



MAHNOMEN COUNTY, MINNESOTA LAND AUCTION

Opens: Monday, February 20 | 8AM

Closes: Wednesday, February 22 | 10AM^{CST}₂₀₂₃

TIMED
ONLINE

📍 From Waubun, south 1/2 mile on Hwy. 59.

This auction represents the opportunity to purchase close to 200 acres just south of Waubun, MN along US Highway 59. The land has been held by the same family for over 90 years and features predominately cropland with some low land which provides great hunting opportunities. The tillable portions of this land, especially tract 2, feature productive soils suitable for most major crops grown in the region.

198± Acres



Clara & George Farm LLLP
Debra Tharaldson & Yvonne Waters, General Partners

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849,
or Martin Peterson at Steffes Group, 701.237.9173 or 320.905.5325, or visit SteffesGroup.com

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

Scott Steffes MN14-51; Max Steffes MN14-031. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

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.



This is an online only auction with no buyer's premium.

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.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

THE AUCTION OPENS MONDAY, FEBRUARY 20, 2023 AT 8:00AM AND WILL CLOSE WEDNESDAY, FEBRUARY 22, 2023 AT 10:00AM.

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 purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.

If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Steffes Group, 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing in 45 days.

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

Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance

commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects, and will convey property by Warranty Deed.

2023 Taxes to be paid by BUYER. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

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

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

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

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

THE PROPERTY WILL BE SOLD SUBJECT TO 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 real estate closing subject to the existing Cash Rent Lease agreement in place through 2024. This lease is subject to sale by landlord which provides the purchaser rights to terminate the lease upon written notice to the tenant. A copy of this lease is available upon request to registered bidders.

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.

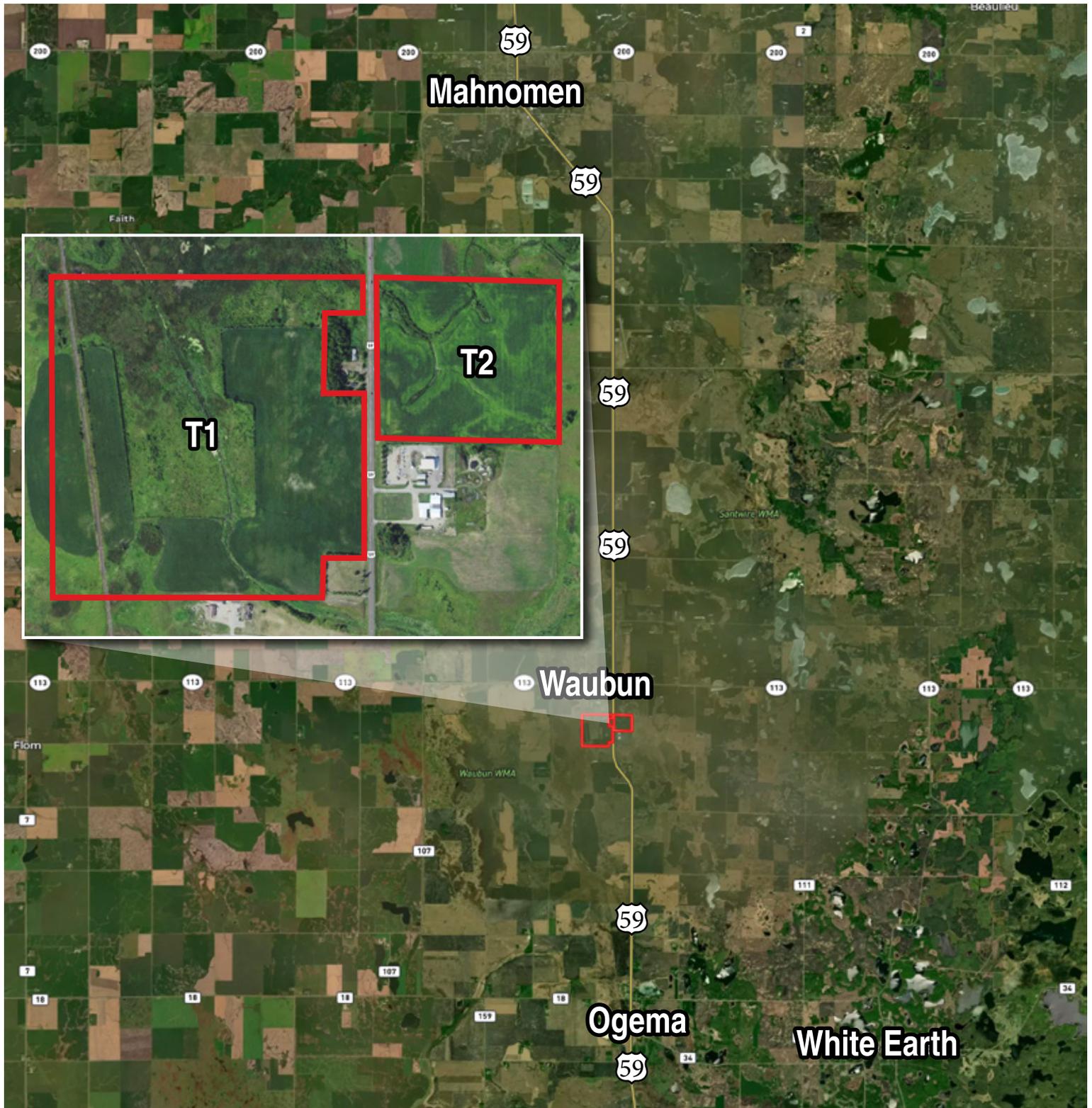
AVOID OVER OR UNDER BIDDING

- 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.

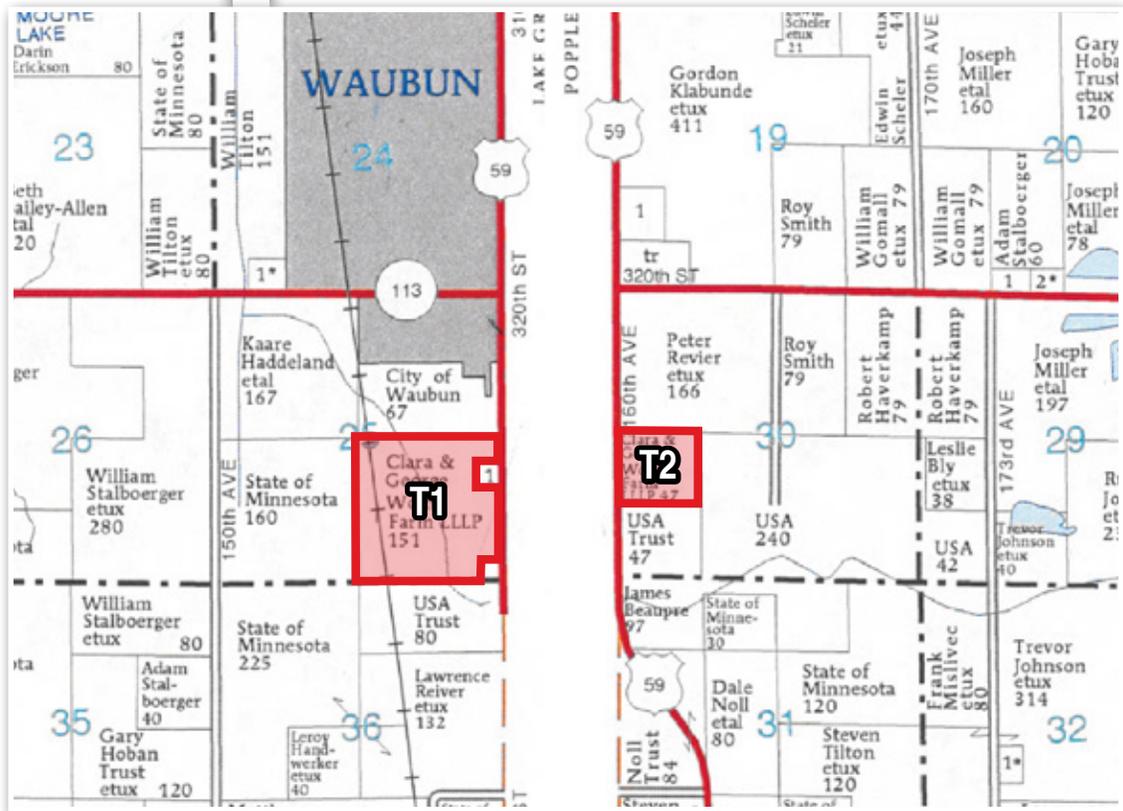
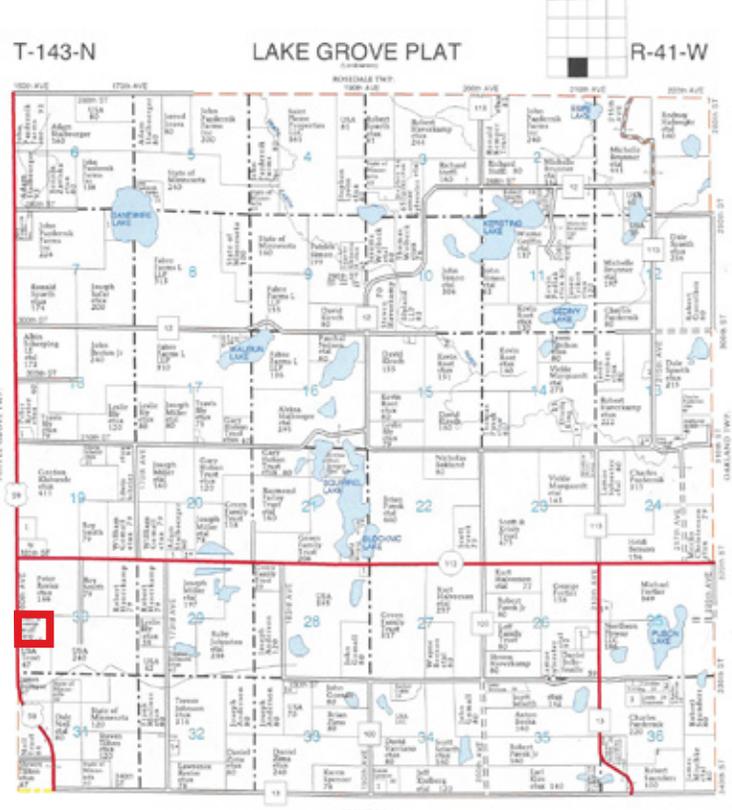
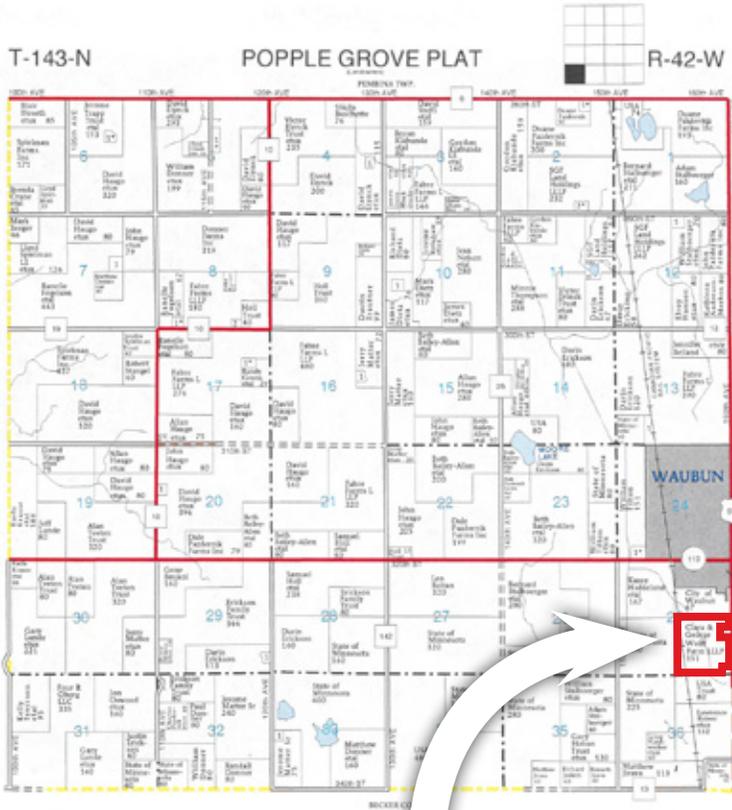
THE BIDDING STRATEGY

- 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

Land Located: From Waubun, south 1/2 mile on Hwy. 59.



County: Mahnomon County, MN / Township: Popple Grove & Lake Grove / Description: Section 25-143-42 & Section 30-143-41





Description: SE1/4 Less 3AC For Hwy & Less 5.83AC Section 25-143-42

Total Acres: 151.17±

Cropland Acres: 75.11±

PID #: 14-025-0401

Soil Productivity Index: 68.8

Soils: Sverdrup sandy loam (27.8%), Hokans-Buse complex (19.9%), Foldahl sandy loam (16%)

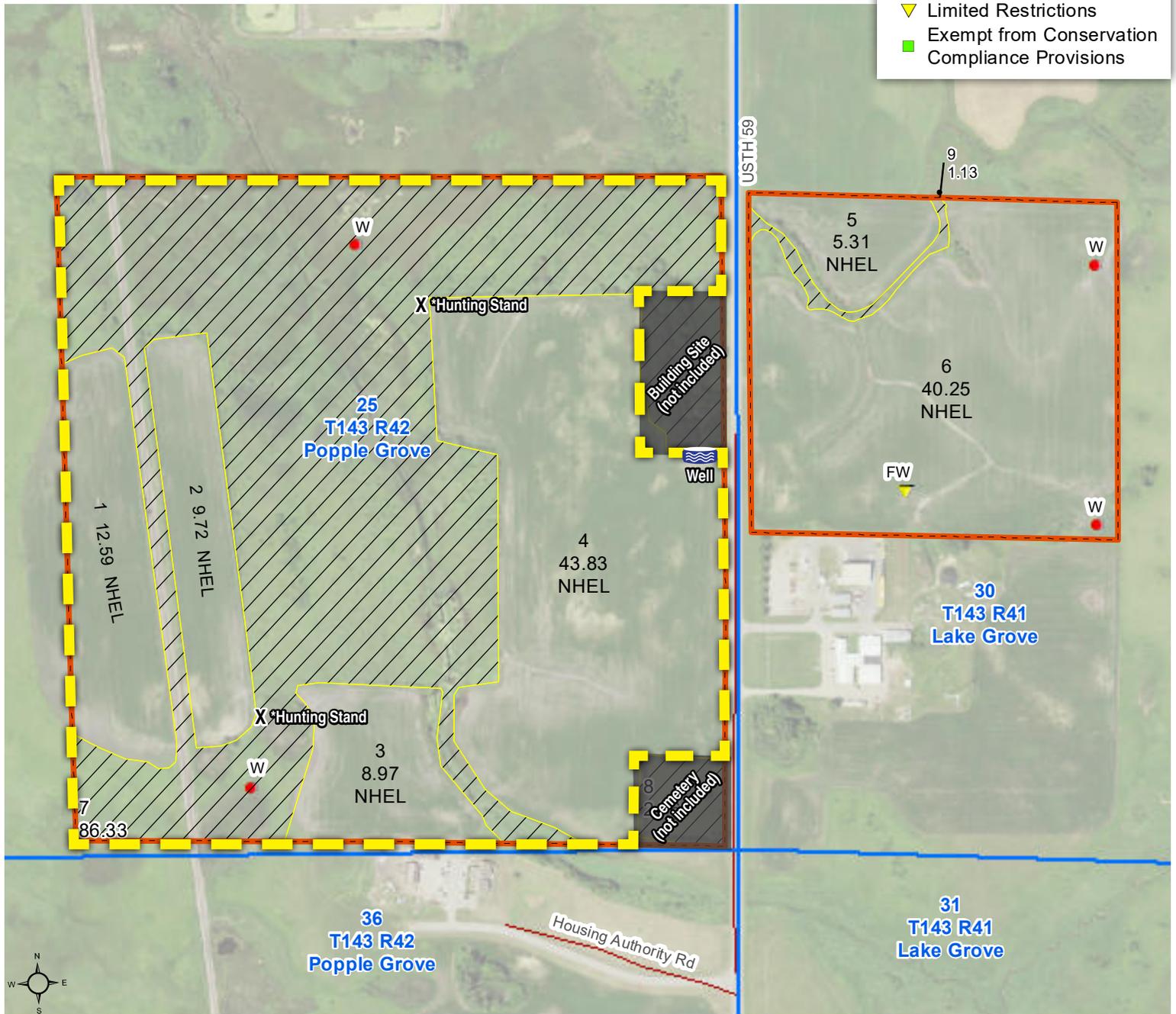
Taxes (2022): \$1,932.72

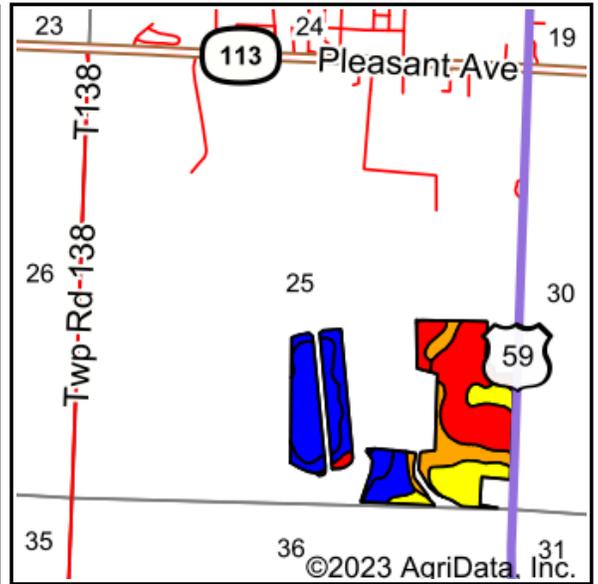
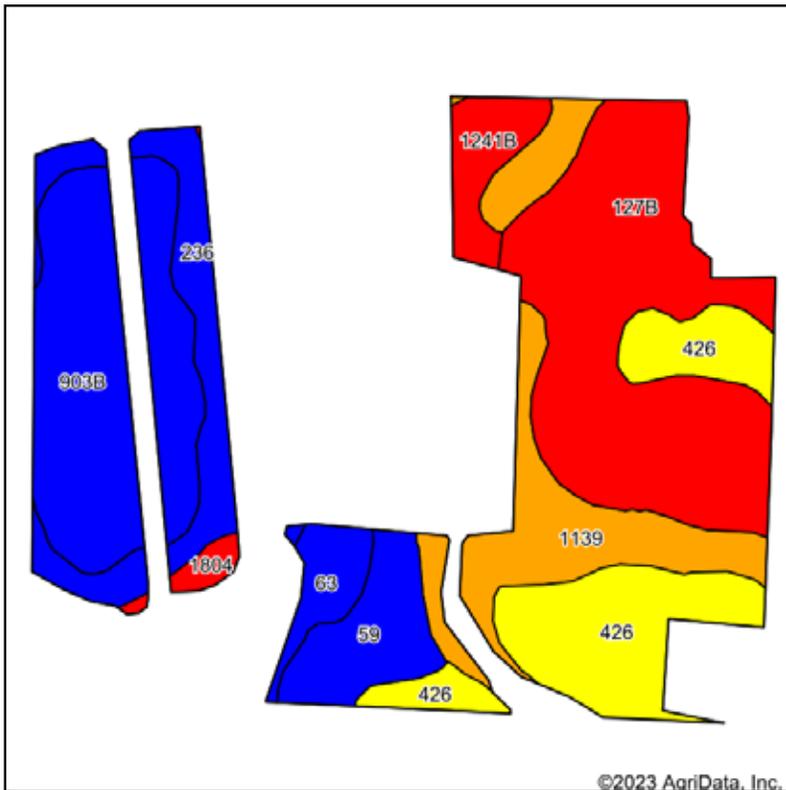
NO US Fish & Wildlife Easement

*Hunting stands are excluded and will be removed spring of 2023

Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: MN087, Soil Area Version: 21

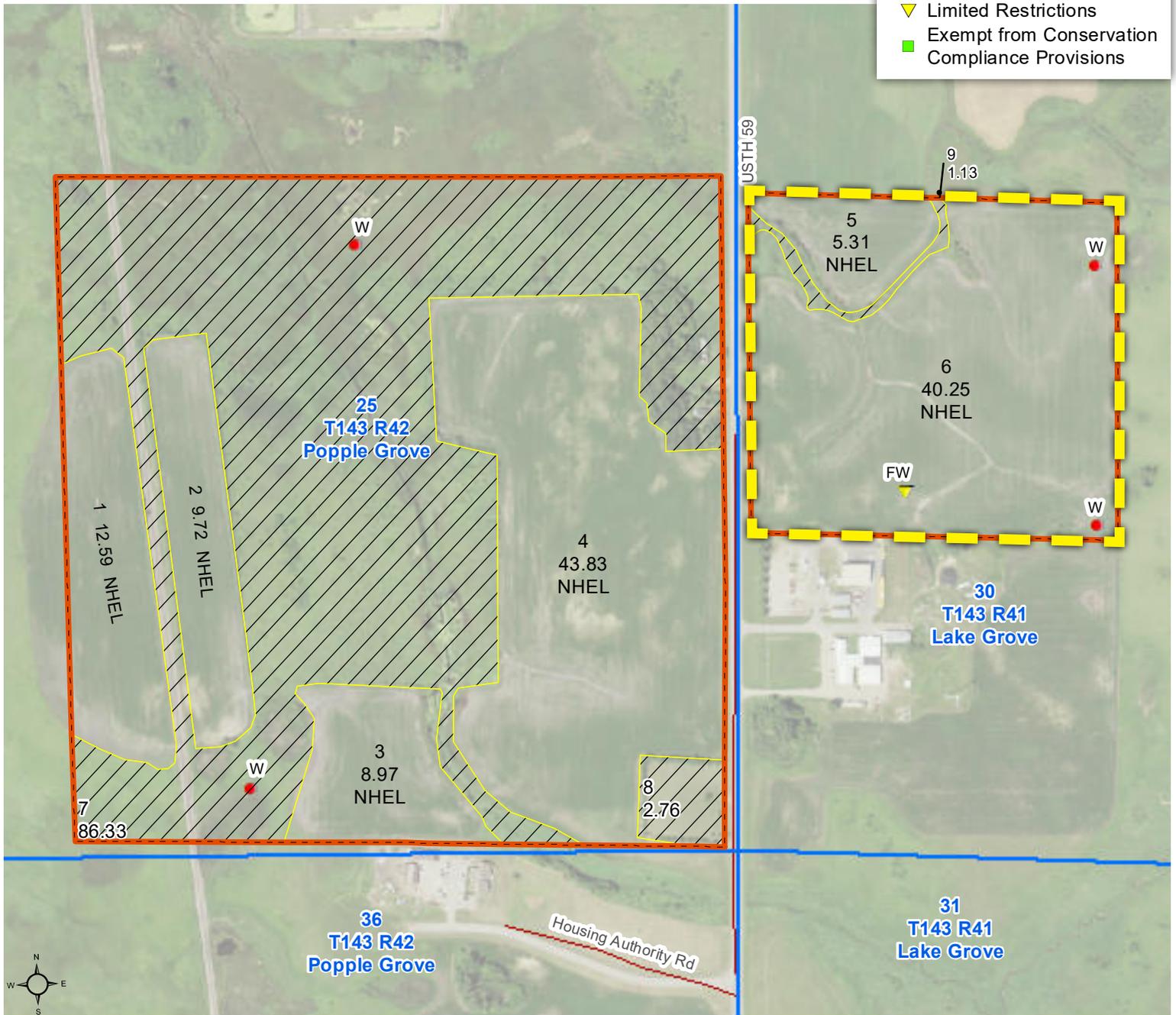
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
127B	Sverdrup sandy loam, 2 to 6 percent slopes	20.93	27.8%		IIIe		49
903B	Hokans-Buse complex, 2 to 6 percent slopes	14.98	19.9%		IIe		89
426	Foldahl sandy loam	12.04	16.0%		IIs		65
1139	Marysland loam, occasionally flooded	10.38	13.8%		IIIw		73
236	Vallers clay loam, 0 to 2 percent slopes	6.58	8.7%		IIw		90
59	Grimstad sandy loam	4.58	6.1%		IIs		88
1241B	Sandberg sandy loam, 1 to 6 percent slopes	2.80	3.7%		IVs	IVs	32
63	Rockwell loam	2.13	2.8%		IIw		87
1804	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.82	1.1%		VIIIw		5
Weighted Average					2.56	*-	68.8

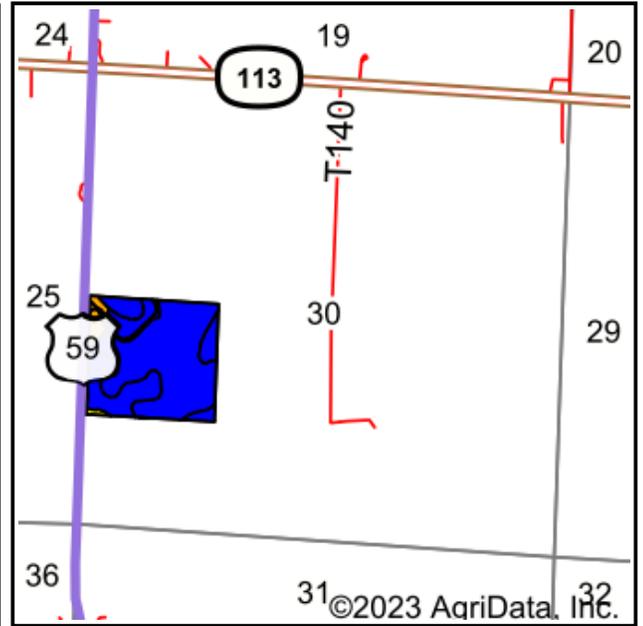
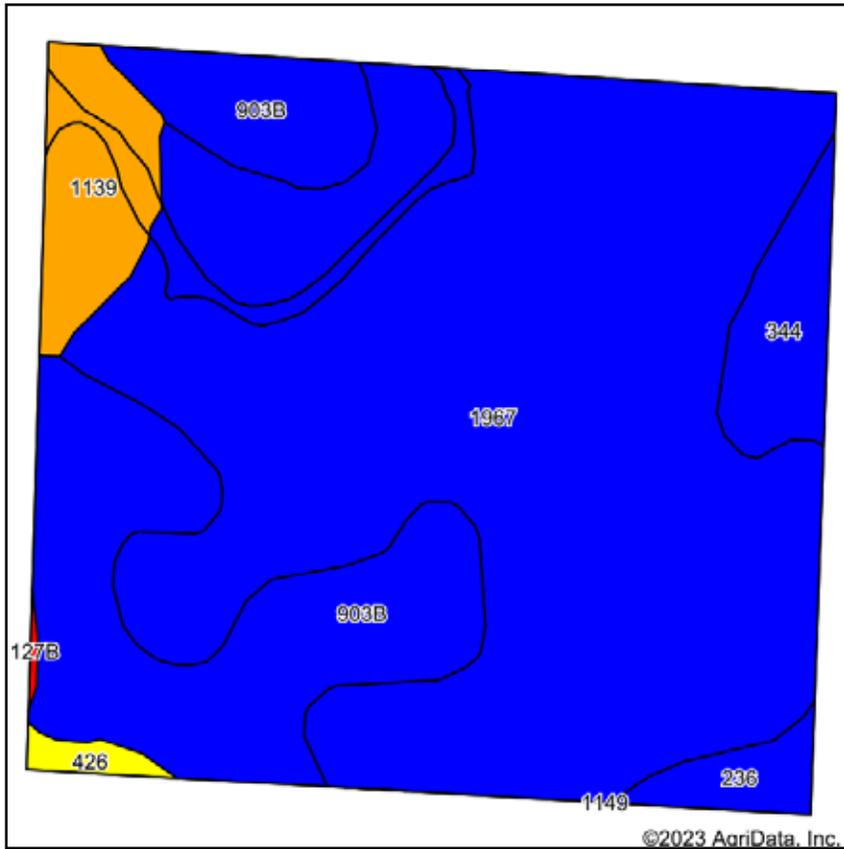
Description: Lot 3, Less Temp Ease
 Section 30-143-41
Total Acres: 47±
Cropland Acres: 45.56±
PID #: 09-030-0400
Soil Productivity Index: 88
Soils: Hamerly-Vallers complex (67.6%),
 Hokans-Buse complex (21%)
Taxes (2022): \$1,215.99
NO US Fish & Wildlife Easement



Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: MN087, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1967	Hamerly-Vallers complex	31.57	67.6%		IIs	89
903B	Hokans-Buse complex, 2 to 6 percent slopes	9.81	21.0%		Ile	89
1139	Marysland loam, occasionally flooded	2.27	4.9%		IIIw	73
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.83	3.9%		IIIw	88
236	Vallers clay loam, 0 to 2 percent slopes	0.87	1.9%		IIw	90
426	Foldahl sandy loam	0.34	0.7%		IIs	65
Weighted Average					2.09	88

BRENDA LUNDON
 MAHNOMEN COUNTY TREASURER
 P.O. BOX 400
 MAHNOMEN, MN 56557-0400
 218-935-2545

2022

PROPERTY TAX
 STATEMENT

PRCL# 14-025-0401 RCPT# 3590
 TC 1.996 1.996

Property ID Number: 14-025-0401
 Property Description: SECT-25 TWP-143 RANG-42
 SE4, LESS 3AC FOR HWY & LESS 5.83AC
 TO TR NO 14.025.0400.

POPPLE GROVE TOWNSHIP

6622-T

ACRES 151.17

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	199,600	199,600
	Homestead Exclusion:		
	Taxable Market Value:	199,600	199,600
	New Improve/Expired Excls:		
	Property Class:	RUVG NON-HSTI AGRI NON-HSTD AGRI NON-HSTD RUVG NON-HSTI	
Sent in March 2021			
Step 2	Proposed Tax		1,790.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		902.00
	Second half Taxes:		902.00
	Total Taxes Due in 2022		1,804.00

\$\$\$
 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: 2021 2022	
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	1,901.91	1,932.72
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	139.01	151.82
	5. Property taxes after credits	1,762.90	1,780.90
Property Tax by Jurisdiction	6. County	1,321.95	1,346.36
	7. City or Town	148.50	152.10
	8. State General Tax .....	.00	.00
	9. School District: 435		
	A. Voter approved levies	107.17	94.40
	B. Other local levies	88.43	84.23
	10. Special Taxing Districts:		
A. REGION 2 HEADWATERS RDC.....	5.97	6.37	
B. WILD RICE WATERSHED	90.88	97.44	
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	1,762.90	1,780.90	
Special Assessments on Your Property	13. A. 3000 DITCH 3	23.10	23.10
	B.		
	C.		
	D.		
	E.		
PRIN 23.10			
INT			
TOT 23.10			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,786.00	1,804.00	



BRENDA LUNDON
MAHNOMEN COUNTY TREASURER
 P.O. BOX 400
 MAHNOMEN, MN 56557-0400
 218-935-2545

2022

PROPERTY TAX STATEMENT

PRCL# 09-030-0400 RCPT# 2163
 TC 1,170 1,170

LAKE GROVE TOWNSHIP

Property ID Number: 09-030-0400
Property Description: SECT-30 TWP-143 RANG-41
 LOT 3, LESS TEMP EASE;

6622-T

ACRES 47.00

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	117,000	117,000
	Homestead Exclusion:		
	Taxable Market Value:	117,000	117,000
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			1,134.00
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			565.00
Second half Taxes:			565.00
Total Taxes Due in 2022			1,130.00

\$\$\$ 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:	
		2021	2022
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	1,202.48	1,215.99
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	81.48	88.99
	5. Property taxes after credits	1,121.00	1,127.00
Property Tax by Jurisdiction	6. County	771.30	784.46
	7. City or Town	181.34	179.84
	8. State General Tax .....	.00	.00
	9. School District: 435		
	A. Voter approved levies	60.56	53.21
	B. Other local levies	51.03	48.64
	10. Special Taxing Districts:		
	A. REGION 2 HEADWATERS RDC.....	3.50	3.73
	B. WILD RICE WATERSHED	53.27	57.12
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,121.00	1,127.00
Special Assessments on Your Property	13. A. 3000 DITCH 3	3.00	3.00
	B.		
PRIN	3.00 C.		
INT	D.		
TOT	3.00 E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,124.00	1,130.00



FARM: 6718

Minnesota

U.S. Department of Agriculture

Prepared: 1/10/23 11:00 AM

Becker

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
210.89	120.67	120.67	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	120.67	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	92.87	132	0.00
SOYBEANS	27.8	31	0.00
Total Base Acres:	120.67		

Tract Number: 72607 Description SEC 25 Popple Grove 30 Lake Grove-MAHNOMEN CO

FSA Physical Location : Mahnomen, MN

ANSI Physical Location: Mahnomen, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
210.89	120.67	120.67	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	120.67	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	92.87	132	0.00
SOYBEANS	27.8	31	0.00
Total Base Acres:	120.67		





Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

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

Earnest money hereinafter 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, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: _____
7. South Dakota Taxes: _____
8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before _____ Possession will be at closing.
10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.
11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.
12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
13. Any other conditions: _____
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Seller's Printed Name & Address:

Steffes Group, Inc.



MAHNOMEN COUNTY
MINNESOTA

SteffesGroup.com | 701.237.9173 | 2000 Main Avenue East, West Fargo, ND 58078