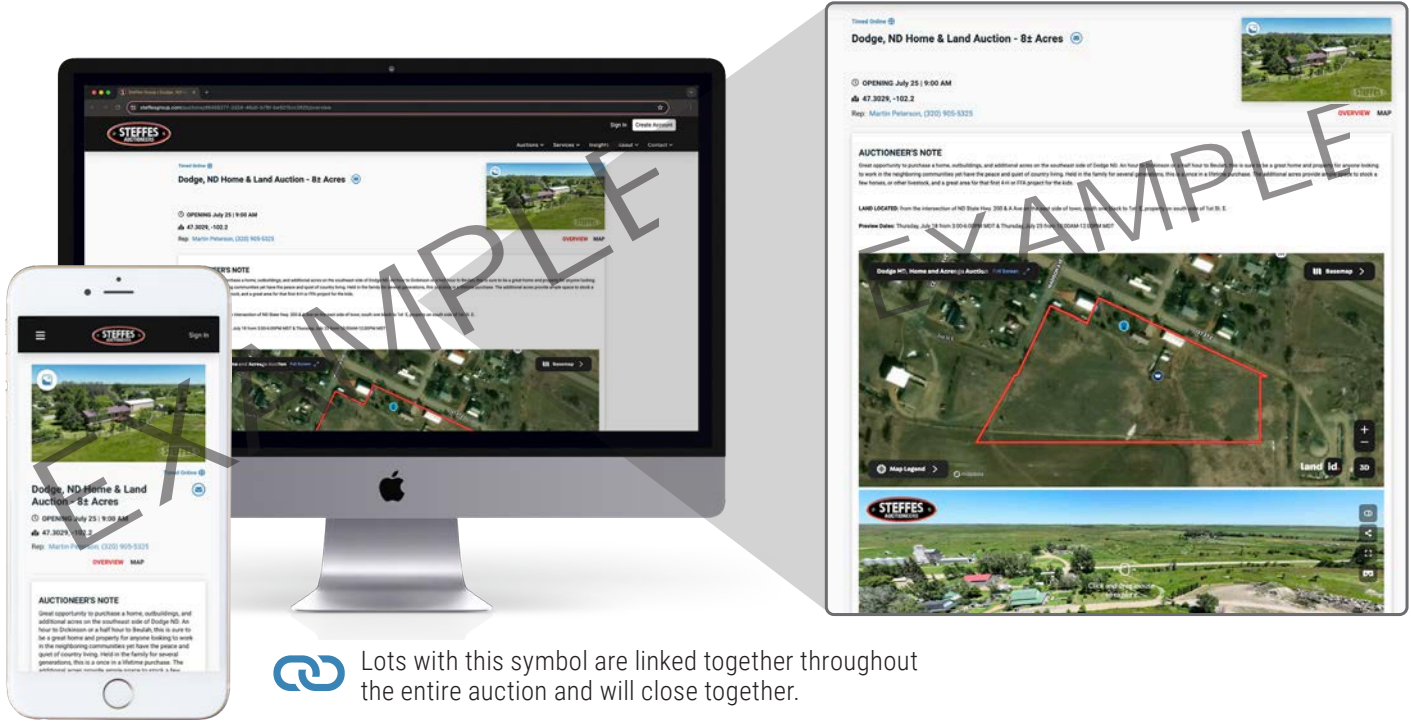
### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.

# Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

**This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



## OCTOBER / NOVEMBER 2025

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



**PROPOSED DESCRIPTION FOR EASEMENT "B"**

A 33.00 foot wide easement for ingress and egress purposes over and across that part of the Northwest Quarter of the Southeast Quarter (NW1/4 of the SE1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota. The centerline of said easement is described as follows: Commencing at the East Quarter corner of said Section 5; thence on an assumed bearing of North 89 degrees 45 minutes 37 seconds West along the north line of said SE1/4, 1874.71 feet to the point of beginning of the centerline herein described; thence South 02 degrees 15 minutes 16 seconds East, 68.17 feet; thence southwest, 129.20 feet along a tangential curve concave to the northwest, having a central angle of 85 degrees 05 minutes 16 seconds and a radius of 87.00 feet; thence South 82 degrees 50 minutes 00 seconds West, tangent to last said curve, 37.97 feet; thence northwesterly, 179.67 feet along a tangential curve concave to the northeast, having a central angle of 68 degrees 37 minutes 45 seconds and a radius of 150.00 feet; thence North 28 degrees 32 minutes 15 seconds West, tangent to last said curve, 98.72 feet to the north line of said NW1/4 of the SE1/4 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to the north line of said NW1/4 of the SE1/4.

**PROPOSED DESCRIPTION FOR EASEMENT "C"**

A 30.00 foot wide easement for drain tile purposes over, under and across that part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota. The centerline of said easement is described as follows: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1479.66 feet to the point of beginning of the centerline herein described; thence South 59 degrees 27 minutes 07 seconds East, 101.18 feet; thence South 00 degrees 00 minutes 00 seconds East, 240.00 feet and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged the west line of said NW1/4.

**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.

**CLIENT NAME:**  
**Scapanski Family Trust**

**PROJECT ADDRESS**  
 Sec 5, Twp 37, Rng 30

DATE OF FIELD WORK: July 30, 2025	JOB NO.: 2025106	HORIZONTAL DATUM: Benton County NAD83 2011
DATE OF MAP: August 5, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
Easement "D": August 20, 2025	CHECKED BY: DSH	
Added Statement: September 2, 2025		

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

That part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota, lying northerly of the following described line: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.82 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 58 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

Containing 87.19 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

The South Half of the Northeast Quarter (S1/2 of the NE1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota.

AND

That part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota, lying southerly of the following described line: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.82 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 58 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

The property described herein shall be considered one contiguous parcel or tract of land in respect to all matters related to land use and zoning as they may apply. This contiguous parcel or tract of land shall not be combined with other parcels or tracts of land, or subdivided further unless allowed by the applicable County Ordinances.

Containing 173.45 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

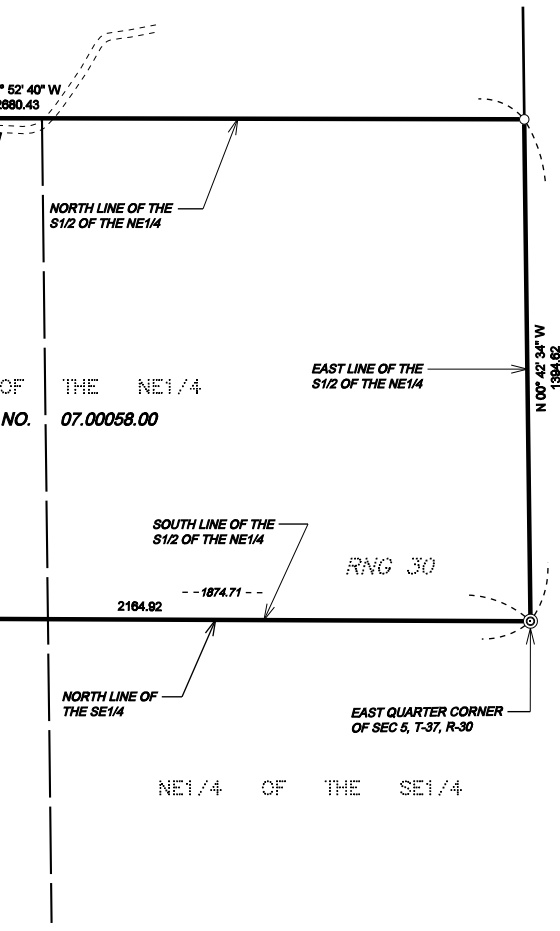
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**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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

OF THE NE1/4



NE1/4 OF THE SE1/4



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**Northstar**  
Surveying

**CLIENT NAME:**  
**Scapanski Family Trust**

**PROJECT ADDRESS**  
Sec 5, Twp 37, Rng 30

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*Doug Huhn*

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





# Aerial Map

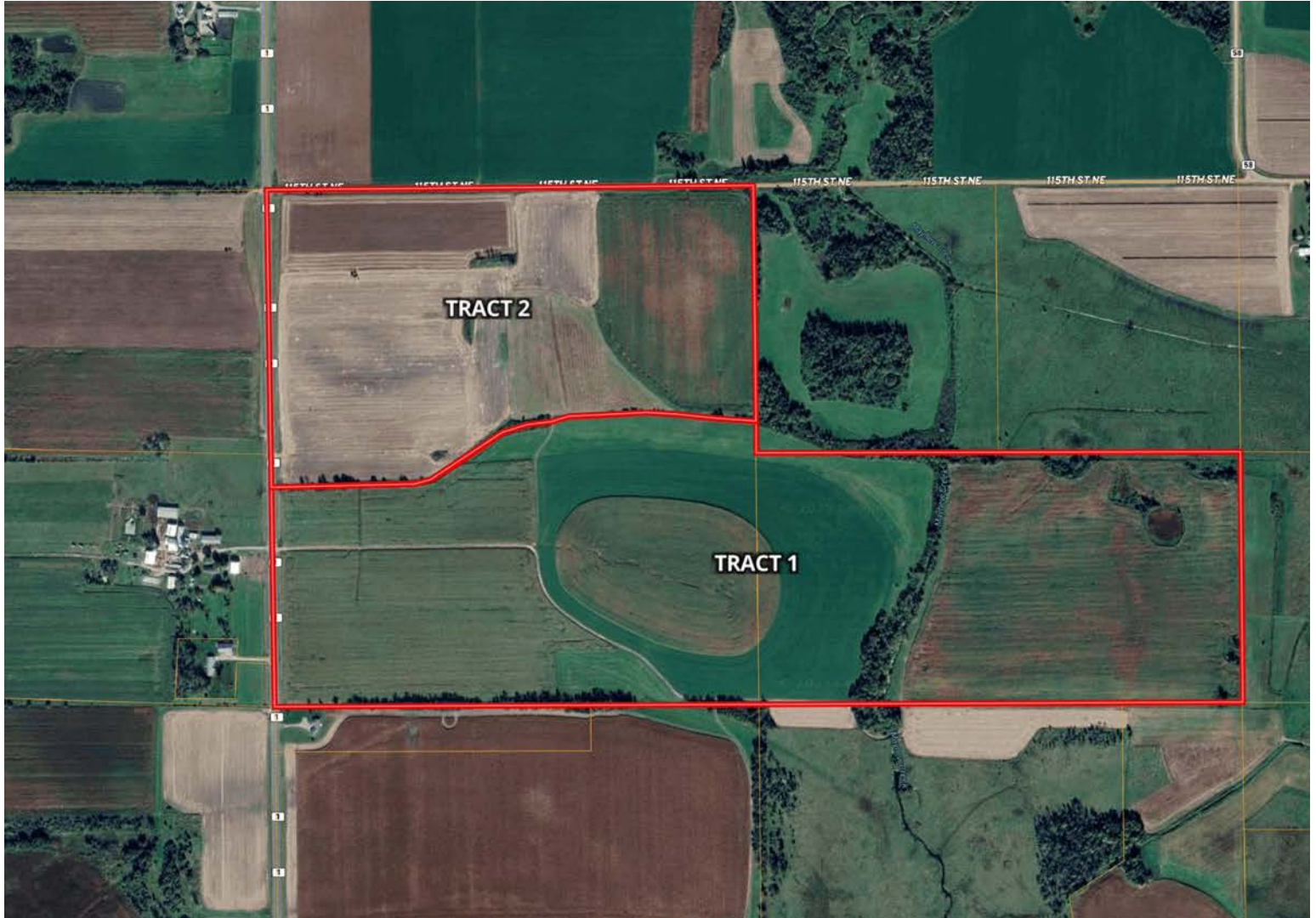
BENTON COUNTY, MN – MAYHEW LAKE TOWNSHIP

Land Located: From Gilman, MN, 7.1 miles west on MN-25 N, 1.1 miles south on 125th St. NE. Land is on the east side of the road.

Total Acres: 260.64±

PID #: 07.00059.00 & 07.00058.00

To Be Sold in 2 Tracts!



# Tract 1 Details

**Description:** The South Half of the Northeast Quarter (S1/2 of the NE1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota. AND That part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota, lying southerly of the following described line: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.62 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 56 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

**Total Acres:** 173.45± (See Survey, Tract B)

**Cropland Acres:** Approximately 141.19±

**PID #:** 07.00059.00 (That part of, new legal & PID# to be assigned) & 07.00058.00

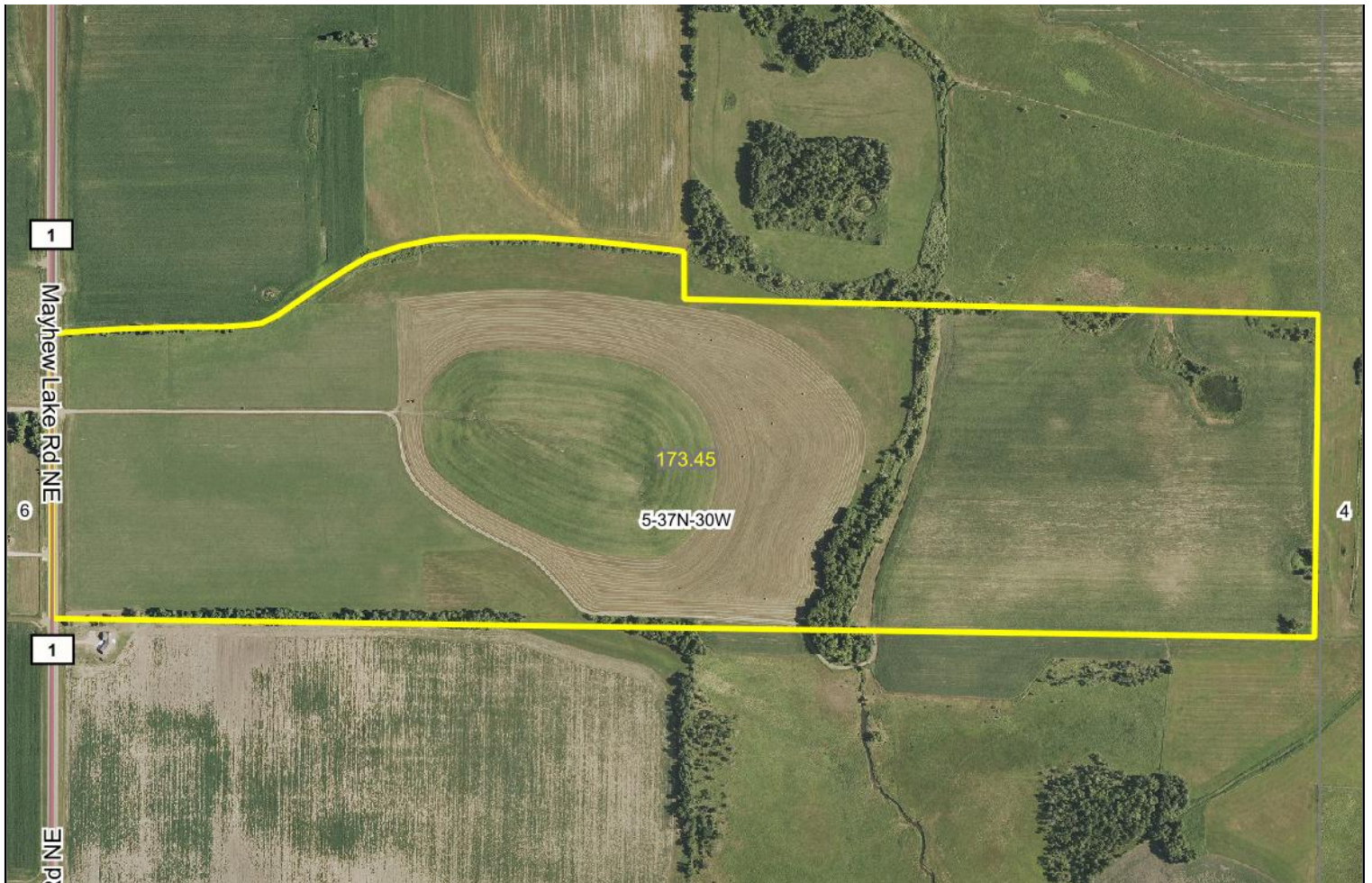
**Soil Productivity Index:** 67.2

**Soils:** Milaca loam, 1 to 7 percent slopes, stony (31.5%), MoraRonneby complex, 1 to 4 percent slopes, stony (27.0%), Bushville complex, 1 to 6 percent slopes (12.0%), Watab loamy fine sand, 0 to 2 percent slopes (12.0%), Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (6.9%), CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (4.5%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (3.0%), MilacaMora complex, 1 to 7 percent slopes, stony (2.8%), Seelyeville, occasionally pondedCathro, frequently ponded, complex, 0 to 1 percent slopes (0.3%)

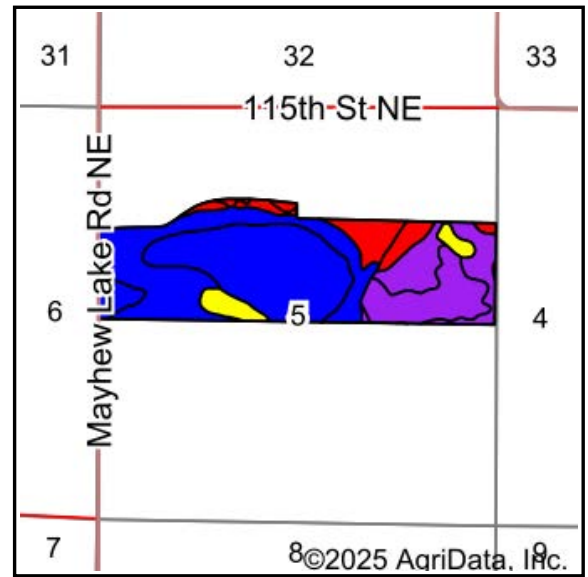
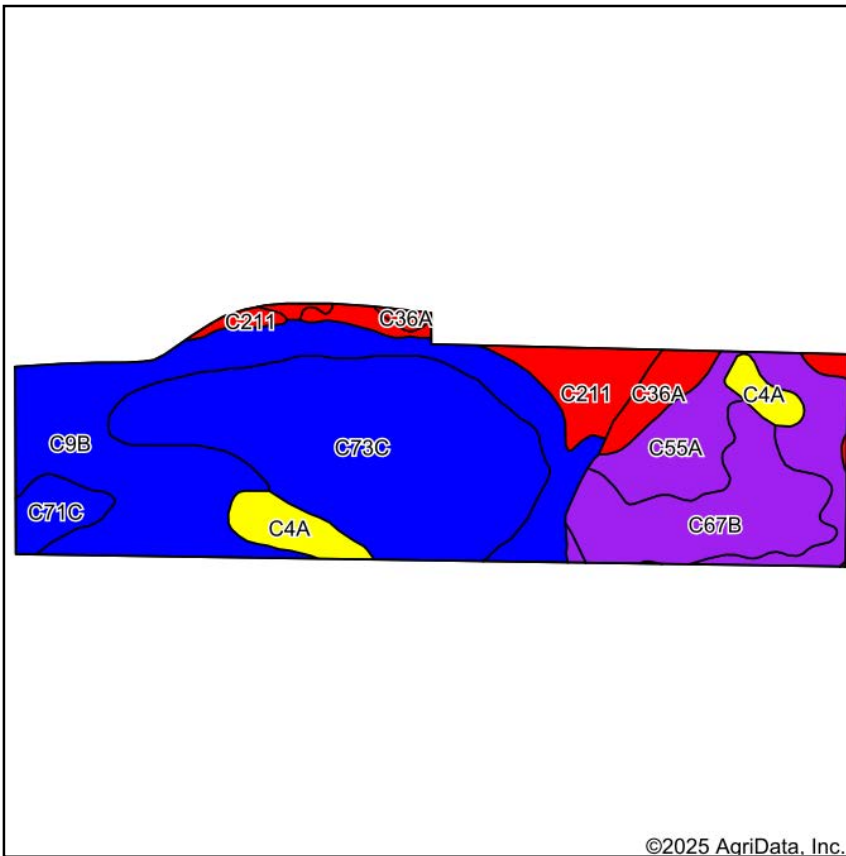
**Taxes (2025):** \$2,764.00 (For entire land. New tax amount TBD)

**Access easement will be given from adjoining neighbor for access to the eastern field.**

**Access easement will be given to adjoining neighbor for them to access their field.**



# Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C73C	Milaca loam, 1 to 7 percent slopes, stony	54.52	31.5%	Blue	IIIe	81
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	46.87	27.0%	Blue	IIIs	83
C67B	Bushville complex, 1 to 6 percent slopes	20.88	12.0%	Purple	IIIs	57
C55A	Watab loamy fine sand, 0 to 2 percent slopes	20.85	12.0%	Purple	IIIw	54
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	11.96	6.9%	Red	VIIIw	5
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	7.80	4.5%	Yellow	IVw	64
C36A	Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes	5.20	3.0%	Red	VIw	15
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	4.77	2.8%	Blue	IIIe	83
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	0.60	0.3%	Red	VIIw	15
<b>Weighted Average</b>					<b>3.49</b>	<b>67.2</b>



# Tract 1 Drone Photography



# Tract 2 Details

**Description:** That part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota, lying northerly of the following described line: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.62 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 56 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

**Total Acres:** 87.19± (See Survey, Tract A)

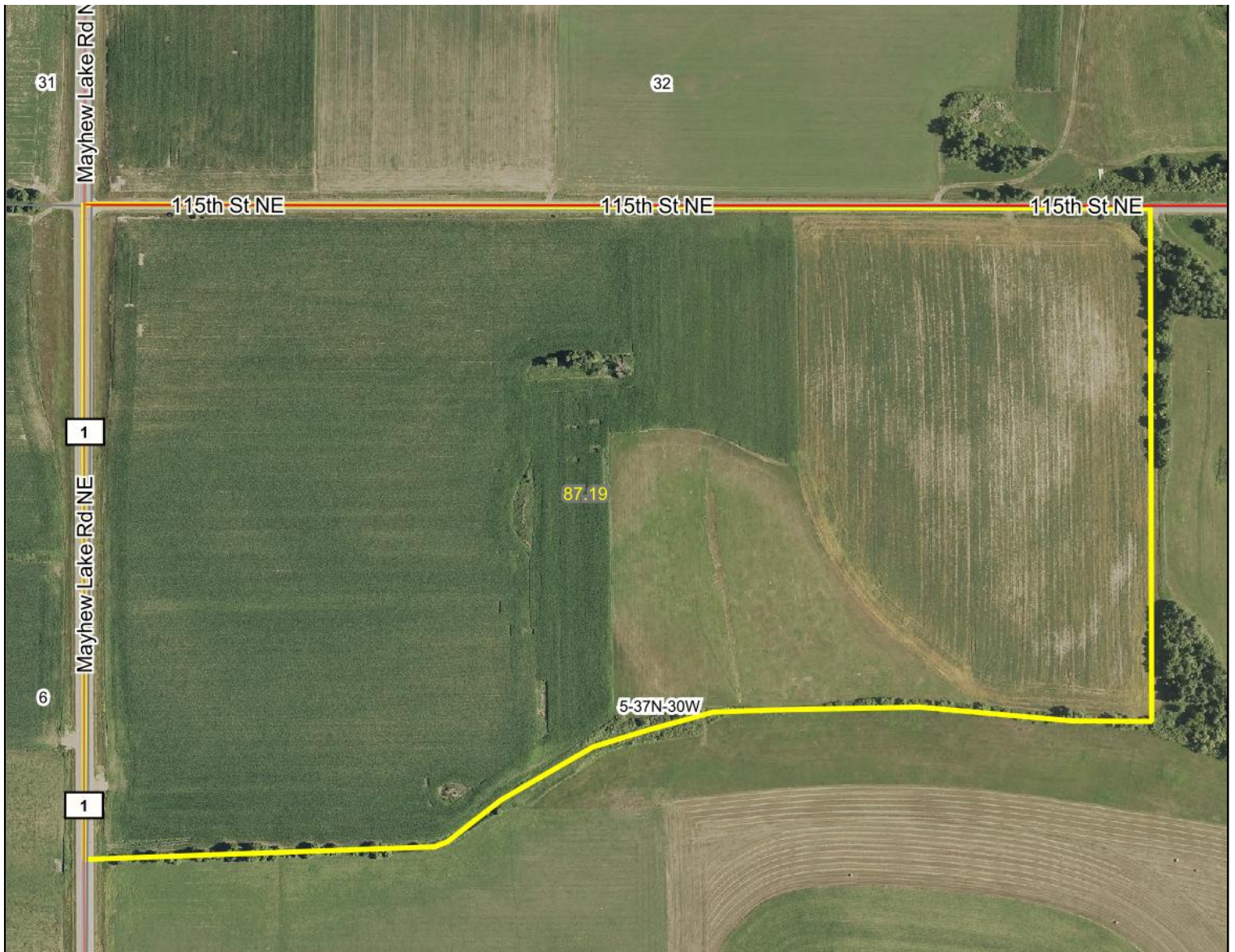
**Cropland Acres:** Approximately 73.41±

**PID #:** 07.00059.00 (That part of, new legal & PID# to be assigned)

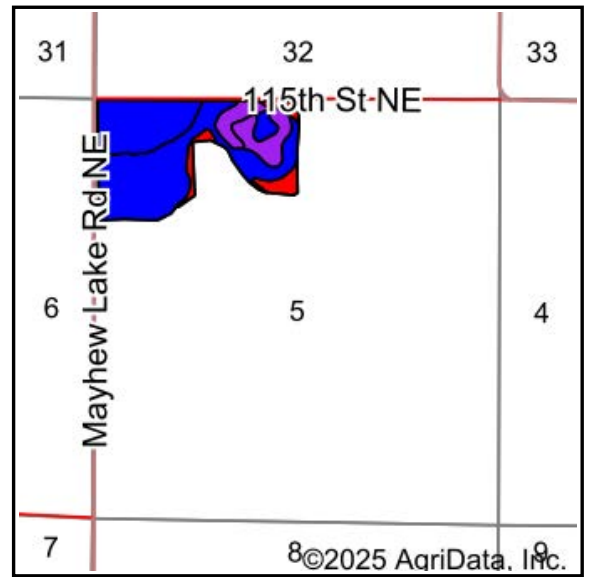
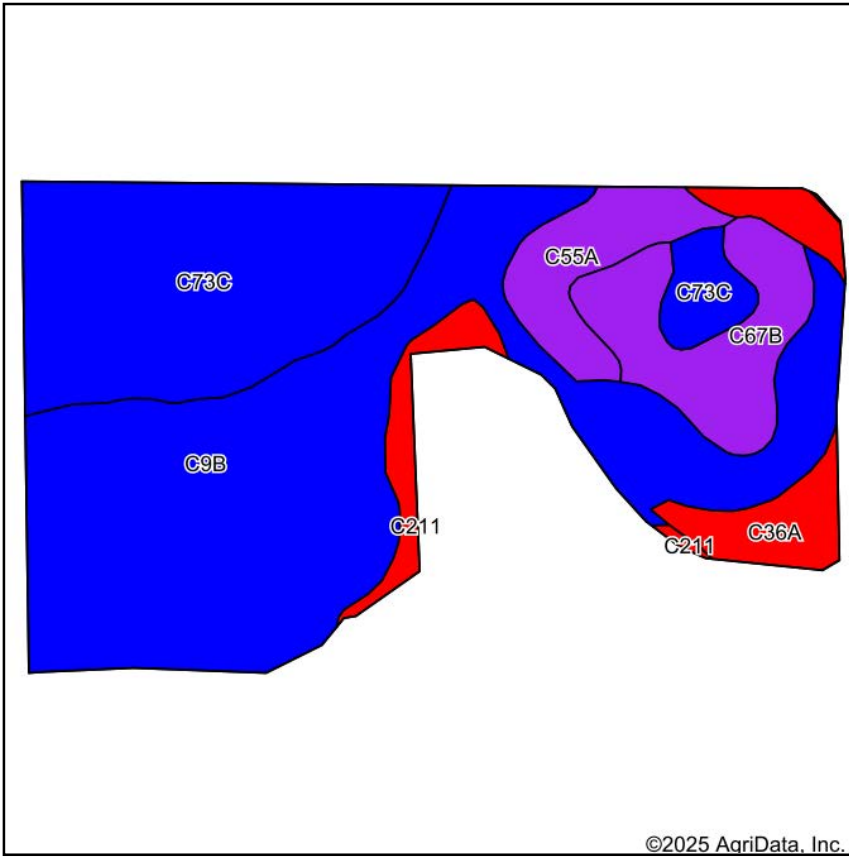
**Soil Productivity Index:** 72

**Soils:** MoraRonneby complex, 1 to 4 percent slopes, stony (48.0%), Milaca loam, 1 to 7 percent slopes, stony (27.9%), Bushville complex, 1 to 6 percent slopes (9.2%), Watab loamy fine sand, 0 to 2 percent slopes (6.1%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (5.6%), Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (3.2%)

**Taxes (2025):** \$2,764.00 (For entire land. New tax amount TBD)



# Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	35.11	48.0%	Blue	III <sub>s</sub>	83
C73C	Milaca loam, 1 to 7 percent slopes, stony	20.44	27.9%	Blue	III <sub>le</sub>	81
C67B	Bushville complex, 1 to 6 percent slopes	6.75	9.2%	Purple	III <sub>s</sub>	57
C55A	Watab loamy fine sand, 0 to 2 percent slopes	4.47	6.1%	Light Purple	III <sub>w</sub>	54
C36A	Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes	4.09	5.6%	Red	V <sub>lw</sub>	15
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	2.35	3.2%	Red	VIII <sub>w</sub>	5
<b>Weighted Average</b>					<b>3.33</b>	<b>72</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 2 Drone Photography



# FSA Map & Abbreviated 156 Farm Records



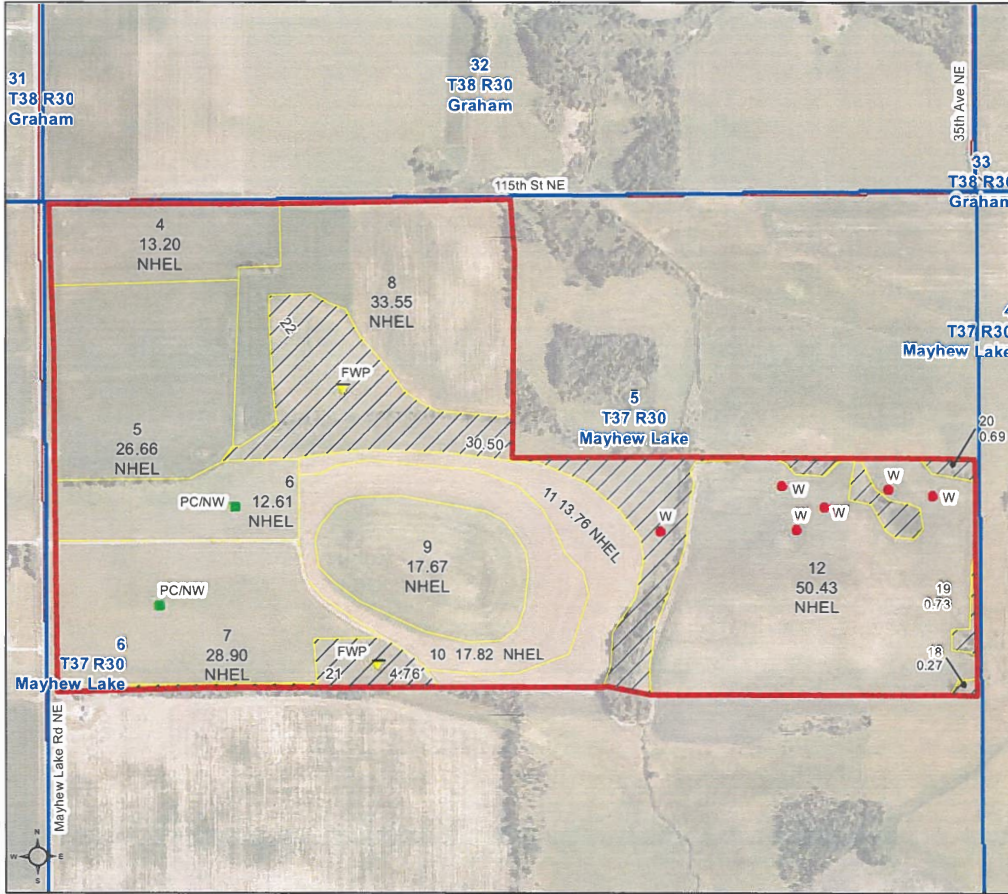
Benton County, Minnesota

Farm 3871

Tract 8705

2025 Program Year

Map Created April 22, 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: 214.60 acres

**Tract Number** : 8705  
**Description** : Mayhew LK SEC 5 NW4 S2NE4  
**FSA Physical Location** : MINNESOTA/BENTON  
**ANSI Physical Location** : MINNESOTA/BENTON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : SCAPANSKI FAMILY TRUST  
**Other Producers** : XXXXXXXXXX  
**Recon ID** : 27-009-2019-34

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
251.55	214.60	214.60	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	214.60	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP-Reduction Acres	PLC Yield
Corn	138.41	0.00	142
Soybeans	8.73	0.00	37

**TOTAL** **147.14** **0.00**

# Tract 1 Tax Statements



Benton County  
Christine Scherbing, Auditor-Treasurer  
531 Dewey Street, PO Box 129  
Foley, MN 56329-0129  
320.968.5006  
www.co.benton.mn.us

Bill: 3191

Property ID #: R 07.00058.00

Taxpayer: 123771

**\$\$\$  
REFUNDS?**

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

Property Address:

TAX STATEMENT		2025	
2024 Values for Taxes Payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
	Estimated Market Value:	299,700	299,700
	Homestead Exclusion:		
	Taxable Market Value:	299,700	299,700
	New Improvements:		
Property Classification:	AG NHSTD	AG HMSTD	
This parcel has deferred Green Acres Taxes			
Desc: Sect-05 Twp-037 Range-030 80.00 AC S1/2 NE1/4			
Sent in March 2024			
Step 2	PROPOSED TAX		
	2,024.00		
Sent in November 2024.			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		264.00
	Second half taxes due NOVEMBER 17:		264.00
Total Taxes Due in 2025:			528.00



Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this 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.		
Property Tax and Credits		
3. Property taxes before credits	2,353.70	1,211.21
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	383.70	683.21
B. Other Credits		
	<hr/>	<hr/>
5. Property taxes after credits	1,970.00	528.00
Property Tax by Jurisdiction		
6. County BENTON COUNTY	1,318.21	378.80
7. City or Town MAYHEW LAKE TOWNSHIP	316.93	92.26
8. State General Tax		
9. School District 0047		
A. Voter Approved Levies	160.04	
B. Other Local Levies	174.82	56.94
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	<hr/>	<hr/>
	1,970.00	528.00
Special Assessments on Your Property		
13. Special Assessments Int: Principal:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	<hr/>	<hr/>
	1,970.00	528.00



# Tract 1 and 2 Tax Statements



Benton County  
Christine Scherbing, Auditor-Treasurer  
531 Dewey Street, PO Box 129  
Foley, MN 56329-0129  
320.968.5006  
www.co.benton.mn.us

Bill: 3192

Property ID #: R 07.00059.00

Taxpayer: 123771

**\$\$\$**  
REFUNDS?

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

Property Address:

TAX STATEMENT			2025
2024 Values for Taxes Payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2024	2025
	Estimated Market Value:	659,100	684,600
	Homestead Exclusion:		
	Taxable Market Value:	659,100	658,800
	New Improvements:		
Step 2	Property Classification:	AG NHSTD	AG HMSTD
	This parcel has deferred Green Acres Taxes		
Step 3	<b>Desc:</b> Sect-05 Twp-037 Range-030 163.19 AC NW1/4 LESS HWY EASMT W/DEED RESTRICTIONS		
	<i>Sent in March 2024</i>		
	<b>PROPOSED TAX</b>		
			4,450.00
			<i>Sent in November 2024.</i>
<b>PROPERTY TAX STATEMENT</b>			
First half taxes due MAY 15:			1,118.00
Second half taxes due NOVEMBER 17:			1,118.00
Total Taxes Due in 2025:			2,236.00



Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this 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 taxes before credits	5,177.84	2,660.58
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	843.84	424.58
B. Other Credits		
	<hr/>	<hr/>
5. Property taxes after credits	4,334.00	2,236.00
<b>Property Tax by Jurisdiction</b>		
6. County BENTON COUNTY	2,900.58	1,503.20
7. City or Town MAYHEW LAKE TOWNSHIP	697.00	340.60
8. State General Tax		
9. School District 0047		
A. Voter Approved Levies	351.99	176.22
B. Other Local Levies	384.43	215.98
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	<hr/>	<hr/>
	4,334.00	2,236.00
<b>Special Assessments on Your Property</b>		
13. Special Assessments Int: Principal:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	<hr/>	<hr/>
	4,334.00	2,236.00



# Earnest Money Receipt & Purchase Agreement

SteffesGroup.com



DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_

Earnest money hereinafter accepted for \_\_\_\_\_ \$ \_\_\_\_\_

Balance to be paid as follows \_\_\_\_\_ In cash at closing \_\_\_\_\_ \$ \_\_\_\_\_

- 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 warrant 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

BENTON COUNTY  
**MINNESOTA**



SteffesGroup.com | (320) 693-9371  
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