



WILLARD PIEPENBURG ESTATE LAND & **HOME AUCTION**

Opening: Wednesday, November 27 | 8AM

Closing: Wednesday, December 4 | 1PM ^{CST} 2024

**TIMED
ONLINE**



From Litchfield, MN, .2 miles east on E Pleasure Drive, .1 miles south on S Meadow Rd, 2.2 miles east on 250th St., .5 miles south on 643rd Ave. Land/home on the west side of the road.



INSPECTION DATE: By appointment, call (320) 434-2211 or (701) 238-2570 to schedule.

Auctioneer's Note: For the first time in generations, this family farm is coming up on auction. Nestled only a short drive from the amenities of Litchfield, MN, this property includes 158± acres, featuring a farmhouse and farmland. This is an opportunity for buyers looking for farmland or a rural home. The Farm has a long history of family ownership and offers a range of potential uses. Don't miss the chance to add these parcels to your current farming operation or investment portfolio.

158± Acres



Contact Eric Gabrielson at Steffes Group (320) 693-9371 or (701) 238-2570, or visit SteffesGroup.com.

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

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing after January 1, 2025. 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 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 WEDNESDAY, NOVEMBER 27 AND WILL END AT 1PM WEDNESDAY, DECEMBER 4.

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: **Wednesday, January 8, 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.**

- **2024 Taxes: Paid by Seller.**
- **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.
- **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.

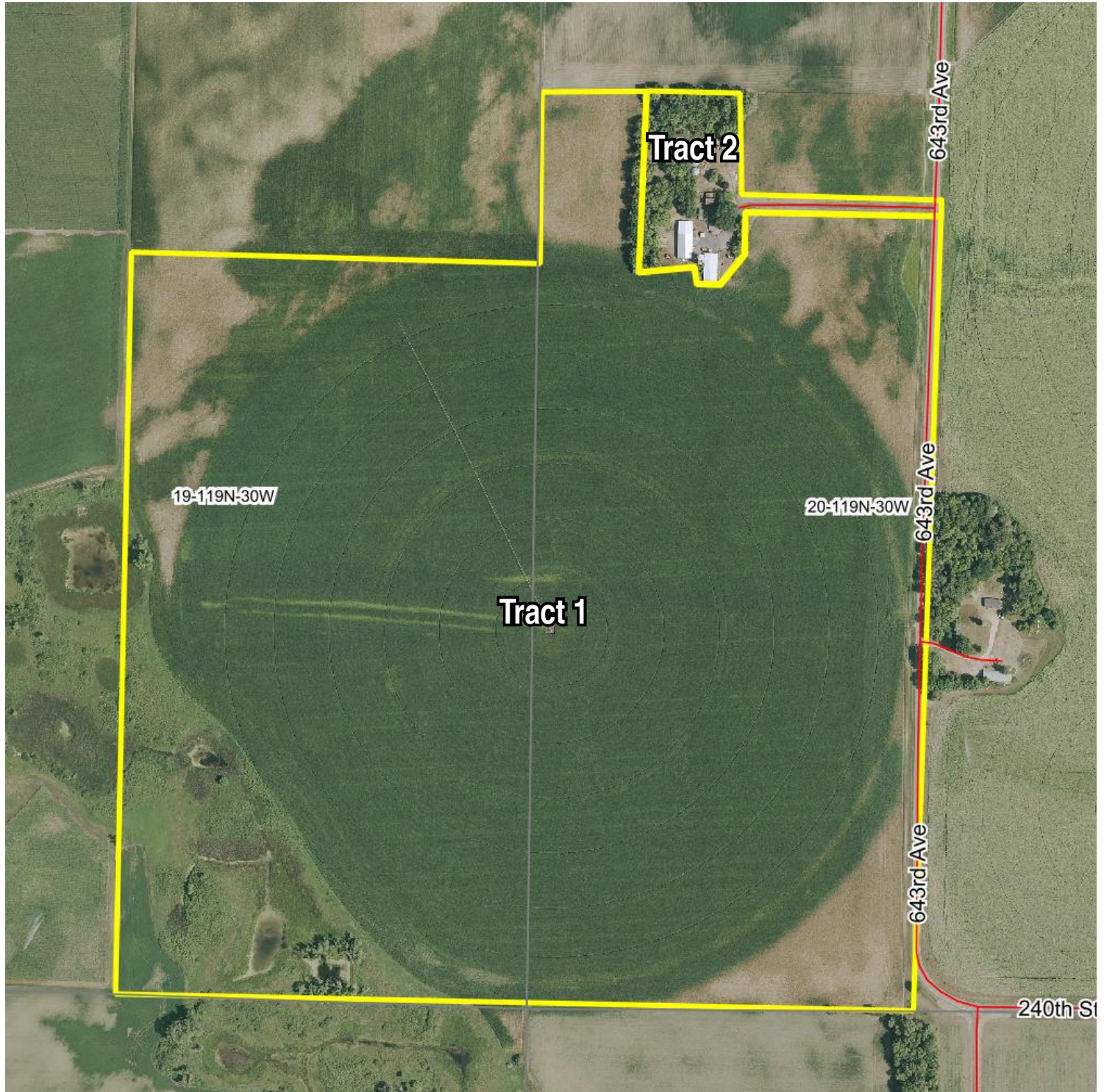
Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue 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!



NOVEMBER / DECEMBER 2024

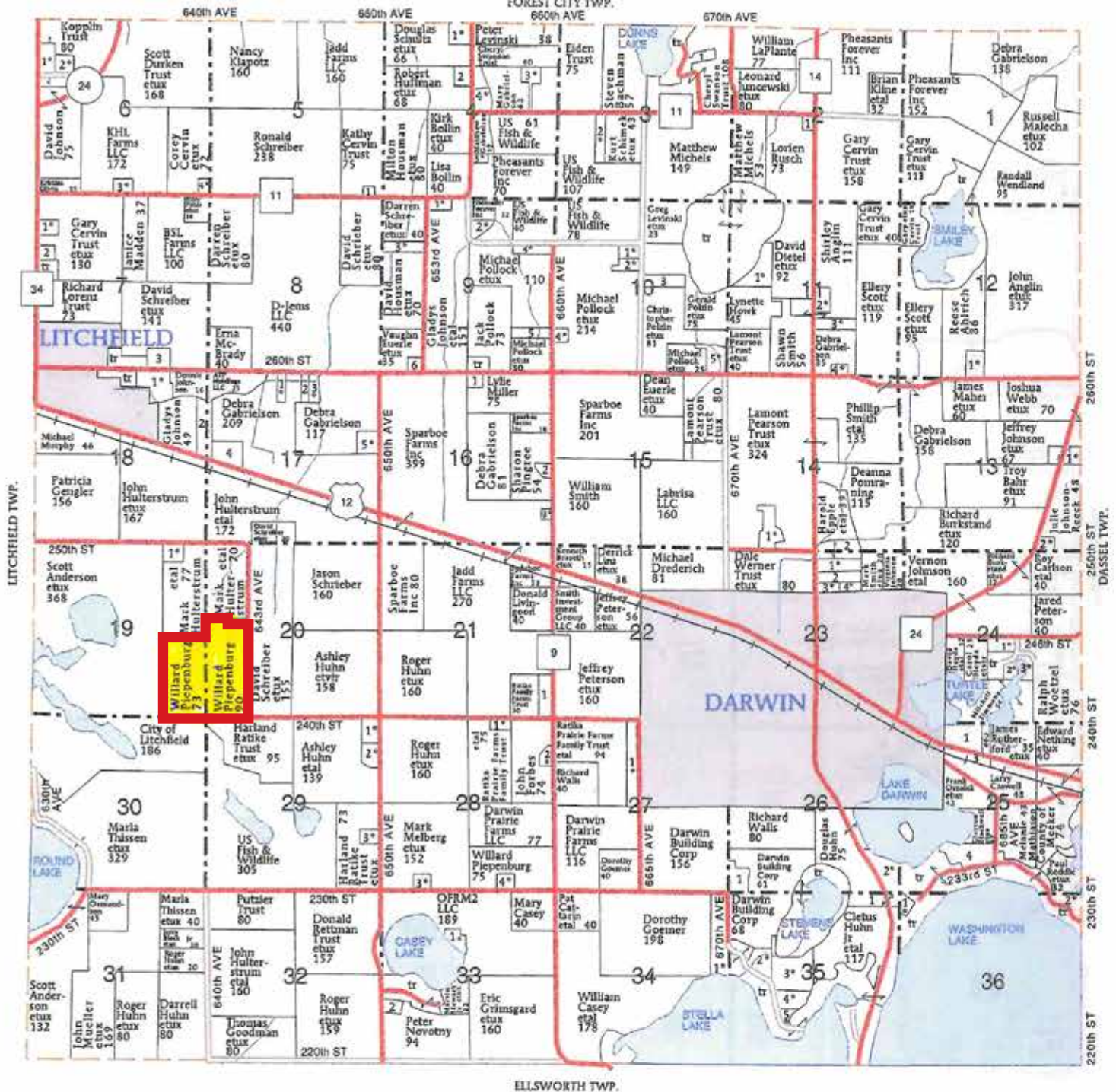
S	M	T	W	TH	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	OPENS 27 CLOSES	28	29	30
DECEMBER 1	2	3	4	5	6	7

MEEKER COUNTY, MN - DARWIN TOWNSHIP**Total Acres:** 157.86±**PID #:** 06-0188000 (That part of, new legal & PID# to be assigned), 06-0182000, & 06-0184010**To Be Sold in 2 Tracts!**

*Lines are approximate

R-30-W

FOREST CITY TWP.



Description: W 1/2 SW 1/4 & S 10 AC SW 1/4 NW ¼ (part), E 1/2 SE 1/4 EX N10 AC & N 10 AC NE 1/4 SE 1/4 EX N227.75'

Total Acres: 152.67±

Cropland Acres: 135.12±, approximately 97.95± irrigated acres

PID #: 06-0188000 (That part of, new legal & PID# to be assigned), 06-0182000, & 06-0184010

Soil Productivity Index: 55.5

Soils: Kanaranzi loam, 0 to 3 percent slopes (65.6%), Minneopa loam, 0 to 2 percent slopes (22.8%), Estherville sandy loam, 0 to 2 percent slopes (5.0%), MayerBiscay, depressional complex, 0 to 2 percent slopes (2.8%), Biscay clay loam, 0 to 2 percent slopes (1.8%), Cylinder loam, 0 to 2 percent slopes (1.5%), Medo, Dassel and Biscay soils, ponded, 0 to 1 percent slopes (0.5%)

Taxes (2024): \$4,244.00 (For entire land. New tax amount TBD)

Well Easement (see survey): An easement for an irrigation well over, under and across that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of the South 10.00 acres of the SW1/4 of the NW1/4 of said Section 20; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1 /4 and along the east line of said W1 /2 of the SW1/4, a distance of 340.27 feet; thence North 89 degrees 26 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence South 89 degrees 27 minutes 32 seconds West along last said line, 310.80 feet; thence South 02 degrees 03 minutes 25 seconds West, 581.08 feet; thence North 86 degrees 33 minutes 47 seconds East, 190.85 feet; thence South 02 degrees 08 minutes 43 seconds East, 57.09 feet; thence South 89 degrees 56 minutes 24 seconds East, 14.24 feet to the point of beginning of the easement herein described; thence continue South 89 degrees 56 minutes 24 seconds East, 12.00 feet; thence North 00 degrees 02 minutes 49 seconds East, 20.00 feet; thence North 89 degrees 56 minutes 24 seconds West, 12.00 feet; thence South 00 degrees 02 minutes 49 seconds West, 20.00 feet to the point of beginning and there terminating .

INCLUDED IN EASEMENT: Buyer of Tract 1, when crops are planted, will have ingress/egress by use of the driveway to access the well for maintenance.

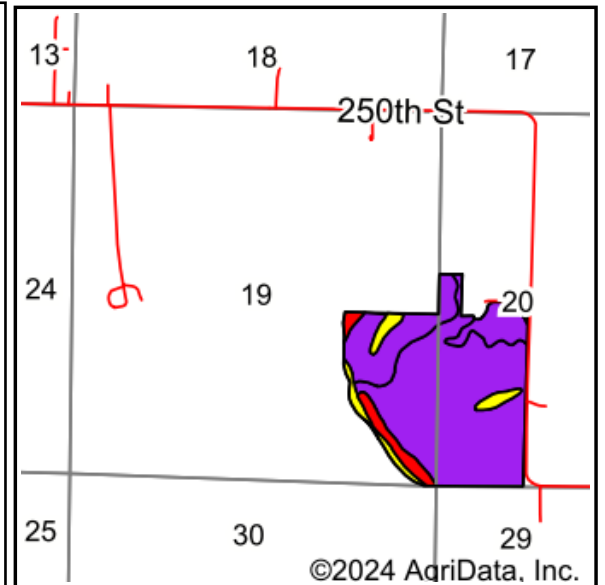
Includes a right of way easement in favor of the Village of Darwin, an electric system and fiber optic system easement in favor of Meeker Cooperative Light & Power Association and driveway easement and maintenance agreement.

2002 Valley Irrigation System

- Separate electrical box
- Easement for well, recent work completed
- 3 phase pump in irrigator well
- New tires, nozzles & slab in fall of 2024
- Gear boxes serviced in 2024
- Cell phone controls



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
415	Kanaranzi loam, 0 to 3 percent slopes	88.80	65.6%		IIIIs	57
1384	Minneopa loam, 0 to 2 percent slopes	30.79	22.8%		IIIIs	51
41A	Estherville sandy loam, 0 to 2 percent slopes	6.71	5.0%		IIIIs	44
1097	Mayer-Biscay, depressional complex, 0 to 2 percent slopes	3.75	2.8%		IIw	70
1098	Biscay clay loam, 0 to 2 percent slopes	2.39	1.8%		IIw	70
129	Cylinder loam, 0 to 2 percent slopes	2.07	1.5%		IIIs	65
1406	Medo, Dassel and Biscay soils, ponded, 0 to 1 percent slopes	0.61	0.5%		VIIIw	5
Weighted Average					2.96	55.5

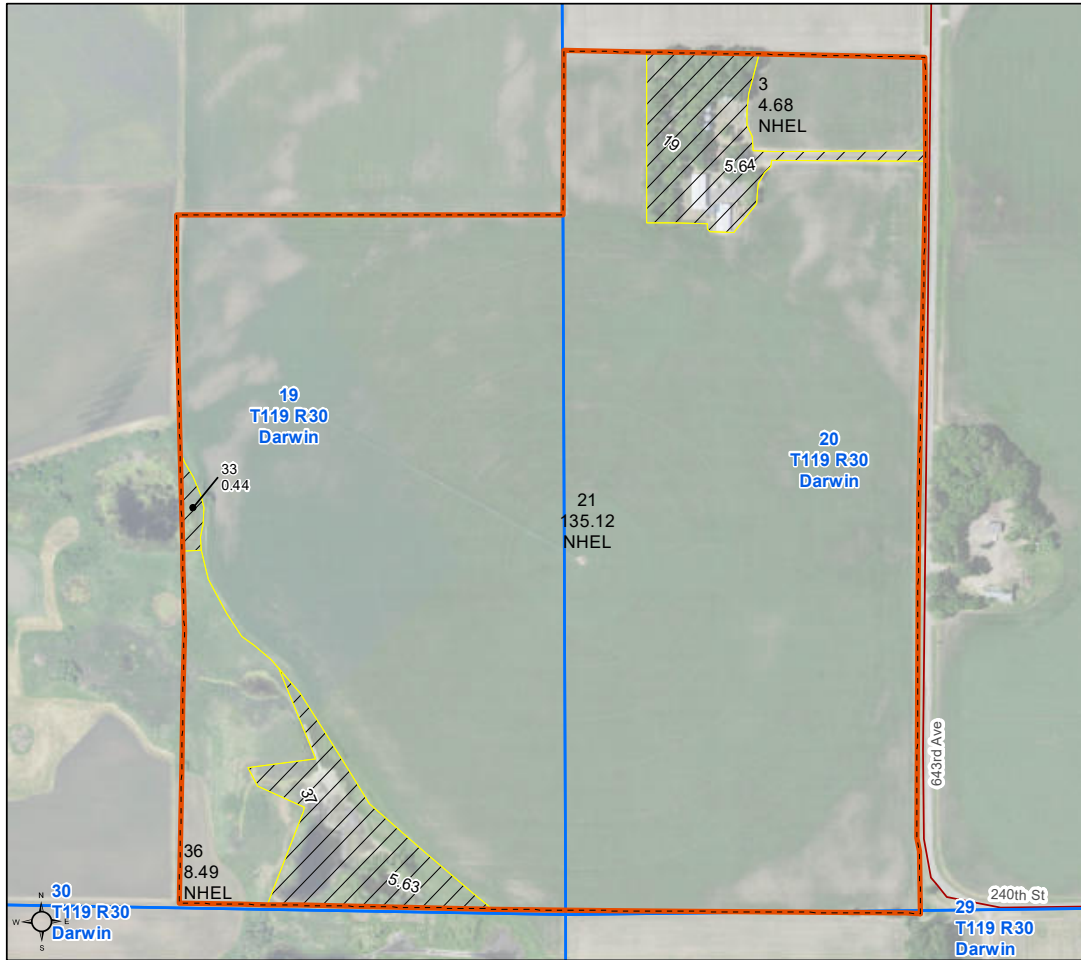
*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 8984

Tract 10618

2024 Program Year

Map Created May 02, 2024



0 205 410 820
Feet

Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 148.29 acres

Tract Number : 10618**Description** : PT E2SE4,S19; W2SW4,S4SW4NW4,S20; DARWIN**FSA Physical Location** : MINNESOTA/MEEKER**ANSI Physical Location** : MINNESOTA/MEEKER**BIA Unit Range Number** :**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields**Wetland Status** : Wetland determinations not complete**WL Violations** : None
 : **Other Producers** : None**Recon ID** : 27-093-2012-25**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.00	148.29	148.29	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	148.29	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	139.50	0.00	163

TOTAL**139.50****0.00**



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

2024

PROPERTY TAX
STATEMENT

PRCL# 06-0182000

RCPT# 2842

TC

1.504

2.123

DARWIN TWP

Property ID Number: 06-0182000

Property Description: SECT-19 TWP-119 RANG-30

E 1/2 SE 1/4 EX N10 AC

Values and Classification		
Taxes Payable Year		2023 2024
Step 1	Estimated Market Value:	300,800 424,600
	Homestead Exclusion:	
	Taxable Market Value:	300,800 424,600
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD
Sent in March 2023		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	1,320.00
Sent in November 2023		
Step 3	Property Tax Statement	
	First half Taxes:	670.00
	Second half Taxes:	670.00
	Total Taxes Due in 24	1,340.00

\$\$\$
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:		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	1,317.90	1,529.62
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	163.90	189.62
	5. Property taxes after credits	1,154.00	1,340.00
Property Tax by Jurisdiction	6. County	644.12	733.24
	7. City or Town	340.84	411.23
	8. State General Tax .....	.00	.00
	9. School District: 465 A. Voter approved levies	66.27	77.35
	B. Other local levies	99.87	115.06
	10. Special Taxing Districts: A. MID MN DEVELOPMENT	2.90	3.12
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
Special Assessments on Your Property	12. Total property tax before special assessments	1,154.00	1,340.00
	13. A.		
	B.		
	C.		
	D.		
PRIN	E.		
INT			
TOT	.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,154.00	1,340.00



Tract 1



Tract 1



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

2024

PROPERTY TAX
STATEMENT

PRCL# 06-0184010

RCPT# 2845

TC

67

95

DARWIN TWP

Property ID Number: 06-0184010

Property Description: SECT-19 TWP-119 RANG-30
N 10 AC NE 1/4 SE 1/4 EX N227.75'

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 13,400 18,900	
1	Homestead Exclusion:	
	Taxable Market Value: 13,400 18,900	
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
2	* Does Not Include Special Assessments	
	Sent in November 2023 60.00	
Step 3	Property Tax Statement	
3	First half Taxes: 60.00	
	Second half Taxes: .00	
	Total Taxes Due in 24 60.00	

\$\$\$
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: 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	59.30	68.49
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	7.30	8.49
5. Property taxes after credits	52.00	60.00
Property Tax by Jurisdiction		
6. County	29.29	32.85
7. City or Town	15.18	18.40
8. State General Tax .....	.00	.00
9. School District: 465 A. Voter approved levies	2.94	3.46
B. Other local levies	4.46	5.15
10. Special Taxing Districts: A. MID MN DEVELOPMENT .....	.13	.14
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	52.00	60.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
PRIN		
INT		
TOT .00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	52.00	60.00



Tract 1



Tract 1

Description: That part of the South 10.00 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) and that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of said South 10.00 acres of the SW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 1 0 minutes 31 seconds East along the east line of said SW1/4 of the NW1/4 and along the east line of said W1/2 of the SW1/4, a distance of 340.27 feet to the point of beginning of the tract of land herein described; thence North 89 degrees 26 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1 /4 of the NW1 /4; thence South 89 degrees 27 minutes 32 seconds West along last said line, 310.80 feet; thence South 02 degrees 03 minutes 25 seconds West, 581.08 feet; thence North 86 degrees 33 minutes 47 seconds East, 190.85 feet; thence South 02 degrees 08 minutes 43 seconds East, 57.09 feet; thence South 89 degrees 56 minutes 24 seconds East, 75.51 feet; thence North 35 degrees 23 minutes 46 seconds East, 126.86 feet; thence North 03 degrees 57 minutes 23 seconds East, 147.34 feet; thence South 89 degrees 34 minutes 08 seconds East, 652.06 feet to the east line of said W1/2 of the SW1/4; thence North 00 degrees 10 minutes 31 seconds West along last said line, 50.00 feet to the paint of beginning and there terminating.

Total Acres: 5.19±

PID #: 06-0188000 (That part of, new legal & PID# to be assigned)

Taxes (2024): \$2,844.00 (For entire land. New tax amount TBD)

Well easement given to buyer of Tract 1 (see survey): An easement for an irrigation well over, under and across that part of the West Half of the Southwest Quarter

(W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of the South 10.00 acres of the SW1/4 of the NW1/4 of said Section 20; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1 /4 and along the east line of said W1 /2 of the SW1/4, a distance of 340.27 feet; thence North 89 degrees 26 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence South 89 degrees 27 minutes 32 seconds West along last said line, 310.80 feet; thence South 02 degrees 03 minutes 25 seconds West, 581.08 feet; thence North 86 degrees 33 minutes 47 seconds East, 190.85 feet; thence South 02 degrees 08 minutes 43 seconds East, 57.09 feet; thence South 89 degrees 56 minutes 24 seconds East, 14.24 feet to the point of beginning of the easement herein described; thence continue South 89 degrees 56 minutes 24 seconds East, 12.00 feet; thence North 00 degrees 02 minutes 49 seconds East, 20.00 feet; thence North 89 degrees 56 minutes 24 seconds West, 12.00 feet; thence South 00 degrees 02 minutes 49 seconds West, 20.00 feet to the point of beginning and there terminating.

House Details

- 35'9" x 28'5" with an 8'5" x 12'3" porch
- (3) Bedrooms
 - (1) 9'3" x 10'7"
 - (1) 7'11" x 13'4"
 - (1) 15'5" x 9'6"
- (1) Bathroom
- Kitchen, 13'7" x 11', stove/oven included
- Living room 27'3" x 14'10"
- Dining room 15'9" x 13'
- Forced air furnace
- Forced air furnace
- Wall A/C
- No water heater

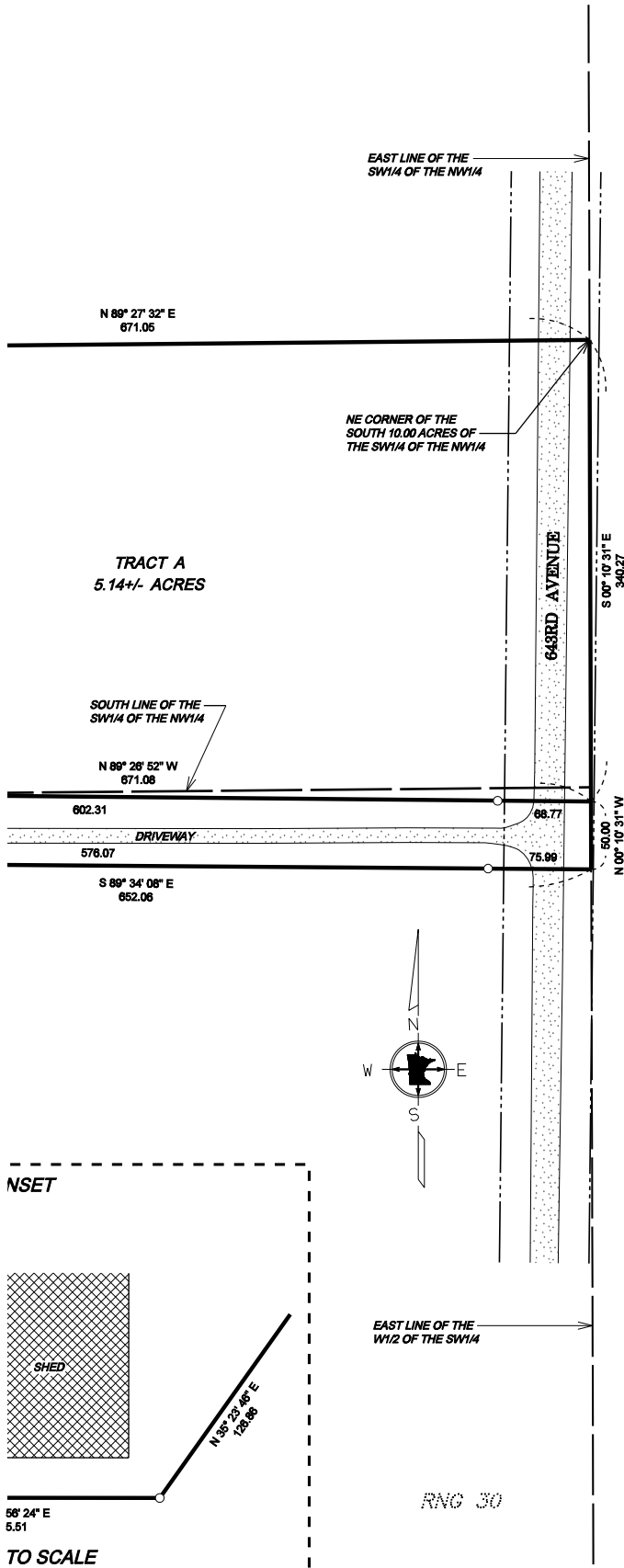
Property Details

- Unattached 3-car garage
 - 2-car 32'10" x 22'3"
 - single car 11 'x 22'
 - 19'4"x10'1" insulated shop within garage
- Well house, 12'3" x 11'11"
- Pole barn, 40'6" x 95'7"
- (2) Silos
- Non-compliant septic to be brought to compliance at the buyer's expense

INCLUDED IN EASEMENT: Buyer of Tract 1, when crops are planted, will have ingress/egress by use of the driveway to access the well for maintenance.

Includes a right of way easement in favor of the Village of Darwin, an electric system and fiber optic system easement in favor of Meeker Cooperative Light & Power Association and driveway easement and maintenance agreement.





CLIENT NAME:

Piepenburg Family

PROJECT ADDRESS

24493 643rd Avenue
Litchfield, MN

DATE OF FIELD WORK: July 22, 2024

DATE OF MAP: July 23, 2024

Added Well Easement: July 29, 2024

REVISION: DATE, 20

JOB NO: 2024162

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Meeker County

NAD83 2011

VERTICAL DATUM:

N/A

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of the South 10.00 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) and that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Beginning at the northeast corner of said South 10.00 acres of the SW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1/4 and along the east line of said W1/2 of the SW1/4, a distance of 340.27 feet; thence North 89 degrees 26 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence North 89 degrees 27 minutes 32 seconds East along last said line, 671.05 feet to the point of beginning and there terminating.

Containing 5.14 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of the South 10.00 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) and that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of said South 10.00 acres of the SW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1/4 and along the east line of said W1/2 of the SW1/4, a distance of 340.27 feet to the point of beginning of the tract of land herein described; thence North 89 degrees 26 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence South 89 degrees 27 minutes 32 seconds West along last said line, 310.80 feet; thence South 02 degrees 03 minutes 25 seconds West, 581.08 feet; thence North 86 degrees 33 minutes 47 seconds East, 190.85 feet; thence South 02 degrees 08 minutes 43 seconds East, 57.09 feet; thence South 89 degrees 56 minutes 24 seconds East, 75.51 feet; thence North 35 degrees 23 minutes 46 seconds East, 128.86 feet; thence North 03 degrees 57 minutes 23 seconds East, 147.34 feet; thence South 89 degrees 34 minutes 08 seconds East, 652.06 feet to the east line of said W1/2 of the SW1/4; thence North 00 degrees 10 minutes 31 seconds West along last said line, 50.00 feet to the point of beginning and there terminating.

Containing 5.19 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

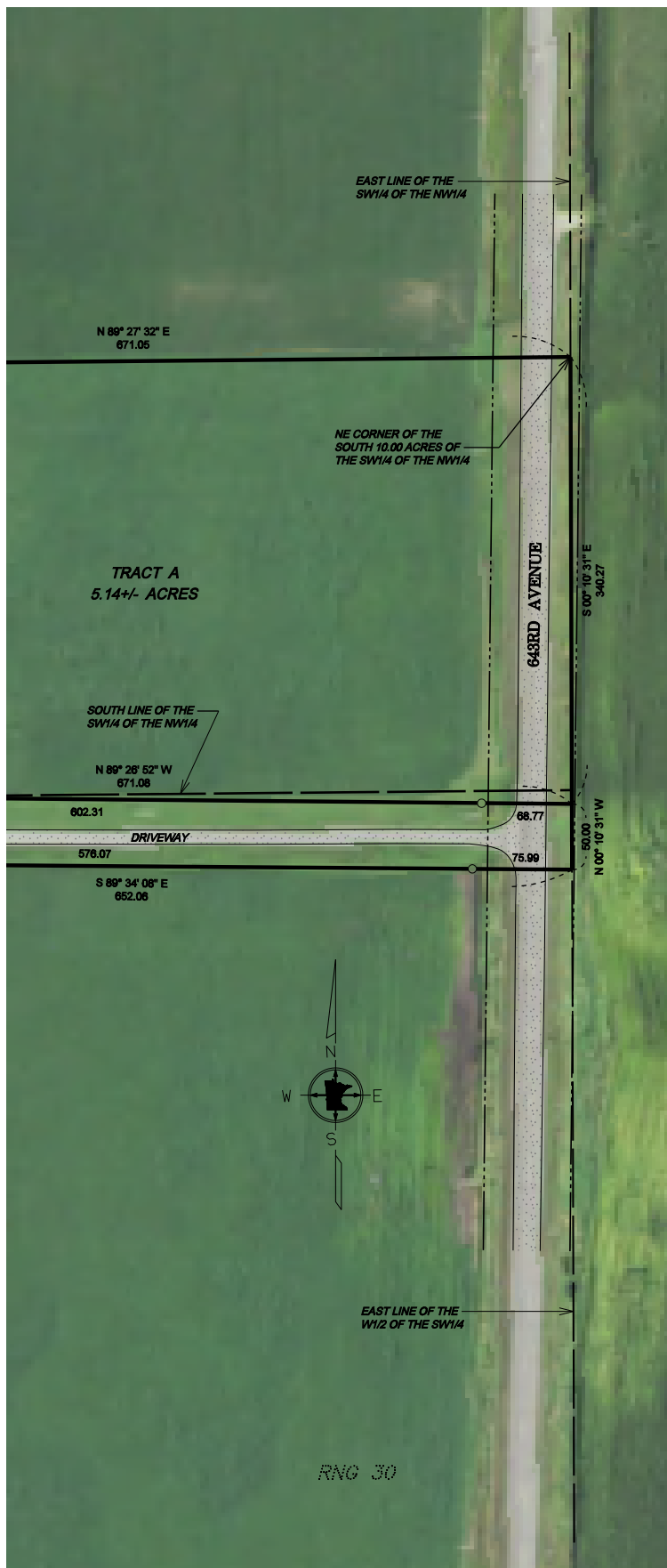
PROPOSED DESCRIPTION FOR EASEMENT

An easement for an irrigation well over, under and across that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of the South 10.00 acres of the SW1/4 of the NW1/4 of said Section 20; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1/4 and along the east line of said W1/2 of the SW1/4, a distance of 340.27 feet; thence North 89 degrees 26 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence South 89 degrees 27 minutes 32 seconds West along last said line, 310.80 feet; thence South 02 degrees 03 minutes 25 seconds West, 581.08 feet; thence North 86 degrees 33 minutes 47 seconds East, 190.85 feet; thence South 02 degrees 08 minutes 43 seconds East, 57.09 feet; thence South 89 degrees 56 minutes 24 seconds East, 75.51 feet; thence North 35 degrees 23 minutes 46 seconds East, 128.86 feet; thence North 03 degrees 57 minutes 23 seconds East, 147.34 feet to the point of beginning of the easement herein described; thence continue South 89 degrees 56 minutes 24 seconds East, 12.00 feet; thence North 00 degrees 02 minutes 49 seconds East, 20.00 feet; thence North 89 degrees 56 minutes 24 seconds West, 12.00 feet; thence South 00 degrees 02 minutes 49 seconds West, 20.00 feet to the point of beginning and there terminating.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota



**CLIENT NAME:**

Piepenburg Family

PROJECT ADDRESS24493 643rd Avenue
Litchfield, MN

DATE OF FIELD WORK: July 22, 2024

JOB NO: 2024162

HORIZONTAL DATUM:

DATE OF MAP: July 23, 2024

DRAFTED BY: PMH

Meeker County

NAD83 2011

REVISION: DATE, 20

CHECKED BY: DSH

VERTICAL DATUM:

N/A

Surveyed Description**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

That part of the South 10.00 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) and that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Beginning at the northeast corner of said South 10.00 acres of the SW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1/4 and along the east line of said W1/2 of the SW1/4, a distance of 340.27 feet; thence North 89 degrees 28 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence North 89 degrees 27 minutes 32 seconds East along last said line, 671.05 feet to the point of beginning and there terminating.

Containing 5.14 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of the South 10.00 acres of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) and that part of the West Half of the Southwest Quarter (W1/2 of the SW1/4), all being in Section 20, Township 119 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of said South 10.00 acres of the SW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 10 minutes 31 seconds East along the east line of said SW1/4 of the NW1/4 and along the east line of said W1/2 of the SW1/4, a distance of 340.27 feet to the point of beginning of the tract of land herein described; thence North 89 degrees 28 minutes 52 seconds West, 671.08 feet; thence North 00 degrees 10 minutes 31 seconds West, 327.46 feet to the north line of said South 10.00 acres of the SW1/4 of the NW1/4; thence South 89 degrees 27 minutes 32 seconds West along last said line, 310.80 feet; thence South 02 degrees 03 minutes 25 seconds West, 581.08 feet; thence North 86 degrees 33 minutes 47 seconds East, 190.85 feet; thence South 02 degrees 08 minutes 43 seconds East, 57.06 feet; thence South 89 degrees 58 minutes 24 seconds East, 75.51 feet; thence North 35 degrees 23 minutes 46 seconds East, 128.86 feet; thence North 03 degrees 57 minutes 23 seconds East, 147.34 feet; thence South 89 degrees 34 minutes 08 seconds East, 652.06 feet to the east line of said W1/2 of the SW1/4; thence North 00 degrees 10 minutes 31 seconds West along last said line, 50.00 feet to the point of beginning and there terminating.

Containing 5.19 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner
- Bituminous Surface



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

2024

PROPERTY TAX
STATEMENT

PRCL# 06-0188000

RCPT# 2849

TC

3.495

4.521

DARWIN TWP

Property ID Number: 06-0188000

Property Description: SECT-20 TWP-119 RANG-30

W 1/2 SW 1/4 & S 10 AC SW 1/4 NW 1/4

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1		
Estimated Market Value:	591,200	773,300
Homestead Exclusion:	23,344	21,571
Taxable Market Value:	567,856	751,729
New Improve/Expired Excls:		
Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2023		
Step 2		
Proposed Tax		2,802.00
* Does Not Include Special Assessments		
Sent in November 2023		
Step 3		
Property Tax Statement		
First half Taxes:		1,422.00
Second half Taxes:		1,422.00
Total Taxes Due in 24		2,844.00

\$\$\$
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:		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			1,443.77
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		1,494.88	
Property Tax and Credits			
3. Property taxes before credits		3,410.00	3,601.61
4. A. Agricultural and rural land tax credits		490.00	490.00
B. Other credits to reduce your property tax		238.00	267.61
5. Property taxes after credits		2,682.00	2,844.00
Property Tax by Jurisdiction			
6. County		1,238.74	1,304.56
7. City or Town		654.75	732.15
8. State General Tax .....		.00	.00
9. School District: 465	A. Voter approved levies	400.11	411.89
	B. Other local levies	382.82	389.84
10. Special Taxing Districts:	A. MID MN DEVELOPMENT	5.58	5.56
	B.		
	C.		
	D.		
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,682.00	2,844.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
PRIN D.			
INT E.			
TOT .00			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,682.00	2,844.00



Tract 2



Tract 2







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

WIRev0418



MEEKER COUNTY
MINNESOTA

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