



GOODHUE COUNTY, MINNESOTA LAND AUCTION

Opens: Tuesday, September 5

Closes: Tuesday, September 12 | 1PM ^{CDT} 2023

TIMED
ONLINE

📍 From Zumbrota, MN, 2.8 miles west on MN-60 E, .5 miles north on 150th Ave., .8 miles east on 445th St. Land is located on the south side of the road.

Auctioneer's Note: Lender-owned land coming up on public auction, Steffes has the pleasure to present 75.74± acres of prime farmland in Minneola Township, Goodhue County. This is a great opportunity for farmers and investors to secure a valuable piece of land. The 75.74± acres will be sold in two tracts with the southern 36.04± acres subject to a Right of First Refusal. The building and related improvements located on the northern 39.7± acres are not included in the sale. Any required access to the southern tract will be provided through an easement running along the west edge of the northern tract.

76± Acres



Contact Randy Kath at Steffes Group 320.693.9371 or 701.429.8894

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 Tract 1: on or before Thursday, October 12, 2023; Tract 2: on or before 30 days from notification ROFR not being exercised. 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 Tuesday, September 5 and will end at 1PM on Tuesday, September 12. 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

Closing Date: Tract 1 - Thursday, October 12, 2023; Tract 2 - 30 days from notification ROFR not being exercised. (ROFR "Right of First Refusal")

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 **Limited/Specialty Deed.**

- **2023 Taxes: Prorated to close**
- Notwithstanding anything in this agreement or any addendum to this agreement, the seller shall pay the cost of the title commitment and the cost to record the deed. The buyer shall pay all other title costs. The parties agree that First American Title will be the closing agent.
- 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.**
- Right of First Refusal on Tract 2: Tract 2 is subject to a right of first refusal (ROFR). The auction buyer will be required to sign a purchase agreement once the auction closes. No earnest money will be required at that time. Notice of the sale (and the sale price) will be given to the party that holds the right of first refusal after the auction closes. The party that holds the right of first refusal has 45 days to exercise the right to purchase for the auction sale price and 60 days to close on the sale. If the party does not exercise the right of first refusal (or exercises the right but does not close), the auction buyer will have ten (10) days to provide the earnest money. A closing will then be scheduled with the auction buyer. The auction buyer will be contractually obligated to purchase Tract 2 even though no earnest money will be required when the auction closes.

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

If tract 1 and tract 2 are separate buyers or the Right of First Refusal is exercised on tract 1 the easement will be created as shown on the map exhibit B-1 on page 12.

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.

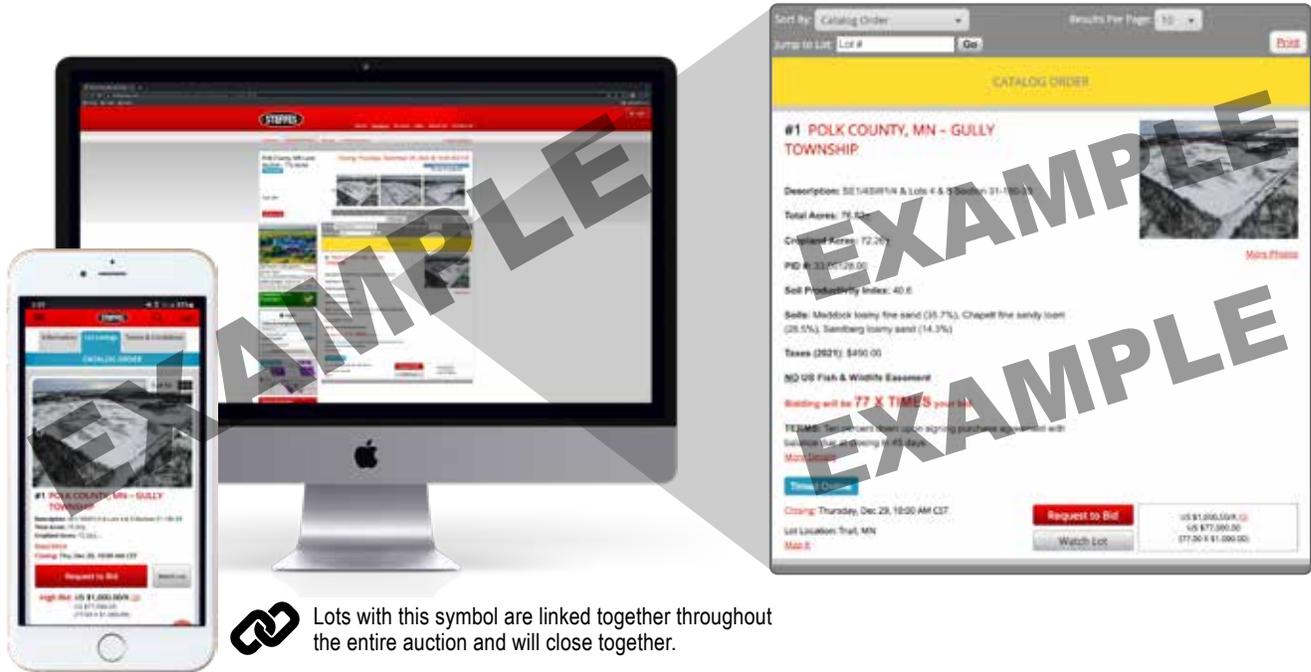
THE BIDDING STRATEGY

- 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! All bidding will be on a per acre basis.

Example: 36.04 acres x your bid.



 Lots with this symbol are linked together throughout the entire auction and will close together.

SEPTEMBER 2023

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

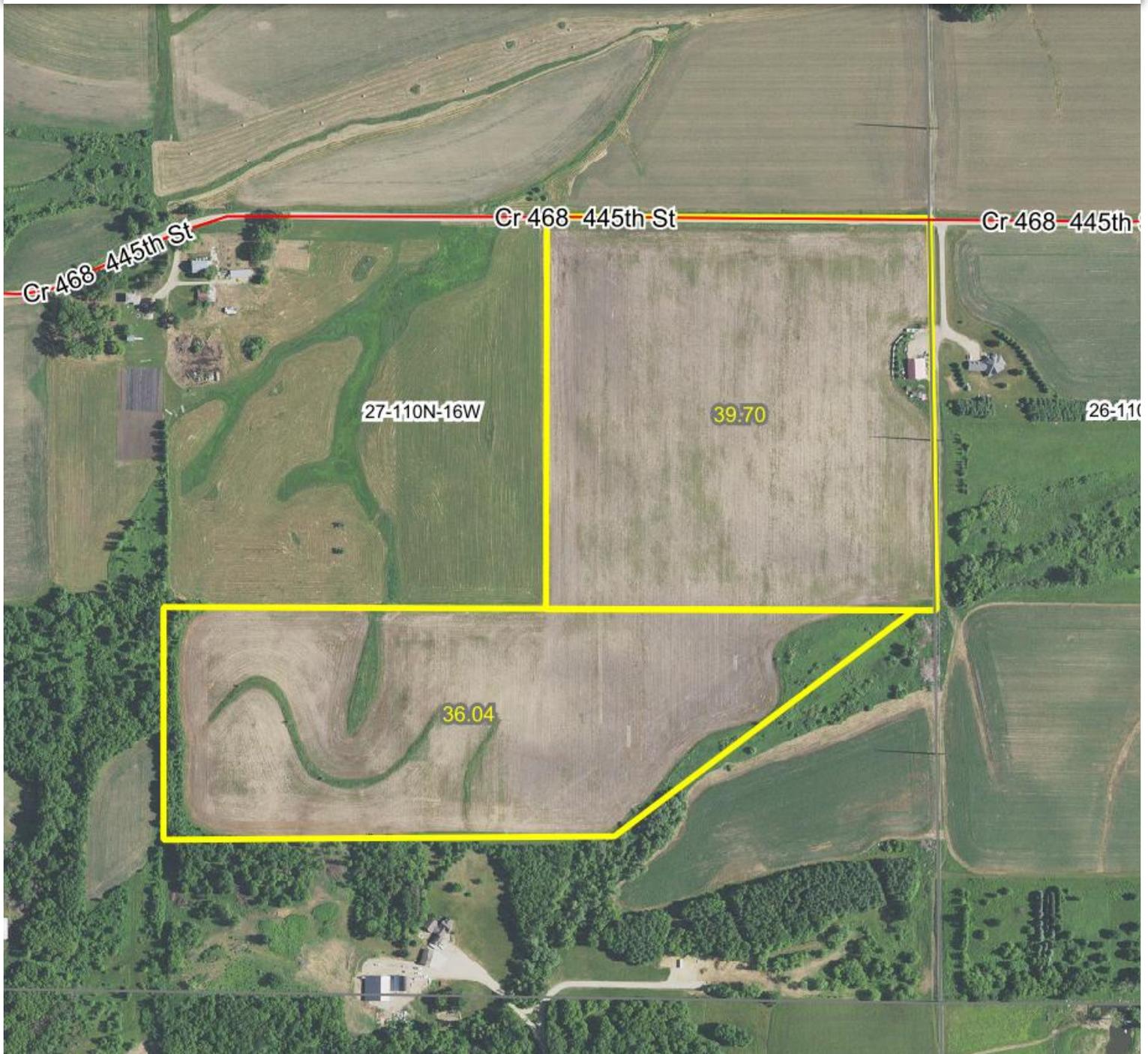
Land Located: From Zumbrota, MN, 2.8 miles west on MN-60 E, .5 miles north on 150th Ave., .8 miles east on 445th St. Land is located on the south side of the road.

Description: NE1/4 OF SE1/4 & S534FT BEING 32.36AC REC, S1/2 OF SE1/4 SEC 27-110-16 EX 4/16/90 EX 11.12AC
Sect-27 Twp-110 Range-016

Total Acres: 75.74±

PID #: 38-027-0600

TO BE SOLD IN 2 TRACTS!



*Lines are approximate

TRACT 1 DETAILS

Description: Parcel 7a (on Survey) The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) in Section 27, Township 110 North, Range 16 West.

Total Acres: 39.7± Acres

Cropland Acres: Approx. 36.25± Acres

PID #: 38-027-0600 (That part of, new legal & PID# to be assigned)

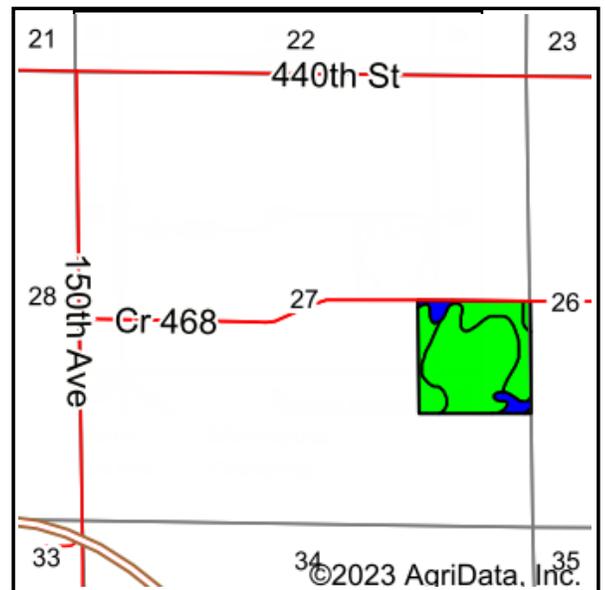
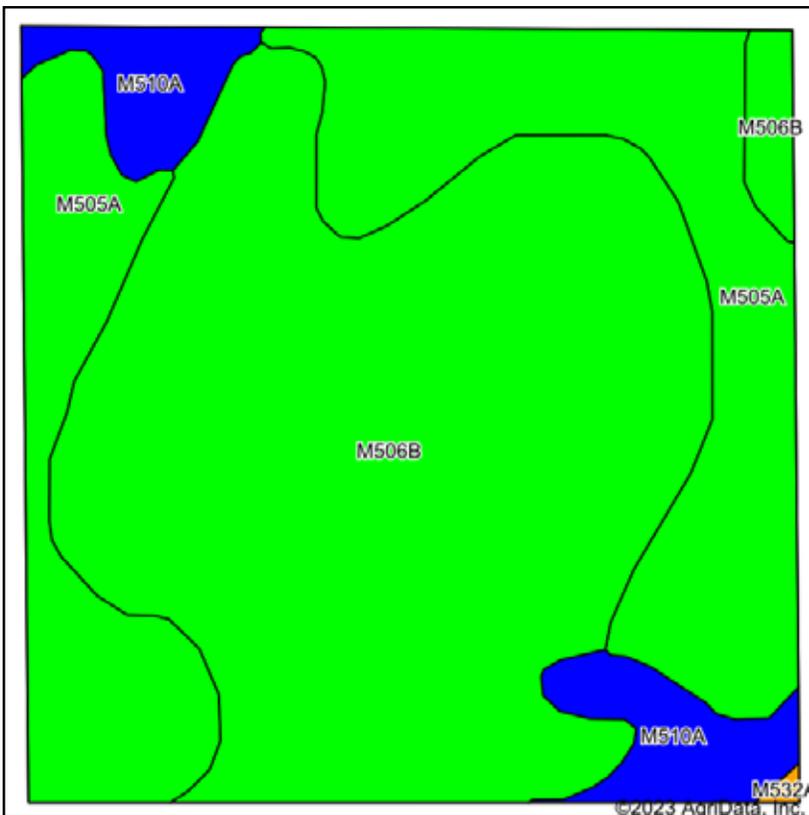
Soil Productivity Index: 95.1

Soils: Kasson silt loam (59.5%), Klinger silt loam (33.1%), Maxfield silt loam (7.2%), Maxfield silty clay loam (0.2%)

Taxes (2023): \$2,932 (For entire land. New tax amount TBD)



*Lines are approximate

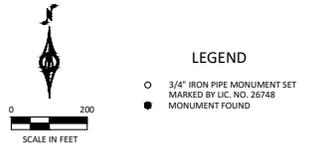
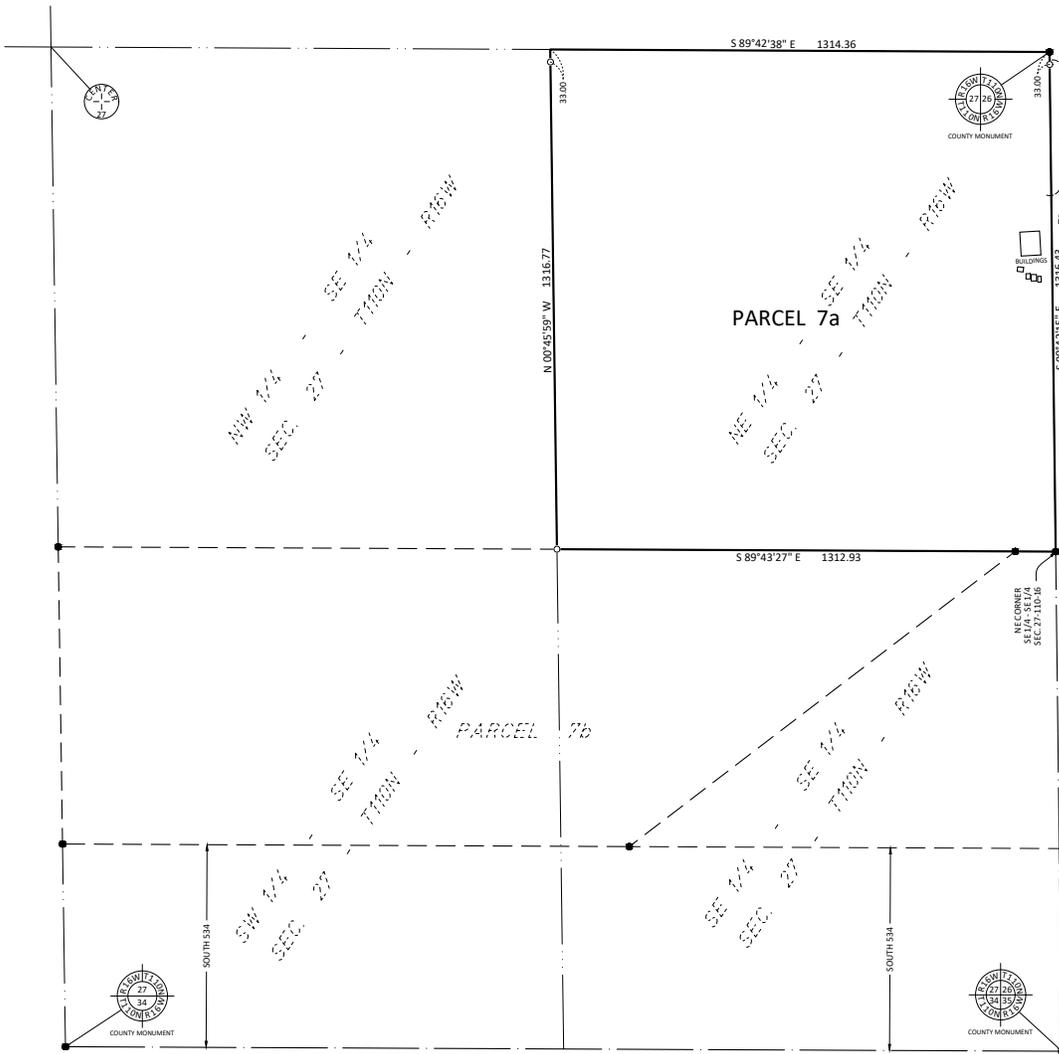


Soils data provided by USDA and NRCS.

Area Symbol: MN049, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M506B	Kasson silt loam, 2 to 6 percent slopes	23.64	59.5%	Light Green	Ile	95
M505A	Klinger silt loam, 1 to 4 percent slopes	13.16	33.1%	Green	Iw	98
M510A	Maxfield silt loam, 0 to 2 percent slopes	2.84	7.2%	Blue	Ilw	83
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.2%	Orange	Ilw	74
Weighted Average					1.67	95.1

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



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
- MONUMENT FOUND

Parcel 7a
 The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) in Section 27, Township 110 North, Range 16 West.
 Containing 39.70 acres.

SURVEYOR'S CERTIFICATION
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jamie Fowlds 7/13/2023
 Licensee Fowlds Date
 License Number 26748

Horizontal Datum: 2011 County Coordinate System

CERTIFICATE OF SURVEY GOODHUE COUNTY, MINNESOTA		PART OF SECTION 27, T110N - R16W
 BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		FOR: UNITED PRAIRIE BANK



TRACT 2 DETAILS

Description: Parcel 7b (on Survey)

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) in Section 27, Township 110 North, Range 16 West.

Except: The South 534 feet of the Southeast Quarter (SE 1/4) of Section 27, Township 110 North, Range 16 West

Further excepting therefrom: That part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 110, Range 16 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 0 degrees 42 minutes 15 seconds East (HARN adjustment of the 1983 Goodhue County Coordinate System) along the east line of said Southeast Quarter of the Southeast Quarter 782.35 feet to the north line of the South 534.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 44 minutes 16 seconds West along said north line 1132.15 feet; thence North 52 degrees 34 minutes 20 seconds East 1279.50 feet to the north line of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 43 minutes 27 seconds East along said north line 106.45 feet to the point of beginning.

Total Acres: 36.04± Acres

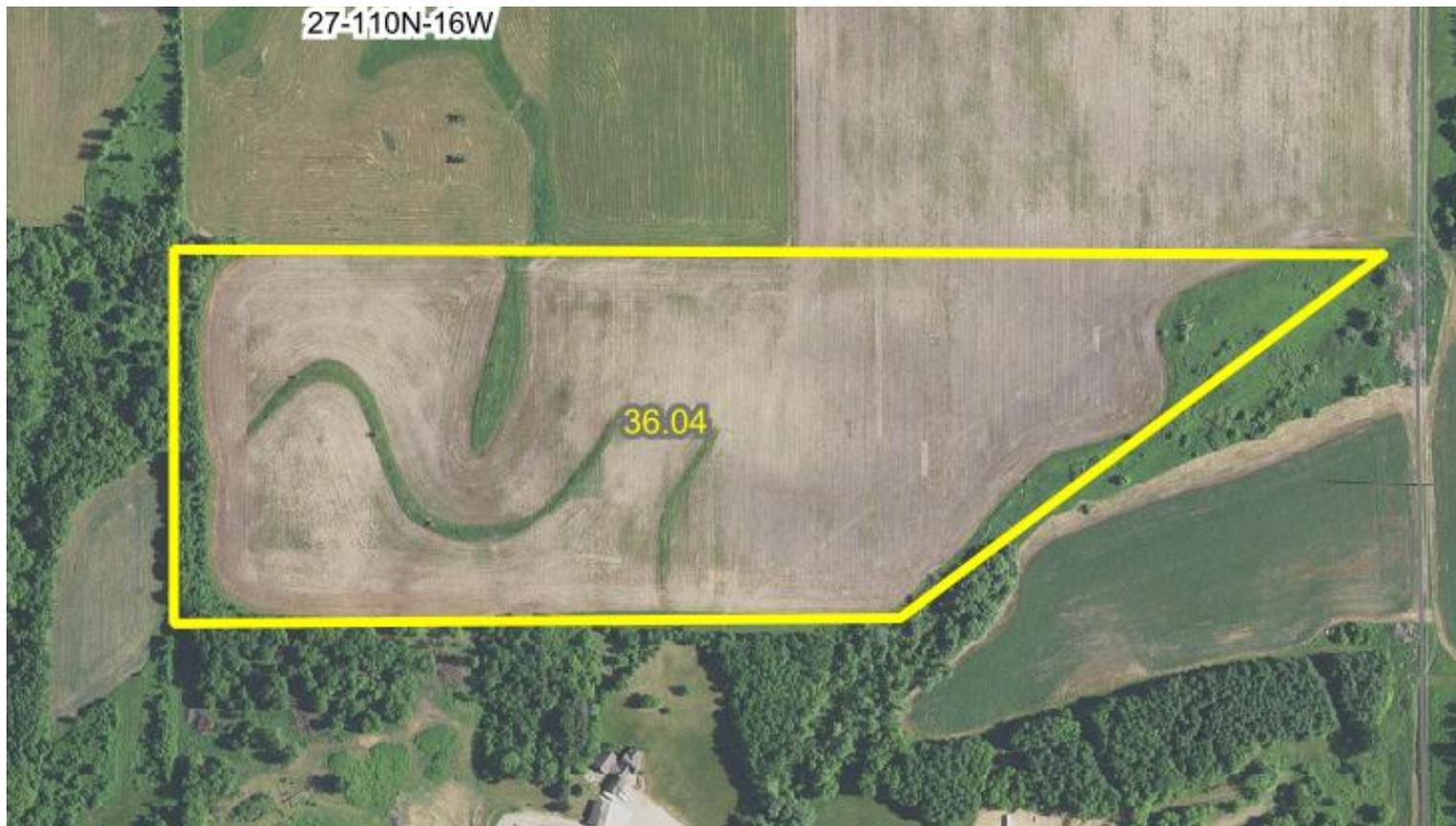
Cropland Acres: Approx. 30.14± Acres

PID #: 38-027-0600 (That part of, new legal & PID# to be assigned)

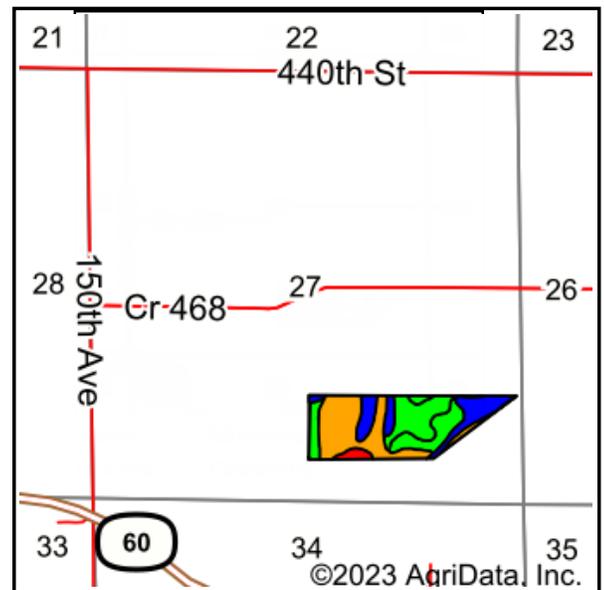
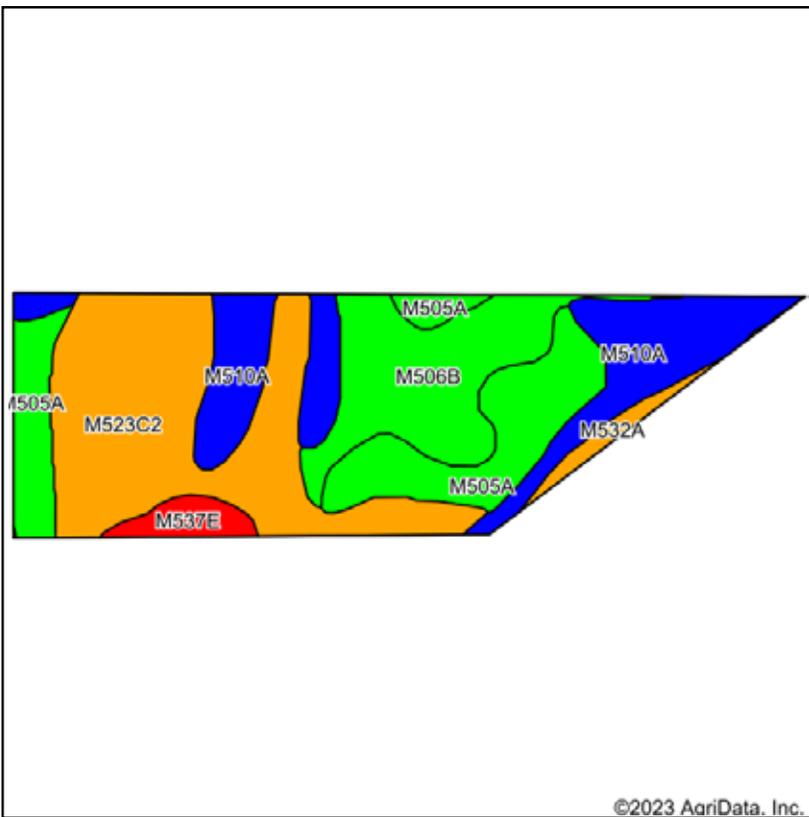
Soil Productivity Index: 84.1

Soils: Bassett-Kasson complex (34.2%), Maxfield silt loam (22.0%), Klinger silt loam (20.7%), Kasson silt loam (18.3%), Meridian-Bassett complex (2.9%), Maxfield silty clay loam (2.0%)

Taxes (2023): \$2,932 (For entire land. New tax amount TBD)



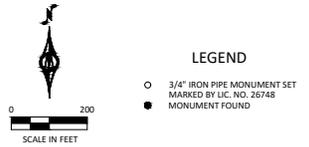
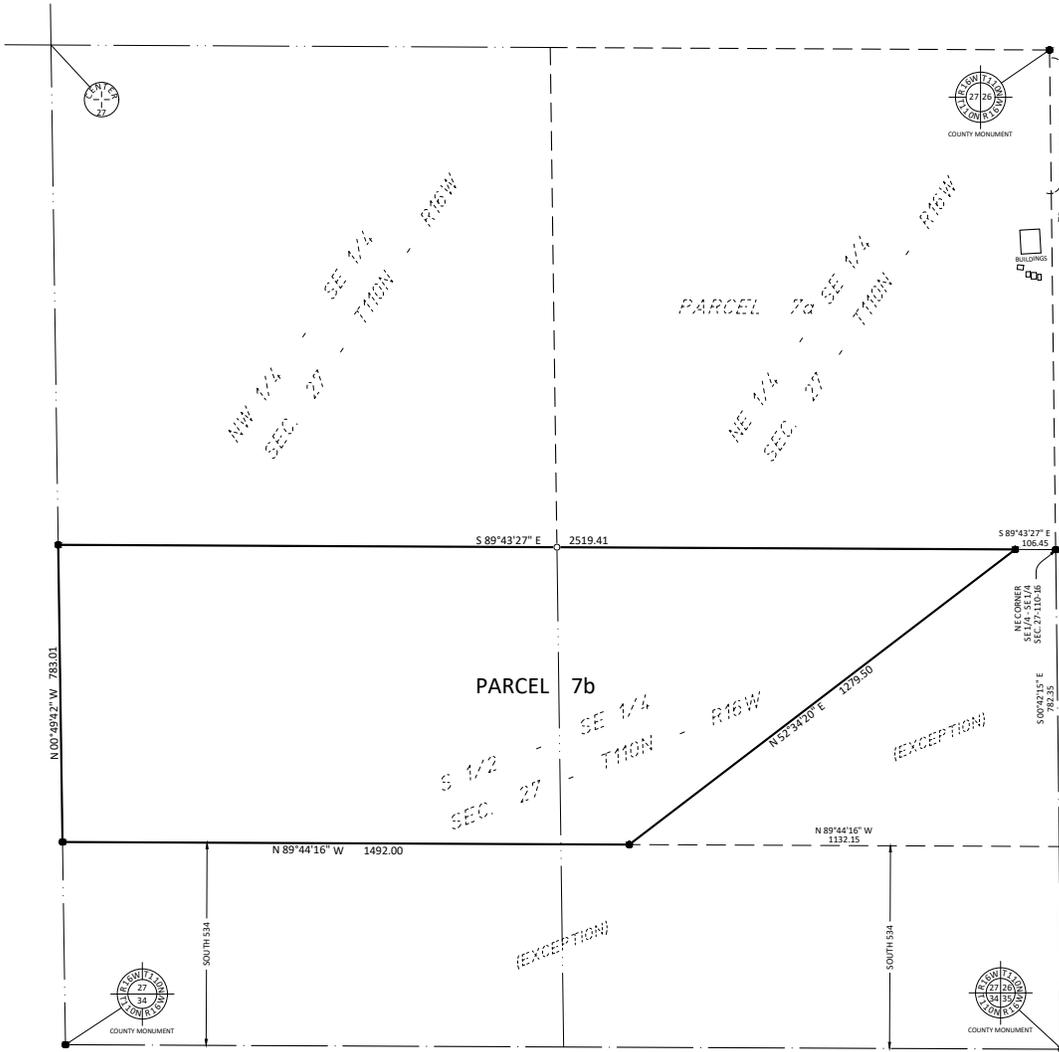
*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN049, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M523C2	Bassett-Kasson complex, 6 to 12 percent slopes, eroded	12.32	34.2%	Orange	IIIe	77
M510A	Maxfield silt loam, 0 to 2 percent slopes	7.92	22.0%	Blue	IIw	83
M505A	Klinger silt loam, 1 to 4 percent slopes	7.46	20.7%	Green	Iw	98
M506B	Kasson silt loam, 2 to 6 percent slopes	6.58	18.3%	Light Green	IIe	95
M537E	Meridian-Bassett complex, 18 to 35 percent slopes	1.04	2.9%	Red	VIe	14
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.72	2.0%	Yellow-Orange	IIw	74
Weighted Average					2.25	84.1



LEGEND
 ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
 ● MONUMENT FOUND

Parcel 7b
 The South Half (S 1/2) of the Southeast Quarter (SE 1/4) in Section 27, Township 110 North, Range 16 West.
 Except: The South 534 feet of the Southeast Quarter (SE 1/4) of Section 27, Township 110 North, Range 16 West
 Further excepting therefrom:
 That part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 110, Range 16 West, Goodhue County, Minnesota, described as follows:
 Beginning at the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 0 degrees 42 minutes 15 seconds East (HARN adjustment of the 1983 Goodhue County Coordinate System) along the east line of said Southeast Quarter of the Southeast Quarter 782.35 feet to the north line of the South 534.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 44 minutes 16 seconds West along said north line 1132.15 feet; thence North 52 degrees 34 minutes 20 seconds East 1279.50 feet to the north line of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 43 minutes 27 seconds East along said north line 106.45 feet to the point of beginning.
 Containing 36.04 acres.

SURVEYOR'S CERTIFICATION
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Jamie Fowlds 7/13/2023
 Jamie Fowlds Date
 License Number 26748
 Horizontal Datum: 2011 County Coordinate System

CERTIFICATE OF SURVEY GOODHUE COUNTY, MINNESOTA		PART OF SECTION 27, T110N - R16W
 BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		FOR: UNITED PRAIRIE BANK



EXHIBIT A

Premises Parcel

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) in Section 27, Township 110 North, Range 16 West.

EXHIBIT B

EASEMENT AREA

The West 33.00 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) in Section 27, Township 110 North, Range 16 West.

The sidelines of said strip are to be prolonged or shortened to terminate on the north and south lines of the Northeast Quarter of the Southeast Quarter of said Section 27.

PLANNING ENGINEERING ARCHITECTURE SURVEYING CONSULTING 1100 V. FORT. [NEW ACCESS EASEMENT] 11/13/2023 0.14 MW

CERTIFICATE OF EASEMENT GOODHUE COUNTY, MINNESOTA

PART OF NE 1/4 - SE 1/4,
SECTION 27, T110N - R16W

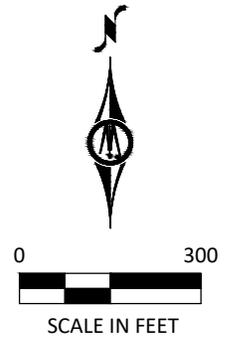
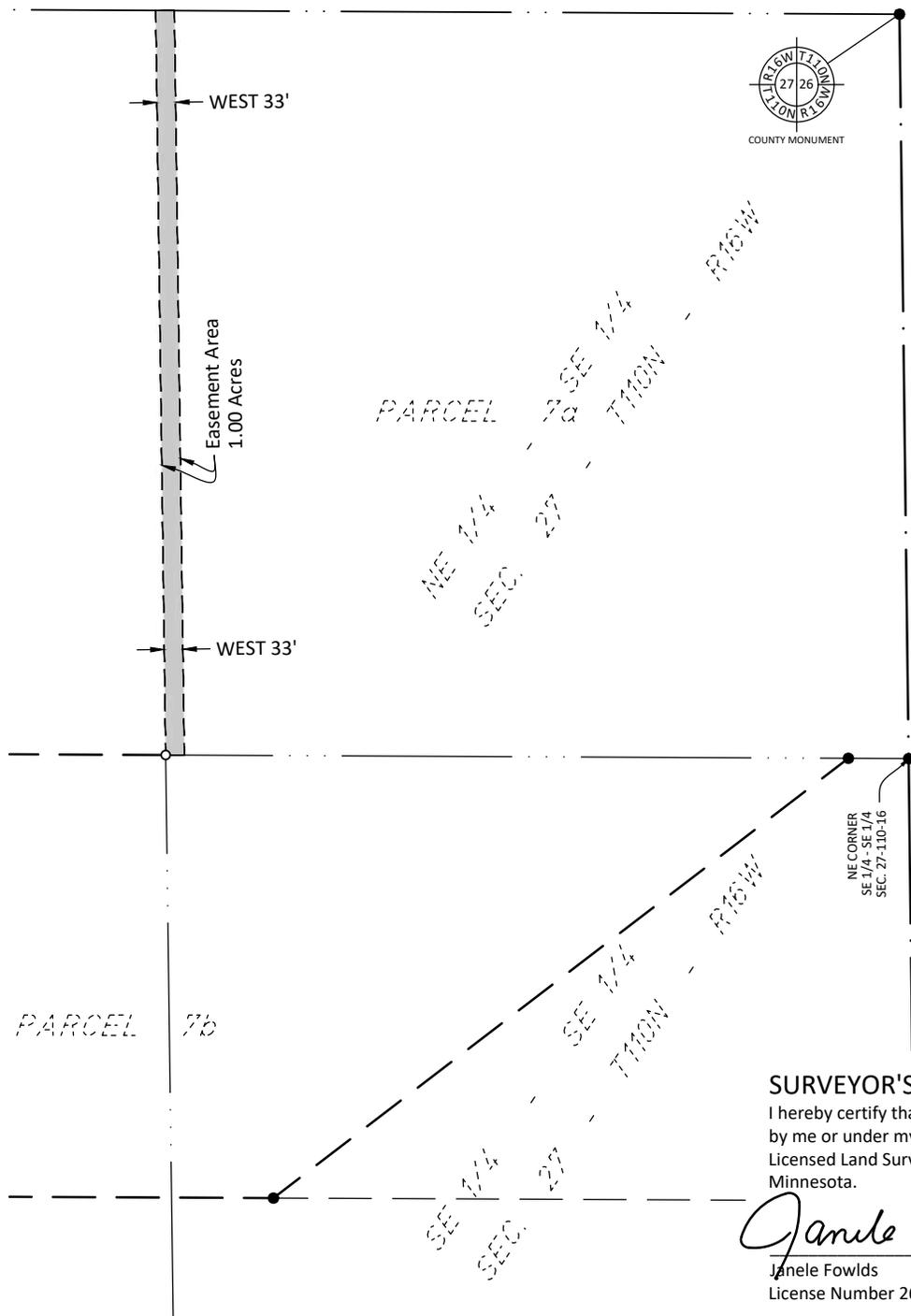


**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

FOR: UNITED PRAIRIE BANK

EXHIBIT B-1 EASEMENT AREA



H:\UNITP_PR\0M3127716\CAD\C3D\127716 V. PROP. (new access easement D).dwg 7/13/2023 6:14 AM

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds

7/13/2023
Date

Janele Fowlds
License Number 26748

CERTIFICATE OF EASEMENT GOODHUE COUNTY, MINNESOTA

PART OF NE 1/4 - SE 1/4,
SECTION 27, T110N - R16W



**BOLTON
& MENK**

1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

FOR: UNITED PRAIRIE BANK



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 6387

Property ID R 38.027.0600

Tax Payer ID 22987

Sect-27 Twp-110 Range-016
DOC# 568382 NE1/4 OF SE1/4 &
S534FT BEING 32.36AC REC

76.52 AC
S1/2 OF SE1/4 SEC 27-110-16 EX
4/16/90 EX 11.12AC DOC#574899

PROPERTY ADDRESS:
16014 445TH ST
ZUMBROTA MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step 1	Taxes Payable Year Classification	2021 AG HMSTD	2022 AG HMSTD
1	Estimated Market Value	453,300	468,800
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	453,300	468,800
	New Improvements		
	Expired Exclusions		

Sent in March 2021

PROPOSED TAX

Step 2	Proposed Tax	2,944.00
2		

Sent in November 2021

PROPERTY TAX STATEMENT

Step 3		
3	First-half Taxes	1,466.00
	Second-half Taxes	1,466.00
	Total Taxes due in 2022	2,932.00

**\$\$\$
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:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3. Property taxes before credits	4,186.86	3,476.56
4. A. Agricultural and rural land credits	574.86	544.56
B. Other credits to reduce your property tax		
5. Property taxes after credits	3,612.00	2,932.00
Property Tax by Jurisdiction		
6. County	2,059.07	1,768.64
7. City or Town MINNEOLA TWP	523.97	425.02
8. State General Tax		
9. School District 2805		
A. Voter Approved Levies	263.00	187.19
B. Other Local Levies	730.24	520.94
10. Special Taxing Districts SEMMCHRA	35.72	30.21
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,612.00	2,932.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	<u>3,612.00</u>	<u>2,932.00</u>





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 _____ \$ _____

- 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



GOODHUE COUNTY
MINNESOTA

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