



JACKSON COUNTY, MINNESOTA LAND AUCTION

Opens: Thursday, September 7

Closes: Thursday, September 14 | 1PM ^{CDT} 2023

**TIMED
ONLINE**

📍 From Jackson, MN, .9 miles south on River St., 3.5 miles south on Petersburg Rd. 180' north on 560th Ave. Land is on the east side of the road

Auctioneer's Note: Steffes has been given the opportunity to auction 41± acres of land to include a farmstead in Petersburg Township, Jackson County, MN. This auction features two distinct tracts that offer unique opportunities for both nature enthusiasts and those looking for a farmstead in the country. One tract encompasses recreational land with the Des Moines River meandering through the center of the parcel. The other tract has a house and outbuildings. Perfect for someone searching for a country home. This auction presents an unparalleled opportunity to bid on both tracts to secure this remarkable 41± acre property. Personal property to be sold on a timed online only sale September 14 at 7pm.

41± Acres



Contact Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570, or visit SteffesGroup.com

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | 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

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 Thursday, September 7 and will end at 1PM on Thursday, September 14. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

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

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

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

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

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

CLOSING & BALANCE

Balance of the purchase price must be **paid in full at closing on or before: Monday, October 16, 2023**

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

- Seller will provide 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.

Property will be conveyed by a **Personal Representative / Warranty Deed.**

- **2023 Taxes: Prorated to Close**
- 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

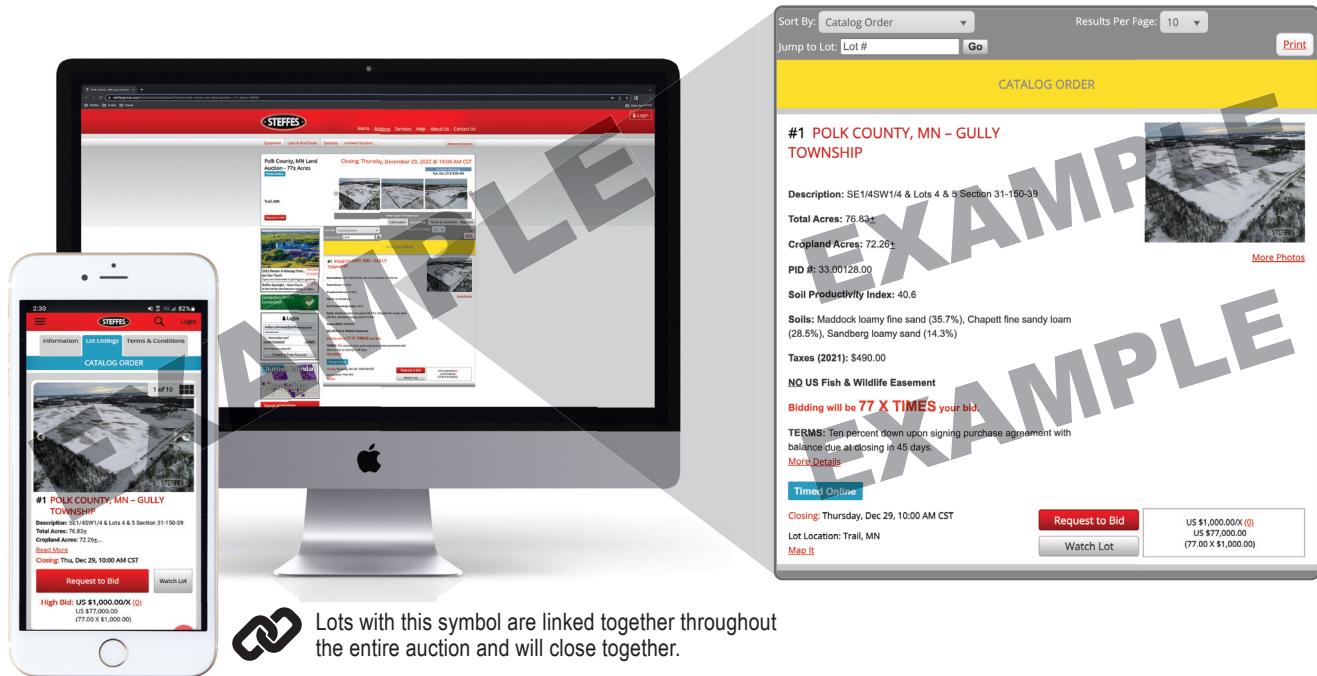
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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!



SEPTEMBER 2023

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

Description: 740' X 990' IN NW 1/4 SW 1/4 & PT SW 1/4 LYING W OF ROAD;
SECT-08 TWP-101 RANGE-034

Total Acres: 39.99±

PID #: 14-008-0600

To Be Sold in 2 Tracts!



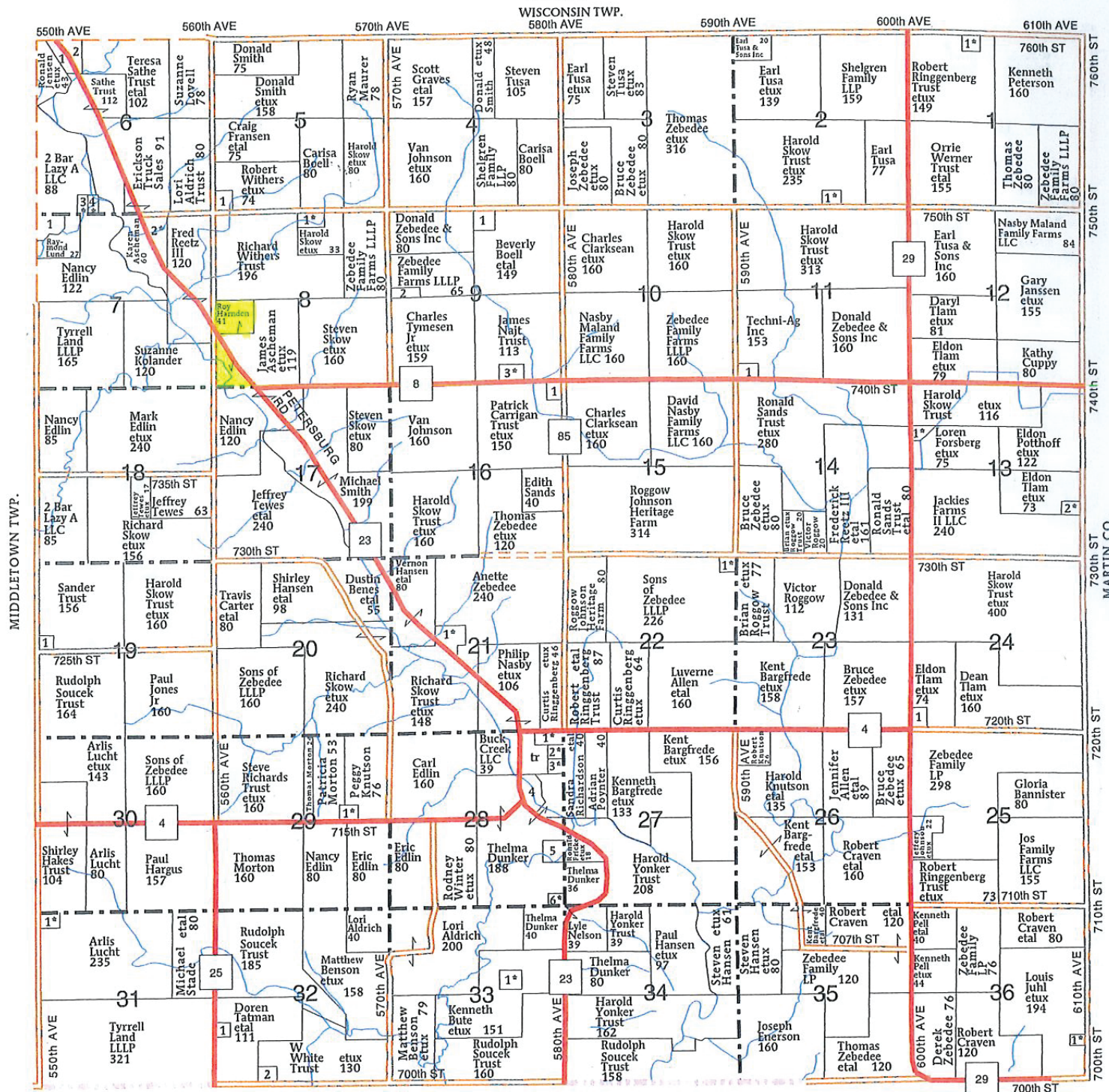
*Lines are approximate

T-101-N

PETERSBURG PLAT

(Landowners)

R-34-W



DICKINSON CO., IA

EMMET CO., IA



CLIENT NAME:

Steffes / Harnden

PROJECT ADDRESS

74402 560th Avenue
Jackson, MNHORIZONTAL DATUM:
Jackson County
NAD83 (2011)

JOB NO.: 2023156

DATE OF FIELD WORK: July 17, 2023

DATE OF MAP: July 18, 2023

DRAFTED BY: PMH

REVISION: DATE: 20

CHECKED BY: DSH

REVISION: DATE: 20

VERTICAL DATUM:
N/A

Surveyed Description

LEGAL DESCRIPTION FOR TRACT A

The North 740.00 feet of the West 990.00 feet of the Southwest Quarter (SW1/4) of Section Eight (8), Township One Hundred One (101), North of Range Thirty-four (34), West of the Fifth Principal Meridian, Jackson County, Minnesota.

Containing 16.82 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

LEGAL DESCRIPTION FOR TRACT B

That part of the Southwest Quarter (SW1/4) lying southwest of the centerline of CSAH 28, as presently established in Section Eight (8), Township One Hundred One (101), North of Range Thirty-four (34), West of the Fifth Principal Meridian, Jackson County, Minnesota.

Containing 23.17 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

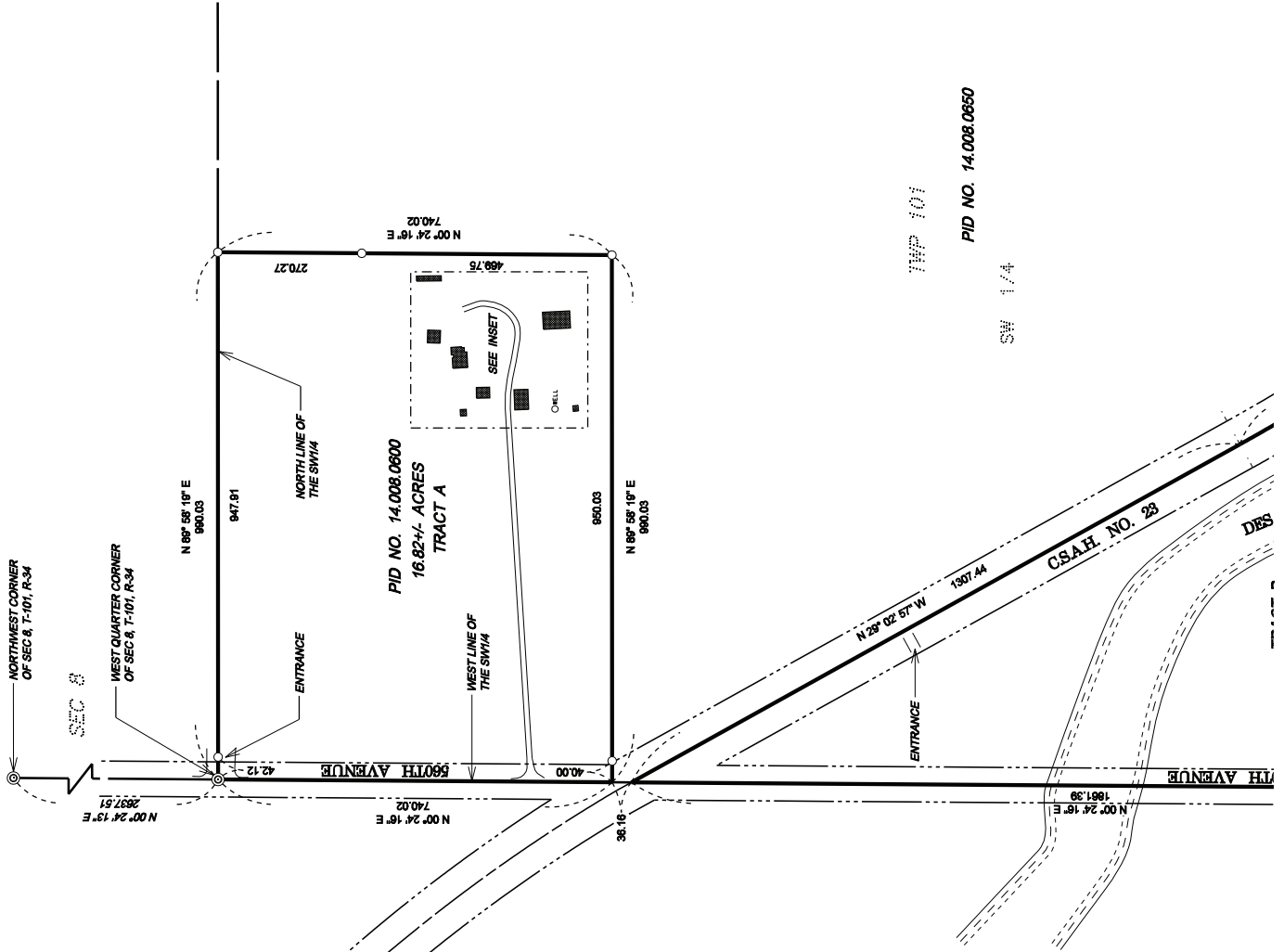
Registration No. 43808 - In the State of Minnesota

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 contracted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

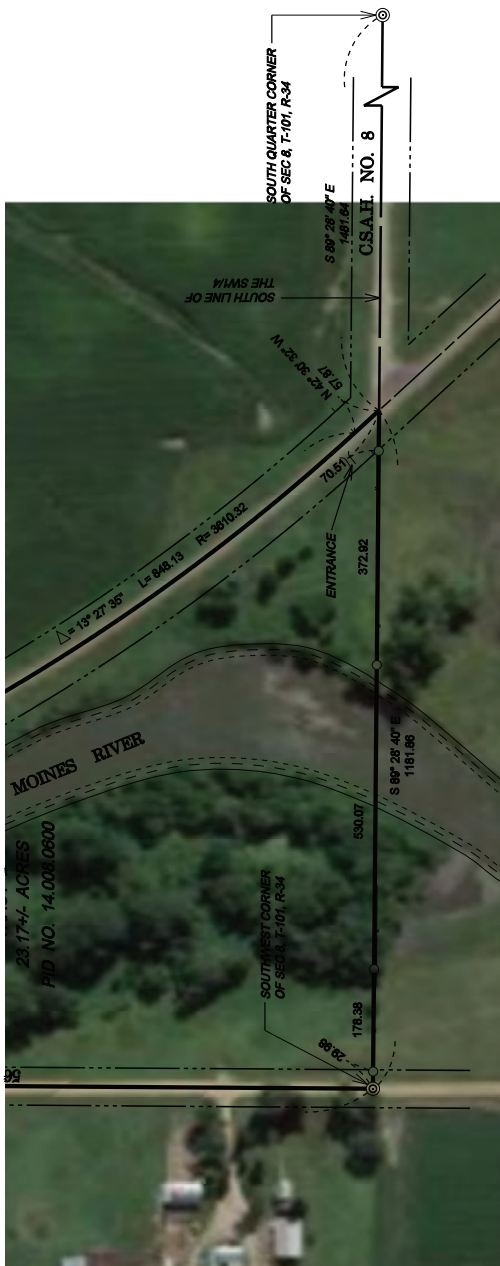
3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



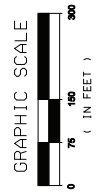
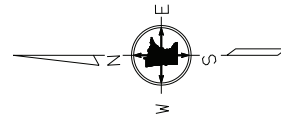
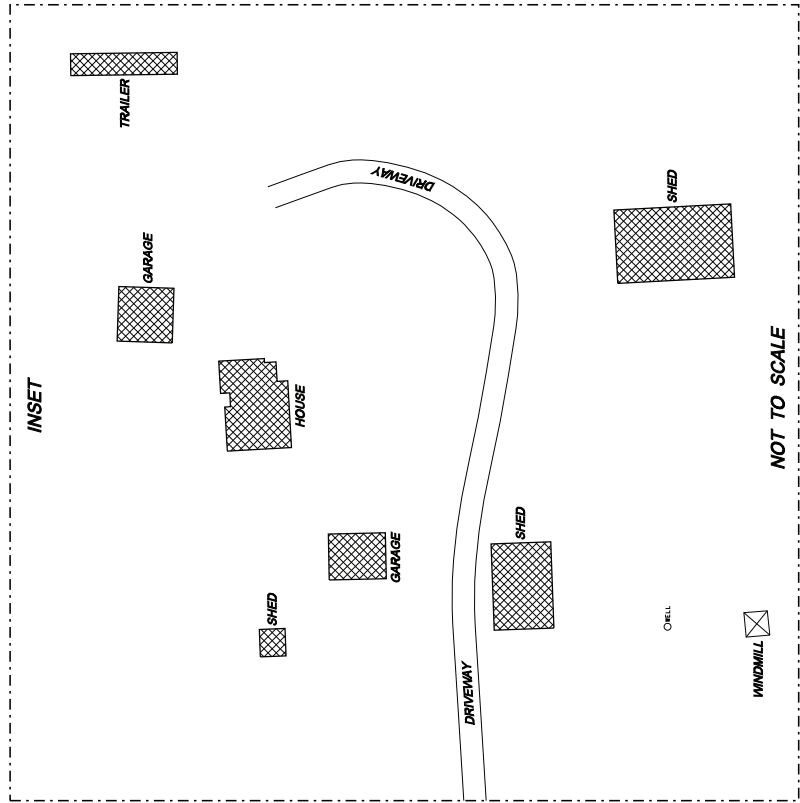


Northeast Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.





RAC 34



LEGEND

- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

TRACT 1 DETAILS

Directions: From Jackson, MN, .9 miles south on River St., 3.5 miles south on Petersburg Rd, 180' north on 560th Ave.
Land is on the east side of the road. 74402 560th Ave., Jackson, MN 56143

Total Acres: 16.82± (Tract A on Survey)

Cropland Acres: Approx. 9.05±

PID #: 14-008-0600 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 94.6

Soils: Clarion loam (46.6%), Delft clay loam (43.9%), Clarion loam, moderately eroded (9.5%)

Taxes (2023): \$560.00 (For entire land. New tax amount TBD)



*Lines are approximate



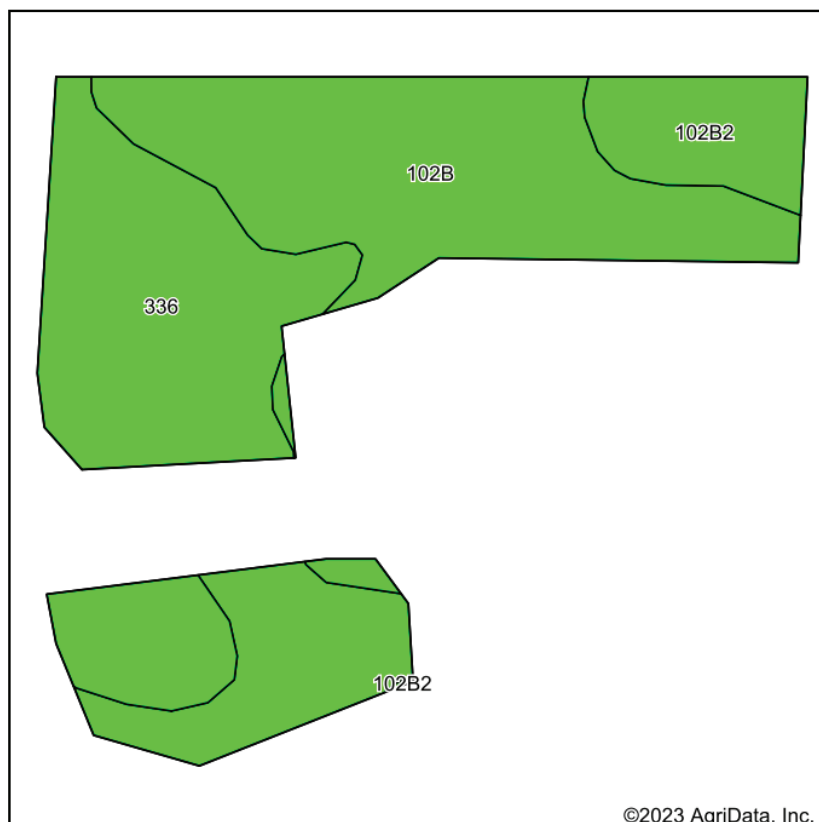
HOUSE DETAILS

- (2) Bedrooms
- (1.5) Bathroom, (1) Full bathroom on main level, (1) ½ bathroom in the basement
- Entryway
- Kitchen w/ dining area
- Living room
- Basement – laundry room, kitchenette, living room, no egress window, storage and utility room
- Forced air natural gas furnace
- Window A/C
- Steel roof
- Main garage, 24'x24', 6-1/2'x16' garage door, wide single garage, concrete floor, unfinished, shingle roof
- Garage/Workshop, 20'x24', 6-1/2'x7-1/2' overhead door, steel roof

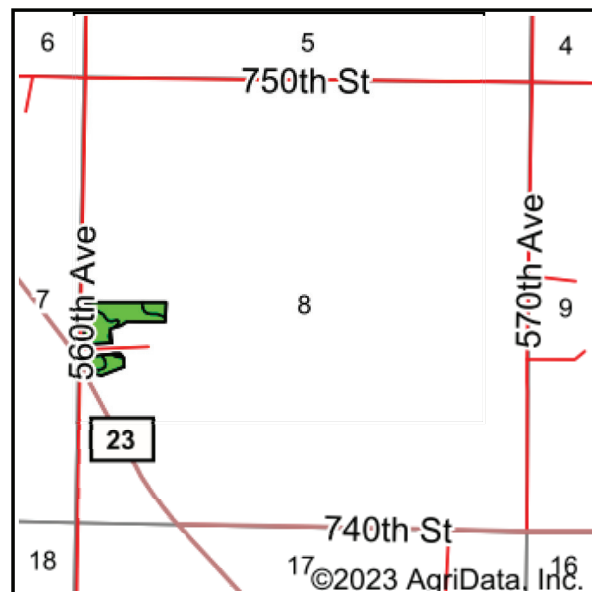
UTILITIES

- Well (rural water main line in road ditch by house, never connected)
- Septic system- non-complaint will need to be brought to compliance at the buyer's expense





Soils data provided by USDA and NRCS.



Area Symbol: MN063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	4.22	46.6%		Ile	95
336	Delft clay loam, 0 to 2 percent slopes	3.97	43.9%		IIw	94
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	0.86	9.5%		Ile	95
Weighted Average					2.00	94.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

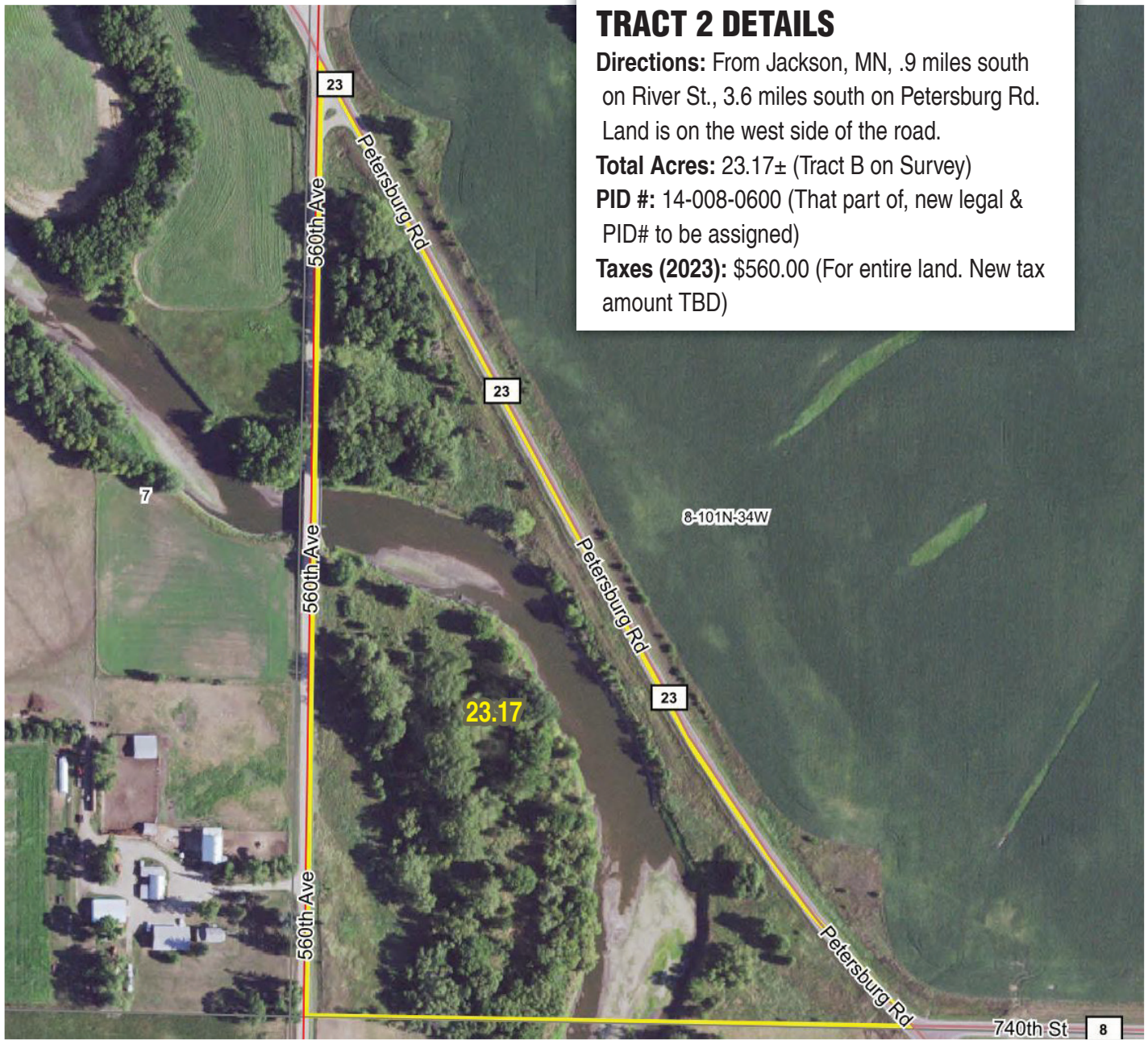
TRACT 2 DETAILS

Directions: From Jackson, MN, .9 miles south on River St., 3.6 miles south on Petersburg Rd. Land is on the west side of the road.

Total Acres: 23.17± (Tract B on Survey)

PID #: 14-008-0600 (That part of, new legal & PID# to be assigned)

Taxes (2023): \$560.00 (For entire land. New tax amount TBD)



*Lines are approximate



JACKSON COUNTY AUDITOR/TREASURER

P.O. Box 226
Jackson, MN 56143-0226
507-847-2763 1-888-293-4446
www.co.jackson.mn.us

Bill #: 3974

Taxpayer: 15401

Property ID Number: R 14.008.0600

Property Description: Sect-08 Twp-101 Range-034 41.00 AC 740' X 990' IN
NW 1/4 SW 1/4 & PT SW 1/4 LYING W OF ROAD

Property 74402 560TH AVE

Address: JACKSON, MN 56143

2023 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2022	2023
	Estimated Market Value:		210,400	253,900
	Homestead Exclusion:		29,900	29,400
	Taxable Market Value:		180,500	224,500
	New Improvements:			
	Property Classification:		AG HMSTD	AG HMSTD
Sent in March 2022				
Step 2	PROPOSED TAX			
	532.00			
Sent in November 2022				
Step 3	PROPERTY TAX STATEMENT			
	First half taxes due MAY 15:			280.00
	Second half taxes due NOVEMBER 15:			280.00
	Total Taxes Due in 2023:			560.00

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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

Taxes Payable Year

2022

2023

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.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐

459.00

511.00

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes:
 - A. Agricultural Market Value Credits
 - B. Other Credits

903.05

990.61

410.05

455.61

5. Property taxes after credits

493.00

535.00

Property Tax by Jurisdiction

6. County JACKSON COUNTY

199.25

220.11

7. City or Town PETERSBURG TWP

54.62

55.55

8. State General Tax

9. School District 2895

- A. Voter Approved Levies

110.79

122.29

- B. Other Local Levies

127.53

136.22

10. Special Taxing Districts

- A. REGION 8 DEVELOPMENT

0.81

0.83

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

493.00

535.00

Special Assessments on Your Property

13. Special Assessments Int: Principal: 25.00
SOLID WASTE 25.00

25.00

25.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

518.00

560.00





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 received for _____ \$ _____

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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

7. 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.

8. Closing of the sale is to be on or before _____, Possession will be at closing.

9. 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.

10. 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.

11. 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.

12. Any other conditions: _____

13. 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



JACKSON COUNTY
MINNESOTA

SteffesGroup.com | 320.693.9371 | 23579 MN Hwy 22 S, Litchfield, MN 55355