



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



WILKIN & OTTER TAIL COUNTY, MN LAND AUCTION

Auctioneer's Note: Add over 600 acres to your landholdings for the 2025 cropyear! This auction includes highly productive farmland generally located SE of Barnesville, MN. All tracts are available to farm or rent out to the farmer of your choosing for the 2025 season. Tract 2 features an irrigation pivot. All these tracts would make a nice addition to anyone's landholdings! Take advantage of this opportunity to invest in land.

**607±
 Acres**



Opening: Wednesday, March 12 | 8 AM
Closing: Wednesday, March 19 | 10 AM CDT 2025

**Timed
 Online**



Kurt & Haili Hovland

Contact Max Steffes at Steffes Group, (701) 212-2849; or Joel Swanson, (701) 371-7152 for details.

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.

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.

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

THE AUCTION BEGINS ON WEDNESDAY, MARCH 12 AND WILL END AT 10 AM WEDNESDAY, MARCH 19, 2025.

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 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, May 2, 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 merchantable abstract(s) 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.**

2025 Taxes: Paid by BUYER.

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

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

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

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

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

THE PROPERTY WILL BE SOLD 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.

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.

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

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

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.

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!



MARCH 2025

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

WILKIN COUNTY, MN – PRAIRIE VIEW TOWNSHIP
OTTER TAIL COUNTY, MN – NORWEGIAN GROVE TOWNSHIP

Land Located:

T1: From Barnesville, south 3 miles on State Hwy. 9 to Co. Hwy. 32, east 3 miles on Co. Hwy. 32 to T1.

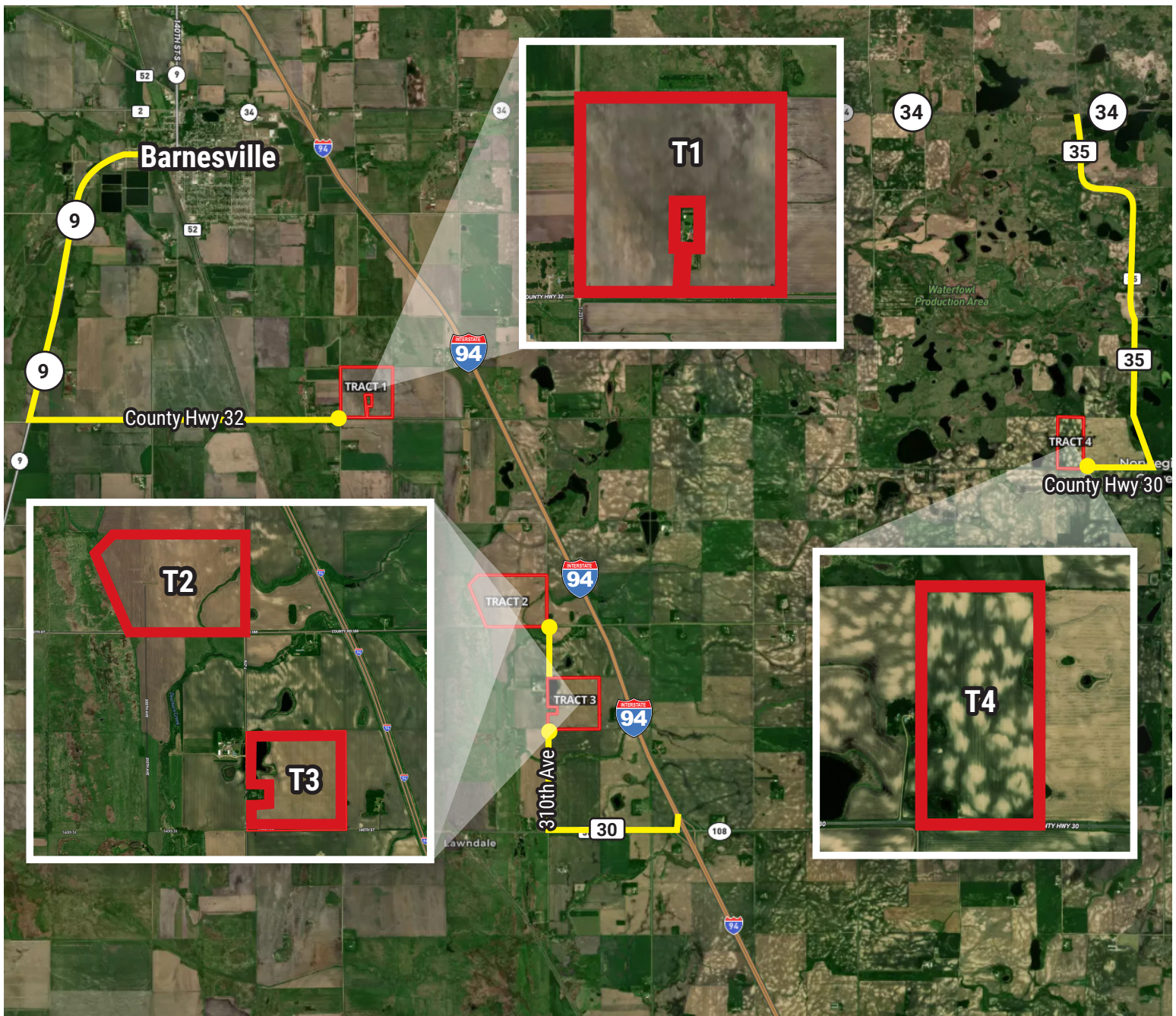
T2 & T3: From & I-94 exit 32, west 1.3 miles to 310th Ave., North 1 miles on 310th Ave. to SW corner of T3, continue north 1 mile to T2.

T4: From the Jct. of MN-34 & 35, south 4 miles to Co. Hwy 30, west 3/4 mile to T4.

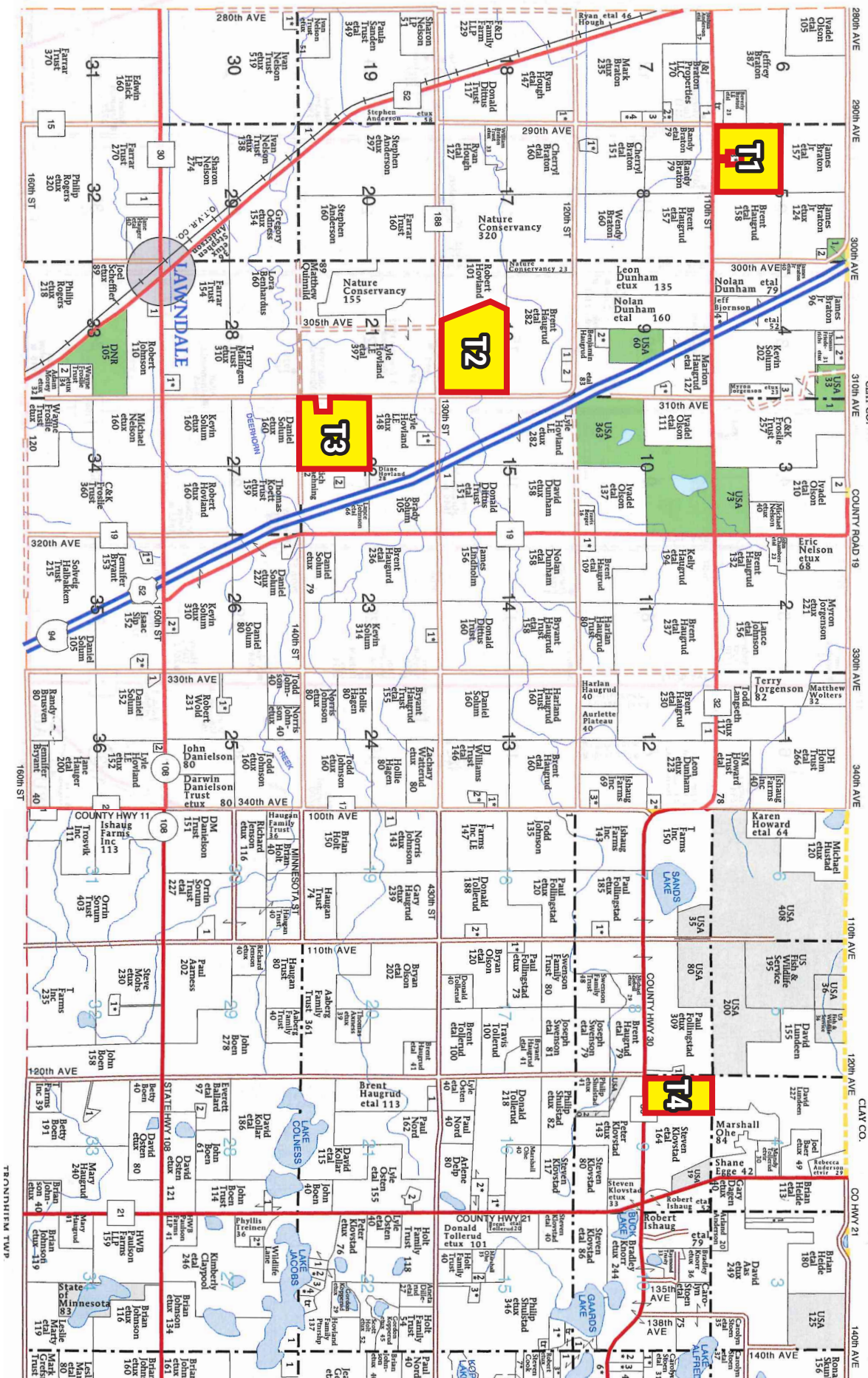
Description: Sections 5, 16, & 22 Prairie View TWP, Section 9 Norwegian TWP

Total Acres: 607.31±

To Be Sold in 4 Tracts!



*Lines are approximate



T-136-N

PRAIRIE VIEW PLAT

R-45-WF-136-N

NORWEGIAN GROVE PLAT

(Landowners)

(Landowners)

WILKIN COUNTY, MN – PRAIRIE VIEW TOWNSHIP

Description: SW1/4 Exc. 5.28AC & Hwy. Section 5-136-45

Total Acres: 152.79±

Cropland Acres: 147.89±

PID #: 18-005-0400 & 18-005-0500

Soil Productivity Index: 79.1

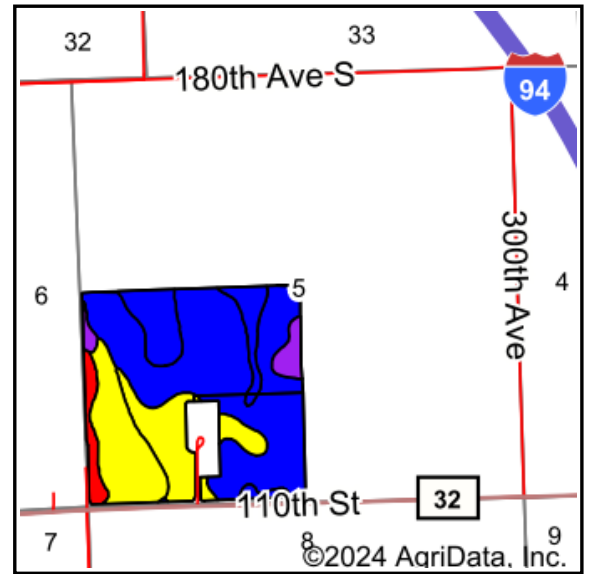
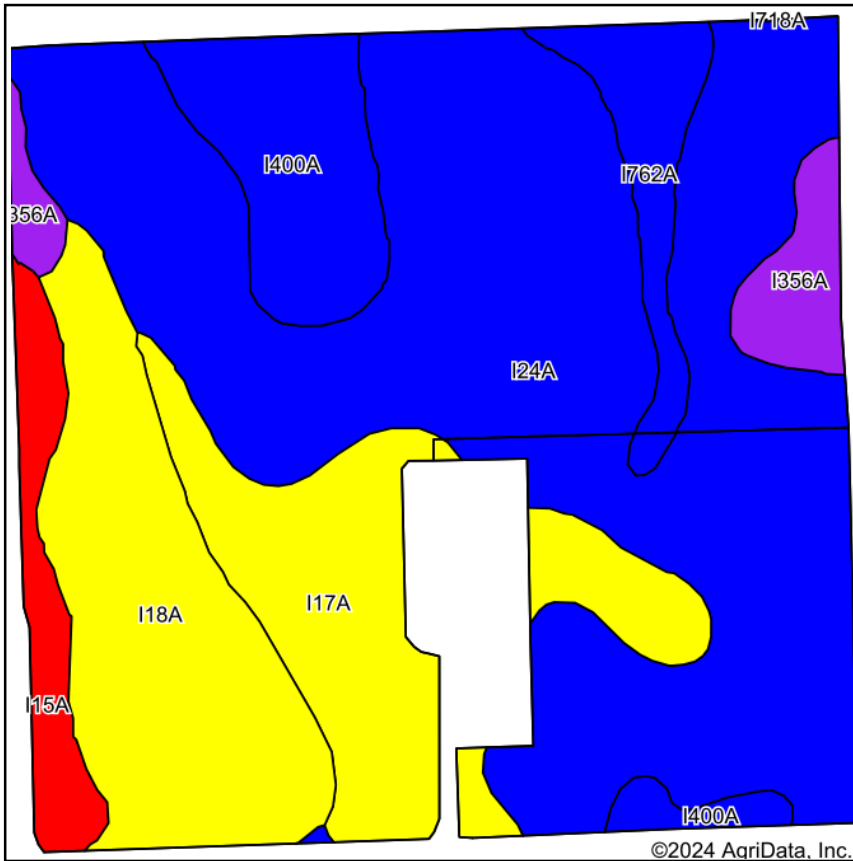
Soils: Grimstad fine sandy loam (52.4%), Foldahl loamy fine sand (15%), Foldahl fine sandy loam (13.3%)

Taxes (2024): \$1,710.00

NO US Fish & Wildlife Easement



*Lines are approximate



Soils data provided by USDA and NRCS.

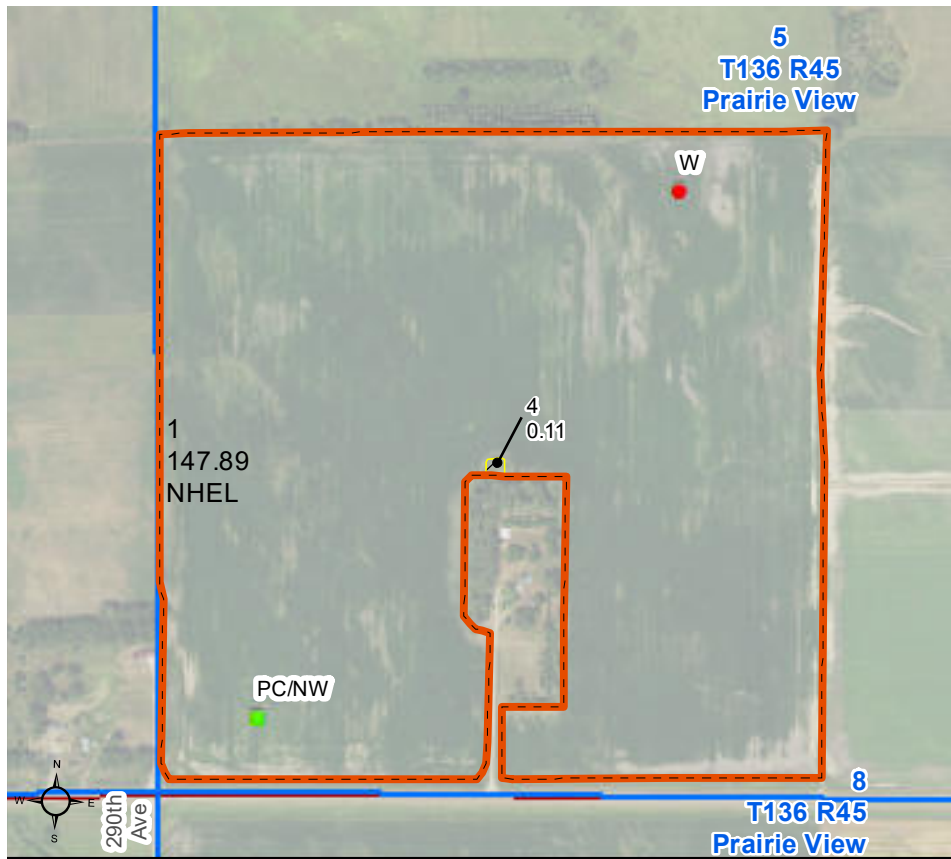
Area Symbol: MN167, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	77.74	52.4%		IIs		88
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	22.16	15.0%		IIIs		65
I17A	Foldahl fine sandy loam, loamy till substratum, 0 to 3 percent slopes	19.64	13.3%		IIs		65
I400A	Gilby loam, 0 to 2 percent slopes	11.77	8.0%		IIe		89
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	5.91	4.0%		IIw		90
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	5.61	3.8%		IVe	IIIe	50
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	5.20	3.5%		IIIe		55
Weighted Average					2.26	*-	79.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.





Farm 7489

Tract 7677

2024 Program Year

Map Created April 17, 2024

136455

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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 147.89 acres

Tract Number : 7677

Description : SW4-5-136-45, Prairie View
FSA Physical Location : MINNESOTA/WILKIN
ANSI Physical Location : MINNESOTA/WILKIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : KURT ERIC HOVLAND
Other Producers : None
Recon ID : 27-167-2016-156

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
148.00	147.89	147.89	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	147.89	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	50.66	0.00	146
Soybeans	61.54	0.00	36
TOTAL	112.20	0.00	



WILKIN COUNTY AUDITOR - TREASURER
 P.O. BOX 368
 BRECKENRIDGE, MN 56520-0368
 218-643-7112
 AUDITORTREASURER@WILKINCOUNTY.GOV

2024

PROPERTY TAX STATEMENT

PRCL# 18-005-0400 RCPT# 13399
 TC 1.715 2.734

Property ID Number: 18-005-0400
Property Description: SECT-05 TWP-136 RANG-45
 W1/2 OF SW1/4 & NE1/4 OF SW1/4 EX
 1.11A IN SW1/4 OF SW1/4 & EX HWY

PRAIRIE VIEW

836-T

ACRES 117.94

		Values and Classification	
		Taxes Payable Year	
		2023	2024
Step 1	Estimated Market Value:	342,900	546,700
	Homestead Exclusion:		
Step 2	Taxable Market Value:	342,900	546,700
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI HSTD	AGRI HSTD
	Sent in March 2023		
		Proposed Tax	
		* Does Not Include Special Assessments	
		Sent in November 2023	
		Property Tax Statement	
		First half Taxes:	588.00
		Second half Taxes:	588.00
		Total Taxes Due in 2024	1,176.00

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REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00
Property Tax and Credits	3. Property taxes before credits	1,324.26	1,698.78
	4. A. Agricultural and rural land credits	256.02	288.81
	B. Other credits to reduce your property tax	270.74	344.47
	5. Property taxes after credits	797.50	1,065.50
Property Tax by Jurisdiction	6. County	562.81	754.02
	7. City or Town	70.64	86.95
	8. State general tax .....	.00	.00
	9. School District 146 A. Voter approved levies	74.03	99.57
	B. Other local levies	67.17	92.17
	10. Special taxing districts A. BUFFALO RED RIVER WTRSHED	22.85	32.79
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	797.50	1,065.50
Special Assessments on Your Property	13. A. 41001 DITCH 41	110.50	110.50
	B.		
PRIN	110.50 C.		
INT	D.		
TOT	110.50 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		908.00	1,176.00





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 P.O. BOX 368
 BRECKENRIDGE, MN 56520-0368
 218-643-7112
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2024

PROPERTY TAX STATEMENT

PRCL# 18-005-0500 RCPT# 13400
 TC 541 877

Property ID Number: 18-005-0500
 Property Description: SECT-05 TWP-136 RANG-45
 SE1/4 OF SW1/4 EX 4.17A & EX HWY
 ACRES 34.85

PRAIRIE VIEW

836-T

ACRES 34.85

		Values and Classification	
		Taxes Payable Year	
		2023	2024
Step 1	Estimated Market Value:	108,100	175,300
	Homestead Exclusion:		
	Taxable Market Value:	108,100	175,300
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2023			
Step 2	Proposed Tax		436.00
* Does Not Include Special Assessments Sent in November 2023			
		Property Tax Statement	
Step 3	First half Taxes:		267.00
	Second half Taxes:		267.00
	Total Taxes Due in 2024		534.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund	.....		.00
File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.....		.00
Property Tax and Credits	3. Property taxes before credits	417.49	544.58
	4. A. Agricultural and rural land credits	.00	.00
	B. Other credits to reduce your property tax	85.41	110.50
	5. Property taxes after credits	332.08	434.08
Property Tax by Jurisdiction	6. County	234.28	307.09
	7. City or Town	29.44	35.45
	8. State general tax	.00	.00
	9. School District 146		
	A. Voter approved levies	34.88	45.26
	B. Other local levies	23.96	32.91
	10. Special taxing districts		
	A. BUFFALO RED RIVER WTRSHED	9.52	13.37
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	332.08	434.08
Special Assessments on Your Property	13. A. 41001 DITCH 41	99.92	99.92
	B.		
PRIN	99.92 C.		
INT	D.		
TOT	99.92 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		432.00	534.00



WILKIN COUNTY, MN – PRAIRIE VIEW TOWNSHIP

Description: S1/2 Exc.101.48AC in SW1/4 Lying W of Drain Section 16-136-45

Total Acres: 218.52±

Cropland Acres: 214.23±

CRP Acres: 8.44±

8.44± AC @ \$78.97/AC or \$667.00 Annually, Expires 09/30/2038

Irrigation:

- **7-Tower Valley Irrigation System:** drop nozzles relaced approx. a year ago
- **Well updated approx. 10 years ago**

Please Note: The well on this property services a pivot on the 40 acres across the road owned by the seller's family.
Prior to closing, the seller's family will sign a well agreement.

PID #: 18-016-0300 & 18-016-0400

Soil Productivity Index: 63.6

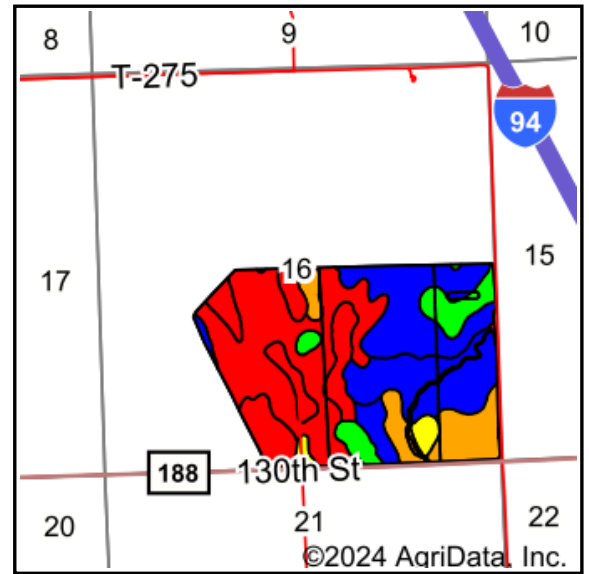
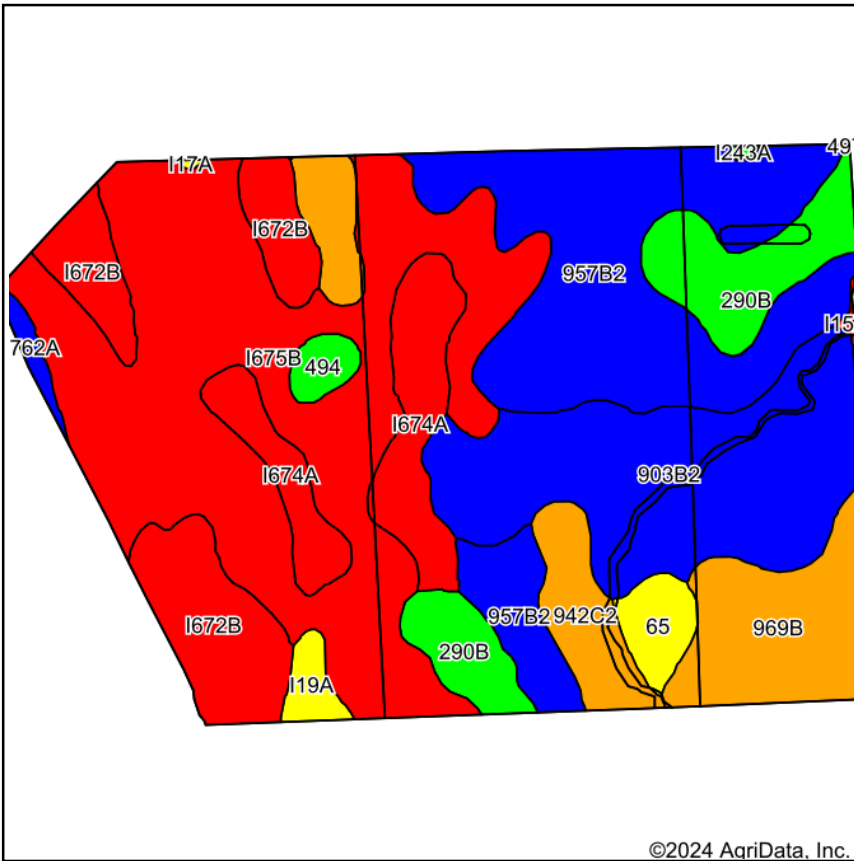
Soils: Lohnes loamy sand (29.8%), Rothsay-Zell silt loams (19%), Hokans-Buse complex (15.1%)

Taxes (2024): \$2,370.52

NO US Fish & Wildlife Easement



*Lines are approximate



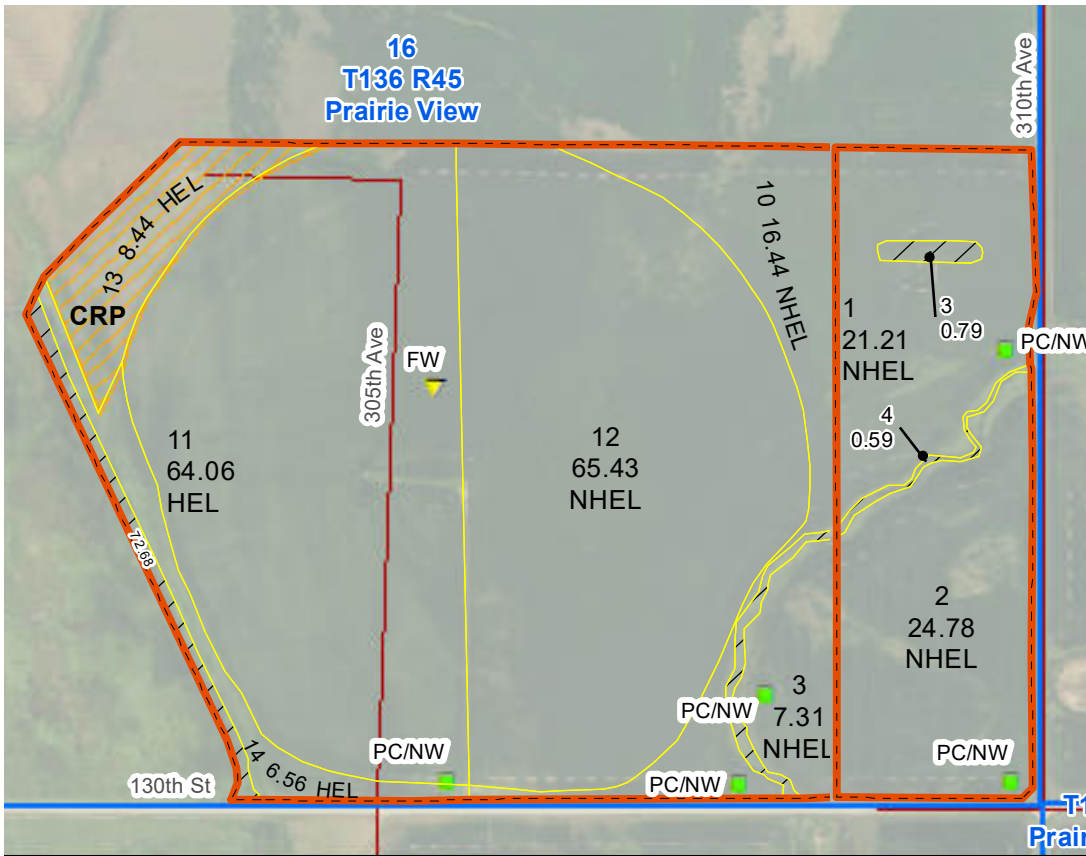
©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN167, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I675B	Lohnes loamy sand, 2 to 6 percent slopes	64.14	29.8%		Vle		37
957B2	Rothsay-Zell silt loams, 2 to 6 percent slopes, eroded	41.15	19.0%		Ile		86
903B2	Hokans-Buse complex, 2 to 6 percent slopes	32.61	15.1%		Ile		89
I672B	Sioux sandy loam, 2 to 6 percent slopes	18.18	8.4%		Vls		33
969B	Zell-Rothsay silt loams, 1 to 4 percent slopes	17.43	8.0%		IIle		80
290B	Eckman silt loam, 1 to 6 percent slopes	13.94	6.4%		Ile		94
I674A	Lohnes sandy loam, 0 to 2 percent slopes	13.93	6.4%		IIle		37
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	6.52	3.0%		IVe		74
65	Foxhome sandy loam	3.33	1.5%		IIIs		65
I119A	Foxhome sandy loam, 0 to 2 percent slopes	1.91	0.9%		IIle		65
494	Darnen loam, 1 to 6 percent slopes	1.82	0.8%		Ile		99
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	1.15	0.5%		IIw		90
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	0.26	0.1%		IVe	IIle	50
I243A	Doran clay loam, 0 to 2 percent slopes	0.16	0.1%		Ilc		98
I17A	Foldahl fine sandy loam, loamy till substratum, 0 to 3 percent slopes	0.08	0.0%		IIs		65
Weighted Average					3.75	*-	63.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Farm 8614

Tract 5111

2024 Program Year

Map Created April 17, 2024

1364516

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

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 168.24 acres



Tract Number	: 5111
Description	: PT E2SW4,W2SE4,W2E2SE4 SEC16/PV
FSA Physical Location	: MINNESOTA/WILKIN
ANSI Physical Location	: MINNESOTA/WILKIN
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: KURT ERIC HOVLAND
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
172.12	168.24	168.24	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	159.80	0.00	8.44	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	47.40	3.70	34
Corn	112.40	3.60	132
Barley	0.00	1.10	0
TOTAL	159.80	8.40	

Tract Number	: 5112
Description	: E 50AC IN SE4 -16-136-45, Prairie View
FSA Physical Location	: MINNESOTA/WILKIN
ANSI Physical Location	: MINNESOTA/WILKIN
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	: KURT ERIC HOVLAND
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.37	45.99	45.99	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	45.99	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	14.30	0.00	34
Corn	31.60	0.00	132
TOTAL	45.90	0.00	


CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 27 167	2. SIGN-UP NUMBER 59
		3. CONTRACT NUMBER 11693	4. ACRES FOR ENROLLMENT 8.44
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 5111	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2023 09/30/2038
		8. SIGNUP TYPE: SAFE - MN Back Forty Pheasant Habitat SAFE	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WILKIN COUNTY FARM SERVICE AGENCY 1150 HWY 75 NORTH SUITE 1 BRECKENRIDGE, MN 56520-1117		5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (218) 643-1536 x2	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from 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. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled 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/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 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, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 78.97	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 667.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$ 667.00	5111	0013	CP38E-25	8.44	\$ 1,089.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (Bv)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
	100.00 %			8-25-23
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%	(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	B. DATE (MM-DD-YYYY)
		9-14-23

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 (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and 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, audiotope, 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.

RECEIVED

AUG 25 2023

WILKIN COUNTY
FSA OFFICE

Date Printed: 08/24/2023

Tract 2 Tax Statement

Wilkin County, MN



WILKIN COUNTY AUDITOR - TREASURER
 P.O. BOX 368
 BRECKENRIDGE, MN 56520-0368
 218-643-7112
 AUDITORTREASURER@WILKINCOUNTY.GOV

2024

PROPERTY TAX STATEMENT

PRCL# 18-016-0300 RCPT# 13401
 TC 1.675 2.841

Property ID Number: 18-016-0300
 Property Description: SECT-16 TWP-136 RANG-45
 S1/2 EX E 825.14FT OF E1/2 SE1/4 &
 EX 101.48A IN SW1/4 LYING W OF DRAIN

PRAIRIE VIEW

836-T

ACRES 168.52

		Values and Classification	
		Taxes Payable Year	
		2023	2024
Step 1	Estimated Market Value:	335,000	568,100
	Homestead Exclusion:		
Step 2	Taxable Market Value:	335,000	568,100
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI HSTD	AGRI HSTD
	Sent in March 2023		
		Proposed Tax	
		* Does Not Include Special Assessments	
			1,414.00
		Sent in November 2023	
		Property Tax Statement	
		First half Taxes:	774.00
		Second half Taxes:	774.00
		Total Taxes Due in 2024	1,548.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund	.....		.00
File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.....	.00	
Property Tax and Credits			
3. Property taxes before credits	.....	1,292.44	1,765.97
4. A. Agricultural and rural land credits	.....	.00	.00
B. Other credits to reduce your property tax	.....	264.42	357.95
5. Property taxes after credits	.....	1,028.02	1,408.02
Property Tax by Jurisdiction			
6. County	.....	725.19	996.66
7. City or Town	.....	91.15	114.83
8. State general tax	.....	.00	.00
9. School District 146	A. Voter approved levies	108.01	146.63
	B. Other local levies	74.19	106.60
10. Special taxing districts	A. BUFFALO RED RIVER WTRSHED	29.48	43.30
	B.		
	C.		
	D.		
11. Non-school voter approved referenda levies	.....	
12. Total property tax before special assessments	.....	1,028.02	1,408.02
Special Assessments on Your Property			
13. A. 42001 DITCH 42	.....	87.26	87.26
B. 43001 DITCH 43	.....	52.72	52.72
PRIN 139.98	C.		
INT	D.		
TOT 139.98	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	.....	1,168.00	1,548.00





WILKIN COUNTY AUDITOR - TREASURER
 P.O. BOX 368
 BRECKENRIDGE, MN 56520-0368
 218-643-7112
 AUDITORTREASURER@WILKINCOUNTY.GOV

2024

PROPERTY TAX STATEMENT

PRCL# 18-016-0400 RCPT# 13402
 TC 734 1,146

Property ID Number: 18-016-0400
 Property Description: SECT-16 TWP-136 RANG-45
 E825.14FT OF E1/2 SE1/4 ACRES 50

PRAIRIE VIEW

836-T

ACRES 50.00

		Values and Classification	
		Taxes Payable Year	
		2023	2024
Step 1	Estimated Market Value:	146,800	229,200
	Homestead Exclusion:		
	Taxable Market Value:	146,800	229,200
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2023			
Step 2	Proposed Tax		570.00
	* Does Not Include Special Assessments		
Sent in November 2023			
Step 3	Property Tax Statement		
	First half Taxes:		302.00
	Second half Taxes:		302.00
	Total Taxes Due in 2024		604.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund	File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			.00
Property Tax and Credits	3. Property taxes before credits	567.24	711.75
	4. A. Agricultural and rural land credits	.00	.00
	B. Other credits to reduce your property tax	115.88	144.39
	5. Property taxes after credits	451.36	567.36
Property Tax by Jurisdiction	6. County	318.67	401.42
	7. City or Town	39.94	46.32
	8. State general tax	.00	.00
	9. School District 146		
	A. Voter approved levies	47.32	59.15
	B. Other local levies	32.51	43.00
	10. Special taxing districts		
	A. BUFFALO RED RIVER WTRSHED	12.92	17.47
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	451.36	567.36
Special Assessments on Your Property	13. A. 42001 DITCH 42	12.68	12.68
	B. 43001 DITCH 43	23.96	23.96
PRIN	36.64 C.		
INT	D.		
TOT	36.64 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		488.00	604.00



WILKIN COUNTY, MN – PRAIRIE VIEW TOWNSHIP

Description: SW1/4 Exc. 4 Acres Section 22-136-45

Total Acres: 156±

Cropland Acres: 135.82±

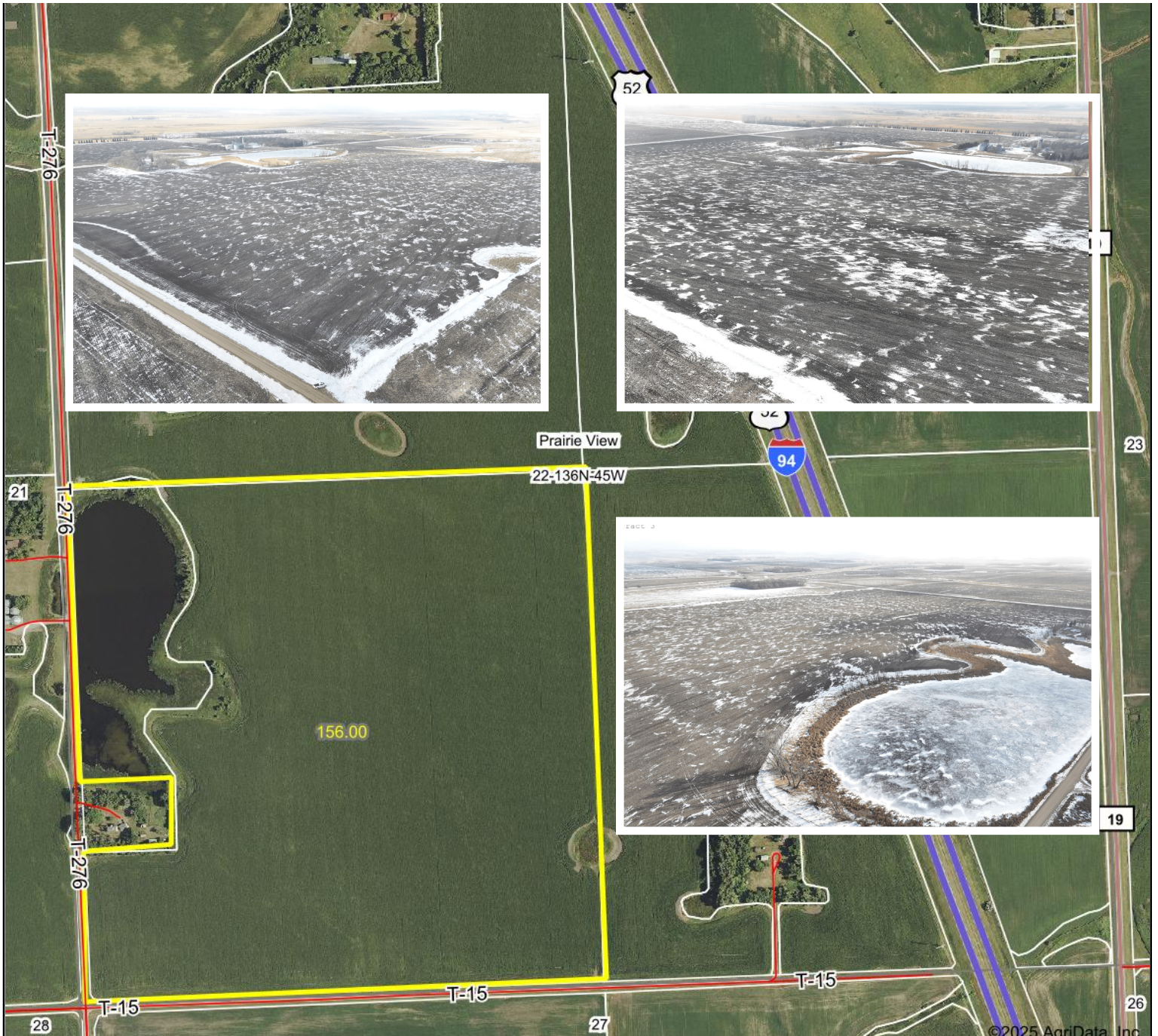
PID #: 18-022-0500

Soil Productivity Index: 88.1

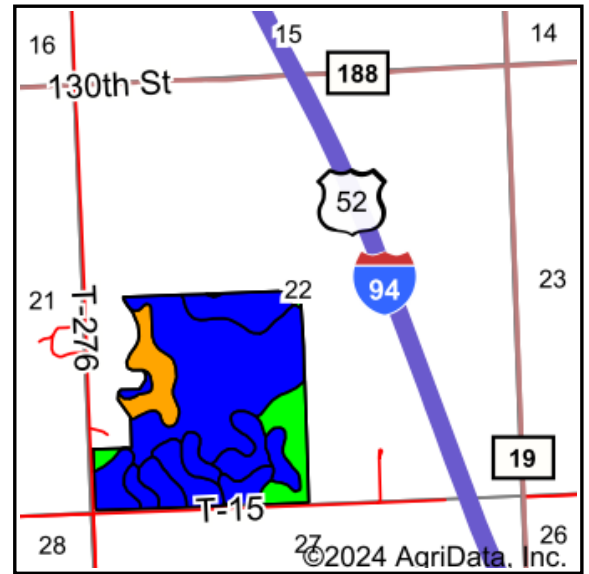
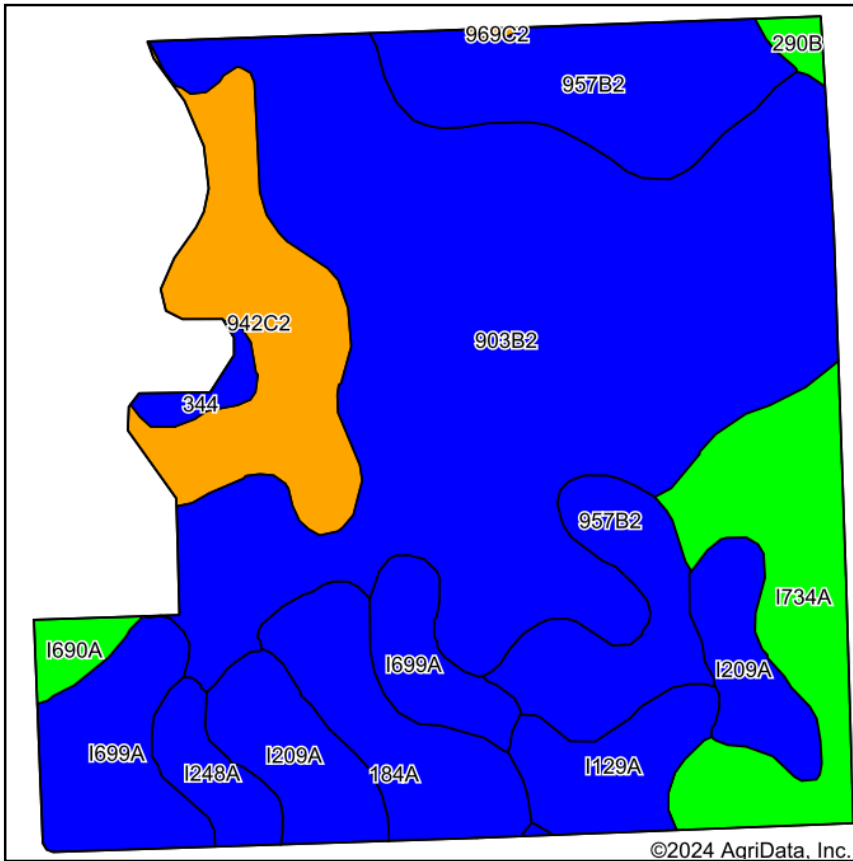
Soils: Hokans-Buse complex (43.2%), Rothsay-Zell silt loams (12.7%), Langhei-Barnes complex (8.7%)

Taxes (2024): \$2,226.00

NO US Fish & Wildlife Easement



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN167, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
903B2	Hokans-Buse complex, 2 to 6 percent slopes	58.83	43.2%	Blue	Ile	89
957B2	Rothsay-Zell silt loams, 2 to 6 percent slopes, eroded	17.22	12.7%	Blue	Ile	86
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	11.86	8.7%	Orange	IVe	74
I734A	Aazdahl clay loam, 0 to 2 percent slopes	11.84	8.7%	Green	Ilc	100
I699A	Rockwell loam, 0 to 1 percent slopes	9.92	7.3%	Blue	IIw	87
I209A	Swenoda fine sandy loam, 0 to 2 percent slopes	8.71	6.4%	Blue	IIIe	90
184A	Balaton-Hamerly complex, 1 to 4 percent slopes	6.94	5.1%	Blue	IIs	89
I129A	Croke very fine sandy loam, 0 to 2 percent slopes	4.69	3.5%	Blue	Ilc	85
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	2.65	2.0%	Blue	Ile	84
I690A	Kittson loam, wet, 0 to 2 percent slopes	1.31	1.0%	Green	Ilc	100
344	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.07	0.8%	Blue	IIIw	88
290B	Eckman silt loam, 1 to 6 percent slopes	0.69	0.5%	Green	Ile	94
969C2	Zell-Rothsay silt loams, 6 to 12 percent slopes, eroded	0.10	0.1%	Orange	IIIe	73
Weighted Average					2.25	88.1

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 8614

Tract 139

2024 Program Year

Map Created April 17, 2024

1364522

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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 135.82 acres

Tract Number : 139

Description : SW4 S22/PV
FSA Physical Location : MINNESOTA/WILKIN
ANSI Physical Location : MINNESOTA/WILKIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : KURT ERIC HOVLAND
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.66	135.82	135.82	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	135.82	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	40.10	0.00	34
Corn	95.00	0.00	132
Soybeans	0.30	0.00	37
Barley	0.40	0.00	51

TOTAL 135.80 0.00



WILKIN COUNTY AUDITOR - TREASURER
 P.O. BOX 368
 BRECKENRIDGE, MN 56520-0368
 218-643-7112
 AUDITORTREASURER@WILKINCOUNTY.GOV

2024

PROPERTY TAX STATEMENT

PRCL# 18-022-0500 RCPT# 13403
 TC 5,240 4,291

Property ID Number: 18-022-0500
 Property Description: SECT-22 TWP-136 RANG-45
 SW1/4 EX 4 ACRES ACRES 156

PRAIRIE VIEW

836-T

ACRES 156.00

		Values and Classification		
		Taxes Payable Year	2023	2024
Step 1	Estimated Market Value:	524,000	703,800	
	Homestead Exclusion:			
Step 2	Taxable Market Value:	524,000	703,800	
	New Improve/Expired Excls:			
Step 3	Property Class:	AGRI NON-HSTD	AGRI HSTD	
		EXEMPT	EXEMPT	
		Sent in March 2023		
		Proposed Tax		
		* Does Not Include Special Assessments		2,138.00
		Sent in November 2023		
		Property Tax Statement		
		First half Taxes:		1,113.00
		Second half Taxes:		1,113.00
		Total Taxes Due in 2024		2,226.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	2023	2024	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>		.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
Property Tax and Credits	3. Property taxes before credits		4,043.52	2,666.96	
	4. A. Agricultural and rural land credits .....		.00	.00
	B. Other credits to reduce your property tax		827.20	540.64	
5. Property taxes after credits			3,216.32	2,126.32	
Property Tax by Jurisdiction	6. County		2,268.95	1,505.01	
	7. City or Town		285.16	173.44	
	8. State general tax .....		.00	.00
	9. School District 146	A. Voter approved levies		337.91	221.48
		B. Other local levies		232.08	161.00
	10. Special taxing districts	A. BUFFALO RED RIVER WTRSHED		92.22	65.39
		B. C. D.			
11. Non-school voter approved referenda levies					
12. Total property tax before special assessments			3,216.32	2,126.32	
Special Assessments on Your Property	13. A. 42001 DITCH 42		34.50	34.50	
	B. 43001 DITCH 43		65.18	65.18	
	C.				
	D.				
	E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			3,316.00	2,226.00	



OTTER TAIL COUNTY, MN – NORWEGIAN GROVE TOWNSHIP

Description: W1/2NW1/4 Section 9-136-44

Total Acres: 80±

Cropland Acres: 74±

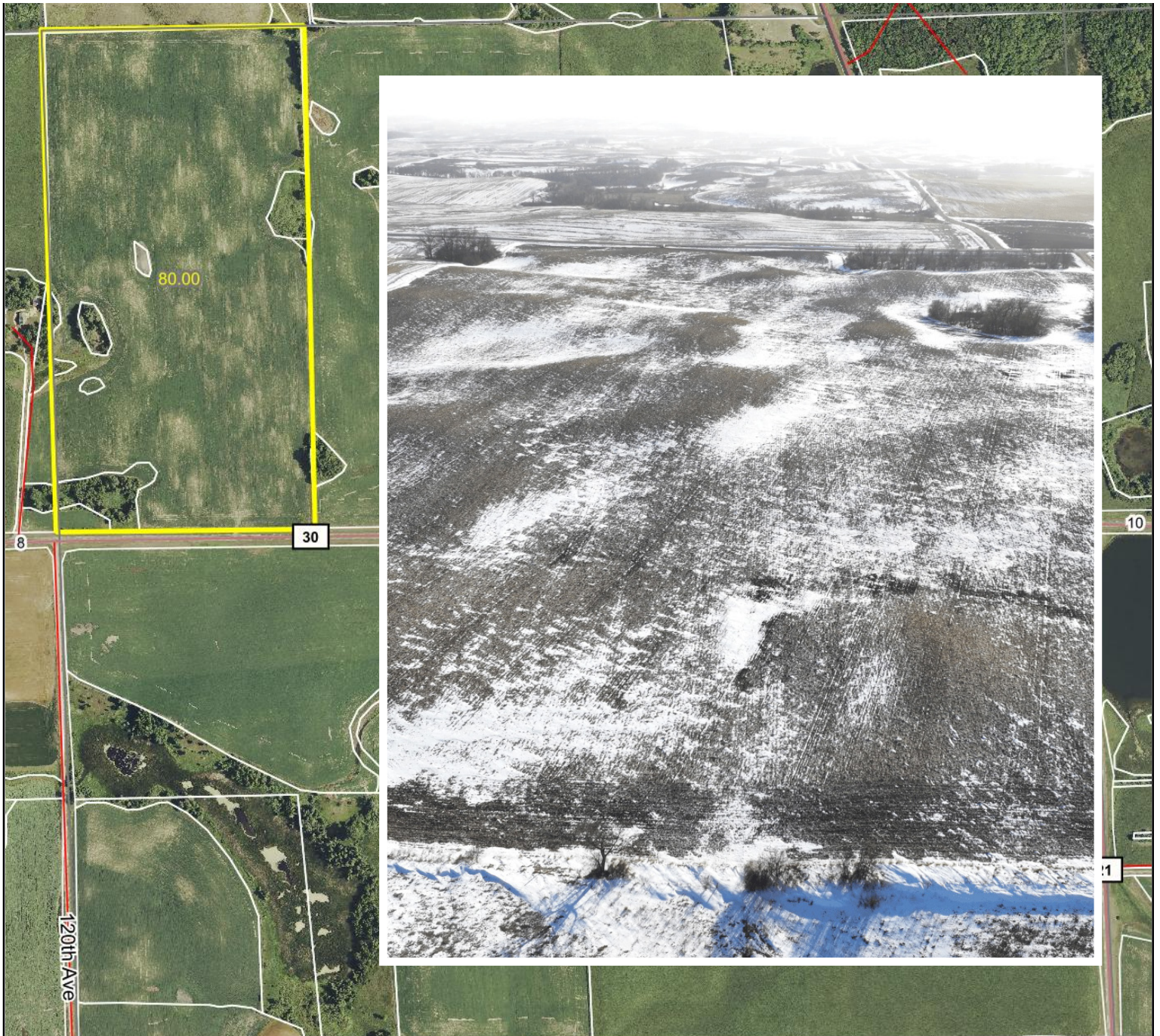
PID #: 42-0000-9006-7000

Soil Productivity Index: 75.9

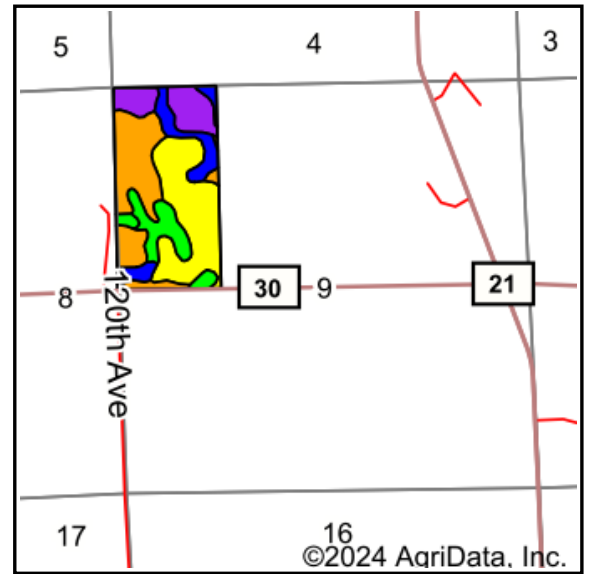
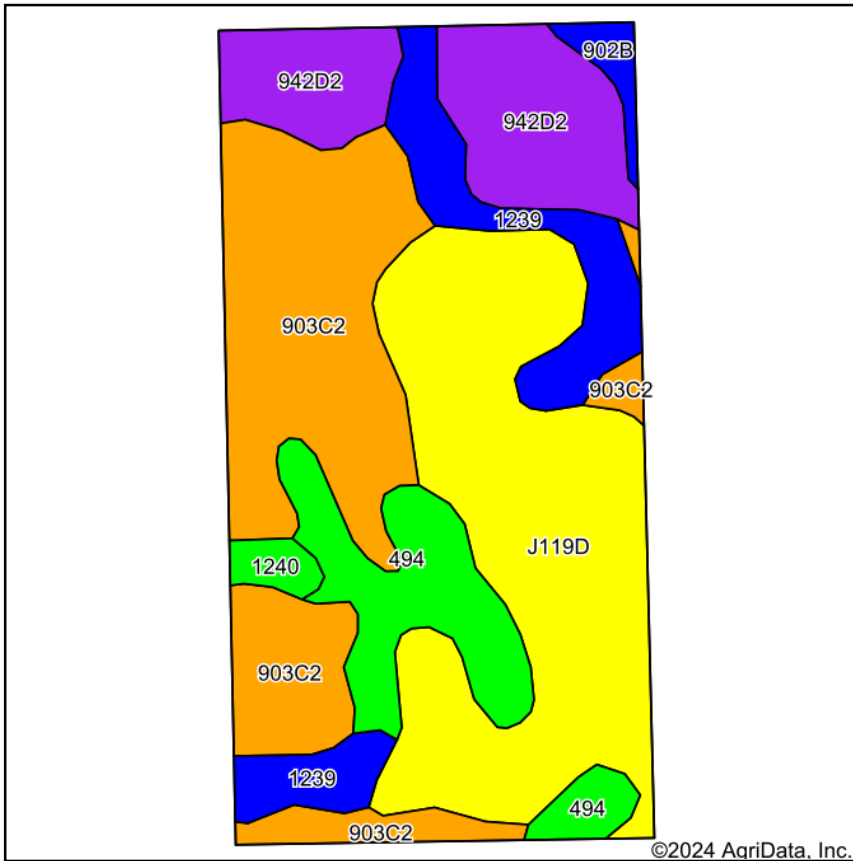
Soils: Barnes-Svea-Buse complex (33.3%), Barnes-Buse complex (28.8%), Langhei-Barnes complex (14.2%)

Taxes (2024): \$1,404.00

NO US Fish & Wildlife Easement



*Lines are approximate



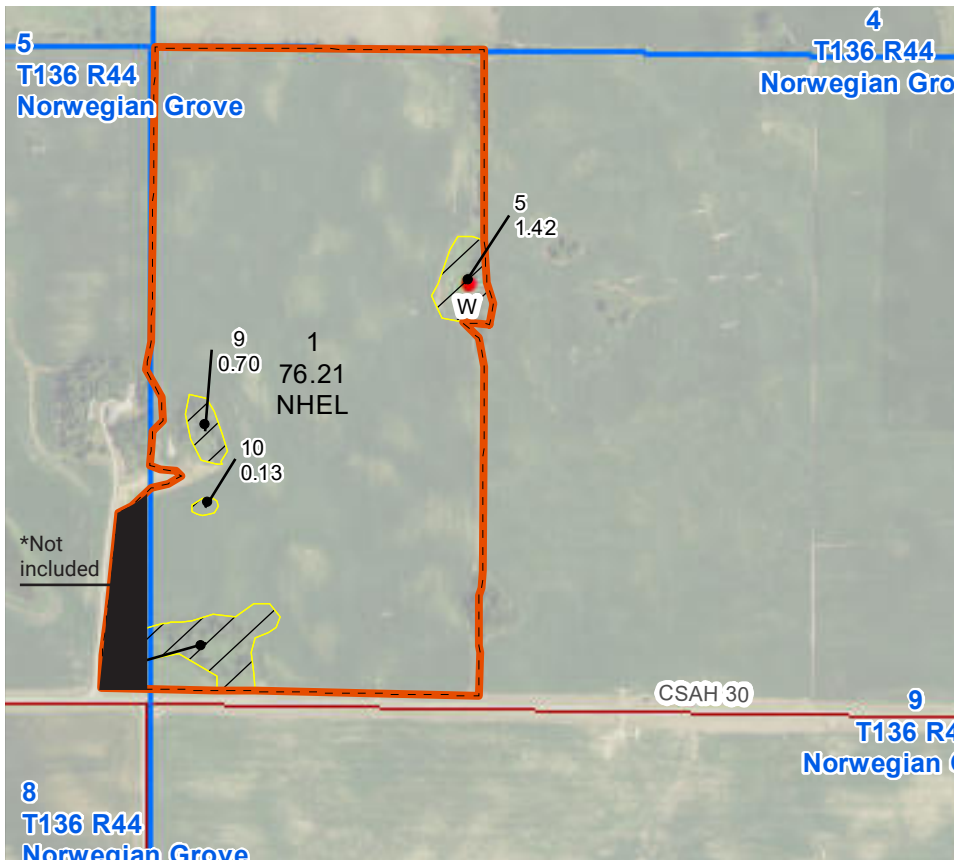
Soils data provided by USDA and NRCS.

Area Symbol: MN111, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J119D	Barnes-Svea-Buse complex, 3 to 15 percent slopes	26.70	33.3%	Yellow	IIIe	70
903C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	23.10	28.8%	Orange	IIIe	76
942D2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	11.43	14.2%	Purple	IVe	60
494	Darnen loam, 1 to 6 percent slopes	8.91	11.1%	Green	IIe	99
1239	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	8.07	10.1%	Blue	IIIw	88
902B	Hokans-Buse complex, 2 to 6 percent slopes	1.07	1.3%	Dark Blue	IIe	89
1240	Roliss loam, 0 to 2 percent slopes	1.00	1.2%	Light Green	IIw	92
Weighted Average					3.01	75.9

*c: Using Capabilities Class Dominant Condition Aggregation Method





Farm 8614

Tract 4992

2024 Program Year

Map Created April 17, 2024

136449

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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 76.21 acres

Tract Number	: 4992
Description	: W2NW4 S9/NORWEGIAN GROVE TWP-WOT
FSA Physical Location	: MINNESOTA/WEST OTTER TAIL
ANSI Physical Location	: MINNESOTA/OTTER TAIL
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: KURT ERIC HOVLAND
Other Producers	: [REDACTED]

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.10	76.21	76.21	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	76.21	0.00	0.00	0.00	0.00	0.00

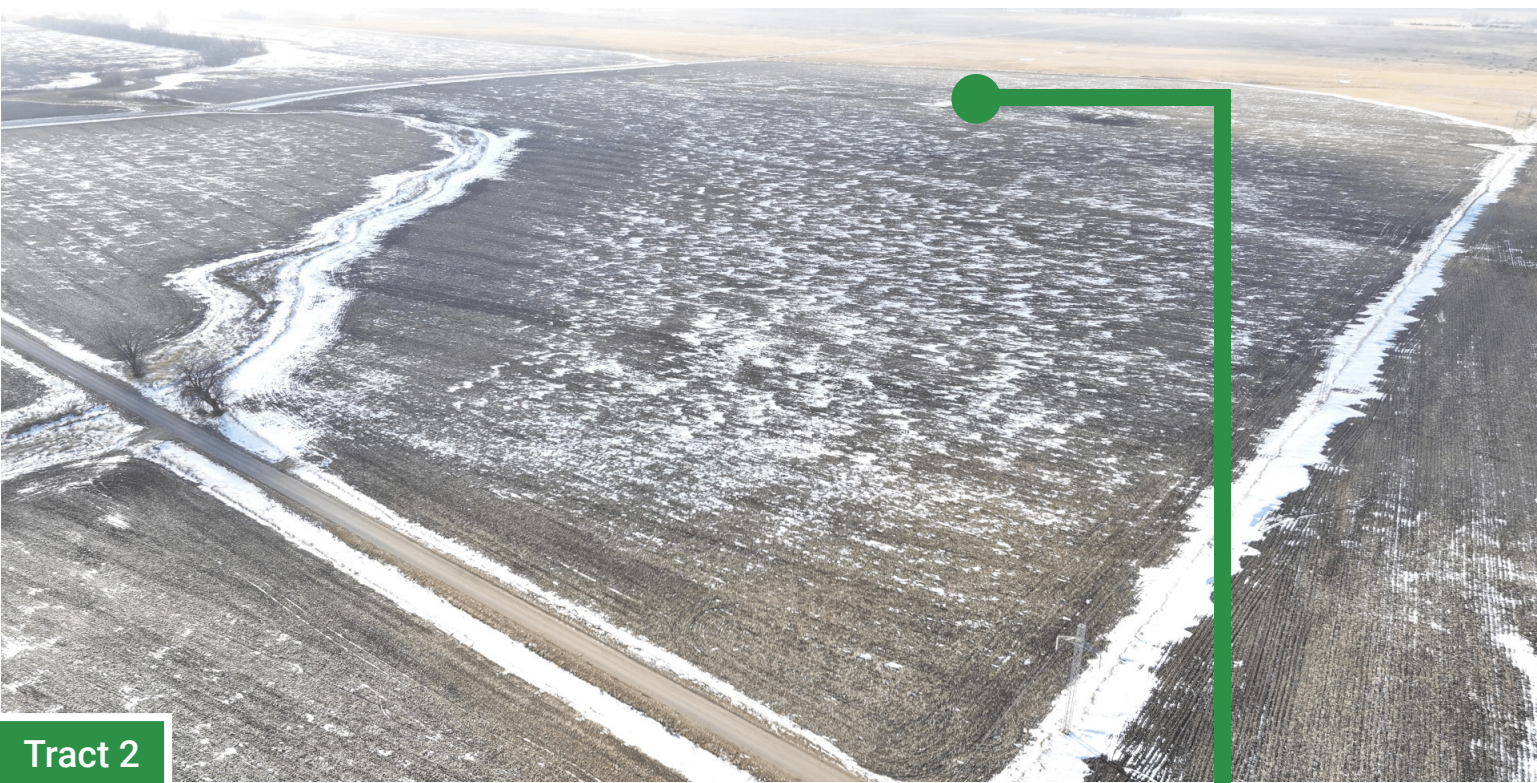
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	36.00	0.00	35
Corn	2.50	0.00	132
Barley	37.20	0.00	51
TOTAL	75.70	0.00	



Tract 1



Tract 4



Tract 2



Tract 3



Date: _____

Received of _____

Whose address is _____

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

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

Earnest money hereinafter received for..... \$ _____

Balance to be paid as follows..... In Cash at Closing..... \$ _____

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

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

WILKIN & OTTER TAIL COUNTIES
MINNESOTA

**607±
Acres**



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