



Steffes Group, Inc.

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

TIMED ONLINE

WRIGHT COUNTY, MINNESOTA **LAND AUCTION**

**95±
Acres**



OPENING *June 18 | 8AM*

CLOSING *June 25 | 1PM* CST 2026

Auctioneer's Note:

Coming to public auction are 99± acres to be sold in two tracts, each offering approximately 10 tillable acres along with a building entitlement. These two tracts provide an excellent opportunity for buyers seeking a rural home site or investment property with a blend of usable acreage and natural surroundings. The remaining acreage on each tract is enrolled in a perpetual conservation easement associated with a wetland bank, creating lasting habitat, scenic views, and conservation value. Prime conservation land that has already been seeded with numerous environmentally friendly plants and flowers! This unique combination of buildable potential and protected land offers privacy, recreational appeal, and long-term stewardship benefits. Properties featuring buildable sites together with conservation acreage are increasingly rare.



For more details, visit SteffesGroup.com or Contact:

Steffes Group Representative Eric Gabrielson, (701) 238-2570

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

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

THE AUCTION BEGINS ON THURSDAY, JUNE 18 AND WILL END AT 1PM THURSDAY, JUNE 25.

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

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

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

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

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

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made for signing through email using DocuSign.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Monday, July 27, 2026.**

Closing will take place at TitleMark in Cokato, MN

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Property will be conveyed by a **Warranty Deed.**

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

- **2026 Rent:** First half to seller and second half to the 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.

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

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

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

- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker

and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.

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

THE BIDDING STRATEGY

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

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

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

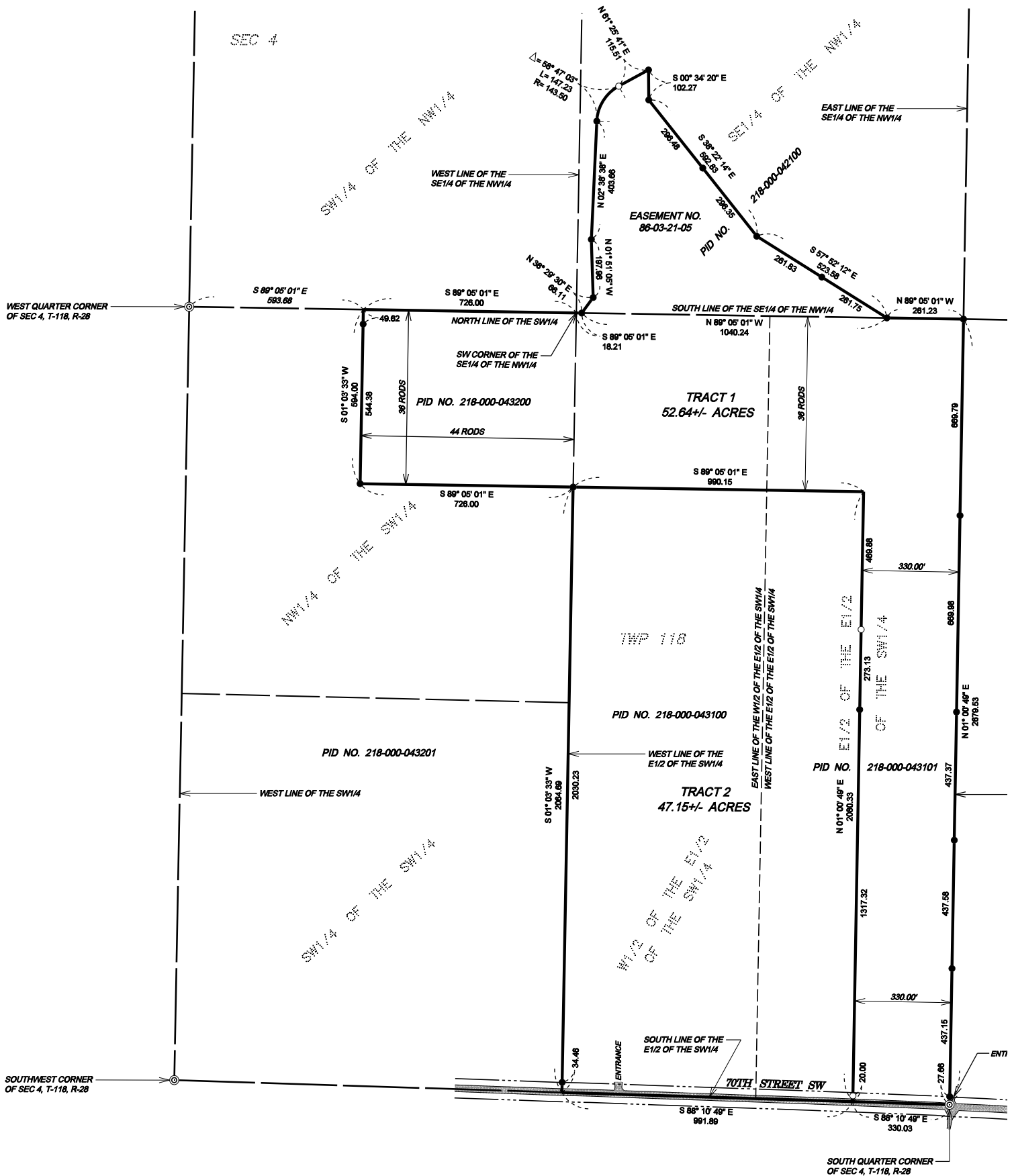


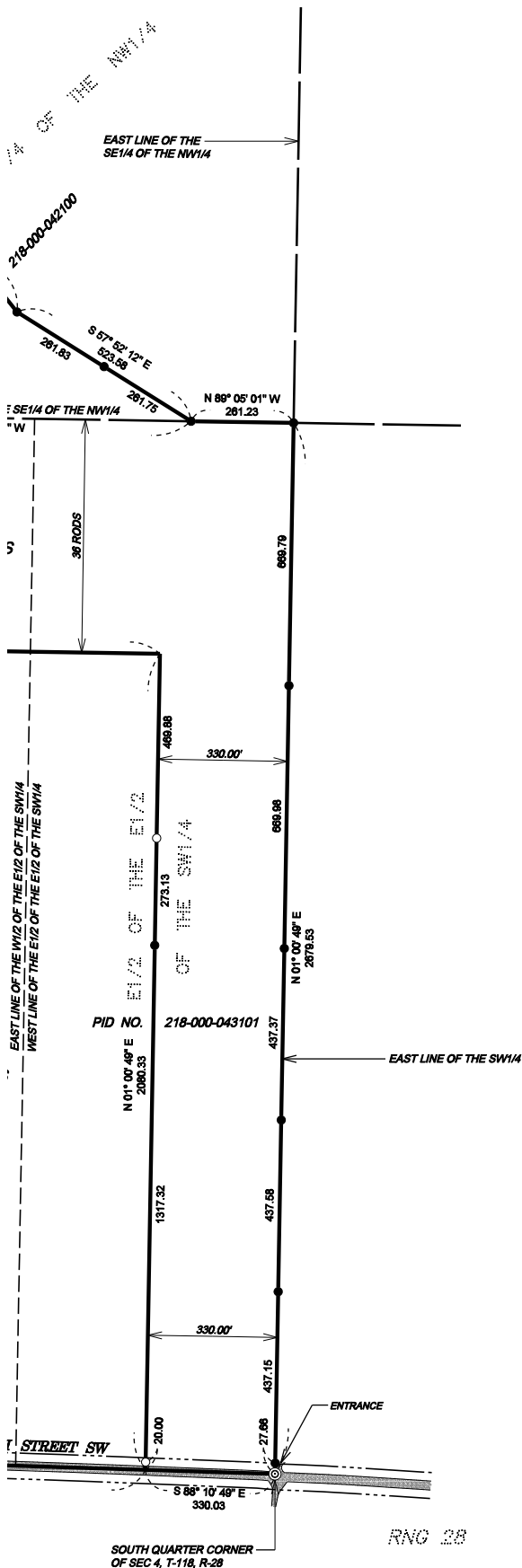
AUCTION DATES

JUNE

2026

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





CLIENT NAME:

Steffes / Tarning

PROJECT ADDRESS

Sec 4, Twp 118, Rng 28

DATE OF FIELD WORK: May 27, 2026

DATE OF MAP: May 28, 2026

REVISION: DATE, 20

REVISION: DATE, 20

JOB NO: 2026073

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:
Wright County
NAD83 2011VERTICAL DATUM:
N/A

PROPOSED LEGAL DESCRIPTION FOR TRACT 1

The North 36 rods of the East 44 rods of the Northwest Quarter of the Southwest Quarter (NW1/4) of Section Four (4), Township One Hundred Eighteen (118), Range Twenty-eight (28), Wright County, Minnesota.

AND

The North 36 rods of the East Half of the Southwest Quarter (E1/2 of the SW1/4) of Section 4, Township 118, Range 28, Wright County, Minnesota.

AND

The East 330.00 feet of the East Half of the Southwest Quarter (E1/2 of the SW1/4) lying southerly of the North 36 rods of said (E1/2 of the SW1/4) of Section 4, Township 118, Range 28, Wright County, Minnesota.

AND

That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 118, Range 28, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 05 minutes 01 seconds East, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 18.21 feet to the point of beginning; thence North 36 degrees 29 minutes 30 seconds East, a distance of 68.11 feet; thence North 01 degrees 51 minutes 05 seconds West, a distance of 197.96 feet; thence North 02 degrees 38 minutes 38 seconds East, a distance of 403.68 feet; thence northeasterly 147.23 feet along a tangential curve, concave to the southeast, having a radius of 143.50 feet and a central angle of 58 degrees 47 minutes 03 seconds; thence North 61 degrees 25 minutes 41 seconds East, tangent to the previously described curve, a distance of 115.51 feet; thence South 00 degrees 34 minutes 20 seconds East, a distance of 102.27 feet; thence South 38 degrees 22 minutes 14 seconds East, a distance of 592.63 feet; thence South 57 degrees 52 minutes 12 seconds East, a distance of 523.58 feet, to said south line of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 05 minutes 01 seconds West, along said south line of the Southeast Quarter of the Northwest Quarter, a distance of 1040.24 feet to the point of beginning.

Containing 52.64 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT 2

That part of the East Half of the Southwest Quarter (E1/2 of the SW1/4) of Section 4, Township 118, Range 28, Wright County, Minnesota, lying southerly of the North 36 rods of said E1/2 of the SW1/4 and lying westerly of the East 330.00 feet of said E1/2 of the SW1/4.

Containing 47.15 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

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

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

Surveyor's Notes

1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

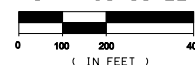
2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

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

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

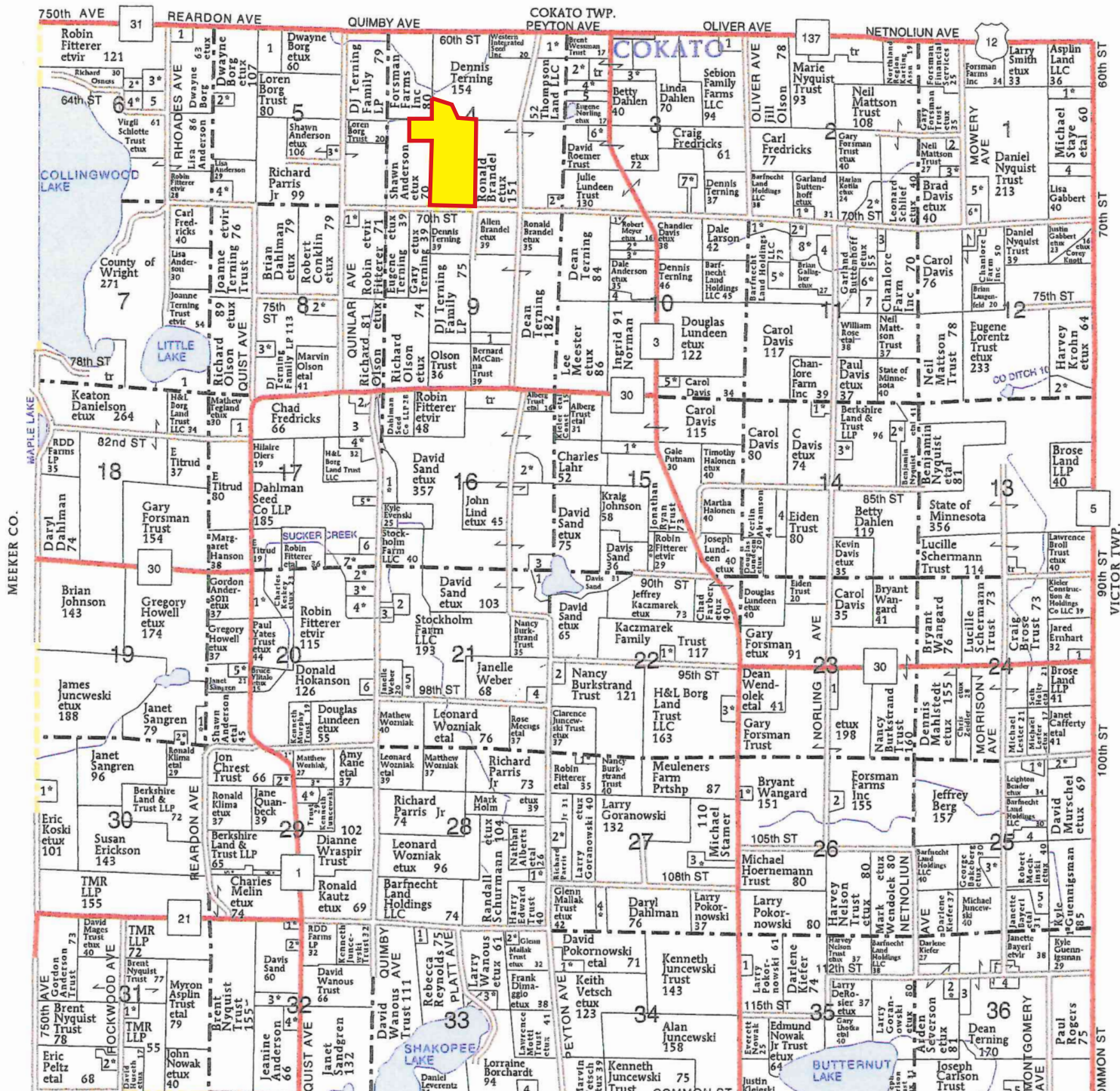
GRAPHIC SCALE





R-28-W

(Landowners)



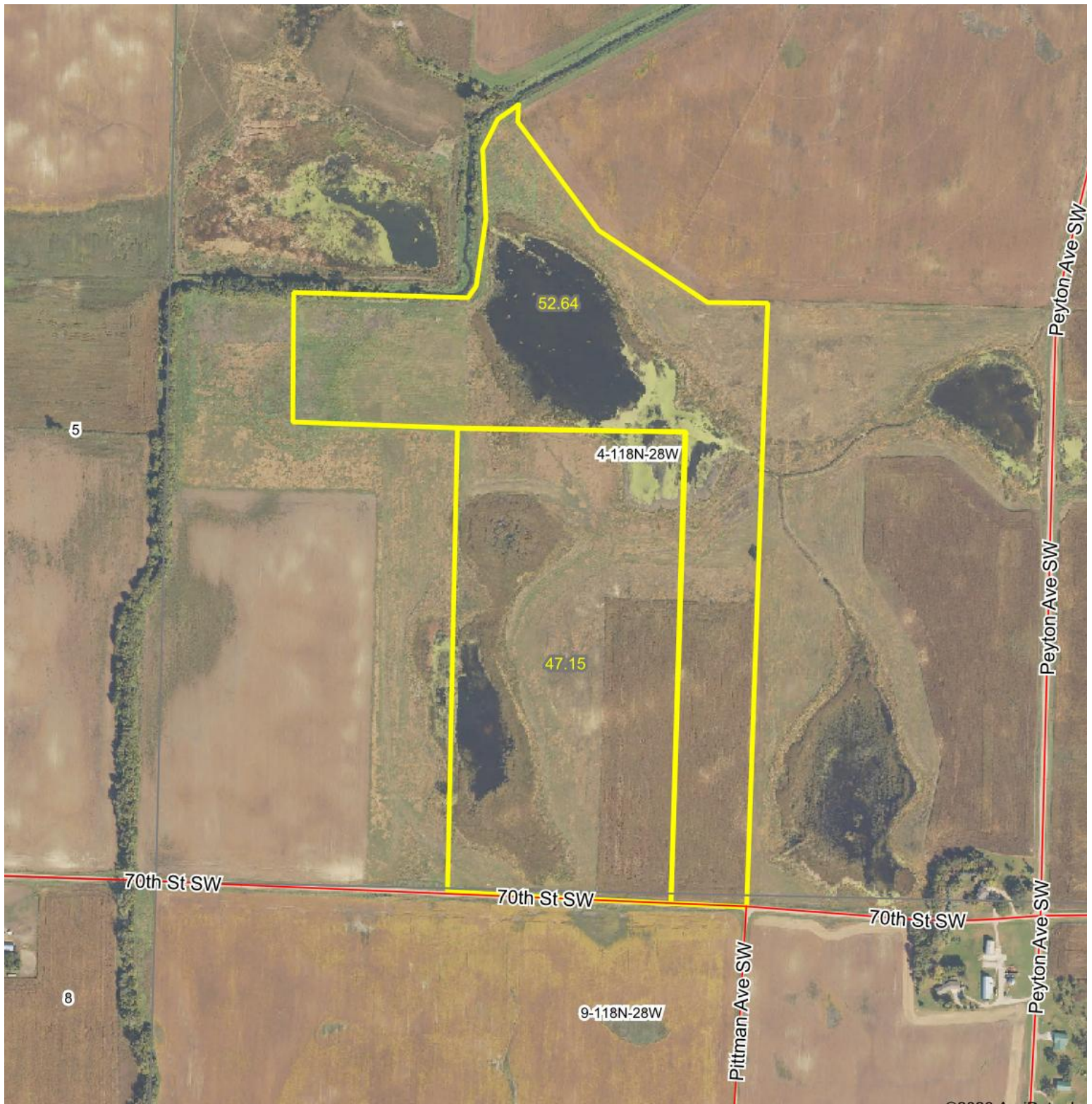
WRIGHT COUNTY, MN – STOCKHOLM TOWNSHIP

Land Located: From Cokato, MN .8 miles south on 2nd St W, .4 miles west on 60th St. SW, 1.0 south on Peyton Ave SW, .3 miles west on 70th St. SW. Land is on the north side of the road.

Total Acres: 99.79± (see survey)

PID #: 218-000-043100, 218-000-043101, 218-000-043200, & 218-000-042100 (part)

To Be Sold in 2 Tracts!



Description: The North 36 rods of the East 44 rods of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section Four (4), Township One Hundred Eighteen (118), Range Twenty-eight (28), Wright County, Minnesota. AND The North 36 rods of the East Half of the Southwest Quarter (E1/2 of the SW1/4) of Section 4, Township 118, Range 28, Wright County, Minnesota. AND The East 330.00 feet of the East Half of the Southwest Quarter (E1/2 of the SW1/4) lying southerly of the North 36 rods of said (E1/2 of the SW1/4) of Section 4, Township 118, Range 28, Wright County, Minnesota. AND That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 118, Range 28, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 05 minutes 01 seconds East, along the south line of said Southeast Quarter of the Northwest Quarter, a distance of 18.21 feet to the point of beginning; thence North 36 degrees 29 minutes 30 seconds East, a distance of 66.11 feet; thence North 01 degrees 51 minutes 05 seconds West, a distance of 197.96 feet; thence North 02 degrees 38 minutes 38 seconds East, a distance of 403.66 feet; thence northeasterly 147.23 feet along a tangential curve, concave to the southeast, having a radius of 143.50 feet and a central angle of 58 degrees 47 minutes 03 seconds; thence North 61 degrees 25 minutes 41 seconds East, tangent to the previously described curve, a distance of 115.51 feet; thence South 00 degrees 34 minutes 20 seconds East, a distance of 102.27 feet; thence South 38 degrees 22 minutes 14 seconds East, a distance of 592.83 feet; thence South 57 degrees 52 minutes 12 seconds East, a distance of 523.58 feet, to said south line of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 05 minutes 01 seconds West, along said south line of the Southeast Quarter of the Northwest Quarter, a distance of 1040.24 feet to the point of beginning.

Total Acres: 52.64 (See survey, Tract 1)

Cropland Acres: Approximately 9.54±

PID #: 218-000-043101 (That part of, new legal & PID# to be assigned), 218-000-043100 (That part of, new legal & PID# to be assigned), 218-000-042100(That part of, new legal & PID# to be assigned), & 218-000-043200

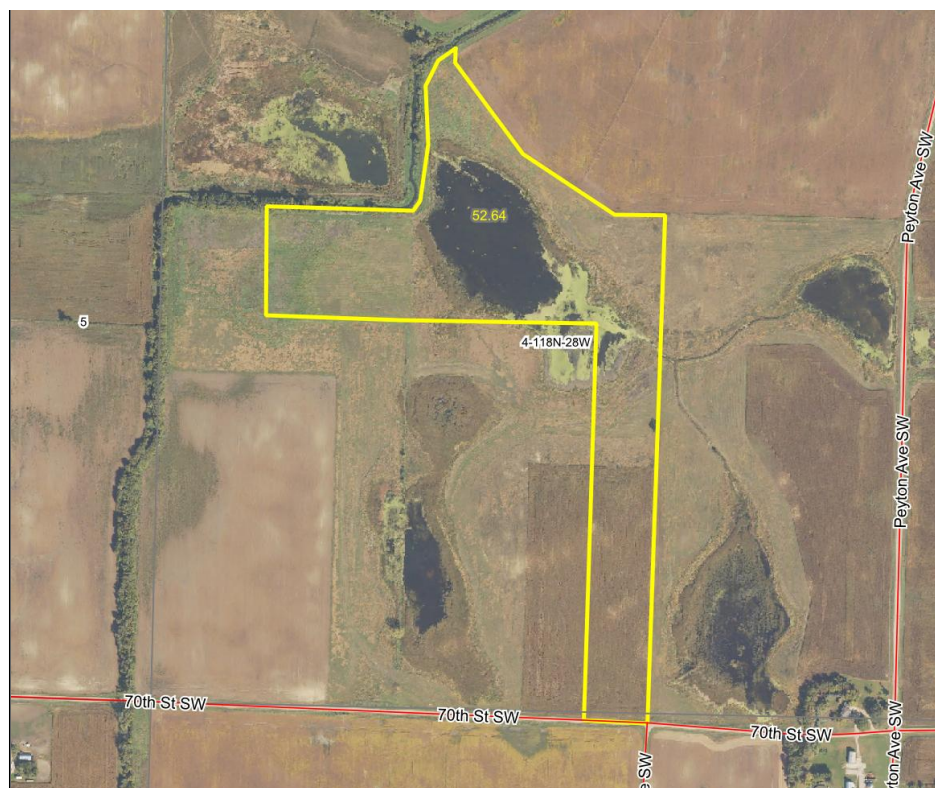
Crop Productivity Index: 86.4

Soils: CokatoStorden complex, 6 to 12 percent slopes, eroded (60.9%), ReedslakeLe Sueur complex, 1 to 6 percent slopes (17.5%), Cordova clay loam, 0 to 2 percent slopes (16.4%), CokatoStorden complex, 12 to 18 percent slopes, eroded (4.6%), Canisteo clay loam, 0 to 2 percent slopes (0.6%)

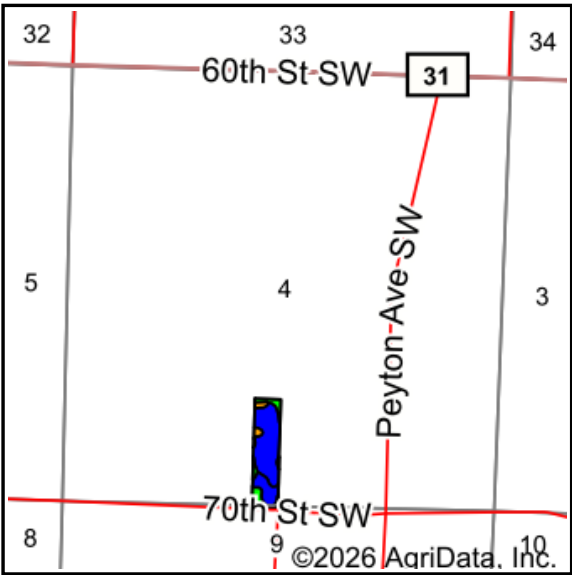
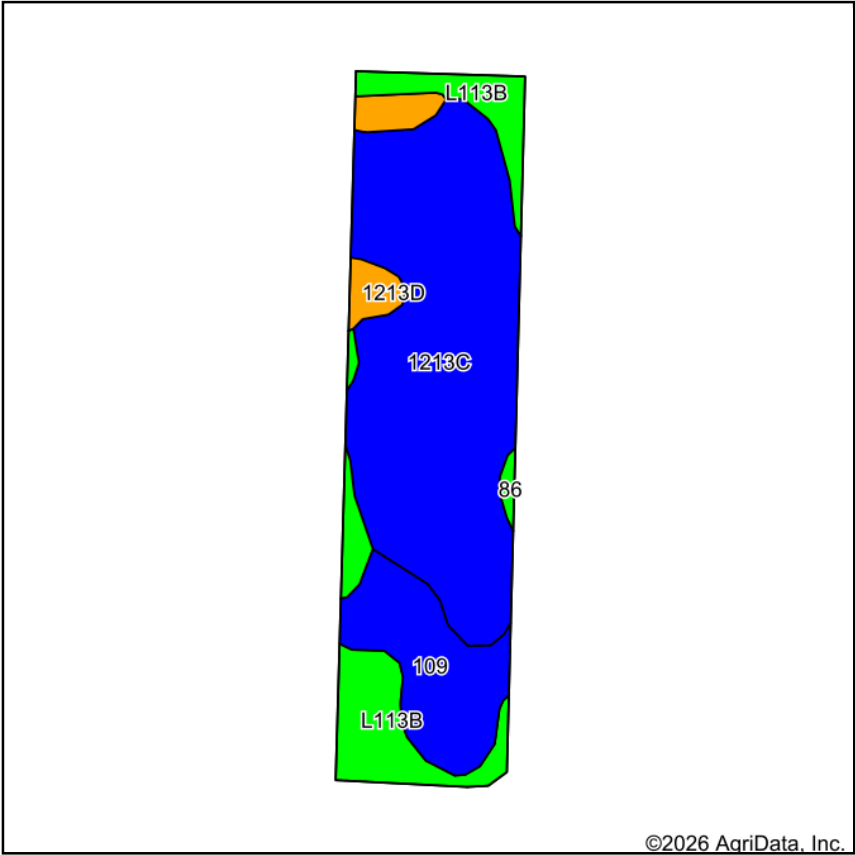
Taxes (2026): \$5,448.00 (For entire land. New tax amount TBD)

Being sold subject to the Perpetual Conservation Easement for Wetland Bank signed on January 18, 2023.

Includes one building entitlement







Area Symbol: MN171, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	5.81	60.9%		IIIe	84
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	1.67	17.5%		Ile	98
109	Cordova clay loam, 0 to 2 percent slopes	1.56	16.4%		IIw	87
1213D	Cokato-Storden complex, 12 to 18 percent slopes, eroded	0.44	4.6%		IVe	71
86	Canisteo clay loam, 0 to 2 percent slopes	0.06	0.6%		IIw	93
Weighted Average					2.70	86.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



Description: That part of the East Half of the Southwest Quarter (E1/2 of the SW1/4) of Section 4, Township 118, Range 28, Wright County, Minnesota, lying southerly of the North 36 rods of said E1/2 of the SW1/4 and lying westerly of the East 330.00 feet of said E1/2 of the SW1/4.

Total Acres: 47.15 (See survey, Tract 2)

Cropland Acres: Approximately 10.32±

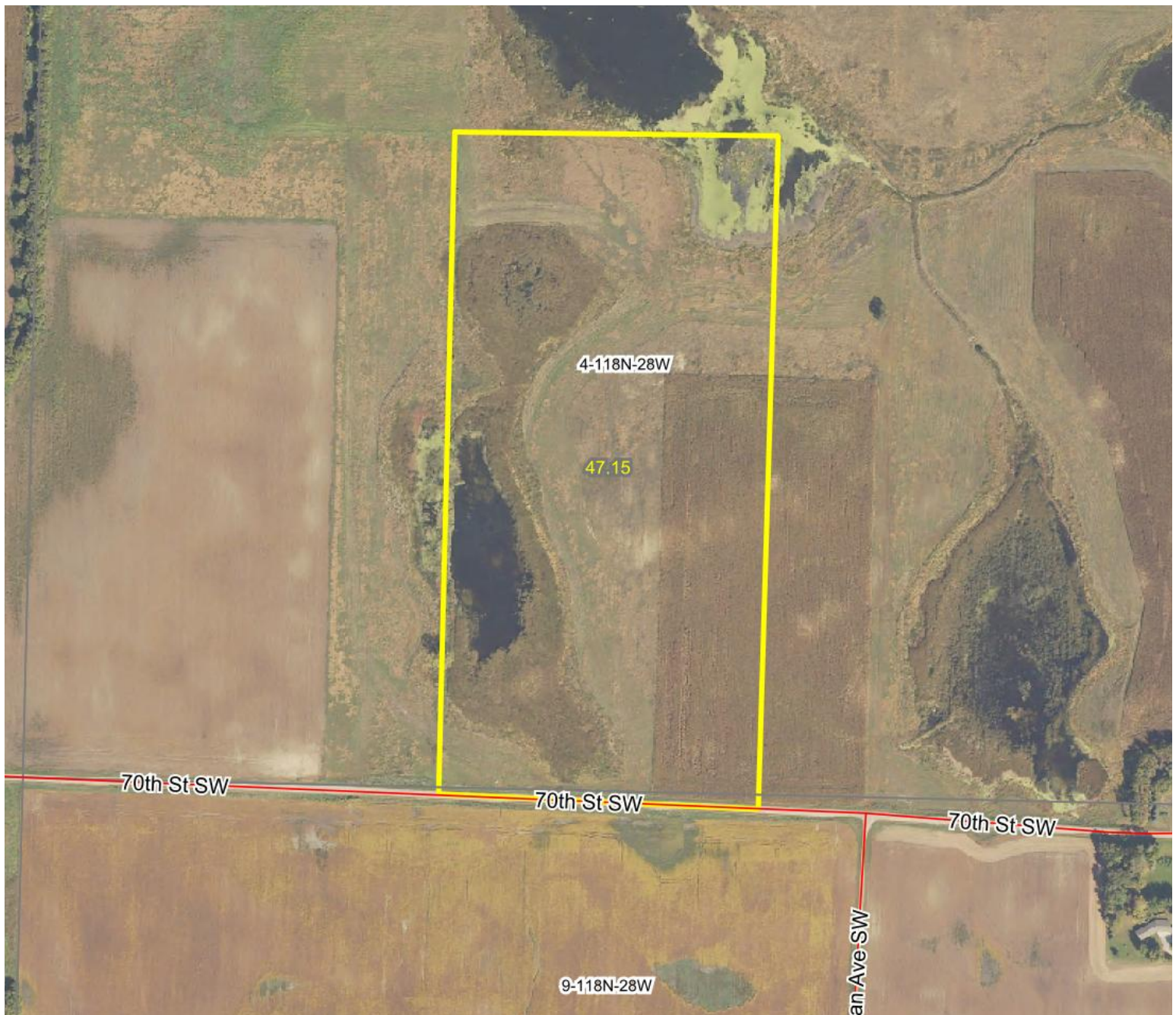
PID #: 218-000-043101 (That part of, new legal & PID# to be assigned) & 218-000-043100 (That part of, new legal & PID# to be assigned)

Crop Productivity Index: 90.2

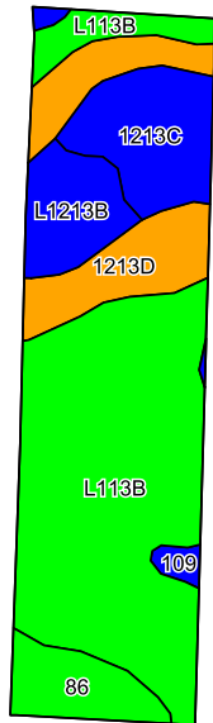
Soils: ReedslakeLe Sueur complex, 1 to 6 percent slopes (54.3%), CokatoStorden complex, 12 to 18 percent slopes, eroded (15.8%), CokatoStorden complex, 6 to 12 percent slopes, eroded (13.2%), ReedslakeSwanlake complex, 3 to 12 percent slopes (8.3%), Canisteo clay loam, 0 to 2 percent slopes (7.2%), Cordova clay loam, 0 to 2 percent slopes (1.2%)

Taxes (2026): \$1,864.00 (For entire land. New tax amount TBD)

Being sold subject to the Perpetual Conservation Easement for Wetland Bank signed on January 18, 2023.
Includes one building entitlement







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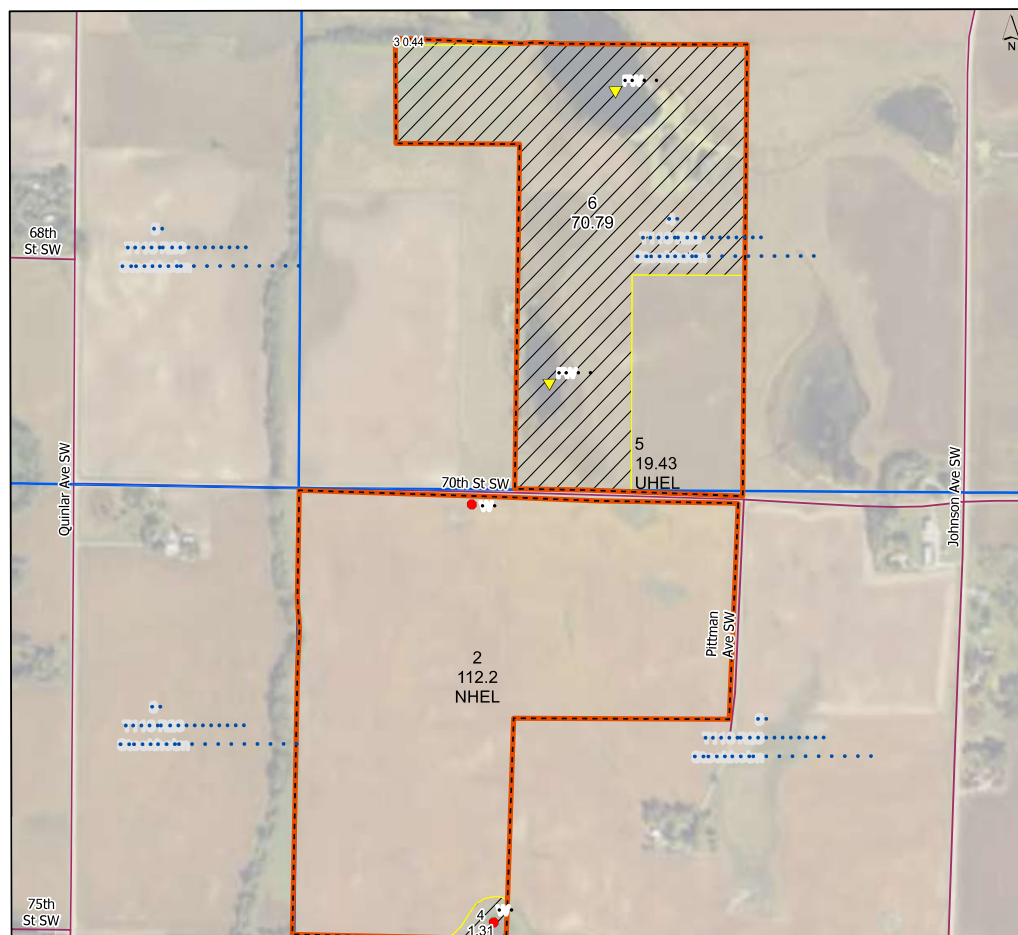
Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	5.61	54.3%		Ile	98
1213D	Cokato-Storden complex, 12 to 18 percent slopes, eroded	1.63	15.8%		IVe	71
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	1.36	13.2%		IIIe	84
L1213B	Reedslake-Swanlake complex, 3 to 12 percent slopes	0.86	8.3%		IIIe	84
86	Canisteo clay loam, 0 to 2 percent slopes	0.74	7.2%		IIw	93
109	Cordova clay loam, 0 to 2 percent slopes	0.12	1.2%		IIw	87
Weighted Average					2.53	90.2

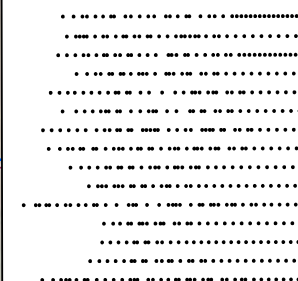
*c: Using Capabilities Class Dominant Condition Aggregation Method



**Wright County
Minnesota****Farm 10683
Tract 5505**

Phy. County: Wright, MN

2026 Program Year

2025 NAIP Imagery
Map Created 05/20/20260 300 600 1,200
Feet

- Tract Boundary
- Noncropland
- Cropland
- PLSS

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

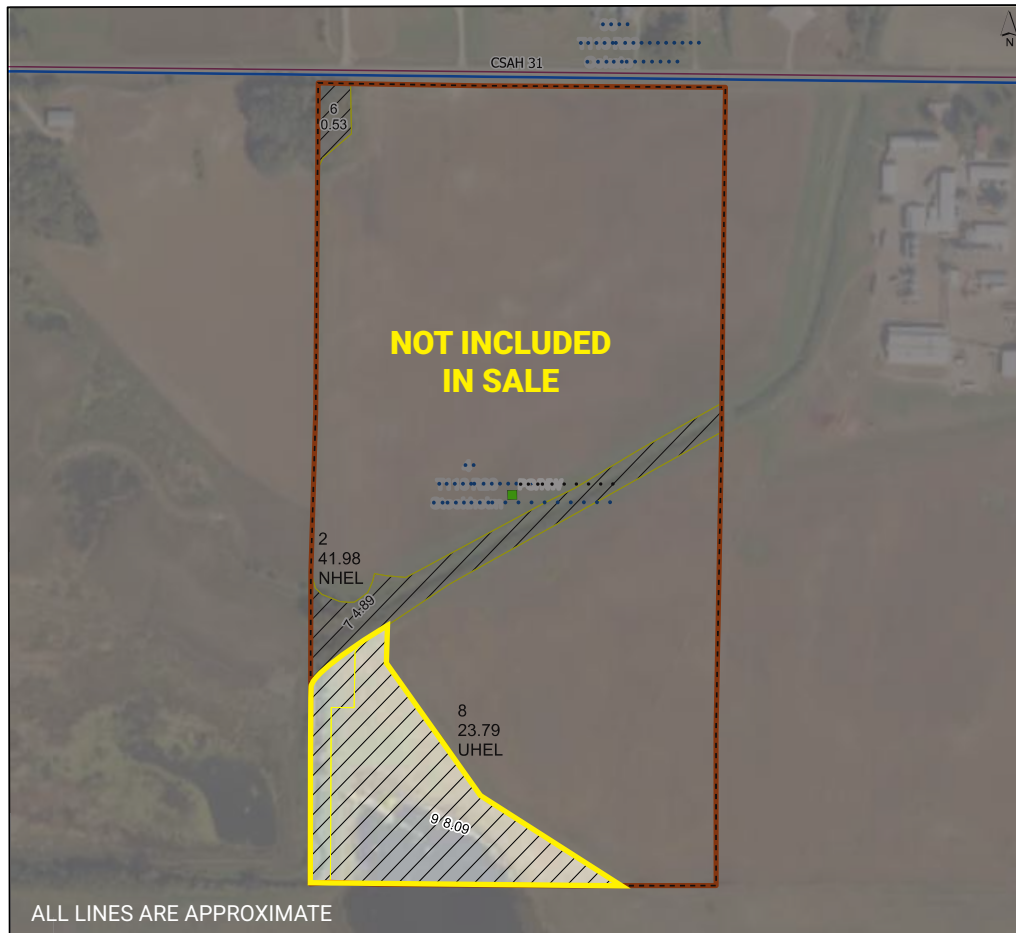
Tract Number : 5505**Description** : STOC SEC4,9**FSA Physical Location** : MINNESOTA\WRIGHT**ANSI Physical Location** : MINNESOTA\WRIGHT**BIA Unit Range Number** :**CRP Contract Number(s)** : None**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields**Wetland Status** : Tract contains a wetland or farmed wetland**WL Violations** : None**Owners** : DJ TERNING FAMILY LTD PARTNERSHIP, DENNIS TERNING, GARY TERNING, EUGENE TERNING**Other Producers** : None**Recon ID** : None**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
204.17	131.63	131.63	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	131.63	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	6.63	0.00	39
Corn	60.61	0.00	153
Soybeans	64.39	0.00	43

TOTAL**131.63****0.00**



Wright County
Minnesota

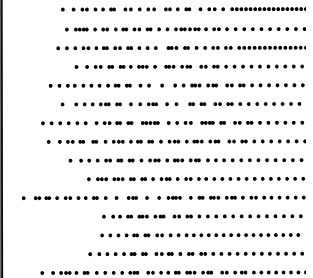
Farm 10683
Tract 6945

Phy. County: Wright, MN

2026 Program Year

2025 NAIP Imagery
Map Created 05/21/2026

0 165 330 660 Feet



- Tract Boundary
- Noncropland
- Cropland
- PLSS

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Number : 6945

Description : Stock Sec 4

FSA Physical Location : MINNESOTA/WRIGHT

ANSI Physical Location : MINNESOTA/WRIGHT

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : DENNIS TERNING

Other Producers : None

Recon ID : 27-171-2008-56

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.28	65.77	65.77	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	65.77	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	1.44	0.00	39
Corn	33.27	0.00	153
Soybeans	31.06	0.00	43

TOTAL

65.77

0.00



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

Property ID#: RP218-000-043200

Taxpayer ID#: 201277

TAX STATEMENT		
2025 Values for Taxes Payable in		2026
VALUES & CLASSIFICATION <i>Sent in March 2025</i>		
Taxes Payable Year:	2025	2026
Estimated Market Value:	60,800	60,800
Homestead Exclusion:		
Taxable Market Value:	60,800	60,800
New Improvements:		
Property Classification:	AG NON HSTD	AG NON HSTD
Step 1		
PROPOSED TAX <i>Sent in November 2025</i>		
Proposed Tax:		356.00
Step 2		
PROPERTY TAX STATEMENT		
First-half Taxes:		179.00
Second-half Taxes:		179.00
Total Taxes Due in 2026:		358.00
Step 3		

\$\$\$
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.

3-10-26_v1

2026

Property Tax Statement

Property Address:

Property Description:
 SECT-04 TWP-118 RANGE-028
 UNPLATTED LAND STOCKHOLM
 TWP 9.90 AC N 36 RDS E 44 RDS NW
 SW

Special Assessment Breakdown:

Taxes Payable Year	2025	2026
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. ☐		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	418.72	407.82
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	56.72	49.82
B. Other credits	0.00	0.00
5. Property taxes after credits	362.00	358.00
6. County	215.66	214.64
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	84.24	86.92
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	14.02	12.32
B. Other local levies	48.08	44.12
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	362.00	358.00
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	362.00	358.00





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

Property ID#: RP218-000-042100

Taxpayer ID#: 3993

TAX STATEMENT		2026
2025 Values for Taxes Payable in		
VALUES & CLASSIFICATION <i>Sent in March 2025</i>		
Taxes Payable Year:		2025 2026
Step 1	Estimated Market Value:	578,100 603,800
	Homestead Exclusion:	
	Taxable Market Value:	523,400 549,100
	New Improvements:	
	Property Classification:	AG HSTD AG HSTD AG NON HSTD
Green Acres		Green Acres
PROPOSED TAX <i>Sent in November 2025</i>		
Step 2	Proposed Tax:	3,220.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	1,613.00
	Second-half Taxes:	1,613.00
	Total Taxes Due in 2026:	3,226.00

\$\$\$
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.

3-10-26_v1

2026	Property Tax Statement
Property Address:	
Property Description: SECT-04 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 79.97 AC E1/2 OF NW1/4	
Special Assessment Breakdown:	

Taxes Payable Year	2025	2026
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. ☐		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	3,610.16	3,675.94
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	488.16	449.94
B. Other credits	0.00	0.00
5. Property taxes after credits	3,122.00	3,226.00
6. County	1,862.14	1,931.52
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	725.14	784.92
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	120.82	111.22
B. Other local levies	413.90	398.34
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	3,122.00	3,226.00
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	3,122.00	3,226.00





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

Property ID#: RP218-000-043100

Taxpayer ID#: 201277

TAX STATEMENT		
2025 Values for Taxes Payable in		2026
VALUES & CLASSIFICATION <i>Sent in March 2025</i>		
Taxes Payable Year:	2025	2026
Estimated Market Value:	110,200	110,200
Homestead Exclusion:		
Taxable Market Value:	110,200	110,200
New Improvements:		
Property Classification:	AG NON HSTD	AG NON HSTD
Step 1		
PROPOSED TAX <i>Sent in November 2025</i>		
Proposed Tax:		646.00
Step 2		
PROPERTY TAX STATEMENT		
First-half Taxes:		324.00
Second-half Taxes:		324.00
Total Taxes Due in 2026:		648.00
Step 3		

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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.

3-10-26_v1

2026

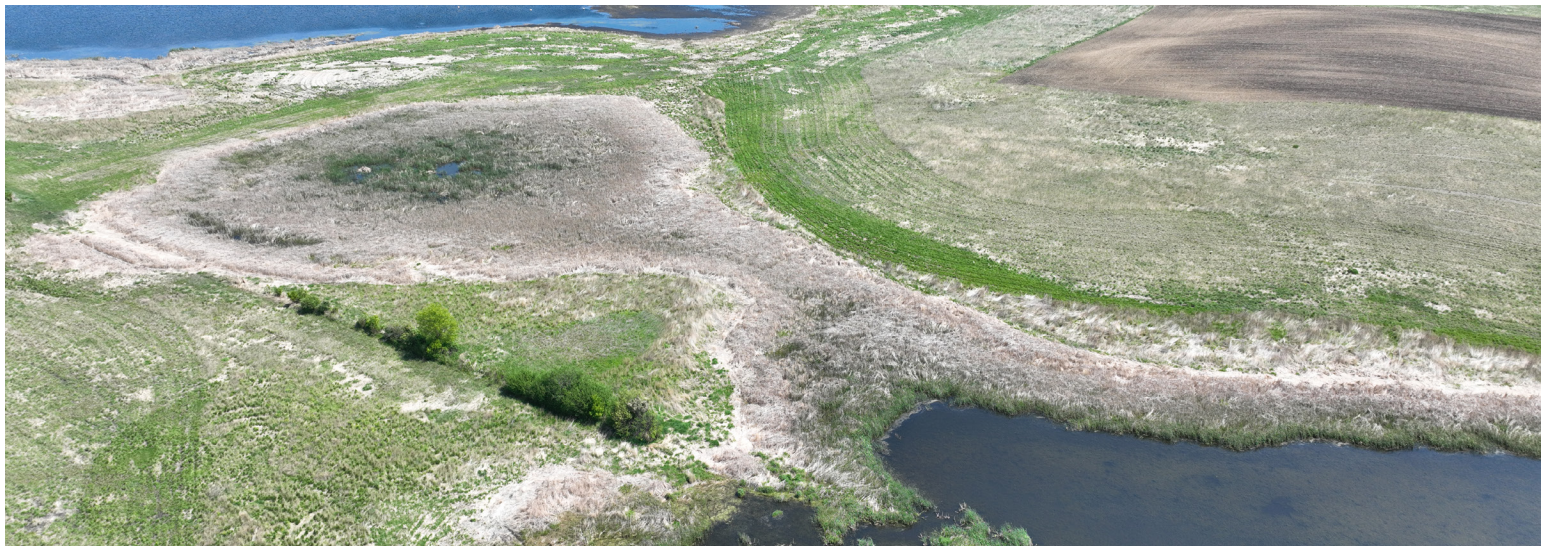
Property Tax Statement

Property Address:

Property Description:
SECT-04 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 40.38 AC W1/2 OF E1/2 OF
SW1/4

Special Assessment Breakdown:

Taxes Payable Year	2025	2026
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. ☐		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	760.78	738.30
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	102.78	90.30
B. Other credits	0.00	0.00
5. Property taxes after credits	658.00	648.00
6. County	392.74	388.20
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	152.68	157.52
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	25.42	22.32
B. Other local levies	87.16	79.96
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	658.00	648.00
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	658.00	648.00





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

Property ID#: RP218-000-043101

Taxpayer ID#: 201277

TAX STATEMENT		
2025 Values for Taxes Payable in		2026
VALUES & CLASSIFICATION <i>Sent in March 2025</i>		
Taxes Payable Year:	2025	2026
Estimated Market Value:	245,600	253,900
Homestead Exclusion:		
Taxable Market Value:	198,500	206,800
New Improvements:		
Property Classification:	AG NON HSTD	AG NON HSTD
	Green Acres	Green Acres
Step 1		
PROPOSED TAX <i>Sent in November 2025</i>		
Proposed Tax:		1,212.00
Step 2		
PROPERTY TAX STATEMENT		
First-half Taxes:		608.00
Second-half Taxes:		608.00
Total Taxes Due in 2026:		1,216.00
Step 3		

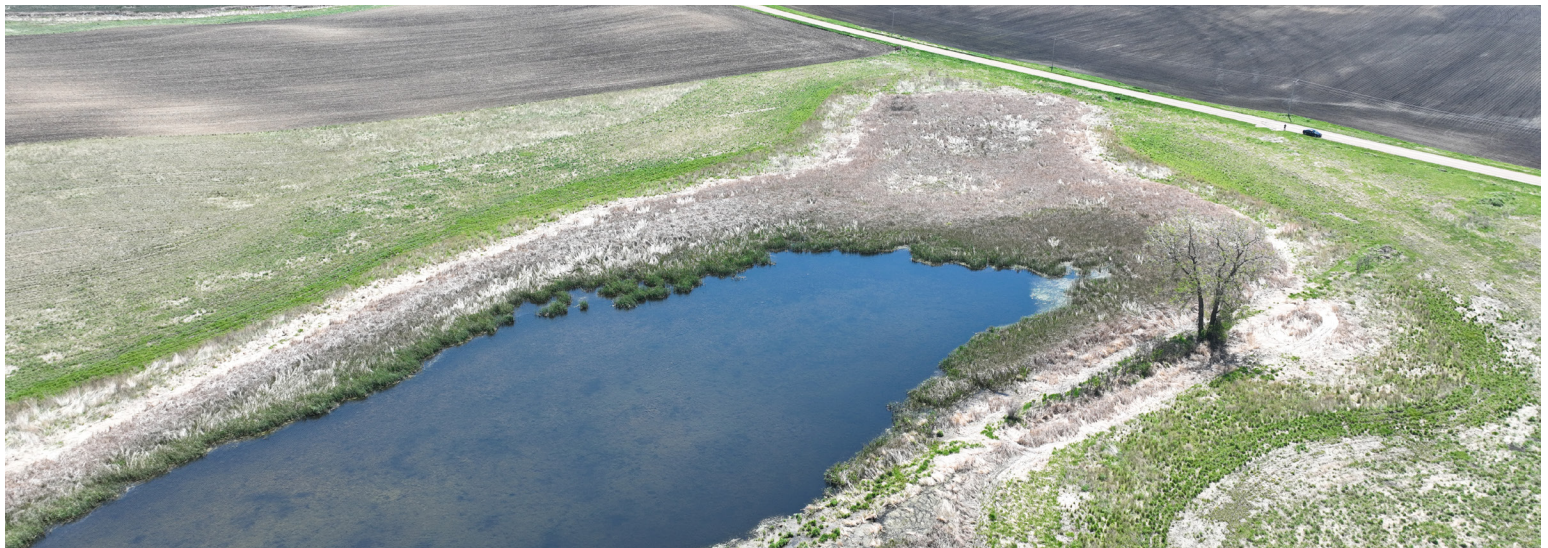
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REFUNDS?

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.

3-10-26_v1

2026	Property Tax Statement
Property Address:	
Property Description: SECT-04 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 40.54 AC E1/2 OF E1/2 OF SW1/4	
Special Assessment Breakdown:	

Taxes Payable Year	2025	2026
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.	☐	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	1,369.14	1,385.46
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	185.14	169.46
B. Other credits	0.00	0.00
5. Property taxes after credits	1,184.00	1,216.00
6. County	706.18	728.48
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	275.02	295.62
8. State General Tax	0.00	0.00
9. School District (0466)	45.82	41.88
A. Voter approved levies	156.98	150.02
B. Other local levies		
10. Special Taxing Districts	0.00	0.00
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment		
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	1,184.00	1,216.00
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	1,184.00	1,216.00



[illegible]

[illegible]



SteffesGroup.com

DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter receipted for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

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

WRIGHT COUNTY **MINNESOTA**

95± ACRES



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

