

Opening: Wednesday, November 13 | 8 AM Closing: Wednesday, November 20 | 10 AM ^{CST}₂₀₂₄

From Grygla, MN, south 5 miles on Hwy. 54, west 1 mile on 240th St. NE.

Auctioneer's Note: Located just 5 miles south of Grygla, MN, this is an excellent opportunity to add over 550 acres of tillable cropland to your investment or farming land portfolio! This land will be available to personally farm in 2026, as there is a tenant lease contract in place through the 2025 growing season. The buyer will receive 2025 rent payments as well as a small CRP payment on Tract 2 (Approx. 5 acres).

TIMED

ONLINE





Trudy Hyland, Jody Lappegaard, Sandra & Bryan Wiseth Contact Max Steffes at Steffes Group, (701) 212-2849; Joel Swanson, (701) 371-7152; or visit SteffesGroup.com.

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078 | (701) 237-9173 | SteffesGroup.com Scott Steffes MN81527; Max Steffes MN40222296; Joel Swanson MN40913104. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days. This is a 5% Buyer's Premium auction.

Terms & Conditions

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.

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.

2

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON WEDNESDAY, NOVEMBER 13 AND WILL END AT 10 AM WEDNESDAY, NOVEMBER 20, 2024.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

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.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078

If the winning bidder is unable to come to the Steffes office for signing of the contract, 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) 237-9173 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 on or before: Friday, January 3, 2025.

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantableabstract(s) Registered Property Abstract 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.

Property will be conveyed by a **Warranty Deed.**

2024 Taxes: Paid by SELLERS.

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

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

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

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

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

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

RENT CONTRACT

Rent contract in place for 2025 crop year; Buyer to assume rent contract and 2025 payment.

Tract 1 Lease Income: April 1 Payment, \$24,150 (\$70/AC)

Tract 2 Lease Income: April 1 Payment, \$7,980 (\$70/AC)

Tract 3 Lease Income: April 1 Payment, \$5,600 (\$70/AC)

CRP CONTRACTS

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP.

SELLER will receive 100% of the CRP payment for the FSA fiscal year payable in 2024. The BUYER will receive 100% of the CRP payment for the FSA fiscal year payable in 2025 and subsequent years.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

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

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

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.



3 Timed Online Bidding Process

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.

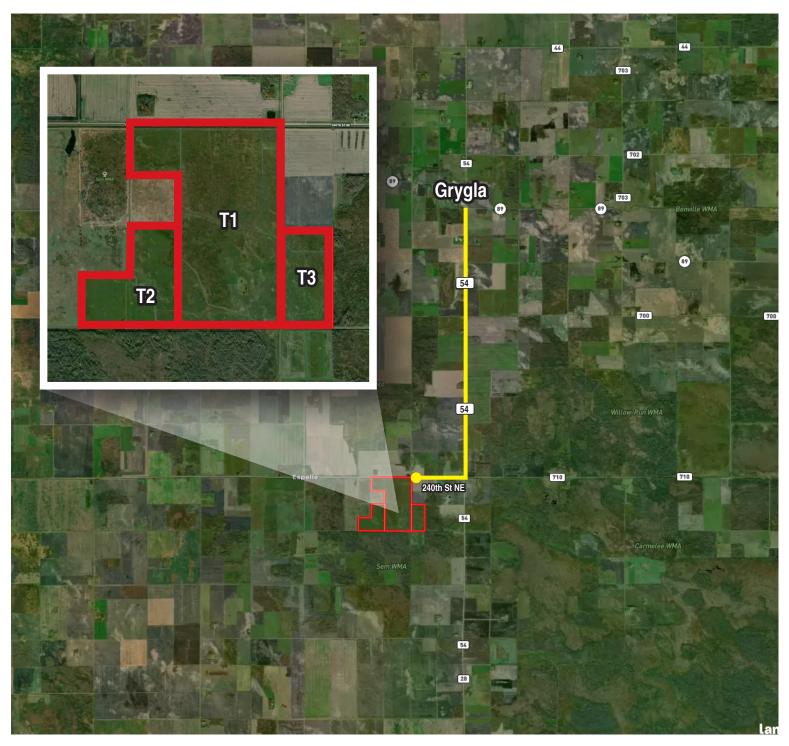
This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!

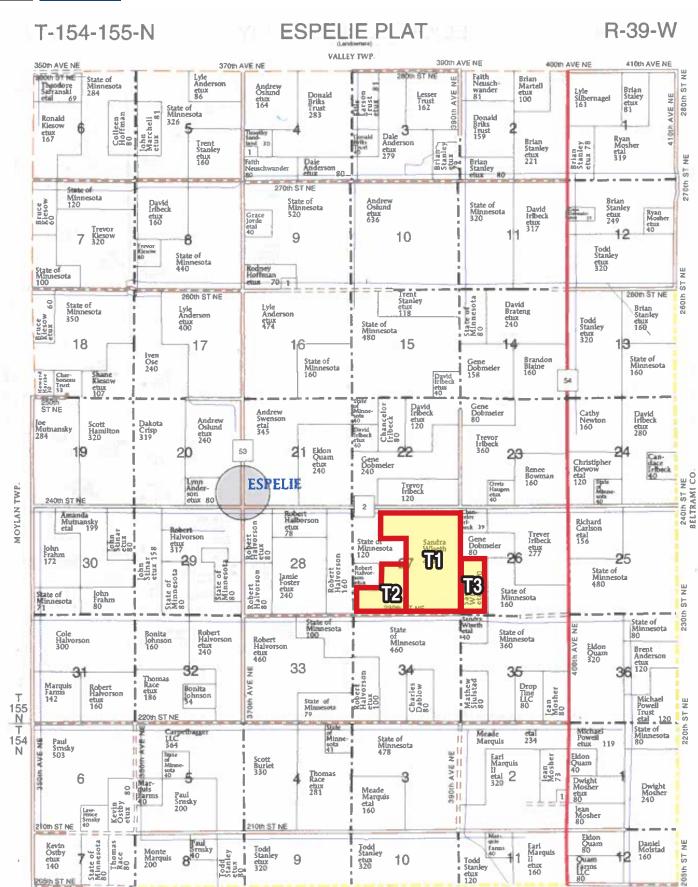




4 Aerial Map

MARSHALL COUNTY, MN - ESPELIE TOWNSHIP Land Located: from Grygla, MN, south 5 miles on Hwy. 54, west 1 mile on 240th St. NE. Description: Sections 26 & 27, Espelie TWP Total Acres: 559± To Be Sold in 3 Tracts!

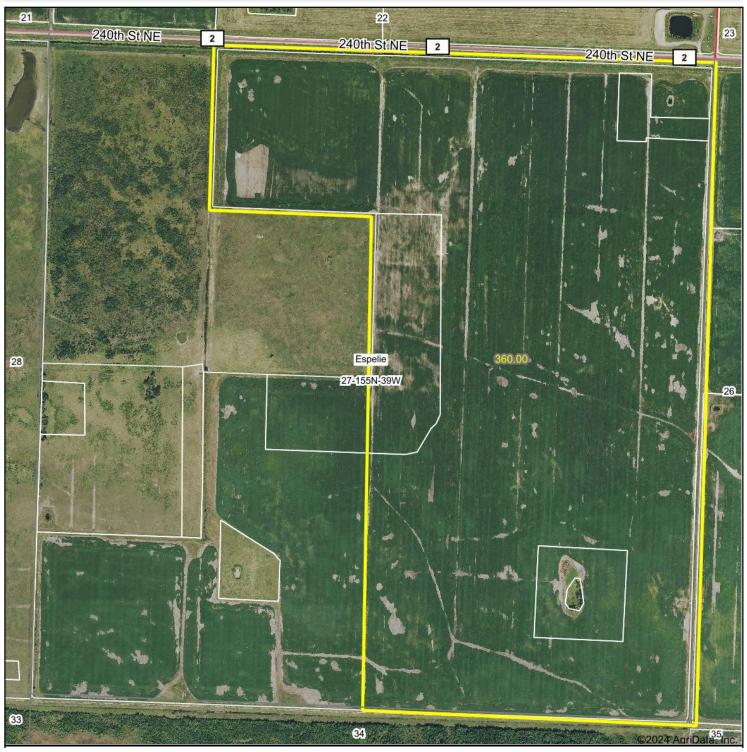




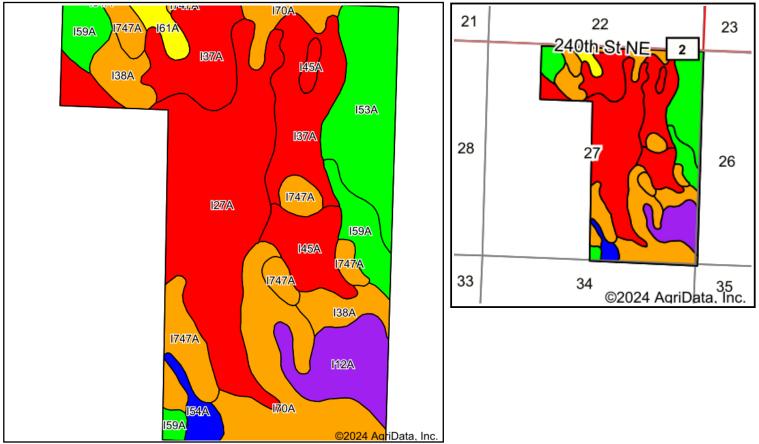
PENNINGTON CO.

MARSHALL COUNTY, MN - ESPELIE TOWNSHIP

Description: E1/2 & NE1/4NW1/4 Section 27-155-39 Total Acres: 359± Cropland Acres (Est): 345± PID #: part of 15-0088-000 Soil Productivity Index: 51.1 Soils: Hamre muck (24.8%), Kratka and Strathcona soils (14.7%), Strathcona fine sandy loam (14.4%) Taxes (2024): \$3,764.00 (Includes T2)







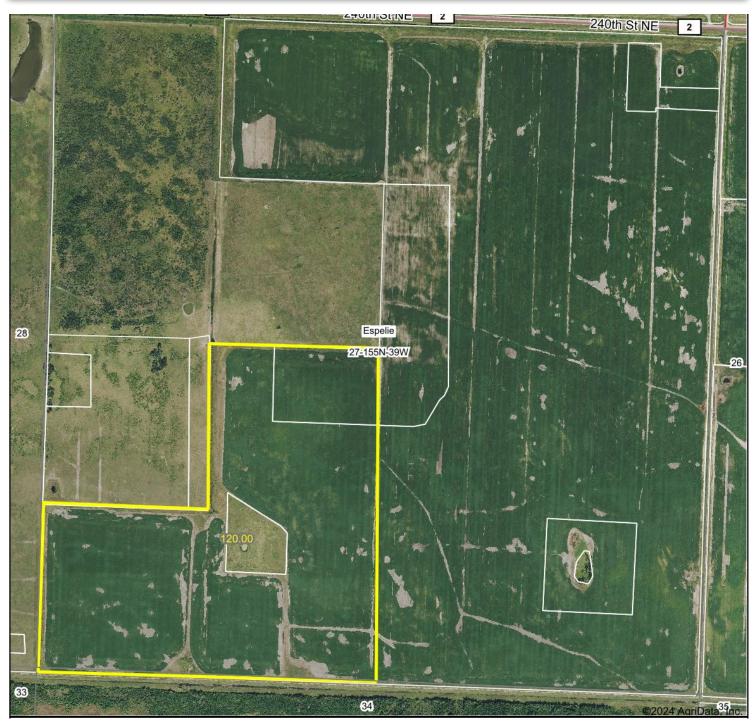
Soils data provided by USDA and NRCS.

Area Symbol: MN089, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
127A	Hamre muck, 0 to 1 percent slopes	89.13	24.8%		IVw	15	
137A	Kratka and Strathcona soils, 0 to 1 percent slopes	52.77	14.7%		Vlw	15	
170A	Strathcona fine sandy loam, 0 to 1 percent slopes	51.89	14.4%		llw	80	
153A	Roliss loam, 0 to 2 percent slopes	38.95	10.8%		llw	92	
1747A	Enstrom loamy fine sand, 0 to 2 percent slopes	30.95	8.6%		IVs	74	
112A	Eckvoll loamy fine sand, 0 to 2 percent slopes	23.85	6.6%		IIIs	60	
159A	Smiley loam, 0 to 1 percent slopes	22.79	6.3%		llw	95	
145A	Northwood muck, 0 to 1 percent slopes	19.03	5.3%		Vlw	15	
138A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	18.97	5.3%		llw	77	
154A	Roliss loam, very poorly drained, 0 to 1 percent slopes	5.82	1.6%		Illw	86	
l61A	Strandquist loam, 0 to 1 percent slopes	5.78	1.6%		IIIw	66	
151A	Reiner loamy fine sand, 0 to 3 percent slopes		lls	89			
		ted Average	3.56	51.1			

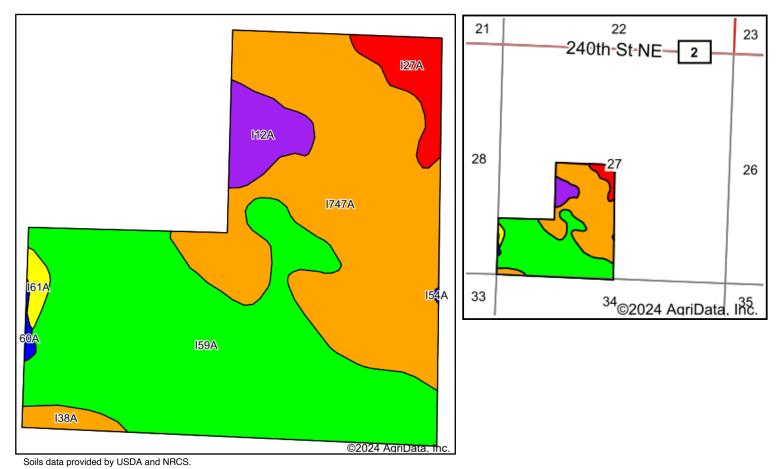
*c: Using Capabilities Class Dominant Condition Aggregation Method

MARSHALL COUNTY, MN - ESPELIE TOWNSHIP

Description: E1/2SW1/4 & SW1/4SW1/4 Section 27-155-39 Total Acres: 120± Cropland Acres (Est): 119± CRP Acres: 5.26± 5.26AC @ \$81.19/Acre or \$428.00 Annually, Expires 09/30/2025 PID #: part of 15-0088-000 Soil Productivity Index: 81 Soils: Smiley Ioam (47.9%), Enstrom Ioamy fine sand (40.5%), Eckvoll Ioamy fine sand (4.5%) Taxes (2024): \$3,764.00 (Includes T1)







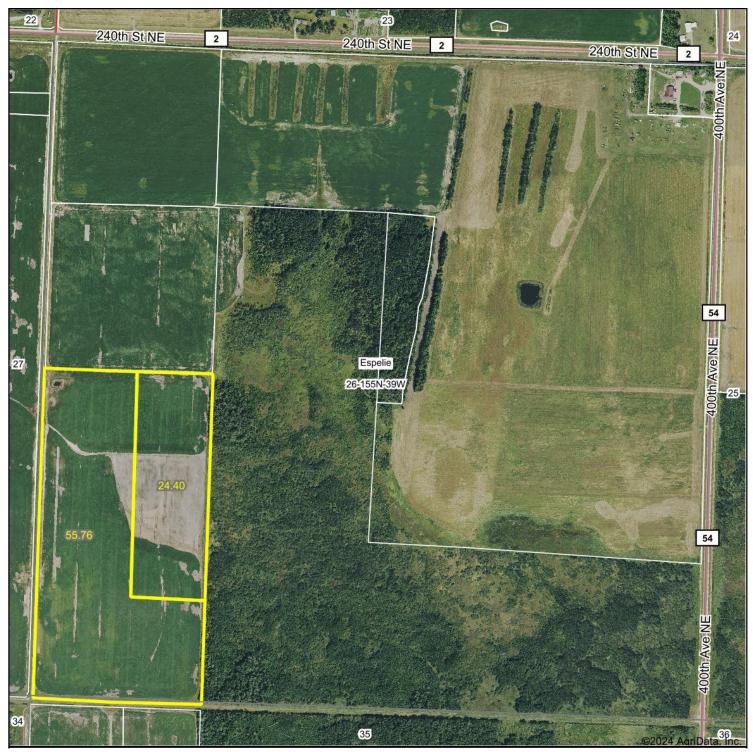
Area Symbol: MN089, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
159A	Smiley loam, 0 to 1 percent slopes	57.61	47.9%		llw	95	
1747A	Enstrom loamy fine sand, 0 to 2 percent slopes	48.56	40.5%		IVs	74	
I12A	Eckvoll loamy fine sand, 0 to 2 percent slopes	5.43	4.5%		IIIs	60	
127A	Hamre muck, 0 to 1 percent slopes	4.99	4.2%		IVw	15	
138A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	1.88	1.6%		llw	77	
l61A	Strandquist loam, 0 to 1 percent slopes	1.15	1.0%		IIIw	66	
160A	Smiley mucky loam, 0 to 1 percent slopes 0.37 0.3%				Vlw	86	
		2.96	81				

*c: Using Capabilities Class Dominant Condition Aggregation Method

			PRCL# 1	15-0088-000	RCPT#	14086
SCOTT PETERS	202	4	тс		6.327	7,618
MARSHALL COUNTY TREASURER 208 E. COLVIN AVE., STE 12	PROPERT	Y TAX		Values and (Classification	010,7
WARREN, MN 56762	STATEM	ENT	Taxes Pay		2023	2024
218-745-4851 WWW.CO.MARSHALL.MN.US	SPELIE		1	larket Value:	723,100	870,700
		Step				
		1	Homestead		700 400	070 700
Property ID Number: 15-0088-000			Taxable Mar	e/Expired Excls:	723,100	870,700
Property Description: SECT-27 TWP-155 RANG-39			Property Cla		GRI FRAC HST	AGRI FRAC HST
NE4, NE4 NW4, NE4 SW4, S2 SW4, SE4						
			Sent in Marcl			
		Step	* Does Not In	Propos nclude Special Asses	sed Tax	3,562.00
12235-T		2	Sent in Nove	mber 2023	Sinchia	3,302.00
12200-1		Step		• •	x Statement	
ACRE	S 479.00		First half Ta			1,882.00
		3	Second hal	s Due in 2024		1,882.00 3.764.00
					eligible for one or e	even two refunds to
			AAA REFUNDS?		reduce your proper	ty tax. find out how to apply.
			Taxes Payab			2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead	l cradit rafund					.00
File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TA						
2. Use these amounts on Form M1PR to see if you are eligible for a special	refund			.00		
Property Tax 3. Property taxes before credits				3,359.51		3,842.14
and Credits 4. A. Agricultural and rural land credits				.00		.00
B. Other credits to reduce your property tax				264.01		263.22
5. Property taxes after credits				3,095.50		3,578.92
Property Tax 6. County				1,606.81		1,736.52
by Jurisdiction 7. City or Town				482.43		484.96
8. State general tax				.00		.00
9. School District 447 A. Voter approved levi				449.04		534.91
B. Other local levies				284.09		520.32
10. Special taxing districts A. REGIONAL DEVI				10.82		12.49
	V AUTHORI	ΓY		23.85		30.17
^{C.} REDLAKE D.				238.46		259.55
11. Non-school voter approved referenda levies						
12. Total property tax before special assessments				3.095.50		3.578.92
Special Assessments 13. A. 10200 COUNTY DITCH #20			1	<u> </u>		20.22
on Your Property B. 10320 COUNTY DITCH #32				153.54		95.94
PRIN 185.08 C. 19200 CO DITCH #20 OUTL	ET			21.16		21.16
INT D. 90300 JUDICIAL DITCH #30				9.60		47.76
T <u>OT 185.08 E.</u>						
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSM	ENTS			3,288.00		3,764.00



MARSHALL COUNTY, MN - ESPELIE TOWNSHIP Description: W1/2SW1/4 Section 26-155-39 Total Acres: 80± Cropland Acres: 80.16± (Cropland acres exceed total acres) PID #: 15-0086-000 Soil Productivity Index: 58.4 Soils: Kratka fine sandy Ioam (42.6%), Eckvoll Ioamy fine sand (24.5%), Hamre muck (13.6%) Taxes (2024): \$696.00

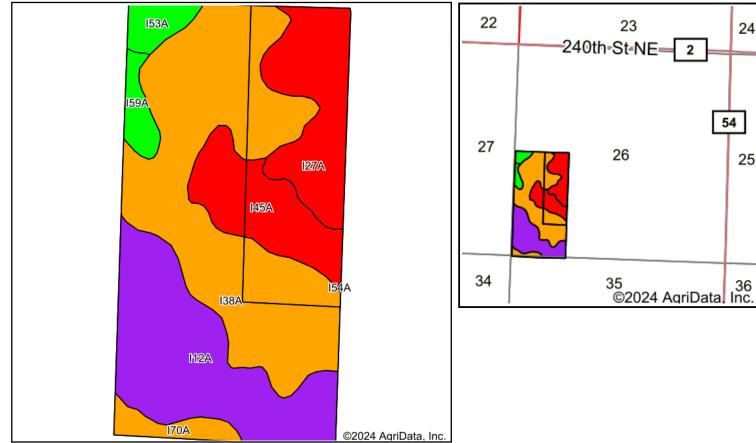




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54

25



Soils data provided by USDA and NRCS.

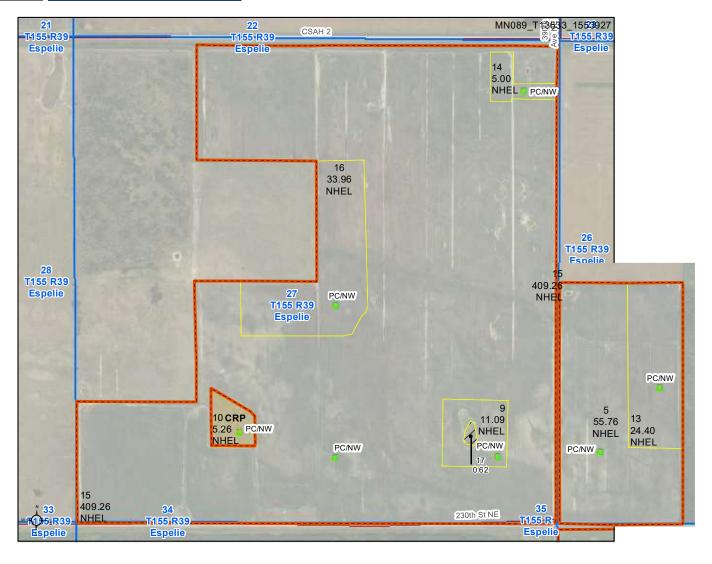
Area S	Symbol: MN089, Soil Area Version: 23					
Code	Code Soil Description Acres Percent of field PI Legend Non-Irr Class *		Non-Irr Class *c	Productivity Index		
138A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	34.18	42.6%		llw	77
I12A	Eckvoll loamy fine sand, 0 to 2 percent slopes	19.65	24.5%		Ills	60
127A	Hamre muck, 0 to 1 percent slopes	10.89	13.6%		IVw	15
145A	Northwood muck, 0 to 1 percent slopes	9.02	11.3%		Vlw	15
153A	Roliss loam, 0 to 2 percent slopes	2.23	2.8%		llw	92
170A	Strathcona fine sandy loam, 0 to 1 percent slopes	2.18	2.7%		llw	80
159A	Smiley loam, 0 to 1 percent slopes	2.01	2.5%		llw	95
		2.97	58.4			

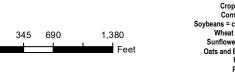
*c: Using Capabilities Class Dominant Condition Aggregation Method

SCOTT PETERS 202024 TC 1.175 1.418 MABSHALLOWITY TRASHER 2026 COUNTY TRASHEL WW.CO.MARSHALLMNUS Total Traces Payable Year 2023 2024 Property ID Number: 15-0086-000 Estimated Market Value: 134,300 162.000 Property ID Secription: SECT-26 TWP-155 RANG-39 Step Homestead Exclusion: 143,300 162.000 WW WORK AGRE FAC LIST AGRI FRACHST Step Froperty Class: 143,300 162.000 New Improve/EXpired Excls: 12235-T AGRE 58.000 Step Propeed Tax 348.00 3 Section Mart Taxes: 348.00 Section Mart Taxes: 348.00 3 Section Mart Taxes: 348.00 Section Mart Taxes: 348.00 4 Volume monton on Form M1FR to see fiyou are eighter to a homestead credit refund Fresch and tart Taxes: 348.00 5 Step Section Mart Taxes: 348.00 Section Mart Taxes: 348.00 6 Section Advisor Mart Taxes: Section Mart Taxes: 348.00 Section Mart Taxes: 348.00 10 U			000		PRCL#	15-0086-000	RCPT#	14085
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218-246-8651 2023 2024 2024 2024 Property ID Number: 15-0086-000 162.000 162.000 Property Description: SECT-26 TWP-155 RANG-39 12235-T AGRI FRAC HST AGRI FRAC HST 134.300 162.000 New Improve/Expired Exclusion: Taxable Market Value: 134.300 162.000 12235-T ACRES 80.00 Step Property Tax Statement 662.00 11.0200 Step Step Step Step Step Step Step Step	208 E. COI	LVIN AVE., STE 12	PROPERT	Y TAX		Values and		
WWW.CO.MARSHALL.NN.US Estimated Market Value: 134.300 162.000 Property ID Number: 15.0086-000 Homestead Exclusion: 112.000 Property Description: SECT-26 TWP-155 RANG-39 W2 SW4 AGRI FRAC HST AGRI FRAC HST 12235-T ACRES 80.00 Property Class: AGRI FRAC HST AGRI FRAC HST 12235-T ACRES 80.00 Step Property Tax Statement 662.00 1 Use this amount on Form M1PR to seel / you are eligible for a homestead credit refund First half Taxes: 348.00 1 Use this amount on Form M1PR to seel / you are eligible for a homestead credit refund First half Taxes: 348.00 1 Use this amount on Form M1PR to seel / you are eligible for a homestead credit refund First half Taxes: 348.00 1 Use this amount on Form M1PR to seel / you are eligible for a homestead credit refund First half Taxes: 348.00 2 Use this amount on Form M1PR to seel / you are eligible for a homestead credit refund First half Taxes: 348.00 2 Use this amount on Form M1PR to seel / you are eligible for a homestead credit refund First half Taxes: 348.00 2				ENT	Taxes P	ayable Year	2023	2024
Property ID Number: 15-0086-000 Property Description: SECT-26 TWP-155 RANG-39 W2 SW4 12235-T ACRES 80.00 12000- Property tax for mot			ESPELIE	Stop	Estimated	Market Value:	134,300	162,000
Property ID Number: 15-0086-000 Property Description: SECT-26 TWP-155 RANG-39 W2 SW4 12235-T ACRES 80.00 Sent in March 2023 1 Taxable March 2023 Step Proposed Tax 2 Sent in March 2023 Step Does Not include Special Assessments 3 Step 3 Step 1 Use this amout on Form MIPR to see f you are eligible for a homestead credit refund File by August 16h. F BOX IS CHECKED YOU OWE DELINOUENT TAXES AND ARE NOT ELIGIBLE 2. Use these amounts on Form MIPR to see f you are eligible for a ponsetead credit refund 62:40.03 715.39 and Credits 4. A Agricultural and rural land credits 4. Agricultural and rural land credits 00 8. Other credits to reduce your property taxe. 624.03 9. Other credits					Homestea	d Exclusion:		
New Improve/Expired Excis: Property Description: SECT-26 TWP-155 RANG-39 W2 SW4 12235-T ACRES 80.00 1. Use this amount on Form MIPR to see if you are eligible for a homestead credit refund 1. Use this amount on Form MIPR to see if you are eligible for a homestead credit refund 1. Use this amount on Form MIPR to see if you are eligible for a homestead credit refund 2. Use these amount on Form MIPR to see if you are eligible for a appoint for refuence your property taxes before credits 2. Use these amount on Form MIPR to see if you are eligible for a appoint for refuence your property taxes applied refund 0.0 2. Use these amount on Form MIPR to see if you are eligible for a special refuence your property taxes applied refuence with the law of the state of the state one your property taxes applied refuence with the law of the state your property taxes applied refuence with the law of the state your property taxes applied refuence with the law of the state your property taxes applied refuence with the law of the state your property taxes applied refuence with the law of the state your property taxes applied refuence with the	Property ID Nur	mber: 15-0086-000		1			134,300	162,000
W2 SW4 Property Class: AGRI FRAC HST AG								
Step Proposed Tax Common Second half Taxes: 662.00 3 Step Property Tax Statement Property Tax Statement 662.00 3 Step Property Tax Statement 662.00 3 Step First half Taxes: 348.00 3 Step Total Taxes Due in 2024 696.00 1 Use his amount on Form MTPR to see if you are eigible for a homestead credit refund First half Taxes: 348.00 1 Use his amount on Form MTPR to see if you are eigible for a homestead credit refund Its water and to how to upply. Taxes Payable Year 2023 2024 1 Use his amount on Form MTPR to see if you are eigible for a special refund 00 00 00 2 Use these amounts on Form MTPR to see if you are eigible for a special refund 00 00 00 8 Other credits to reduce your property taxes before credits 624.03 7715.39 00					Property (Class: A	GRI FRAC HST	AGRI FRAC HST
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SteffesGroup.com





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Unless otherwise noted: Shares are 100% operator Crops are non-irrigated Corn = yellow for grain Soybeans = common soybeans for grain Wheat = HRS, HRW = 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 Canola = Spring for seed

Common Land Unit



Wetland Determination Identifiers

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



Tract 1, 2 & 3 Abbreviated 156 Farm Records 15

Tract Number	: 13633
Description	: WSW26,E27NENW27,NESW27,SSW27(less 5.3A),NWNW35 ESP
FSA Physical Location	: MINNESOTA/MARSHALL
ANSI Physical Location	: MINNESOTA/MARSHALL
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: SANDRA JEAN WISETH, JODY RENAE LAPPEGAARD, MRS TRUDY E HYLAND, BRYAN WISETH
Other Producers	: None
Recon ID	: 27-089-2009-411

	Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
581.93	581.31	581.31	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	581.31	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	225.20	0.00	39					
Oats	23.30	0.00	57					
Barley	170.10	0.00	53					
TOTAL	418.60	0.00						

Tract Number	: 13634
Description	NWSESW27 ESPELIE
FSA Physical Location	MINNESOTA/MARSHALL
ANSI Physical Location	MINNESOTA/MARSHALL
BIA Unit Range Number	
HEL Status	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	Tract does not contain a wetland
WL Violations	: None
Owners	BRYAN WISETH, MRS TRUDY E HYLAND, JODY RENAE LAPPEGAARD, SANDRA JEAN WISETH
Other Producers	: None
Recon ID	27-089-2009-411

	Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
5.26	5.26	5.26	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	0.00	0.00	5.26	0.00	0.00	0.00		

DCP Crop Data						
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield			
Wheat	0.00	5.30	0			
TOTAL	0.00	5.30				

(01-09-24) Commodity Credit Corporation 27 039 NUMBER 40 (01-09-24) CONSERVATION RESERVE PROGRAM CONTRACT 3. CONTRACT NUMBER 440 4430 460 5A. COUNTY FAO OFFICE ADDRESS (Include Zip Code) 0430 4430 4430 ENROLLMENT 5.26 5B. COUNTY FAO OFFICE ADDRESS (Include Zip Code) 13634 T. CONTRACT NUMBER 1-01-2100 4030 1-01-2010 09-30-2025 5B. COUNTY FAO OFFICE PHONE NUMBER (Include Area Code): (213) 745-4251 x2 13634 TROCT NUMBER CONT In 1000 1-01-2010 09-30-2025 5B. COUNTY FAO OFFICE PHONE NUMBER (Include Area Code): (213) 745-4251 x2 13634 TOCT and the undersigned owners, operators, or tenants (include Area Code): (213) 745-4251 x2 THIS CONTRACT Is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (include Area Code): (213) 745-4251 x2 THIS CONTRACT PARTOCIPARTY DATE The Participart 3/0 contract parts are contained into Serve Program (CRP") or other uses set by CCC for the stipolated contract part of the main decign and parts or parts and in the CRP 1 Appendix and any addedum thereto. 4000000000000000000000000000000000000								Page 1 of 2
(2) Usy (2) Usy (2) Usy (4) Usy (2) CONSERVATION RESERVE PROGRAM CONTRACT (3) CONTRACT NUMBER (4) AGC (4) AGC (5) COUNTY FSA OFFICE ADDRESS (Include 20 Code) (5) COUNTY FSA (1) CONTRACT NUMBER (1) CONTRACT NUMBER (1) CONTRACT SERVICE		E	1. ST.	1. ST. & CO. CODE & ADMIN. LOCATION			2. SIGN-UP	
CONSERVATION RESERVE PROGRAM CONTRACT 4043C ENROLLMENT 5A. COUNTY FSA OFFICE ADDRESS (include Zip Code) 3.26 5.26 5.26 MASSBALL CONTY FAM SERVICE AGROYY 13634 T.CONTRACT PERIOD 7.CONTRACT PERIOD 13634 TAGE TO: (MADDAYYY) 11-01-2010 TO: (MADDAYYY) 13634 TAGE FROM: (MADDAYYY) TO: (MADDAYYY) TO: (MADDAYYY) 5B. COUNTY FSA OFFICE PHONE NUMBER (module Area Code): (2110) 743-1231 x2 S.S(GNUP TYPE: CONT 11 DUOUS S.S(GNUP TYPE: CONT 11 DUOUS 5B. COUNTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a corp of the Appendix Appendix of the Contra- tent in this Contra-tricting the Appendix to this Contra-tricting the Appendix to this Contra-tricting the Appendix and any addendum thereio, all Staffing the Appendix Appendix and any addendum thereio, all Staffing the Appendix Appendix and any addendum thereio, all Staffing the Appendix and any addendum thereio, all Staffing the Appendix Appendix Appendix	(01-08-24) Commodity Cr						40	
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Se. COUNTY FSA OFFICE PHONE NUMBER (Indude Area Code): [131] 745-4351 x32 Containuous Contain				<u> </u>				
Include Area Code): (218) 745-4251 x23''' THS CONTRACT is expendenced into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or formants (referred to as "CCC") and the undersigned owners, operators, or formatis (referred to as "CCC") and the undersigned owners, operators, or formatis (referred to as "CCC") and the undersigned owners, operators, or formatis (referred to as "CCC") and the undersigned owners, operators, or formatis (referred to as "CCC") and the undersigned owners, operators, or formatis (referred to as "Appendix to the Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and CRP-2,	5B COUNTY ESA OFFICE PHONE NUM	IBER						
(referred to as "the Participant"). The Participant agrees to pilecent to estimated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period. The date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant and Appendix to CRP.1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix to RPF.1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix to RPF.1, Conservation Reserve Program Contract period. The terms and conditions of this contract are contained in this Contract, entitled Appendix to RPF.1, Conservation Reserve Program Contract Part Contract Part Contract are contained in this Contract, entitled Appendix to RPF.1, Conservation Reserve Program Contract Part Part Part Part Part Part Part Par								
9B. Annual Contract Payment \$ 428.00 A. Tract No. B. Field No. C. Practice No. D. Acres E. Total Estimated Cost-Share 9C. First Year Payment \$ 13634 10 CP23A 5.26 \$ 395.00 (Item 9C is applicable only when the first year payment is prorated.) 13634 10 CP23A 5.26 \$ 395.00 11. PARTICIPANTS (If more than three individuals are signing, see Page 3.) (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY (5) DATE (MM-DD-YYYY) B(1) PARTICIPANTS NAME AND ADDRESS (include Zip Code) (2) SHARE (2) SHARE (2) SHARE (3) SIGNATURE (By) (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY (5) DATE (MM-DD-YYYY) B(1) PARTICIPANTS NAME AND ADDRESS (include Zip Code) (2) SHARE (2) SHARE (3) SIGNATURE (By) (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY (5) DATE (MM-DD-YYYY) 12. CCC USE ONLY A. SIGNATURE OF CCC REPRESENTATIVE (3) SIGNATURE (By) (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY (4) DATE (MM-DD-YYYY) NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 USC. 714 et seq.), the Food Security Act of 195	(referred to as "the Participant".) The Part CCC for the stipulated contract period from acreage the Conservation Plan developed comply with the terms and conditions con Program Contract (referred to as "Appendia applicable contract period. The terms and thereto. BY SIGNING THIS CONTRACT PA	icipant agrees to pla n the date the Contr for such acreage an tained in this Contra x"). By signing bela conditions of this c RTICIPANTS ACKN	ace the designated act is executed by Id approved by the act, including the A ow, the Participant ontract are contain OWLEDGE RECEIF	acreage into th the CCC. The I CCC and the P ppendix to this acknowledges ned in this Form	e Conservation Participant also a articipant. Addii Contract, entitle receipt of a cop CRP-1 and in ti	Reserve agrees to tionally, ed Apper y of the ne CRP-1	Program ("CRP") o implement on su the Participant an ndix to CRP-1, Cor Appendix/Append I Appendix and an	or other use set by ich designated d CCC agree to iservation Reserve ices for the y addendum
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institutions participation in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender	In accordance with Federal civil rights law and U.	S. Department of Agric	ulture (USDA) civil rig	hts regulations ar	nd policies, the US	DA, its Ag	encies, offices, and e	employees, and

institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.









SteffesGroup.com











Marshall County, MN

19 Earnest Money Receipt & Purchase Agreement

	1			Date:
Received of				
		the sum of y Auction and described as follows:	in the form of	as earnest money
		UYER for the sum of		
-				
BUYER acknowled agrees to close as deposit approxim that failure to clos	dges purchase of the real estate sub s provided herein and therein. BUYE ating SELLER'S damages upon BU	ust Account until closing, BUYERS defau oject to Terms and Conditions of this con R acknowledges and agrees that the am /ERS breach; that SELLER'S actual dama red documents will result in forfeiture of t	ntract, subject to the Terms and Condition ount of deposit is reasonable; that the pa ages upon BUYER'S breach may be diffic	ns of the Buyer's Prospectus, and arties have endeavored to fix a cult or impossible to ascertain;
together with a co an ALTA Owner's for 50% of the cos costs of any endo	ppy of the current certificate of title f Policy of Title Insurance ("Title Policy st of the premium for the Title Policy presements requested by Buyer, any of restrictions, reservations in federal	lection shall furnish to Buyer either (i) ar or each Torrens tract, or (ii) an ALTA title cy") in the amount of the purchase price. and Buyer shall pay for 50% of the cost costs related to extended coverage, and f and state patents and deeds, existing ter	insurance commitment ("Title Commitm In the event Seller elects to furnish a Tit of the premium for the Title Policy (and the costs of any lender's policy and endo	ent") for issuance to Buyer of le Commitment, Seller shall pay Buyer shall pay for 100% of the orsements). Zoning ordinances,
SELLER, then said sale is approved b promptly as above Payment shall not	id earnest money shall be refunded a by the SELLER and the SELLER'S tri re set forth, then the SELLER shall b t constitute an election of remedies	s and cannot be made so within sixty (60 and all rights of the BUYER terminated, e tle is marketable and the buyer for any re e paid the earnest money so held in escr or prejudice SELLER'S rights to pursue a povenants and conditions in this entire ag	xcept that BUYER may waive defects and eason fails, neglects, or refuses to compl row as liquidated damages for such failur any and all other remedies against BUYE	d elect to purchase. However, if said ete purchase, and to make payment re to consummate the purchase.
	ER nor SELLER'S AGENT make any d against the property subsequent to	representation of warranty whatsoever c the date of purchase.	concerning the amount of real estate taxe	s or special assessments, which
	BUYER agrees to pay	of the real estate taxes and in of the real state taxes an are Homestead,	nd installments and special assessments	due and payable in
State Deed Tax.				
	es:			
	(es:			
	b be conveyed by restrictions of record.	deed, free and clear of all encumbra	ances except special assessments, exist	ing tenancies, easements,
 Closing of the sale closing. 	le is to be on or before			Possession will be at
to water quality, s		JLTS. BUYER is responsible for inspection and condition, radon gas, asbestos, pre- peroperty.		
representations, a	agreements, or understanding not se	of the Buyer's Prospectus, contain the e et forth herein, whether made by agent of spectus or any announcements made at a	r party hereto. This contract shall control	
		and restrictions of record, existing tena NY WARRANTIES AS TO MINERAL RIGH		
13. Any other condition	ons:			
	c. stipulates they represent the SELI			
Buyer:			Seller:	
Steffes Group, Inc.			Seller's Printed Name & Address:	
etenee eroup, nor				



SteffesGroup.com | (701) 237-9173 | 2000 Main Avenue East, West Fargo, ND 58078