



Steffes Group, Inc.

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

TIMED ONLINE

GRANT COUNTY, MINNESOTA LAND AUCTION

**373±
Acres**



OPENING February 19 | 8AM

CLOSING February 26 | 10AM CDT 2026

Auctioneer's Note:

These 373± acres of land represent a rare opportunity to purchase quality land while supporting a meaningful cause. The property is owned by RealEstateGiving, LLC, wholly owned by Community Giving, and 100% of the net proceeds from this auction will be donated to charitable organizations, directly benefiting the community and beyond. Whether you are expanding an operation, making a long-term investment, or seeking land with purpose, this auction allows the successful bidder to make an impact that extends far beyond the property lines. Opportunities like this—where land stewardship and charitable giving come together—are truly uncommon. We encourage all interested bidders to take part in this exceptional offering.



For more details, visit SteffesGroup.com or Contact:

Steffes Group Representative Scott Gillespie, (320) 760-3066

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

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

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

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



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 THURSDAY, FEBRUARY 19 AND WILL END AT 10AM THURSDAY, FEBRUARY 26.

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 for signing through email using DocuSign.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Monday, March 30, 2026.**

Closing will take place at The Title Team in Morris, MN.

- 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 **Limited Warranty Deed.**

- **2026 Taxes:** Prorated to close.

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

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

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

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

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

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

- **THE PROPERTY WILL BE SOLD ABSOLUTE.**

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

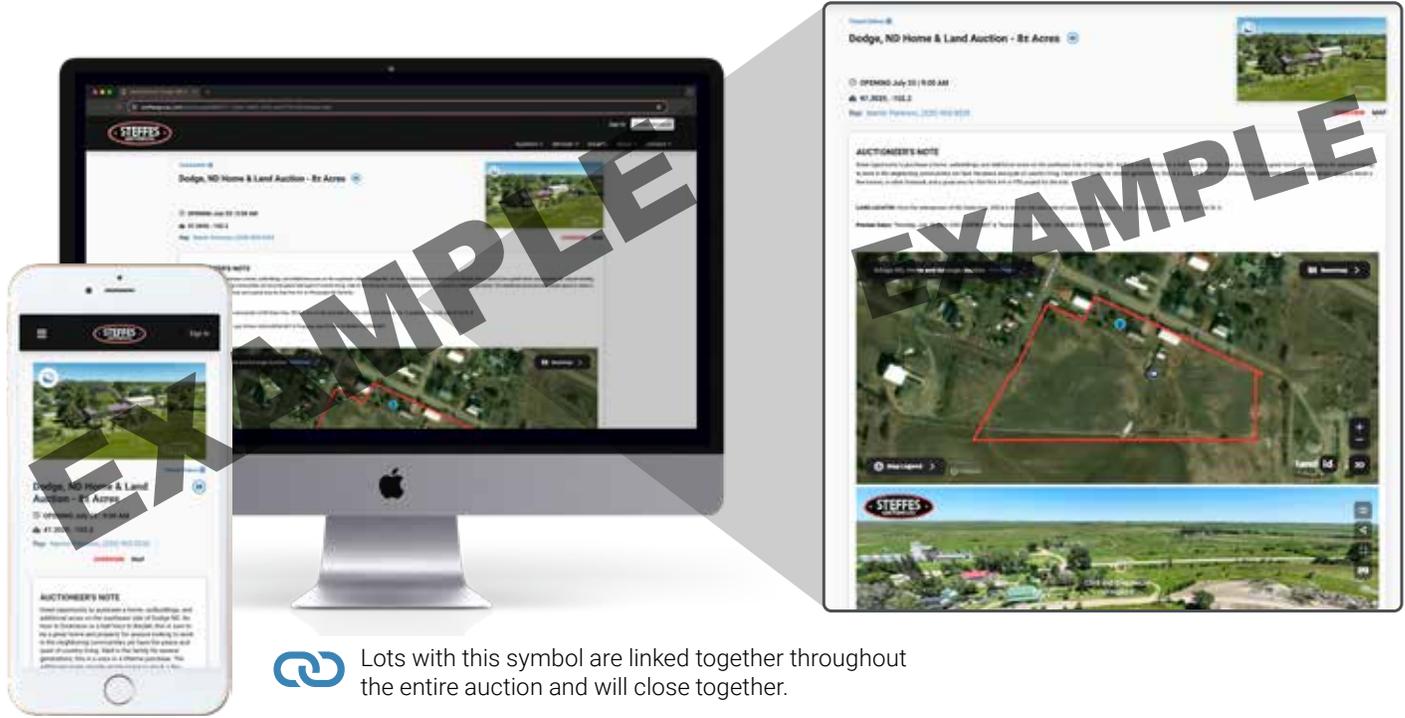
begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the 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!



AUCTION DATES

FEBRUARY

2026

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



CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Sec 11, Twp 127, Rng 44

DATE OF FIELD WORK: January 8, 2028	JOB NO.: 20280088	HORIZONTAL DATUM: Grant County NAD83 2011
DATE OF MAP: January 15, 2028	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: DATE: 20	CHECKED BY: USH	

EXISTING LEGAL DESCRIPTION FOR TRACT C

The West Half (W1/2) of the Southwest Quarter (SW1/4) AND all that part of the North Half (N1/2) lying South and West of the right-of-way of the Great Northern Railway all being in Section Eleven (11) Township One Hundred Twenty-seven (127) North Range Forty-four (44) West; EXCEPT: That part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section 11, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Beginning at the southwest corner of said Section 11; thence North 00 degrees 22 minutes 27 seconds West, assumed bearing along the west line of said Section 11, a distance of 159.79 feet; thence North 88 degrees 12 minutes 24 seconds East 312.28 feet; thence North 00 degrees 22 minutes 27 seconds West 330.00 feet; thence North 57 degrees 20 minutes 05 seconds East 123.09 feet; thence North 00 degrees 00 minutes 43 seconds East 283.16 feet; thence North 51 degrees 05 minutes 19 seconds East 612.34 feet; thence North 33 degrees 23 minutes 38 seconds East 688.00 feet to the east line of aforesaid West Half of the Southwest Quarter (W1/2 SW1/4); thence South 00 degrees 20 minutes 23 seconds East, along said east line of the West Half of the Southwest Quarter (W1/2 SW1/4), a distance of 1823.09 feet to the south line of said Section 11; thence North 89 degrees 43 minutes 21 seconds West, along said south line of Section 11, a distance of 1321.28 feet to the point of beginning.

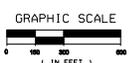
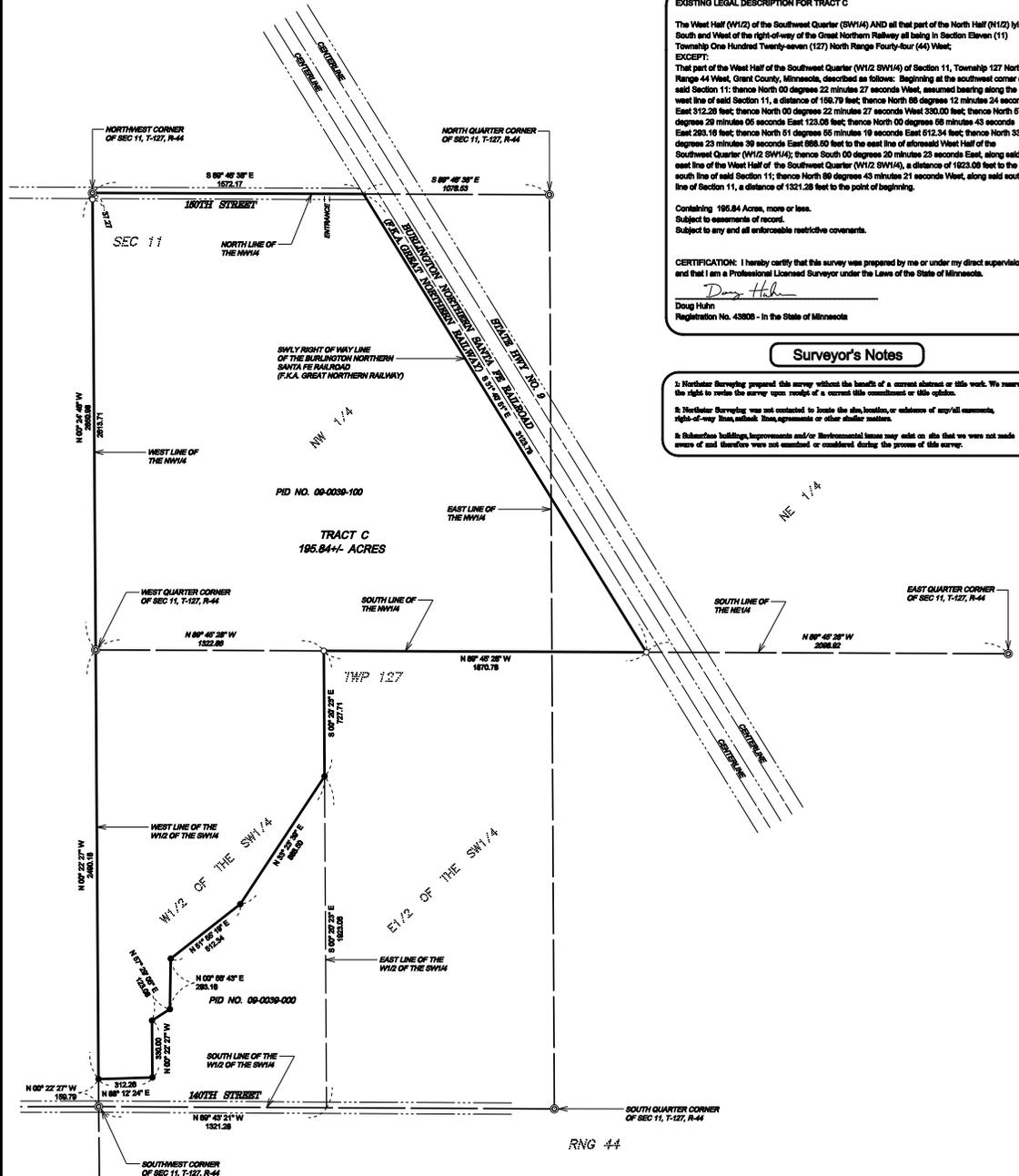
Containing 185.84 Acres, more or less. Subject to easements of record. Subject to any and all enforceable restrictive covenants.

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

- 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 correct title commitment or title opinion.
- Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- Subsurface buildings, improvements and/or environmental issues may exist on site that we were not made aware of and therefore were not identified or considered during the process of this survey.



LEGEND

- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner



CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Sec 11, Twp 127, Rng 44

DATE OF FIELD WORK: January 8, 2028	JOB NO.: 20280008	HORIZONTAL DATUM: Grant County NAD83 2011
DATE OF MAP: January 15, 2028	DRAFTED BY: DMH	VERTICAL DATUM: N/A
REVISION: DATE: , 20	CHECKED BY: DMH	
REVISION: DATE: , 20		

EXISTING LEGAL DESCRIPTION FOR TRACT C

The West Half (W1/2) of the Southwest Quarter (SW1/4) AND all that part of the North Half (N1/2) lying South and West of the right-of-way of the Great Northern Railway all being in Section Eleven (11) Township One Hundred Twenty-seven (127) North Range Forty-four (44) West; EXCEPT: That part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section 11, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Beginning at the southwest corner of said Section 11; thence North 00 degrees 22 minutes 27 seconds West, assumed bearing along the west line of said Section 11, a distance of 159.79 feet; thence North 88 degrees 12 minutes 24 seconds East 312.28 feet; thence North 00 degrees 22 minutes 27 seconds West 330.00 feet; thence North 87 degrees 20 minutes 05 seconds East 123.09 feet; thence North 00 degrees 09 minutes 43 seconds East 283.16 feet; thence North 51 degrees 05 minutes 19 seconds East 612.34 feet; thence North 33 degrees 23 minutes 39 seconds East 688.00 feet to the east line of aforesaid West Half of the Southwest Quarter (W1/2 SW1/4); thence South 00 degrees 20 minutes 23 seconds East, along said east line of the West Half of the Southwest Quarter (W1/2 SW1/4), a distance of 1823.09 feet to the south line of said Section 11; thence North 89 degrees 43 minutes 21 seconds West, along said south line of Section 11, a distance of 1321.28 feet to the point of beginning.

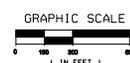
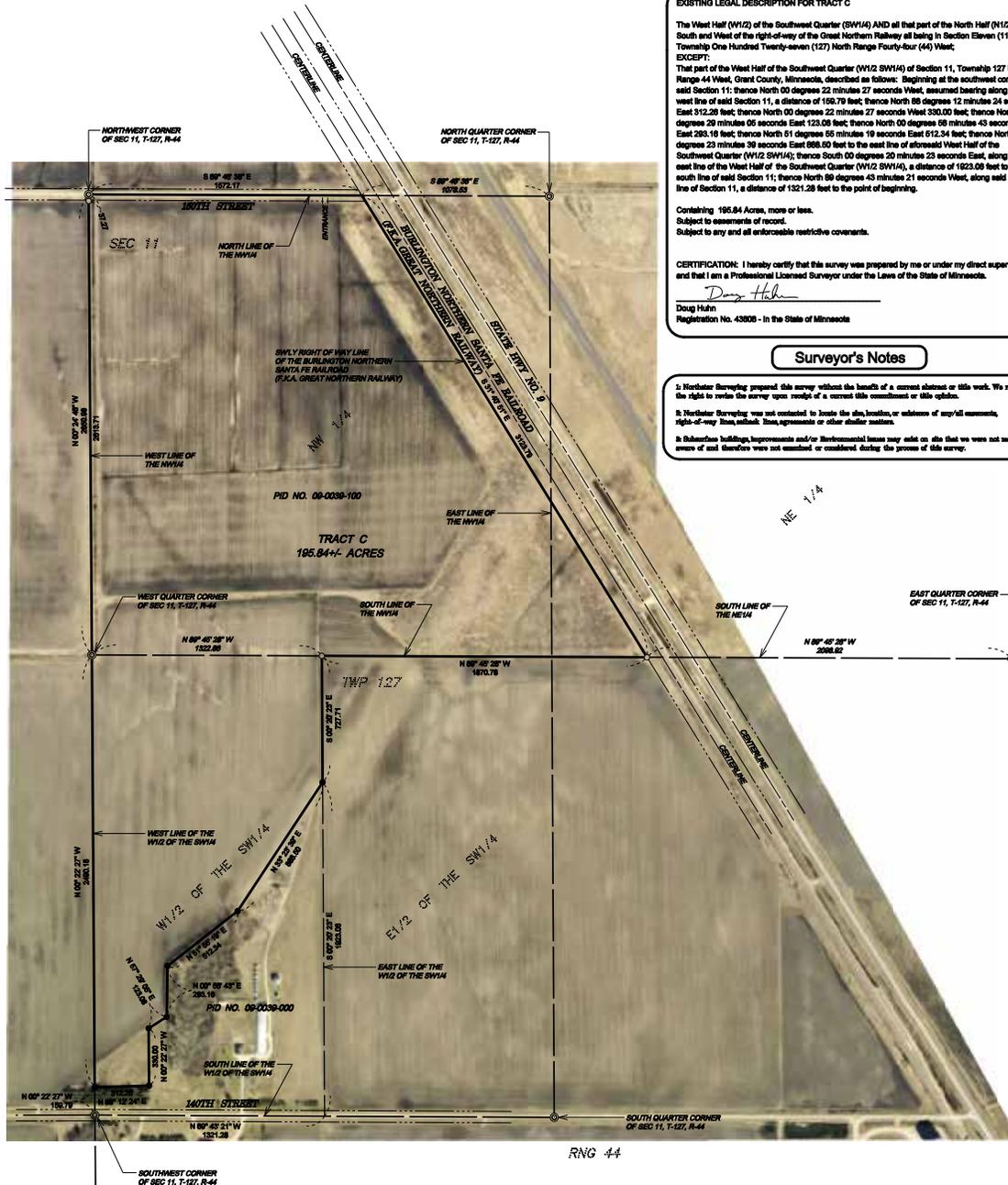
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Doug Huhn
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3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not identified or considered during the process of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



LEGEND

- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner



CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Sec 15, Twp 127, Rng 44

DATE OF FIELD WORK: January 8, 2028	JOB NO.: 2028008A	HORIZONTAL DATUM: Grant County NAD83 2011
DATE OF MAP: January 15, 2028	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: DATE: , 20	CHECKED BY: DSH	
REVISION: DATE: , 20		

PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of the East Half (E1/2) of Section 15, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Beginning at the Southeast corner of said Section 15; thence on an assumed bearing of North 89 degrees 48 minutes 32 seconds West along the south line of said E1/2 of Section 15, 1850.00 feet; thence North 18 degrees 11 minutes 28 seconds East, 1204.00 feet; thence North 89 degrees 48 minutes 32 seconds West, 17.95 feet; thence North 19 degrees 03 minutes 05 seconds East, 3552.42 feet to the westerly extension of the south line of the North 670.00 feet of the Northwest Quarter (NW1/4) of Section 14, Township 127 North, Range 44 West; thence South 89 degrees 43 minutes 21 seconds East along last said line, 45.80 feet to the east line of said Section 15; thence South 00 degrees 28 minutes 20 seconds East along last said line, 1094.00 feet to the East Quarter corner of said Section 15; thence South 00 degrees 31 minutes 49 seconds East along the east line of said Section 15, 2845.22 feet to the point of beginning and there terminating.

Containing 91.51 Acres, more or less.
Subject to assessments of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

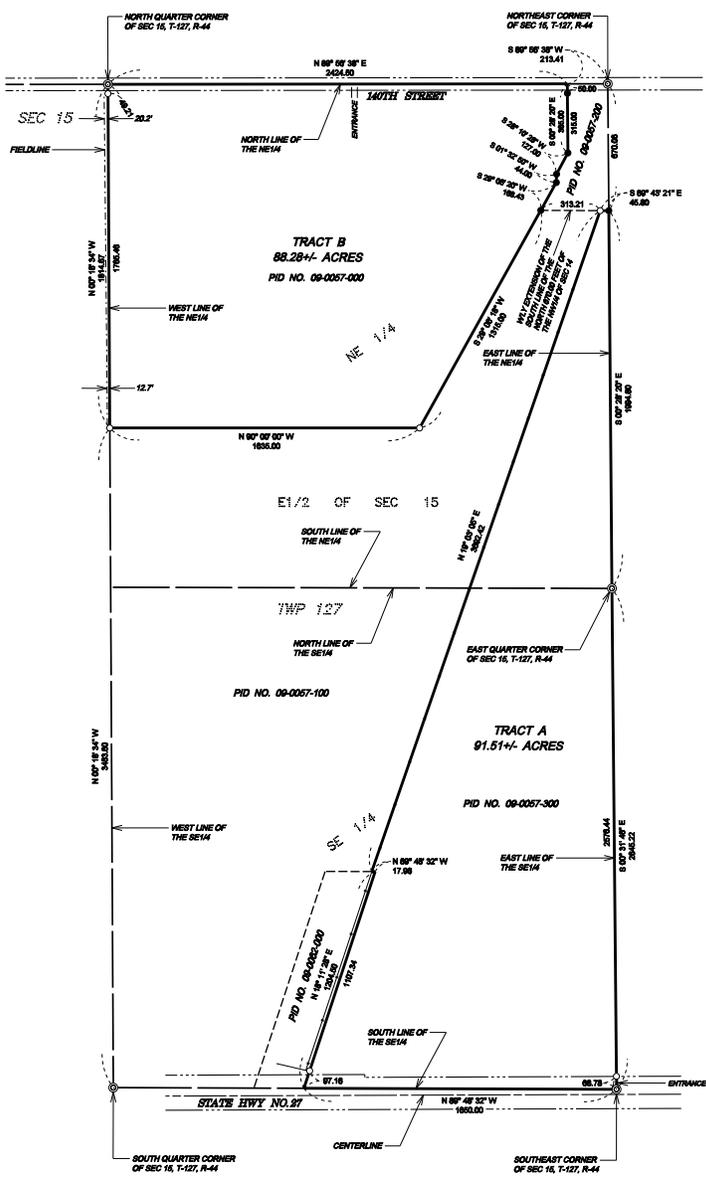
That part of the Northeast Quarter (NE1/4) of Section 15, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 15; thence on an assumed bearing of South 89 degrees 06 minutes 36 seconds West along the north line of said Section 15, 213.41 feet to the point of beginning of the tract of land herein described; thence South 00 degrees 28 minutes 20 seconds East, 365.00 feet; thence South 28 degrees 10 minutes 28 seconds West, 127.00 feet; thence South 01 degrees 50 seconds West, 44.00 feet; thence South 28 degrees 08 minutes 20 seconds West, 188.43 feet to the westerly extension of the south line of the North 670.00 feet of the Northwest Quarter (NW1/4) of Section 14, Township 127 North, Range 44 West; thence South 28 degrees 08 minutes 18 seconds West, 1315.00 feet; thence North 80 degrees 00 minutes 00 seconds West, 1635.00 feet to the west line of said NE1/4, said point being distant 5483.80 feet northerly of the South Quarter corner of said Section 15 as measured along the west line of the East Half of said Section 15; thence North 00 degrees 18 minutes 34 seconds West along the west line of said NE1/4, 1914.67 feet to the North Quarter corner of said Section 15; thence North 89 degrees 06 minutes 36 seconds East along the north line of Section 15, 2424.00 feet to the point of beginning and there terminating.

Containing 88.28 Acres, more or less.
Subject to assessments 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. 43008 - in the State of Minnesota

Surveyor's Notes

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2. Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, title-of-way lines, utility 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 searched or considered during the process of this survey.



RNG 44



LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43008
- Found Monumentation
- ⊙ Government Section Corner
- Fenceline



CLIENT NAME:
Steffes Auction

PROJECT ADDRESS
Sec 15, Twp 127, Rng 44

DATE OF FIELD WORK: January 8, 2028
DATE OF MAP: January 15, 2028
REVISION: _____ DATE: _____ 20
REVISION: _____ DATE: _____ 20

JOB NO.: 2028008A
DRAFTED BY: PMH
CHECKED BY: USH

HORIZONTAL DATUM:
Grant County
NAD83 2011

VERTICAL DATUM:
NA

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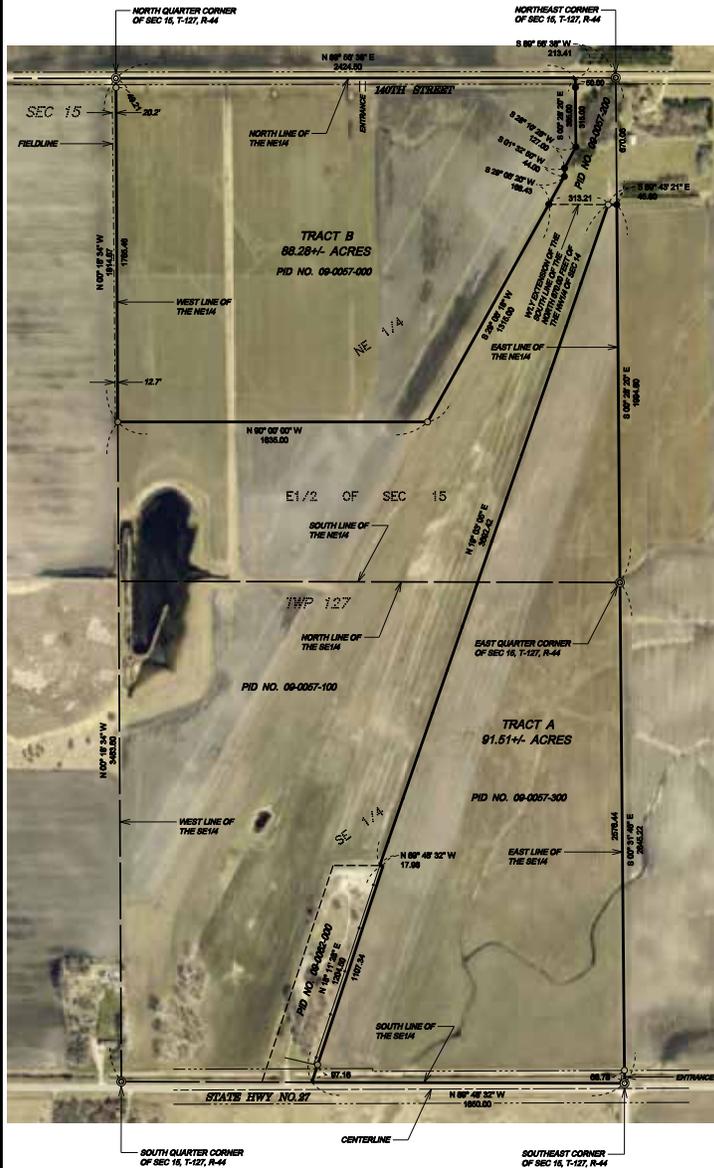
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RNG 44



LEGEND

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- Found Monumentation
- ⊙ Government Section Corner
- Fenceline

T-127-N

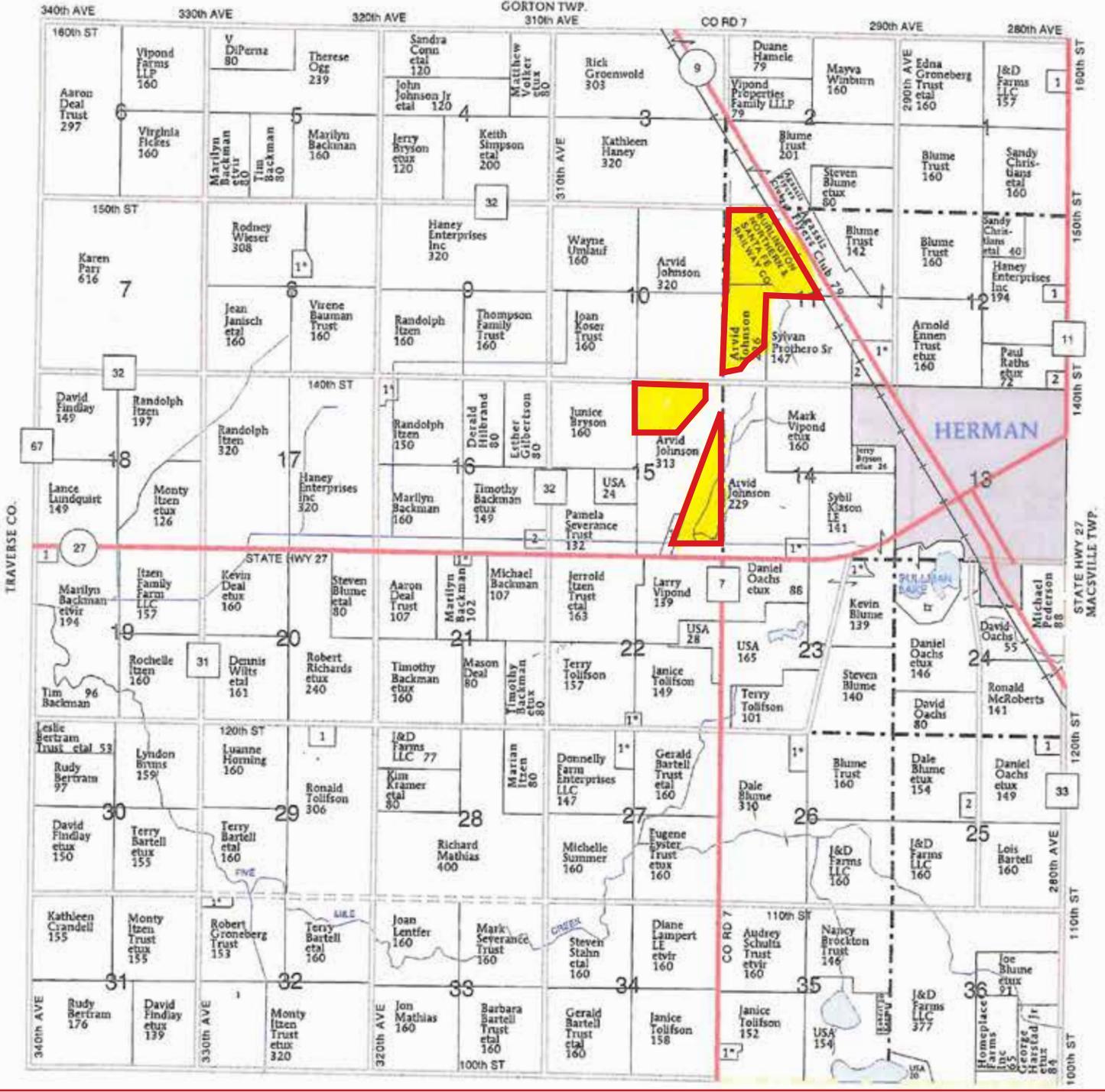
LOGAN PLAT

(Landowners)

R-44-W

GORTON TWP.

CO RD 7



GRANT COUNTY, MN – LOGAN TOWNSHIP

Land Located: From Herman, MN, 1.6 miles west on MN-27. Land is on the north side of the road. Description: XXXXX

Total Acres: 375.63±

PID #: 09-0039-100, 09-0057-000, 09-0057-300

TO BE SOLD IN 3 TRACTS!



Description: The West Half (W1/2) of the Southwest Quarter (SW1/4) AND all that part of the North Half (N1/2) lying South and West of the right-of-way of the Great Northern Railway all being in Section Eleven (11) Township One Hundred Twenty-seven (127) North Range Forty-four (44) West; EXCEPT: That part of the West Half of the Southwest Quarter (YV1/2 SW1/4) of Section 11, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Beginning at the southwest corner of said Section 11: thence North 00 degrees 22 minutes 27 seconds West, assumed bearing along the west line of said Section 11, a distance of 159.79 feet; thence North 88 degrees 12 minutes 24 seconds East 312.26 feet; thence North 00 degrees 22 minutes 27 seconds West 330.00 feet; thence North 57 degrees 29 minutes 05 seconds East 123.08 feet; thence North 00 degrees 56 minutes 43 seconds East 293.16 feet; thence North 51 degrees 55 minutes 19 seconds East 512.34 feet; thence North 33 degrees 23 minutes 39 seconds East 888.50 feet to the east line of aforesaid West Half of the Southwest Quarter (YV1/2 SW1/4); thence South 00 degrees 20 minutes 23 seconds East, along said east line of the West Half of the Southwest Quarter (YV1/2 SW1/4), a distance of 1923.06 feet to the south line of said Section 11; thence North 89 degrees 43 minutes 21 seconds West, along said south line of Section 11, a distance of 1321.28 feet to the point of beginning.

Total Acres: 195.84± (See survey, Tract C)

Cropland Acres: 162.07±

PID #: 09-0039-100

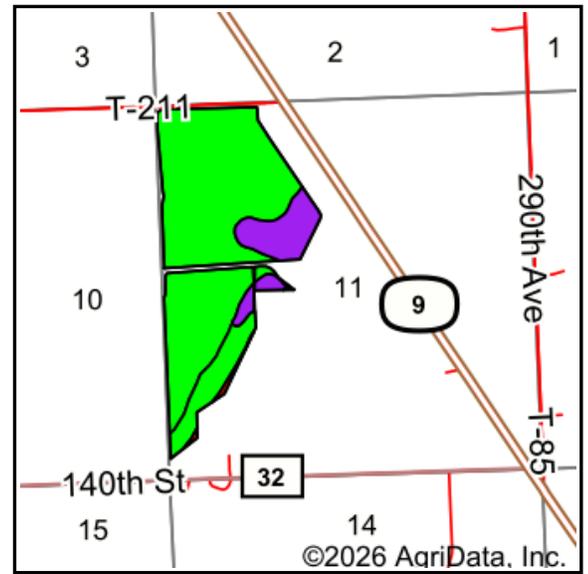
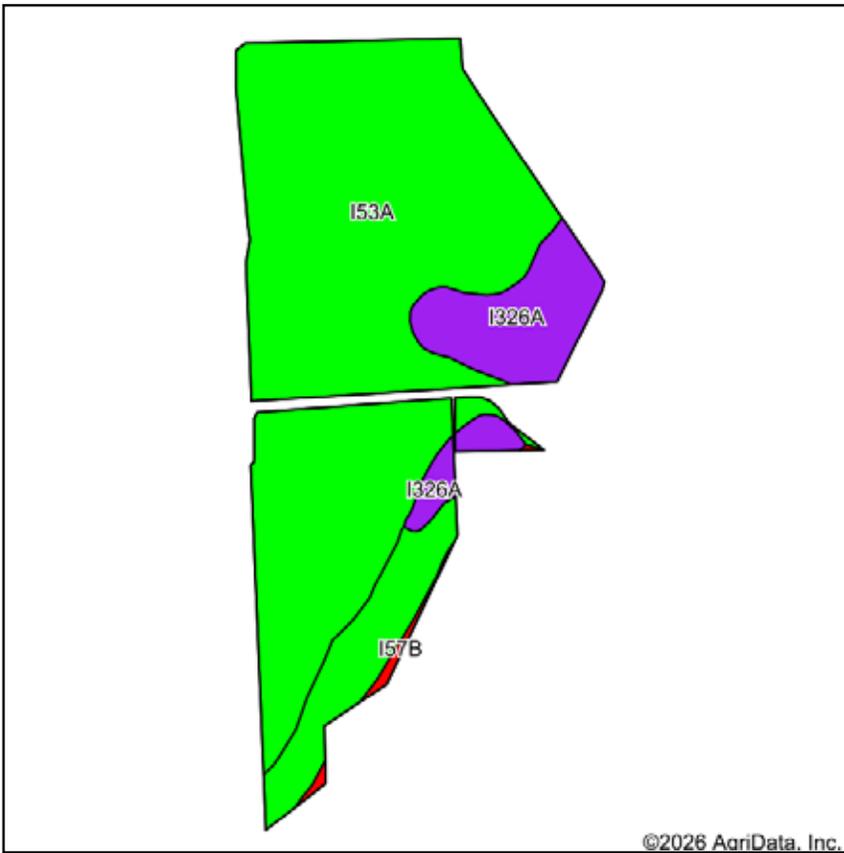
Crop Productivity Index: 87.4

Soils: Roliss loam, 0 to 2 percent slopes (77.4%), Towner fine sandy loam, 0 to 3 percent slopes (12.6%), RolissVallers loams, 0 to 1 percent slopes (9.3%), SandbergRadium complex, 0 to 6 percent slopes (0.7%)

NQ US Fish & Wildlife Easement







Soils data provided by USDA and NRCS.

Area Symbol: MN051, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I53A	Roliss loam, 0 to 2 percent slopes	117.54	77.4%		IIw	92
I326A	Towner fine sandy loam, 0 to 3 percent slopes	19.21	12.6%		IIIe	60
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	14.21	9.3%		IIw	91
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	1.10	0.7%		IVs	33
Weighted Average					2.14	87.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



copy

Arvid Johnson

2006



Tile Sizes

NE 1/4 Sec. 11 Logan Twp. Grant Co.
MN

- 04"
- 05"
- 06"
- 08"
- 10"
- 12"
- 15"





Grant County, Minnesota

Farm 6914

Tract 15360

2025 Program Year

Map Created April 23, 2025



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 forag
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 162.07 acres

Tract Number : 15360

Description : NW4, most of W2SW4 Section 11 Logan
FSA Physical Location : MINNESOTA/GRANT
ANSI Physical Location : MINNESOTA/GRANT
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : REALESTATEGIVING LLC
Other Producers : None
Recon ID : 27-051-2025-83

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
162.07	162.07	162.07	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	162.07	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.94	0.00	59
Oats	2.47	0.00	59
Corn	36.66	0.00	144
Soybeans	42.44	0.00	37

TOTAL **104.51** **0.00**

Description: That part of the Northeast Quarter (NE1/4) of Section 15, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 15; thence on an assumed bearing of South 89 degrees 56 minutes 38 seconds West along the north line of said Section 15, 213.41 feet to the point of beginning of the tract of land herein described; thence South 00 degrees 28 minutes 20 seconds East, 365.00 feet; thence South 28 degrees 10 minutes 28 seconds West, 127.00 feet; thence South 01 degrees 32 minutes 50 seconds West, 44.00 feet; thence South 29 degrees 06 minutes 20 seconds West, 168.43 feet to the westerly extension of the south line of the North 670.00 feet of the Northwest Quarter (NW1/4) of Section 14, Township 127 North, Range 44 West; thence South 29 degrees 06 minutes 18 seconds West, 1315.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 1635.00 feet to the west line of said NE1/4, said point being distant 3483.80 feet northerly of the South Quarter corner of said Section 15 as measured along the west line of the East Half of said Section 15; thence North 00 degrees 18 minutes 34 seconds West along the west line of said NE1 /4, 1814.67 feet to the North Quarter corner of said Section 15; thence North 89 degrees 56 minutes 38 seconds East along the north line of Section 15, 2424.50 feet to the point of beginning and there terminating.

Total Acres: 88.28± (See Survey, Tract B)

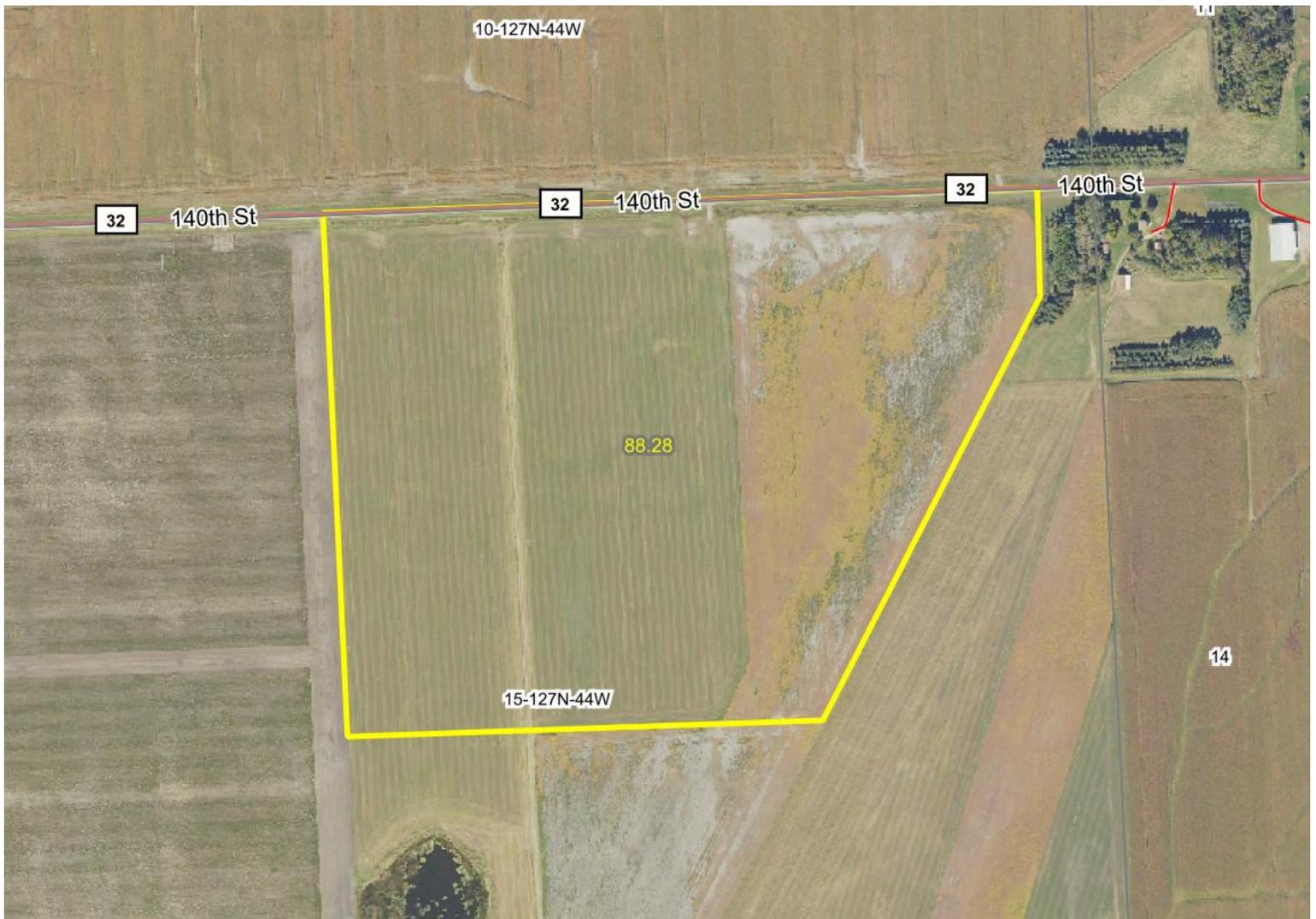
Cropland Acres: 86.78±

PID #: 09-0057-000

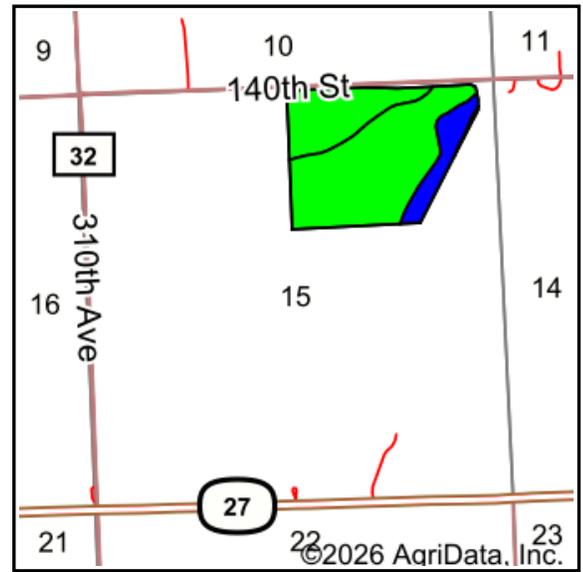
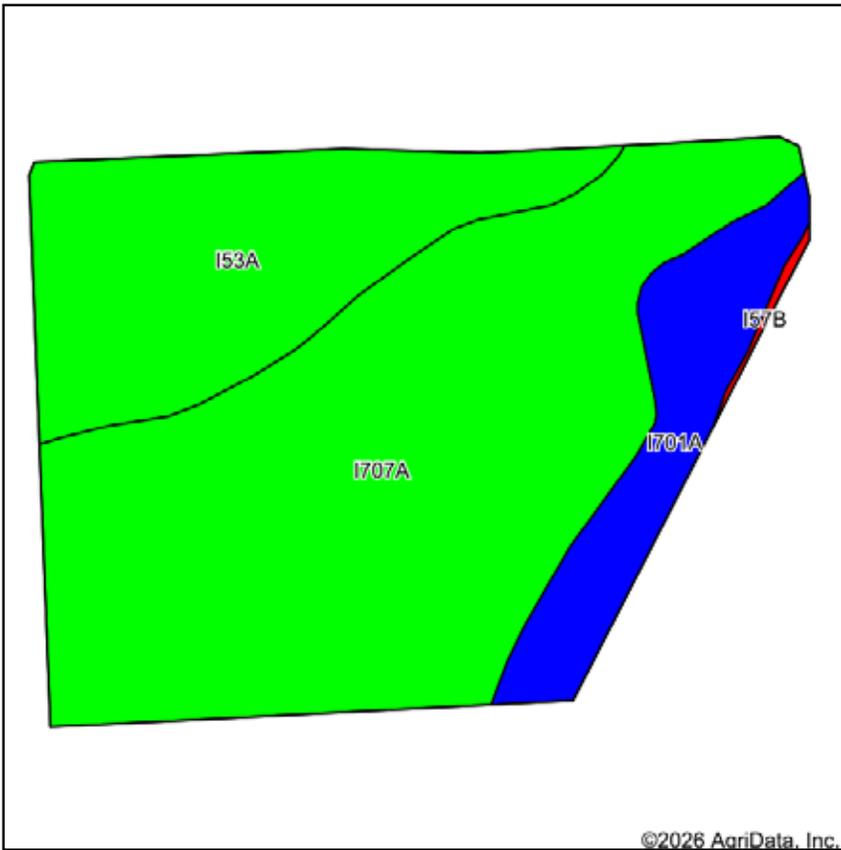
Crop Productivity Index: 90.7

Soils: RolissVallers loams, 0 to 1 percent slopes (62.4%), Roliss loam, 0 to 2 percent slopes (25.5%), RockwellVallers complex, 0 to 1 percent slopes (11.7%), SandbergRadium complex, 0 to 6 percent slopes (0.4%)

NQ US Fish & Wildlife Easement







Soils data provided by USDA and NRCS.

Area Symbol: MN051, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	52.78	62.4%		IIw	91
I53A	Roliss loam, 0 to 2 percent slopes	21.59	25.5%		IIw	92
I701A	Rockwell-Vallers complex, 0 to 1 percent slopes	9.85	11.7%		IIw	88
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	0.30	0.4%		IVs	33
Weighted Average					2.01	90.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



Description: That part of the East Half (E1/2) of Section 15, Township 127 North, Range 44 West, Grant County, Minnesota, described as follows: Beginning at the Southeast corner of said Section 15; thence on an assumed bearing of North 89 degrees 48 minutes 32 seconds West along the south line of said E1/2 of Section 15, 1650.00 feet; thence North 18 degrees 11 minutes 28 seconds East, 1204.50 feet; thence North 89 degrees 48 minutes 32 seconds West, 17.96 feet; thence North 19 degrees 03 minutes 05 seconds East, 3692.42 feet to the westerly extension of the south line of the North 670.00 feet of the Northwest Quarter (NW1/4) of Section 14, Township 127 North, Range 44 West; thence South 89 degrees 43 minutes 21 seconds East along last said line, 45.80 feet to the east line of said Section 15; thence South 00 degrees 28 minutes 20 seconds East along last said line, 1994.80 feet to the East Quarter corner of said Section 15; thence South 00 degrees 31 minutes 48 seconds East along the east line of said Section 15, 2645.22 feet to the point of beginning and there terminating.

Total Acres: 91.51± (See survey, Tract A)

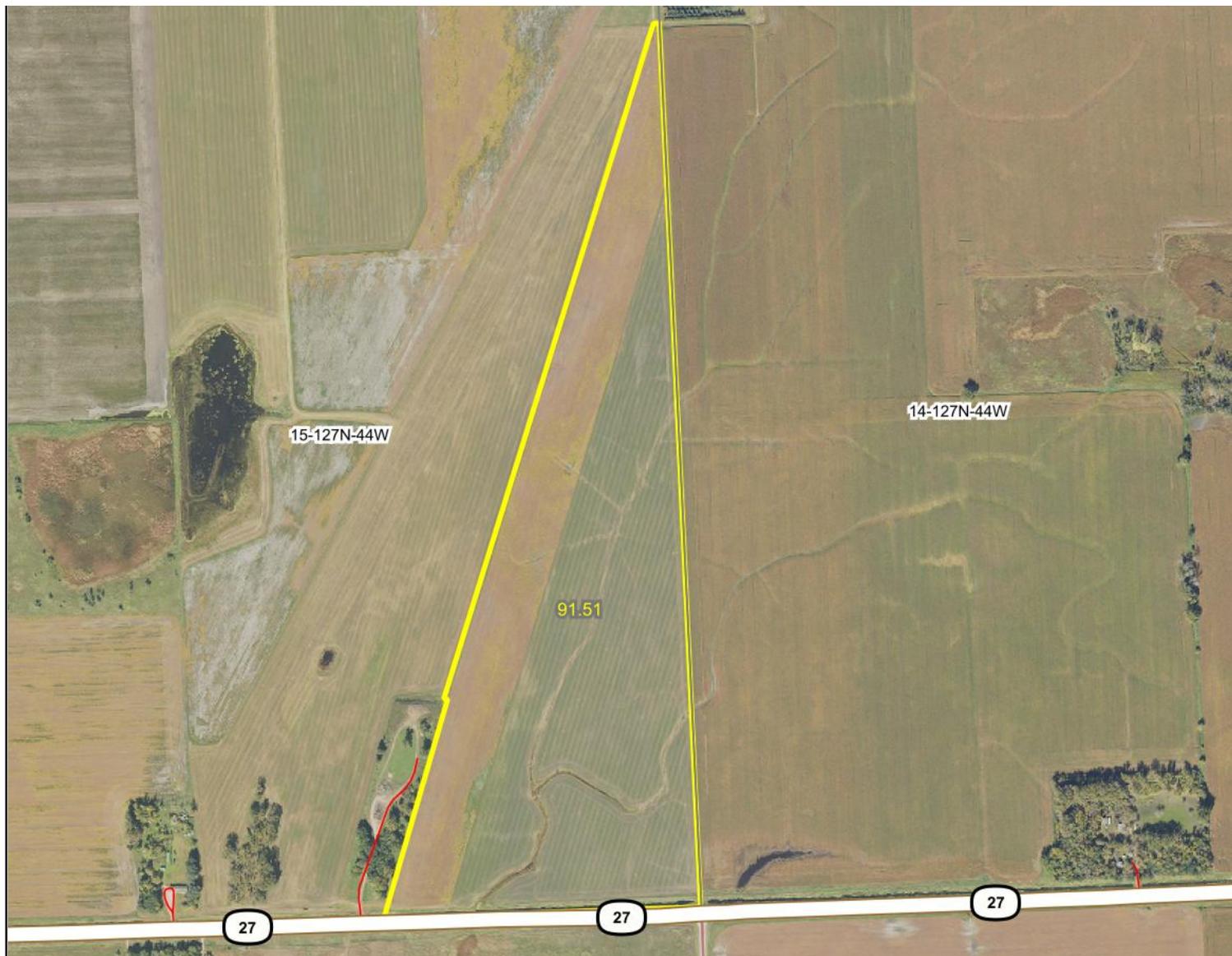
Cropland Acres: 91.51±

PID #: 09-0057-300

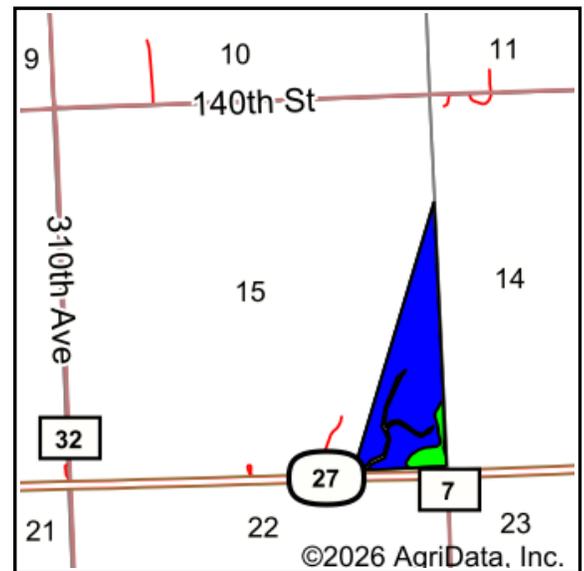
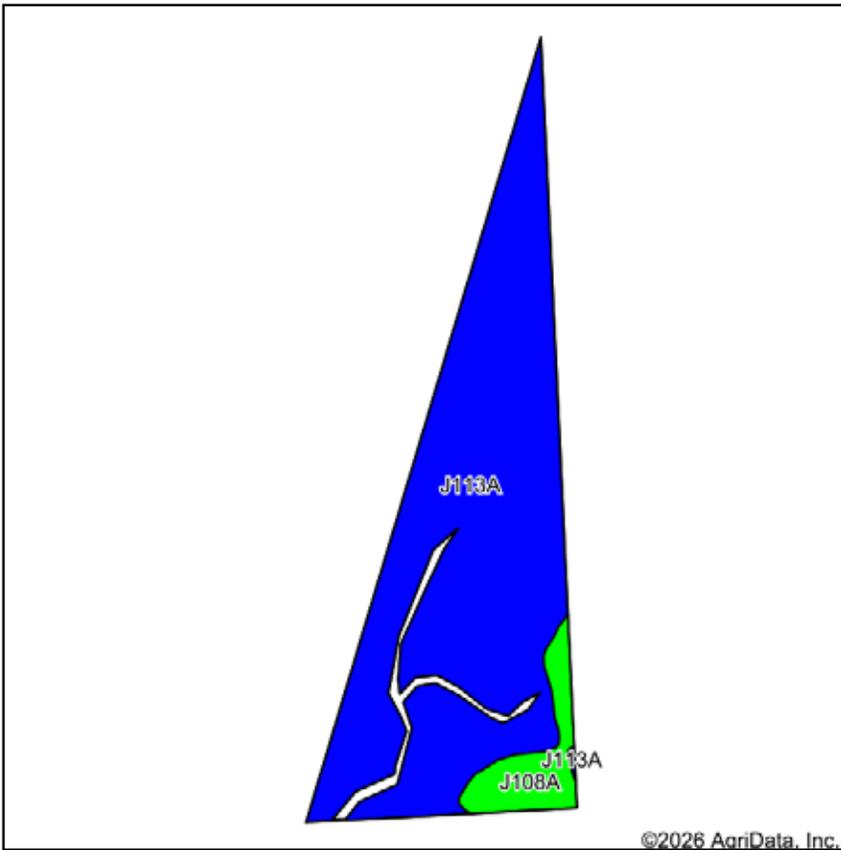
Crop Productivity Index: 88.7

Soils: FlomAazdahlHamerly complex, 0 to 2 percent slopes (91.9%), AazdahlBalaton clay loams, 0 to 2 percent slopes (8.1%)

NO US Fish & Wildlife Easement







Soils data provided by USDA and NRCS.

Area Symbol: MN051, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	49.70	91.9%		IIw	88
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	4.37	8.1%		IIc	97
Weighted Average					2.00	88.7

*c: Using Capabilities Class Dominant Condition Aggregation Method





Grant County, Minnesota

Farm 6922

Tract 15371

2025 Program Year

Map Created April 23, 2025



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

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 91.61 acres

Tract Number : 15371

Description : part of E2SE4 Section 15 Logan
FSA Physical Location : MINNESOTA/GRANT
ANSI Physical Location : MINNESOTA/GRANT
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : REALESTATEGIVING LLC
Other Producers : None
Recon ID : 27-051-2025-88

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
91.61	91.61	91.61	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	91.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.83	0.00	59
Oats	1.38	0.00	59
Corn	20.50	0.00	144
Soybeans	23.73	0.00	37

TOTAL **58.44** **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 _____ \$ _____

- 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.
- 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.
- 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.
- 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.
- 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 warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- 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.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- 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.
- 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.
- 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.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

GRANT COUNTY
MINNESOTA

373± ACRES



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

