



**Steffes Group, Inc.**

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

**TIMED ONLINE**

# WRIGHT COUNTY, MINNESOTA LAND AUCTION

**190±  
Acres**



**OPENING** *March 11 | 8AM*

**CLOSING** *March 18 | 1PM <sup>CST</sup> 2026*

**Auctioneer's Note:**

We are pleased to offer 190± acres in Stockholm Township, Wright County on public auction, being sold in two individual tracts. This property has been owned by the same family since the early 1970s, offering a rare opportunity to purchase well-cared-for land with a long history of stewardship. Both tracts consist of productive farmland with good access and workable field layouts. The tracts have a weighted average CPI of 88, making this an attractive offering for both owner-operators and investors. Each tract will include a building entitlement, providing future flexibility for buyers considering residential or agricultural improvements, subject to county approval. The property will be sold at auction, allowing bidders the opportunity to purchase one or both tracts.



**For more details, visit [SteffesGroup.com](http://SteffesGroup.com) or Contact:**  
Steffes Group Representative Eric Gabrielson, (701) 238-2570

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 WEDNESDAY, MARCH 11 AND WILL END AT 1PM WEDNESDAY, MARCH 18.**

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: **Friday, April 17, 2026.**

Closing will take place at TitleMark in Cokato, 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 **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 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!**



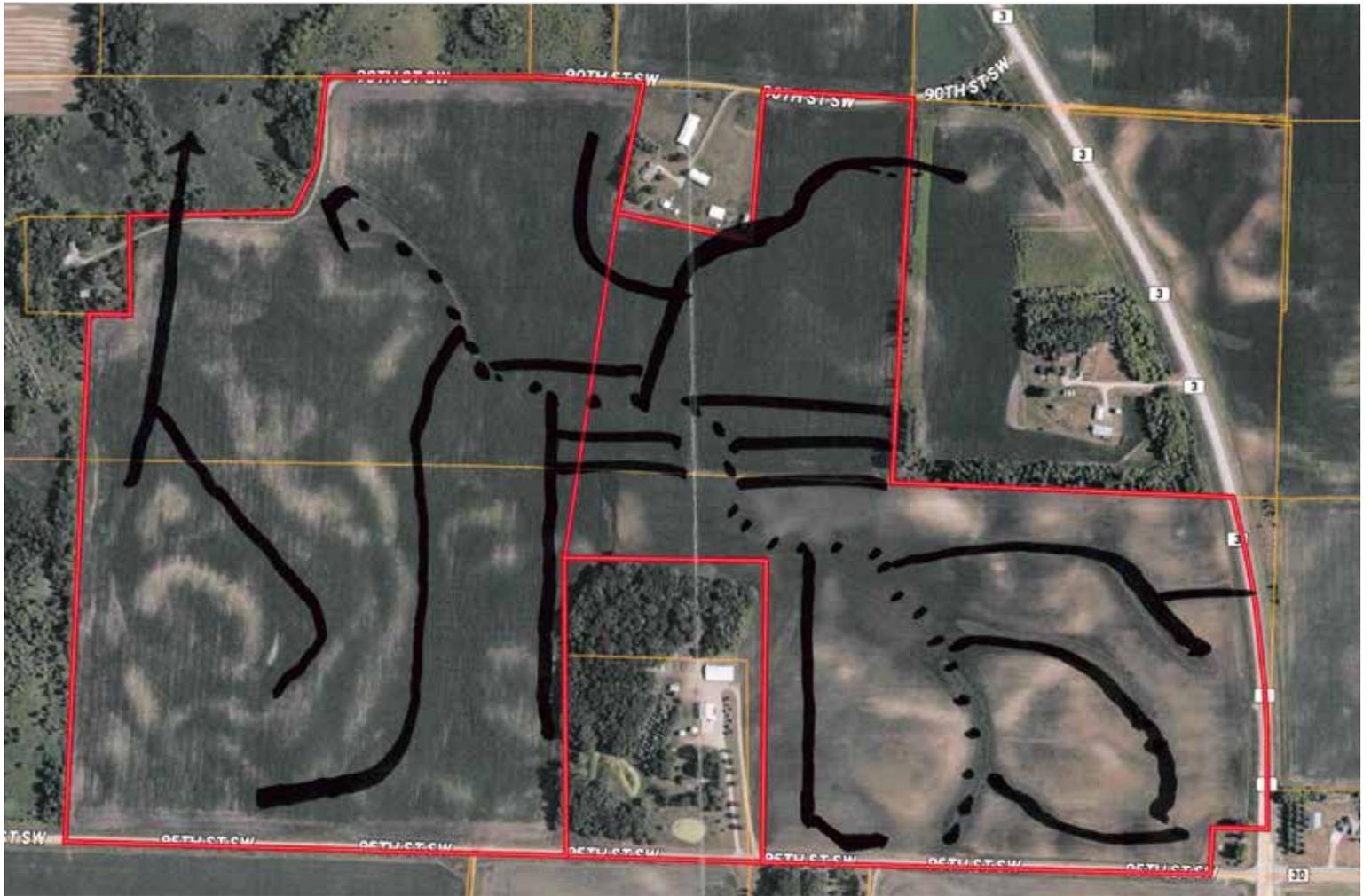
## AUCTION DATES

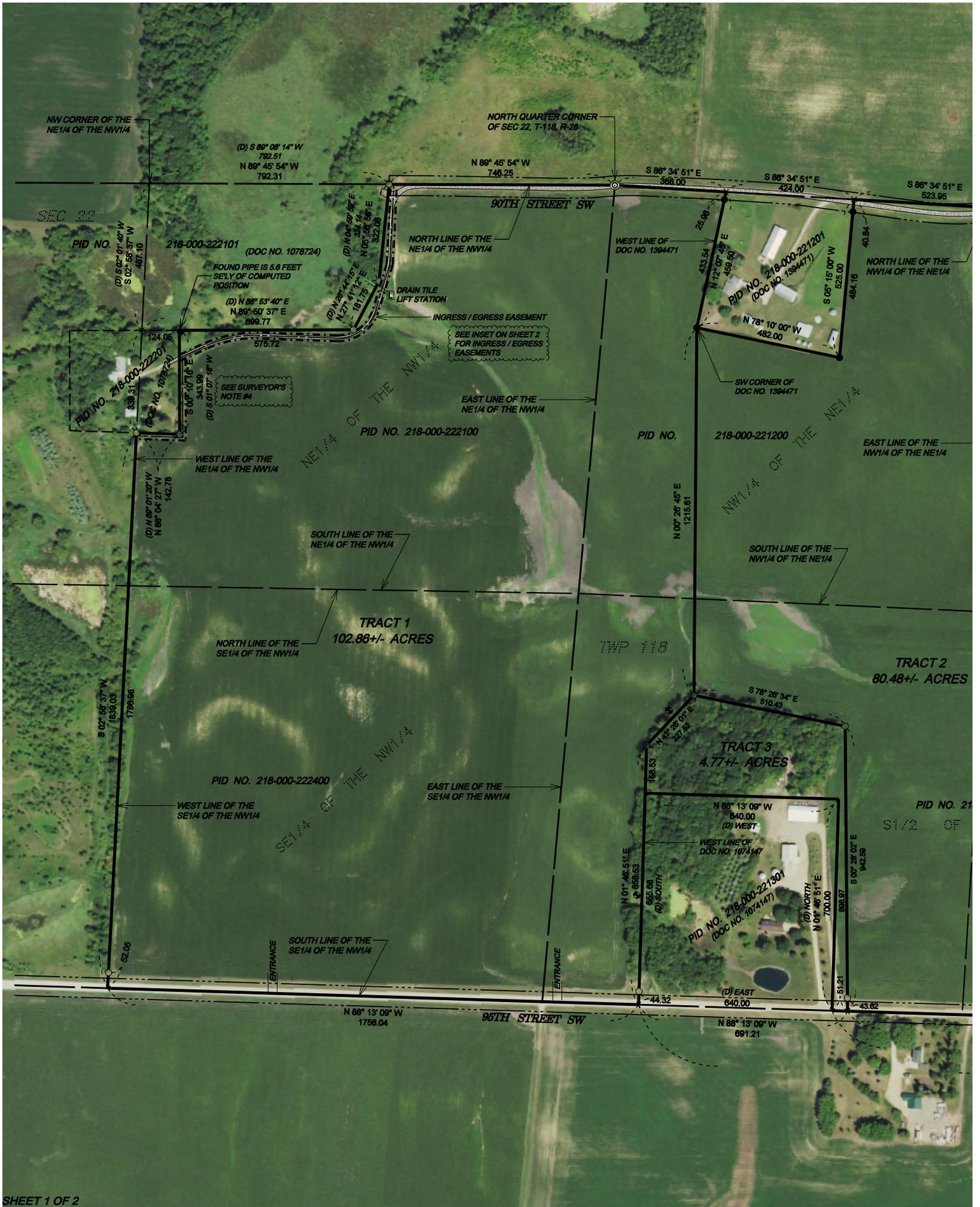
MARCH

2026

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









## PROPOSED LEGAL DESCRIPTION FOR TRACT 1

The Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4), all in Section 22, Township 118 North, Range 28 West, Wright County, Minnesota.

AND

That part of the South Half of the Northeast Quarter (S1/2 of the NE1/4) and that part of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4), all being in Section 22, Township 118 North, Range 28 West, Wright County, Minnesota, lying westerly of the following described line: Commencing at the East Quarter corner of said Section 22; thence on an assumed bearing of North 88 degrees 13 minutes 09 seconds West along the south line of said S1/2 of the NE1/4, 2459.00 feet to the west line of the tract described in Document No. 1074147, said point being the point of beginning of the line herein described; thence North 01 degrees 46 minutes 51 seconds East along the west line of said Document No. 1074147 and its northerly extension, 858.53 feet; thence North 43 degrees 26 minutes 01 seconds East, 227.52 feet; thence North 00 degrees 28 minutes 45 seconds East, 1215.61 feet to the southwest corner of the tract described in Document No. 1394471; thence North 12 degrees 07 minutes 45 seconds East along the west line of said Document No. 1394471, 459.50 feet to the north line of said NW1/4 of the NE1/4 and said line terminating thereat.

EXCEPT (DOCUMENT NO. 1078724) DESCRIBED AS FOLLOWS:

That part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 118, Range 28, Wright County, Minnesota, described as follows: Begin at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 2° 01' 40" West (assumed bearing) along the West line thereof a distance of 487.10 feet; thence North 88° 53' 40" East, 699.77 feet; thence North 28° 44' 15" East, 181.75 feet; thence North 4° 59' 59" East, 324.14 feet to the North line of the said Northeast Quarter of the Northwest Quarter; thence South 89° 08' 14" West, along the North line thereof, 792.51 feet to the point of beginning.

ALSO EXCEPT (DOCUMENT NO. 1078724) DESCRIBED AS FOLLOWS:

That part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 118, Range 28, Wright County, Minnesota, described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 2° 01' 40" West (assumed bearing) along the West line thereof a distance of 487.10 feet to the actual point of beginning; thence North 88° 53' 40" East, a distance of 124.05 feet; thence South 1° 07' 18" West a distance of 343.99 feet; thence North 89° 01' 20" West a distance of 142.78 feet to a point on the said West line distant 339.31 feet South of the point of beginning; thence North 2° 01' 40" East along the said West line a distance of 339.31 feet to the point of beginning.

Containing 102.86 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

## PROPOSED DESCRIPTION FOR EASEMENT NO. 1

A 20.00 foot wide easement for ingress and egress purposes over and across that part of the Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) of Section 22, Township 118 North, Range 28 West, Wright County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of said NE1/4 of the NW1/4; thence on an assumed bearing of South 89 degrees 45 minutes 54 seconds East along the north line of said NE1/4 of the NW1/4, 807.90 feet to the point of beginning of the centerline herein described; thence South 02 degrees 58 minutes 44 seconds West, 264.39 feet; thence South 16 degrees 48 minutes 27 seconds West, 162.57 feet; thence southwesterly a distance of 171.24 feet along a non-tangential curve concave to the northwest, having a central angle of 74 degrees 29 minutes 30 seconds, a radius of 131.71 feet, a chord length of 159.43 feet and a chord bearing of South 55 degrees 57 minutes 12 seconds West; thence North 87 degrees 54 minutes 11 seconds West, not tangent to last said curve, 267.93 feet; thence southwesterly a distance of 163.63 feet along a non-tangential curve concave to the southeast, having a central angle of 22 degrees 00 minutes 32 seconds, a radius of 425.97 feet, a chord length of 162.62 feet and a chord bearing of South 77 degrees 56 minutes 16 seconds West; thence South 65 degrees 10 minutes 29 seconds West, not tangent to last said curve, 98.33 feet to the east line of the tract described in Document No. 1078724 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to the north line of said NE1/4 of the NW1/4 and the east line of said Document No. 1078724.

## 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.

4: The legal description of a tract described in Document No. 1078724 (PID No. 218-000-222201) does not mathematically close. It was determined that the call of South 01 degrees 07 minutes 18 seconds West should have been South 01 degrees 07 minutes 18 seconds East.

## PROPOSED LEGAL DESCRIPTION FOR TRACT 2

That part of the South Half of the Northeast Quarter (S1/2 of the NE1/4) and that part of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4), all being in Section 22, Township 118 North, Range 28 West, Wright County, Minnesota, lying easterly of the following described line: Commencing at the East Quarter corner of said Section 22; thence on an assumed bearing of North 88 degrees 13 minutes 09 seconds West along the south line of said S1/2 of the NE1/4, 2459.00 feet to the west line of the tract described in Document No. 1074147, said point being the point of beginning of the line herein described; thence North 01 degrees 46 minutes 51 seconds East along the west line of said Document No. 1074147 and its northerly extension, 858.53 feet; thence North 43 degrees 26 minutes 01 seconds East, 227.52 feet; thence North 00 degrees 28 minutes 45 seconds East, 1215.61 feet to the southwest corner of the tract described in Document No. 1394471; thence North 12 degrees 07 minutes 45 seconds East along the west line of said Document No. 1394471, 459.50 feet to the north line of said NW1/4 of the NE1/4 and said line terminating thereat.

EXCEPT (DOCUMENT NO. 1394471) DESCRIBED AS FOLLOWS:

That part of the Northwest Quarter of the Northeast Quarter of Section 22, Township 118, Range 28, described as follows: Commencing at the northwest corner of said Northeast Quarter; thence South 86 degrees 34 minutes 51 seconds East, assumed bearing, along the north line of said Northeast Quarter 368.00 feet to the point of beginning of the land to be described; thence continuing South 86 degrees 34 minutes 51 seconds East, along said north line 424.00 feet; thence South 05 degrees 15 minutes 00 seconds West 525.00 feet; thence North 78 degrees 10 minutes 00 seconds West 482.00 feet; thence North 12 degrees 07 minutes 45 seconds East 459.50 feet to the point of beginning.

ALSO EXCEPT

The South 280.00 feet of the East 374.00 feet of the Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4) of Section 22, Township 118 North, Range 28 West, Wright County, Minnesota. ALSO EXCEPT (DOCUMENT NO. 1567317) DESCRIBED AS FOLLOWS:

That part of the SE1/4 of the NE1/4 of Section 22, Township 118, Range 28, and that part of Parcel 31, WRIGHT COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 67, described as follows: Beginning at the northeast corner of said SE1/4 of the NE1/4; thence westerly along the North line thereof to the point of intersection with the new centerline of County State Aid Highway No. 3 as shown on said WRIGHT COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 67; thence southerly along said centerline to the point of intersection with the westerly extension of the North line of Parcel 28, said WRIGHT COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 67; thence easterly, along said westerly extension, to the East line of said SE1/4 of the NE1/4; thence northerly along said East line to said point of beginning.

ALSO EXCEPT

That part of the South Half of the Northeast Quarter (S1/2 of the NE1/4) of Section 22, Township 118 North, Range 28 West, Wright County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 22; thence on an assumed bearing of North 88 degrees 13 minutes 09 seconds West along the south line of said S1/2 of the NE1/4, 1767.79 feet to the point of beginning of the tract of land herein described; thence continue North 88 degrees 13 minutes 09 seconds west along last said line, 691.21 feet to the west line of the tract described in Document No. 1074147; thence North 01 degrees 46 minutes 51 seconds East along the west line of said Document No. 1074147 and its northerly extension, 858.53 feet; thence North 43 degrees 26 minutes 01 seconds East, 227.52 feet; thence North 78 degrees 26 minutes 34 seconds East, 510.43 feet; thence South 00 degrees 28 minutes 02 seconds East, 942.59 feet to the point of beginning and there terminating.

Containing 80.48 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

## PROPOSED DESCRIPTION FOR EASEMENT NO. 2

A 20.00 foot wide easement for ingress and egress purposes over and across that part of the Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) of Section 22, Township 118 North, Range 28 West, Wright County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of said NE1/4 of the NW1/4; thence on an assumed bearing of South 89 degrees 45 minutes 54 seconds East along the north line of said NE1/4 of the NW1/4, 807.90 feet to the point of beginning of the centerline herein described; thence South 02 degrees 58 minutes 44 seconds West, 264.39 feet; thence South 16 degrees 48 minutes 27 seconds West, 162.57 feet; thence southwesterly a distance of 171.24 feet along a non-tangential curve concave to the northwest, having a central angle of 74 degrees 29 minutes 30 seconds, a radius of 131.71 feet, a chord length of 159.43 feet and a chord bearing of South 55 degrees 57 minutes 12 seconds West; thence North 87 degrees 54 minutes 11 seconds West, not tangent to last said curve, 267.93 feet; thence southwesterly a distance of 163.63 feet along a non-tangential curve concave to the southeast, having a central angle of 22 degrees 00 minutes 32 seconds, a radius of 425.97 feet, a chord length of 162.62 feet and a chord bearing of South 77 degrees 56 minutes 16 seconds West; thence South 65 degrees 10 minutes 29 seconds West, not tangent to last said curve, 87.32 feet to a point which is 10.00 feet easterly of the east line of the tract described in Document No. 1078724; thence South 00 degrees 10 minutes 16 seconds East, parallel with the east line of said Document No. 1078724, 267.36 feet to a line which is 10.00 feet southerly and parallel with the south line of said Document No. 1078724; thence North 88 degrees 04 minutes 27 seconds West, parallel with the south line of said Document No. 1078724, 153.34 feet to the west line of said NE1/4 of the NW1/4 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to the north and west lines of said NE1/4 of the NW1/4.

PROPOSED LEGAL DESCRIPTION FOR TRACT 3 (TO BE ATTACHED TO PID NO. 218-000-221301)

That part of the South Half of the Northeast Quarter (S1/2 of the NE1/4) of Section 22, Township 118 North, Range 28 West, Wright County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 22; thence on an assumed bearing of North 88 degrees 13 minutes 09 seconds West along the south line of said S1/2 of the NE1/4, 1787.79 feet to the point of beginning of the tract of land herein described; thence continue North 88 degrees 13 minutes 09 seconds west along last said line, 691.21 feet to the west line of the tract described in Document No. 1074147; thence North 01 degrees 46 minutes 51 seconds East along the west line of said Document No. 1074147 and its northerly extension, 858.53 feet; thence North 43 degrees 28 minutes 01 seconds East, 227.52 feet; thence South 78 degrees 28 minutes 34 seconds East, 510.43 feet; thence South 00 degrees 28 minutes 02 seconds East, 942.59 feet to the point of beginning and then terminating.

EXCEPT (DOCUMENT NO. 1074147) DESCRIBED AS FOLLOWS:  
That part of the South Half of the Northeast Quarter (S1/2 of NE1/4) of Section Twenty-two (22), Township One Hundred Eighteen (118), Range Twenty-eight (28), described as follows: Commencing at the Southeast corner of said S1/2 of NE1/4; thence West, assumed bearing along South line of said S1/2 of NE1/4 a distance of 1819.00 feet to the actual point of beginning; thence North a distance of 700.00 feet; thence West, parallel with the South line of said S1/2 of NE1/4 a distance of 640.00 feet; thence South, a distance of 700.00 feet to the South line of said S1/2 of NE1/4; thence East, along said South line a distance of 640.00 feet to the actual point of beginning.

Containing 4.77 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.



**Northstar**  
Surveying

(320)693-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
Steffes / Kaczmarek

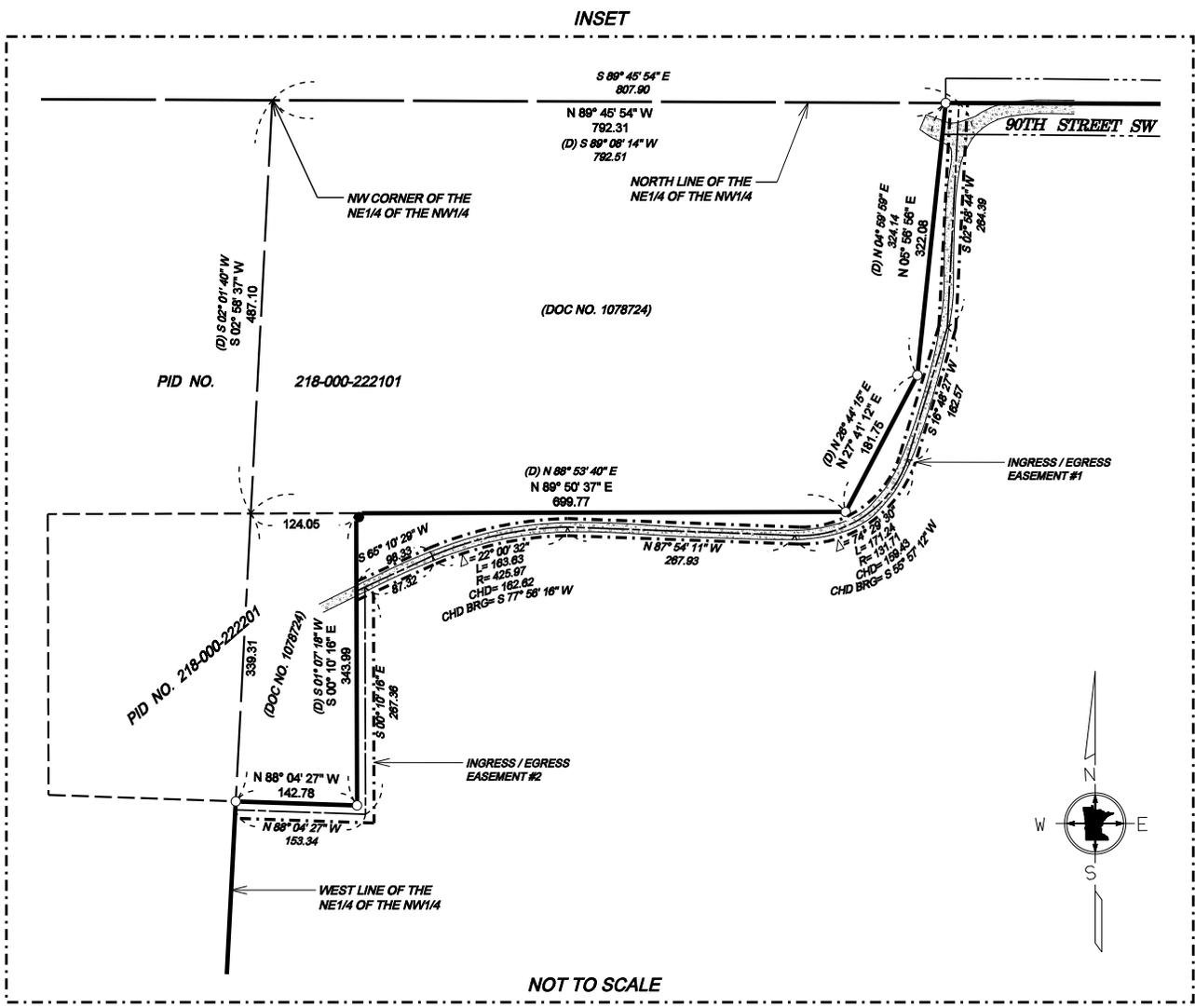
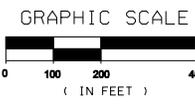
**PROJECT ADDRESS**  
Sec 22, Twp 118, Rng 28

DATE OF FIELD WORK: February 10, 2026	JOB NO: 2026006	HORIZONTAL DATUM: Wright County NAD83 2011
DATE OF MAP: February 13, 2026	DRAFTED BY: PMH	VERTICAL DATUM: N/A
Revised Tract 2: February 23, 2026	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

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





**Description:** See Survey

**Total Acres:** 102.86 (See Survey Tract 1)

**Cropland Acres:** 93.97±

**PID #:** 218-000-221200 (That part of, new legal & PID# to be assigned), 218-000-222400, 218-000-221300 (That part of, new legal & PID# to be assigned), & 218-000-222100

**Crop Productivity Index:** 86.1

**Soils:** CokatoStorden complex, 6 to 12 percent slopes, eroded (29.8%), Hamel loam, 0 to 2 percent slopes (26.1%), Cokato-Storden complex, 12 to 18 percent slopes, eroded (22.0%), ReedslakeLe Sueur complex, 1 to 6 percent slopes (10.6%), CanisteoGlencoe complex, 0 to 2 percent slopes (6.9%), Le Sueur loam, 1 to 3 percent slopes (3.7%), Klossner muck, 0 to 1 percent slopes (0.9%)

**Taxes (2025):** \$4,098.00 (For entire land. New tax amount TBD)

**NO US Fish & Wildlife Easement**

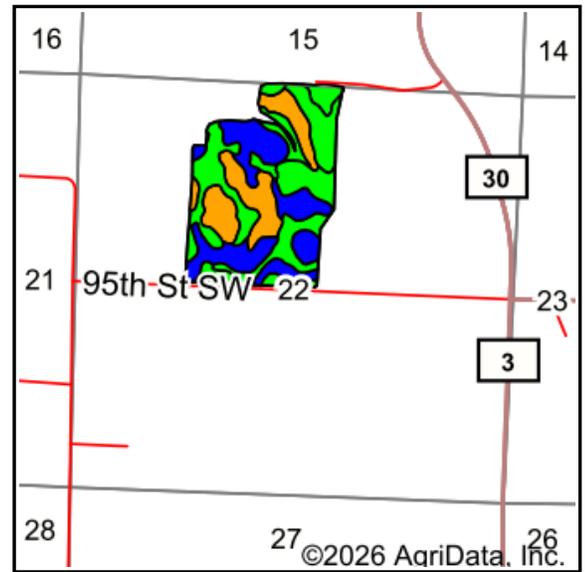
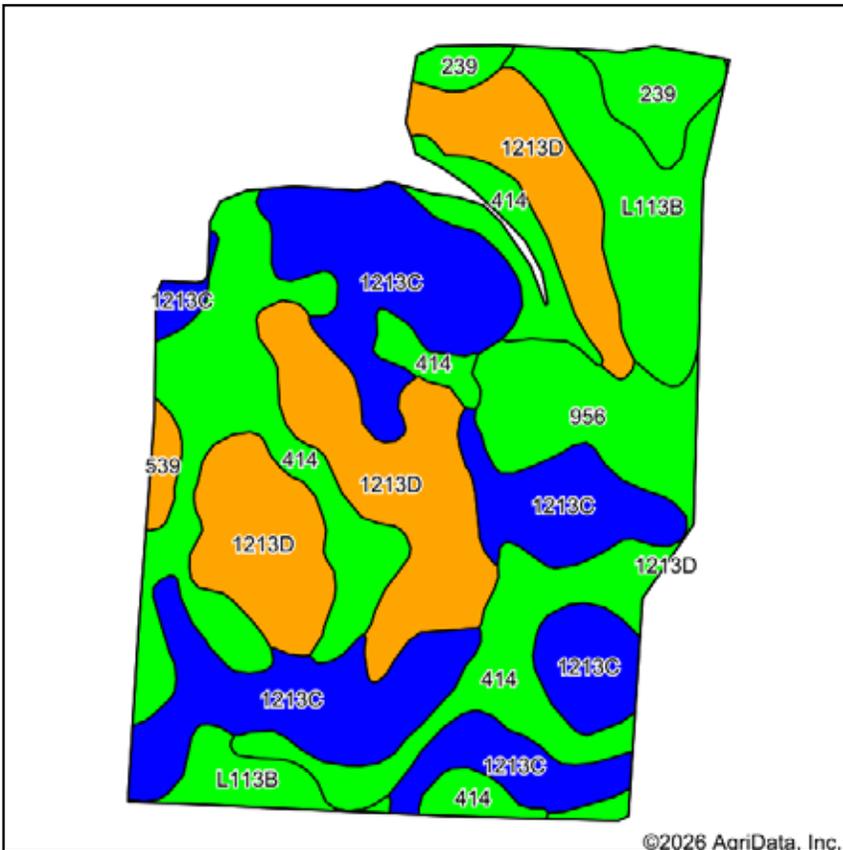
**Lift pump on parcel. 2025 crop season cost \$723 has a separate meter.**

**Easements:** Right of way easement in favor of Rural Cooperative Power Association & Tile easement and maintenance agreement

**This tract will give a tile maintenance easement to Tract 2.**







Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	28.87	29.8%	Blue	IIIe	84
414	Hamel loam, 0 to 2 percent slopes	25.11	26.1%	Green	IIw	94
1213D	Cokato-Storden complex, 12 to 18 percent slopes, eroded	21.21	22.0%	Orange	IVe	71
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	10.20	10.6%	Light Green	IIe	98
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.63	6.9%	Yellow-Green	IIw	91
239	Le Sueur loam, 1 to 3 percent slopes	3.55	3.7%	Yellow	Iw	97
539	Klossner muck, 0 to 1 percent slopes	0.82	0.9%	Orange	IIIw	77
<b>Weighted Average</b>					<b>2.71</b>	<b>86.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method





Wright County Taxpayer Services  
 3650 Braddock Ave NE Ste 1400  
 Buffalo, MN 55313-3673  
 www.co.wright.mn.us  
 (763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-222100

Taxpayer ID#: 247667

TAX STATEMENT		
2024 Values for Taxes Payable in		2025
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
<b>Taxes Payable Year:</b>		<b>2024</b> <b>2025</b>
Step 1	Estimated Market Value:	297,300      280,100
	Homestead Exclusion:	
	Taxable Market Value:	278,900      275,500
	New Improvements:	
	Property Classification:	AG HSTD      AG HSTD
		Green Acres      Green Acres
PROPOSED TAX <i>Sent in November 2024</i>		
Step 2	Proposed Tax:	722.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	411.00
	Second-half Taxes:	411.00
	Total Taxes Due in 2025:	822.00



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.

2-26-25\_v2

2025
Property Tax Statement

**Property Address:**

**Property Description:**  
 SECT-22 TWP-118 RANGE-028  
 UNPLATTED LAND STOCKHOLM  
 TWP 37.15 AC N1/2OF NW1/4EX TR  
 DES IN BK253-112EX DES ON13122B

**Special Assessment Breakdown:**

Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	818.48	950.52
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	222.48	128.52
B. Other credits	0.00	0.00
<b>5. Property taxes after credits</b>	<b>596.00</b>	<b>822.00</b>
6. County	387.62	490.30
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	141.70	190.92
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	13.08	31.80
B. Other local levies	53.60	108.98
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
<b>12. Total property tax before special assessments</b>	<b>596.00</b>	<b>822.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	0.00	0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>596.00</b>	<b>822.00</b>





Wright County Taxpayer Services  
 3650 Braddock Ave NE Ste 1400  
 Buffalo, MN 55313-3673  
 www.co.wright.mn.us  
 (763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-222400

Taxpayer ID#: 22788

TAX STATEMENT		
2024 Values for Taxes Payable in		2025
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
<b>Taxes Payable Year:</b>		<b>2024</b> <b>2025</b>
Step 1	Estimated Market Value:	413,900      387,900
	Homestead Exclusion:	
	Taxable Market Value:	339,500      335,300
	New Improvements:	
	Property Classification:	AG NON HSTD      AG HSTD RV-RP NHSTD      RV-RP HMSTD
		Green Acres, Rural Preser      Green Acres, Rural Preser
PROPOSED TAX <i>Sent in November 2024</i>		
Step 2	Proposed Tax:	1,994.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	500.00
	Second-half Taxes:	500.00
	Total Taxes Due in 2025:	1,000.00



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.

2-26-25\_v2

2025	Property Tax Statement
<b>Property Address:</b>	
<b>Property Description:</b> SECT-22 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP SE1/4 OF NW1/4	
<b>Special Assessment Breakdown:</b>	

Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	1,991.96	1,156.42
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	189.96	156.42
B. Other credits	0.00	0.00
<b>5. Property taxes after credits</b>	<b>1,802.00</b>	<b>1,000.00</b>
6. County	1,145.26	596.32
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	418.88	232.36
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	77.34	38.70
B. Other local levies	160.52	132.62
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
<b>12. Total property tax before special assessments</b>	<b>1,802.00</b>	<b>1,000.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	0.00	0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>1,802.00</b>	<b>1,000.00</b>



**Description:** See survey

**Total Acres:** 80.48 (See survey, Tract 2)

**Cropland Acres:** 76.01±

**PID #:** 218-000-221200 (That part of, new legal & PID# to be assigned) & 218-000-221300 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 90

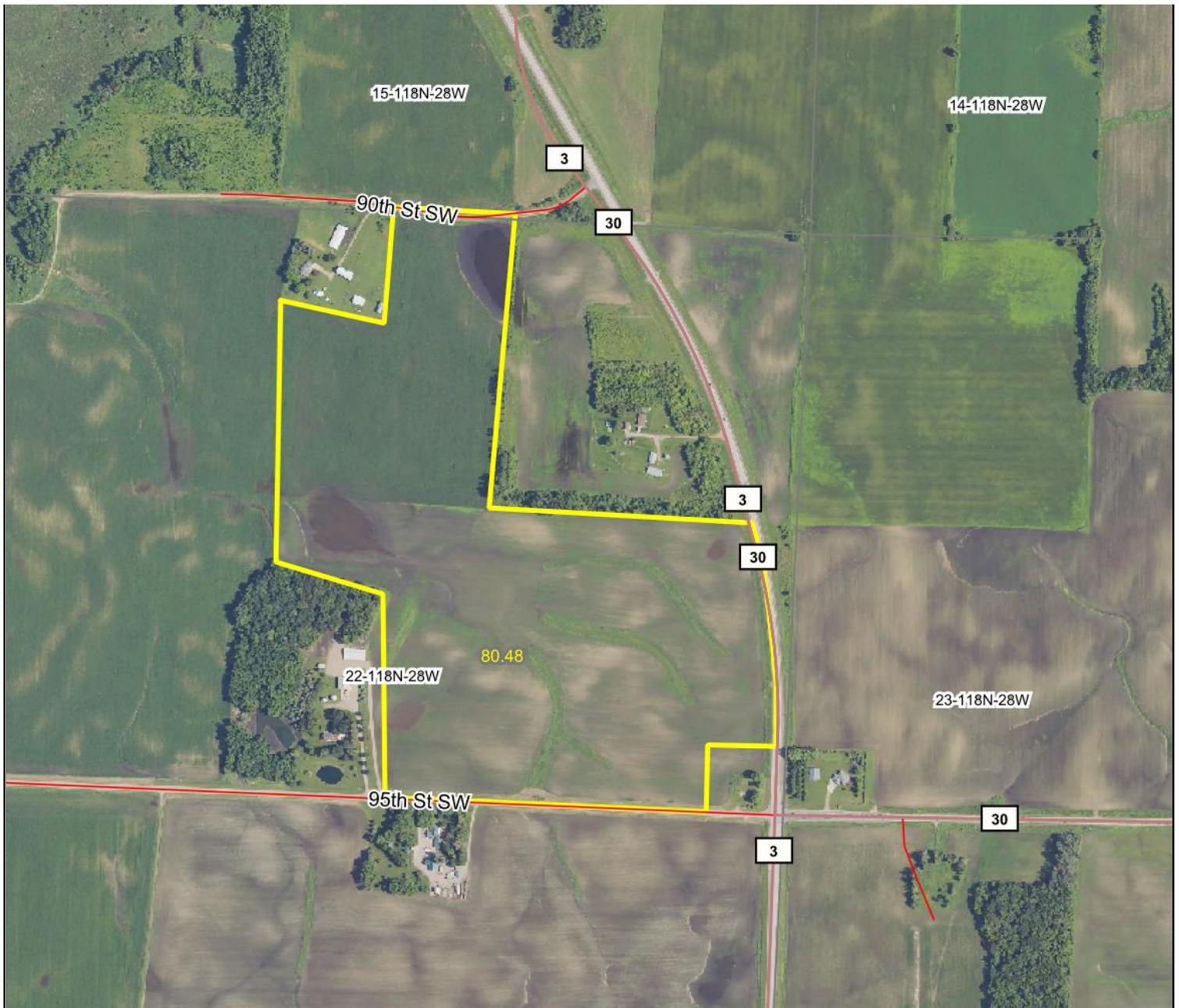
**Soils:** CanisteoGlencoe complex, 0 to 2 percent slopes (33.2%), ReedslakeLe Sueur complex, 1 to 6 percent slopes (28.0%), CokatoStorden complex, 6 to 12 percent slopes, eroded (24.4%), Klossner muck, 0 to 1 percent slopes (7.0%), Glencoe clay loam, 0 to 1 percent slopes (4.4%), Cordova clay loam, 0 to 2 percent slopes (1.8%), Hamel loam, 0 to 2 percent slopes (1.2%)

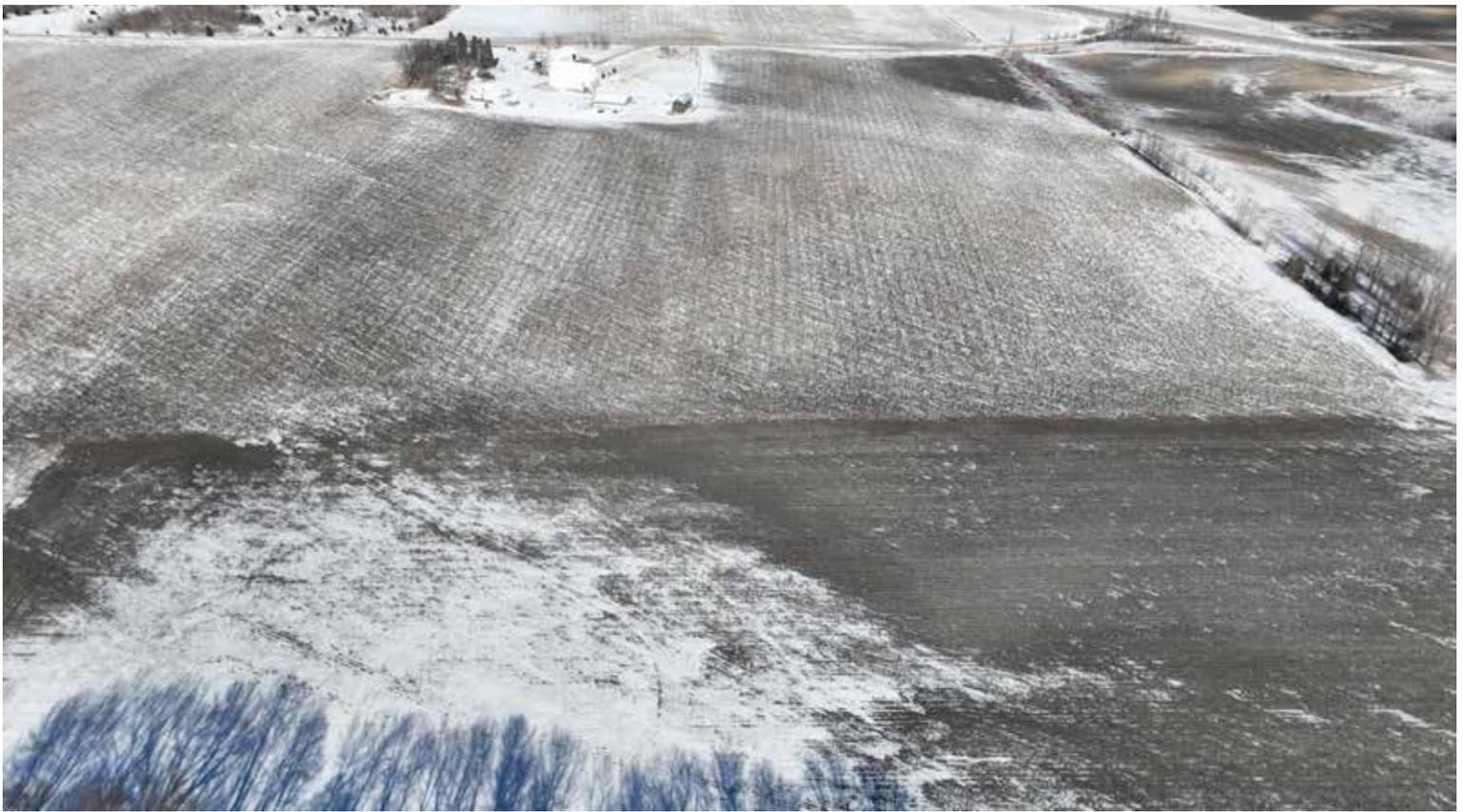
**Taxes (2025):** \$2,276.00 (For entire land. New tax amount TBD)

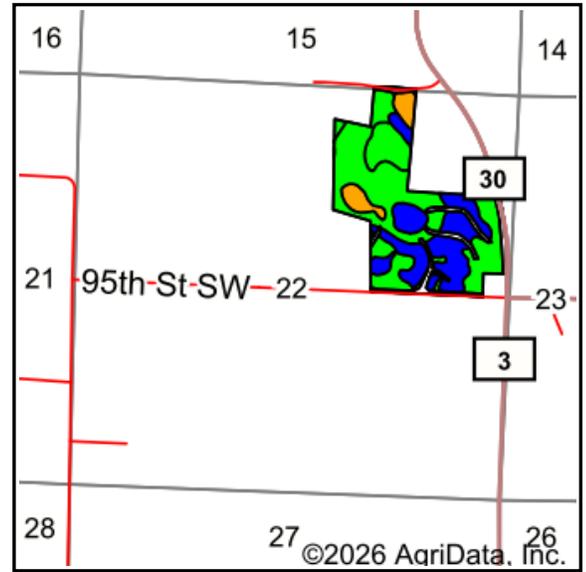
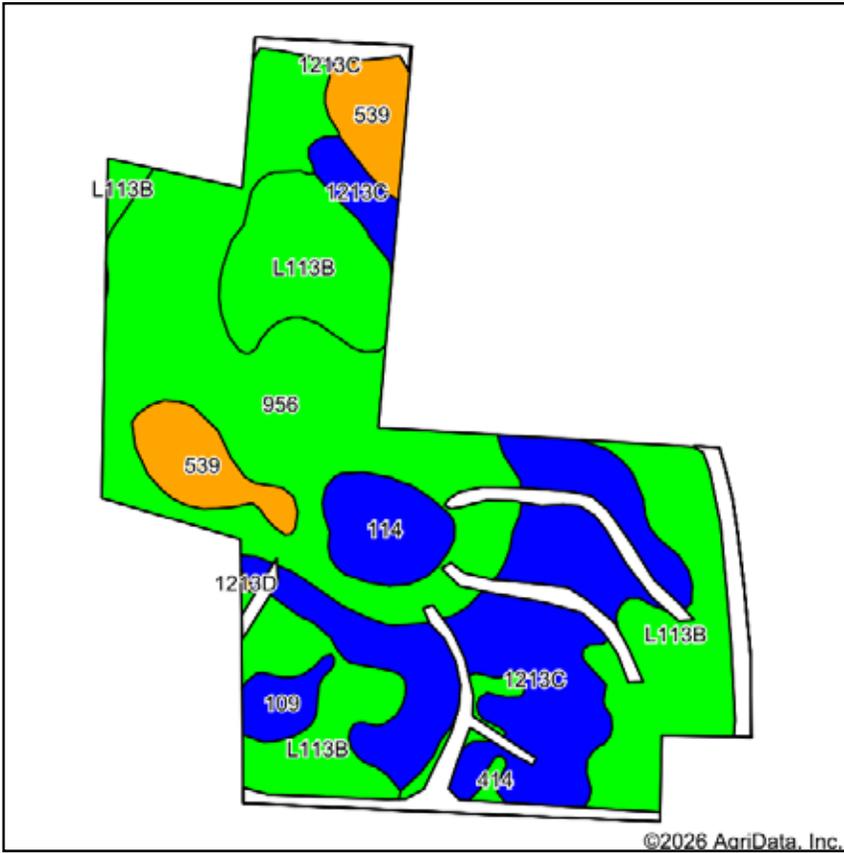
**NO US Fish & Wildlife Easement**

**Easements:** Right of way easement in favor of Rural Cooperative Power Association & Tile easement and maintenance agreement

**This tract will receive a tile maintenance easement from Tract 1**







Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	24.46	33.2%		IIw	91
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	20.62	28.0%		Ile	98
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	17.94	24.4%		IIIe	84
539	Klossner muck, 0 to 1 percent slopes	5.16	7.0%		IIIw	77
114	Glencoe clay loam, 0 to 1 percent slopes	3.23	4.4%		IIIw	86
109	Cordova clay loam, 0 to 2 percent slopes	1.36	1.8%		IIw	87
414	Hamel loam, 0 to 2 percent slopes	0.89	1.2%		IIw	94
<b>Weighted Average</b>					<b>2.36</b>	<b>90</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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 (763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-221300

Taxpayer ID#: 22788

**TAX STATEMENT**  
**2024 Values for Taxes Payable in 2025**

VALUES & CLASSIFICATION		<i>Sent in March 2024</i>	
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	620,700	584,000
	Homestead Exclusion:		
	Taxable Market Value:	523,900	517,600
	New Improvements:		
	Property Classification:	AG NON HSTD RV-RP NHSTD	AG HSTD RV-RP HMSTD
		Green Acres, Rural Preser	Green Acres, Rural Preser
Step 2		<b>PROPOSED TAX</b> <i>Sent in November 2024</i>	
	Proposed Tax:		3,078.00
Step 3		<b>PROPERTY TAX STATEMENT</b>	
	First-half Taxes:		723.00
	Second-half Taxes:		723.00
	Total Taxes Due in 2025:		1,446.00



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.

2-26-25\_v2

**2025 Property Tax Statement**

**Property Address:**

**Property Description:**  
 SECT-22 TWP-118 RANGE-028  
 UNPLATTED LAND STOCKHOLM  
 TWP S1/2 OF NE1/4 EX PRT TO  
 13112A DES BK217-63 EX TR DESC  
 IN BK242-5 19 EXC TR DES COM SE  
 COR TH W 1819FT TO POB TH  
 N700FT TH W64

**Special Assessment Breakdown:**

Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	3,073.14	1,784.48
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	293.14	338.48
B. Other credits	0.00	0.00
<b>5. Property taxes after credits</b>	<b>2,780.00</b>	<b>1,446.00</b>
6. County	1,766.58	869.78
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	646.38	339.22
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	119.34	48.94
B. Other local levies	247.70	188.06
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
<b>12. Total property tax before special assessments</b>	<b>2,780.00</b>	<b>1,446.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	0.00	0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>2,780.00</b>	<b>1,446.00</b>





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 (763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-221200

Taxpayer ID#: 247667

TAX STATEMENT		
2024 Values for Taxes Payable in		2025
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
<b>Taxes Payable Year:</b>		<b>2024</b> <b>2025</b>
Step 1	Estimated Market Value:	349,400      326,800
	Homestead Exclusion:	
	Taxable Market Value:	281,800      278,200
	New Improvements:	
	Property Classification:	AG HSTD      AG HSTD
		Green Acres      Green Acres
PROPOSED TAX <i>Sent in November 2024</i>		
Step 2	Proposed Tax:	828.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	415.00
	Second-half Taxes:	415.00
	<b>Total Taxes Due in 2025:</b>	<b>830.00</b>



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.

2-26-25\_v2

2025	Property Tax Statement
<b>Property Address:</b>	
<b>Property Description:</b> SECT-22 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 36.08 AC NW1/4OF NE1/4 EX TR DES DOC 1307150 (221201)	
<b>Special Assessment Breakdown:</b>	

Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	826.84	959.74
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	78.84	129.74
B. Other credits	0.00	0.00
<b>5. Property taxes after credits</b>	<b>748.00</b>	<b>830.00</b>
6. County	475.42	495.18
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	173.86	192.72
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	32.12	32.10
B. Other local levies	66.60	110.00
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
<b>12. Total property tax before special assessments</b>	<b>748.00</b>	<b>830.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	0.00	0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>748.00</b>	<b>830.00</b>







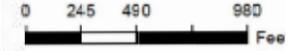
Wright County, Minnesota

Farm 3176

Tract 642

2026 Program Year

Map Created December 22, 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 JGM, GMA, IGS = for forag  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 107.79 acres

<b>Tract Number</b>	: 642
<b>Description</b>	: STOC SEC22 B2
<b>FSA Physical Location</b>	: MINNESOTA/WRIGHT
<b>ANSI Physical Location</b>	: MINNESOTA/WRIGHT
<b>BIA Unit Range Number</b>	:
<b>CRP Contract Number(s)</b>	: None
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: JEFF KACZMAREK
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
123.14	107.79	107.79	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	107.79	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	39.71	0.00	157
Soybeans	40.19	0.00	39
<b>TOTAL</b>	<b>79.90</b>	<b>0.00</b>	



SteffesGroup.com

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

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

Earnest money hereinafter receipted 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 warrants 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

WRIGHT COUNTY  
**MINNESOTA**

**190± ACRES**



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

