



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



# WILKIN COUNTY, MN LAND AUCTION

**Auctioneer's Note:** Wonderful opportunity to add high quality acres to your land holdings for the 2025 crop year. This farm includes highly productive soils with some CRP income that nearly covers the annual tax bill. The land is located only a 1/2 mile off Hwy. 75 and on a good county road. Please note, the neighboring landowner to the east has a drain tile line that comes through the CRP land, map available for download at SteffesGroup.com.

**77±  
Acres**



**Opening: Wednesday, February 19 | 8 AM**

**Closing: Wednesday, February 26 | 11 AM <sup>CST</sup> 2025**

**Timed  
Online**



**Ronald W. Krump Living Trust | Ronald Krump, Trustee**

Contact Max Steffes at Steffes Group, (701) 212-2849; or Joel Swanson, (701) 371-7152 for details.

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's 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 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.



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, FEBRUARY 19 AND WILL END AT 11 AM WEDNESDAY, FEBRUARY 26, 2025.**

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 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, April 11, 2025.**

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.**

**2025 Taxes: Paid by BUYER.**

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

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

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

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.

### **CRP CONTRACTS**

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP.

The BUYER will receive 100% of the CRP payment for the FSA fiscal year payable in 2025 and subsequent years.

### **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.

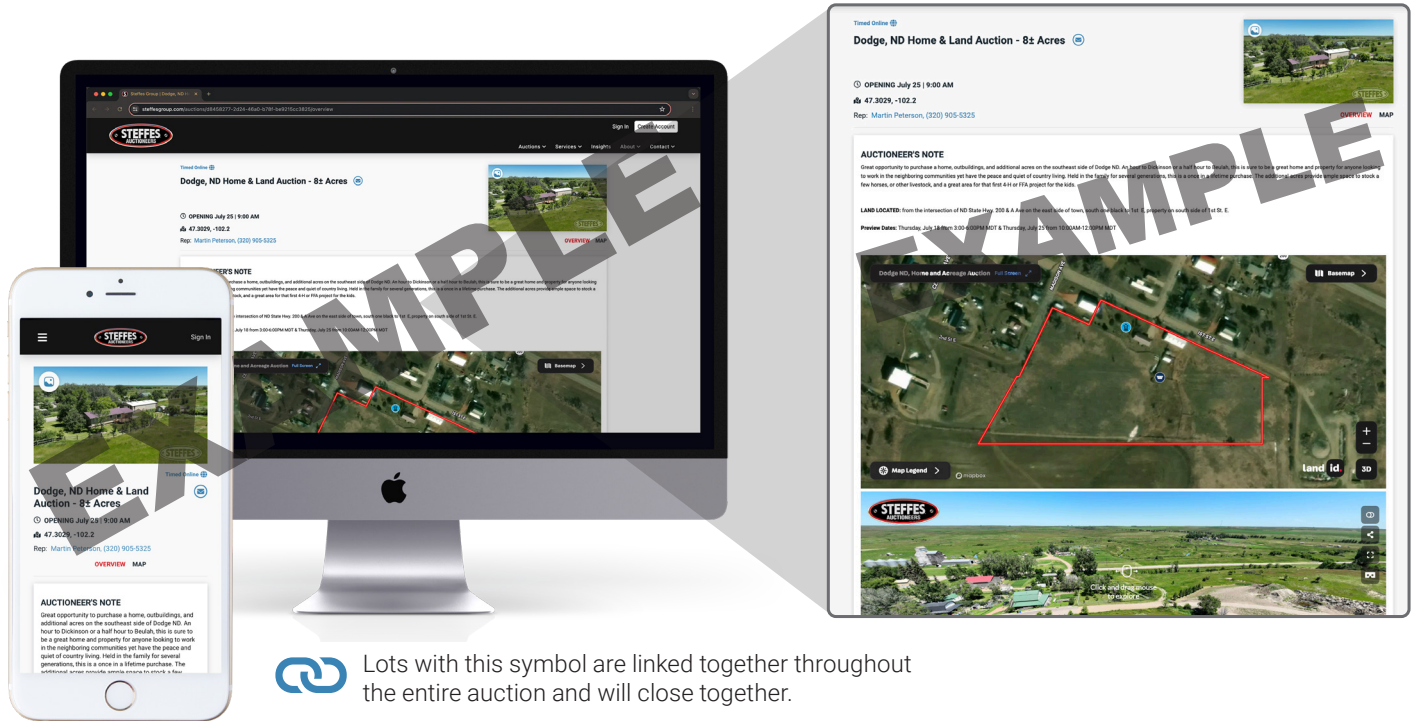
### **THE BIDDING STRATEGY**

- 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.

## FEBRUARY 2025

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

## WILKIN COUNTY, MINNESOTA – MCCAULEYVILLE TOWNSHIP

**Land Located:** From the Jct. of Hwy. 75 & Co. Rd. 24, near Kent, MN, east 1/2 mile on Co. Rd. 24.

**Description:** East 1258.30 FT of SW1/4 Section 1-134-48

**Total Acres:** 76.65±

**Cropland Acres:** 76.16±

**CRP Acres:** 8.33±

4.62± AC @ \$135.70/AC or \$627 Annually, Expires 09/30/2032

2.28± AC @ \$107.35/AC or \$245 Annually, Expires 09/30/2030

1.43± AC @ \$107.35/AC or \$154 Annually, Expires 09/30/2030

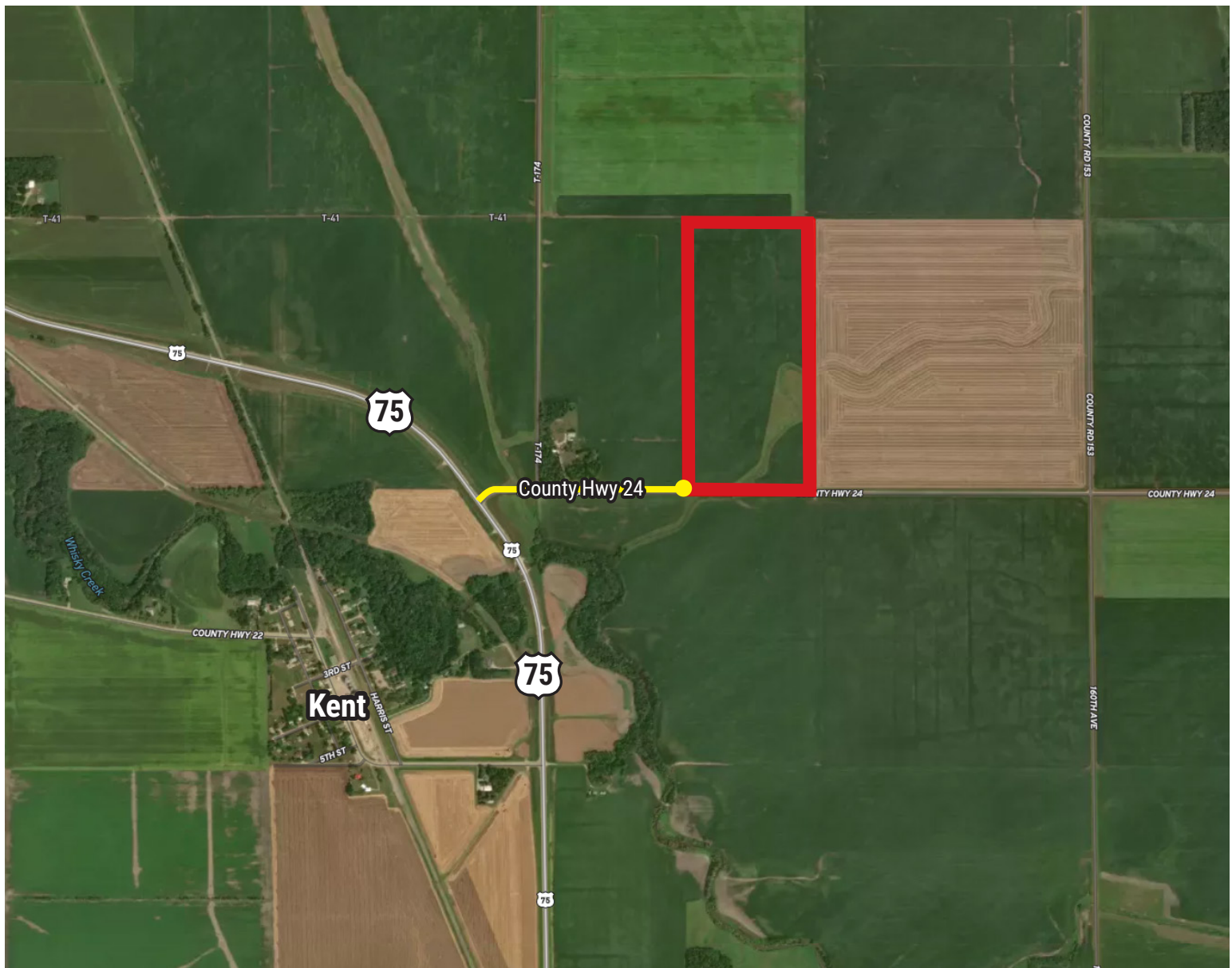
**PID #:** 13-001-0320

**Soil Productivity Index:** 91

**Soils:** Fargo silty clay (81.6%), Fargo silty clay loam (10.7%), Sinai silty clay (5.8%)

**Taxes (2024):** \$1,026.00

**NO US Fish & Wildlife Easement**



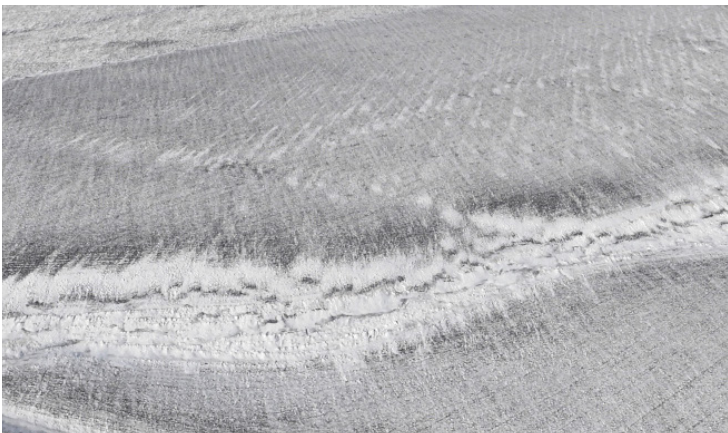
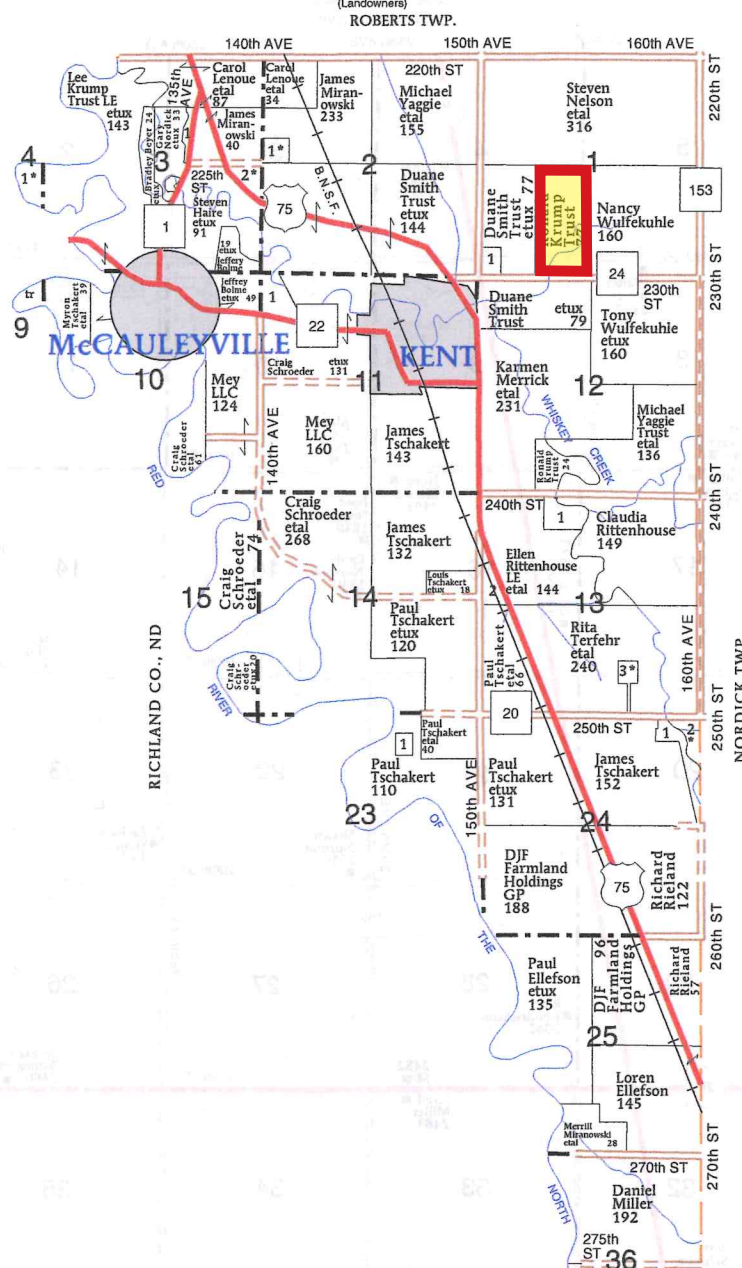
\*Lines are approximate



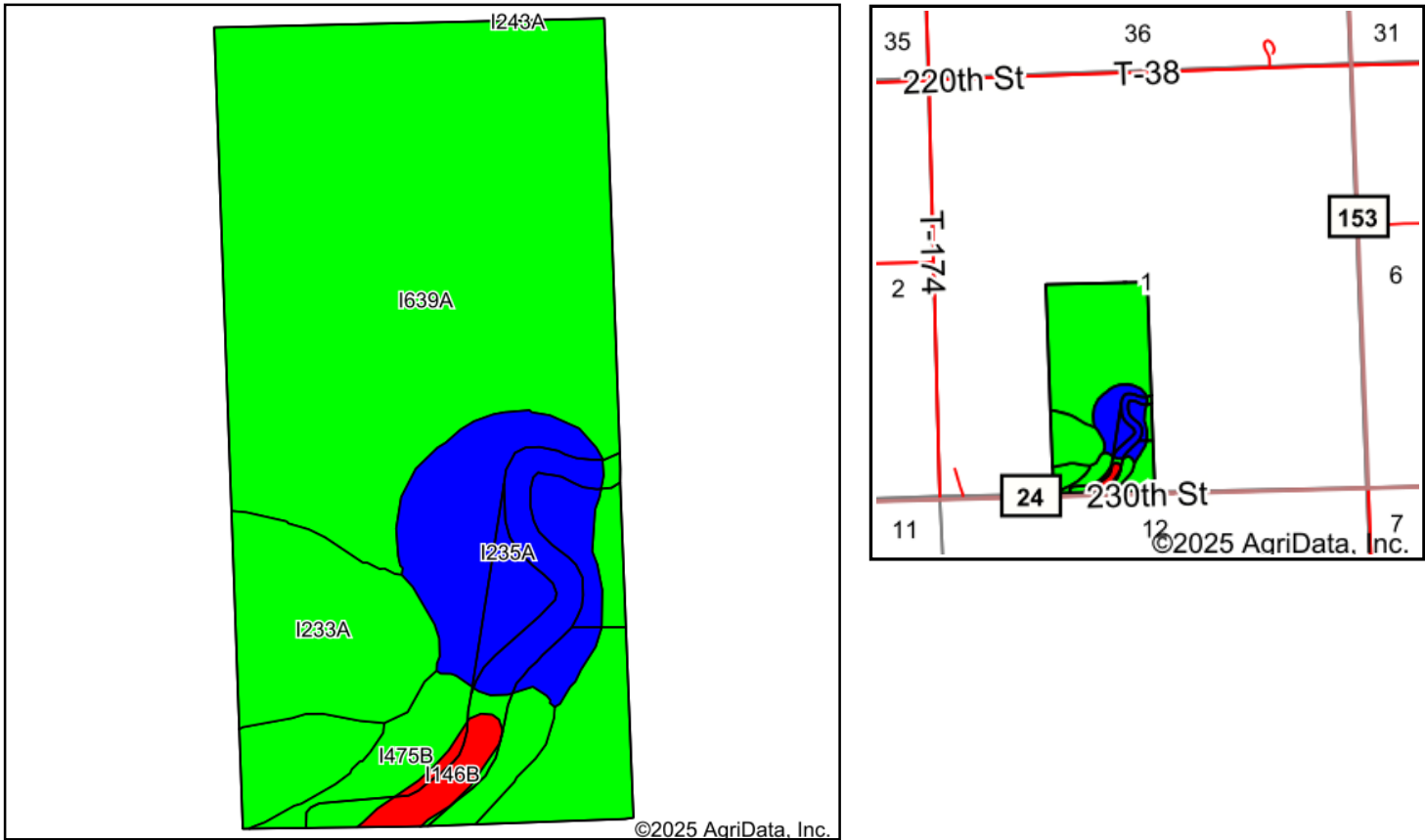
T-134-N

# McCAULEYVILLE PLAT

R-48-W



77±  
Acres



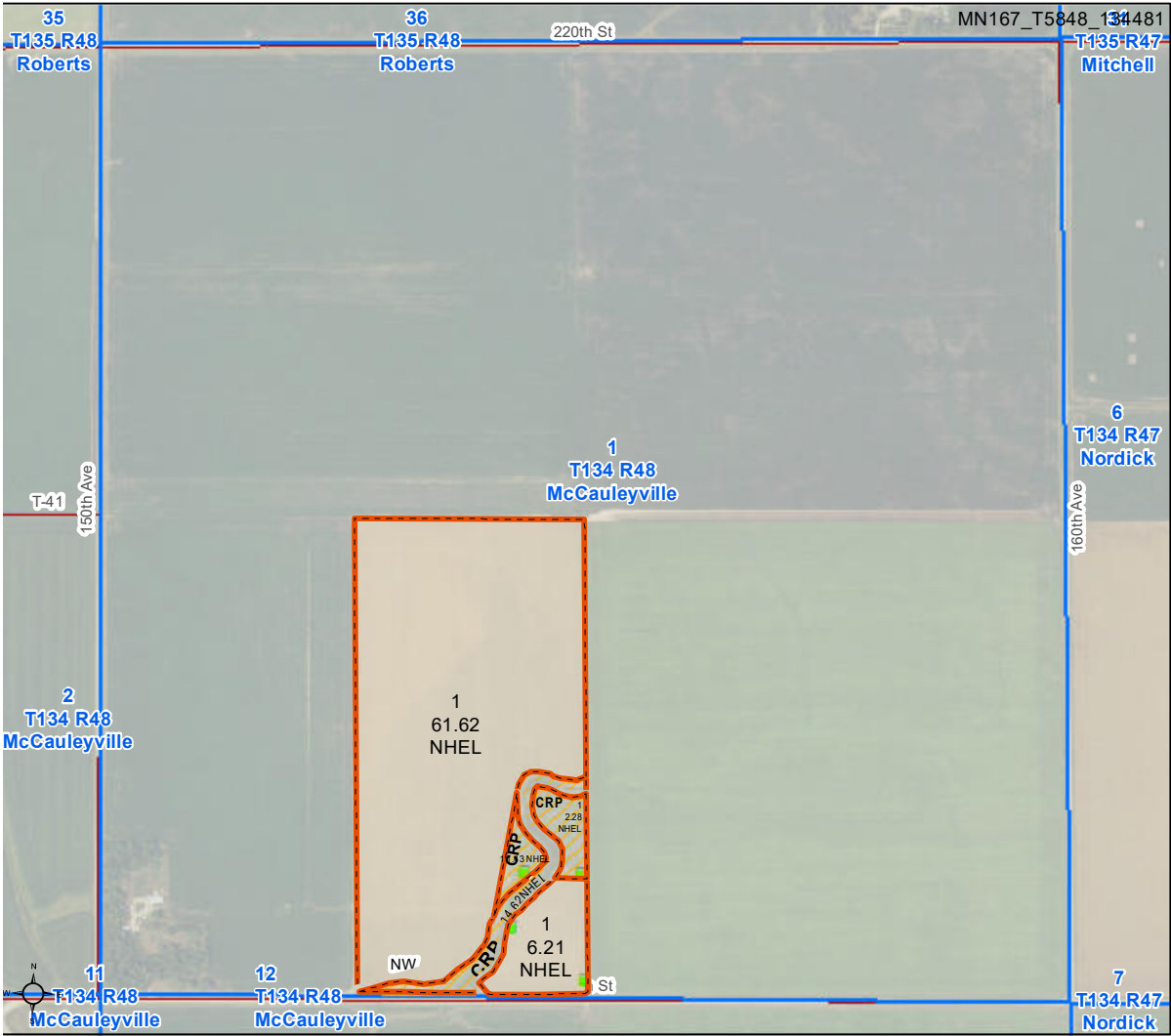
Soils data provided by USDA and NRCS.

Area Symbol: MN167, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I639A	Fargo silty clay, till-floored lake plain, 0 to 1 percent slopes	50.63	66.5%		IIw	94
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	11.46	15.1%		IIIw	83
I233A	Fargo silty clay loam, 0 to 1 percent slopes	8.11	10.7%		IIw	95
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	4.43	5.8%		Ile	93
I146B	Lamoure-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	1.42	1.9%		IIw	20
Weighted Average					2.15	91

\*c: Using Capabilities Class Dominant Condition Aggregation Method





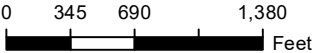


Tract 5848

2024 Program Year

Map Created April 17, 2024

134481



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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



**Tract Number : 5850**

**Description** : 4.6 ac CRP E2SW4 S1-134-46 McCauleyville  
**FSA Physical Location** : MINNESOTA/WILKIN  
**ANSI Physical Location** : MINNESOTA/WILKIN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : KRUMP LIVING TRUST DATED MARCH 21, 2011, RONALD W.  
**Other Producers** : None  
**Recon ID** : 27-167-2009-62

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
4.62	4.62	4.62	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	0.00	0.00	4.62	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	0.00	4.00	0

**TOTAL** **0.00** **4.00**

**Tract Number : 5849**

**Description** : 1.4 ac CRP E2SW4 S1-134-46 McCauleyville  
**FSA Physical Location** : MINNESOTA/WILKIN  
**ANSI Physical Location** : MINNESOTA/WILKIN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : KRUMP LIVING TRUST DATED MARCH 21, 2011, RONALD W.  
**Other Producers** : None  
**Recon ID** : 27-167-2009-62

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1.43	1.43	1.43	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	0.00	0.00	1.43	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	0.00	1.40	0

**TOTAL** **0.00** **1.40**



**Tract Number** : 5851**Description** : CRP E2SW4 S1-134-46 McCauleyville**FSA Physical Location** : MINNESOTA/WILKIN**ANSI Physical Location** : MINNESOTA/WILKIN**BIA Unit Range Number** :**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields**Wetland Status** : Tract does not contain a wetland**WL Violations** : None**Owners** : KRUMP LIVING TRUST DATED MARCH 21, 2011, RONALD W.**Other Producers** : None**Recon ID** : 27-167-2009-62**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
2.28	2.28	2.28	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	0.00	0.00	2.28	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Soybeans	0.00	2.28	0

<b>TOTAL</b>	<b>0.00</b>	<b>2.28</b>
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**Tract Number** : 5848**Description** : E E2SW4 S1-134-48 McCauleyville**FSA Physical Location** : MINNESOTA/WILKIN**ANSI Physical Location** : MINNESOTA/WILKIN**BIA Unit Range Number** :**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields**Wetland Status** : Tract does not contain a wetland**WL Violations** : None**Owners** : KRUMP LIVING TRUST DATED MARCH 21, 2011, RONALD W.**Other Producers** : None**Recon ID** : 27-167-2009-62**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.62	61.62	61.62	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	61.62	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.40	0.00	54
Corn	5.90	0.00	108
Soybeans	55.32	0.00	36

<b>TOTAL</b>	<b>61.62</b>	<b>0.00</b>
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**Tract Number** : 5852

**Description** : SE Corner of E2SW4 S1-134-48 McCauleyville

**FSA Physical Location** : MINNESOTA/WILKIN

**ANSI Physical Location** : MINNESOTA/WILKIN

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

**Owners** : KRUMP LIVING TRUST DATED MARCH 21, 2011, RONALD W.

**Other Producers** : None

**Recon ID** : 27-167-2009-62

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
6.21	6.21	6.21	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	6.21	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.04	0.00	54
Corn	0.60	0.00	108
Soybeans	5.57	0.00	36

**TOTAL**

**6.21**

**0.00**







WILKIN COUNTY AUDITOR - TREASURER  
P.O. BOX 368  
BRECKENRIDGE, MN 56520-0368  
218-643-7112  
AUDITORTREASURER@WILKINCOUNTY.GOV

2024

PROPERTY TAX  
STATEMENT

MC CAULEYVILLE

Property ID Number: 13-001-0320  
Property Description: SECT-01 TWP-134 RANG-48  
E1258.30 FT OF SW1/4 ACRES 76.65

578-T

ACRES 76.65

PRCL# 13-001-0320

RCPT# 14236

TC

1.592

2.108

Values and Classification		2023	2024
Taxes Payable Year		2023	2024
Step 1	Estimated Market Value:	318.400	421.600
1	Homestead Exclusion:		
	Taxable Market Value:	318.400	421.600
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2023			
Step 2	Proposed Tax		646.00
* Does Not Include Special Assessments			
Sent in November 2023			
Step 3	Property Tax Statement		
3	First half Taxes:		513.00
	Second half Taxes:		513.00
	Total Taxes Due in 2024		1,026.00

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REFUNDS?

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

Taxes Payable Year:		2023	2024
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 .....		.00	
Property Tax and Credits	3. Property taxes before credits .....	912.21	967.87
	4. A. Agricultural and rural land credits .....	213.05	.00
	B. Other credits to reduce your property tax .....	76.36	77.07
	5. Property taxes after credits .....	622.80	890.80
Property Tax by Jurisdiction	6. County	514.59	738.14
	7. City or Town .....	38.06	52.89
	8. State general tax .....	.00	.00
	9. School District 846		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	49.27	67.64
	10. Special taxing districts		
	A. BUFFALO RED RIVER WTRSHED	20.88	32.13
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	622.80	890.80
Special Assessments on Your Property	13. A. 84811 PROJECT 81		
	B.	135.20	135.20
PRIN	135.20 C.		
INT	D.		
TOT	135.20 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		758.00	1,026.00



<b>CRP-1</b> (10-22-15) <div style="text-align: center;"> <b>U.S. DEPARTMENT OF AGRICULTURE</b>            Commodity Credit Corporation         </div> <div style="text-align: center; margin-top: 20px;"> <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>  <span style="font-size: 1.5em; margin-top: 10px;">R. K.</span> </div>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">1. ST. &amp; CO CODE &amp; ADMIN. LOCATION <div style="text-align: center;">27 167</div></td> <td style="width:50%;">2. SIGN-UP NUMBER <div style="text-align: center;">50</div></td> </tr> <tr> <td>3. CONTRACT NUMBER <div style="text-align: center;">11228 <span style="font-size: 0.8em;">4/21/17</span></div></td> <td>4. ACRES FOR ENROLLMENT <div style="text-align: center;">4.62</div></td> </tr> <tr> <td colspan="2">5. FARM NUMBER <div style="text-align: center;">0005957</div></td> </tr> <tr> <td colspan="2">6. TRACT NUMBER(S) <div style="text-align: center;">0005850</div></td> </tr> <tr> <td colspan="2">8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="2">9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2032</td> </tr> </table>		1. ST. & CO CODE & ADMIN. LOCATION <div style="text-align: center;">27 167</div>	2. SIGN-UP NUMBER <div style="text-align: center;">50</div>	3. CONTRACT NUMBER <div style="text-align: center;">11228 <span style="font-size: 0.8em;">4/21/17</span></div>	4. ACRES FOR ENROLLMENT <div style="text-align: center;">4.62</div>	5. FARM NUMBER <div style="text-align: center;">0005957</div>		6. TRACT NUMBER(S) <div style="text-align: center;">0005850</div>		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2032	
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8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>															
9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2032															
7A. COUNTY OFFICE ADDRESS (Include Zip Code) WILKIN COUNTY FARM SERVICE AGENCY 1150 HWY 75 NORTH SUITE 1 BRECKENRIDGE, MN 56520-1117		7B. TELEPHONE NUMBER (Include Area Code): (218) 643-1536 x2													
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. <b>The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</b>															
10A. Rental Rate Per Acre \$ 135.70		11. Identification of CRP Land (See Page 2 for additional space)													
10B. Annual Contract Payment \$ 627		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">A. Tract No.</td> <td style="width:15%;">B. Field No.</td> <td style="width:15%;">C. Practice No.</td> <td style="width:15%;">D. Acres</td> <td style="width:15%;">E. Total Estimated Cost-Share</td> </tr> <tr> <td>0005850</td> <td>0001</td> <td>CP21</td> <td>4.62</td> <td>0</td> </tr> </table>		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	0005850	0001	CP21	4.62	0		
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share											
0005850	0001	CP21	4.62	0											
10C. First Year Payment \$ 627.00															
(Item 10C applicable only to continuous signup when the first year payment is prorated.)															
<b>12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>															
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE												
		0.00%	13/19/16												
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE												
		100.00%	12/19/16												
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE												
DEC 19 2016 WILKIN COUNTY FSA OFFICE		%													
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE													
		 B. DATE (MM-DD-YYYY) 4/20/2017													
<b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.															
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>															

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotope, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.



CRP-1 (12-02-19)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		10-33-2020 JAN 31 2020		1. ST. & CO. CODE & ADMIN. LOCATION 27 167		2. SIGN-UP NUMBER 54	
CONSERVATION RESERVE PROGRAM CONTRACT						3. CONTRACT NUMBER 11414		4. ACRES FOR ENROLLMENT 2.28	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WILKIN COUNTY FARM SERVICE AGENCY 1150 HWY 75 NORTH SUITE 1 BRECKENRIDGE, MN 56520-1117						6. TRACT NUMBER 0005851		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (218) 643-1536 x2						8. SIGNUP TYPE: General			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.									
9A. Rental Rate Per Acre		\$ 107.35		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment		\$ 245.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment		\$ 245.00		0005851	0001	CP38E-25	2.28	\$ 294.00	
(Item 9C is applicable only when the first year payment is prorated.)									
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)									
A(1) PARTICIPANT'S NAME AND		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		0.00 %				Trustee		1/31/2020	
B(1) PARTICIPANT'S NAME AND		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		100.00 %						1/31/2020	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		%							
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)	
		[Signature]						6-23-2020	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) as amended. The authority for requesting the information identified on this form is the Commodity Credit Corporation.

CRP-1 (12-02-19)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		10-33-2020 JAN 31 2020		1. ST. & CO. CODE & ADMIN. LOCATION 27 167		2. SIGN-UP NUMBER 54	
CONSERVATION RESERVE PROGRAM CONTRACT						3. CONTRACT NUMBER 11415		4. ACRES FOR ENROLLMENT 1.43	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WILKIN COUNTY FARM SERVICE AGENCY 1150 HWY 75 NORTH SUITE 1 BRECKENRIDGE, MN 56520-1117						6. TRACT NUMBER 0005849		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (218) 643-1536 x2						8. SIGNUP TYPE: General			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.									
9A. Rental Rate Per Acre		\$ 107.35		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment		\$ 154.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment		\$ 154.00		0005849	0001	CP38E-25	1.43	\$ 184.00	
(Item 9C is applicable only when the first year payment is prorated.)									
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)									
A(1) PARTICIPANT'S NAME AND		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		0.00 %				Trustee		1/31/2020	
B(1) PARTICIPANT'S NAME AND		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		100.00 %						1/31/2020	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		%							
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)	
		[Signature]						6-23-2020	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) as amended. The authority for requesting the information identified on this form is the Commodity Credit Corporation.







# Earnest Money Receipt & Purchase Agreement

Wilkin County, MN

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:

WILKIN COUNTY  
**MINNESOTA**

**77±  
Acres**



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