



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



WRIGHT COUNTY, MN LAKE HOME & LAND AUCTION

Auctioneer's Note: It's not often a property like this comes to market. This 61± acre offering in Stockholm Township, Wright County, MN has been in the same family for over 50 years and is being offered now in three tracts. One tract features a recreation, or hobby farming. The family has poured their heart into this place, and it shows in the care and pride charming home, a guest cabin, a well-maintained barn, and two pole sheds - an ideal set up for country living, throughout the property. Tract 2 & 3 are tillable farm ground with lake front to Collinwood Lake. These parcels are only a mile from the Collinwood Regional Park. As a chapter is ending for this family, a new chapter is ready to be started by another. Whether you're looking for a place to build, relax, or expand, this auction is a unique opportunity to own a piece of land that's been truly loved.

**61±
ACRES**

PREVIEW: August 20, 2025, 11:00AM - 2:00PM
SECOND PREVIEW: August 27, 2025, 4:00PM-6:00PM



Opening: Wednesday, August 27 | 8AM
Closing: Wednesday, September 3 | 1PM CDT 2025

**TIMED
ONLINE**



Contact Steffes Group Representative Eric Gabrielson, (701) 238-2570, or visit SteffesGroup.com.

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

Terms & Conditions

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

THE AUCTION BEGINS ON WEDNESDAY, AUGUST 27 AND WILL END AT 1PM WEDNESDAY, SEPTEMBER 3.

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The buyer would fax the signed copy back to (320) 693-9373 or send a scanned copy by email.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Friday, October 3, 2025.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title

insurance in the amount of the purchase price. Property will be conveyed by a **Trustees Deed.**

- **2025 Taxes: Prorated to close.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

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!



AUGUST / SEPTEMBER 2025

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

Wright, MN



Tract 1 - House Survey

PROPOSED LEGAL DESCRIPTION FOR TRACT C

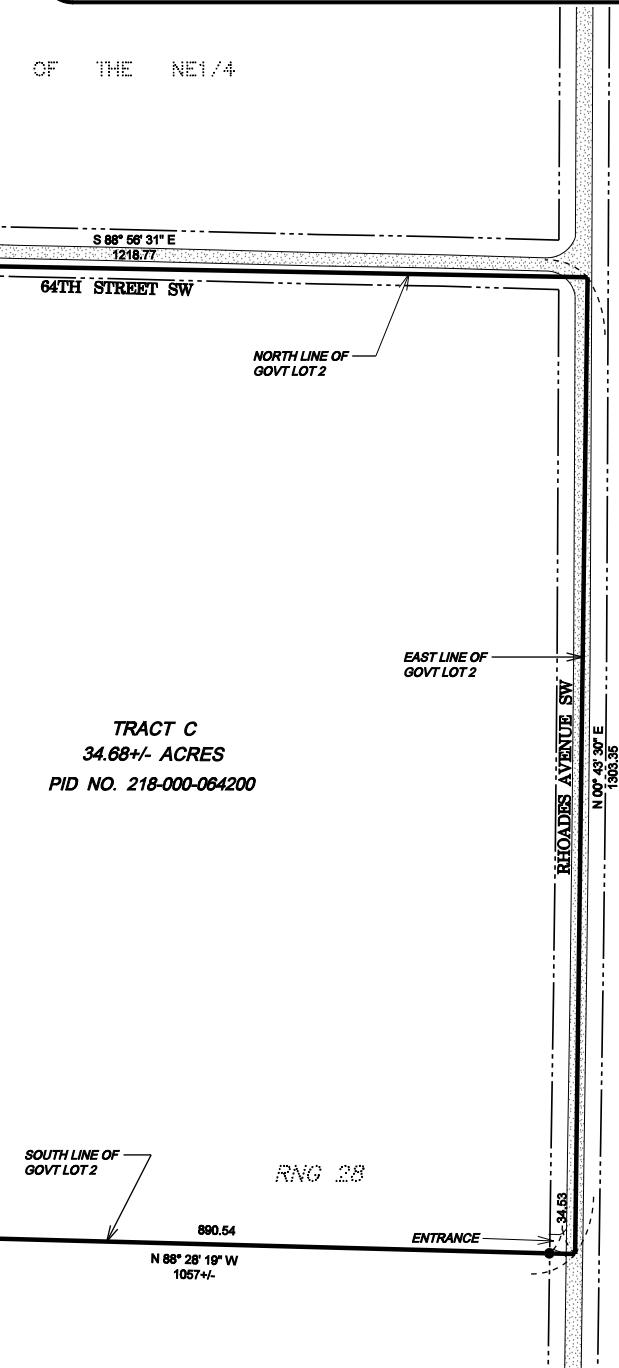
That part of Government Lot 2 of Section 6, Township 118 North, Range 28 West, Wright County, Minnesota, lying easterly of the following described line: Commencing at the southeast corner of Government Lot 1 of said Section 6; thence on an assumed bearing of South 88 degrees 56 minutes 31 seconds East along the north line of said Government Lot 2, a distance of 125.02 feet to the point of beginning of the line herein described; thence South 00 degrees 34 minutes 27 seconds East, a distance of 420.91 feet; thence South 10 degrees 47 minutes 22 seconds East, a distance of 270.80 feet; thence South 07 degrees 15 minutes 56 seconds East, a distance of 303.78 feet; thence South 58 degrees 54 minutes 24 seconds West, a distance of 71 feet, more or less, to the shoreline of Collinwood Lake and said line terminating thereat.

Containing 34.68 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

OF THE NE1/4



PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of Government Lot 2 of Section 6, Township 118 North, Range 28 West, Wright County, Minnesota, described as follows: Commencing at the southeast corner of Government Lot 1 of said Section 6; thence on an assumed bearing of South 88 degrees 56 minutes 31 seconds East along the north line of said Government Lot 2, a distance of 75.27 feet; thence South 00 degrees 35 minutes 53 seconds East, a distance of 392.10 feet; thence South 78 degrees 20 minutes 50 seconds West, a distance of 286.55 feet to the point of beginning of the tract of land herein described; thence return North 78 degrees 20 minutes 50 seconds East, a distance of 286.55 feet; thence North 00 degrees 35 minutes 53 seconds West, a distance of 392.10 feet to the north line of said Government Lot 2; thence South 88 degrees 56 minutes 31 seconds East along said line, a distance of 49.75 feet; thence South 00 degrees 34 minutes 27 seconds East, a distance of 420.91 feet; thence South 10 degrees 47 minutes 22 seconds East, a distance of 270.80 feet; thence South 07 degrees 15 minutes 56 seconds East, a distance of 303.78 feet; thence South 58 degrees 54 minutes 24 seconds West, a distance of 71 feet, more or less, to the shoreline of Collinwood Lake; thence northwesterly along said shoreline to a line which bears South 00 degrees 05 minutes 19 seconds East from the point of beginning; thence North 00 degrees 05 minutes 19 seconds West, a distance of 276 feet, more or less, to the point of beginning and there terminating.

Containing 4.50 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of Government Lot 2 of Section 6, Township 118 North, Range 28 West, Wright County, Minnesota, lying westerly of the following described line: Commencing at the southeast corner of Government Lot 1 of said Section 6; thence on an assumed bearing of South 88 degrees 56 minutes 31 seconds East along the north line of said Government Lot 2, a distance of 75.27 feet to the point of beginning of the line herein described; thence South 00 degrees 35 minutes 53 seconds East, a distance of 392.10 feet; thence South 78 degrees 20 minutes 50 seconds West, a distance of 286.55 feet; thence South 00 degrees 05 minutes 19 seconds East a distance of 276 feet, more or less, to the shoreline of Collinwood Lake and said line terminating thereat.

AND
The South 15 acres of Lot 1 described as follows: Begin at the SE corner of Lot 1; thence North 36 rods; thence West 79 1/2 rods to the shore of Collinwood Lake; thence Southeasterly along said lakeshore to the north line of Lot 2; thence East to beginning, all in Sec. 6, Twp. 118, Rg. 28, same containing according to Govt. survey 75.24 acres, more or less; excluding therefrom all of Pleasant View Beach except the south 50 feet of Lot 16 as platting according to plat of record and on file in the office of the Register of Deeds of Wright County, and excluding roadways dedicated to the public use for access to said Pleasant View Beach. It is intended in referring to the "South 50 feet of Lot 16" as shown above, to describe and include in the land to be conveyed pursuant hereto, that part of said Lot 16 lying Southeasterly of a line drawn South 56° 51' West to the lake from a point on the Northeasterly line of said lot, which is 25 feet from the most Northerly corner of said lot.

LESS AND EXCEPT All that part of Lot 16 (16), PLEASANT VIEW BEACH, a recorded plat in the Office of the Wright County Recorder, except the Northwesterly 25.00 feet thereof and all that part of Government Lot 1, Section Six (6), Township One-hundred Eighteen (118), Range Twenty-eight (28), Wright County, Minnesota, described as follows: Commencing at the Northerly most corner of said Lot 16; thence on an assumed bearing of South 32° 38' 47" East along the Northeasterly line of said Lot 16 as monumented a distance of 25.00 feet to the Southeasterly line of the Northwesterly 25.00 feet of said Lot 16; thence North 56° 51' East along the Northeasterly projection of Southeasterly line of said Northwesterly 25.00 feet a distance of 139.77 feet to the point of beginning of the tract to be described; thence North 1° 43' East a distance of 132.82 feet to the Southerly right of way of a Township road; thence South 88° 17' East along said Southerly right of way line a distance of 66.00 feet; thence South 1° 43' West a distance of 107.18 feet; thence South 40° 44' 41" East a distance of 138.04 feet; thence South 56° 51' West to the waters edge of Collinwood Lake; thence Northwesterly along said waters edge to the point of intersection with a line that bears South 56° 51' West from the point of beginning; thence North 56° 51' East along the Southeasterly line of the Northwesterly 25.00 feet of said Lot 16 and it's Northeasterly projection to the point of beginning and there terminating.

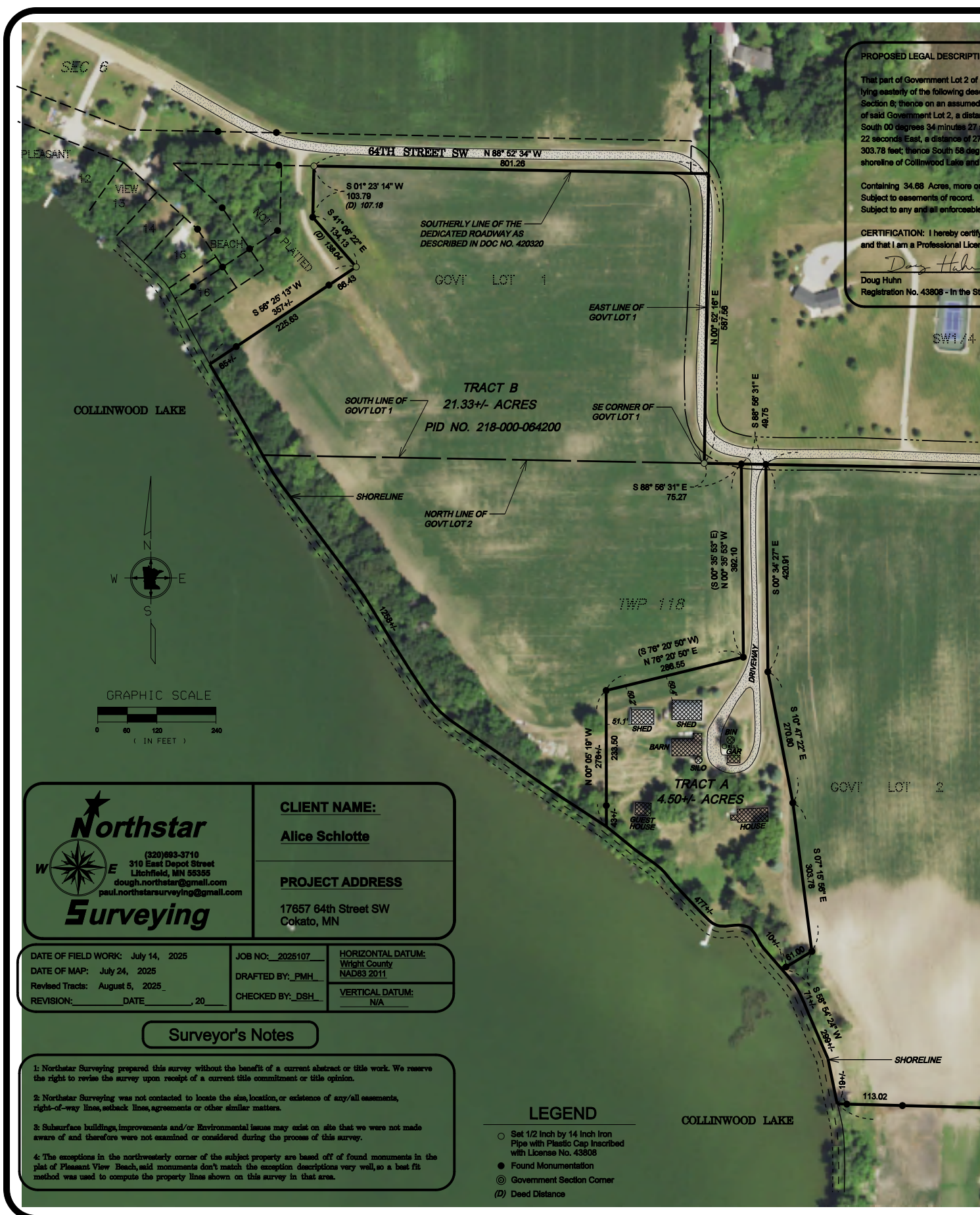
AND LESS AND EXCEPT All that part of Government Lot 1, Section 6, Township 118N, Range 28W, Wright County, Minnesota described as follows: commencing at the intersection of the waters edge of Collinwood Lake and the northwesterly line of Lot 14, Pleasant View Beach, a recorded plat in the office of the Wright County Recorder, thence on an assumed bearing of North 42 degrees 51 minutes 21 seconds East along the northwesterly line of said Lot 14 as monumented to the northerly most corner of said Lot 14; thence continuing on a bearing of north 42 degrees 51 minutes 21 seconds east a distance of 66.00 feet to the point of beginning of the tract to be described; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 17.97 feet to the southerly right of way of a township road, thence south 88 degrees 17 minutes East along the southerly right of way line of said Township road a distance of 196.26 feet; thence South 1 degree 43 minutes West a distance of 132.82 feet; thence South 56 degrees 51 minutes West a distance of 73.77 feet to the northwesterly right of way line of Rosewood Avenue, thence North 32 degrees 38 minutes 47 seconds West along said northwesterly right of way line a distance of 100.23 feet; thence North 42 degrees 25 minutes West along said northwesterly right of way line a distance of 120.31 feet to the point of beginning and there terminating.

AND LESS AND EXCEPT All that part of Government Lot 1, Section 6, Township 118N, Range 28W, Wright County, Minnesota described as follows: commencing at the intersection of the waters edge of Collinwood Lake and the northwesterly line of Lot 14, Pleasant View Beach, a recorded plat in the office of the Wright County Recorder, thence on an assumed bearing of North 42 degrees 51 minutes 21 seconds East along the northwesterly line of said Lot 14 as monumented to the northerly most corner of said Lot 14; the point of beginning of the tract to be described; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 66.00 feet to the northwesterly right of way line of Rosewood Avenue of said plat as monumented thence south 47 degrees 25 minutes East along said northwesterly right of way line as monumented a distance of 120.31 feet; thence south 32 degrees 38 minutes 47 seconds along said northwesterly right of way line as monumented a distance of 100.23 feet; thence South 56 degrees 51 minutes West a distance of 66.00 feet to the southwesterly right of way line of said Rosewood Avenue; thence North 32 degrees 38 minutes 47 seconds West along said southwesterly right of way line a distance of 92.26 feet; thence North 47 degrees 25 minutes West along said southwesterly right of way line a distance of 112.07 feet to the point of beginning and there terminating.

AND LESS AND EXCEPT All that part of Government Lot 1, Section 6, Township 118 N., Range 28 W., Wright County, Minnesota, described as follows: commencing at the intersection of the waters edge of Collinwood Lake and the southeasterly line of Lot 13, Pleasant View Beach, a recorded plat in the office of the Wright County Recorder; thence on an assumed bearing North 42 degrees 51 minutes 21 seconds East along the southeasterly line of said Lot 13 as monumented to the easterly most corner of said Lot 13; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 66.00 feet to the point of beginning of the tract to be described, said point being on the northwesterly right of way line of Rosewood Avenue; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 17.97 feet to the southerly right of way of a township road; thence North 88 degrees 17 minutes West along the southerly right of way of said township road a distance of 27.46 feet; to the point of intersection of the southerly right of way line of township road with the northwesterly right of way line of Rosewood Avenue; thence South 47 degrees 25 minutes East along the northwesterly right of way line of said Rosewood Avenue a distance of 20.68 feet to the point of beginning and there terminating.

Containing 21.33 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

Tract 1 - House Survey



Tract 1 - House Survey



PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of Government Lot 2 of Section 6, Township 118 North, Range 28 West, Wright County, Minnesota, described as follows: Commencing at the southeast corner of Government Lot 1 of said Section 6; thence on an assumed bearing of South 88 degrees 56 minutes 31 seconds East along the north line of said Government Lot 2, a distance of 75.27 feet; thence South 00 degrees 35 minutes 53 seconds East, a distance of 392.10 feet; thence South 78 degrees 20 minutes 50 seconds West, a distance of 286.55 feet to the point of beginning of the tract of land herein described; thence return North 78 degrees 20 minutes 50 seconds East, a distance of 286.55 feet; thence North 00 degrees 35 minutes 53 seconds West, a distance of 392.10 feet to the north line of said Government Lot 2; thence South 88 degrees 56 minutes 31 seconds East along last said line, a distance of 49.75 feet; thence South 00 degrees 34 minutes 27 seconds East, a distance of 420.91 feet; thence South 10 degrees 47 minutes 22 seconds East, a distance of 270.80 feet; thence South 07 degrees 15 minutes 56 seconds East, a distance of 303.78 feet; thence South 58 degrees 54 minutes 24 seconds West, a distance of 71 feet, more or less, to the shoreline of Collinwood Lake; thence northwesterly along said shoreline to a line which bears South 00 degrees 05 minutes 19 seconds East from the point of beginning; thence North 00 degrees 05 minutes 19 seconds West, a distance of 276 feet, more or less, to the point of beginning and there terminating.

Containing 4.50 Acres, more or less.
Subject to easements of record.
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PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of Government Lot 2 of Section 6, Township 118 North, Range 28 West, Wright County, Minnesota, lying westerly of the following described line: Commencing at the southeast corner of Government Lot 1 of said Section 6; thence on an assumed bearing of South 88 degrees 56 minutes 31 seconds East along the north line of said Government Lot 2, a distance of 75.27 feet to the point of beginning of the line herein described; thence South 00 degrees 35 minutes 53 seconds East, a distance of 392.10 feet; thence South 78 degrees 20 minutes 50 seconds West, a distance of 286.55 feet; thence South 00 degrees 05 minutes 19 seconds East a distance of 276 feet, more or less, to the shoreline of Collinwood Lake and said line terminating thereat.

AND
The South 15 acres of Lot 1 described as follows: Begin at the SE corner of Lot 1; thence North 36 rods; thence West 79 1/2 rods to the shore of Collinwood Lake; thence Southeastery along said lakeshore to the north line of Lot 2; thence East to beginning, all in Sec. 6, Twp. 118, Rg. 28, same containing according to Govt. survey 75.24 acres, more or less; excluding therefrom all of Pleasant View Beach except the south 50 feet of Lot 16 as platting according to plat of record and on file in the office of the Register of Deeds of Wright County, and excluding roadways dedicated to the public use for access to said Pleasant View Beach. It is intended in referring to the "South 50 feet of Lot 16" as shown above, to describe and include in the land to be conveyed pursuant hereto, that part of said Lot 16 lying Southeastery of a line drawn South 56° 51' West to the lake from a point on the Northeastery line of said lot, which is 25 feet from the most Northerly corner of said lot.

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AND LESS AND EXCEPT All that part of Government Lot 1, Section 6, Township 118N, Range 28W, Wright County, Minnesota described as follows: commencing at the intersection of the waters edge of Collinwood Lake and the northwesterly line of Lot 14, Pleasant View Beach, a recorded plat in the office of the Wright County Recorder, thence on an assumed bearing of North 42 degrees 51 minutes 21 seconds East along the northwesterly line of said Lot 14 as monumented to the northerly most corner of said Lot 14; thence continuing on a bearing of north 42 degrees 51 minutes 21 seconds east a distance of 66.00 feet to the point of beginning of the tract to be described; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 17.97 feet to the southerly right of way of a township road, thence south 88 degrees 17 minutes East along the southerly right of way line of said Township road a distance of 196.26 feet; thence South 1 degree 43 minutes West a distance of 132.82 feet; thence South 56 degrees 51 minutes West a distance of 73.77 feet to the northwesterly right of way line of Rosewood Avenue, thence North 32 degrees 38 minutes 47 seconds West along said northwesterly right of way line a distance of 100.23 feet; thence North 42 degrees 25 minutes West along said northwesterly right of way line a distance of 120.31 feet to the point of beginning and there terminating.

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AND LESS AND EXCEPT All that part of Government Lot 1, Section 6, Township 118 N., Range 28 W., Wright County, Minnesota, described as follows: commencing at the intersection of the waters edge of Collinwood Lake and the southeasterly line of Lot 13, Pleasant View Beach, a recorded plat in the office of the Wright County Recorder; thence on an assumed bearing North 42 degrees 51 minutes 21 seconds East along the southeasterly line of said Lot 13 as monumented to the easterly most corner of said Lot 13; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 66.00 feet to the point of beginning of the tract to be described, said point being on the northwesterly right of way line of Rosewood Avenue; thence continuing on a bearing of North 42 degrees 51 minutes 21 seconds East a distance of 17.97 feet to the southerly right of way of a township road; thence North 88 degrees 17 minutes West along the southerly right of way of said township road a distance of 27.46 feet; to the point of intersection of the southerly right of way line of township road with the northwesterly right of way line of Rosewood Avenue; thence South 47 degrees 25 minutes East along the northwesterly right of way line of said Rosewood Avenue a distance of 20.68 feet to the point of beginning and there terminating.

Containing 21.33 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

Aerial Map

WRIGHT COUNTY, MN – STOCKHOLM TOWNSHIP

Address: 17483 64th St. SW, Cokato, MN 55321

Land Located: From Cokato, MN, .8 miles County Rd 3 SW, 2.5 miles west on 60th St. SW, .5 miles south on Rhoades Ave SW, .2 miles west on 64th St. SW. Home is on the south side of road.

Total Acres: 61.21±

PID #: 218-000-064200

To Be Sold in 3 Tracts!



R-28-W



Tract 1 Details

Description: That part of Government Lot 2 of Section 6, Township 118 North, Range 28 West, Wright County, Minnesota, described as follows: Commencing at the southeast corner of Government Lot 1 of said Section 6; thence on an assumed bearing of South 88 degrees 56 minutes 31 seconds East along the north line of said Government Lot 2, a distance of 75.27 feet; thence South 00 degrees 35 minutes 53 seconds East, a distance of 392.10 feet; thence South 76 degrees 20 minutes 50 seconds West, a distance of 286.55 feet to the point of beginning of the tract of land herein described; thence return North 76 degrees 20 minutes 50 seconds East, a distance of 286.55 feet; thence North 00 degrees 35 minutes 53 seconds West, a distance of 392.10 feet to the north line of said Government Lot 2; thence South 88 degrees 56 minutes 31 seconds East along last said line, a distance of 49.75 feet; thence South 00 degrees 34 minutes 27 seconds East, a distance of 420.91 feet; thence South 10 degrees 47 minutes 22 seconds East, a distance of 270.80 feet; thence South 07 degrees 15 minutes 56 seconds East, a distance of 303.78 feet; thence South 58 degrees 54 minutes 24 seconds West, a distance of 71 feet, more or less, to the shoreline of Collinwood Lake; thence northwesterly along said shoreline to a line which bears South 00 degrees 05 minutes 19 seconds East from the point of beginning; thence North 00 degrees 05 minutes 19 seconds West, a distance of 276 feet, more or less, to the point of beginning and there terminating.

Total Acres: 4.5± (See survey, Tract A)

PID #: 218-000-064200 (That part of, new legal & PID# to be assigned)

Taxes (2025): \$5,500.00 (For entire land. New tax amount TBD)



Tract 1 Details

HOUSE DETAILS

(3) Bedrooms

12'1"x13'4"

10'1"x9'2"

11'1"x14'8"

(1) Full bathroom, 12'x11"x6'3"

(1) ½ bathroom

Kitchen & dining room, 25'x12'5"

Living room, 12'5"x16'4"

Entry/mud room, 13'5"x8'5"

Basement Level

Family room, 22'4"x16'6"

Laundry room with shower, 6'11"x16'

(1) ½ bathroom, 7'x4'10"?

Storage room, 12'1"x12'8"

Storage room, 11'x4"x14'3"

Forced air furnace

Window A/C

Non-compliant septic to be brought to compliance at the buyer's expense

GUEST CABIN

(3) Rooms with beds

(2) ½ Bathrooms

Kitchen, dining, living room

Has a separate septic holding tank - non-compliant, compliance will be the buyer's expense

Outhouse with running water (The Royal Flush)

Outhouse without running water

Barn (used for a wedding)

Quonset, 60'x40'

Machine Shed, 45'x30'

Single car unattached garage

Grain bin (decorated inside)

Silo



Tract 1 Photography



Tract 1 Interior Photography



Tract 2 Details

Total Acres: 34.68± (See survey, Tract C)

Cropland Acres: 32.19±

PID #: 06-0329010 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 90.2

Soils: ReedslakeLe Sueur complex, 1 to 6 percent slopes (39.2%), CokatoStorden complex, 6 to 12 percent slopes, eroded (29.7%), HamelGlencoe complex, 0 to 2 percent slopes (17.5%), CokatoStorden complex, 12 to 18 percent slopes, eroded (8.7%), Canisteo clay loam, 0 to 2 percent slopes (4.5%), Granby loamy fine sand, very wet, 0 to 1 percent slopes (0.2%), Klossner muck, 0 to 1 percent slopes (0.2%)

Taxes (2025): \$5,500.00 (For entire land. New tax amount TBD)

One Building Entitlement

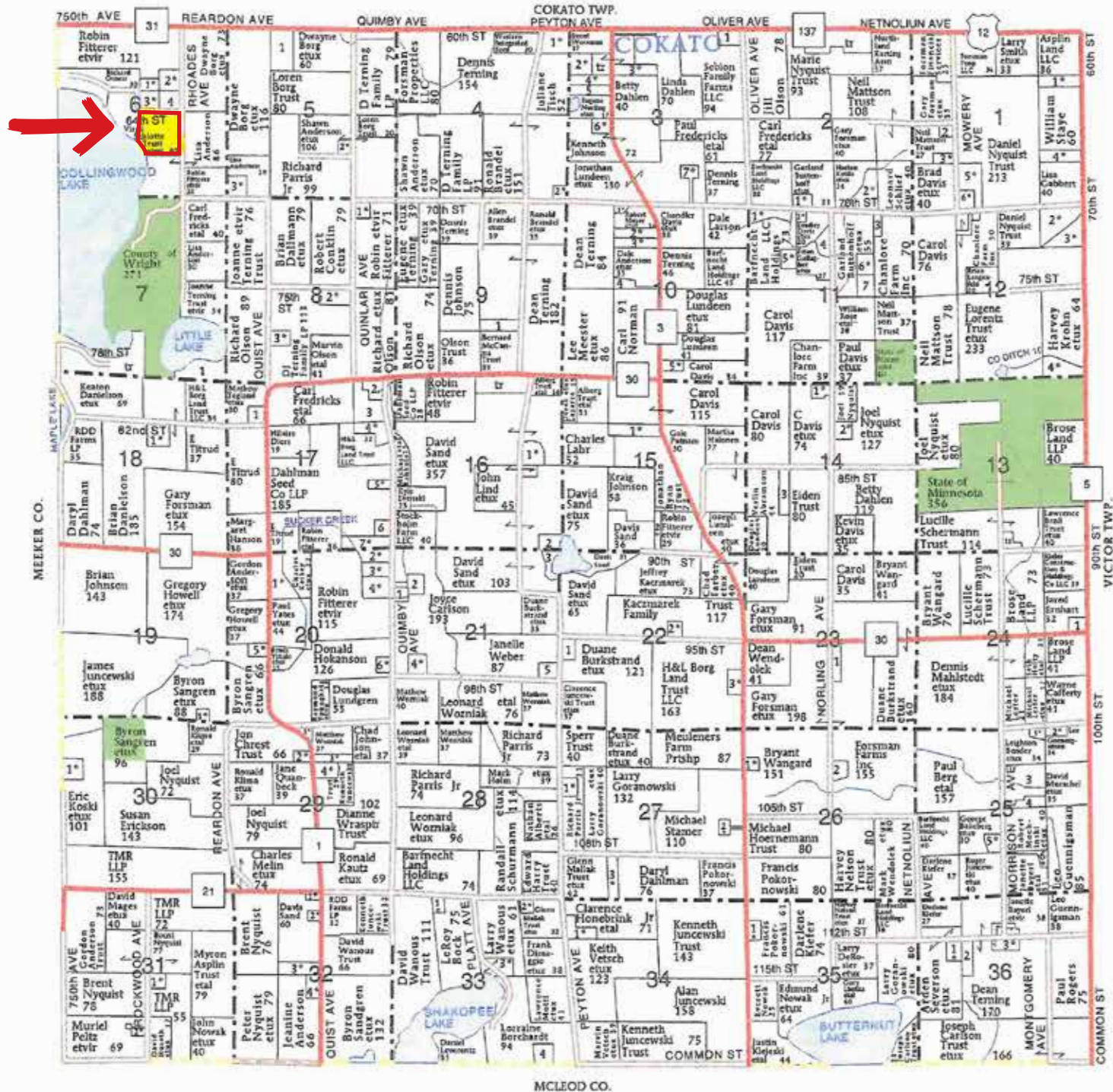


T-118-N

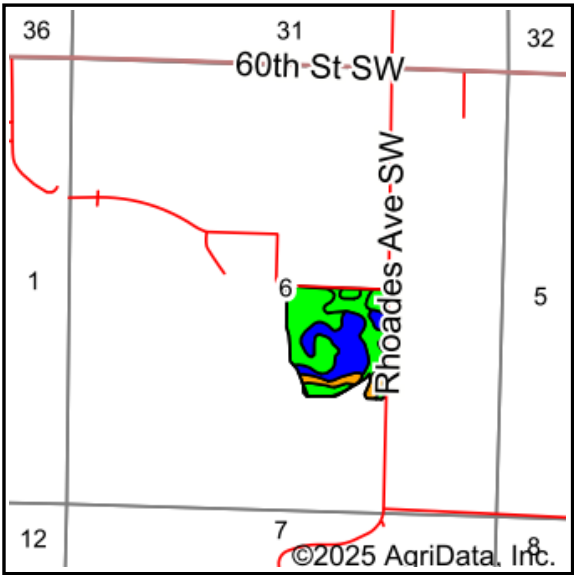
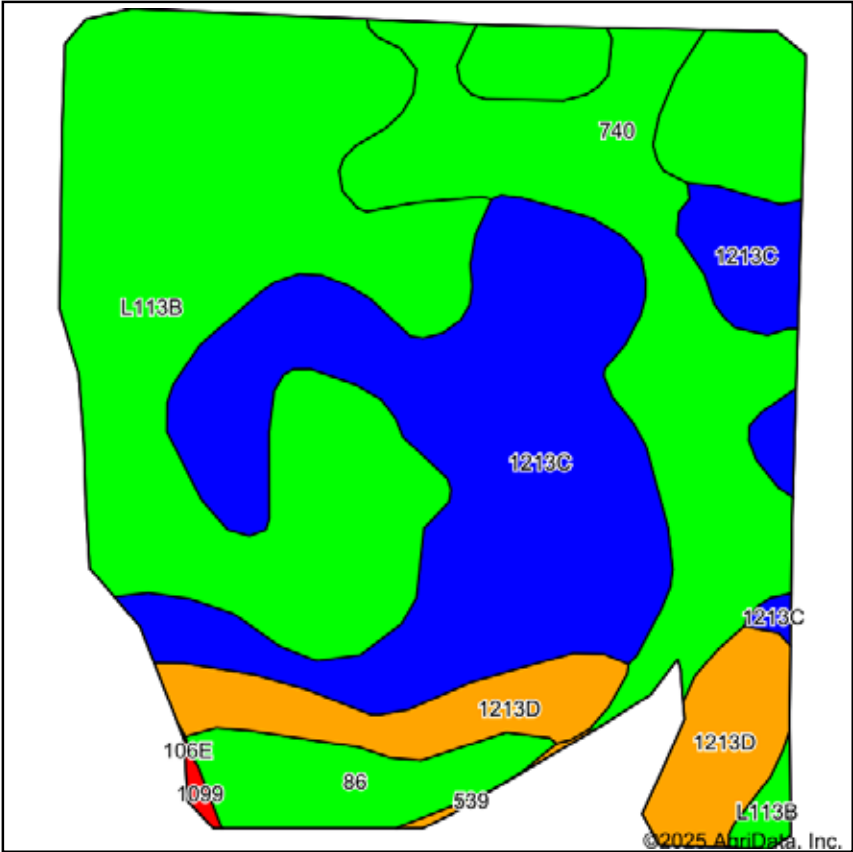
STOCKHOLM PLAT

(Landowners)

R-28-W



Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	12.48	39.2%		Ile	98
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	9.49	29.7%		IIle	84
740	Hamel-Glencoe complex, 0 to 2 percent slopes	5.59	17.5%		IIw	93
1213D	Cokato-Storden complex, 12 to 18 percent slopes, eroded	2.76	8.7%		IVe	71
86	Canisteo clay loam, 0 to 2 percent slopes	1.45	4.5%		IIw	93
1099	Granby loamy fine sand, very wet, 0 to 1 percent slopes	0.07	0.2%		Vw	15
539	Klossner muck, 0 to 1 percent slopes	0.06	0.2%		IIIw	77
Weighted Average					2.48	90.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 3 Details

Total Acres: 21.33± (See survey, Tract B)

Cropland Acres: 19.17±

PID #: 06-0329010 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 94.2

Soils: ReedslakeLe Sueur complex, 1 to 6 percent slopes (61.6%), CokatoStorden complex, 6 to 12 percent slopes, eroded (16.2%), Cordova clay loam, 0 to 2 percent slopes (11.6%), Le Sueur loam, 1 to 3 percent slopes (8.8%), Glencoe clay loam, 0 to 1 percent slopes (1.8%)

Taxes (2025): \$5,500.00 (For entire land. New tax amount TBD)

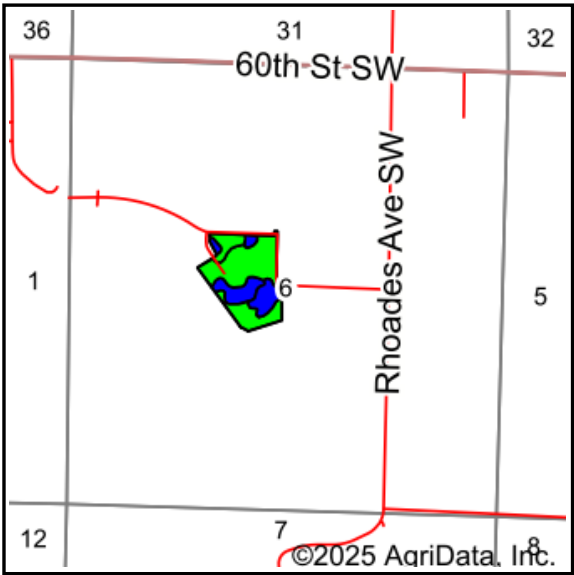
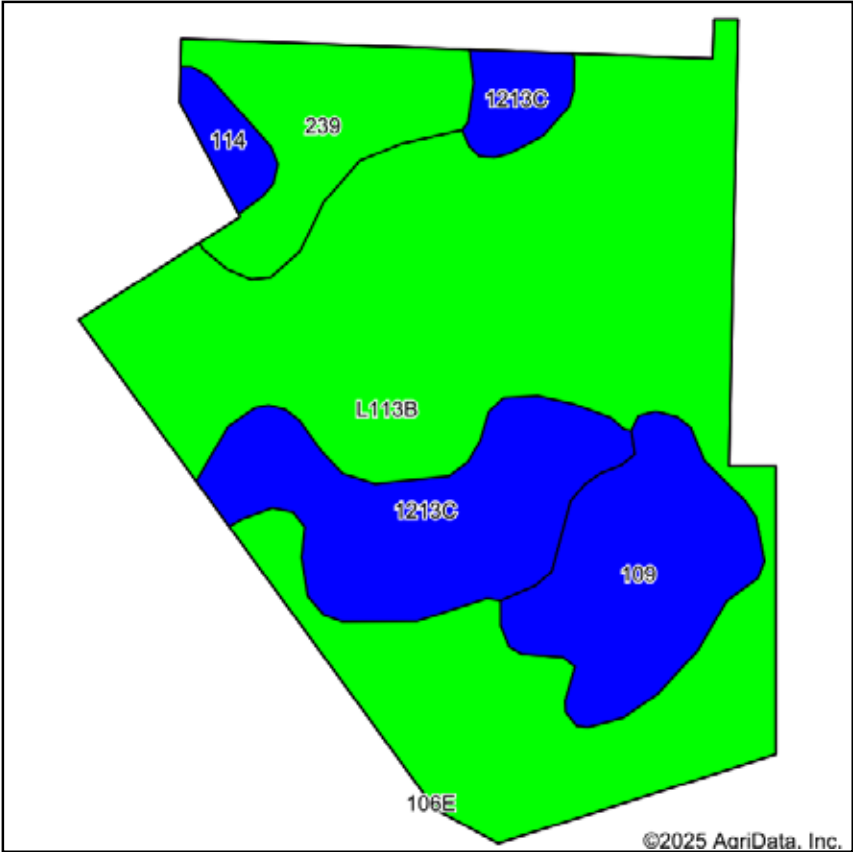


STOCKHOLM PLAT

R-28-W



Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	11.64	61.6%		Ile	98
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	3.05	16.2%		IIle	84
109	Cordova clay loam, 0 to 2 percent slopes	2.18	11.6%		IIlw	87
239	Le Sueur loam, 1 to 3 percent slopes	1.66	8.8%		Iw	97
114	Glencoe clay loam, 0 to 1 percent slopes	0.34	1.8%		IIlw	86
Weighted Average					2.09	94.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



Drone Photography



FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Meeker County, Minnesota

Farm 9506

Tract 7722

2025 Program Year

Map Created May 13, 2025



0 175 350 700
Feet

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: 51.36 acres

Tract Number : 7722

Description : NW4SE4/S2SE4NW4/6/STOCKHOLM TWP/RIGHT CO.
FSA Physical Location : MINNESOTA/RIGHT
ANSI Physical Location : MINNESOTA/RIGHT
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 : VIRGIL & ALICE SCHLOTTE REV
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.68	51.36	51.36	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	51.36	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	35.50	0.00	162
Soybeans	15.20	0.00	43

TOTAL **50.70** **0.00**



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

Property ID#: RP218-000-064200

Taxpayer ID#: 258173

TAX STATEMENT			2025
2024 Values for Taxes Payable in			
VALUES & CLASSIFICATION <i>Sent in March 2024</i>			
Step 1	Taxes Payable Year:	2024	2025
	Estimated Market Value:	905,500	978,500
	Homestead Exclusion:		
	Taxable Market Value:	762,200	770,000
	New Improvements:		
	Property Classification:	AG NON HSTD RES NON HSTD	AG NON HSTD RES NON HSTD
		Green Acres	Green Acres
PROPOSED TAX <i>Sent in November 2024</i>			
Step 2	Proposed Tax:		5,484.00
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		2,750.00
	Second-half Taxes:		2,750.00
	Total Taxes Due in 2025:		5,500.00

\$\$\$
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.

2-26-25_v2

2025

Property Tax Statement

Property Address:
17483 64TH ST SW, COKATO MN 55321

Property Description:
SECT-06 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 61.21 AC GOV LT2 &S36RDS OF
GOV LT1 EX 2.65ACRES TO PLAT
PLEASANT VIEW BCH EX TR DES ON
DOC698117(062401) EX TR DES ON
DOC726

Special Assessment Breakdown:

Taxes Payable Year	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	5,177.92	5,965.22
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	277.92	465.22
B. Other credits	0.00	0.00
5. Property taxes after credits	4,900.00	5,500.00
6. County	2,572.14	2,738.82
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	940.42	1,066.82
8. State General Tax	0.00	0.00
9. School District (0466)	693.88	653.34
A. Voter approved levies	693.56	1,041.02
B. Other local levies		
10. Special Taxing Districts	0.00	0.00
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	4,900.00	5,500.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,900.00	5,500.00



Earnest Money Receipt & Purchase Agreement



SteffesGroup.com

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

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

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

Earnest money hereinafter 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, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

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 for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

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. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before _____, Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. 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.

12. Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

WIRev0418

WRIGHT COUNTY
MINNESOTA



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