



Steffes Group, Inc.

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

TIMED ONLINE

MEEKER COUNTY, MINNESOTA LAND AUCTION

**120±
Acres**



OPEN HOUSE DATES: Tuesday, February 24 from 11:00AM–1:00PM & Wednesday, March 4 from 4:00PM–6:00PM

OPENING *March 4 | 8AM*

CLOSING *March 11 | 1PM ^{CST} 2026*

Auctioneer’s Note:

We are pleased to offer this well-maintained 120± acre farm at public auction in three tracts. The property includes productive farmland along with a complete farmstead featuring a residence, a classic barn, and several functional outbuildings suitable for livestock, equipment storage, or general farm use.

Offering this farm in multiple tracts provides buyers with flexibility—whether you are seeking quality tillable acres, a farmstead, or a combination of both. Opportunities to purchase land and improvements in this manner are rare. We encourage interested bidders to review the tract information, inspect the property, and be prepared to bid with confidence on auction day.



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

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer’s premium auction. Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement").

The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies

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

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

**SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

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

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

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

THE AUCTION BEGINS ON WEDNESDAY, MARCH 4 AND WILL END AT 1PM WEDNESDAY, MARCH 11.

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

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

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

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

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

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

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Friday, April 10, 2026.**

Closing will take place at Meeker Title in Litchfield, MN.

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

- **2026 Taxes:** Prorated to close.

- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

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

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding

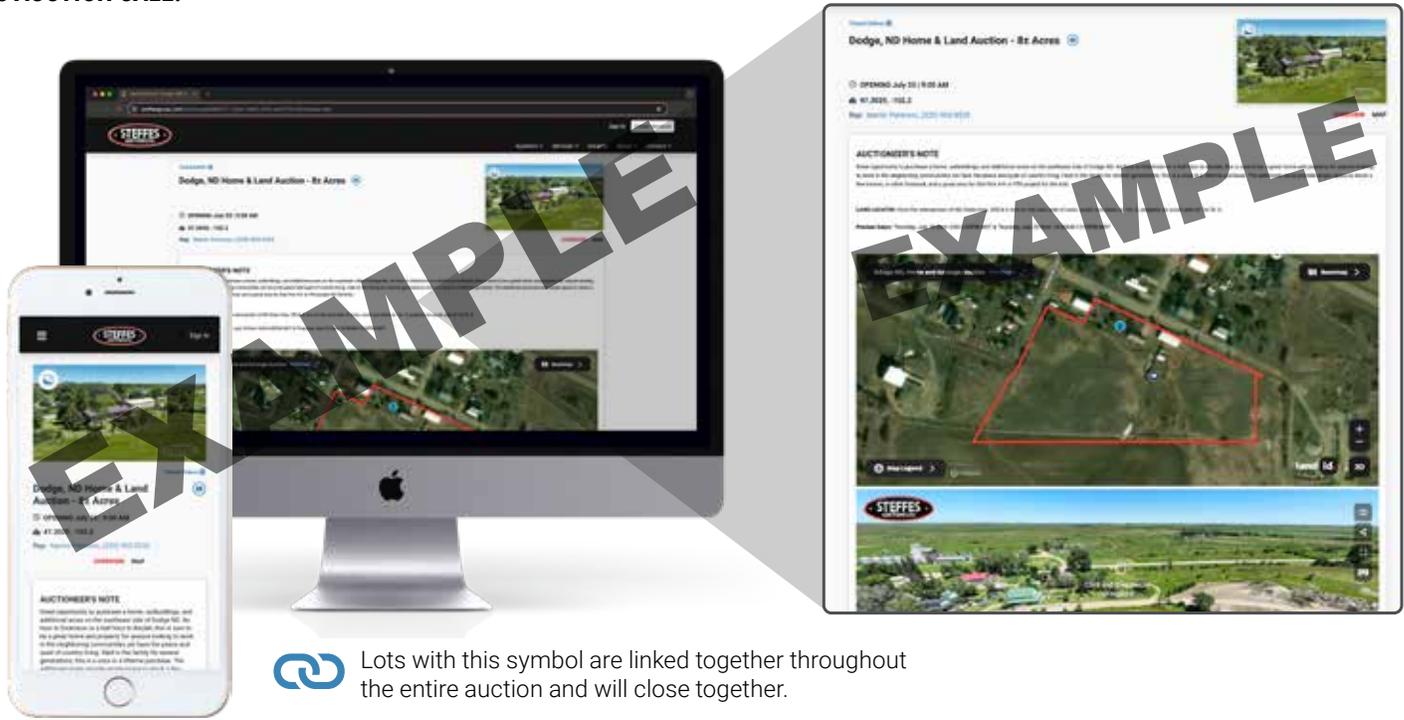
begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

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

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



AUCTION DATES

MARCH

2026

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

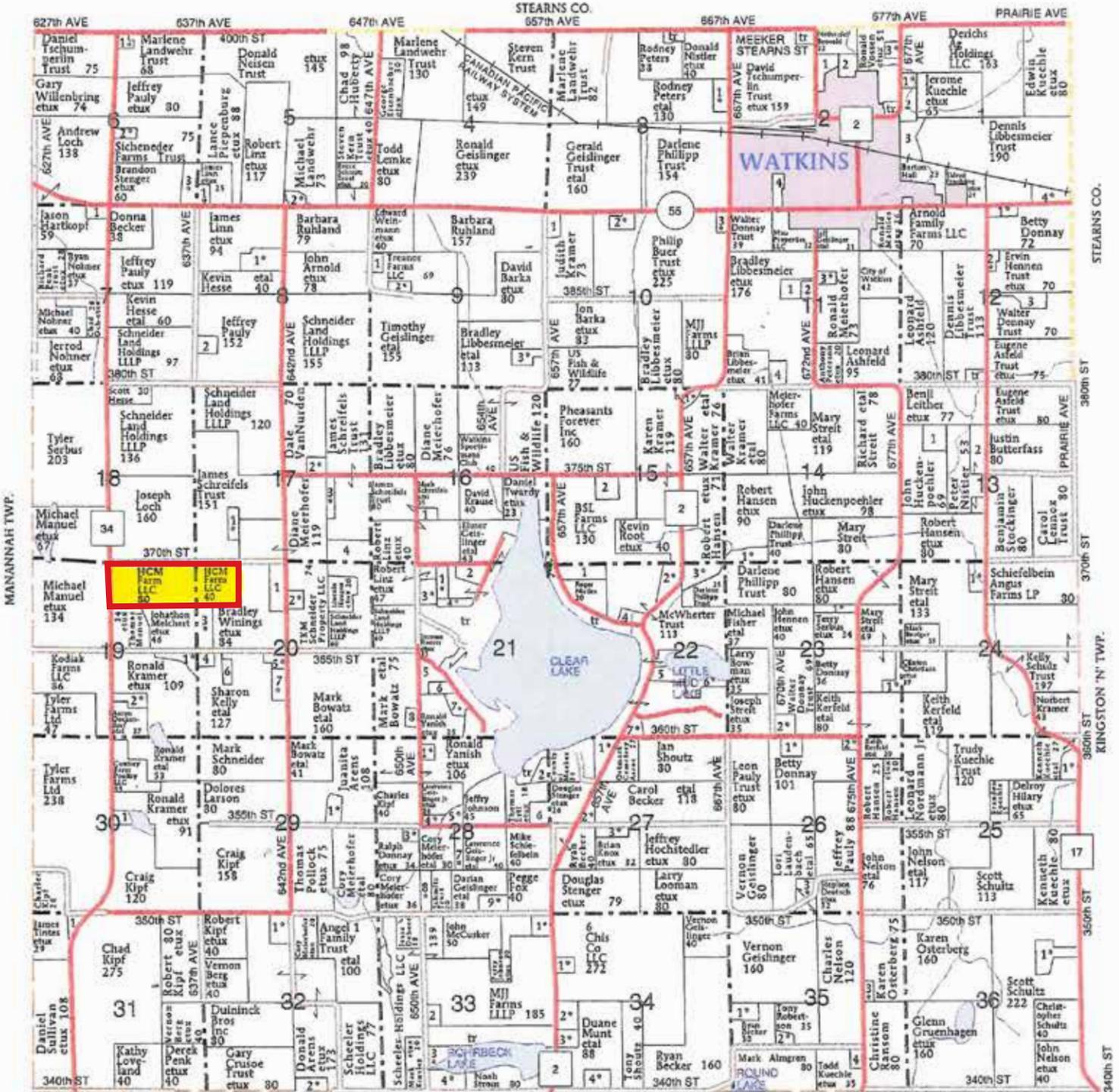
T-121-N

FOREST PRAIRIE PLAT

R-30-W

STEARN'S CO.

657th AVE



MEEKER COUNTY, MN – FOREST PRAIRIE TOWNSHIP

Land Located: From Eden Valley, MN, 1.6 miles east on Hwy 55 E, 2.0 miles south on County Rd 34, .3 miles east on 370th St. Land is on the south side of the road.

Description: That part of the North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 19, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 19; thence on an assumed bearing of South 89 degrees 26 minutes 26 seconds West along the north line of said N1/2 of the NE1/4, 770.21 feet to the point of beginning of the tract of land herein described; thence continue South 89 degrees 26 minutes 26 seconds West along last said line, 946.10 feet; thence South 00 degrees 47 minutes 46 seconds East, parallel with the east line of said N1/2 of the NE1/4, 406.48 feet; thence North 89 degrees 26 minutes 26 seconds East, parallel with the north line of said N1/2 of the NE1/4, 946.10 feet; thence North 00 degrees 47 minutes 46 seconds West, parallel with the east line of said N1/2 of the NE1/4, 406.48 feet to the point of beginning and there terminating. & The North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 19, Township 121 North, Range 30 West, Meeker County, Minnesota.
EXCEPT

That part of the North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 19, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 19; thence on an assumed bearing of South 89 degrees 26 minutes 26 seconds West along the north line of said N1/2 of the NE1/4, 770.21 feet to the point of beginning of the tract of land herein described; thence continue South 89 degrees 26 minutes 26 seconds West along last said line, 946.10 feet; thence South 00 degrees 47 minutes 46 seconds East, parallel with the east line of said N1/2 of the NE1/4, 406.48 feet; thence North 89 degrees 26 minutes 26 seconds East, parallel with the north line of said N1/2 of the NE1/4, 946.10 feet; thence North 00 degrees 47 minutes 46 seconds West, parallel with the east line of said N1/2 of the NE1/4, 406.48 feet to the point of beginning and there terminating. & The Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 20, Township 121 North, Range 30 West, Meeker County, Minnesota.

Total Acres: 120.83±

PID #: 10-0205000 & 10-0212000

To Be Sold in 3 Tracts!



Description: The Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 20, Township 121 North, Range 30 West, Meeker County, Minnesota.

Total Acres: 41.29± (See survey, Tract C)

Cropland Acres: Approximately 38.56±

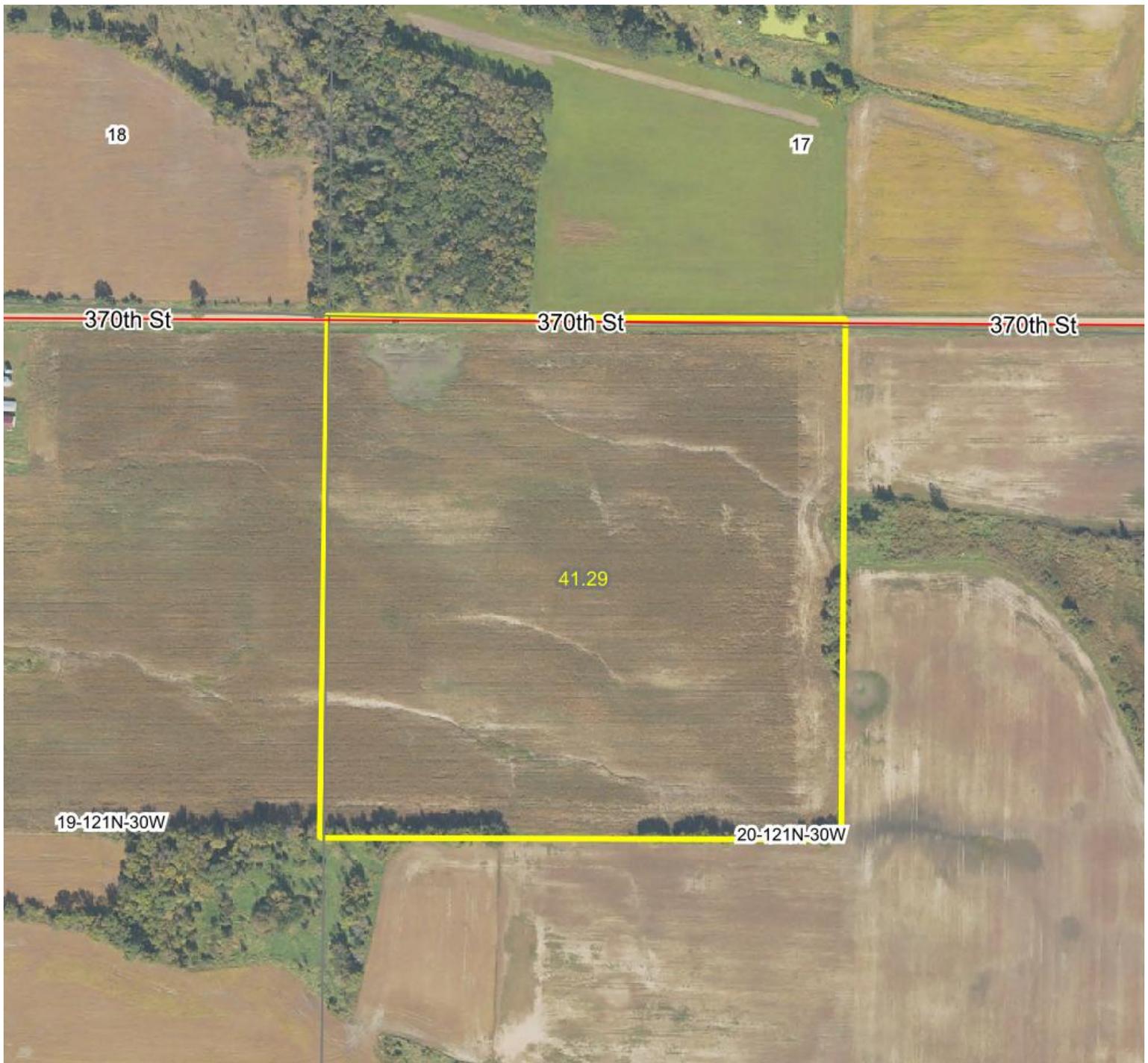
PID #: 10-0212000

Crop Productivity Index: 85.1

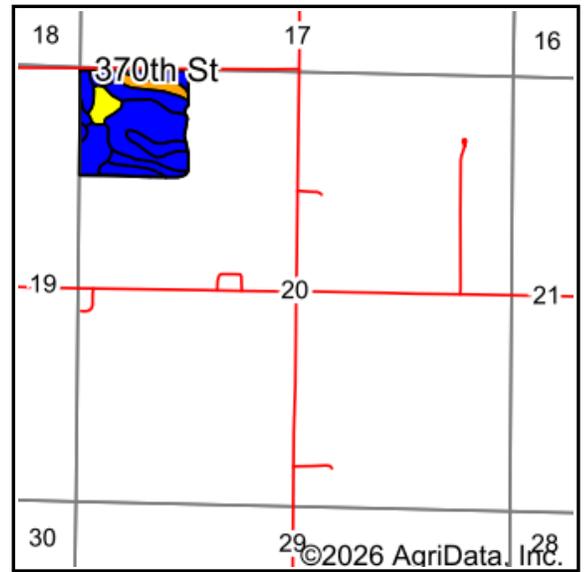
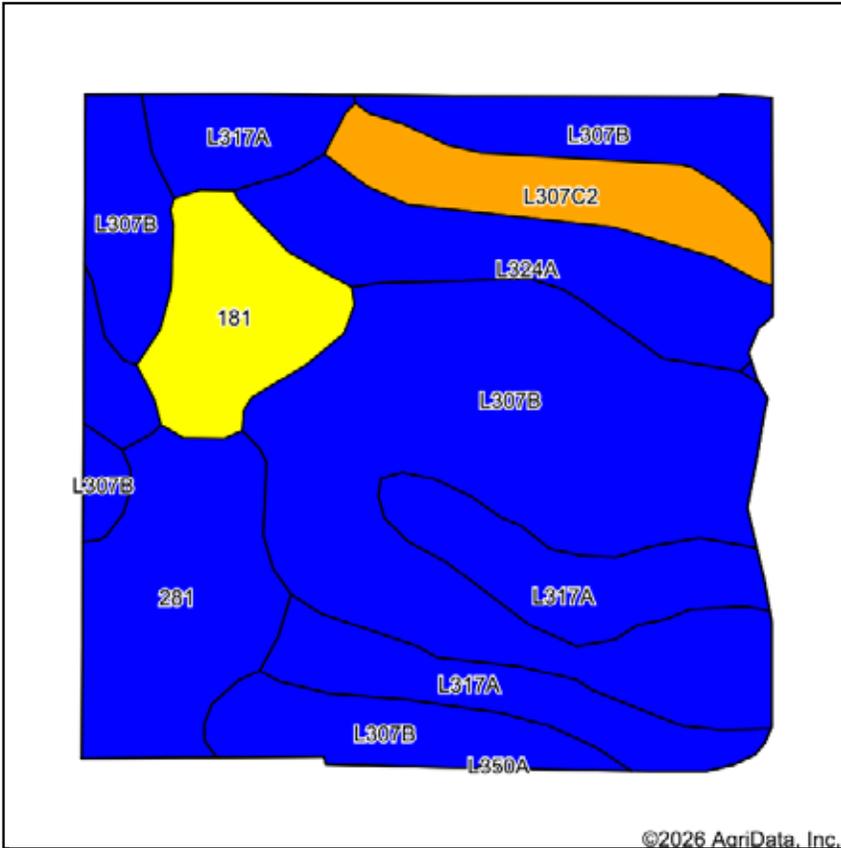
Soils: Koronis loam, 2 to 6 percent slopes (47.6%), Barry loam, 0 to 2 percent slopes (17.6%), Darfur loam, 0 to 2 percent slopes (11.3%), Forestcity, overwashForestcity complex, 1 to 4 percent slopes (9.8%), Litchfield loamy fine sand, 0 to 2 percent slopes (7.1%), Koronis loam, 6 to 10 percent slopes, moderately eroded (6.6%)

Taxes (2025): \$2,066.00

NO US Fish & Wildlife Easement







Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L307B	Koronis loam, 2 to 6 percent slopes	18.36	47.6%		Ile	88
L317A	Barry loam, 0 to 2 percent slopes	6.77	17.6%		IIw	87
281	Darfur loam, 0 to 2 percent slopes	4.37	11.3%		IIw	82
L324A	Forestcity, overwash-Forestcity complex, 1 to 4 percent slopes	3.76	9.8%		IIw	90
181	Litchfield loamy fine sand, 0 to 2 percent slopes	2.74	7.1%		IIIs	67
L307C2	Koronis loam, 6 to 10 percent slopes, moderately eroded	2.56	6.6%		IIIe	77
Weighted Average					2.14	85.1

*c: Using Capabilities Class Dominant Condition Aggregation Method





Sharon M. Euerle
 Meeker County Treasurer
 114 N Holcombe Ave | Litchfield, MN 55355
 320.693.5345 (Voice) | 320.693.5217 (Fax)
 www.co.meeker.mn.us

2025

PROPERTY TAX STATEMENT

PRCL# 10-0212000 RCPT# 6250

TC 1.374 2.887

FOREST PRAIRIE TWP

Property ID Number: 10-0212000
Property Description: SECT-20 TWP-121 RANG-30
 NW 1/4 NW 1/4

		Values and Classification	
		Taxes Payable Year 2024	2025
Step 1	Estimated Market Value:	274.800	288.700
	Homestead Exclusion:		
	Taxable Market Value:	274.800	288.700
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI NON-HSTD
Sent in March 2024			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments Sent in November 2024		1.020.00
Step 3	Property Tax Statement		
	First half Taxes:		1.033.00
	Second half Taxes:		1.033.00
	Total Taxes Due in 2025		2.066.00

\$\$\$ 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: 2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00
Property Tax and Credits	3. Property taxes before credits	1,105.88	2,347.94
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax	145.88	281.94
	5. Property taxes after credits	960.00	2,066.00
Property Tax by Jurisdiction	6. County	473.78	1,002.57
	7. City or Town	352.60	744.50
	8. State General Tax00	.00
	9. School District: 463		
	A. Voter approved levies	41.76	87.45
	B. Other local levies	89.84	226.98
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	2.02	4.50
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	960.00	2,066.00
Special Assessments on Your Property	13. A.		
	B.		
	PRIN C.		
	INT D.		
	TOT .00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		960.00	2,066.00

Special Assessments on Your Property

PRIN
 INT
 TOT .00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT 1st Half DETACH AND RETURN THIS STUB WITH YOUR FULL FIRST HALF PAYMENT



Description: The North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 19, Township 121 North, Range 30 West, Meeker County, Minnesota. EXCEPT That part of the North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 19, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 19; thence on an assumed bearing of South 89 degrees 26 minutes 26 seconds West along the north line of said N1/2 of the NE1/4, 770.21 feet to the point of beginning of the tract of land herein described; thence continue South 89 degrees 26 minutes 26 seconds West along last said line, 946.10 feet; thence South 00 degrees 47 minutes 46 seconds East, parallel with the east line of said N1/2 of the NE1/4, 406.48 feet; thence North 89 degrees 26 minutes 26 seconds East, parallel with the north line of said N1/2 of the NE1/4, 946.10 feet; thence North 00 degrees 47 minutes 46 seconds West, parallel with the east line of said N1/2 of the NE1/4, 406.48 feet to the point of beginning and there terminating.

Total Acres: 70.71± (See survey, Tract B)

Cropland Acres: Approximately 59.5±

PID #: 10-0205000 (That part of, new legal & PID# to be assigned)

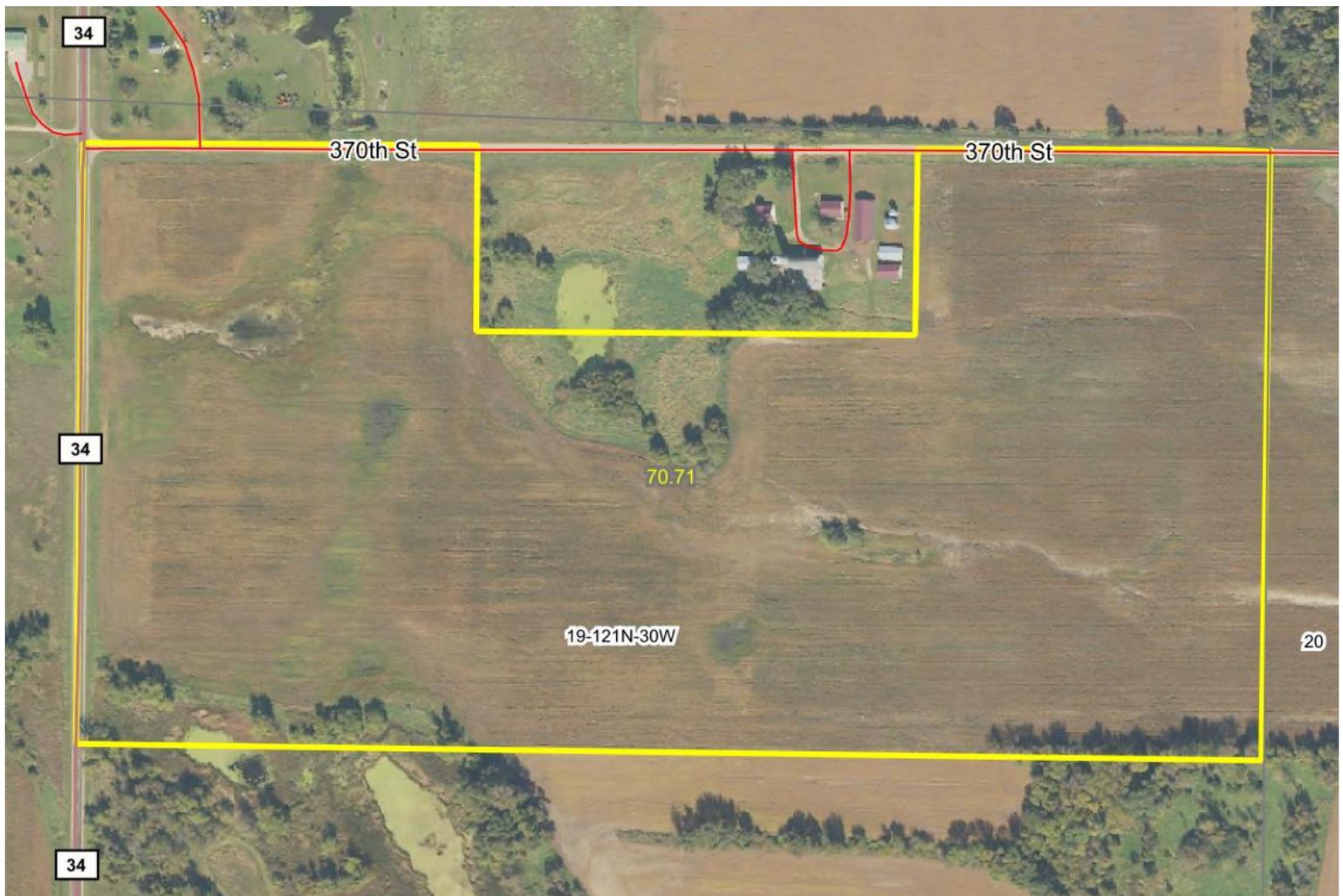
Crop Productivity Index: 71.7

Soils: Litchfield loamy fine sand, 0 to 2 percent slopes (27.2%), Darfur loam, 0 to 2 percent slopes (17.6%), Rohrbeck-Koronis complex, 1 to 6 percent slopes (16.1%), Granby fine sandy loam, 0 to 1 percent slopes (15.8%), Koronis loam, 2 to 6 percent slopes (9.4%), Barry loam, 0 to 2 percent slopes (7.9%), Sparta loamy sand, 1 to 6 percent slopes (3.1%), Marcellon loam, 0 to 3 percent slopes (1.5%), Dassel mucky fine sandy loam, depressional, 0 to 1 percent slopes (1.2%), Medo, Dassel and Biscay soils, ponded, 0 to 1 percent slopes (0.2%)

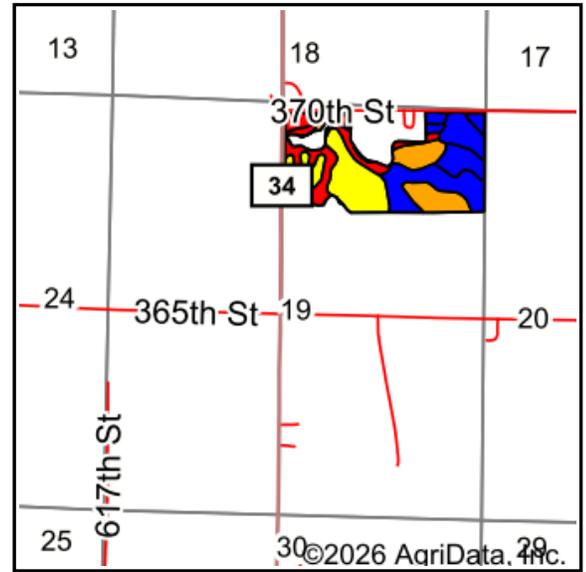
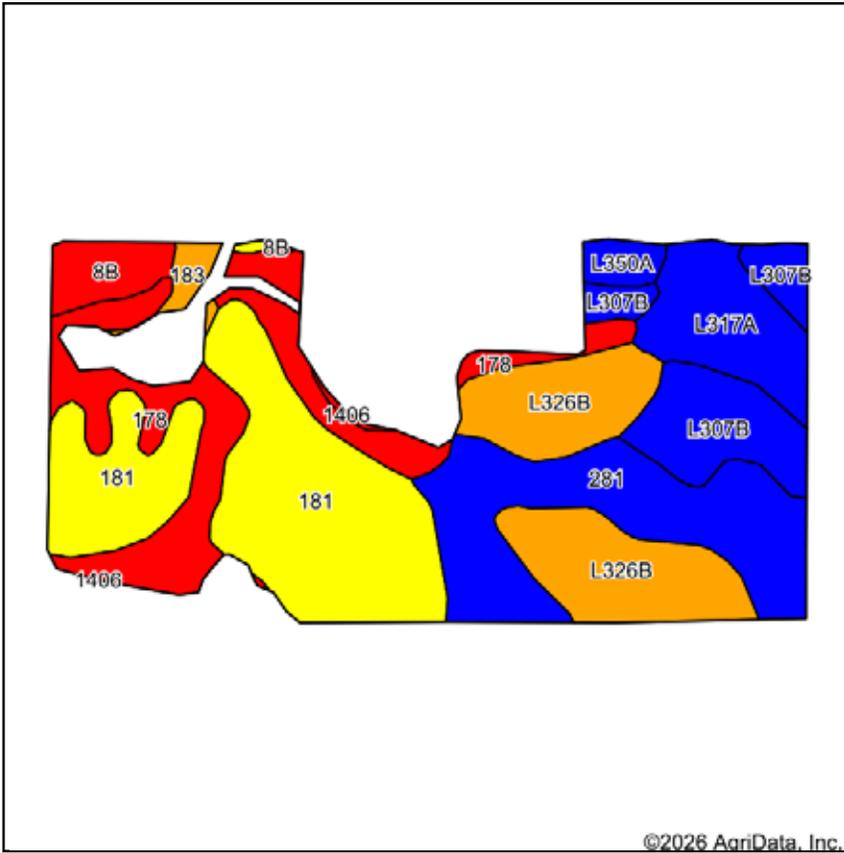
Taxes (2025): \$5,266.00 (For entire land. New tax amount TBD)

NO US Fish & Wildlife Easement

Has Some Tile







©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
181	Litchfield loamy fine sand, 0 to 2 percent slopes	16.15	27.2%	Yellow	III s		67
281	Darfur loam, 0 to 2 percent slopes	10.46	17.6%	Blue	II w		82
L326B	Rohrbeck-Koronis complex, 1 to 6 percent slopes	9.56	16.1%	Orange	III s		78
178	Granby fine sandy loam, 0 to 1 percent slopes	9.39	15.8%	Red	IV w		50
L307B	Koronis loam, 2 to 6 percent slopes	5.61	9.4%	Blue	II e		88
L317A	Barry loam, 0 to 2 percent slopes	4.73	7.9%	Blue	II w		87
8B	Sparta loamy sand, 1 to 6 percent slopes	1.86	3.1%	Red	IV s	II e	39
L350A	Marcellon loam, 0 to 3 percent slopes	0.91	1.5%	Blue	I w		90
183	Dassel mucky fine sandy loam, depressional, 0 to 1 percent slopes	0.71	1.2%	Orange	III w		72
1406	Medo, Dassel and Biscay soils, ponded, 0 to 1 percent slopes	0.12	0.2%	Red	VIII w		5
Weighted Average					2.82	*	71.7





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2025
PROPERTY TAX STATEMENT

PRCL# 10-0205000 RCPT# 6238

TC 3.956 7.357

FOREST PRAIRIE TWP

Property ID Number: 10-0205000
Property Description: SECT-19 TWP-121 RANG-30
 N 1/2 NE 1/4

Values and Classification			
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	679.800	735.700
	Homestead Exclusion:	23,056	
	Taxable Market Value:	656.744	735.700
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI NON-HSTD
Sent in March 2024			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		3,170.00
Sent in November 2024			
Step 3	Property Tax Statement		
	First half Taxes:		2,633.00
	Second half Taxes:		2,633.00
	Total Taxes Due in 2025		5,266.00

\$\$\$ 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:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	1,418.93	
Property Tax and Credits		
3. Property taxes before credits	3,521.20	5,984.47
4. A. Agricultural and rural land tax credits	490.00	.00
B. Other credits to reduce your property tax	277.20	718.47
5. Property taxes after credits	2,754.00	5,266.00
Property Tax by Jurisdiction		
6. County	1,135.16	2,556.03
7. City or Town	844.14	1,897.22
8. State General Tax00	.00
9. School District: 463		
A. Voter approved levies	301.10	222.84
B. Other local levies	468.76	578.43
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	4.84	11.48
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,754.00	5,266.00
Special Assessments on Your Property		
13. A.		
B.		
PRIN C.		
INT D.		
TOT .00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,754.00	5,266.00

2nd Half 0005 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT 1st Half 0005 DETACH AND RETURN THIS STUB WITH YOUR FULL/FIRST HALF PAYMENT



Address: 63503 370th St., Watkins, MN 55389

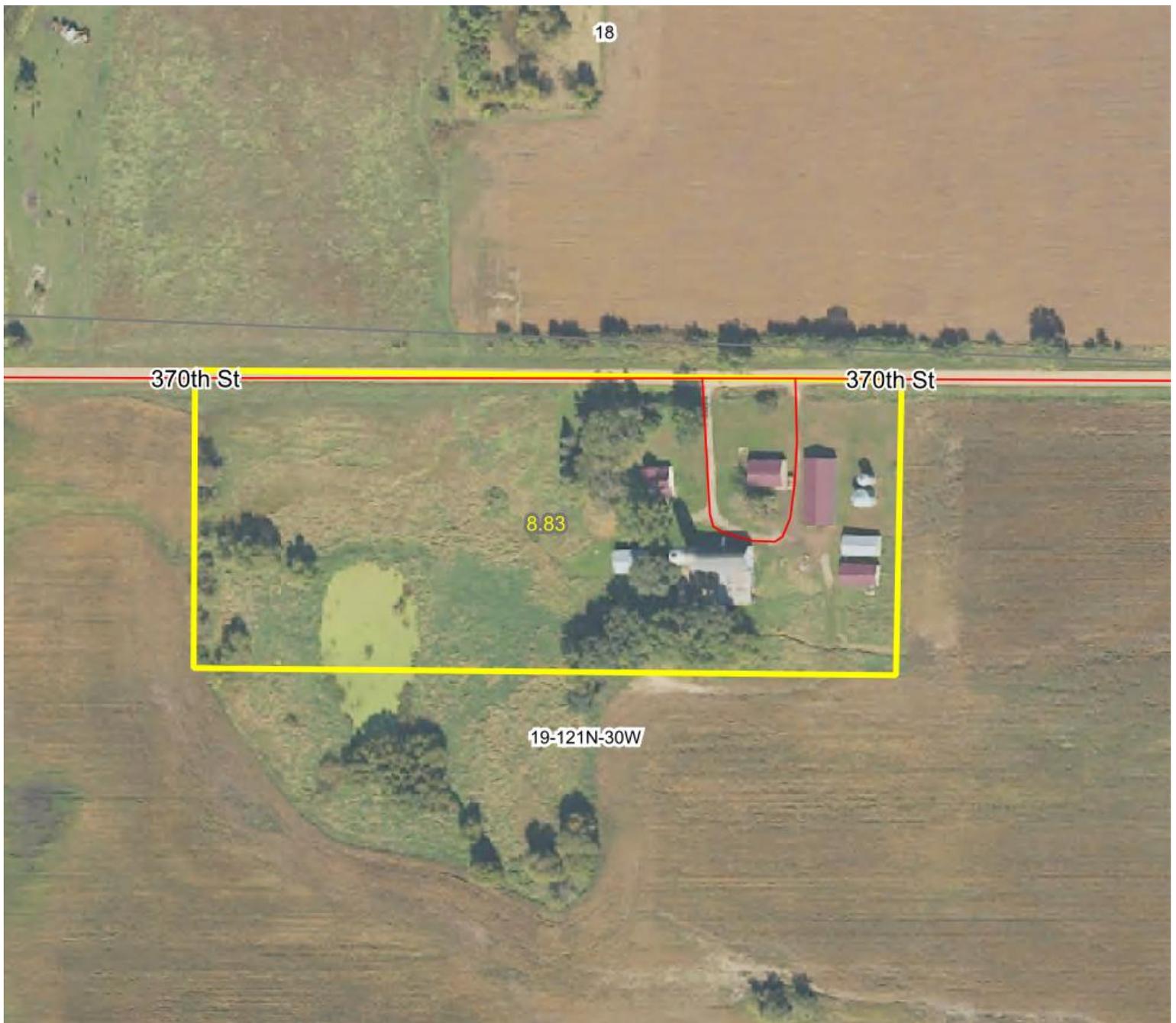
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Total Acres: 8.83± (See survey, Tract A)

PID #: 10-0205000 (That part of, new legal & PID# to be assigned)

Taxes (2025): \$5,266.00 (For entire land. New tax amount TBD)

NO US Fish & Wildlife Easement



HOUSE DETAILS

26' x 35'
 Addition 12'x24'
 (4) Bedrooms
 (1) Full bathroom
 Kitchen including refrigerator, stove/oven, microwave
 Laundry including washer and dryer
 Unfinished basement
 State Proline electric water heater
 Alderon Industries power post septic alarm
 Goodman furnace
 Jack's Oil LP tank rented
 50 amp panel in house
 Well
 Submersible well pump
 New mound septic system in 2022 – compliant through 2027
 One year on new heat exchanger
 House has not been lived in since 2022, has continued to be heated and water has been shut-off and drained
 Grain bin with sweep auger
 Silo with unloader

OUTBUILDING DETAILS

Building A

36'x45'x10'
 South overhead door 12'x9'
 17' west sliding door
 36'x21' cold storage, dirt floor
 36'x24' heated storage, concrete floor, LP forced air heater
 (1) Service door

Building B

90'x40'x12' Machine shed
 18' west sliding door

23' south opening
 Dirt floor
 (1) Service door
 Lights

Building C

26'x48'x9'
 6'x6-1/2' overhead door
 Heated, LP forced air heater
 Concrete floor
 Service door
 Has water

Building D

30'x48'x10'
 14' Sliding door
 Concrete floor
 Cold storage
 Service door

Barn

32'X64'
 Round roof
 Hay loft
 Has water
 Attached loafing barn, 40'x45'x10' with 15' opening

Building F

45'x30'x9'
 (2) 9' sliding doors
 ¾ Concrete floor
 LP plumbed to building
 Has water

Red roof buildings new roofs in 2019

All buildings have power

(1) Ritchie waterer







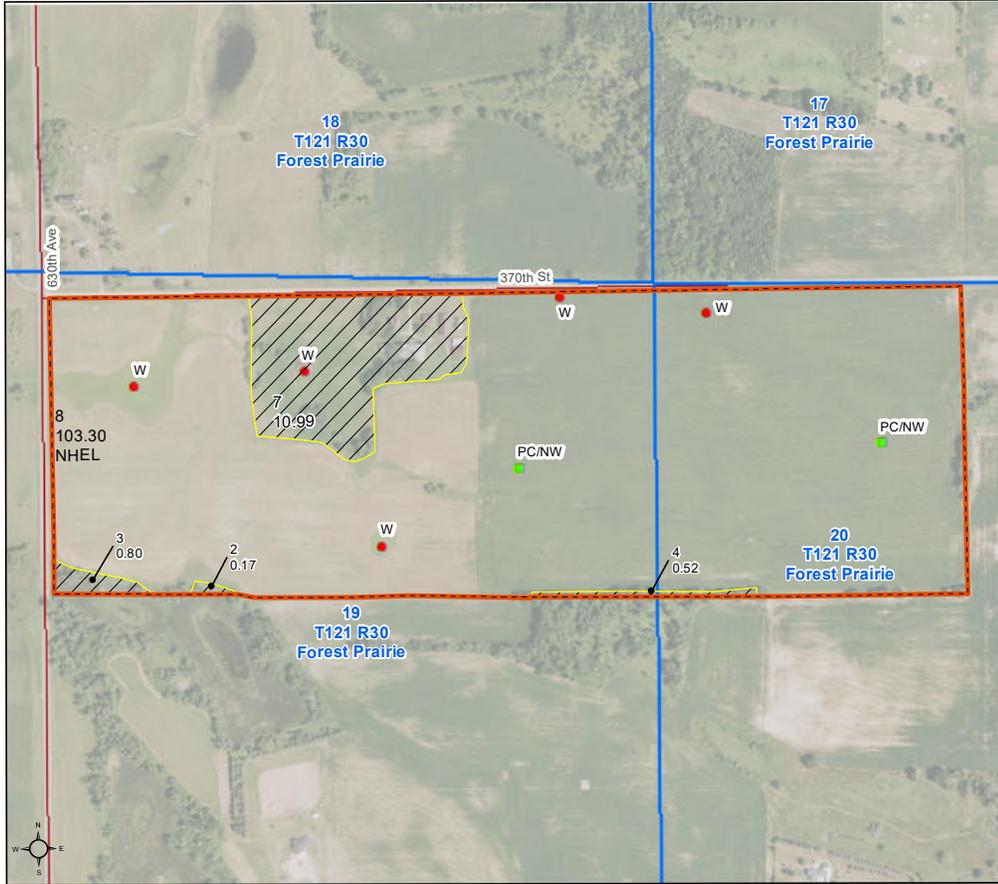


Farm 2864

Tract 1328

2026 Program Year

Map Created January 14, 2026



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: 103.30 acres

Tract Number : 1328

Description : G-3/N2NE4/19/FP;H-3/NW4NW4/20/FP
FSA Physical Location : MINNESOTA/MEEKER
ANSI Physical Location : MINNESOTA/MEEKER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : LOREN MEIERHOFER
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
115.78	103.30	103.30	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	51.65	0.00	122
Soybeans	51.65	0.00	39

TOTAL 103.30 0.00



SteffesGroup.com

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

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

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

Earnest money hereinafter receipted for _____ \$ _____

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

- Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

MEEKER COUNTY
MINNESOTA

120± ACRES



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