



ROSEAU COUNTY, MN LAND AUCTION

Opening: Wednesday, October 30 | 8 AM

Closing: Wednesday, November 6 | 10 AM ^{CDT} 2024

TIMED
ONLINE



T1-T5: from the intersection of MN-11 & Co. Rd. 35/580th Ave., south 1-1/2 miles to 340th St., east to T1, T2 & T5, continue south 1 mile on Co. Rd. 35 to 330th St., east 1/2 mile to T3 & T4.

T6-T9: from Warroad, southeast 3 miles on MN-11 to Co. Rd. 12, east 1/2 mile on Co. Rd. 12 to T6, T7, T8, continue southeast 1 mile on MN-11 to 630th Ave. to T9.

Auctioneer's Note: This is an incredibly rare opportunity to purchase close to 800 acres south of Warroad, MN! This farm has been in the Linder Family for generations and includes some of the most productive farmland in the area along with highly desirable and buildable tracts of land along the Warroad River. East of town there are additional tracts of land with one featuring a farmstead along the blacktop. All tracts are available to farm for the 2025 crop year. Take advantage of this chance to buy land close to Warroad!

794± Acres



Nels H. Linder Trust

Contact Max Steffes at Steffes Group, (701) 212-2849; Joel Swanson, (701) 371-7152; or visit SteffesGroup.com.

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078 | (701) 237-9173 | SteffesGroup.com

Scott Steffes MN81527; Max Steffes MN40222296; Joel Swanson MN40913104. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days. This is a 5% Buyer Premium auction.

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 guarantees 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.



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.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON WEDNESDAY, OCTOBER 30 AND WILL END AT 10 AM WEDNESDAY, NOVEMBER 6, 2024.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

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.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to (701) 237-9173 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Friday, December 20, 2024.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Trustee Deed.**

2024 Taxes: Paid by SELLERS.

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.

Roseau County, MN

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.

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.

THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.

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 or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

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

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

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.

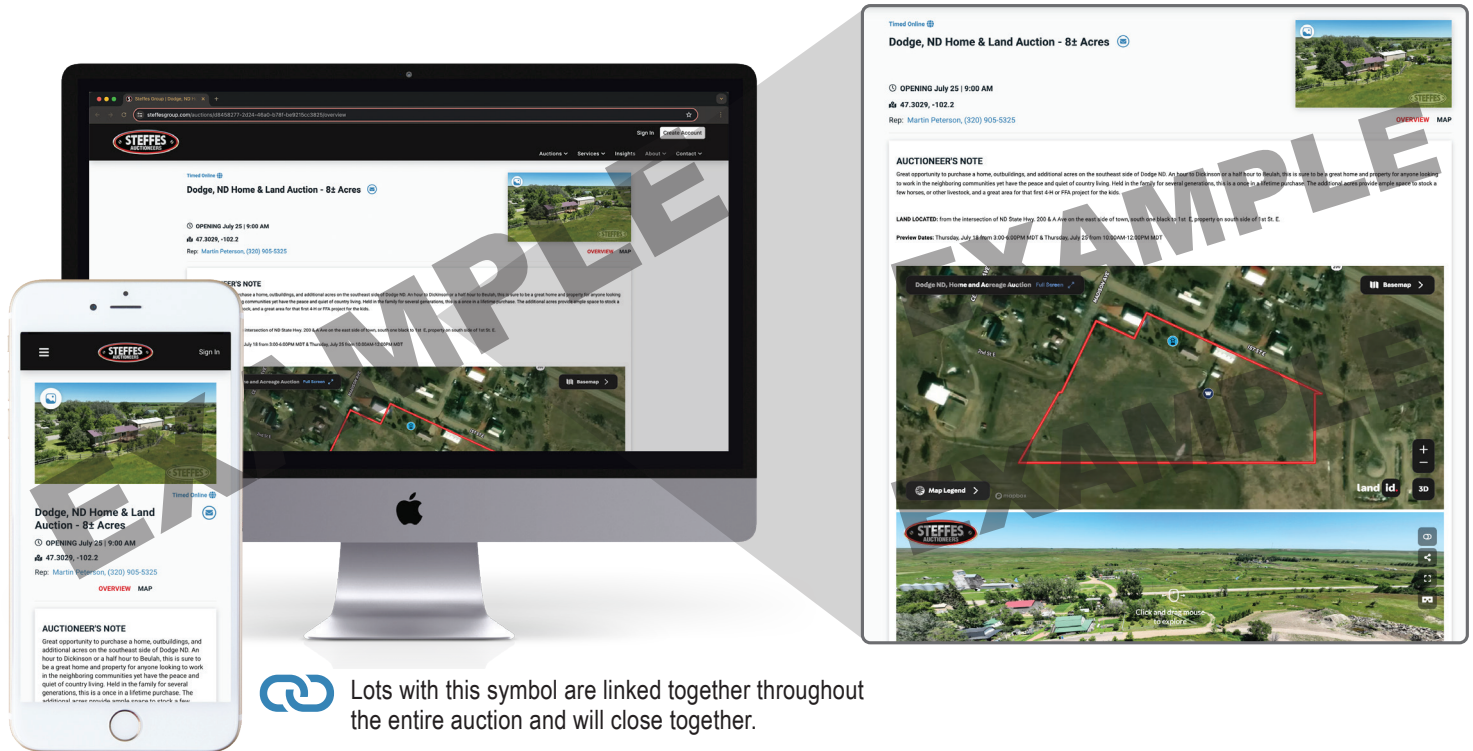
• Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not 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!



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

OCTOBER & NOVEMBER 2024

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

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP**Land Located:**

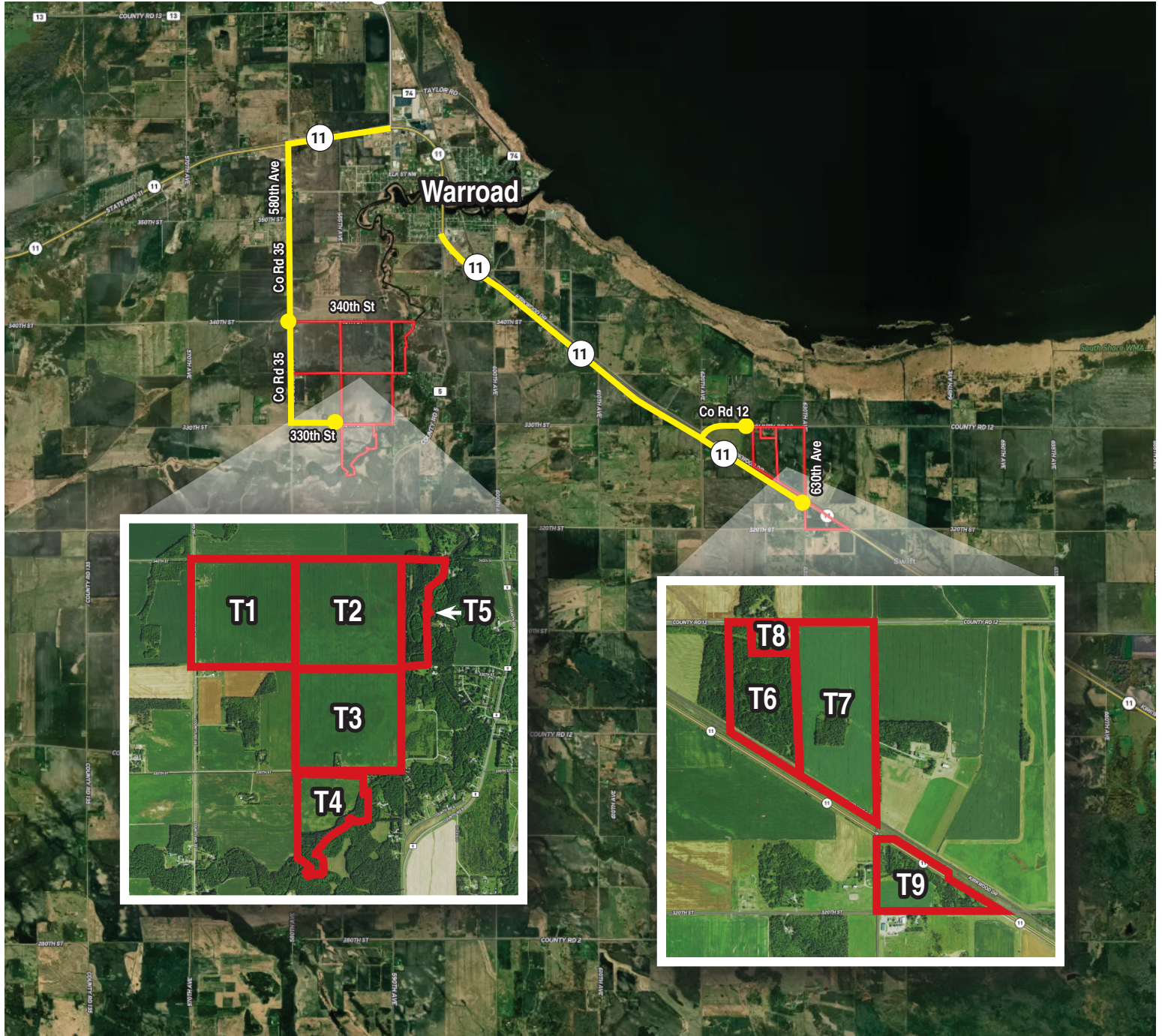
T1-T5: from the intersection of MN-11 & Co. Rd. 35/580th Ave., south 1-1/2 miles to 340th St., east to T1, T2 & T5, continue south 1 mile on Co. Rd. 35 to 330th St., east 1/2 mile to T3 & T4.

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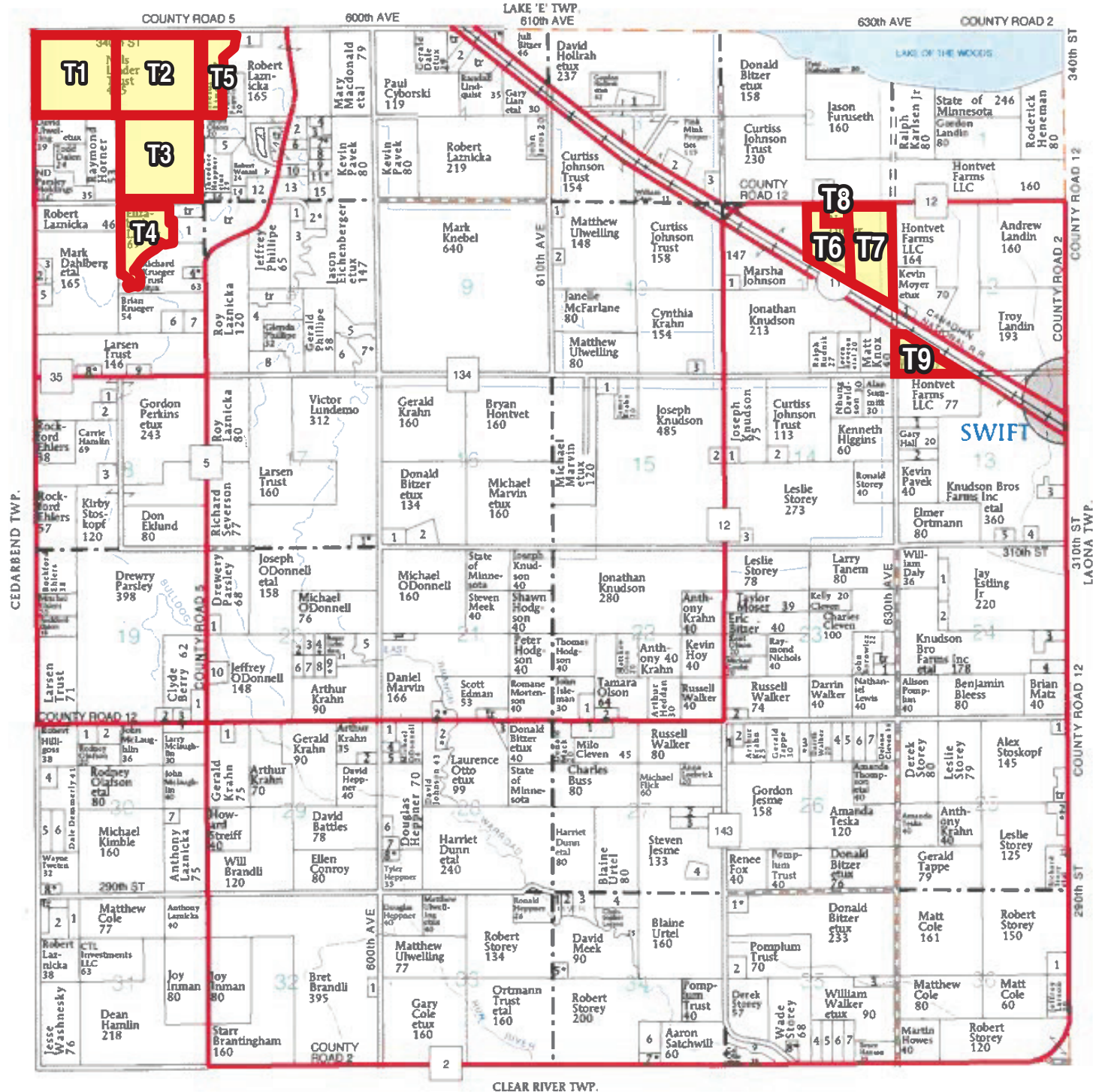
Description: Sections 5, 6, 7, 11 & 12 Moranville TWP

Total Acres: 794.47±

To Be Sold in 9 Tracts!

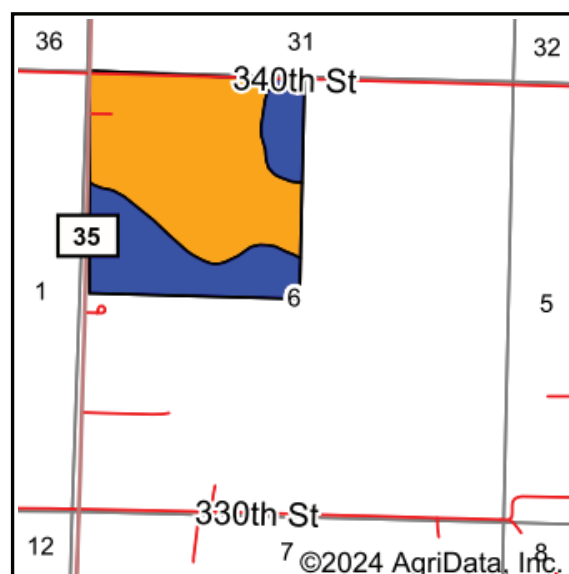
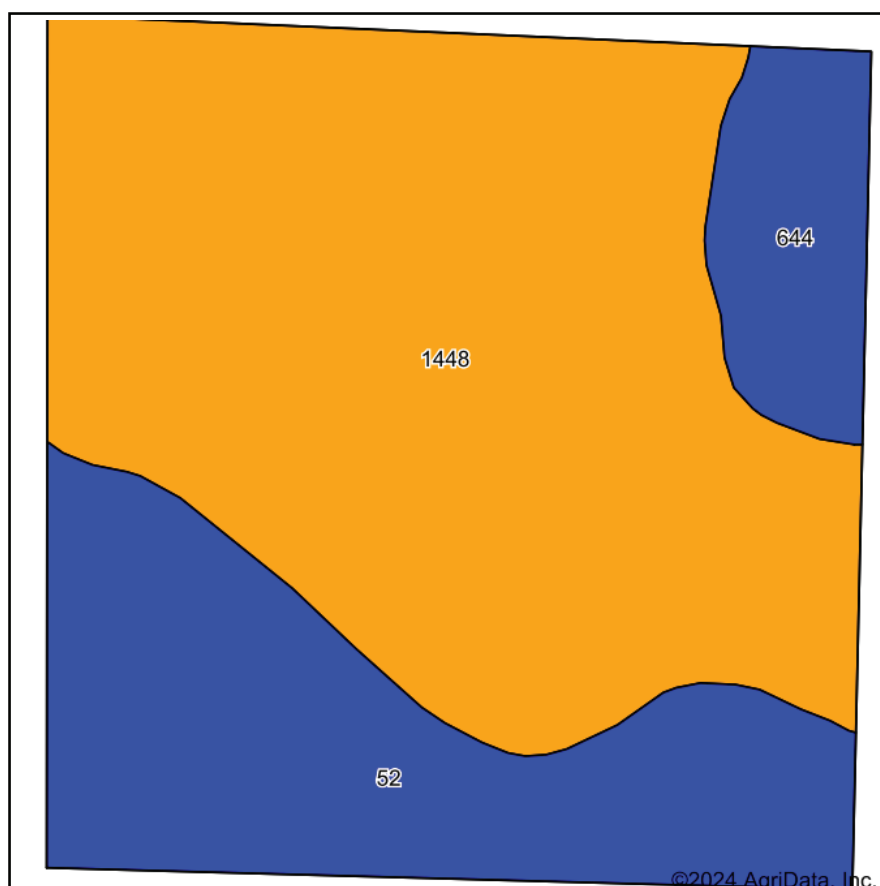
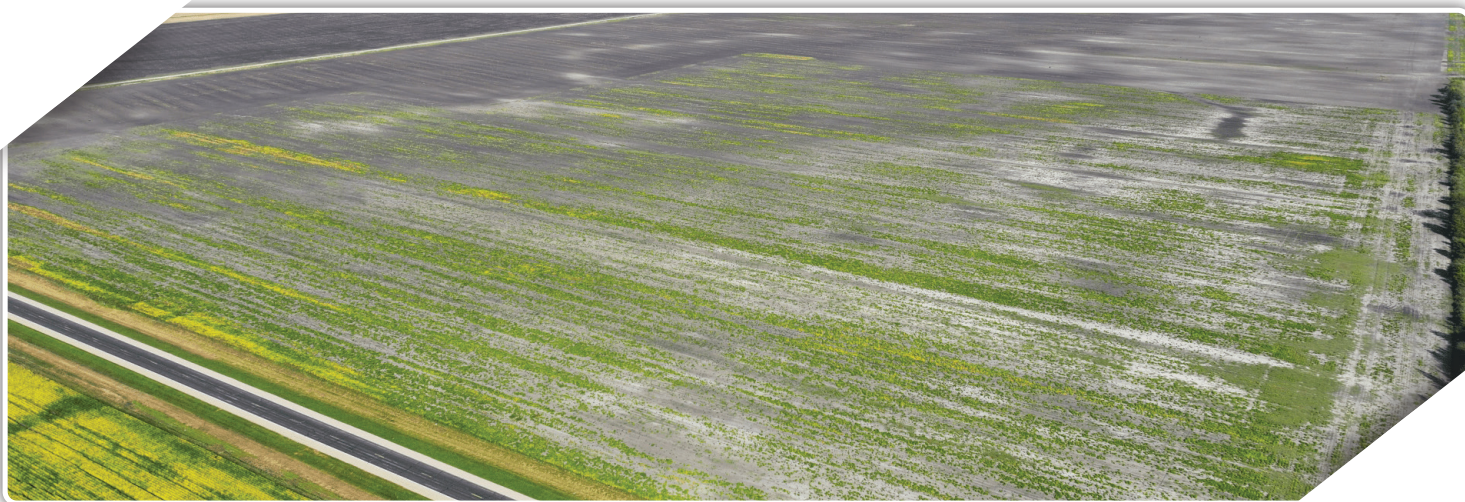


*Lines are approximate



ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP**Description:** Gov't Lots 3, 4 & 5 & SE1/4NW1/4 Section 6-162-36**Total Acres:** 158.28±**Cropland Acres:** 149.08±**PID #:** 21.0016000 (Includes T2 & T3)**Soil Productivity Index:** 82.8**Soils:** Grano clay (64.3%), Augsburg loam (27.8%), Boash clay loam (8%)**Taxes (2024):** \$5,014.00 (Includes T2 & T3)**Tract Note:** Square quarter of prime farmland located along the highway. There is an old quonset and building site along the west end of this tract.

*Lines are approximate



Soils data provided by USDA and NRCS.

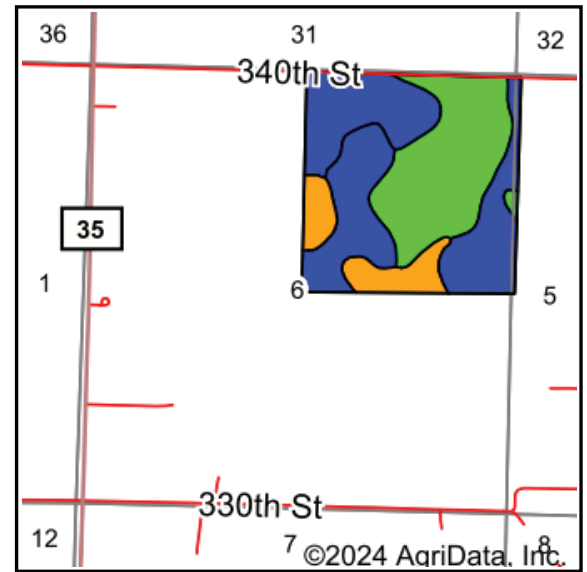
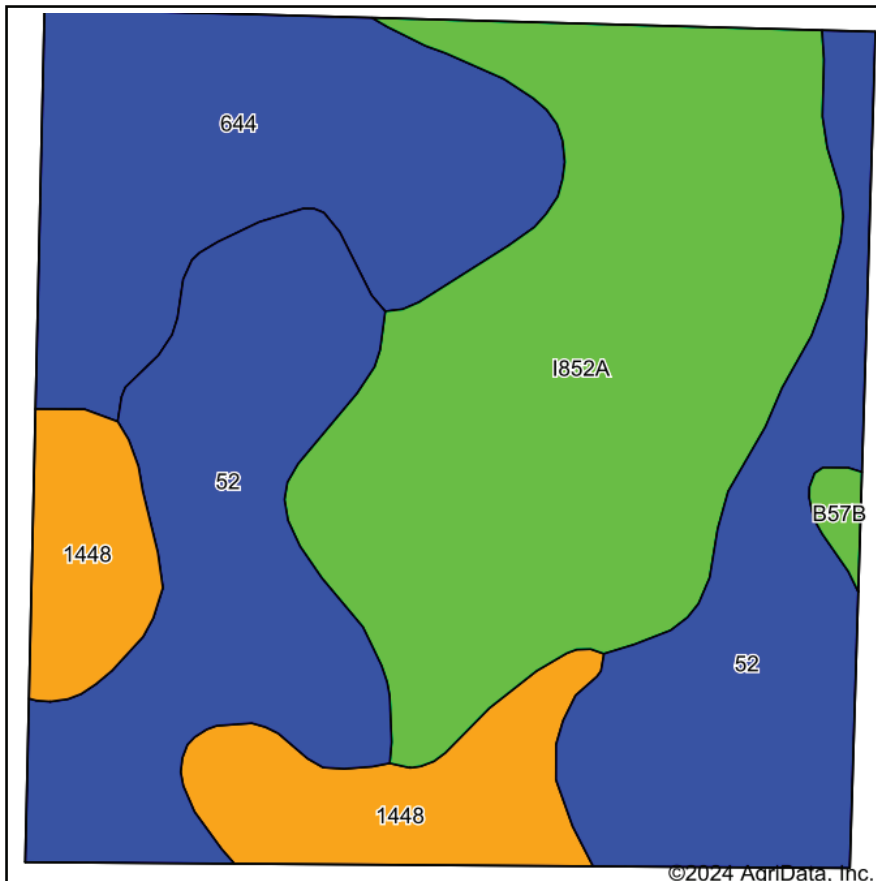
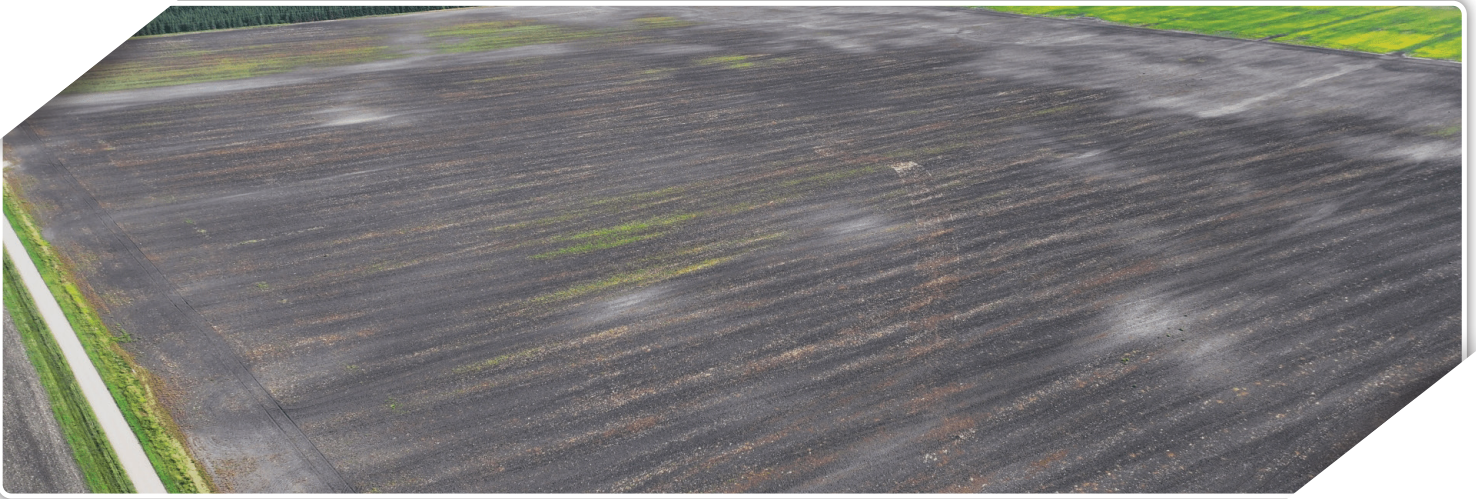
Area Symbol: MN135, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1448	Grano clay, map 18-22, 0 to 2 percent slopes	101.72	64.3%		IIw	79
52	Augsburg loam, 0 to 2 percent slopes	43.93	27.8%		IIw	90
644	Boash clay loam, 0 to 2 percent slopes	12.63	8.0%		IIw	88
Weighted Average					2.00	82.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP**Description:** Gov't Lots 1 & 2 & S1/2NE1/4 Section 6-162-36**Total Acres:** 158.28±**Cropland Acres:** 153.76±**PID #:** 21.0016000 (Includes T1 & T3)**Soil Productivity Index:** 89.8**Soils:** Mustinka clay loam (34.8%), Augsberg loam (33.9%), Boash clay loam (19.1%)**Taxes (2024):** \$5,014.00 (Includes T1 & T3)**Tract Note:** Great farmland with a soil rating close to 90!

*Lines are approximate

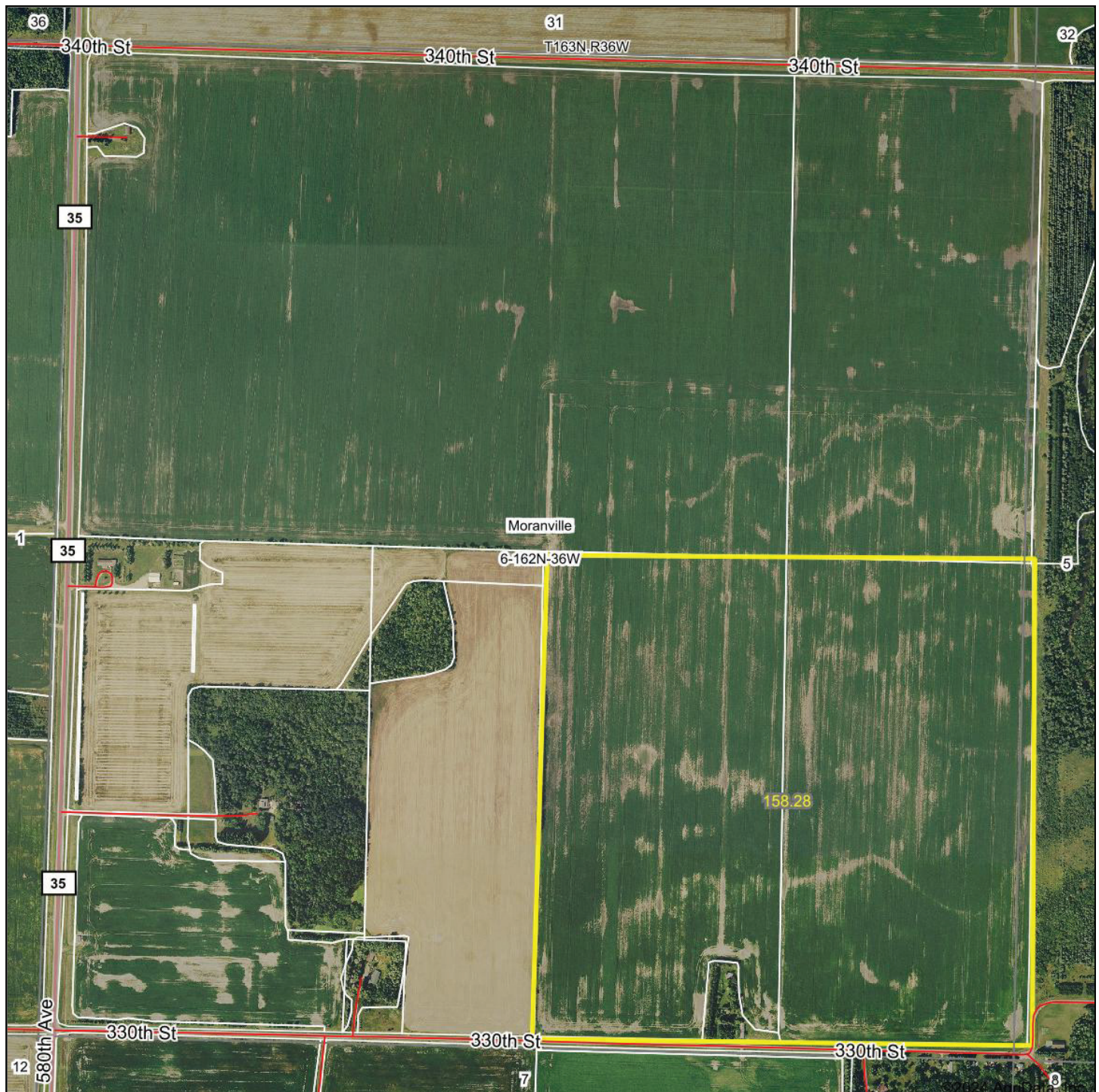


Soils data provided by USDA and NRCS.

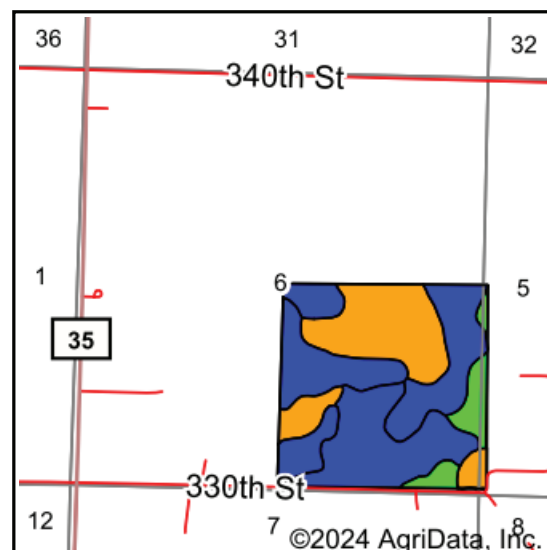
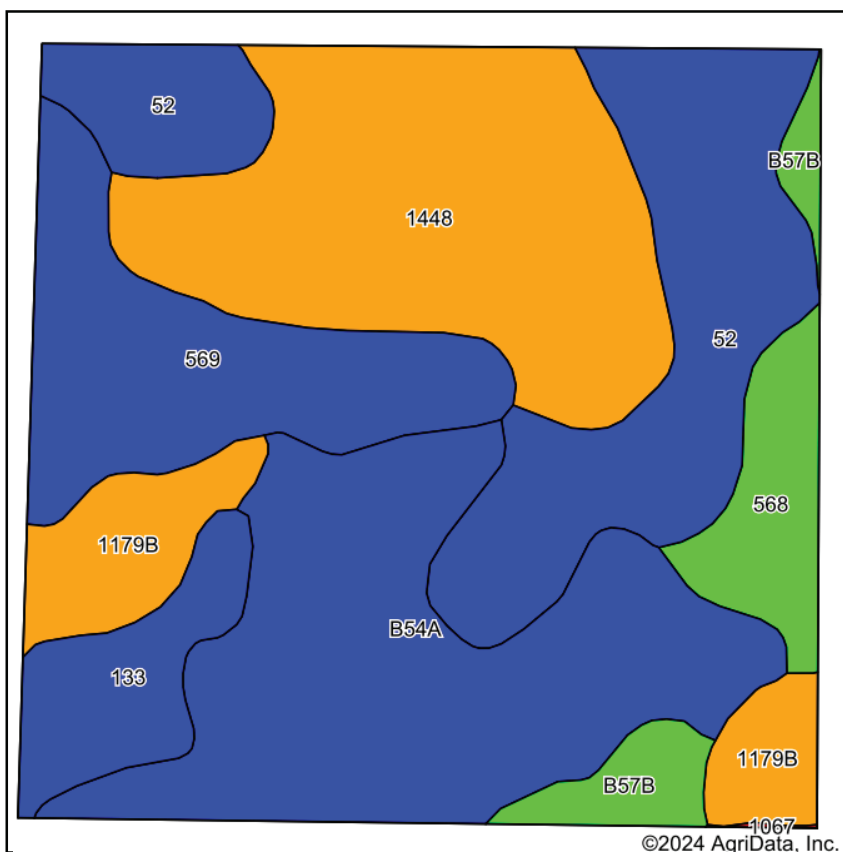
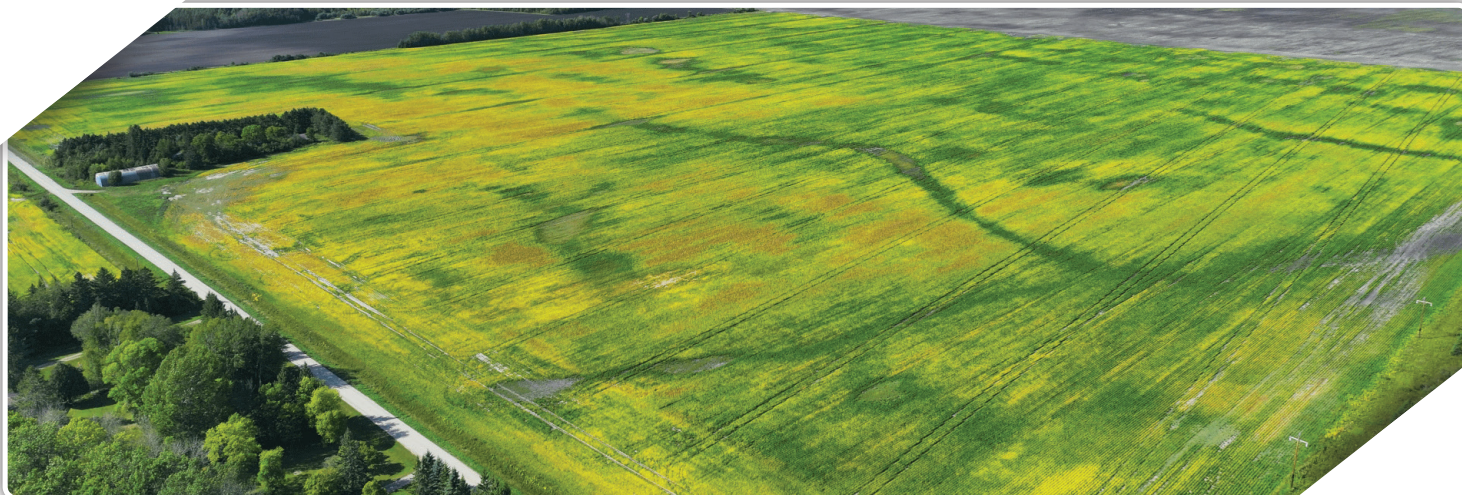
Area Symbol: MN135, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I852A	Mustinka clay loam, 0 to 1 percent slopes	55.06	34.8%		IIw	94
52	Augsburg loam, 0 to 2 percent slopes	53.67	33.9%		IIw	90
644	Boash clay loam, 0 to 2 percent slopes	30.28	19.1%		IIw	88
1448	Grano clay, map 18-22, 0 to 2 percent slopes	18.25	11.5%		IIw	79
B57B	Baudette-Littleswan complex, 0 to 6 percent slopes	0.94	0.6%		Ile	92
Weighted Average					2.00	89.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP**Description:** SE1/4 Section 6-162-36**Total Acres:** 158.28±**Cropland Acres:** 155.25±**PID #:** 21.0016000 (Includes T1 & T2)**Soil Productivity Index:** 83.9**Soils:** Spooner-Littleswan complex (24.5%), Grano clay (22.5%), Augsburg loam (20%)**Taxes (2024):** \$5,014.00 (Includes T1 & T2)**Tract Note:** Another great quarter section of farmland with a building site on the south end of the tract.

*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN135, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B54A	Spooner-Littleswan complex, 0 to 2 percent slopes	38.81	24.5%		IIIw	82
1448	Grano clay, map 18-22, 0 to 2 percent slopes	35.59	22.5%		IIw	79
52	Augsburg loam, 0 to 2 percent slopes	31.63	20.0%		IIw	90
569	Wabanica silt loam, 0 to 2 percent slopes	20.89	13.2%		IIw	84
1179B	Moranville loamy fine sand, 0 to 4 percent slopes	10.60	6.7%		IIIIs	77
133	Dalbo loam, 0 to 3 percent slopes	8.43	5.3%		Iw	88
568	Zippel very fine sandy loam, 0 to 2 percent slopes	7.43	4.7%		IIw	92
B57B	Baudette-Littleswan complex, 0 to 6 percent slopes	4.83	3.1%		Ile	92
1067	Fluvaquents, frequently flooded-Hapludalfs complex, 0 to 60 percent slopes	0.07	0.0%		VIw	7
Weighted Average					2.26	83.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



ROSEAU COUNTY TREASURER
606 5TH AVE SW, RM 160
ROSEAU, MN 56751
218-463-1215

Bill #: 2214976

Property ID#: 21.0016000

Owner Name: NELS H LINDER TRUST

\$\$\$ 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:

Property Description:

474.83 Acres
LOTS 1,2,3,4,& 5, SE NW, S1/2 NE, SE;
SECTION 6 TOWNSHIP 162 RANGE 36

Line 13 Special Assessment Detail:

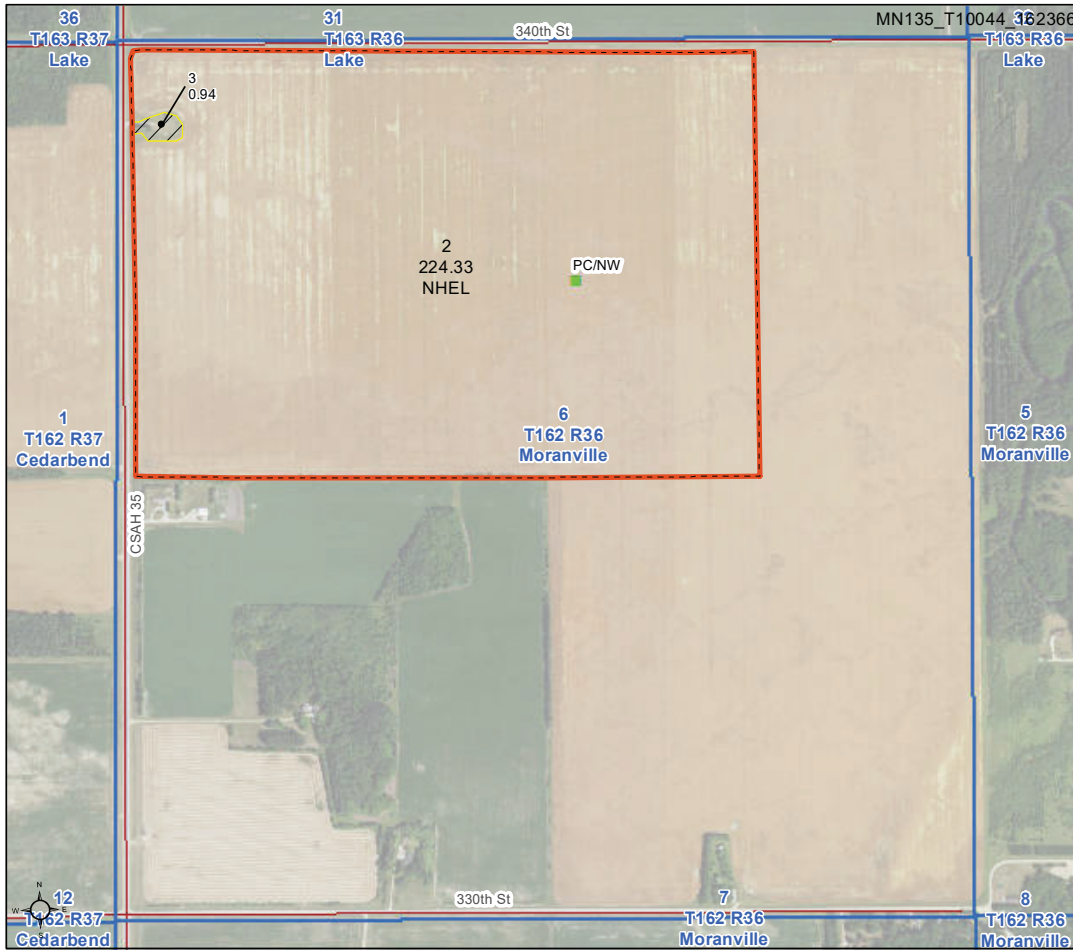
D-6-2024 70.00

2-6-24_v2

Tax Statement			2024
Values for Taxes Payable in			
2023	VALUES AND CLASSIFICATION		
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	598,400	721,100
	Homestead Exclusion:	0	0
	Taxable Market Value:	598,400	721,100
	New Improvements/ Expired Exclusions:	0	0
	Property Classification:		
	Ag Non-Hstd	Ag Non-Hstd	
Sent in March 2023			
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$5,072.00
Sent in November 2023			
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes	Due 05/15/2024	\$2,507.00
	Second Half Taxes	Due 11/15/2024	\$2,507.00
	Total Taxes Due in 2024:		\$5,014.00

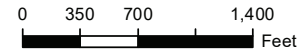
Tax Detail for Property:

Taxes Payable Year:		2023	2024
Property Tax by Jurisdiction	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 type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits <input type="checkbox"/>	\$5,478.31	\$5,745.57
	4. Credits that reduce your property taxes:		
	A. Agricultural market value credit	\$774.31	\$801.57
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$4,704.00	\$4,944.00
	6. County:	\$3,218.47	\$3,283.41
	7. City or Town: TOWN OF MORANVILLE	\$571.82	\$603.19
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0690		
	A. Voter Approved Levies	\$277.07	\$287.90
	B. Other Local Levies	\$535.19	\$659.22
	10. Special Taxing Districts		
	A. Watershed	\$61.35	\$63.81
	B. NW Multi-County HRA	\$28.96	\$35.23
	C. NW Regional Development	\$11.14	\$11.24
	D. Tax Increment	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$4,704.00	\$4,944.00
	13. Special assessments Principal: 70.00 Interest: 0.00	\$70.00	\$70.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$4,774.00	\$5,014.00

**Tract 10044**

2024 Program Year

Map Created April 11, 2024

162366

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

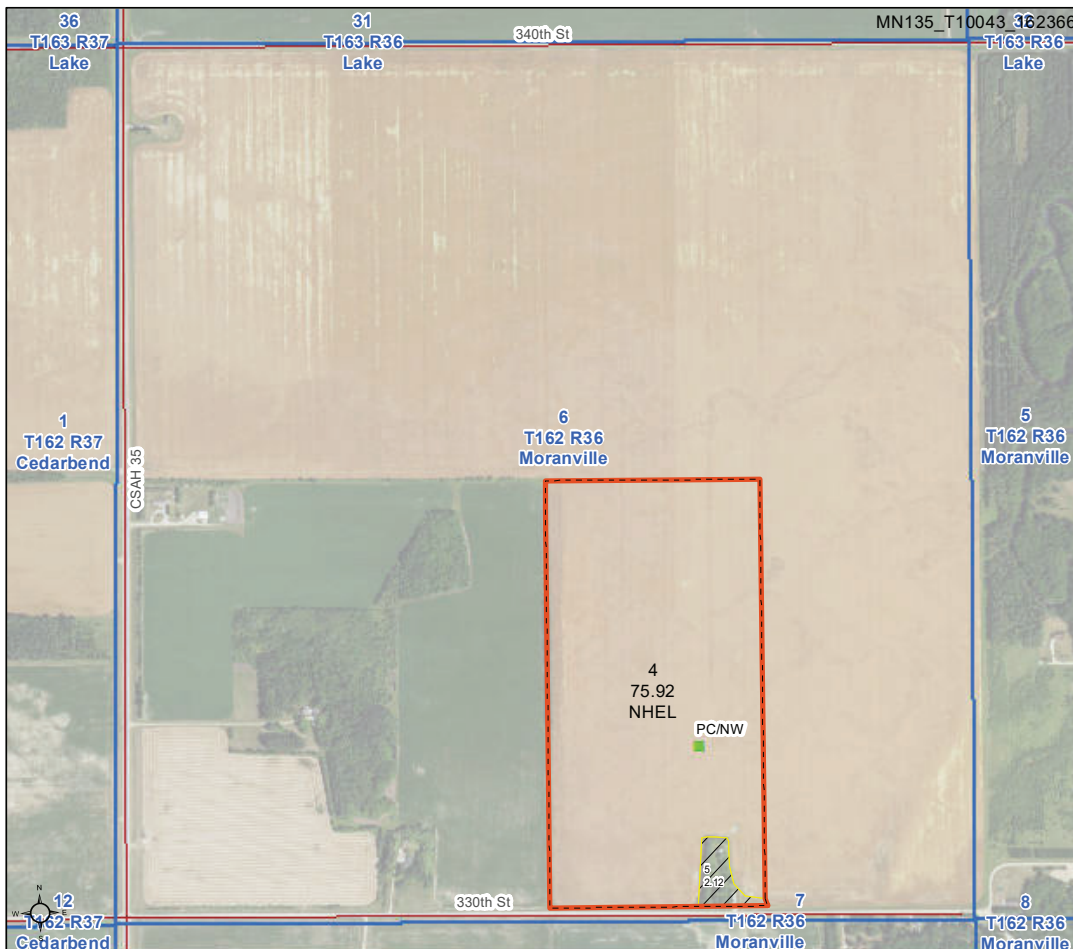
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

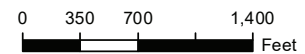
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 224.33 acres

**Tract 10043**

2024 Program Year

Map Created April 11, 2024

162366

Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
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 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

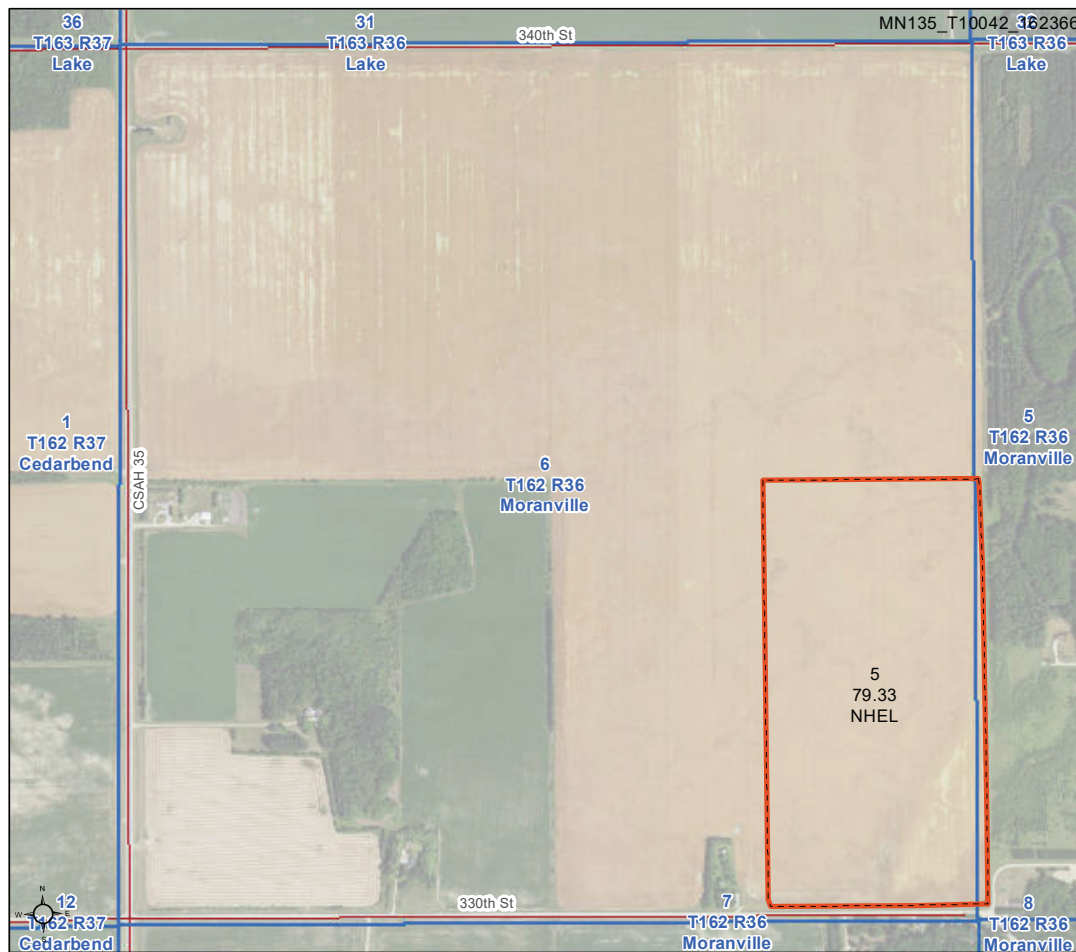
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

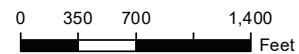
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 75.92 acres

**Tract 10042**

2024 Program Year

Map Created April 11, 2024

162366

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 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

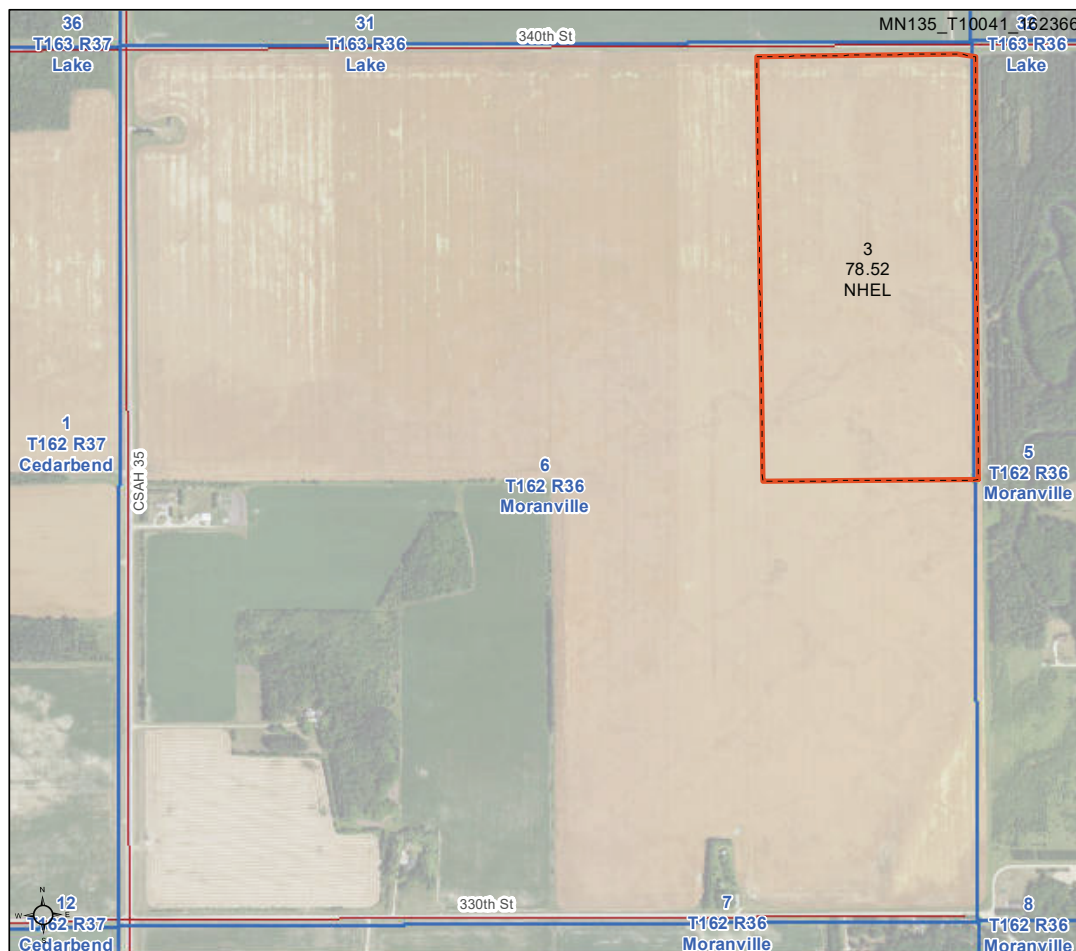
Common Land Unit

Cropland
 Tract Boundary

Wetland Determination Identifiers

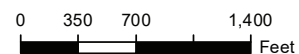
Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 79.33 acres

**Tract 10041**

2024 Program Year

Map Created April 11, 2024

162366

Unless otherwise noted:
 Shares are 100% operator
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 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

Cropland
 Tract Boundary

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.52 acres

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP

Description: That Pt Ne Lying Nw'y Of W Br Of Warroad River Less N 1221 Ft Of E 891 Ft Of Ne Ne & Also Less A Tract Desc As Beg @ Nw Cor Lot 8 Harders Subd, Th W 105 Ft, Th S To C/L River, Th Ne'y On C/L To Pt S Of Pob, Th N To Pob Section 7-162-36

Total Acres: 68.92±

Cropland Acres: 46.35±

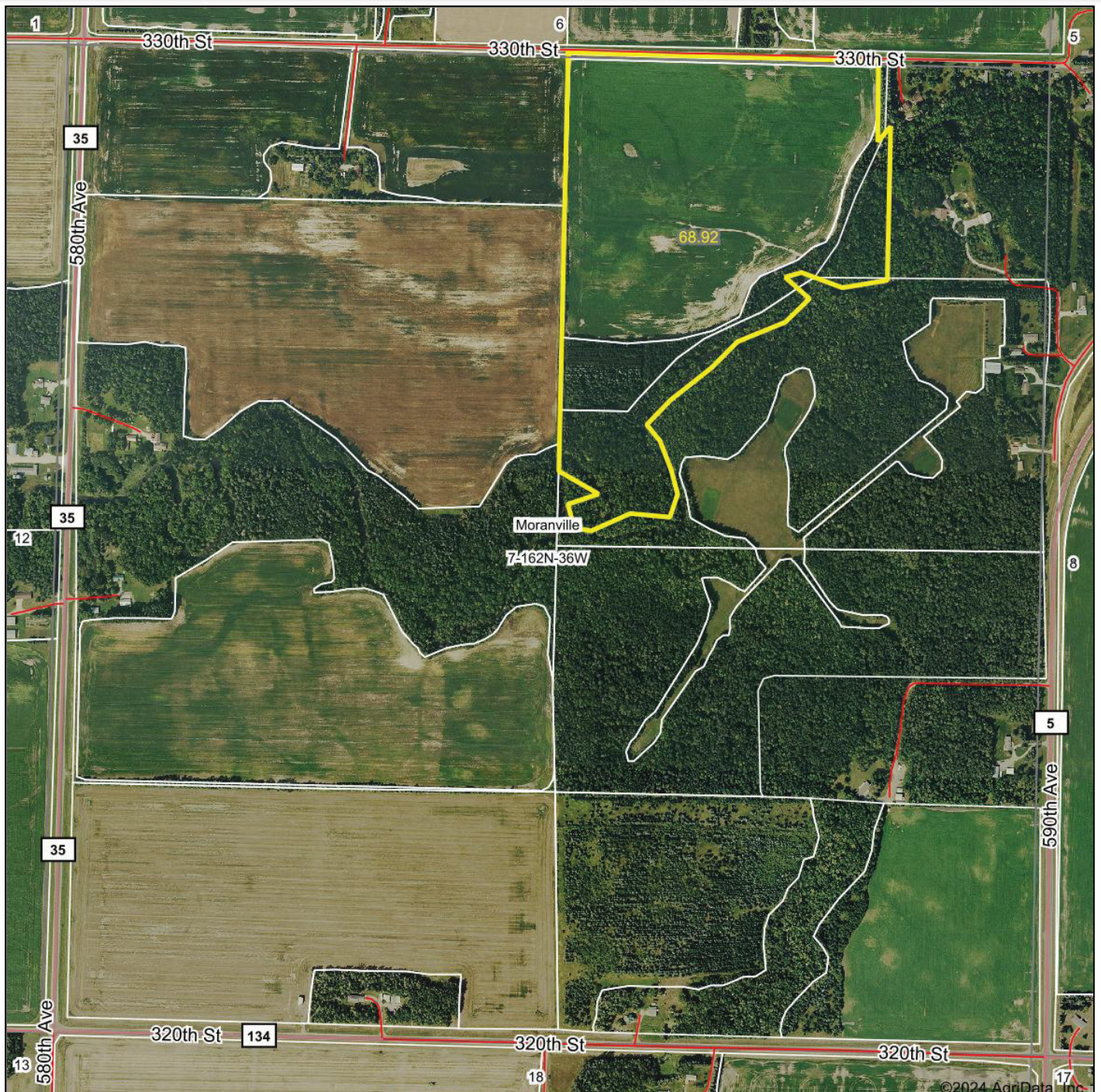
PID #: 21.0018700

Soil Productivity Index: 76.2

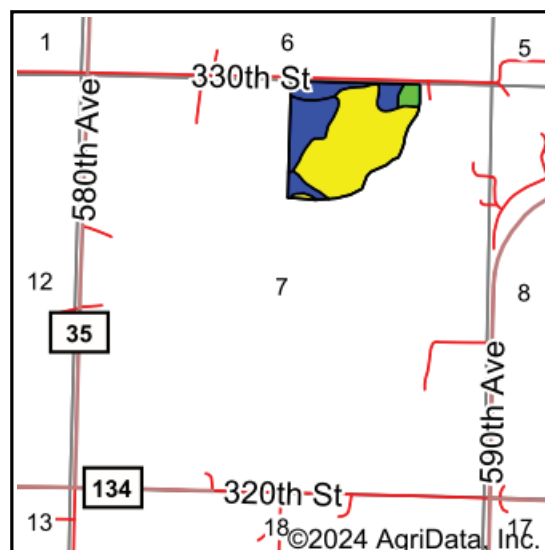
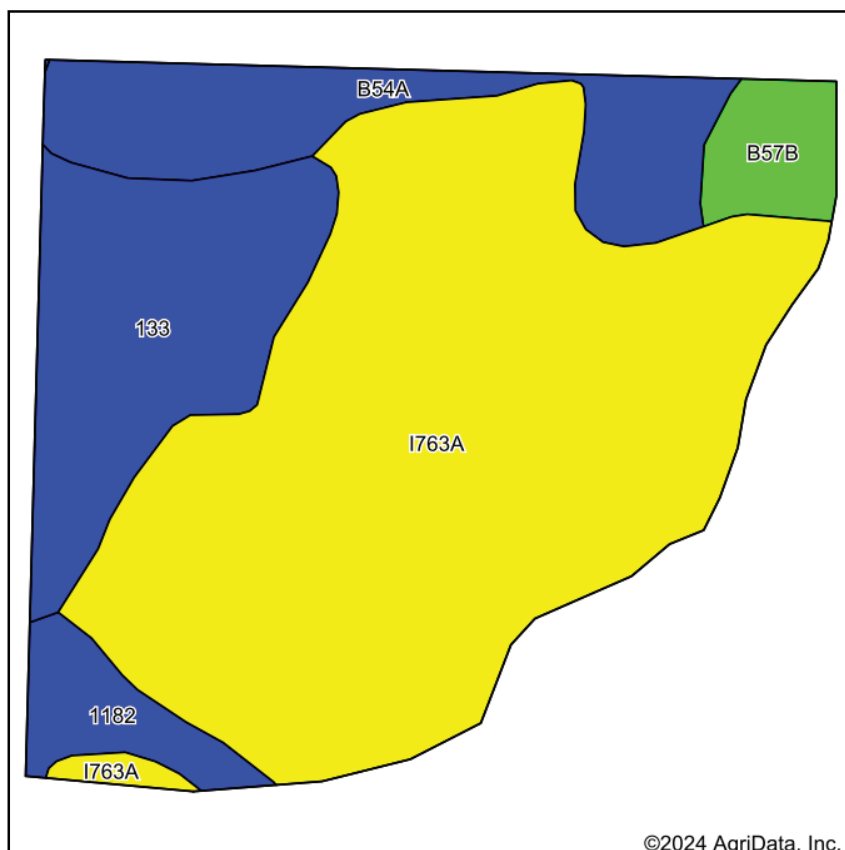
Soils: Hilaire fine sandy loam (62.6%), Dalbo loam (17.2%), Spooner-Littleswan complex (12.4%)

Taxes (2024): \$534.00

Tract Note: This tract features cropland and phenomenal frontage along the Warroad River with established timber making it a great potential building site for a home or for recreational use!



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN135, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I763A	Hilaire fine sandy loam, 0 to 2 percent slopes	29.02	62.6%		Ils	70
133	Dalbo loam, 0 to 3 percent slopes	7.95	17.2%		Iw	88
B54A	Spooner-Littleswan complex, 0 to 2 percent slopes	5.76	12.4%		IIIw	82
1182	Warroad fine sandy loam, 0 to 2 percent slopes	1.91	4.1%		IIIw	89
B57B	Baudette-Littleswan complex, 0 to 6 percent slopes	1.71	3.7%		Ile	92
Weighted Average					1.99	76.2

*c: Using Capabilities Class Dominant Condition Aggregation Method





ROSEAU COUNTY TREASURER
606 5TH AVE SW, RM 160
ROSEAU, MN 56751
218-463-1215

Bill #: 2214560

Property ID#: 21.0018700

Owner Name: LINDER ELIZABETH ANNE

\$\$\$ 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:

Property Description:

68.92 Acres
THAT PT NE LYING NW'LY OF W BR OF
WARROAD RIVER LESS N 1221 FT OF E
891 FT OF NE NE & ALSO LESS A TRACT
DESC AS BEG @ NW COR LOT 8
HARDERS SUBD, TH W 105 FT, TH S TO
C/L RIVER, TH NE'LY ON C/L TO PT S OF
POB, TH N TO POB; SECTION 7 TOWNSHIP
162 RANGE 36

2-6-24_v2

Tax Statement			2024
Values for Taxes Payable in			
2023	VALUES AND CLASSIFICATION		
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	65,700	77,800
	Homestead Exclusion:	0	0
	Taxable Market Value:	65,700	77,800
	New Improvements/ Expired Exclusions:	0	0
	Property Classification:		
	Ag Non-Hstd NH Rur Vac Land		Ag Non-Hstd NH Rur Vac Land
Sent in March 2023			
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$548.00
Sent in November 2023			
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes	Due 05/15/2024	\$267.00
	Second Half Taxes	Due 11/15/2024	\$267.00
	Total Taxes Due in 2024:		\$534.00

Tax Detail for Property:

Taxes Payable Year:		2023	2024
Property Tax by Jurisdiction	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 type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits <input type="checkbox"/>	\$601.02	\$620.47
	4. Credits that reduce your property taxes:		
	A. Agricultural market value credit	\$85.02	\$86.47
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$516.00	\$534.00
	6. County:	\$352.91	\$354.80
	7. City or Town: TOWN OF MORANVILLE	\$62.78	\$65.08
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0690		
	A. Voter Approved Levies	\$30.42	\$31.07
	B. Other Local Levies	\$58.75	\$71.13
	10. Special Taxing Districts		
	A. Watershed	\$6.74	\$6.89
	B. NW Multi-County HRA	\$3.18	\$3.81
	C. NW Regional Development	\$1.22	\$1.22
	D. Tax Increment	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$516.00	\$534.00
	13. Special assessments Principal: 0.00 Interest: 0.00	\$0.00	\$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$516.00	\$534.00

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP

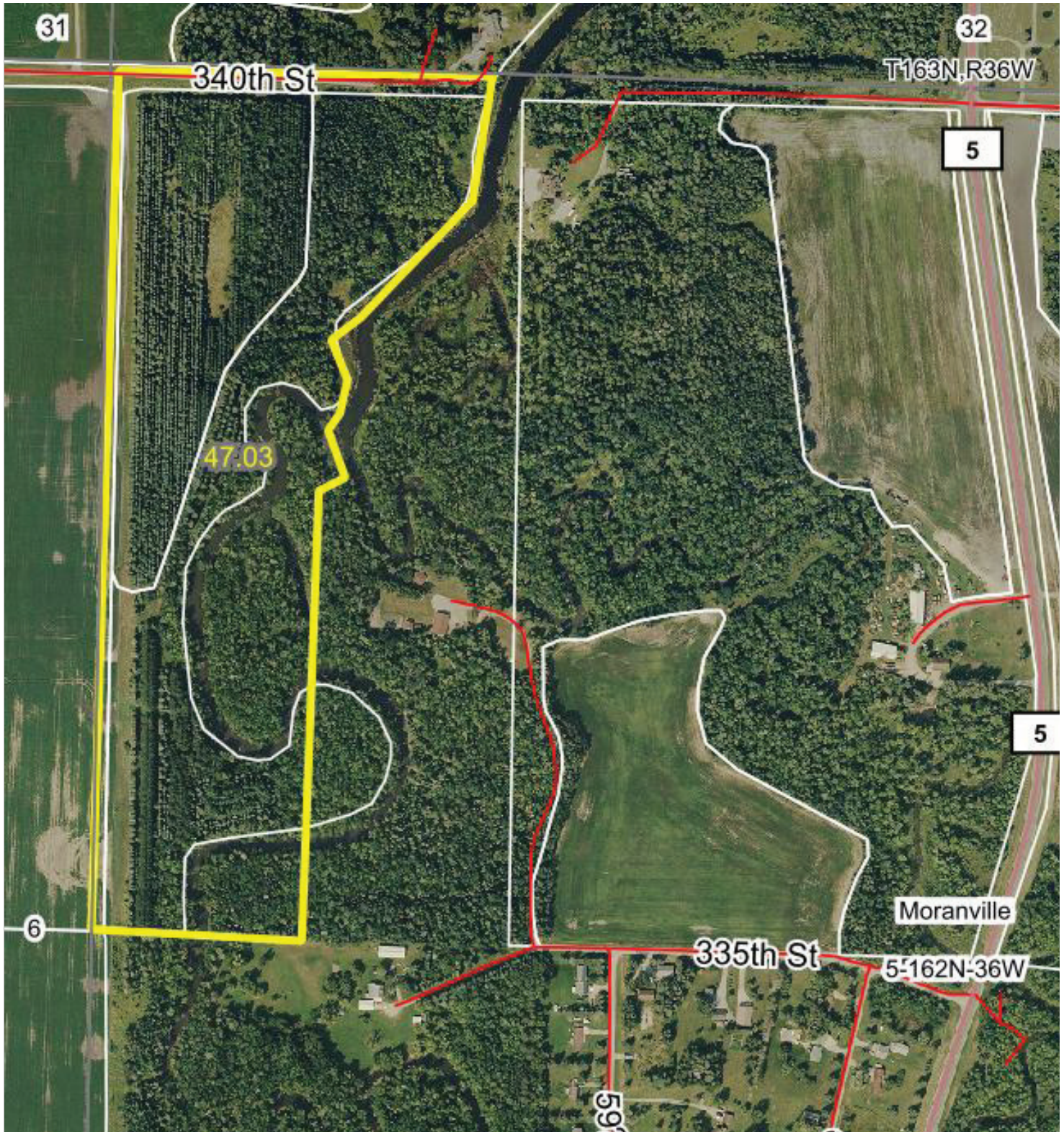
Description: W1/2SW1/4NW1/4, All that Pt of Lot 4 W of River Section 5-162-36

Total Acres: 47.03±

PID #: 21.0015400

Taxes (2024): \$420.00

Tract Note: This tract features picturesque timber along the Warroad River and would make a great potential building site or recreational property!



*Lines are approximate





ROSEAU COUNTY TREASURER
606 5TH AVE SW, RM 160
ROSEAU, MN 56751
218-463-1215

Bill #: 2214480

Property ID#: 21.0015400

Owner Name: LINDER HEIDI SUE

\$\$\$ 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:

Property Description:

47.03 Acres
W1/2 SW NW , ALL THAT PT OF LOT 4 W
OF RIVER; SECTION 5 TOWNSHIP 162
RANGE 36

2-6-24_v2

Tax Statement			2024
Values for Taxes Payable in			
2023	VALUES AND CLASSIFICATION		
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	47,200	61,400
	Homestead Exclusion:	0	0
	Taxable Market Value:	47,200	61,400
	New Improvements/ Expired Exclusions:	0	0
	Property Classification:		
	NH Rur Vac Land		NH Rur Vac Land
Sent in March 2023			
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$432.00
Sent in November 2023			
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes	Due 05/15/2024	\$210.00
	Second Half Taxes	Due 10/15/2024	\$210.00
	Total Taxes Due in 2024:		\$420.00

Tax Detail for Property:

Taxes Payable Year:		2023	2024
Property Tax by Jurisdiction	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 type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits <input type="checkbox"/>	\$433.07	\$488.25
	4. Credits that reduce your property taxes:		
	A. Agricultural market value credit	\$61.07	\$68.25
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$372.00	\$420.00
	6. County:	\$254.83	\$278.61
	7. City or Town: TOWN OF MORANVILLE	\$45.10	\$51.36
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0690		
	A. Voter Approved Levies	\$21.86	\$24.51
	B. Other Local Levies	\$42.21	\$56.13
	10. Special Taxing Districts		
	A. Watershed	\$4.84	\$5.43
	B. NW Multi-County HRA	\$2.28	\$3.00
	C. NW Regional Development	\$0.88	\$0.96
	D. Tax Increment	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$372.00	\$420.00
	13. Special assessments Principal: 0.00 Interest: 0.00	\$0.00	\$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$372.00	\$420.00

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP

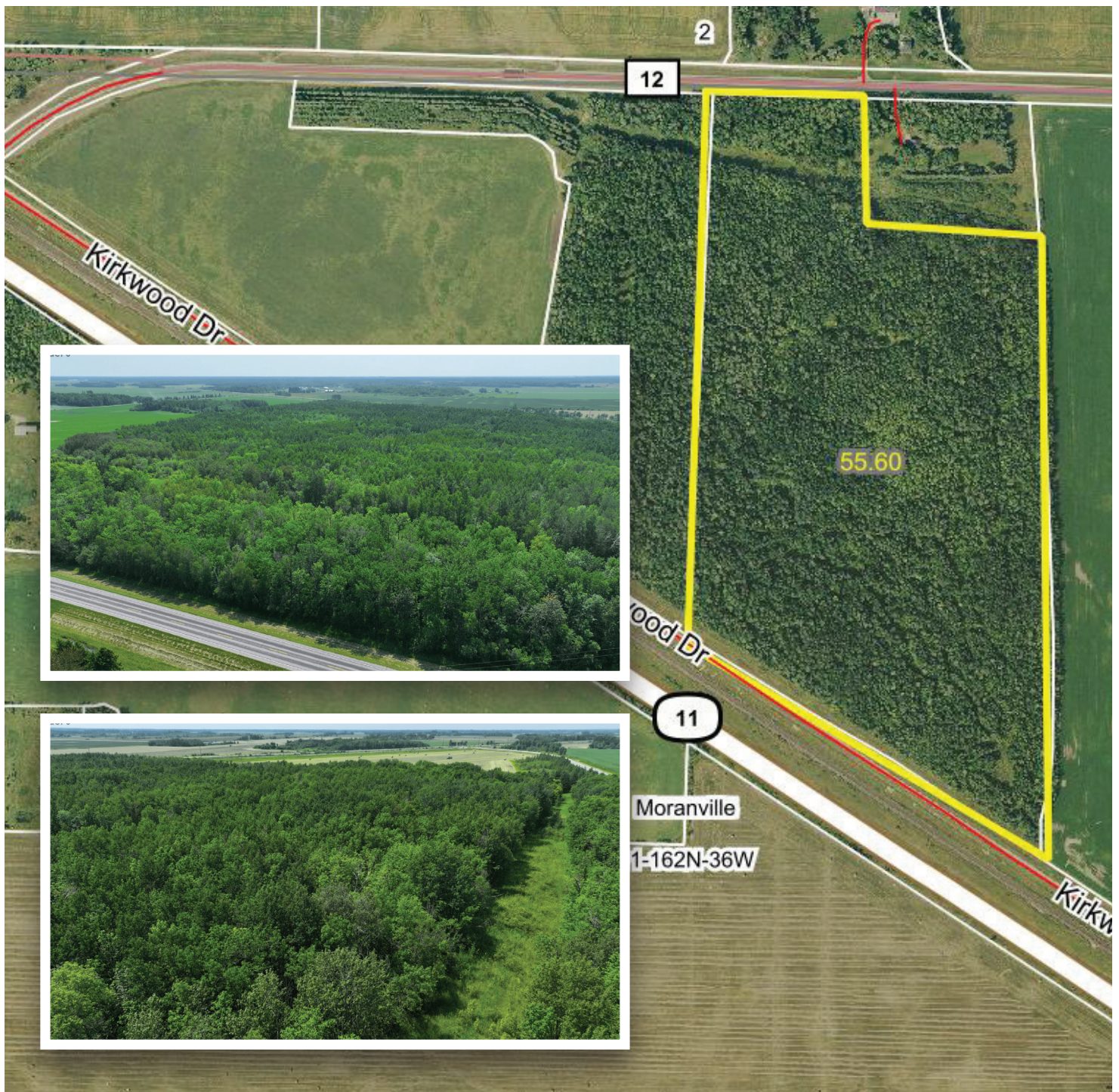
Description: All that part of W1/2E1/2 Lying Ne'y of R.R. Less Farmstead to be Surveyed (Subject to Survey) Section 11-162-36

Total Acres: 55.60± Surveyed Acres

PID #: 21.0028900 (Includes T7 & T8)

Taxes (2024): \$2,918.00 (Includes T7 & T8)

Tract Note: This property features timber land which would be excellent for hunting or recreation.



*Lines are approximate

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP

Description: All that part of E1/2E1/2 lying Ne'ly of R.R. (Subject to Survey) Section 11-162-36

Total Acres: 104.16± Surveyed Acres

Cropland Acres: 87.24±

PID #: 21.0028900 (Includes T6 & T8)

Soil Productivity Index: 83.6

Soils: Percy loam (67.3%), Roliss loam (28.9%), Kratka fine sandy loam (2.1%)

Taxes (2024): \$2,918.00 (Includes T6 & T8)

Tract Note: This tract features farmland located adjacent to the highway. There is a grove of trees in the center of the property offering appeal for hunting.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN135, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
383	Percy loam, 0 to 2 percent slopes	58.73	67.3%		IIw	82
582	Roliss loam, 0 to 2 percent slopes	25.20	28.9%		IIw	92
481	Kratka fine sandy loam, 0 to 2 percent slopes	1.83	2.1%		IIIw	77
563	Northwood muck, 0 to 1 percent slopes	1.48	1.7%		VIw	15
Weighted Average					2.09	83.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP

Description: 10± Acre farmstead in NW1/4NE1/4 (Subject to Survey) Section 11-162-36

Total Acres: 9.99± Surveyed Acres

PID #: 21.0028900 (Includes T6 & T7)

Taxes (2024): \$2,918.00 (Includes T6 & T7)

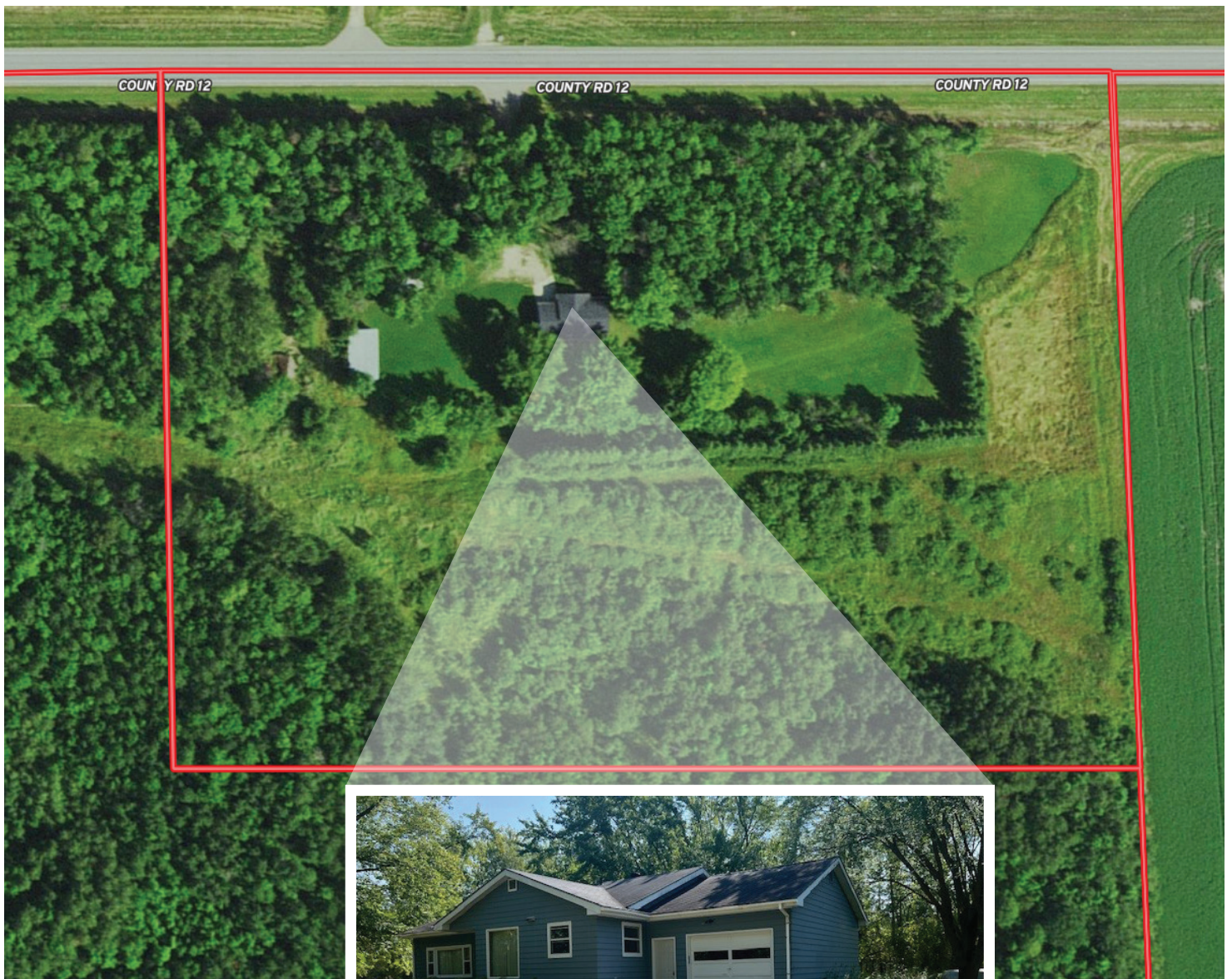
Tract Note: Awesome opportunity to purchase a home, or getaway cabin, along the highway and within a mile of the lake and only 2 miles from the Swift Ditch Access DNR public access point!

Home Details:

- 3 Bedroom, 1 Bath, single level, approx. 42x32 w/crawl space
- Washer/dryer, electric range, fridge, & large deep freeze included
- Single stall attached garage w/attic storage
- Large Shed: approx. 40x25, pole frame, dirt floor

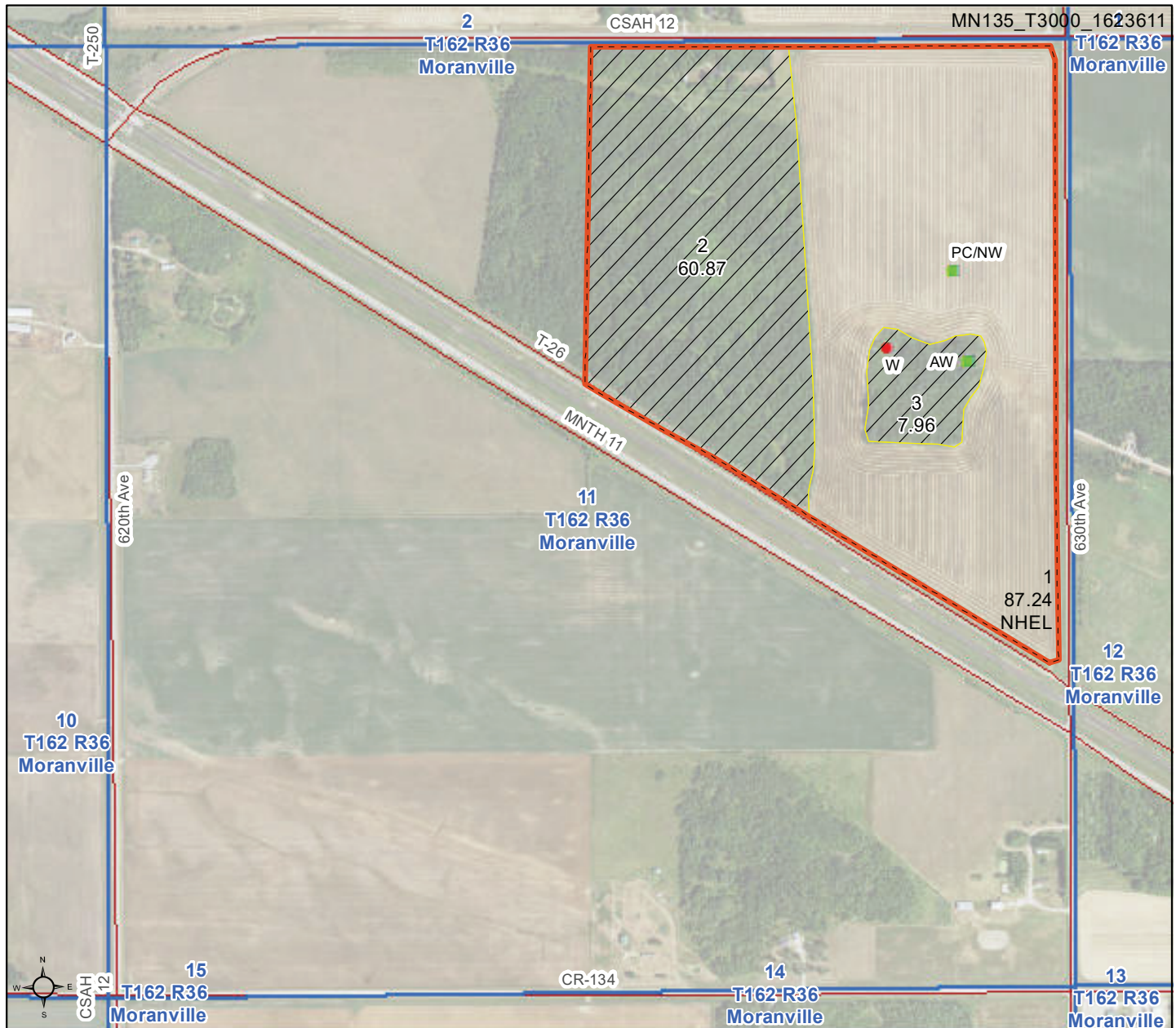
Utilities:

- Well and water heater located in Crawl Space under home
- Propane tank, owned
- Electric floor heat & baseboard heat
- Propane furnace in sliding door bedroom



*Lines are approximate





Tract 3000

2024 Program Year

Map Created April 10, 2024

1623611

0 345 690 1,380 Feet

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: 87.24 acres



ROSEAU COUNTY TREASURER
606 5TH AVE SW, RM 160
ROSEAU, MN 56751
218-463-1215

Bill #: 2214667

Property ID#: 21.0028900

Owner Name: NELS H LINDER TRUST

\$\$\$ 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:
62816 CO RD 12
WARROAD MN 56763

Property Description:
170.68 Acres
ALL THAT PART OF E1/2 LYING NE'LY OF
R.R.; SECTION 11 TOWNSHIP 162 RANGE
36

Line 13 Special Assessment Detail:
D-25-2024 80.00

2-6-24_v2

Tax Statement			2024
Values for Taxes Payable in			
2023	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2023	2024
Step 1	Estimated Market Value:	296,300	348,200
	Homestead Exclusion:	0	0
	Taxable Market Value:	296,300	348,200
	New Improvements/ Expired Exclusions:	0	0
	Property Classification:		
		Ag Non-Hstd	Ag Non-Hstd
		Res Non-Hstd	Res Non-Hstd
		NH Rur Vac Land <i>Sent in March 2023</i>	NH Rur Vac Land
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$2,896.00
	<i>Sent in November 2023</i>		
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes	Due 05/15/2024	\$1,459.00
	Second Half Taxes	Due 11/15/2024	\$1,459.00
	Total Taxes Due in 2024:		\$2,918.00

Tax Detail for Property:

Taxes Payable Year:		2023	2024
Property Tax by Jurisdiction	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 type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits <input type="checkbox"/>	\$2,943.85	\$3,065.77
	4. Credits that reduce your property taxes:		
	A. Agricultural market value credit	\$223.85	\$227.77
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$2,720.00	\$2,838.00
	6. County:	\$1,593.31	\$1,585.34
	7. City or Town: TOWN OF MORANVILLE	\$283.10	\$291.26
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0690		
	A. Voter Approved Levies	\$349.07	\$381.67
	B. Other Local Levies	\$444.28	\$526.48
	10. Special Taxing Districts		
	A. Watershed	\$30.38	\$30.81
	B. NW Multi-County HRA	\$14.34	\$17.01
	C. NW Regional Development	\$5.52	\$5.43
	D. Tax Increment	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$2,720.00	\$2,838.00
	13. Special assessments Principal: 80.00 Interest: 0.00	\$80.00	\$80.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$2,800.00	\$2,918.00

ROSEAU COUNTY, MN - MORANVILLE TOWNSHIP

Description: All that Pf of SW1/4SW1/4 On S Side of R/W & That Pt SE1/4SW1/4 S & W of Hwy 11 Section 12-162-36

Total Acres: 37±

Cropland Acres: 11.36±

PID #: 21.0031300 & 21.0032800

Soil Productivity Index: 77.3

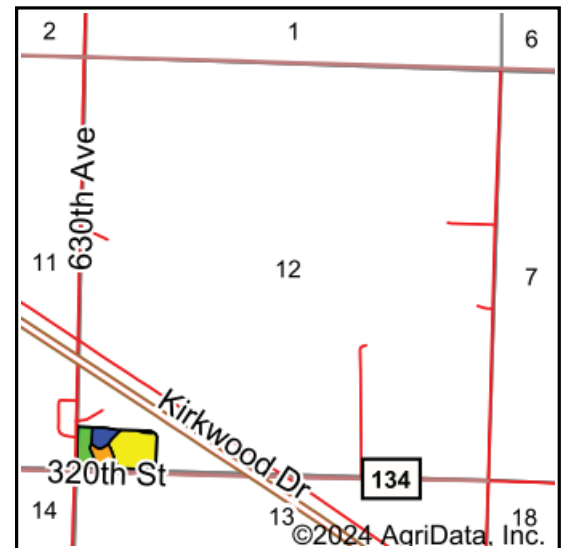
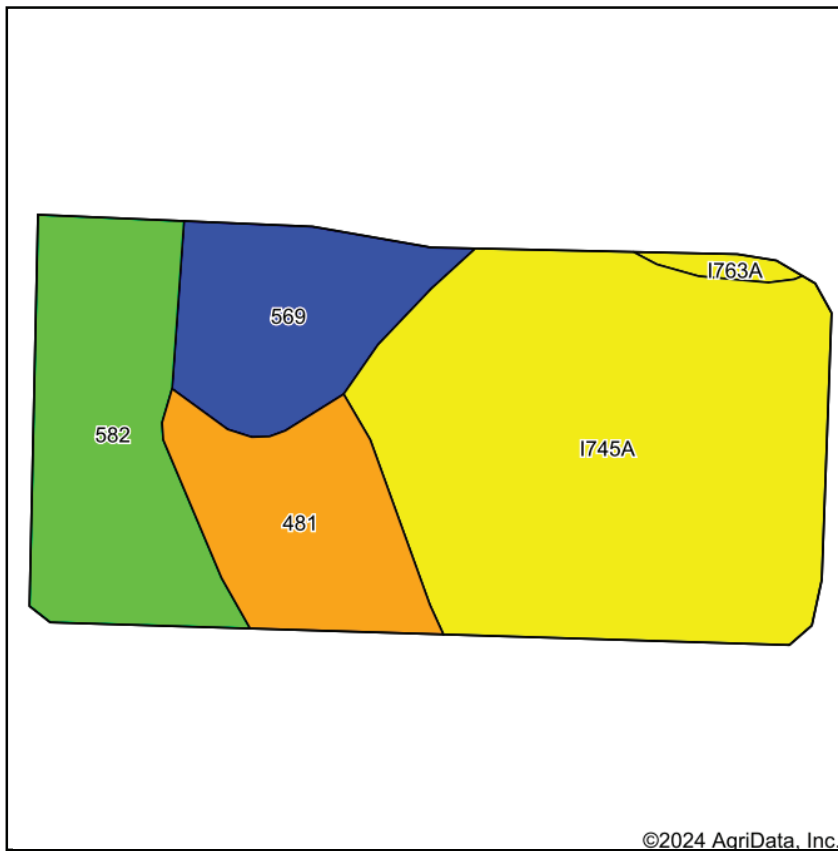
Soils: Espelie fine sandy loam (51.7%), Roliss loam (20.2%), Kratka fine sandy loam (13.8%)

Taxes (2024): \$480.00

Tract Note: This tract includes tillable land and a protected building site along highway 11. Please note, there is an abandon home on this tract that is dilapidated.



*Lines are approximate

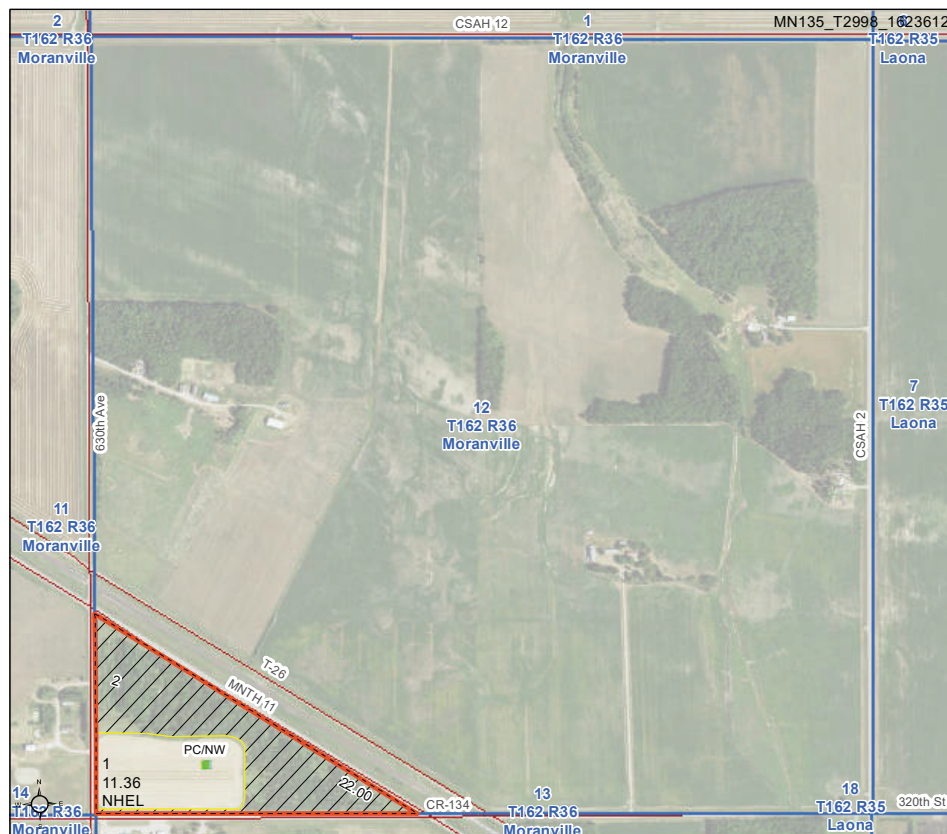


Soils data provided by USDA and NRCS.

Area Symbol: MN135, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I745A	Espelle fine sandy loam, 0 to 2 percent slopes	5.87	51.7%		IIIw	70
582	Roliss loam, 0 to 2 percent slopes	2.29	20.2%		IIw	92
481	Kratka fine sandy loam, 0 to 2 percent slopes	1.57	13.8%		IIIw	77
569	Wabanica silt loam, 0 to 2 percent slopes	1.52	13.4%		IIw	84
I763A	Hilaire fine sandy loam, 0 to 2 percent slopes	0.11	1.0%		IIs	70
Weighted Average					2.65	77.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



ROSEAU COUNTY TREASURER
 606 5TH AVE SW, RM 160
 ROSEAU, MN 56751
 218-463-1215

Bill #: 2214751
 Property ID#: 21.0031300
 Owner Name: NELS H LINDER TRUST

\$\$\$ 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:

Property Description:

33.00 Acres
 ALL THAT PT OF SW SW ON S SIDE OF RR
 RW; SECTION 12 TOWNSHIP 162 RANGE
 36

Line 13 Special Assessment Detail:

D-25-2024 13.60
 D-20-2024 8.00

2-6-24_v2

Tax Statement 2024			
Values for Taxes Payable in			
2023 VALUES AND CLASSIFICATION			
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	45,100	55,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	45,100	55,000
	New Improvements/		
	Expired Exclusions:	0	0
	Property Classification:		
	Ag Non-Hstd Res Non-Hstd		Ag Non-Hstd Res Non-Hstd
Sent in March 2023			
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$442.00
Sent in November 2023			
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes	Due 05/15/2024	\$227.00
	Second Half Taxes	Due 11/15/2024	\$227.00
	Total Taxes Due in 2024:		\$454.00

Tax Detail for Property:

Taxes Payable Year:		2023	2024
Tax & Credits	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 type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund. <input type="checkbox"/>	\$0.00	\$0.00
	3. Property taxes before credits	\$438.64	\$474.08
	4. Credits that reduce your property taxes:		
	A. Agricultural market value credit	\$40.24	\$41.68
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$398.40	\$432.40
	6. County:	\$242.02	\$250.68
	7. City or Town: TOWN OF MORANVILLE	\$43.10	\$46.02
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0690		
	A. Voter Approved Levies	\$44.94	\$51.60
	B. Other Local Levies	\$60.69	\$75.70
	10. Special Taxing Districts		
Property Tax by Jurisdiction	A. Watershed	\$4.63	\$4.87
	B. NW Multi-County HRA	\$2.18	\$2.69
	C. NW Regional Development	\$0.84	\$0.85
	D. Tax Increment	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$398.40	\$432.40
	13. Special assessments Principal: 21.60 Interest: 0.00	\$21.60	\$21.60
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$420.00	\$454.00



ROSEAU COUNTY TREASURER
606 5TH AVE SW, RM 160
ROSEAU, MN 56751
218-463-1215

Bill #: 2214963

Property ID#: 21.0032800

Owner Name: NELS H LINDER TRUST

\$\$\$ 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:

Property Description:

4.00 Acres
THAT PT SE SW S & W OF HY 11; SECTION
12 TOWNSHIP 162 RANGE 36

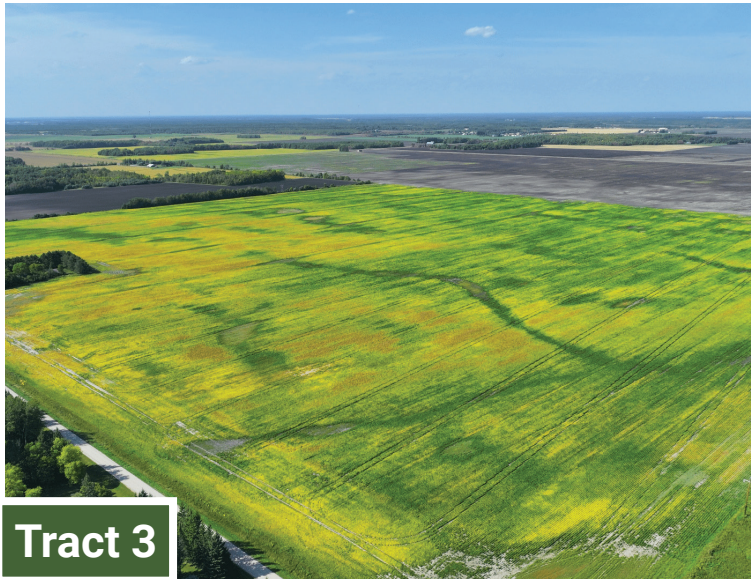
2-6-24_v2

Tax Statement			2024
Values for Taxes Payable in			
2023	VALUES AND CLASSIFICATION		
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	3,400	3,900
	Homestead Exclusion:	0	0
	Taxable Market Value:	3,400	3,900
	New Improvements/ Expired Exclusions:	0	0
	Property Classification:		
		Ag Non-Hstd	Ag Non-Hstd
Sent in March 2023			
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$28.00
Sent in November 2023			
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes	Due 05/15/2024	\$26.00
	Second Half Taxes		\$0.00
	Total Taxes Due in 2024:		\$26.00

Tax Detail for Property:

Taxes Payable Year:		2023	2024
Property Tax by Jurisdiction	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 type="checkbox"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits <input type="checkbox"/>	\$30.40	\$30.33
	4. Credits that reduce your property taxes:		
	A. Agricultural market value credit	\$4.40	\$4.33
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$26.00	\$26.00
	6. County:	\$17.55	\$17.01
	7. City or Town: TOWN OF MORANVILLE	\$3.26	\$3.27
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0690		
	A. Voter Approved Levies	\$1.58	\$1.56
	B. Other Local Levies	\$3.04	\$3.56
	10. Special Taxing Districts		
	A. Watershed	\$0.35	\$0.35
	B. NW Multi-County HRA	\$0.16	\$0.19
	C. NW Regional Development	\$0.06	\$0.06
	D. Tax Increment	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$26.00	\$26.00
	13. Special assessments Principal: 0.00 Interest: 0.00	\$0.00	\$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$26.00	\$26.00



**Tract 3****Tract 3****Tract 4****Tract 4****Tract 4**





**Kitchen****Living Room****Full Bath****Bedroom/Den****Bedroom****Garage**

[illegible]

Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money
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..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS 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 deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS 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 ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title 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. Minnesota 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 state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: _____
7. South Dakota Taxes: _____
8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before _____ Possession will be at closing.
10. 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.
11. 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 Buyer's Prospectus or any announcements made at auction.
12. 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.
13. Any other conditions: _____
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



ROSEAU COUNTY
MINNESOTA

SteffesGroup.com | (701) 237-9173 | 2000 Main Avenue East, West Fargo, ND 58078