



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



MEEKER COUNTY, MN HOME & LAND AUCTION

Auctioneer's Note: This auction is a rare opportunity to own 77.13± acres of legacy farmland that has been in the same family for over 100 years. This well-maintained farm will be offered in two tracts with one featuring a country home, barn and multiple useful outbuildings. The other will be 71± acres which includes 46± acres of productive tillable ground and 16.1± acres enrolled in CRP program. This farm presents an outstanding blend of heritage, productivity and rural beauty. Whether you're an investor, a farmer, or are looking to establish your dream country home, don't miss this once-in-a-lifetime opportunity to purchase this Minnesota Century Farm with a rich family history.

77± ACRES

INSPECTION DATE: Thursday, August 21 from 4:00PM – 6:00PM
and Thursday, August 28 from 11:00AM – 2:00PM



Opening: Tuesday, September 2 | 8AM
Closing: Tuesday, September 9 | 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 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, SEPTEMBER 2 AND WILL END AT 1PM TUESDAY, SEPTEMBER 9.

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: Thursday, October 9, 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 **Warranty Deed.**

- **2025 Taxes: Seller Paid.**
- **2025 Rent to seller.**
- 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 ABSOLUTE.**

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 guaranties 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.

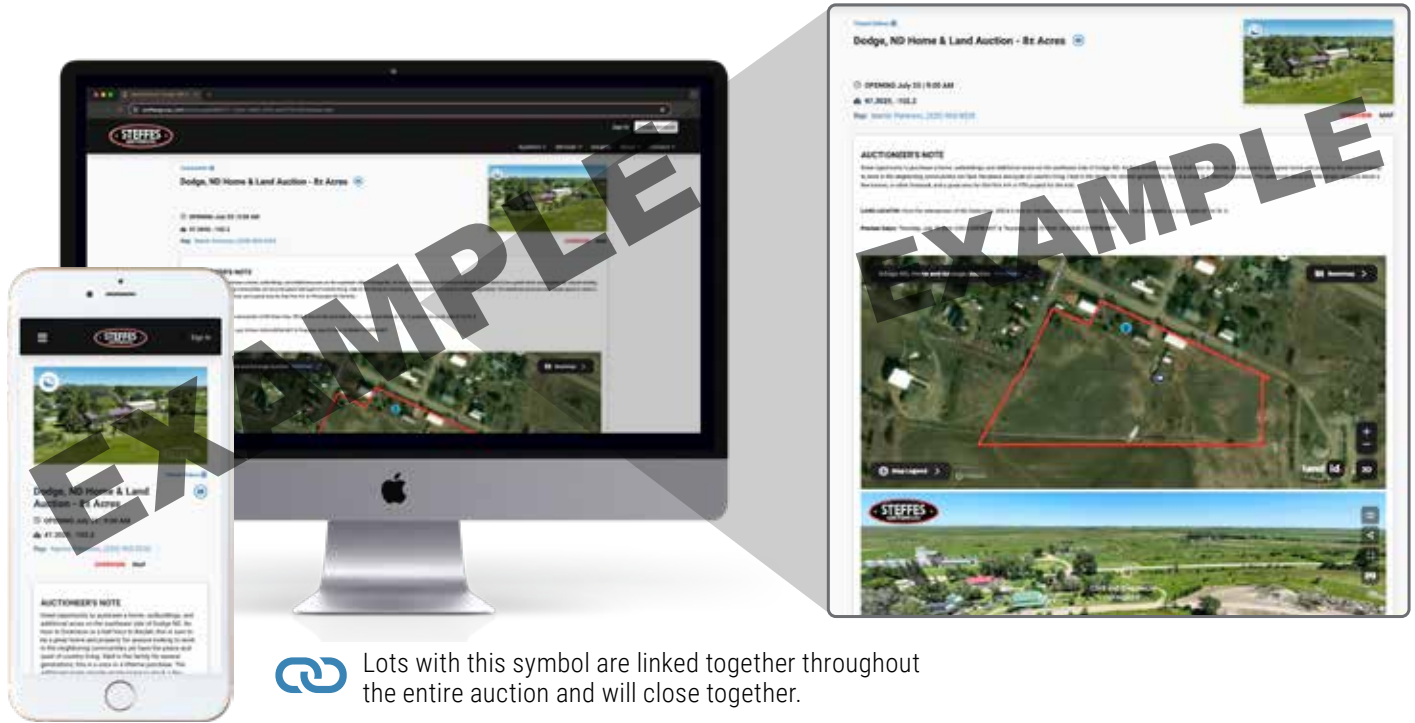
THE BIDDING STRATEGY

- 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!



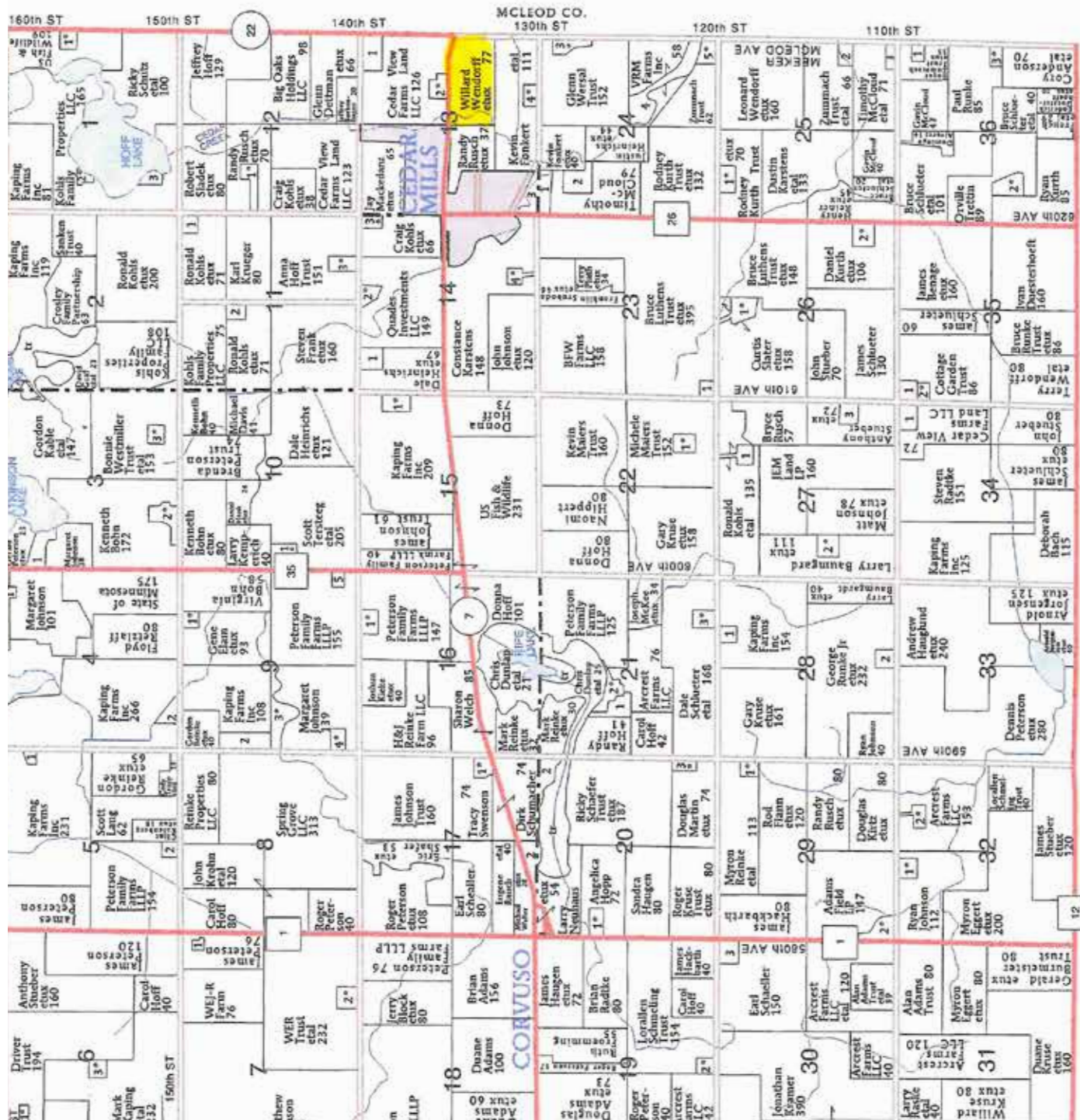
SEPTEMBER 2025

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

T-117-N

T-117-N CEDAR MILLS PLAT
(Landowners)

R-31-W



	SECTION 20	SECTION 22	SECTION 26	
W. ETUX	5	1 JOHNSON, RYAN ETUX	8	1 SCHAMER, NICHOLAS
N	6	2 SCHOFFELD, ANDREW ETUX	7	2 DAMLOW, BRENT ETUX
E	10			
NAME		SECTION 24	SECTION 28	
		1 ST JOHN'S EV LUTHERAN CHURCH	13	1 SCHLUETER, MARION
				5

RENNVILLE CO.

Aerial Map

MEEKER COUNTY, MN – CEDAR MILLS TOWNSHIP

Land Located: From Litchfield, MN, 13 miles south on MN-22 S. Property is on the west side of the road. 13433 Meeker McLeod Ave, Hutchinson, MN 55350.

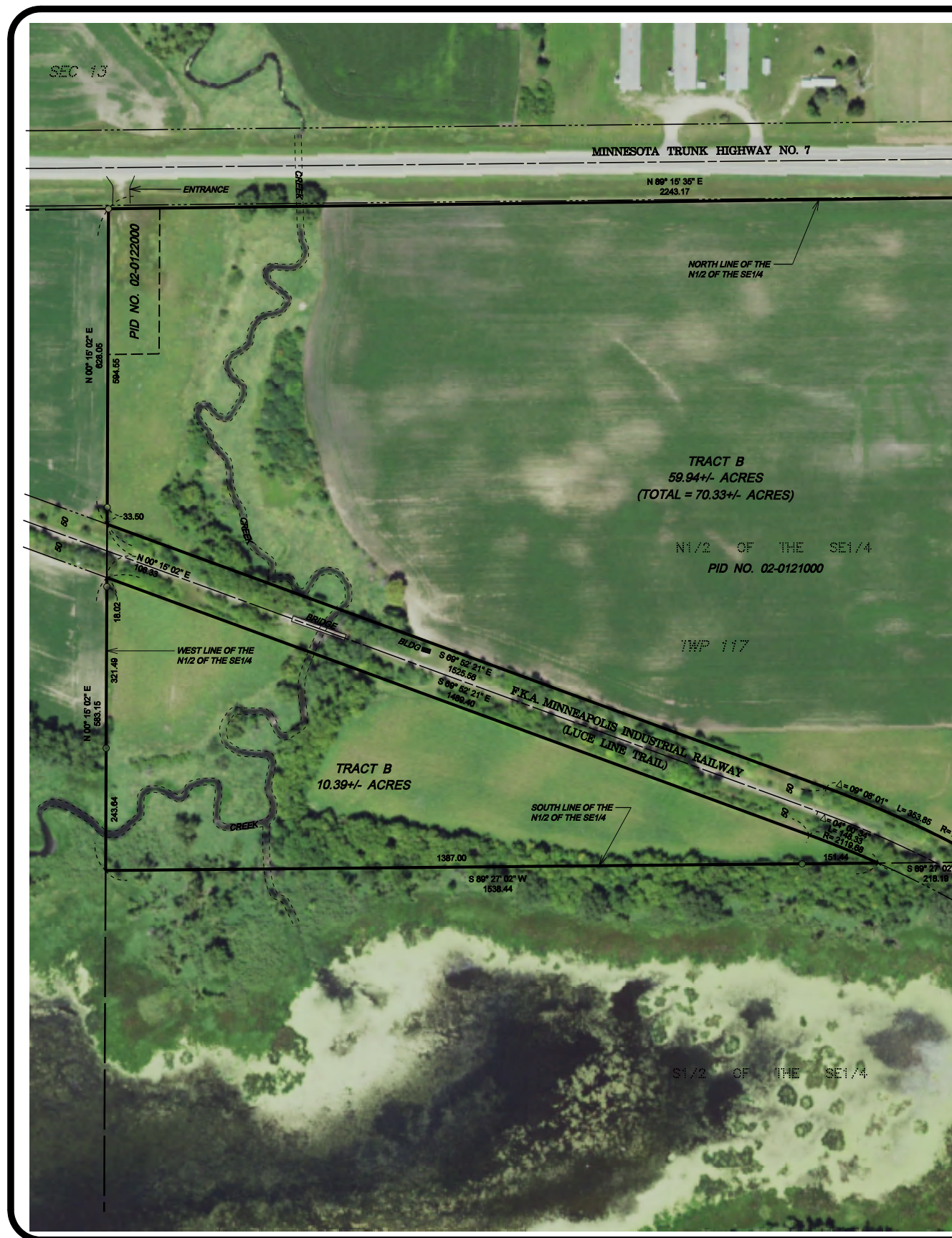
Description: N 1/2 SE 1/4 EX N 290' OF W 102' SECT-13 TWP-117 RANG-31

Total Acres: 76.12±

PID #: 02-0121000

To Be Sold in 2 Tracts!







CLIENT NAME:

Willard Wendorff

PROJECT ADDRESS

13433 Meeker McLeod Avenue
Hutchinson, MN

DATE OF FIELD WORK: June 24, 2025

JOB NO.: 2025053

HORIZONTAL DATUM:

DATE OF MAP: June 27, 2025

DRAFTED BY: PMH

Meeker County

NAD83 2011

REVISION: DATE, 20

CHECKED BY: DSH

VERTICAL DATUM:

REVISION: DATE, 20

N/A

EXISTING LEGAL DESCRIPTION FOR PID NO. 02-0122000
(TO BE ATTACHED TO PID NO. 02-0121000)The North 290 feet of the West 102 feet of the North Half (N1/2) of the Southeast Quarter (SE1/4),
Section 13, Township 117, Range 31.

PROPOSED LEGAL DESCRIPTION FOR TRACT A

The North 630.00 feet of the East 400.00 feet of the North Half of the Southeast Quarter (N1/2 of the
SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

Containing 5.79 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range
31 West, Meeker County, Minnesota.

EXCEPT

The North 630.00 feet of the East 400.00 feet of the North Half of the Southeast Quarter (N1/2 of the
SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

ALSO EXCEPT

A strip of land 100 feet in width known as the Luce Line Trail, formerly known as the Minneapolis
Industrial Railway which lies over and across that part of said North Half of the Southeast Quarter (N1/2
of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

Containing 70.33 Acres, more or less.

Subject to easements of record.

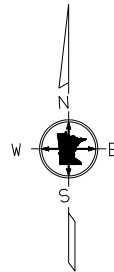
Subject to any and all enforceable restrictive covenants.

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.

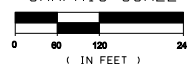
Doug Huhn

Registration No. 43806 - In the State of Minnesota

Surveyor's Notes

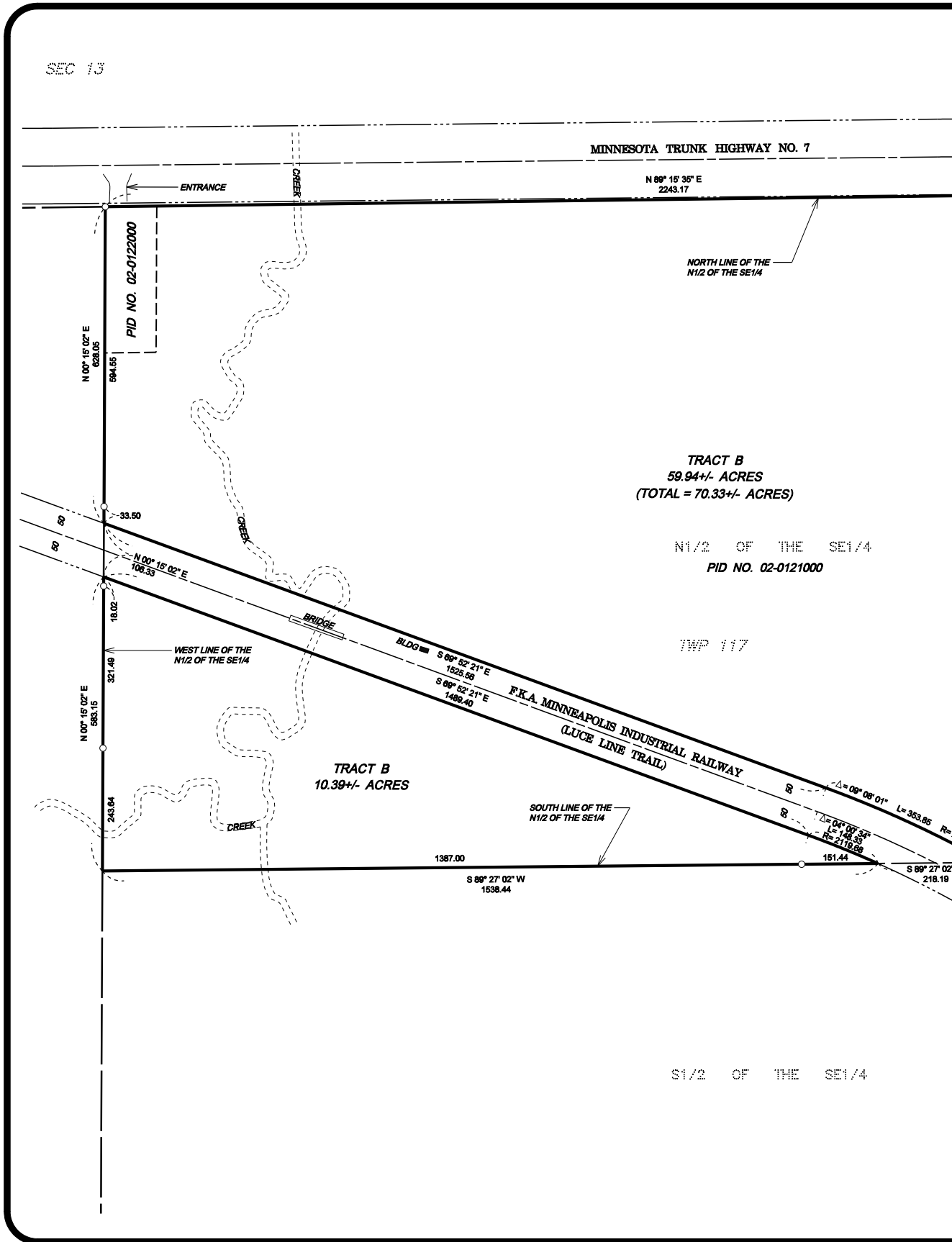
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve
the right to revise the survey upon receipt of a current title commitment or title opinion.2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements,
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.4: The railroad right of way shown on this survey was computed from the center of the trestle trail and is
approximate. It is impossible to determine where the exact location of the centerline of the railroad was since
the rails have been removed.

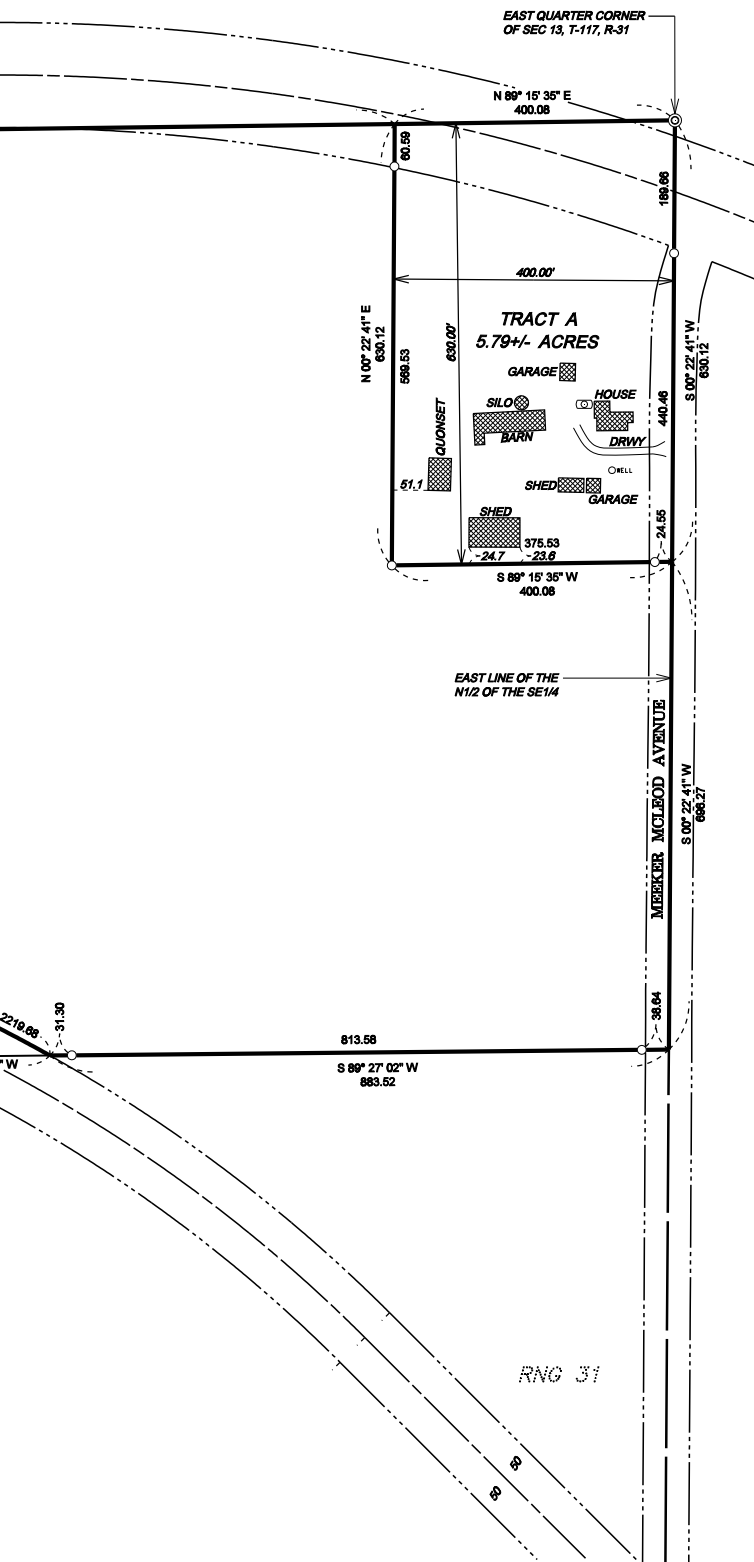
GRAPHIC SCALE



LEGEND

- Set 1/2 Inch by 14 Inch Iron
Pipe with Plastic Cap Inscribed
with License No. 43806
- Found Monumentation
- ⊙ Government Section Corner
- ⊗ Septic Tank



**CLIENT NAME:**

Willard Wendorff

PROJECT ADDRESS

13433 Meeker McLeod Avenue
Hutchinson, MN

DATE OF FIELD WORK: June 24, 2025

DATE OF MAP: June 27, 2025

REVISION: _____ DATE _____, 20____

REVISION: _____ DATE _____, 20____

JOB NO: 2025053

DRAFTED BY: PMH

CHECKED BY: DSH

CHECKED BY: DSH

HORIZONTAL DATUM:
Meeker County

Meeker County
NAD83 2011

VERTICAL DATA

VERTICAL DATUM:
N/A

**EXISTING LEGAL DESCRIPTION FOR PID NO. 02-0122000
(TO BE ATTACHED TO PID NO. 02-0121000)**

**The North 290 feet of the West 102 feet of the North Half (N1/2) of the Southeast Quarter (SE1/4),
Section 13, Township 117, Range 31.**

PROPOSED LEGAL DESCRIPTION FOR TRACT A

The North 630.00 feet of the East 400.00 feet of the North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

Containing 5.79 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

The North 630.00 feet of the East 400.00 feet of the North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

A strip of land 100 feet in width known as the Luce Line Trail, formerly known as the Minneapolis Industrial Railway which lies over and across that part of said North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

Containing 70.33 Acres, more or less.

Subject to easements of record.

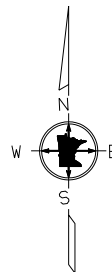
Subject to any and all enforceable restrictive covenants.

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
Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

1. Norstar Surveying prepped this survey without the benefit of a current abstract or site work. We reserve the right to review the survey upon receipt of a current site commitment or this opinion.
2. Norstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
3. Subsurface features, 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.
4. The railroad right of way shown on this survey was computed from the center of the Inplace trail and is approximate. It is impossible to determine where the exact location of the centerline of the railroad was since the rails have been removed.



GRAPHIC SCALE

LEGEND

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

Tract 1 Details

Description: The North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.
EXCEPT The North 630.00 feet of the East 400.00 feet of the North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota. ALSO EXCEPT A strip of land 100 feet in width known as the Luce Line Trail, formerly known as the Minneapolis Industrial Railway which lies over and across that part of said North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

Total Acres: 70.33± (See survey, Tract B)

Cropland Acres: 46.28±

Cropland Productivity Index: 80.5

PID #: 02-0121000 (That part of, new legal & PID# to be assigned)

Soils: StroutArkton complex, 2 to 6 percent slopes (52.1%), CorvusoLura, depressional, firm substratum complex, 0 to 2 percent slopes (20.7%), ClarionStordenHawick complex, 2 to 6 percent slopes (6.2%), DanielsonDanielson, overwash complex, 1 to 4 percent slopes (5.8%), Newlondon-Strout complex, 6 to 12 percent slopes, moderately eroded (5.5%), Lura silty clay, depressional, firm substratum, 0 to 1 percent slopes (4.1%), Cosmos silty clay, 0 to 2 percent slopes (2.8%), Calco silty clay loam, 0 to 2 percent slopes, frequently flooded (1.7%), NewlondonStrout complex, 12 to 18 percent slopes, moderately eroded (0.9%), OmsrudStorden complex, 10 to 16 percent slopes, moderately eroded (0.2%)

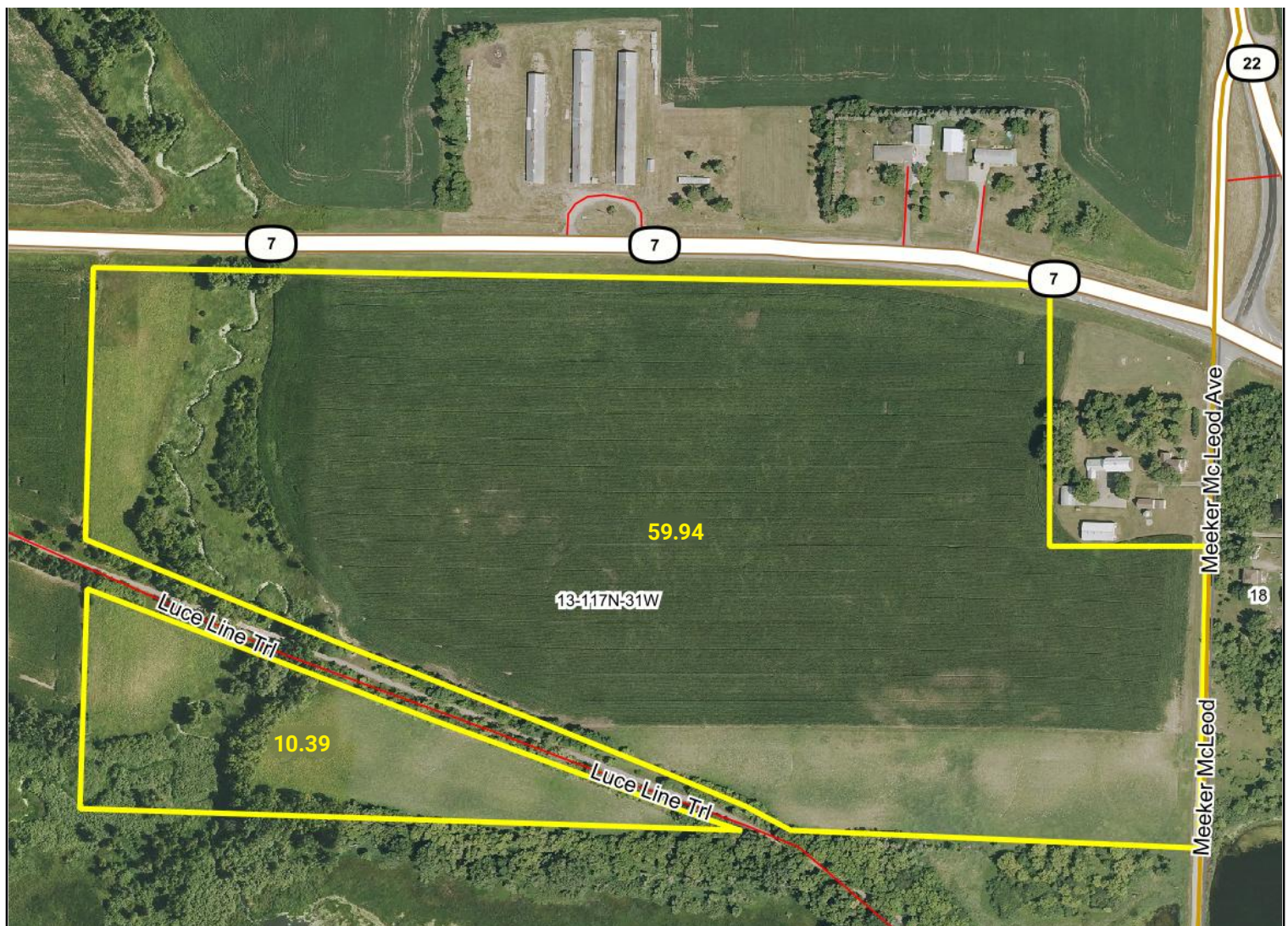
Taxes (2025): \$3,610.00 (For entire land. New tax amount TBD)

CRP Contract: 7.56 acres, \$152.75/acre, total payment of \$1,155.00, Contract through 9-30-2025 (has been renewed for 10 years, 9/30/2035).

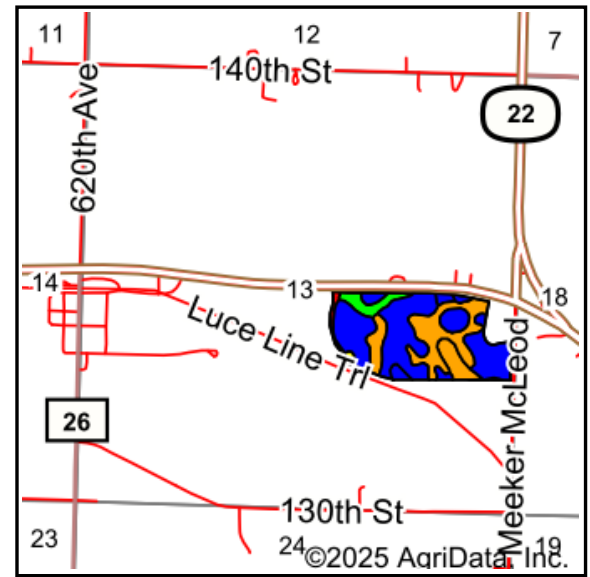
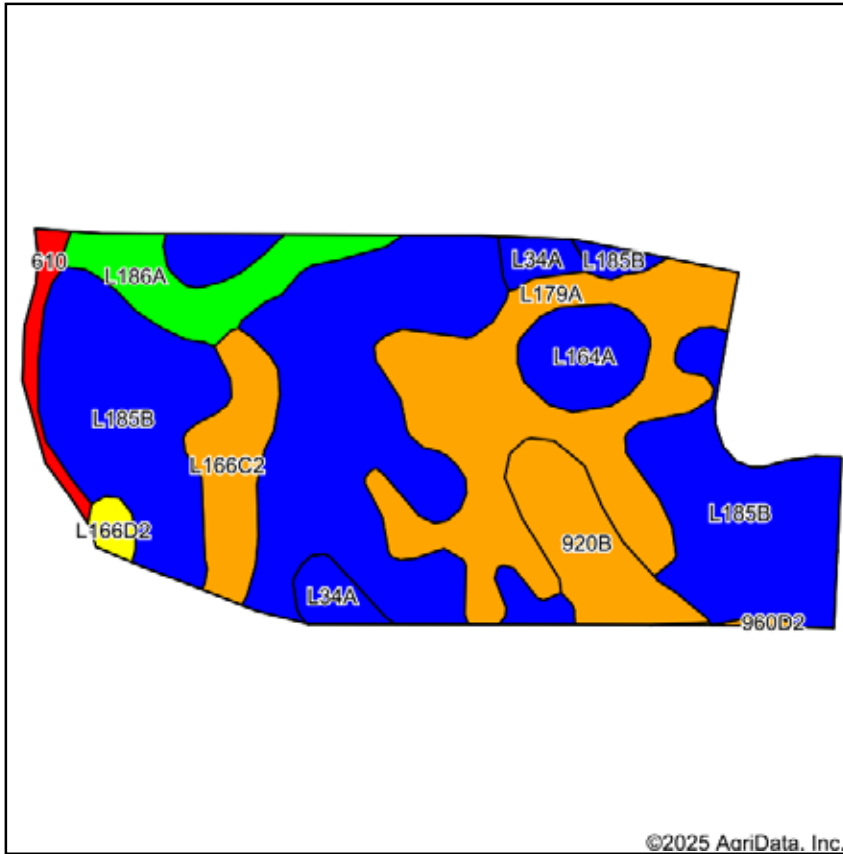
8.65 acres, \$122.15/acre, total payment of \$1,055.00, Contract through 9-30-2025 (has been renewed for 10 years, 9/30/2035)

Luce Line State Trail runs through parcel

Buyer of tract 1 will be responsible for road approach for access.



Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L185B	Strout-Arkton complex, 2 to 6 percent slopes	23.41	52.1%		Ile	83
L179A	Corvuso-Lura, depressional, firm substratum complex, 0 to 2 percent slopes	9.31	20.7%		IIw	80
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	2.79	6.2%		Ile	72
L186A	Danielson-Danielson, overwash complex, 1 to 4 percent slopes	2.59	5.8%		IIw	93
L166C2	Newlondon-Strout complex, 6 to 12 percent slopes, moderately eroded	2.49	5.5%		IIIe	77
L164A	Lura silty clay, depressional, firm substratum, 0 to 1 percent slopes	1.86	4.1%		IIIw	81
L34A	Cosmos silty clay, 0 to 2 percent slopes	1.27	2.8%		IIw	81
610	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	0.77	1.7%		Vw	20
L166D2	Newlondon-Strout complex, 12 to 18 percent slopes, moderately eroded	0.39	0.9%		IVe	64
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.09	0.2%		IVe	76
Weighted Average					2.17	80.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 1 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

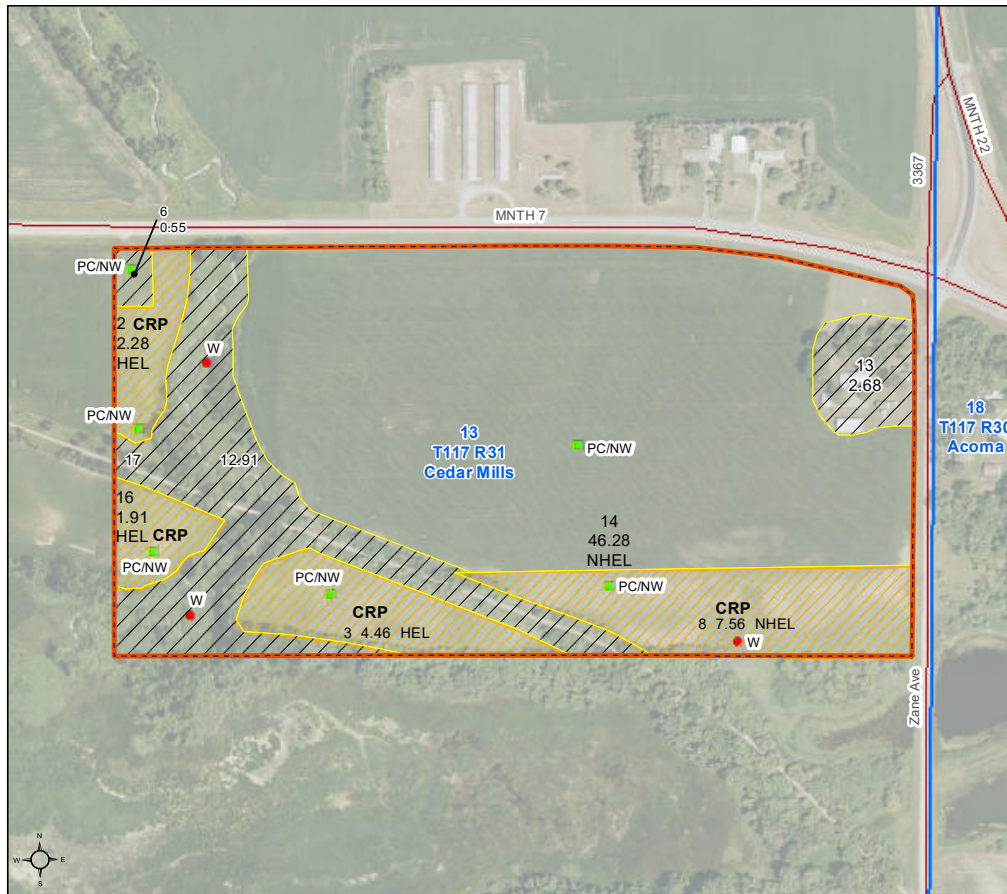
Meeker County, Minnesota

Farm 1858

Tract 203

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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 62.49 acres

Tract Number : 203

Description : G-16/N2SE4/13/CM
FSA Physical Location : MINNESOTA/MEEKER
ANSI Physical Location : MINNESOTA/MEEKER
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WILLARD W WENDORFF, RENEE E WENDORFF
Other Producers : VERLYCE RUNKE FRENCH
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.63	62.49	62.49	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	46.28	0.00	16.21	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.00	0.00	37
Corn	28.90	0.00	137
Soybeans	12.90	16.20	37

TOTAL

45.80

16.20

Tract 1 CRP Contract

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 27 093 <i>4324-24</i>		2. SIGN-UP NUMBER 38	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 1885 <i>x8</i>		4. ACRES FOR ENROLLMENT 7.56	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MEEKER COUNTY FARM SERVICE AGENCY 916 E SAINT PAUL ST LITCHFIELD, MN 55355-5324		5. FARM NUMBER 1858		6. TRACT NUMBER(S) 203	
7B. TELEPHONE NUMBER (Include Area Code): (320) 693-2854 x2		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2010 TO: (MM-DD-YYYY) 09-30-2025	
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "The Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.					
10A. Rental Rate Per Acre \$ 152.75		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 1,155		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
10C. First Year Payment \$		203	8	CP23A	\$ 0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)	
[Redacted]		100.00%	[Redacted]	09-03-2019	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)	
[Redacted]		0.00%	[Redacted]	09-03-2019	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)	
[Redacted]		%	[Redacted]		
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
		[Signature]			9.19.2019
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.					
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

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☐ Owner's Copy

☐ Operator's Copy

FY-2011

Tract 1 CRP Contract

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 27 093	2. SIGN-UP NUMBER 38
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 100478B	4. ACRES FOR ENROLLMENT 8.65
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MEEKER COUNTY FARM SERVICE AGENCY 916 E SAINT PAUL ST LITCHFIELD, MN 55355-5324				5. FARM NUMBER 1858	6. TRACT NUMBER 203
7B. TELEPHONE NUMBER (Include Area Code): (320) 693-				8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2010 TO: (MM-DD-YYYY) 09-30-2025
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.					
10A. Rental Rate Per Acre \$ 122.15					
10B. Annual Contract Payment \$ 1,055					
10C. First Year Payment \$					
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					
11. Identification of CRP Land (See Page 2 for additional space)					
10B. Annual Contract Payment		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
\$ 1,055		203	16	CP38E-25	\$ 191
		203	2	CP38E-25	\$ 228
		203	3	CP38E-25	\$ 445
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)	
		100.00%		09-03-2019	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)	
		0.00%		09-03-2019	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)	
		%			
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
					9.19.2019
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FY - 2011

Tract 2 Details

Description: The North 630.00 feet of the East 400.00 feet of the North Half of the Southeast Quarter (N1/2 of the SE1/4) of Section 13, Township 117 North, Range 31 West, Meeker County, Minnesota.

Property Address: 13433 Meeker McLeod Ave., Hutchinson, MN 55350

Total Acres: 5.79± (See Survey, Tract A)

PID #: 02-0121000 (That part of, new legal & PID# to be assigned)

Taxes (2025): \$3,610.00 (For entire land. New tax amount TBD)

Current renter will have access to the field through the yard for fall of 2025 harvest only

HOUSE DETAILS

Built in 1929

(4) Bedrooms

19'4"x11'1"

13'x8"x12'7"

13'6"x9'5"

9'2"x11'8"

(1) Full bathroom, main level, 5'x7'9"

(1) ¾ bathroom, upstairs, 5'2"x10'7", no shower, not currently connected

(1) ¾ bathroom, basement, 5'5"x5'6", no tub

Kitchen, 15'8"x11'9"

Kitchen eating area, 13'5"x14'2"

Walk in pantry

Dining room, 13'2"x12'6"

Built in china hutch

Living room, 11'5"x22'1", with front entry

Attic crawl space

4-season porch, 15'1"x20'6", outdoor entry

Partially finished basement

Family room, 19'9"x15'9"

Partial Kitchen, 11'5"x16'7"

Storage room, 17'10"x9'2"

Unfinished laundry/utility room, 27'x2"x13'5"

Wood room, 10'8"x7'11"

Wood burner

Electric heat, main level and upstairs

LP fireplace, downstairs, made with field stone

Wall A/C

Brick & block foundation

LP tank approximately 60% full

Included appliances, (3) refrigerators, dishwasher (not working), (2) stove/oven, microwave, washer, dryer, 80 gal water heater (heats 11pm-7pm), iron filter/water softener, deep freezer, Well-Rite pressure tank

(1) Well

Septic system is non-compliant will need to be brought to compliance at the buyer's expense

Front 2-car garage, 20'7"x20'

Back 2-car garage, 23'11"x22'11"

Grainery, 35'11"x20'2", built 1943

Morton pole shed, 72'x42', built 1977

Barn, 56'x28'11", built 1927, back barn addition, 44'x44'

Quonset, 46'x32'

Silo

Tract 2 Photography



Tax Statements



SHARON M. EUERLE
Meeker County Treasurer
114 N Holcombe Ave | Litchfield, MN 55355
320.693.5345 (Voice) | 320.693.5217 (Fax)
www.co.meeker.mn.us

2025

PROPERTY TAX STATEMENT

TC 5.512 6.030

CEDAR MILLS TWP

Property ID Number: 02-0121000
Property Description: SECT-13 TWP-117 RANG-31
N 1/2 SE 1/4 EX N 290' OF W 102'

13433 MEEKER MCLEOD AV

Values and Classification		2024	2025
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	871,100	946,000
	Homestead Exclusion:	13,930	19,631
	Taxable Market Value:	857,170	926,369
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2024			
Step 2	Proposed Tax		3,576.00
* Does Not Include Special Assessments Sent in November 2024			
Step 3	Property Tax Statement		
	First half Taxes:		1,805.00
	Second half Taxes:		1,805.00
	Total Taxes Due in 2025		3,610.00

\$\$\$
REFUNDS?

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

Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			2,333.73
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		2,008.55	
Property Tax and Credits	3. Property taxes before credits	4,013.17	4,496.40
	4. A. Agricultural and rural land tax credits	490.00	490.00
	B. Other credits to reduce your property tax	393.17	396.40
	5. Property taxes after credits	3,130.00	3,610.00
Property Tax by Jurisdiction	6. County	1,611.61	1,811.56
	7. City or Town	309.03	406.27
	8. State General Tax00	.00
	9. School District: 423		
	A. Voter approved levies	553.22	607.73
	B. Other local levies	649.27	776.29
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	6.87	8.15
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,130.00	3,610.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
PRIN			
INT			
TOT	.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,130.00	3,610.00

2 2nd Half Pay Stub 2025

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: SHARON M. EUERLE MEEKER COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY SEE BACK FOR DATE

1 1st Half Pay Stub 2025

DETACH AND RETURN THIS STUB WITH YOUR FULL/FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: SHARON M. EUERLE MEEKER COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY SEE BACK FOR DATE



Drone Photography - Tract 1



Drone Photography - Tract 2



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

W1Rev0418

MEEKER COUNTY
MINNESOTA



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