



# STEARNS COUNTY, MN LAND AUCTION

Opens: Tuesday, December 12 | 8AM

**Closes: Tuesday, December 19 | 2PM** CST 2023

**TIMED  
ONLINE**

📍 From Cold Spring, MN, 3.3 miles east on MN-23 E, .8 miles south on Co Rd 140, .2 miles south on 123rd Ave. Land is on the east side of the road.

**Auctioneer's Note:** This is an outstanding auction opportunity featuring 68.02± acres in Stearns County, MN. This property is a perfect blend of productive farmland and a picturesque, wooded area, offering the best of both worlds. The majority of the parcel, 65± acres, is tillable land, ready for agricultural endeavors. In addition to the farmland, this property includes 3± acres of wooded area, with potential for hunting, hiking and outdoor adventures. It's a natural oasis amidst the agricultural landscape. Whether you're a farmer looking to expand your operations or someone who appreciates the beauty of woodlands, this auction has great potential.

**68± Acres**



Contact Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570, or visit [SteffesGroup.com](https://SteffesGroup.com)

**Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | [SteffesGroup.com](https://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

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, December 12 and will end at 2PM on Tuesday, December 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 or before Wednesday, January 31, 2024.**

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

- Seller will provide 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. Property will be conveyed by a **Warranty Deed.**

- **2023 Taxes: Paid by Seller**
- **2024 Taxes: Paid by Buyer**
- 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 guaranties 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.

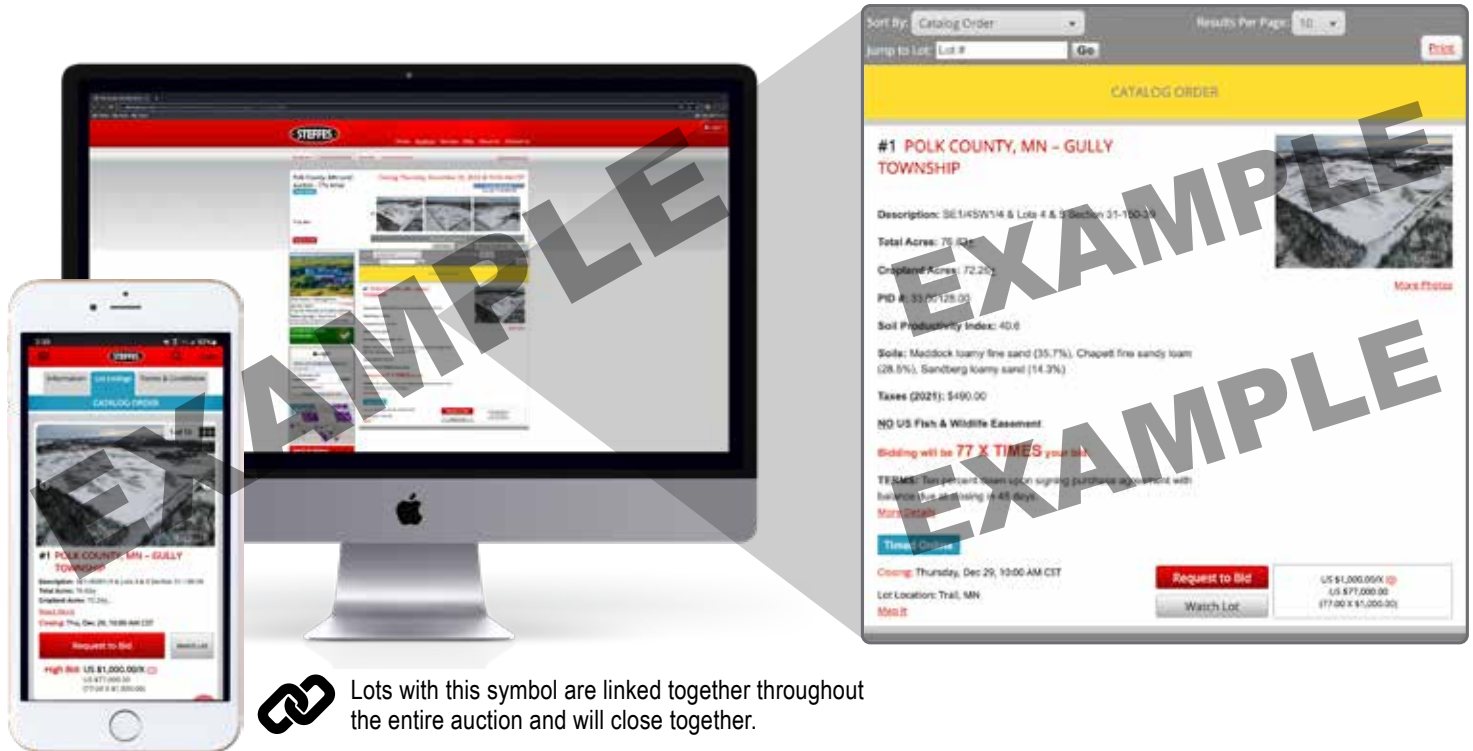
### THE BIDDING STRATEGY

- 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!**



## DECEMBER 2023

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 19 20 21 22 23

24/31 25 26 27 28 29 30

## TRACT DETAILS

**Stearns County, MN | Rockville City**

**Description:** SubdivisionName R & M KRON ADDITION Lot 001 Block 001 SubdivisionCd 76027 Section 20 Township 123 Range 029

**Total Acres:** 68.02±

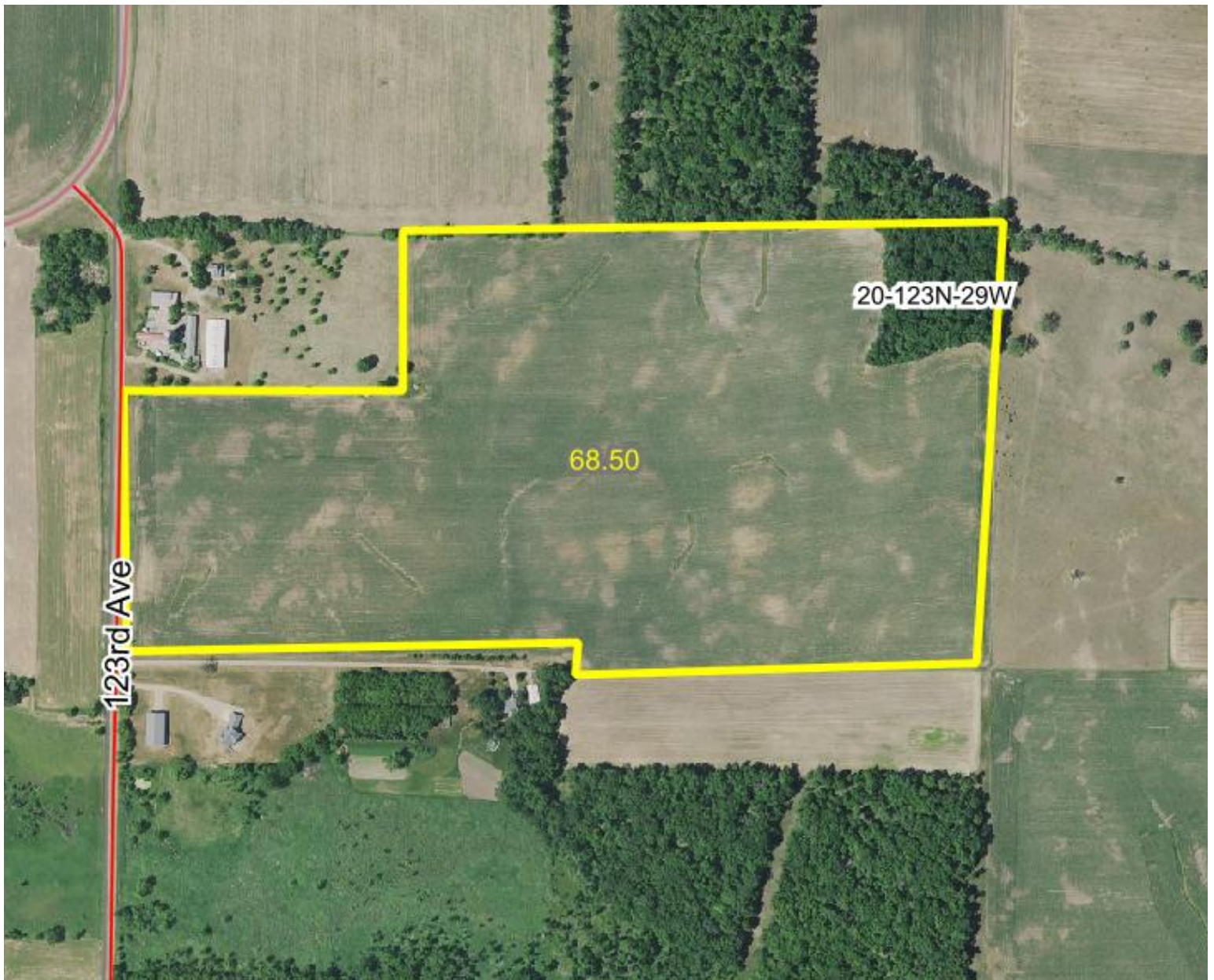
**Cropland Acres:** 64.49±

**PID #:** 76.42159.0950

**Soil Productivity Index:** 74.1

**Soils:** Jewett silt loam, 2 to 8 percent slopes (47%), Cushing sandy loam, 2 to 8 percent slopes (26.5%), PrebishNokay complex (15.6%), Cushing sandy loam, 8 to 15 percent slopes (11%)

**Taxes (2023):** \$880.00



\*Lines are approximate



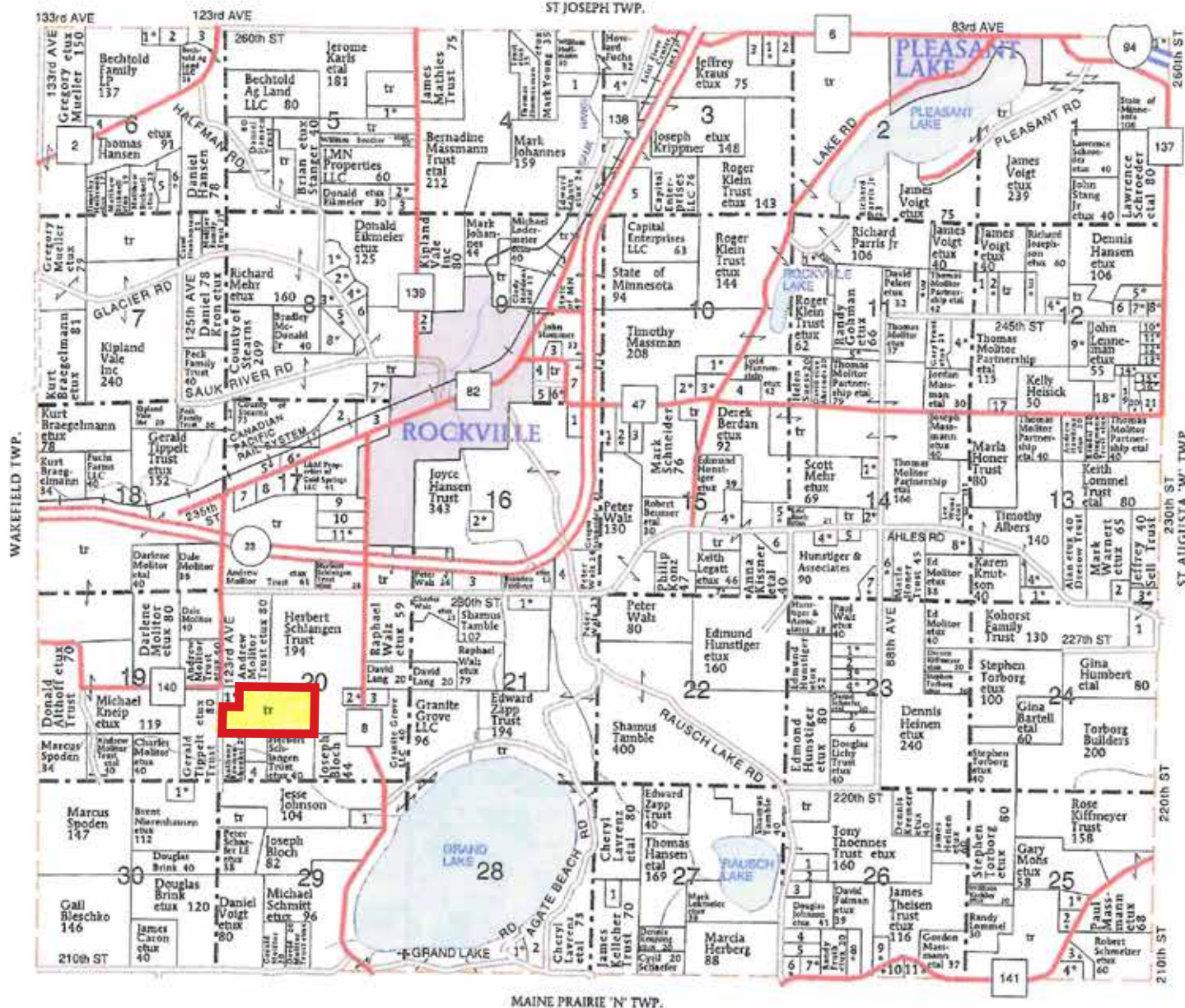
T-123-N

## ROCKVILLE PLAT

R-29-W

(Landowners)

ST JOSEPH TWP.



B.M. = MIN DOT MONUMENT ABA MNDT  
ELEVATION= 1080.40 (NAVD 88)

HERBERT & JOANNE  
SCHLANGEN  
23047 CO. RD. 8

ANDREW MOLITER  
22942 CO. RD. 140

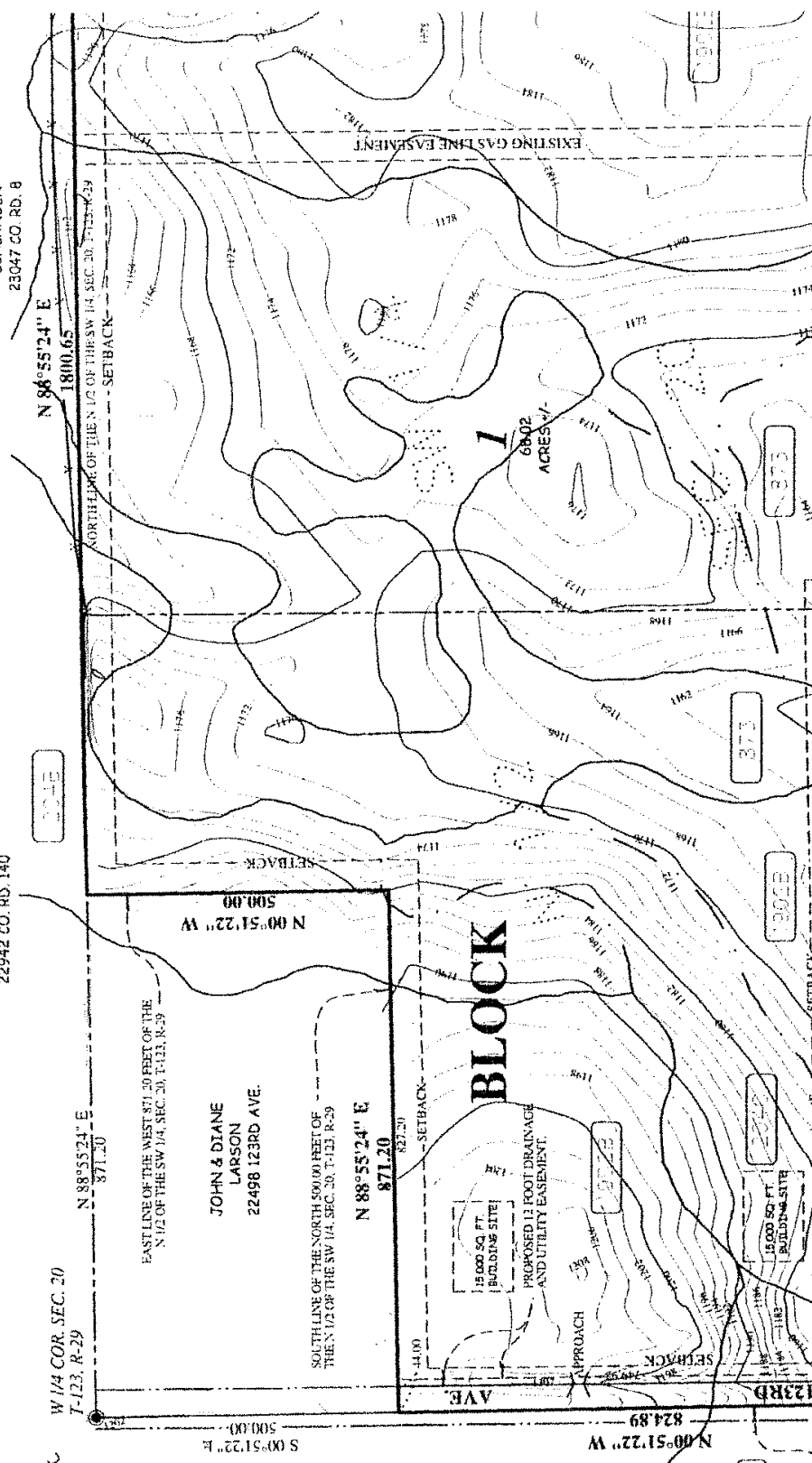
JOHN & DIANE  
LARSON  
22498 123RD AVE.

# BLOCK

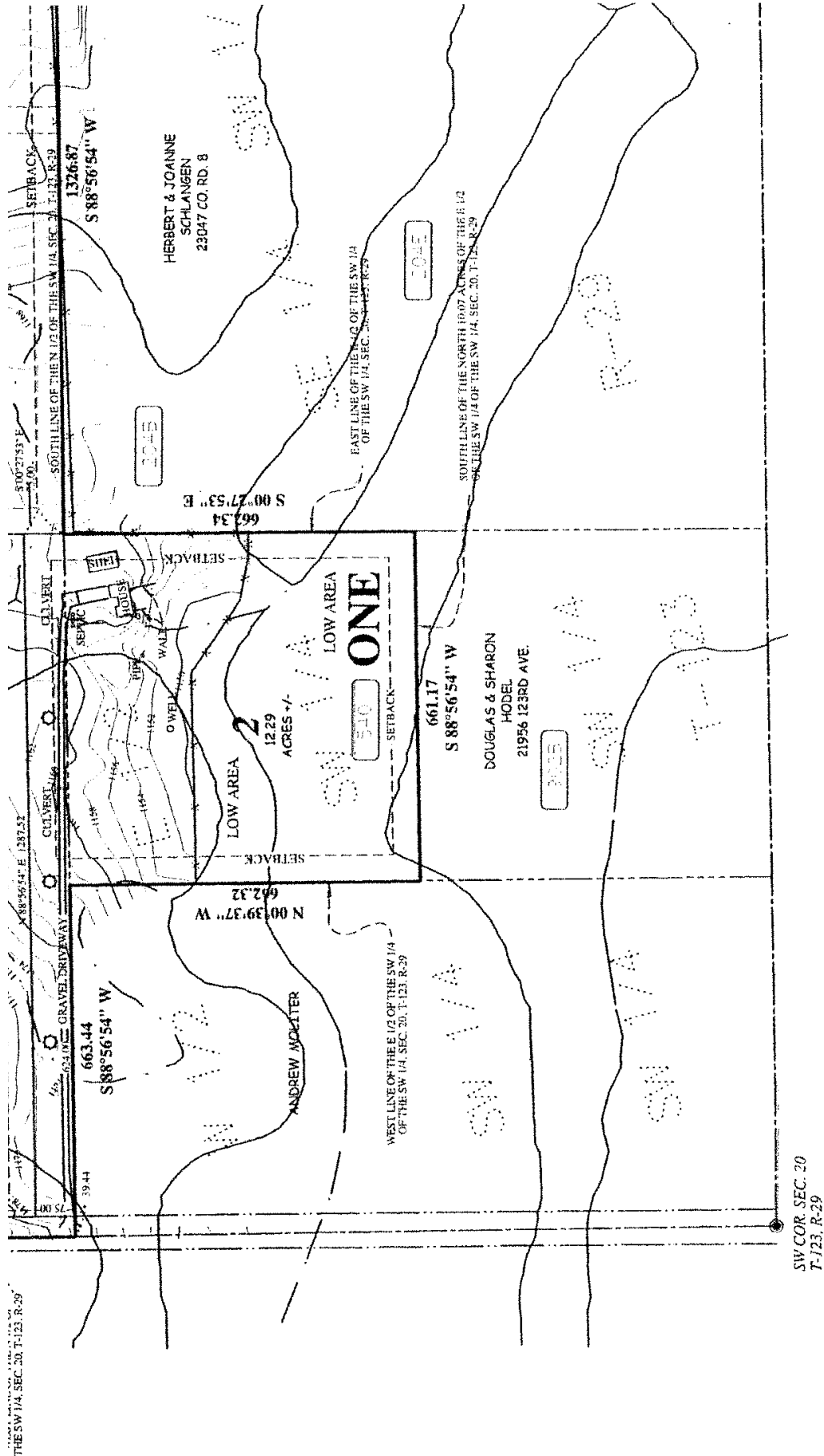
PROPOSED 12 FOOT DRAINAGE  
AND UTILITY EASEMENT.

GERALD & JOANNE  
TIPPELT

WEST LINE OF THE N 1/2 OF





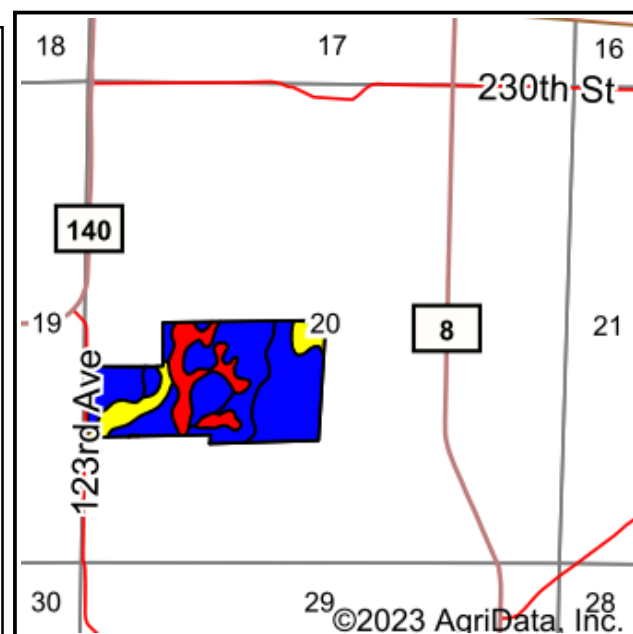
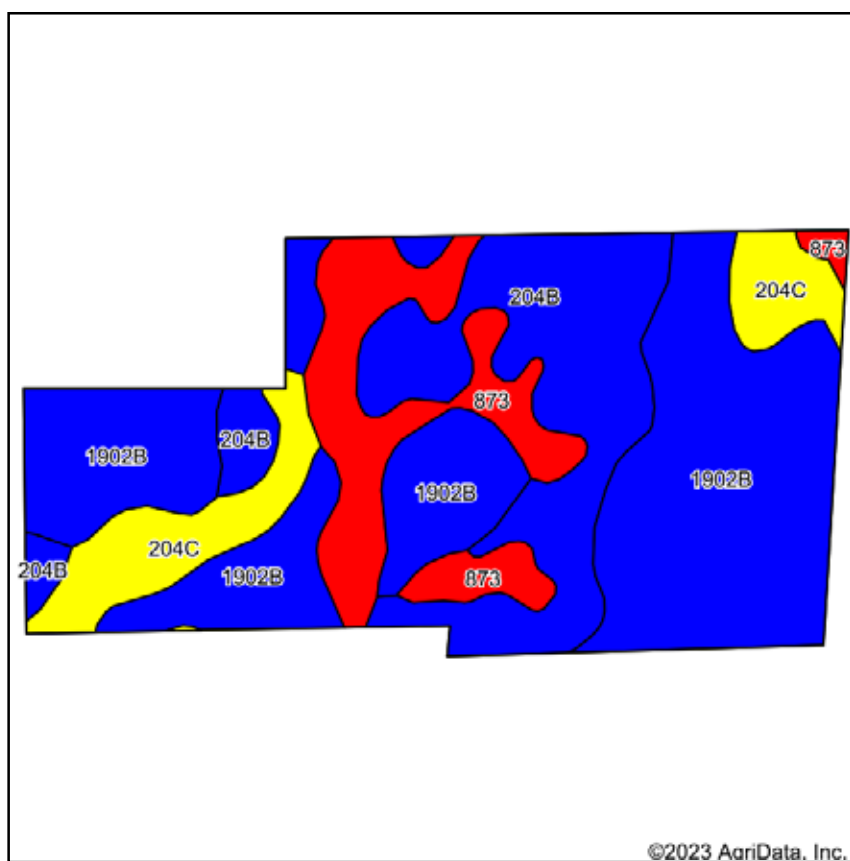


PRELIMINARY PLAT PREPARED BY:

**O'MALLEY & BOE**  
**LAND SURVEYORS, INC.**

210 MAIN STREET  
COLD SPRING MN 56320  
PH. 320-685-5905  
FAX 320-685-3056

**NOTE:** THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.



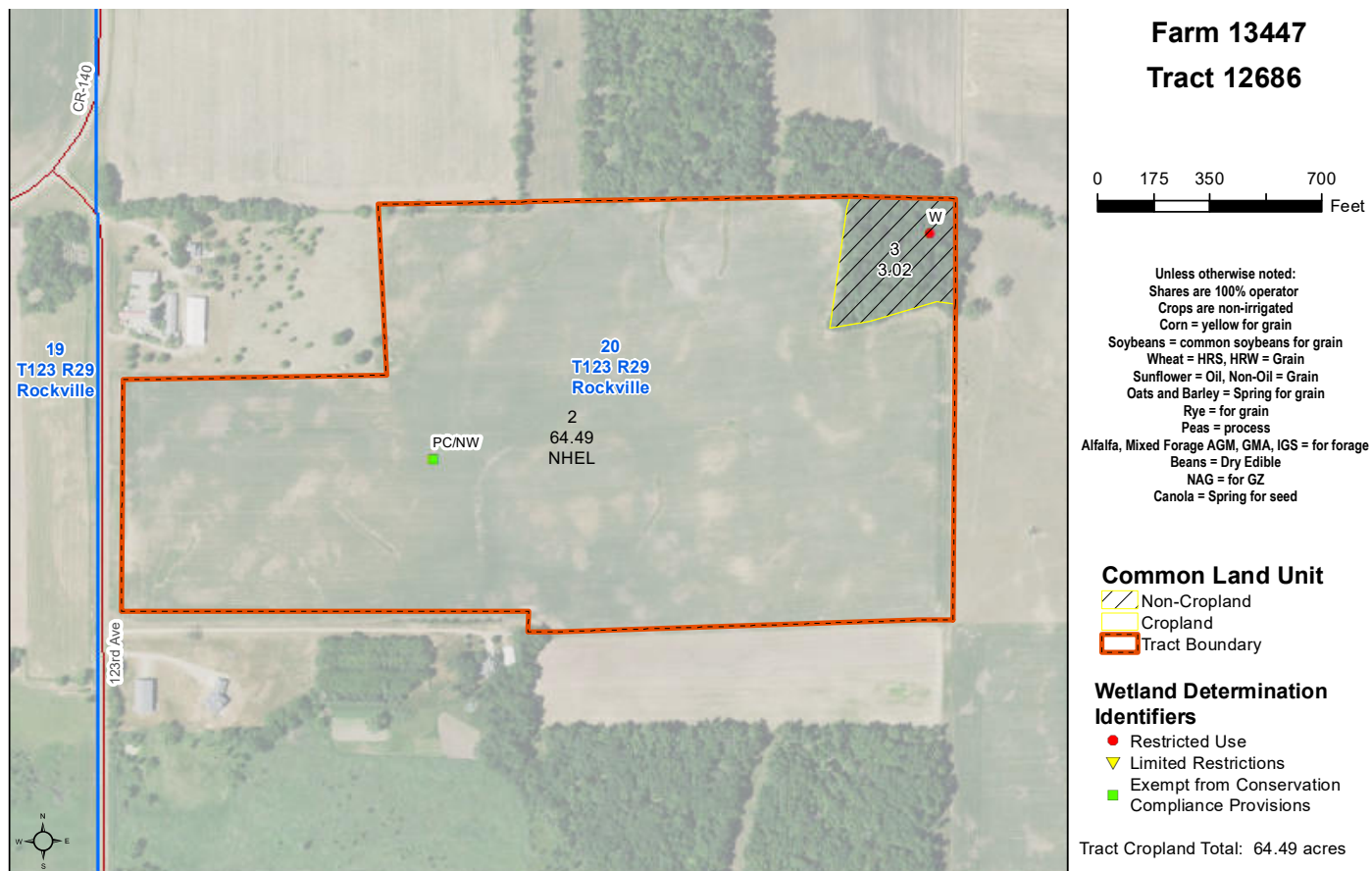
Soils data provided by USDA and NRCS.

Area Symbol: MN145, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1902B	Jewett silt loam, 2 to 8 percent slopes	32.18	47.0%		Ile	81
204B	Cushing sandy loam, 2 to 8 percent slopes	18.13	26.5%		Ile	83
873	Prebish-Nokay complex	10.66	15.6%		IVw	42
204C	Cushing sandy loam, 8 to 15 percent slopes	7.53	11.0%		IIIe	69
Weighted Average					2.42	74.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





**Tract Number** : 12686

**Description** : M19/ N2SW4 LESS NW BLDG SITE S20 ROC  
**FSA Physical Location** : MINNESOTA/STEARNS  
**ANSI Physical Location** : MINNESOTA/STEARNS  
**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** : RONALD L KRON  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.51	64.49	64.49	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	64.49	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	47.49	0.00	140
Soybeans	17.00	0.00	45

**TOTAL** **64.49** **0.00**

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E  
8-95

HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

Name: [REDACTED] Tract: 12686 Farm: [REDACTED]  
County: Stearns County Request Date: 06/01/99 FSA Farm No.: 6512

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL (Y/N)	Sodbusted (Y/N)	Acres	Determination Date
2	N	N	66.4	06/01/99

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
2	PC/NW	66.4	05/23/91	Wetlands Not Certified
NC	W	0.4	05/23/91	Wetlands Not Certified
NC	NW	3.2	05/23/91	Wetlands Not Certified

Wetlands Explanation

Wetland Label	Explanatory Comments
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U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E  
8-95

HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

Name: [REDACTED] Tract: 12686 Farm: [REDACTED]  
County: Stearns County Request Date: 06/01/99 FSA Farm No.: 6512

Wetlands Explanation

Wetland Label	Explanatory Comments
NW	Non-wetland; Description: An area that does not meet wetland criteria under natural conditions or wetlands that were converted prior to 12/23/85, not cropped prior to 12/23/85, does not meet wetland criteria, and has not been abandoned; Authorized cropping: No Restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.
PC/NW	Prior Converted Cropland/Non-Wetland; Description: An area that contains both prior converted cropland and non-wetland; Authorized Cropping: No restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.
W	Wetland; Description: An area that meets the wetland criteria including wetland farmed under natural conditions. Includes abandoned wetland resulting from abandonment of other wetland labels; Authorized Cropping: May be farmed under natural conditions without removal of woody vegetation; Authorized Maintenance: At level needed to maintain original system on related farmed wetland, farmed wetland pasture, and prior converted cropland. Must not convert additional wetlands or exceed "original scope and effect"; If you plan to clear, drain, fill, level or manipulate these areas contact NRCS* and COE**.

\* Natural Resources Conservation Service

\*\* Corps of Engineers

Remarks

TRACT SPLIT T10723. UPDATED DETERMINATION.

**RANDY R. SCHREIFELS**

Stearns County Auditor-Treasurer  
Administration Center Rm. 136 PO Box 728  
St. Cloud, MN 56302-0728  
Phone #: 320-656-3870  
Website: <https://stearnscountymn.gov/>

Pin Number: 76.42159.0950

Parties of Interest: KRON RON L & MARY K

00011957

# Property Tax Statement 2023

## VALUES AND CLASSIFICATION *Sent in March 2022*

Step 1	Taxes Payable Year:	2022	2023
	Estimated Market Value:	\$292,000	\$328,700
	Homestead Exclusion:		
	Taxable Market Value:	\$250,400	\$283,500
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Hstd GREEN ACRES	Ag Hstd GREEN ACRES

## Step 2 PROPOSED TAX *Sent in November 2022*

Proposed Tax:	\$922.00
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## Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2023:	\$440.00
Second-half Taxes November 15, 2023:	\$440.00
Total Taxes Due in 2023:	\$880.00

**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.

# 2023

## Property Tax Statement

Pin Number:  
76.42159.0950

Property Address:

### Property Description:

(Not to be used for Legal Purposes)  
SubdivisionName R & M KRON  
ADDITION Lot 001 Block 001  
SubdivisionCd 76027 Section 20  
Township 123 Range 029

### Special Assessment Breakdown

Special Assessment Total \$0.00

### Taxes Payable Year:

	2022	2023
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.		\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	

Tax and Credits		2022	2023
3. Your property taxes before credits		\$1,479.63	\$1,464.94
4. Credits that reduce your property taxes			
A. Agricultural market value credits		\$567.63	\$584.94
B. Other Credits		\$0.00	\$0.00
<b>5. Property taxes after credits</b>		<b>\$912.00</b>	<b>\$880.00</b>
Property Tax by Jurisdiction		2022	2023
6. County STEARNS COUNTY		\$409.34	\$403.18
7. City/Township ROCKVILLE CITY		\$383.33	\$376.51
8. State General Tax		\$0.00	\$0.00
9. School District ISD 0750 ROCORI			
A. Voter approved levies		\$23.70	\$14.24
B. Other local levies		\$83.82	\$74.62
10. Special Taxing Districts			
HRA		\$2.67	\$2.38
Watershed		\$8.90	\$9.06
Regional Rail Authority		\$0.24	\$0.01
11. Non-school voter approved referenda levies		\$0.00	\$0.00
<b>12. Total Property tax before special assessments</b>		<b>\$912.00</b>	<b>\$880.00</b>

### 13. Special Assessments on Your Property (See Left for Breakdown of Special Assessments)

Special Assessment Totals	\$0.00	\$0.00
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### 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

<b>\$912.00</b>	<b>\$880.00</b>
Tax Amount Paid	\$0.00













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 &amp; Address:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

WIRev0418



STEARNS COUNTY  
**MINNESOTA**

SteffesGroup.com | 320.693.9371 | 23579 MN Hwy 22 S, Litchfield, MN 55355