



RENVILLE COUNTY, MINNESOTA

LAND AUCTION

Opening: Tuesday, January 28 | 8AM

Closing: Tuesday, February 4 | 10AM ^{CST} 2025

TIMED
ONLINE

From Morton, MN, 4.7 miles north on US-71 N, .9 miles east on 710th Ave, .5 miles north on T197. Land is located on the east side of the road.

Auctioneer's Note: We are pleased to offer a 160± acre parcel of prime farmland in Birch Cooley Township, Renville County, MN on public auction. This is an exceptional chance to acquire land with a CPI of 94.1. The parcel has a county ditch running through the parcel, providing good drainage and water management opportunities. Situated in a region known for its strong agricultural base, this land is a valuable addition to any portfolio. Don't miss this opportunity - this is a must-see property for land investors and farmers alike!

160± Acres



Contact Eric Gabrielson at Steffes Group (320) 693-9371 or (701) 238-2570, or visit SteffesGroup.com.

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

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 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 TUESDAY, JANUARY 28 AND WILL END AT 10AM TUESDAY, FEBRUARY 4.

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 or before: **Thursday, March 6, 2025.**

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

- Seller will provide an abstract of title updated to a current date. 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.

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!



JANUARY / FEBRUARY 2025

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

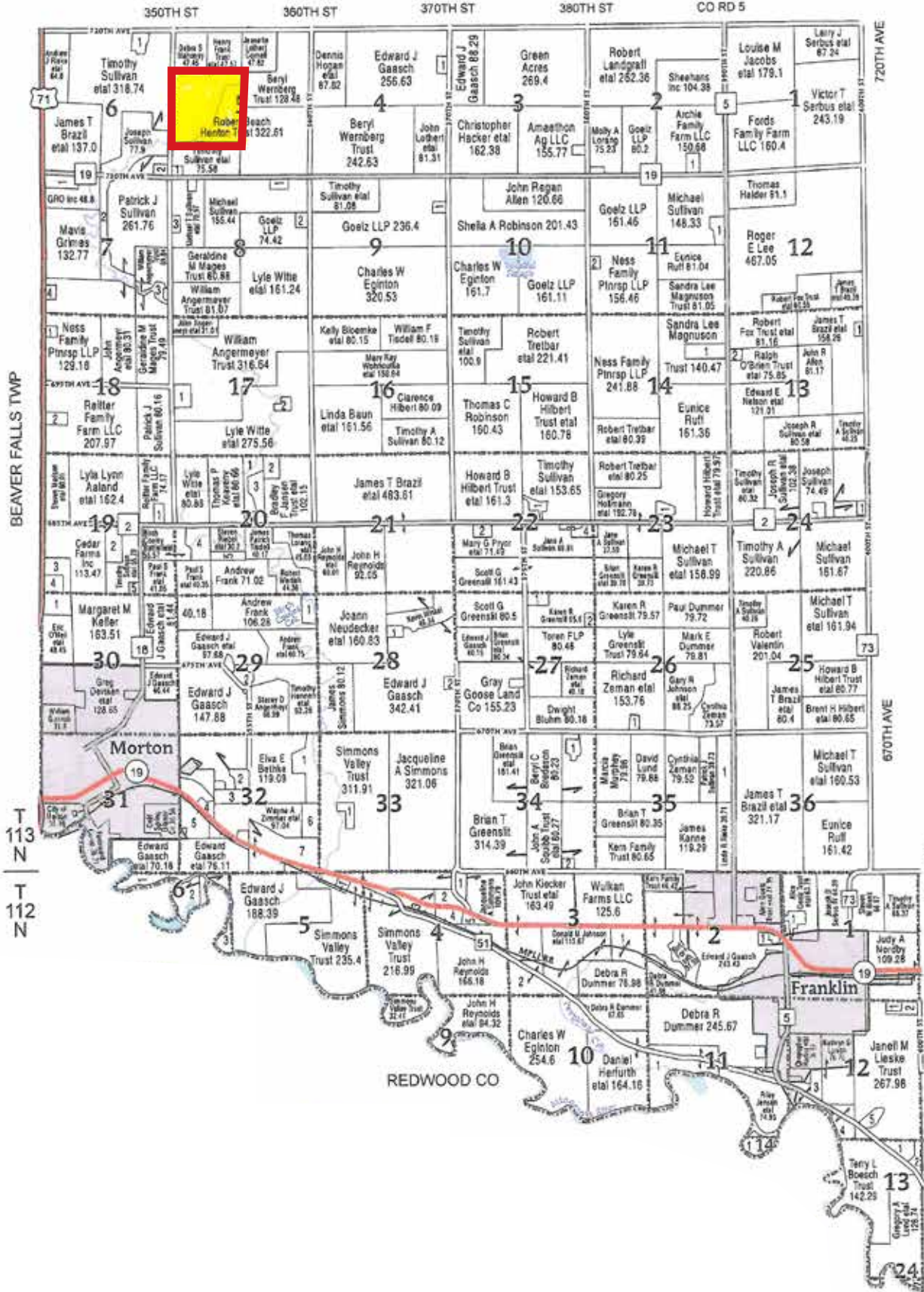
RENVILLE COUNTY, MN – BIRCH COOLEY TOWNSHIP**Description:** S2 OF NW4 & N2 OF SW4**Total Acres:** 160±**Total Cropland Acres:** Approximately 140.96±**PID #:** 03-01330-00**Soil Productivity Index:** 91.4**Soils:** ClarionSwanlake complex, 2 to 6 percent slopes (27.9%), Nicollet clay loam, 1 to 3 percent slopes (14.5%), Webster clay loam, 0 to 2 percent slopes (11.8%), Clarion loam, 2 to 6 percent slopes (11.6%), CanisteoGlencoe complex, 0 to 2 percent slopes (10.2%), Coland clay loam, 0 to 2 percent slopes, occasionally flooded (9.7%), Havelock clay loam, 0 to 2 percent slopes, occasionally flooded (7.2%), Crippin loam, 1 to 3 percent slopes (3.1%), ClarionStorden complex, 6 to 10 percent slopes, moderately eroded (2.5%), Canisteo clay loam, 0 to 2 percent slopes (1.3%), Harps clay loam, 0 to 2 percent slopes (0.2%)**Taxes (2024):** \$7,434.00**Bridge on parcel is privately owned and maintained;****Drain Tile Easement Agreement****Buffer Strip Easement****Township Right-of_Way**

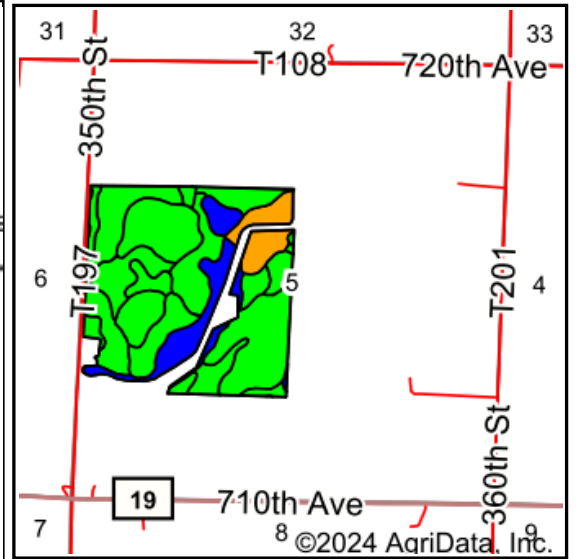
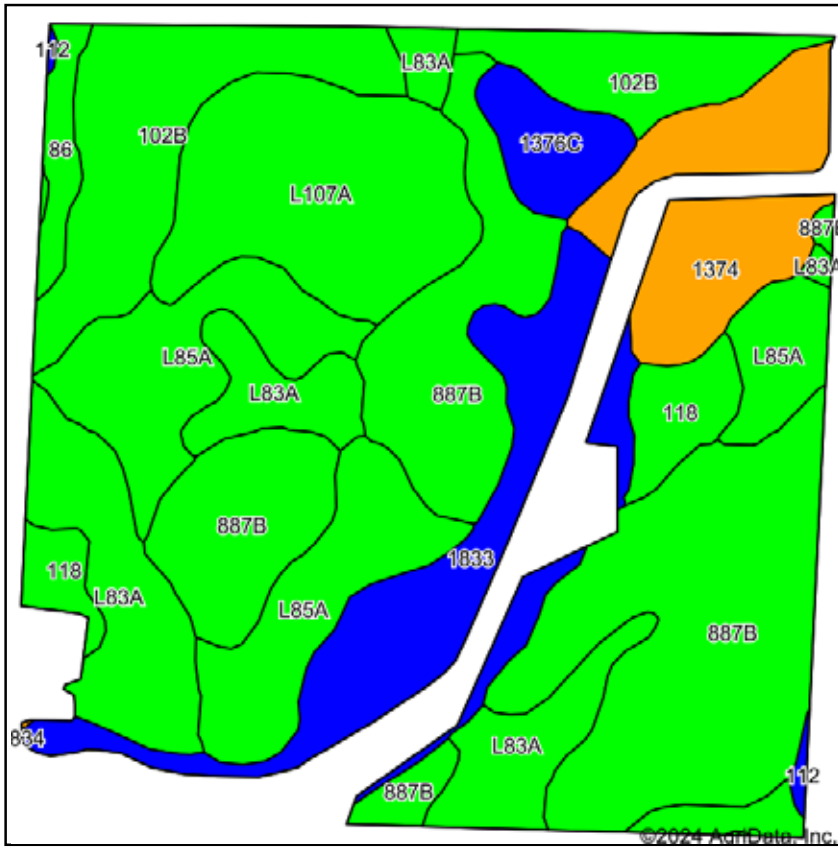
T-112-113-N

BIRCH COOLEY PLAT

R-34-W

(Landowners)
NORFOLK TWP





Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	39.24	27.9%		Ile	92
L85A	Nicollet clay loam, 1 to 3 percent slopes	20.49	14.5%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	16.62	11.8%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	16.36	11.6%		Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	14.34	10.2%		IIw	91
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	13.65	9.7%		IIw	83
1374	Havelock clay loam, 0 to 2 percent slopes, occasionally flooded	10.18	7.2%		IIw	75
118	Crippin loam, 1 to 3 percent slopes	4.37	3.1%		Ie	100
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.47	2.5%		IIIe	87
86	Canisteo clay loam, 0 to 2 percent slopes	1.90	1.3%		IIw	93
112	Harps clay loam, 0 to 2 percent slopes	0.33	0.2%		IIw	90
Weighted Average					1.85	91.4



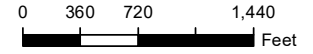
Farm 13830

Tract 4987

2024 Program Year

Map Created May 07, 2024

113345



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: 297.59 acres

Tract Number : 4987

Description : N2SW4-S2NW4-SE4 BC 5
FSA Physical Location : MINNESOTA/RENVILLE
ANSI Physical Location : MINNESOTA/RENVILLE
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 : ROBERT HENTON TRUST PART B
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
305.53	297.59	297.59	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	297.59	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	149.30	0.00	153
Soybeans	145.80	0.00	44

TOTAL 295.10 0.00

RENVILLE CO. AUDITOR - TREASURER
 500 EAST DEPUE - STE. 202
 OLIVIA, MN 56277-3005
 (320) 523-2071
 WWW.RENVILLECOUNTYMN.COM

2024

PROPERTY TAX STATEMENT

BIRCH COOLEY TWP

PRCL# 03-01330-00 RCPT# 833
 TC 11.073 16.039

Property ID Number: 03-01330-00 ACRES 160.00
 Property Description: SECT-05 TWP-113 RANG-34
 S2 OF NW4 & N2 OF SW4

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	1.107.300	1.603.900
	Homestead Exclusion:		
	Taxable Market Value:	1.107.300	1.603.900
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2023			
Step 2	Proposed Tax		7.052.00
	* Does Not Include Special Assessments		
Sent in November 2023			
Step 3	Property Tax Statement		
	First half Taxes:		3.717.00
	Second half Taxes:		3.717.00
	Total Taxes Due in 24		7.434.00

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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 refund00
Property Tax and Credits	3. Property taxes before credits	5,787.06	9,278.14
	4. A. Agricultural and rural land credits00	.00
	B. Other credits to reduce your property tax	361.36	2,216.72
	5. Property taxes after credits	5,425.70	7,061.42
Property Tax by Jurisdiction	6. County	3,701.69	4,252.33
	7. City or Town	736.35	925.77
	8. State general tax00	.00
	9. School District 2897		
	A. Voter approved levies	87.82	870.57
	B. Other local levies	818.12	919.41
	10. Special taxing districts		
	A. MID MN REG. DEVL.	20.04	22.13
	B. RENVILLE COUNTY HRA	61.68	71.21
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	5,425.70	7,061.42
Special Assessments on Your Property	13. A. 95171 CD 124	186.30	372.58
	B.		
PRIN	372.58 C.		
INT	D.		
TOT	372.58 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,612.00	7,434.00



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

BC-5
NRCS-CPA-026E
8-95

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: [REDACTED] Tract: 4987 Farm: [REDACTED]
County: Renville Request Date: 09/24/96

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL(Y/N)	Sodbusted(Y/N)	Acres	Determination Date
1	N	N	100.0	03/20/90
2	N	N	197.6	03/20/90

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
1	PC/NW	100.0	03/20/90	Wetlands Not Certified
2	PC/NW	197.6	03/20/90	Wetlands Not Certified
NC	NI	10.6	09/24/96	Wetlands Not Certified

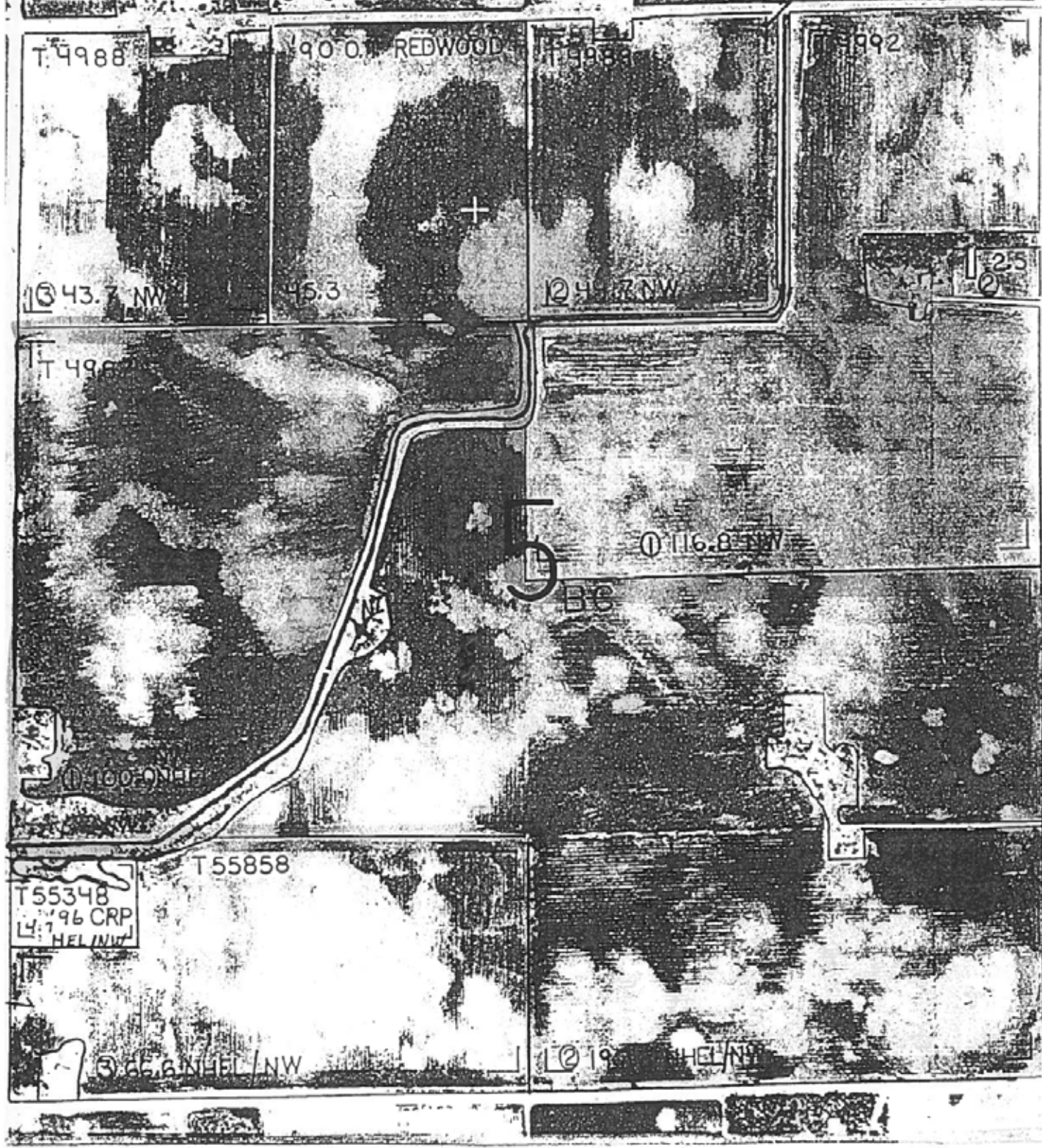
Wetlands Explanation

Wetland Label	Explanatory Comments

= TRACT NUMBER | HT = MULTIPLE TRACT NUMBER | HEL = HIGHLY ERODIBLE LAND | MW = MINIMAL EFFECT WETLAND (EXEMPT)
 = WETLAND | ICW = CONVERTED WETLAND | IMHEL = NON-HIGHLY ERODIBLE | MWC, MWN, MWR = SPECIAL COND. (SEE SCS)
 = FARMED WETLAND | INA = NON-AGRICULTURAL | PC = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO.
 = NON-WETLAND | IAW = ARTIFICIAL WETLAND | ECW = EXEMPT (COMMENCED) CONVERTED WETLAND

COUNTY: **Renville** | NOT TO BE REPRODUCED | CROP: **J-14**
 SCALE: **March 1995** | YR:

WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining an existing drainage system.









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 _____ \$ _____

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

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



RENVILLE COUNTY
MINNESOTA

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