



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

65 YEARS
Built on Trust.

MCLEOD COUNTY, MN DAIRY & LAND AUCTION

Auctioneer's Note: A multi-use dairy farm and income producing cropland are coming up on public auction. This parcel has multiple opportunities for other avenues of livestock, currently set up as a fully operational dairy farm. Along with 27± acres of tillable farmland with a CPI of 93.3. Whether you're looking to expand your current operation, start a new ag venture, or invest in a versatile piece of farmland, this offering has the setup and land base to support your goals.

**40±
ACRES**

Preview: August 6, 2025, 11:00AM - 2:00PM
Second open house August 7 from 4:00PM - 6:00PM



Opening: Tuesday, August 12 | 8AM
Closing: Tuesday, August 19 | 12PM CDT 2025

**TIMED
ONLINE**



Contact Steffes Group Representative Randy Kath, (701) 429-8894, or visit SteffesGroup.com.

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

Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

THE AUCTION BEGINS ON TUESDAY, AUGUST 12 AND WILL END AT 12PM TUESDAY, AUGUST 19.

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

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

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

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

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

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

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Thursday, September 18, 2025.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title

insurance in the amount of the purchase price. Property will be conveyed by a **Warranty Deed.**

- **2025 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.

Timed Online Bidding Process

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.

AUGUST 2025

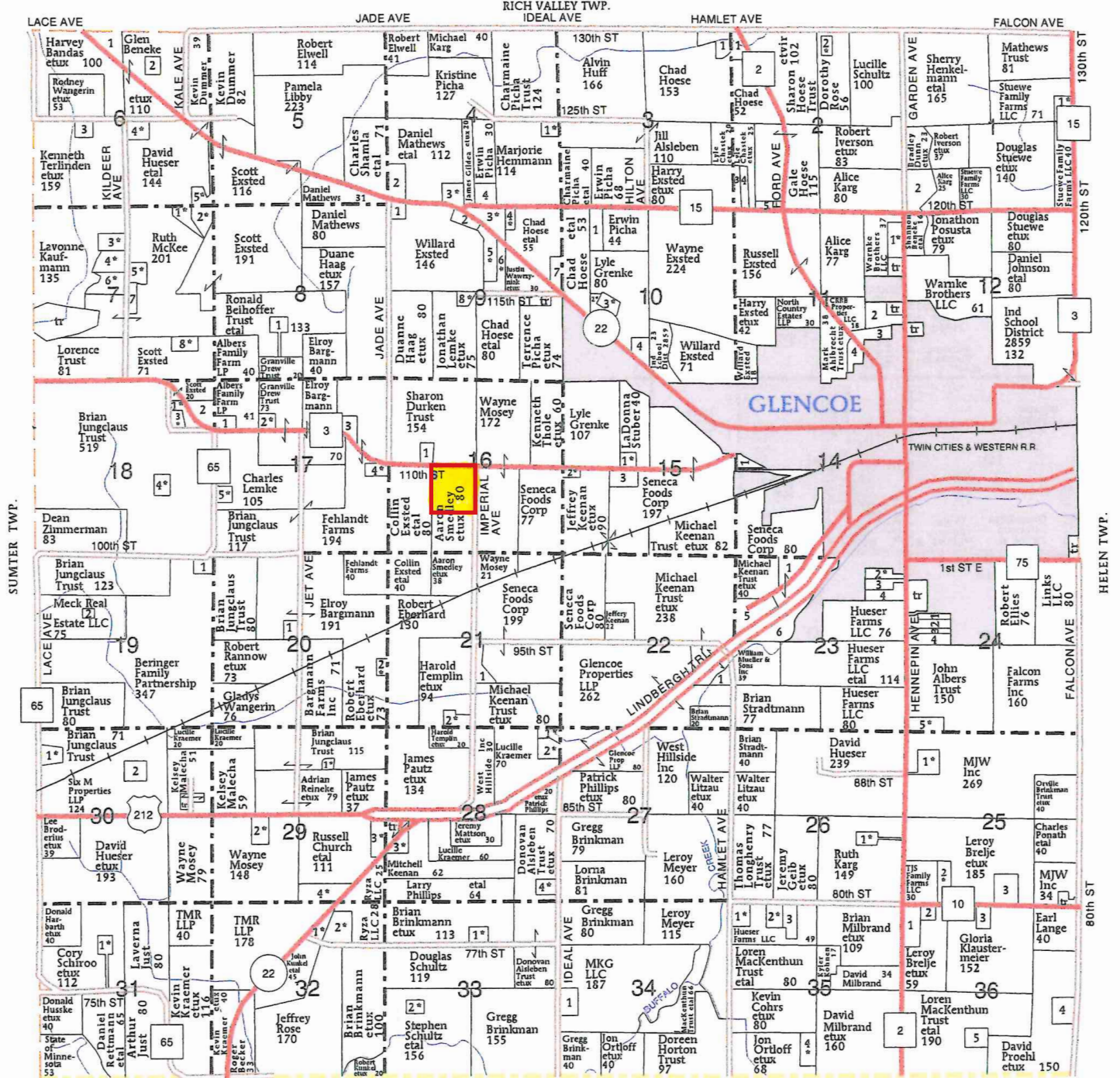
S	M	T	W	TH	F	S
		1	2	3	1	2
3	4	5	6	7	8	9
10	11	OPENS 12 CLOSES	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

T-115-N

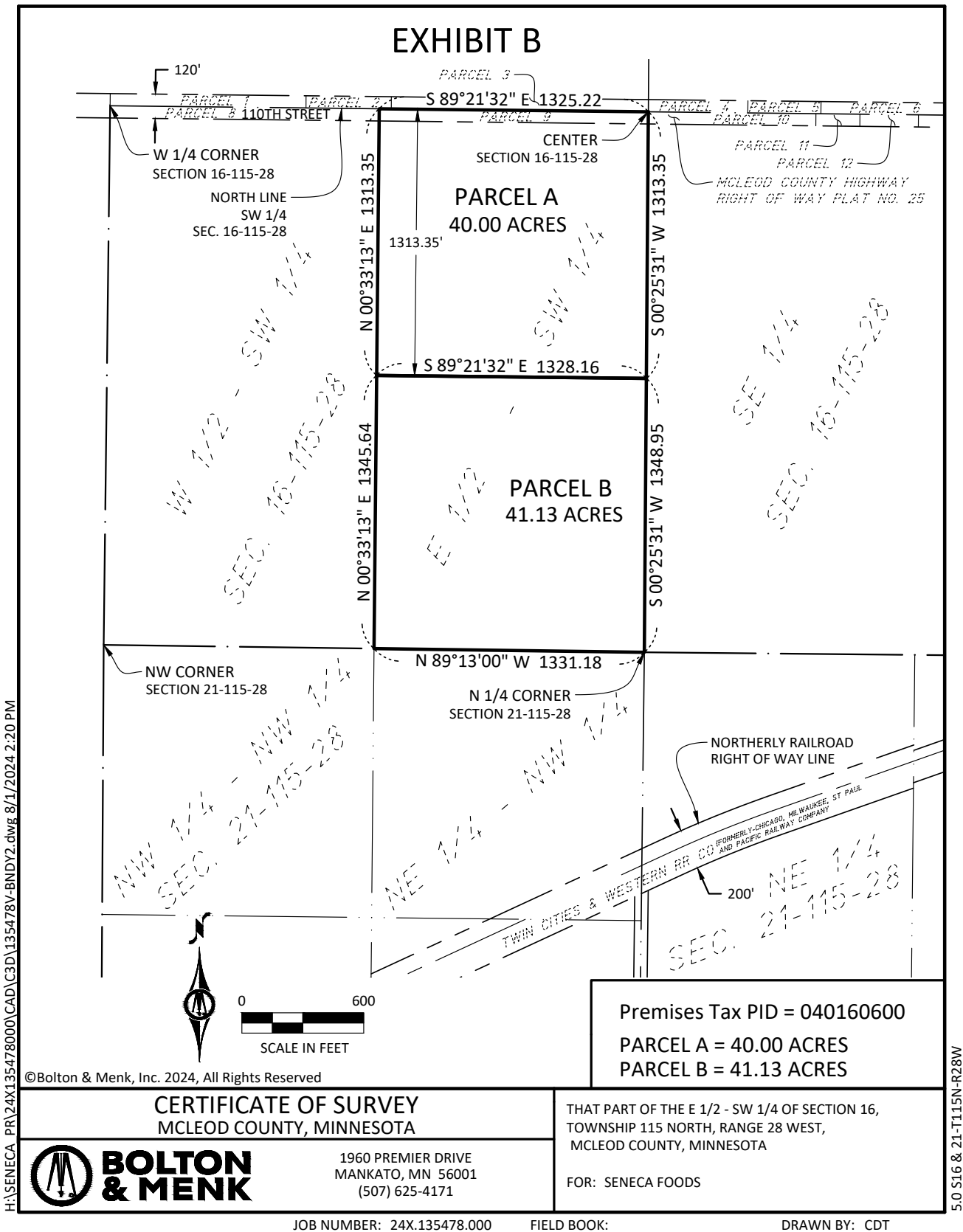
GLENCOE PLAT

R-28-W

(Landowners)



SIBLEY CO.



PARCEL A

The north 1313.35 feet of the East Half of the Southwest Quarter of Section 16, Township 115 North, Range 28 West, McLeod County, Minnesota; said 1313.35 feet as being measured perpendicular to the North line of said Southwest Quarter.

Tract Details

MCLEOD COUNTY, MN – GLENCOE TOWNSHIP

Land Located: From Glencoe, MN, 2.2 miles west on 11th St. E/110th St. Property is on the south side of the road.

Address: 10579 110th St., Glencoe, MN 55336

Description: SECT-16 TWP-115 RANGE-028 40.00 AC N 1313.35' OF E 1/2 SW 1/4

Total Acres: 40±

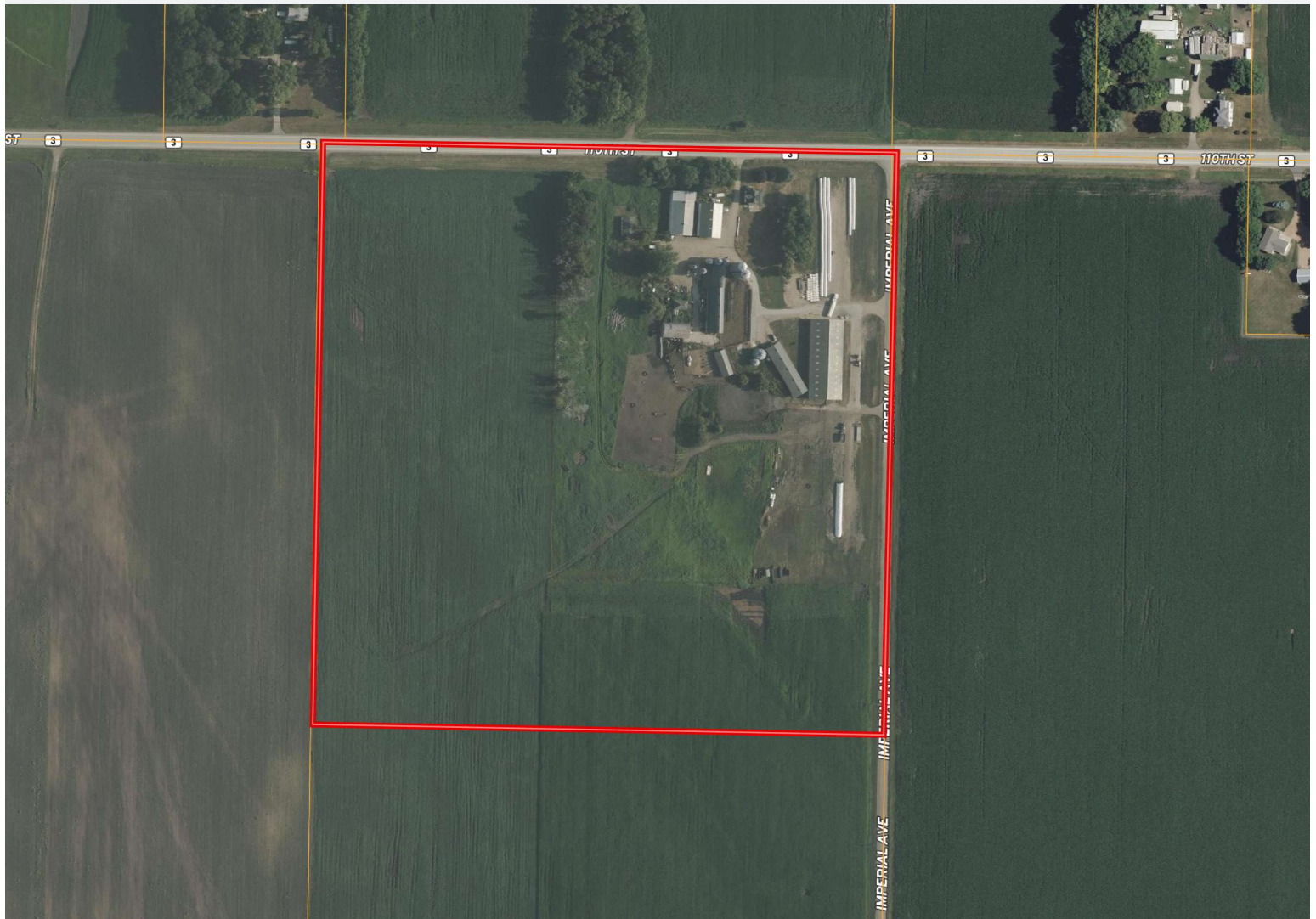
Cropland Acres: Approximately 29.06±

PID #: 04.016.0600

Crop Productivity Index: 93.3

Soils: Clarion loam, 2 to 6 percent slopes (41.2%), Webster clay loam, 0 to 2 percent slopes (23.8%), CanisteoGlencoe complex, 0 to 2 percent slopes (21.4%), ClarionSwanlake complex, 2 to 6 percent slopes (9.5%), Canisteo clay loam, 0 to 2 percent slopes (4.1%)

Taxes (2025): \$5,342.00



PARLOR & HOLDING AREA/MILK HOUSE/UTILITY ROOM/OFFICE

BUILDING

128' length x 32' wide (Total building measurement)

Lester brand building

Parlor:

40' length x 24' wide (center of building)

Double twelve herringbone

Bou-Matic Signature Series milking units

Automatic take-offs

Twin entry doors

Air release exit gates

3" lowline

In-floor heat for both the parlor pit and cattle lanes

Insulated

(3) exhaust fans

(1) overhead fan

Bulk Tank Room:

15' length x 11' width (NW corner)

Mueller 2,000 gal. bulk tank w/automatic wash system

Bou-Matic wash unit

Bou-Matic Hi Perform Refrigeration & Cooling System

Guardian II CIP System

Plate cooler

(2) exterior compressors

Double basin wash sink

Hand wash sink

Insulated

In-floor heating

Exhaust fan

Utility Area:

16' length x 12' wide (Northside)

Bou-Matic BP200 variable speed vacuum pump

60 gal. Quincy Compressor Air Master Series (Model Q131160V)

Pre-heater

Water heater

In-floor heat

Office:

10' length x 7' width (NE Corner)

Return Lane/Holding Area:

111' length x 80" wide single lane return (west side of building)

Grooved concrete

72' length x 24' wide sloped holding area (south of parlor)

Open exterior on west and south sides

Grooved concrete

(2) overhead fans

FREE-STALL BARN-

180' length x 72' width (located east of parlor building)

Morton brand building

(3) row barn (west side single row free-stall, center row double sided free-stall)

(111) 7' length x 4.5' width free-stalls, sand bedded

Grooved concrete in free-stall area

Insulated roof

Upper and lower manual curtains west wall, manual curtain east wall

180' length x 22' width drive thru feeding alley (east side), 16' width x 11' tall

overhead doors

Combination of 4-section headlock & neck rail feeding rail

180' length x 14' width drive thru free-stall alley (center), 11'7" width x 12' tall door entries

180' length x 10' width drive thru free-stall alley (west side), 11'7" width x 12' tall door entries

Southside cow exit lane to parlor/scrape alley w/curb

(3) auto-waterers

(19) overhead fans

(2) walk-thru doors

TWO STORY BARN

154' length x 33' width (located west of parlor building)

Concrete floor

(3) walk-thru doors

(1) 8' wide x 6' tall southside entry door

Exhaust fans

POLE BARN-

60' length x 23' wide (Located south of Two Story Barn)

8'6" poured concrete wall (east side)

Plywood wall (west side)

16' width x 103" tall door openings (north & south side)

Dirt base

COW YARD/FREE-STALLS/FEED RAIL

Concrete yard

(46) 7' length x 50" width free-stalls, sand bedded

120' length neck rail w/ drive-by concrete feed pad

(1) auto waterer

QUONSET BUILDING-

36' length x 60' width (located west of Two Story Barn)

Open entry (south side)

Concrete yard

LIVESTOCK SHED-

22' length x 18' width (located west of Two Story Barn)

6" width x 3' tall concrete wall

9' width x 87" tall open entry (south side)

Tract Details

POLE SHED

100' length x 50' width (Located north of Livestock Shed)
18' width x 116" tall overhead door (NE corner)
30' width x 160" tall sliding door entry (East side)
23' width x 165" tall sliding door entry (South side)
(2) walk-thru doors
Dirt floor

SHOP

76' length x 48' width (Located north of Two Story Barn)
Morton brand building
Dividing wall between cold storage and insulated shop w/walk-thru door

Cold storage (north side)

54' length x 48' width cold storage area (north portion)
17'6" width x 187" tall sliding door (NW corner)
16' width x 8' tall overhead door (NE Corner)
30' width x 187" tall sliding door entry (East wall)
Dirt floor

Insulated shop (south side)

22' length x 48' width
Concrete floor w/in-floor heating
12' length x 6' width bathroom (SW corner)
10' length x 10' width office (SE corner) w/walk thru door
Upstairs Office
12' width x 186" tall sliding door (SW corner)
12' width x 12' tall overhead door (SE corner)
Includes shelving in northwest corner & vending machine

GRAIN BINS

(1) 24' diameter x 224" tall, 6,500 bushel (located west of parlor)
(1) 18' diameter x 192" tall, 3,200 bushel (located west of parlor)

HOUSE DETAILS

(3) Bedrooms

9'8" x 8'9"

12'11" x 10'5"

8'6" x 9'

(1) Bathroom, 7'9" x 6'2"

Kitchen, 12'1" x 9'11"

Dining Room, 8'6" x 13'3"

Living Room, 23' x 11'4"

(2) Rooms, could be used for offices 7' x 6'3" & 7'11" x 9' 6"

Forced air furnace

Window A/C, Central A/C Unit (Needs Repair)

Included appliances, refrigerator, oven/stove, dishwasher, microwave, water heater, washer and dryer

Septic is compliant

(1) Well

TRAILER HOUSE DETAILS

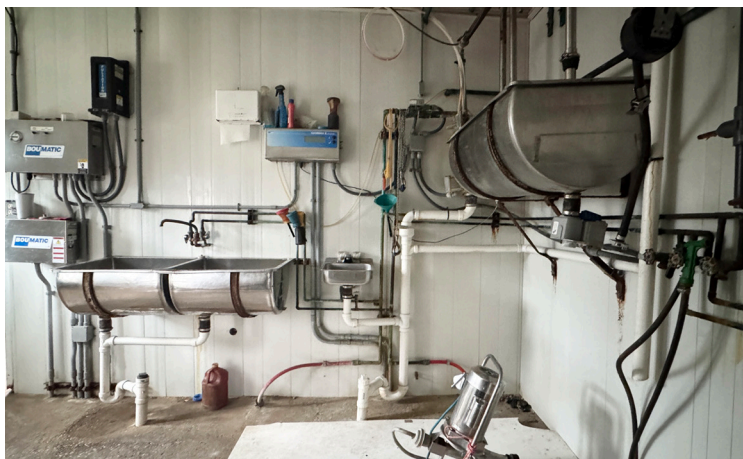
(3) Bedroom

(1) Bathroom

Non-compliant septic, will need to be brought to compliance at the buyer's expense



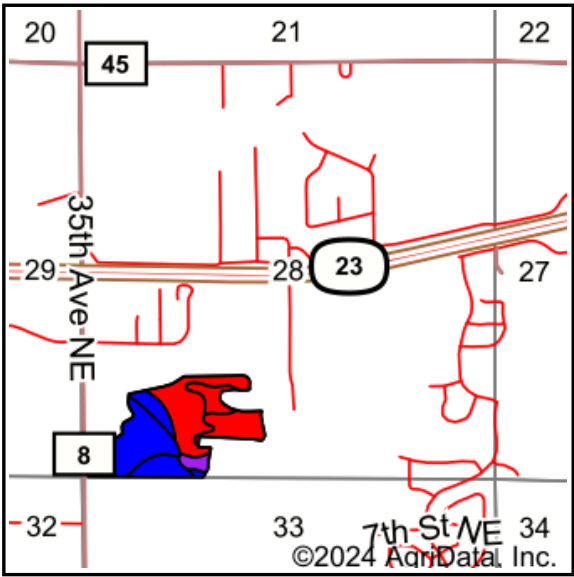
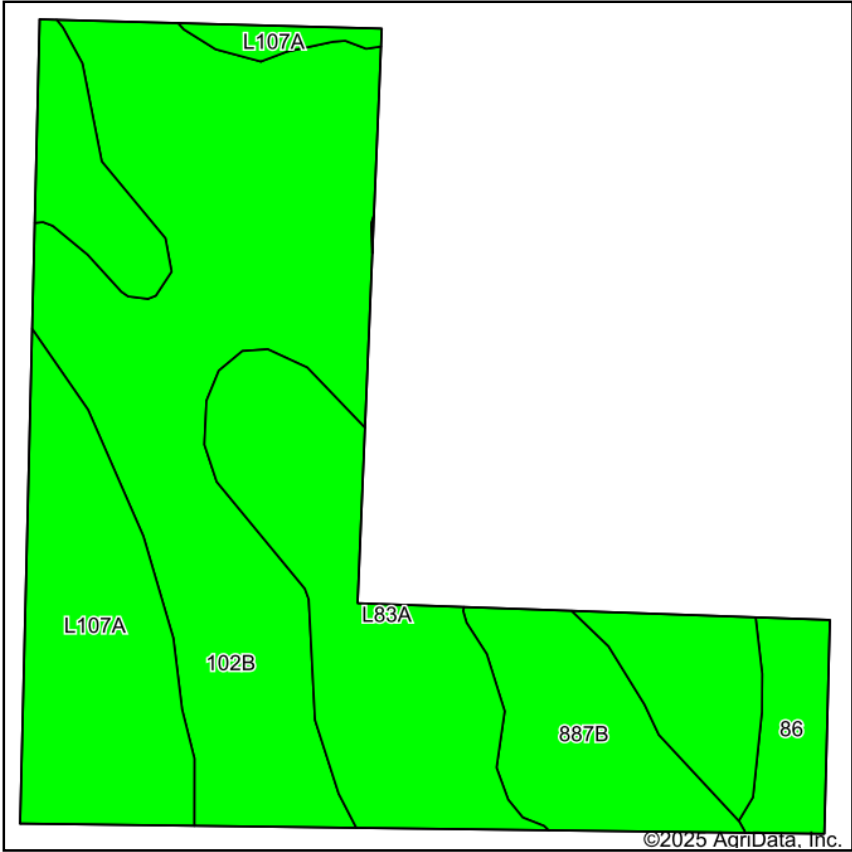
Interior Photography



Drone Photography



Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	9.30	41.2%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	5.36	23.8%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	4.83	21.4%		IIw	91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.15	9.5%		Ile	92
86	Canisteo clay loam, 0 to 2 percent slopes	0.92	4.1%		IIw	93
				Weighted Average	2.00	93.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

McLeod County, Minnesota

Farm 7172

Tract 11125

2025 Program Year

Map Created July 02, 2025



0 175 350 700
Feet

Unless otherwise noted:
Shares are 100% apportioned
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Rye 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
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 29.06 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damages.

Tract Number : 11125

Description :
FSA Physical Location : MINNESOTA/MCLEOD
ANSI Physical Location : MINNESOTA/MCLEOD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : AARON JOE SMEDLEY, JODY MARIE SMEDLEY
Other Producers : DAVID ARTHUR BRELJE
Recon ID : 27-085-2025-49

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.69	29.06	29.06	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	29.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.77	0.00	74
Corn	14.22	0.00	157
Soybeans	3.40	0.00	48

TOTAL 19.39 0.00

Tax Statements



CONNIE M. KURTZWEG
MCLEOD COUNTY AUDITOR-TREASURER
520 CHANDLER AVENUE NORTH
GLENCOE, MN 55336
320-864-1234
www.mcleodcountymn.gov

Taxpayer: 34434

Property ID Number: RP 04.016.0600

Property Description: SECT-16 TWP-115 RANGE-028 40.00 AC N
1313.35' OF E 1/2 SW 1/4

Acres: 40

Property 10579 110TH ST, GLENCOE MN 55336
Address:

2025 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	N/A	\$742,900
	Homestead Exclusion:	N/A	\$0
	Taxable Market Value:	N/A	\$742,900
	New Improvements:	N/A	
	Property Classification:	N/A	RES NON HSTD AG NON HSTD RVL NHSTD
	Sent in March 2024		
Step 2		PROPOSED TAX	
		7,724.00	
		Sent in November 2024.	
Step 3		PROPERTY TAX STATEMENT	
		First half taxes due MAY 15:	\$2,671.00
		Second half taxes due NOVEMBER 17:	\$2,671.00
		Total Taxes Due in 2025:	\$5,342.00

\$\$\$ 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

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

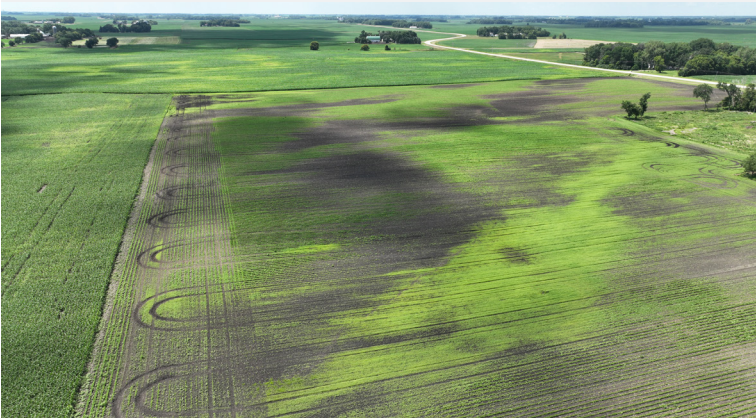
6. County MCLEOD		N/A	\$3,487.02
7. City or Town TOWN OF GLENCOE		N/A	\$542.94
8. State General Tax		N/A	\$0.00
9. School District 2859	A. Voter Approved Levies	N/A	\$465.12
	B. Other Local Levies	N/A	\$539.14
	A. TIF	N/A	\$0.00
	B. Other	N/A	\$124.58
These amounts may consist of Mid MN Development, Hutchinson EDA/HRA, and Watershed.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		N/A	\$5,158.80

Special Assessments on Your Property

13. Special Assessments		N/A	\$183.20
CD 12 RED \$154.50			
Spec Asmt in Prior Yr Only \$0.00			
CD 12A \$28.70			

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		N/A	\$5,342.00
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FIRST HALF DUE	MAY 15	\$2,671.00
SECOND HALF DUE	NOVEMBER 17	\$2,671.00



Drone Photography



Earnest Money Receipt & Purchase Agreement



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 received for _____ \$ _____

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

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.

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

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

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

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

W1Rev0418

MCLEOD COUNTY
MINNESOTA



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