



MOWER COUNTY, MN

# LAND AUCTION

Opens: Wednesday, February 7 | 8AM

**Closes: Wednesday, February 14 | 1PM** CST 2024

**TIMED  
ONLINE**



From Le Roy, MN, 2.0 miles north on MN-56 N, 213 Ft. south on 115th St., 2.0 miles west on 115th St., .4 miles west on 120th St. Land is on the north side of the road.

**Auctioneer's Note:** Steffes Group has the honor to present 79.78± acres of prime farmland in Lodi Township, Mower County, MN. This parcel is situated just 2 miles from the Minnesota/Iowa border and offers a unique opportunity to own high-quality agricultural land with a remarkable CPI of 92.2. Whether you are a farmer looking to expand your operation or an investor seeking valuable land to add to your portfolio this is an auction you don't want to miss. The auction will be held as a Timed Online Only auction on our Steffes Group website, bidding will end on Wednesday, February 14 beginning at 1:00PM.

**80± Acres**



Contact Ashley Huhn at Steffes Group 320.693.9371 or 701.238.1975, or visit [SteffesGroup.com](https://SteffesGroup.com)

**Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | [SteffesGroup.com](https://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

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 WEDNESDAY, FEBRUARY 7 AND WILL END AT 1PM WEDNESDAY, FEBRUARY 14.**

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: Friday, March 15, 2024.**

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 **Warranty Deed.**

- **2024 Taxes: Prorated to Close**
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

### PROPERTY SOLD WITHOUT WARRANTY

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

### SUCCESSFUL BIDDER

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

### SELLER'S PERFORMANCE

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

### AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

### POSSESSION

Possession will be at closing.

### 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

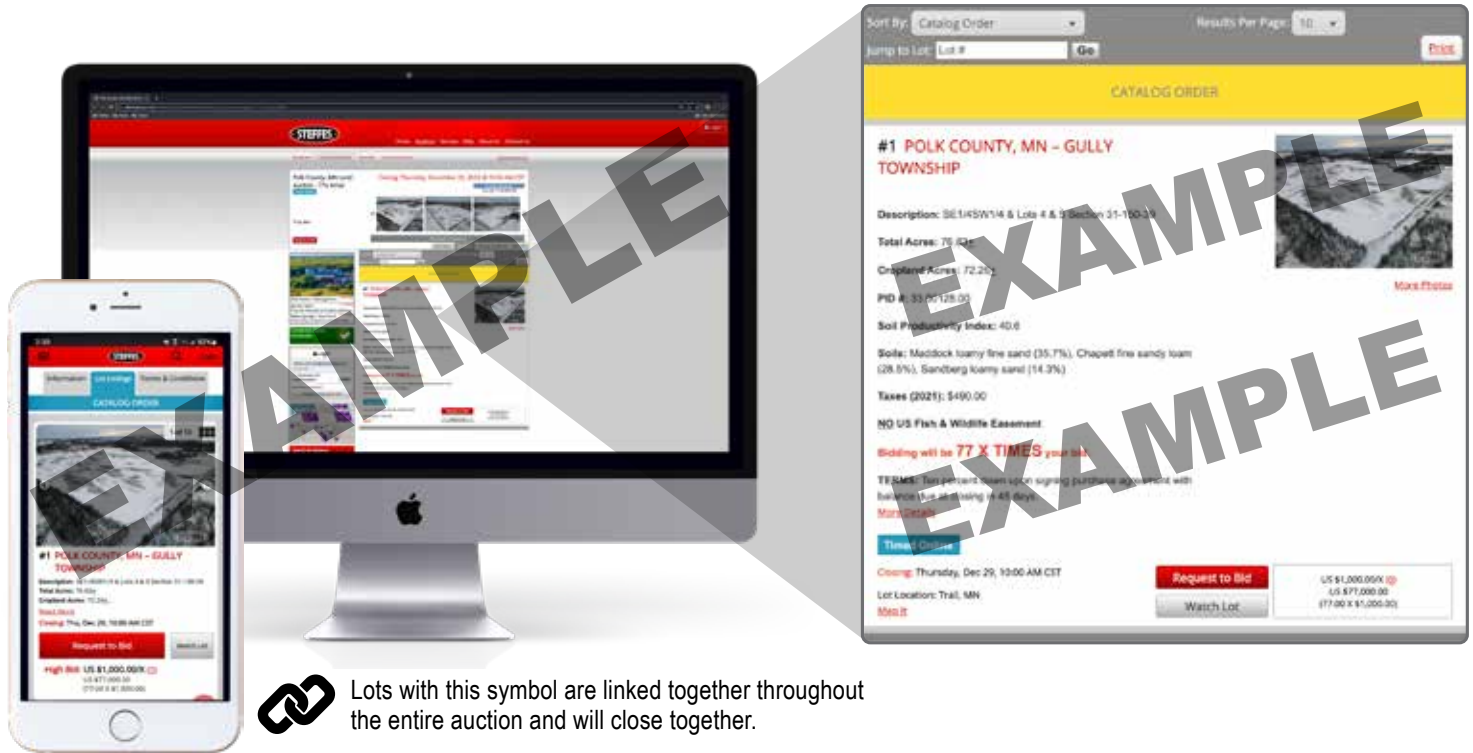
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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.

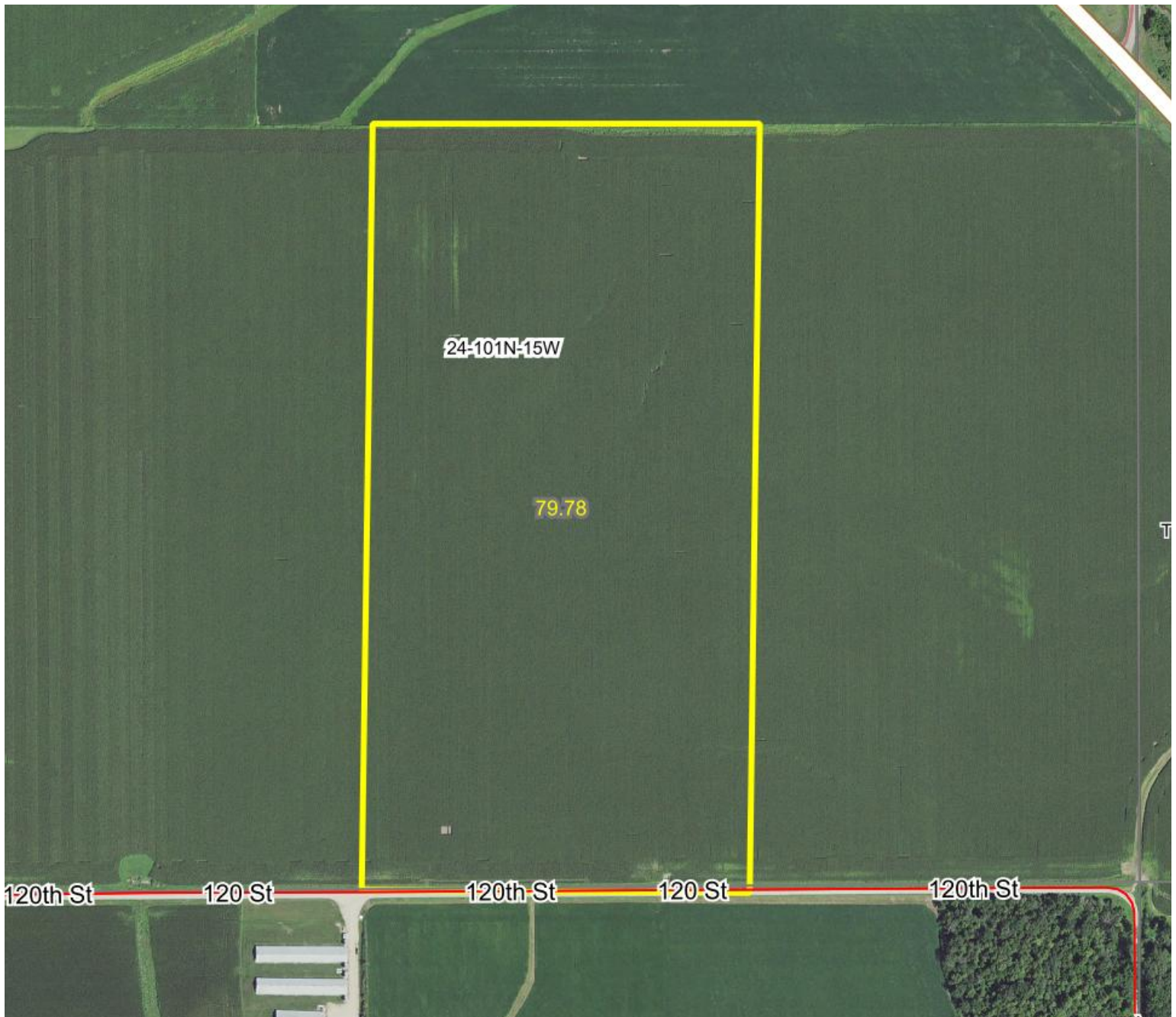
***This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!***



## FEBRUARY 2024

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



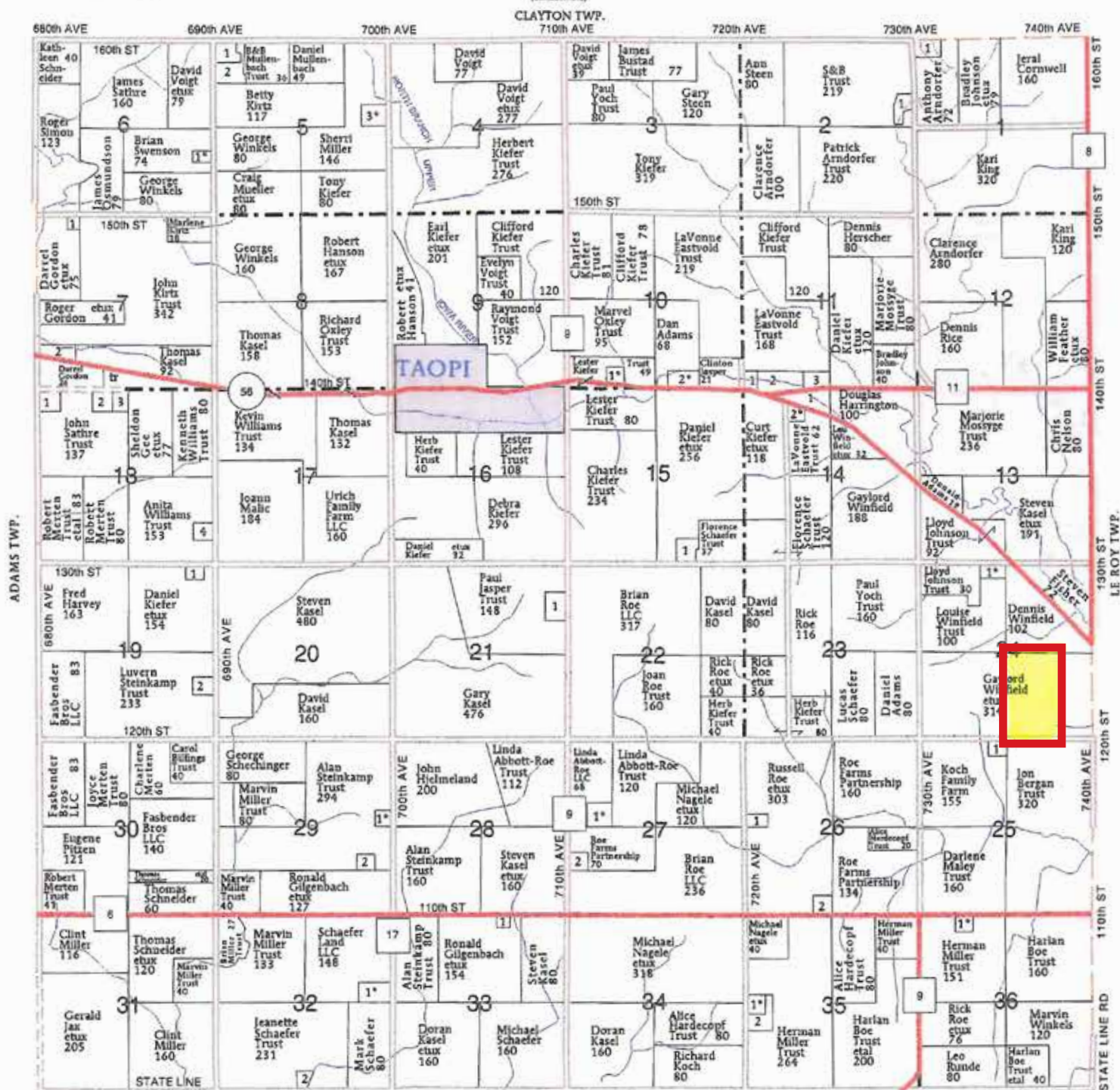
**MOWER COUNTY, MN – LODI TOWNSHIP****Description:** W1/2 SE 1/4 SEC-24-T101N-R15W, Sect-24 Twp-101 Range15**Total Acres:** 79.78±**Cropland Acres:** Approximately 79.78±**PID #:** 10.024.0010**Soil Productivity Index:** 92.2**Soils:** Tripoli clay loam, 0 to 2 percent slopes (49.3%), Readlyn silt loam, 1 to 3 percent slopes (28.0%), Kenyon silt loam, 2 to 6 percent slopes (11.4%), Oran silt loam, 1 to 4 percent slopes (5.8%), Clyde silty clay loam, 0 to 3 percent slopes (5.5%)**Proposed Taxes (2024, Non-HSTD):** \$4,340.00

\*Lines are approximate

T-101-N

LODI PLAT

R-15-W



MITCHELL CO., IA

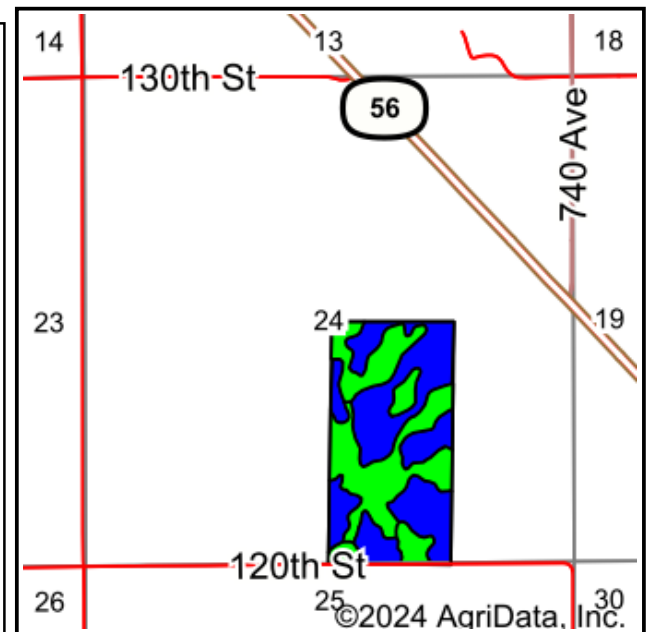
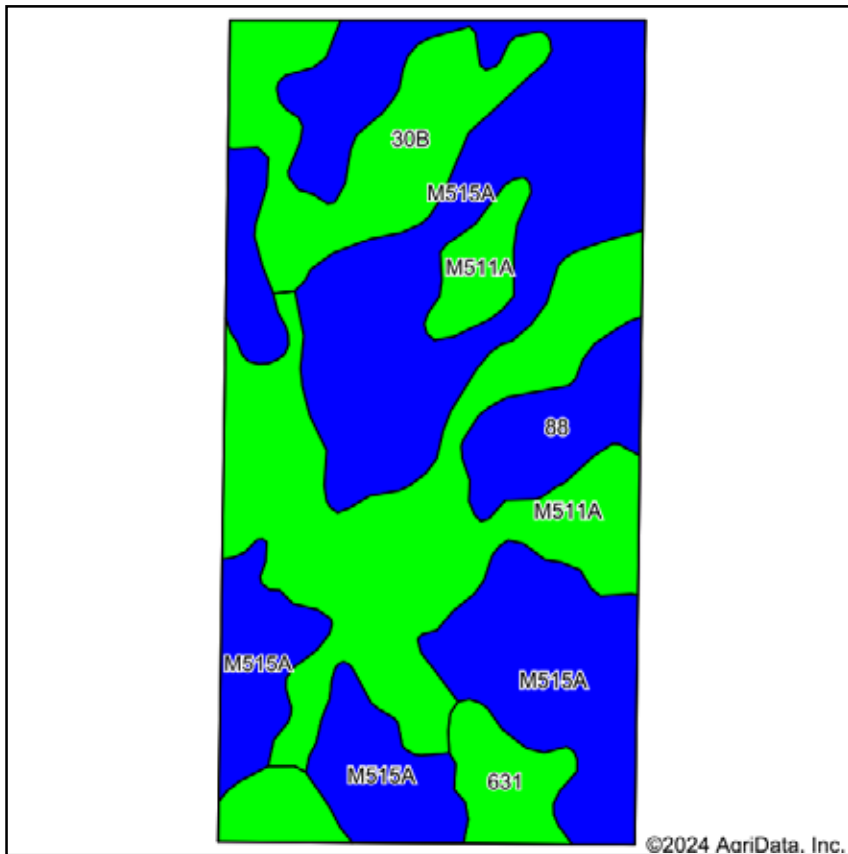




Date: 10/11/05  
Revised Date:  
Drawn By: JLT  
Checked By:  
Company: INDIOT CO. WACHS 1986  
Page: 1 of 1  
Job No: 25-2062002  
File Name: 10/11/05

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consent.



Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M515A	Tripoli clay loam, 0 to 2 percent slopes	39.34	49.3%		IIw	87
M511A	Readlyn silt loam, 1 to 3 percent slopes	22.34	28.0%		Iw	100
30B	Kenyon silt loam, 2 to 6 percent slopes	9.11	11.4%		Ile	97
631	Oran silt loam, 1 to 4 percent slopes	4.63	5.8%		Iw	95
88	Clyde silty clay loam, 0 to 3 percent slopes	4.36	5.5%		IIw	86
Weighted Average					1.66	92.2

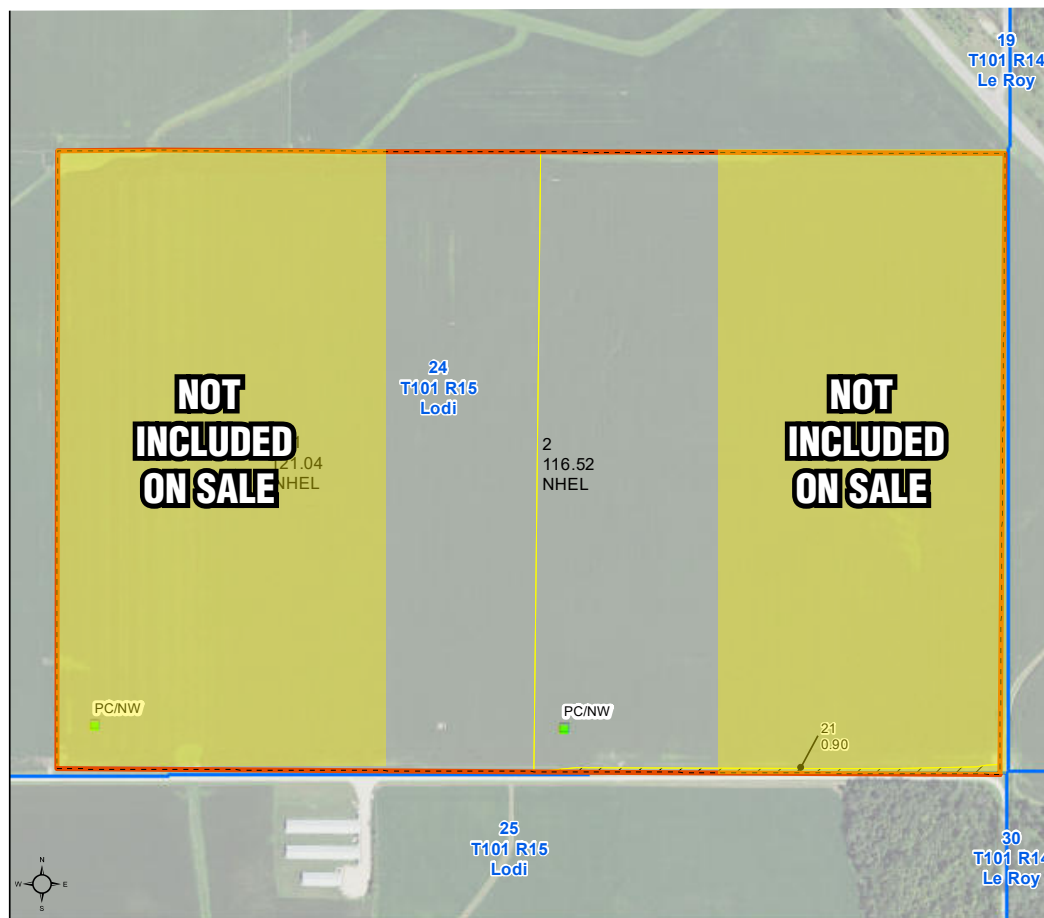
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

Farm 8874

Tract 6740

2024 Program Year

Map Created October 30, 2023



0 235 470 940  
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: 237.56 acres

Tract Number : 6740

Description : E2SW4 &amp; SE4 S24 LODI

FSA Physical Location : MINNESOTA/MOWER

ANSI Physical Location : MINNESOTA/MOWER

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 : GAYLORD J WINFIELD, SANDRA K MARTH, SELMA MARTH, TAMMY KREMER, CONSTANCE JUTZI, BRANDON JUTZI

Other Producers : None

Recon ID : 27-099-2019-137

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
238.46	237.56	237.56	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	237.56	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	125.94	0.00	154
Soybeans	88.54	0.00	42
<b>TOTAL</b>	<b>214.48</b>	<b>0.00</b>	



JOHN DEERE

Operations Center

## 2023 Finishing: Application

Winfield/across road

Layer: As Applied Rate

field site | NGP



&gt; 3694.05

3521.37 - 3694.05

3424.57 - 3521.37

3329.58 - 3424.57

3232.66 - 3329.58

3062.77 - 3232.66

&lt; 3062.77

**Work Start Time**

Nov 2, 2023 at 12:29:10 PM

**Area**

269.3 ac

**Finishing RATE**

3,340.77 gal/ac

**Wind Direction**

190° S

**Work End Time**

Nov 3, 2023 at 6:51:23 PM

**Total Applied**

899,558.1 gal

**Machines**

1RW8320RLLS153553

**Humidity**

82.70 %

**Average Applied**

3,340.8 gal/ac

**Target Rate**

3,340.8 gal/ac

**Crop Type****Wind Speed**

9.40 mph

**Avg. Speed**

8.8 mi/hr

**Finishing TOTAL**

899,558.10 gal

**Weather Source**

Third Party

**Temperature**

47.80 F

NEXT GENERATION PORK INC PO BOX 189 201 SOUTH BROADWAY LEROY, MN 55951-0189		Sample ID/Invoice#: 522236		
		Account #: 000873		
		Internal ID#: 3462		
		Species: Swine		
		Sample Type: Manure		
		Receipt Date: 9/25/2023 10:07 AM		
		Report Date: 9/26/2023 2:57:22 PM		
		Sample Cost: \$37.05		
		Client Sample ID: FIELD 3		
Manure Nutrients	Units	As Received	lbs/1000 gal	lbs/Ton
Moisture, %	%	92.13		
Dry Matter	%	7.87		
Nitrogen (TKN)	%	0.90	75.07	18.01
Ammonium N	%	0.65	54.46	13.07
Organic Nitrogen	%	0.25	20.61	4.95
%P205	%	0.34	28.59	6.86
%K20	%	0.48	39.85	9.56
Estimated 1st Year Available Nutrients				

NEXT GENERATION PORK INC PO BOX 189 201 SOUTH BROADWAY LEROY, MN 55951-0189		Sample ID/Invoice#: 522239		
		Account #: 000873		
		Internal ID#: 3441		
		Species: Swine		
		Sample Type: Manure		
		Receipt Date: 9/25/2023 9:52 AM		
		Report Date: 9/26/2023 2:57:22 PM		
		Sample Cost: \$37.05		
		Client Sample ID: FIELD 2		
Manure Nutrients	Units	As Received	lbs/1000 gal	lbs/Ton
Moisture, %	%	90.55		
Dry Matter	%	9.45		
Nitrogen (TKN)	%	1.00	83.03	19.92
Ammonium N	%	0.69	57.55	13.81
Organic Nitrogen	%	0.31	25.47	6.11
%P205	%	0.40	32.94	7.90
%K20	%	0.54	44.81	10.75
Estimated 1st Year Available Nutrients				

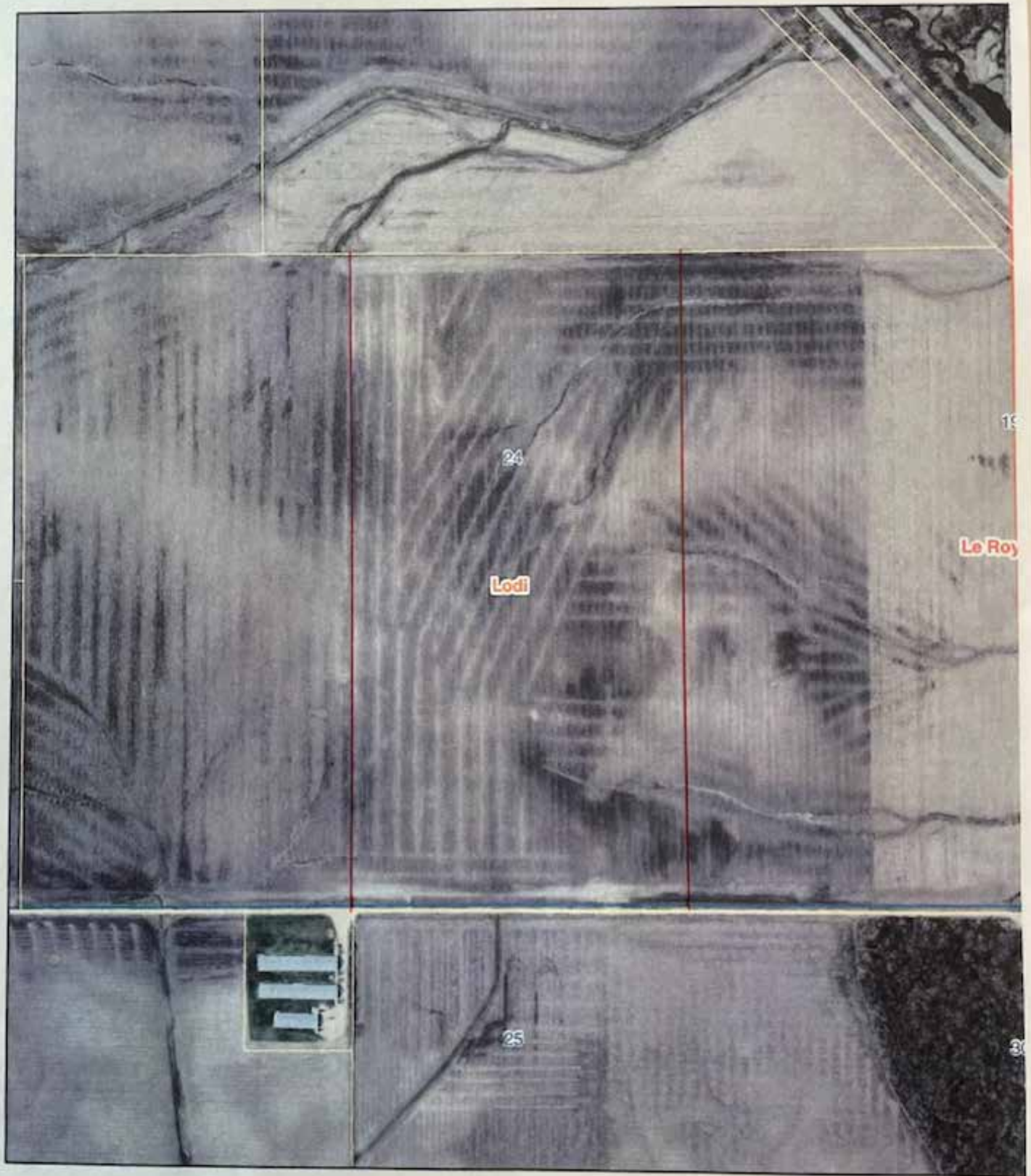
NEXT GENERATION PORK INC PO BOX 189 201 SOUTH BROADWAY LEROY, MN 55951-0189		Sample ID/Invoice#: 522214		
		Account #: 000873		
		Internal ID#: 3446		
		Species: Swine		
		Sample Type: Manure		
		Receipt Date: 9/25/2023 9:55 AM		
		Report Date: 9/26/2023 2:57:22 PM		
		Sample Cost: \$37.05		
		Client Sample ID: FIELD 1		
Manure Nutrients	Units	As Received	lbs/1000 gal	lbs/Ton
Moisture, %	%	92.43		
Dry Matter	%	7.57		
Nitrogen (TKN)	%	0.89	74.39	17.85
Ammonium N	%	0.64	52.94	12.70
Organic Nitrogen	%	0.26	21.45	5.15
%P205	%	0.33	27.89	6.69
%K20	%	0.55	46.10	11.06
Estimated 1st Year Available Nutrients				
Injected or Incorporated			Surface Applied	



MOWER COUNTY  
LODI TWP

## WINFIELD

CREATED BY: CODY FI  
1/25/202



0 250 500  
Feet



**MOWER**  
COUNTY  
Soil and Water













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 accepted 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 &amp; Address:

\_\_\_\_\_

\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

WIRev0418



MOWER COUNTY  
**MINNESOTA**

SteffesGroup.com | 320.693.9371 | 23579 MN Hwy 22 S, Litchfield, MN 55355