



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

NORTHERN FUEL & CONVENIENCE STORES REAL ESTATE AUCTION

Auctioneer's Note: This is a rare opportunity to purchase two fuel and convenience store properties being offered at public auction. These properties are well-located, high-visibility sites that served steady local and pass-through traffic, making them attractive to both owner-operators and investors alike.

Each store offers the essential infrastructure for fuel and convenience retail operations, with strong access, ample parking, and layouts designed for efficient customer flow. Whether you are looking to expand an existing portfolio or enter the fuel and convenience market, these properties present multiple avenues for future operation, redevelopment, or repositioning.



INSPECTION: Motley Store: Tuesday, February 10 from 10:00AM-1:00PM | Bemidji Store: Wednesday, February 11 from 10:00AM-1:00PM

Opening: Wednesday, February 18 | 8AM
Closing: Wednesday, February 25 | 1PM CDT 2025

**TIMED
 ONLINE**



Contact Steffes Group Representative Randy Kath, (701) 429-8894, 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 WEDNESDAY, FEBRUARY 18 AND WILL END AT 1PM WEDNESDAY, FEBRUARY 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: **Friday, March 27, 2026.**

Closing will take place at The Title Team in Sartell, 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 **Limited Warranty Deed.**

- **2026 Taxes: Paid by 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 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.

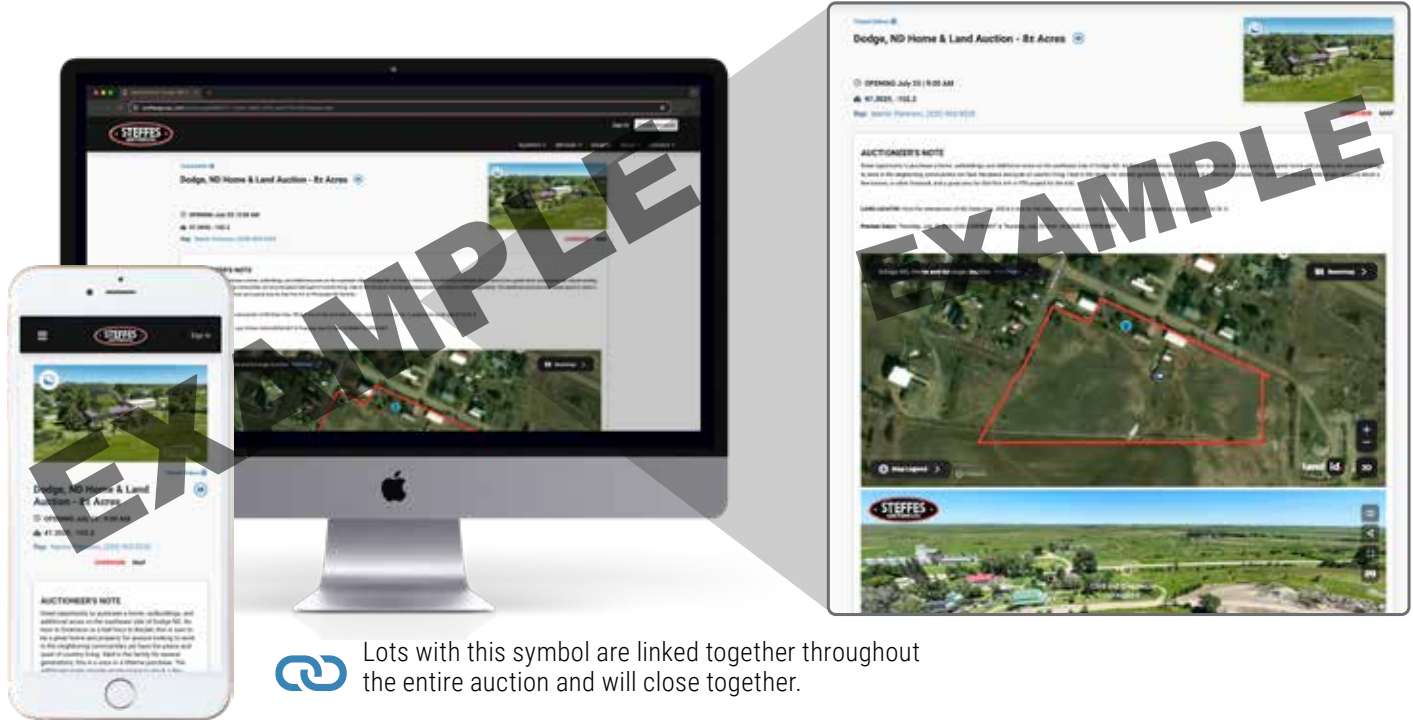
AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.

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!



FEBRUARY 2026

S	M	T	W	TH	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

Motley Store Tract Details

Description: PT OF GOV LOT 21 DESC AS: COM AT SW COR, N 0°41'46" E 297.01 FT TO INTERS WITH N LN OF S 297 FT OF GOV LOT 21, S 89°47' 30" E 122.84 FT ALG N LN TO E LN OF HWY 10, PT OF BEG, CONT S 89°47'30" E 235.95 FT ALG SAID N LN, N 2°33'12" E 184.39 FT, N 89°47'30" W 228.64 FT TO E LN OF HWY 10, S 4°48'56" W 184.83 FT ALG HWY TO BEG

Address: 1000 US Highway 100, Motley, MN 56466

PID #: 41.0031.003

Taxes (2025): \$9,706.00

Zoned: C2 Commercial



Motley Store Tract Details

UNDERGROUND TANKS

Reg 87, 12,000-gal. tank
Current volume - 3,168 gal.

89, 10,000-gal tank
Current volume - 1,950 gal.

Premium, 10,000-gal tank
Current Volume - 1,612 gal.

Diesel, 6,000-gal tank
Current volume - 1,758 gal

(4) Double sided with two nozzles each side gas pumps, updated in 2018
Canopy, 24'x112', updated in 2018

CONVENIENCE STORE DETAILS

Building 84'x48'

Central A/C
City Water
City Sewer

Convenience area

(11) self-serve refrigerated units 30"x30"
(4) self-serve freezer units 30"x30"
52' of Dual sided product shelving
25' of single sided product shelving
40' of customer food/beverage prep countertop

Point of Sale Area 18'x11', updated in 2018

36' of countertop with roller drawer storage under counter
(2) Cash registers
Overhead storage
Fuel island visibility
Fuel island call center
Electronic price sign system
Carwash status indicator
Safe
ATM

Kitchen area 24'x12'

True MFG stand-alone 7' freezer
True MFG 4' refrigerated prep table
Hatco twin shelf food warmer
Lincoln countertop conveyor oven
Knight 32"x30"x28" food warmer
(3) basin stainless steel sink, 90"
Single basin stainless steel sink, 24"
Hand wash sink
6' stainless steel table
(2) 4' stainless steel table with vertical storage
MJ Metal ceiling exhaust fan

CO² & storage room 11'x10'

Wash basin
(5) Stand-alone storage shelves

Cooler room 30'x8'

38' of product shelving
Dual compressors

Utilities room 30'x9'

(2) Econar Geo Source 2000 geothermal heating units, 3 phase
Natural gas forced air furnace for back-up
50 gal. electric water heater
Master Force 60 gal. vertical air compressor
Chest freezer, 6'
Water intake/pump
Softener system
TLS-450 Plus console with daily printout & fuel tank control
Electrical control panels
(3) Arctic Air AF23Z commercial stand-alone freezers

Office 9.5'x9'

L-shaped desk
File cabinets
shelving

Women's bathroom 9.5'x13.5'

Twin pedestal sinks
(3) Stalls

Men's bathroom 13'x8'

Single pedestal sink
Single stall
Twin urinal

Immediate Hwy 10 access – 205' Hwy 10 frontage

CARWASH BAY 48'X16'

(2) 10'x10' overhead poly doors
Natural gas radiant heat
Touchless car wash (not in service)
Floor drain with collection tank
Chemical dispensing system

Motley Store Photography



Motley Store Photography



Motley Store Tax Statements



AUDITOR - TREASURER
 213 1ST AVE. S. E.
 LITTLE FALLS, MN 56345
 320-632-0151 • 1-866-401-1111
 www.morrisoncountymn.gov



BILL: 2959641

Property ID#: 41.0031.003

\$\$\$

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.

PROPERTY ADDRESS:

1000 HIGHWAY 10 S
 MOTLEY MN 56466

DESCRIPTION:

0.98 Acres. Section 18 Township 133 Range 031
 PT OF GOV LOT 21 DESC AS: COM AT SW COR, N
 0°41'46" E 297.01 FT TO INTERS WITH N LN OF S
 297 FT OF G

Line 13 Special Assessment Detail:

Principal:
 Interest:

2025 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	315,100	319,700
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	Taxable Market Value:	315,100	319,700
	New Improvements/ Expired Exclusions:		
	Property Classification:	Comm/Ind	Comm/Ind
<i>Sent in March 2025</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		9,792.00
<i>Sent in November 2025</i>			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15, 2025	4,853.00
	Second-half Taxes:	October 15, 2025	4,853.00
	Total Taxes Due in 2025:		9,706.00

Tax Detail for Your Property			
Taxes Payable Year		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		\$	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$	0.00
Tax and Credits	3. Property taxes before credits	\$	9,452.00 \$ 9,706.00
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	0.00	0.00
B. Other Credits	0.00	0.00	
	5. Property taxes after credits	9,452.00	9,706.00
Property Tax by Jurisdiction	6. MORRISON COUNTY		
	A. County General	\$	2,336.26 \$ 2,365.62
	B. County Regional Rail Authority		
	7. CITY OF MOTLEY		4,313.00 4,618.08
	8. State General Tax		967.29 979.41
	9. School District SD 2170 STAPLES/MOTLEY		
	A. Voter approved Levies		63.52 55.53
	B. Other local levies		1,749.19 1,665.13
	10. Special Taxing Districts		
	A. Reg 5		4.65 4.74
B. RDFA		10.64 10.29	
C. Others		7.45 7.20	
D. TIF		0.00 0.00	
	11. Non-school voter approved referenda levies		0.00 0.00
	12. Total Property tax before special assessments	\$	9,452.00 \$ 9,706.00
	13. Special Assessments		0.00 0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$	9,452.00 \$ 9,706.00



Bemidji Store Tract Details

Description: Those parts of the SE¼ of the NE¼, and the NE¼ of the SE¼, Section 31. Township 148, Range 32. 5th Principal Meridian described as follows: Commencing at the Southeast corner of said SE¼ of NE¼; thence North 01°07'08" East bearing assumed, along the East line of said SE¼ of NE¼ a distance of 507.75 feet to the intersection of the Southerly right-of-way of U.S. Highway 71; thence South 62°12'45" West along said Southerly right-of-way a distance of 1,049.42 feet to the point of beginning of the land to be described; thence continue South 62° 12'45" West along said Southerly right-of-way a distance of 150.00 feet thence South 27°47'15" East a distance of 400.00 feet; thence North 62° 12'45" East a distance of 150.00 feet; thence North 27° 47'15" West a distance of 400.00 feet to the point of beginning and there terminating. AND Together with an easement for the purpose of ingress and egress and to pass and repass at all times to and from the above described tract over, upon and across the following described tract: A strip of land 33 feet in width running in a southwesterly-northeasterly direction, the northwesterly side of which is the southeasterly right-of-way of highway 71 as relocated in 1975 in the SE¼ of the NE¼ and the NE¼ of the SE¼, less the East 20 rods of the South 70 rods, all in Section 31, Township 148, Range 32, & Those parts of the SE¼ of the NE¼ and the NE¼ of the SE¼, Section 31, Township 148, Range 32, described as follows: Commencing at the Southeast corner of said SE¼ of the NE¼; thence North 01 °07'08" East bearing assumed, along the east line of said SE¼ of the NE¼ a distance of 507.75 feet to the intersection of the southerly right of way of Highway No. 71; thence South 62°12'45" West along said southerly right of way a distance of 924.42 feet to the point of beginning of the land to be described; thence continue South 62° 12'45" West along said southerly right of way a distance of 125.00 feet; thence South 27°47'15" East a distance of 300.00 feet; thence North 62°12'45" East a distance of 125.00 feet; thence North 27° 47'15" West a distance of 300.00 feet to the point of beginning and there terminating.

Address: 6658 Turtle Mart Lane NE & 12471 71 Connection NE, Bemidji, MN 56601

PID #: 34.00387.01 & 34.00406.02

Taxes (2025): \$4,746.25

Zoned: Commercial



Bemidji Store Tract Details

UNDERGROUND TANKS

12,000 gal.

12,000 gal. dual compartment

Diesel, 8,000-gal tank

(2) Double sided, triple hose, gas pumps

Canopy, 24'x48'

CONVENIENCE STORE DETAILS

Building 48'x40'

Forced air LP heat & A/C

Private well

Private Septic system, due to winter conditions the septic inspection and bringing the septic to compliance will be at the expense of the buyer.

Convenience area

31'x26'

42' of dual sided product shelving

20' of single sided product shelving

80" (3) Door frozen food stand-alone freezer

72" (3) Door stand-alone refrigerator

18' (7) Door cooler room

Walk-in cooler room, 20'x8'

14' of food/beverage setup countertop

Point of Sale Area

20' of countertop

Cash register

TS 1000 tank sentinel

Safe

ATM

Kitchen area 11'x9'

Peligro 1600 broaster

Wisco pizza oven

11' of stainless steel tabletop

7.5' (3) Basin stainless steel sink

Stainless steel hand sink

Electric hot water heater

Live Bait Station

(6) Tanks

Women's bathroom 5'x5'

Single sink

Single toilet

Men's bathroom 5'x5'

Single sink

Single toilet

Immediate 71 Connection Highway access – 125' 71 Connection Highway frontage

OFFICE BUILDING DETAILS

38'x30'

Kitchenette

Electric baseboard heat

Workstations

(2) Storage rooms

Bathroom

Electric water heater

Laundry room

Small Storage Building

24'x20'

Overhead door, 9'x8'

Steel roof

Large Storage Building

55'x24'

(8) Storage bays, (6) are currently rented

Painted steel roof, sides, and doors

Detached Garage

24'x30'

Overhead door

Steel roof & siding

Bemidji Store Photography



Bemidji Store Photography



Bemidji Store Tax Statements



JODEE TREAT
Beltrami County Auditor-Treasurer
 701 Minnesota Ave. NW, Ste. 220
 Bemidji, MN 56601-3178
 218-333-4107
 www.co.beltrami.mn.us

SECT-31 TWP-148 RANGE-032 1.38 AC THOSE PARTS OF THE SE1/4 OF NE1/4 AND THE NE1/4 OF SE1/4, COM AT THE SE COR OF SAID SE1/4 OF NE1/4, TH N 01°07'08" E, BEARING ASSUMED, ALONG THE E 6658 TURTLE MART LN NE, BEMIDJI MN 56601

PROPERTY ID#: RP 34.00387.01

2025 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2024	2025
	Estimated Market Value:	209,900	225,100	
	Homestead Exclusion:	0	0	
	Taxable Market Value:	209,900	225,100	
	New Improvements:	0	0	
Property Classification:	RES NON HSTD	RES NON HSTD		
Step 2	PROPOSED TAX			
	Sent in November 2024			
Step 3	PROPERTY TAX STATEMENT			
First Half Taxes:	Due: 05/15/2025	\$1,028.00		
Second Half Taxes:	Due: 10/15/2025	\$1,028.00		
Total Taxes Due in 2025:		\$2,056.00		

\$\$\$
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.

Taxable Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
Property Tax and Credits		
3. Property taxes before credits	\$1,771.00	\$1,870.00
4. Credits that reduce property taxes		
A. Agricultural and rural land credits	\$0.00	\$0.00
B. Other credits	\$0.00	\$0.00
5. Property taxes after credits	\$1,771.00	\$1,870.00
Property Tax by Jurisdiction		
6. BELTRAMI COUNTY	\$1,102.62	\$1,189.34
7. City or town: PORT HOPE	\$174.60	\$167.96
8. State general tax	\$0.00	\$0.00
9. School district: 0031		
A. Voter approved levies	\$150.72	\$156.36
B. Other local levies	\$316.96	\$316.00
10. Special taxing districts		
A. BEMIDJI REGIONAL AIRPORT	\$21.28	\$35.52
B. HRDC	\$4.82	\$4.82
C. OTHERS	\$0.00	\$0.00
D. TAX INCREMENT	\$0.00	\$0.00
11. Non-school voter-approved referenda levies	\$0.00	\$0.00
12. Total property tax before special assessments	\$1,771.00	\$1,870.00
Special Assessments		
13. Special Assessments		
A. SOLID WASTE	\$171.00	\$176.00
B. E911 SYS	\$10.00	\$10.00
C. ALL OTHERS	\$0.00	\$0.00
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,952.00	\$2,056.00

2-11-25_v2

FIRST HALF DUE
SECOND HALF DUE

05/15/2025
10/15/2025

\$1,028.00
\$1,028.00

Please fold on perforation BEFORE tearing



Bemidji Store Tax Statements



JODEE TREAT
Beltrami County Auditor-Treasurer
 701 Minnesota Ave. NW, Ste. 220
 Bemidji, MN 56601-3178
 218-333-4107
 www.co.beltrami.mn.us

SECT-31 TWP-148 RANGE-032 .86 AC THOSE PARTS OF SE1/4 OF NE1/4 & NE1/4 OF SE1/4 DESC AS FOLLOWS: COMM AT SE CORNER OF SAID SE1/4 OF NE1/4, THENCE N 01°07'08" E BEARING ASSUMED, ALO 12471 71 CONNECTION NE, BEMIDJI MN 56601

PROPERTY ID#: RP 34.00406.02

2025 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2024	2025
	Estimated Market Value:	153,900	157,000	
	Homestead Exclusion:	0	0	
	Taxable Market Value:	153,900	157,000	
	New Improvements:	0	0	
Property Classification:	COMMERL PREF INDUSTRIAL	COMMERL PREF INDUSTRIAL		
Step 2	PROPOSED TAX			
	Sent in November 2024			
Step 3	PROPERTY TAX STATEMENT			
	First Half Taxes:	Due: 05/15/2025	\$1,345.13	
	Second Half Taxes:	Due: 10/15/2025	\$1,345.12	
	Total Taxes Due in 2025:		\$2,690.25	

\$\$\$
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.

Taxable Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$1,859.10	\$1,872.00
4. Credits that reduce property taxes			
A. Agricultural and rural land credits		\$0.00	\$0.00
B. Other credits		\$0.00	\$0.00
5. Property taxes after credits		\$1,859.10	\$1,872.00
Property Tax by Jurisdiction			
6. BELTRAMI COUNTY		\$1,212.42	\$1,245.78
7. City or town: PORT HOPE		\$192.04	\$175.80
8. State general tax		\$0.00	\$0.00
9. School district: 0031			
A. Voter approved levies		\$149.64	\$148.62
B. Other local levies		\$276.30	\$259.56
10. Special taxing districts			
A. BEMIDJI REGIONAL AIRPORT		\$23.40	\$37.18
B. HRDC		\$5.30	\$5.06
C. OTHERS		\$0.00	\$0.00
D. TAX INCREMENT		\$0.00	\$0.00
11. Non-school voter-approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$1,859.10	\$1,872.00
Special Assessments			
13. Special Assessments			
A. SOLID WASTE		\$324.90	\$334.40
B. E911 SYS		\$10.00	\$10.00
C. ALL OTHERS		\$0.00	\$473.85
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,194.00	\$2,690.25

2-11-25_v2

FIRST HALF DUE
SECOND HALF DUE

05/15/2025
10/15/2025

\$1,345.13
\$1,345.12

Please fold on perforation BEFORE tearing



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 accepted 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

BEMIDJI & MOTLEY
MINNESOTA



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