



MULTI-COUNTY MINNESOTA

LAND AUCTION

Opens: Wednesday, November 6 | 8AM

Closes: Wednesday, November 13 | 10AM^{CST} 2024

**TIMED
ONLINE**

 **BIDDING ASSISTANCE:** Coyote Moon Grille, 480 55th Ave SE, St. Cloud, MN 56304, Wednesday, November 13 from 9AM-end of auction

Auctioneer's Note: Fourteen tracts of land from Nelson, MN to Becker, MN this is an auction you do not want to miss, with over 800 acres± being tillable farmland in central Minnesota. Do not miss the chance to bid on any or all parcels on this incredible land auction with parcels in Douglas County, MN, Benton County, MN and Sherburne County, MN.

1215± Acres



Contact Eric Gabrielson at 701-238-2570 or Randy Kath at 701.429.8894 at Steffes Group 320-693-9371, or visit SteffesGroup.com.

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

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30-45 days. This is a 5% buyer's premium auction.
Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

THE AUCTION BEGINS ON WEDNESDAY, NOVEMBER 6 AND WILL END AT 10AM WEDNESDAY, NOVEMBER 13.

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, December 13, 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: Paid by Seller.**
- **2025 Taxes: Paid by Buyer.**
- **2024 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 UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

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

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

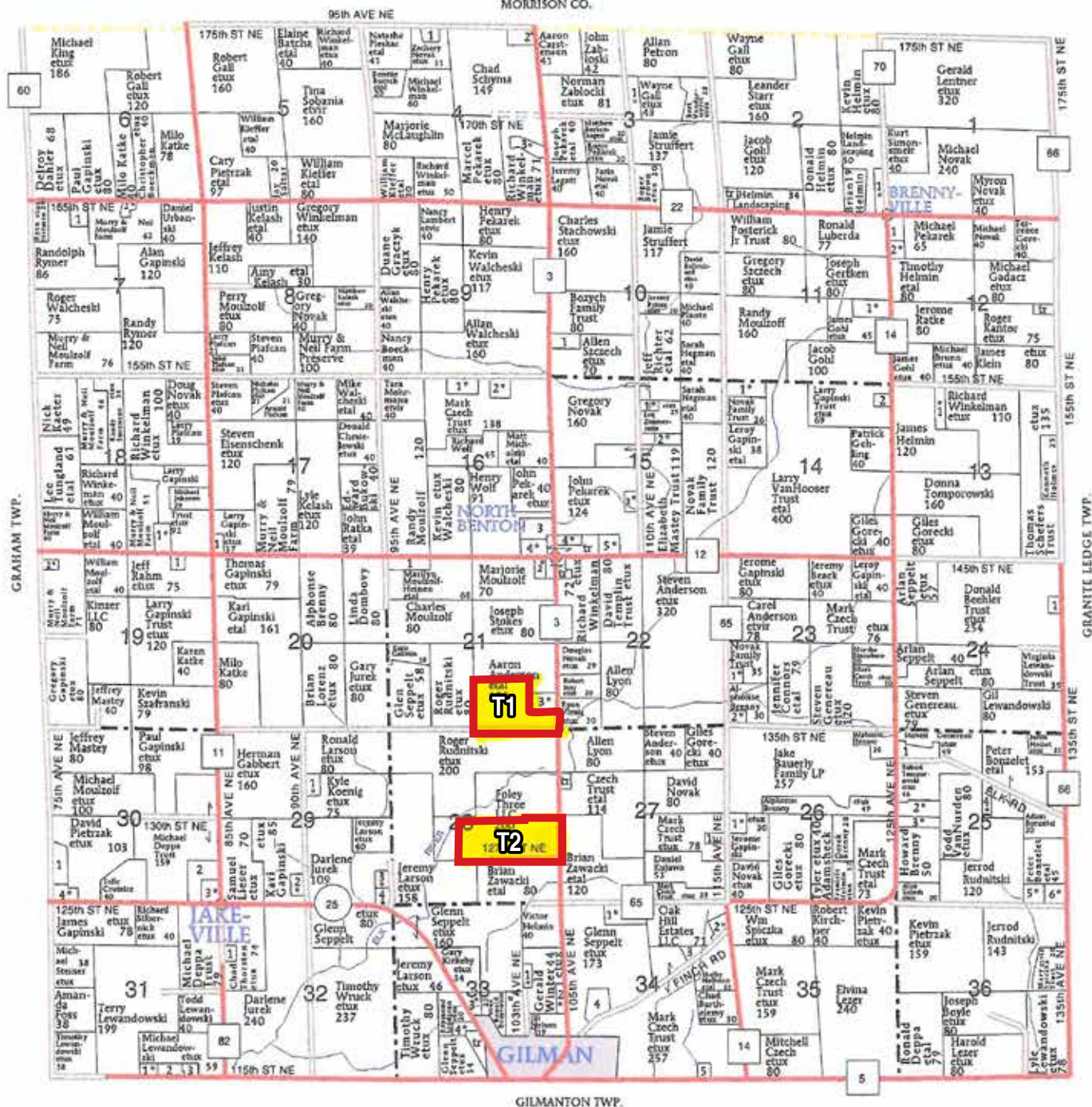


NOVEMBER 2024

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

R-29-W

MORTISON CO.



BENTON COUNTY - TRACT 1 - 65.81± ACRES (See Survey, Parcel B)

Land Located: From Gilman, MN, 1.2 miles north on 105th Ave NE. Land is located on the west side of the road.

Description: The South Half of the Southeast Quarter, Section 21, Township 38, Range 29, Benton County, Minnesota, EXCEPT that part of the East 837.00 feet lying northerly of the South 607.00 feet thereof. Subject to 105th Avenue NE on the east and 135th Street NE on the south.

Cropland Acres: Approximately 56.4±

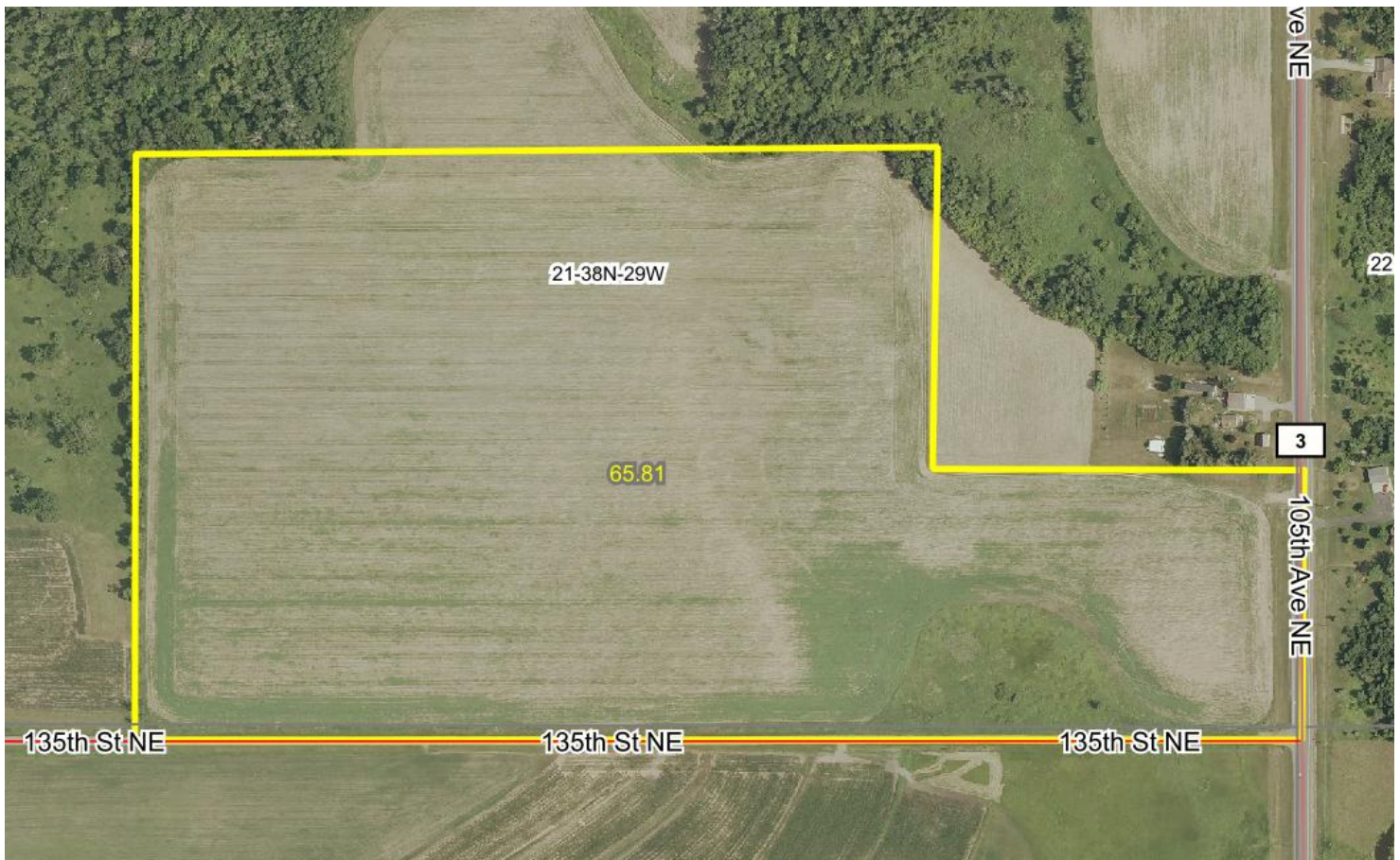
PID #: 01.00256.01 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 81.2

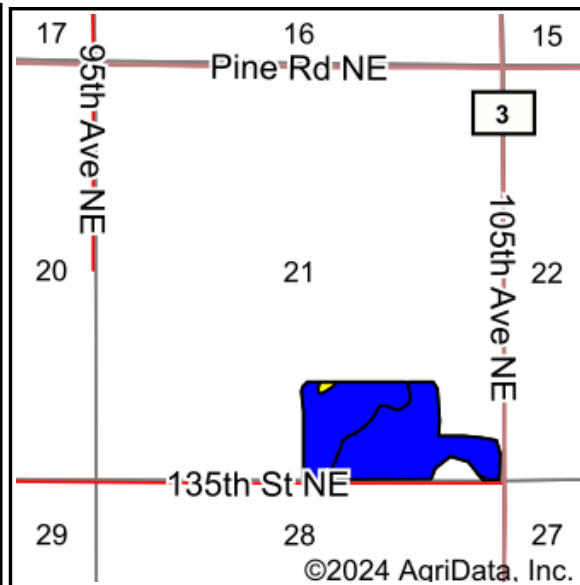
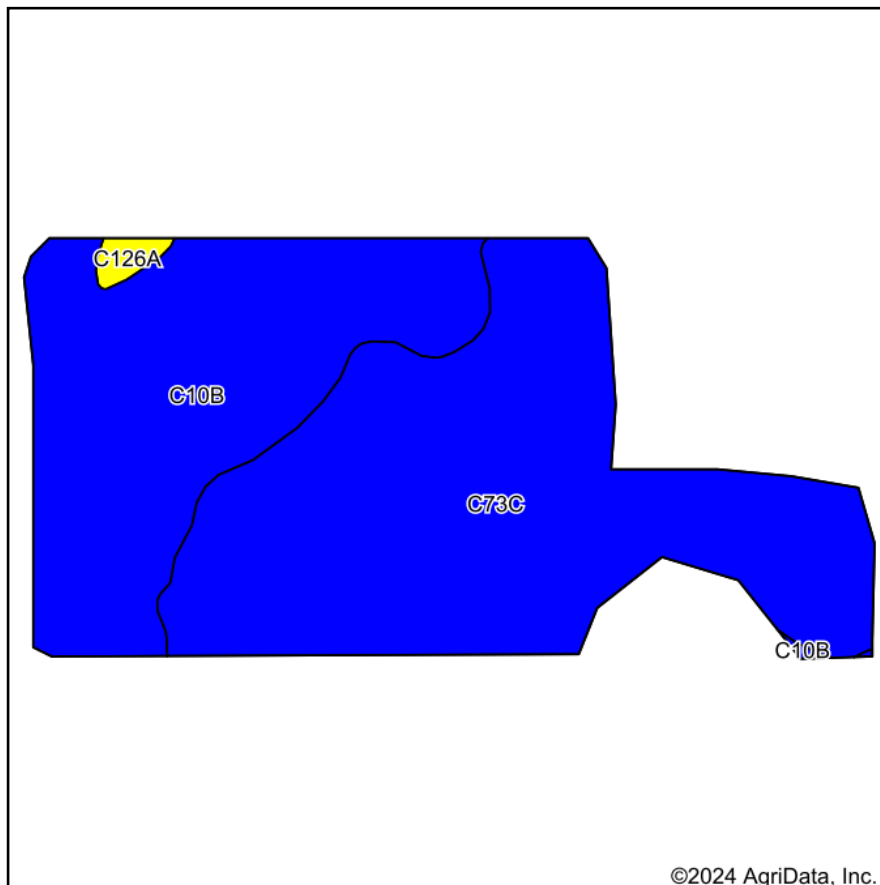
Soils: Milaca loam, 1 to 7 percent slopes, stony (59.5%), BrennyvilleFreer complex, 1 to 4 percent slopes, stony (39.6%), CebanaGiese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony (0.9%)

Taxes (2024): \$2,788.00 (For entire land. New tax amount TBD)

Access Easement for Parcel to the North: An easement for ingress, egress, and utility purposes over, under, and across that part of the South Half of the Southeast Quarter, Section 21, Township 38, Range 29, Benton County, Minnesota, described as follows: Beginning at the intersection with the east line of said South Half of the Southeast Quarter and the north line of the South 607.00 feet of said South Half of the Southeast Quarter; thence South 01 degrees 02 minutes 16 seconds East, assumed bearing, 102.00 feet along said east line of the South Half of the Southeast Quarter; thence North 80 degrees 37 minutes 10 seconds West 418.00 feet; thence South 88 degrees 11 minutes 55 seconds West 460.00 feet; thence North 00 degrees 58 minutes 00 seconds West 595.00 feet; thence North 26 degrees 02 minutes 44 seconds West 101.00 feet; thence North 64 degrees 05 minutes 36 seconds West 102.00 feet; thence South 83 degrees 05 minutes 17 seconds West 312.00 feet; thence North 56 degrees 09 minutes 06 seconds West 102.00 feet to the intersection with the north line of said South Half of the Southeast Quarter; thence North 89 degrees 20 minutes 07 seconds East 561.00 feet along said north line of the South Half of the Southeast Quarter to its intersection with the west line of the East 837.00 feet of said South Half of the Southeast Quarter; thence South 01 degrees 02 minutes 16 seconds East 720.51 feet along said west line of the East 837.00 feet of the South Half of the Southeast Quarter to its intersection with said north line of the South 607.00 feet of the South Half of the Southeast Quarter; thence North 89 degrees 07 minutes 47 seconds East 837.00 feet along said north line of the South 607.00 feet of the South Half of the Southeast Quarter to the point of beginning. Subject to 105th Avenue NE on the east.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C73C	Milaca loam, 1 to 7 percent slopes, stony	33.52	59.5%		IIIe	81
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	22.36	39.6%		Ile	82
C126A	Cebana-Giese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	0.52	0.9%		IVw	64
Weighted Average					2.61	81.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 6310

Tract 7693

2023 Program Year

Map Created March 29, 2023



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
Tract Boundary

Wetland Determination Identifiers

Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 86.80 acres

Tract Number : 7693

Description : Sec. 21 SE4 ex 10 acres/Alberta
FSA Physical Location : MINNESOTA/BENTON
ANSI Physical Location : MINNESOTA/BENTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RORY RICHARD COLLINS
Other Producers : None
Recon ID : 27-009-2007-50

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
145.43	86.80	86.80	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	86.80	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	68.90	0.00	145
Soybeans	1.20	0.00	34
TOTAL	70.10	0.00	

FESTLER LAND SURVEYING

1611 FIRST AVENUE NE, LITTLE FALLS, MN 56345 (320) 632-4396

SECTION 21, TOWNSHIP 38, RANGE 29,
BENTON COUNTY, MINNESOTA

SURVEY FOR: RORY COLLINS

DOCUMENT No. 453079:

The SE1/4 of Section 21, Township 38, Range 29, Benton County, Minnesota. EXCEPTING THEREFROM the North 520.00 feet of the South 1127.0 feet of the East 837.0 feet thereof.

PROPOSED PARCEL A:

The North Half of the Southeast Quarter and that part of the East 837.00 feet of the South Half of the Southeast Quarter lying northerly of the South 1127.00 feet thereof, all in Section 21, Township 38, Range 29, Benton County, Minnesota. Subject to 105th Avenue NE on the east.

● N1/4 CORNER
Sec. 21, T. 38, R. 29

500' 47' 36" 2653.16' m

W1/4 CORNER
Sec. 21, T. 38, R. 29

FENCE

S89°32'30"W
2653.78'

1333.86'

FENCE

PROPOSED PARCEL B:

The South Half of the Southeast Quarter, Section 21, Township 38, Range 29, Benton County, Minnesota. EXCEPT that part of the East 837.00 feet lying northerly of the South 607.00 feet thereof. Subject to 105th Avenue NE on the east and 135th Street NE on the south.

PROPOSED EASEMENT:

An easement for ingress, egress, and utility purposes over, under, and across that part of the South Half of the Southeast Quarter, Section 21, Township 38, Range 29, Benton County, Minnesota, described as follows:

Beginning at the intersection with the east line of said South Half of the Southeast Quarter and the north line of the South 607.00 feet of said South Half of the Southeast Quarter; thence South 01 degrees 02 minutes 16 seconds East, assumed bearing, 102.00 feet along said east line of the South Half of the Southeast Quarter; thence North 80 degrees 37 minutes 10 seconds West 418.00 feet; thence South 88 degrees 11 minutes 55 seconds West 460.00 feet; thence North 00 degrees 58 minutes 00 seconds West 595.00 feet; thence North 26 degrees 02 minutes 44 seconds West 101.00 feet; thence North 64 degrees 05 minutes 36 seconds West 102.00 feet; thence South 83 degrees 05 minutes 17 seconds West 312.00 feet; thence North 56 degrees 09 minutes 06 seconds West 102.00 feet to the intersection with the north line of said South Half of the Southeast Quarter; thence North 89 degrees 20 minutes 07 seconds East 561.00 feet along said north line of the South Half of the Southeast Quarter to its intersection with the west line of the East 837.00 feet of said South Half of the Southeast Quarter; thence South 01 degrees 02 minutes 16 seconds East 720.51 feet along said west line of the East 837.00 feet of the South Half of the Southeast Quarter to its intersection with said north line of the South 607.00 feet of the South Half of the Southeast Quarter; thence North 89 degrees 07 minutes 47 seconds East 837.00 feet along said north line of the South 607.00 feet of the South Half of the Southeast Quarter to the point of beginning. Subject to 105th Avenue NE on the east.

E1/4 CORNER
Sec. 21, T. 38, R. 29

ELECTRIC FENCE S89°32'30"W 2604.07'

2531.07'

FENCE REMNANTS

TRAVELED 4-WHEELER TRAIL

TRAVELED GRAVEL APPROACH

FENCE REMNANTS

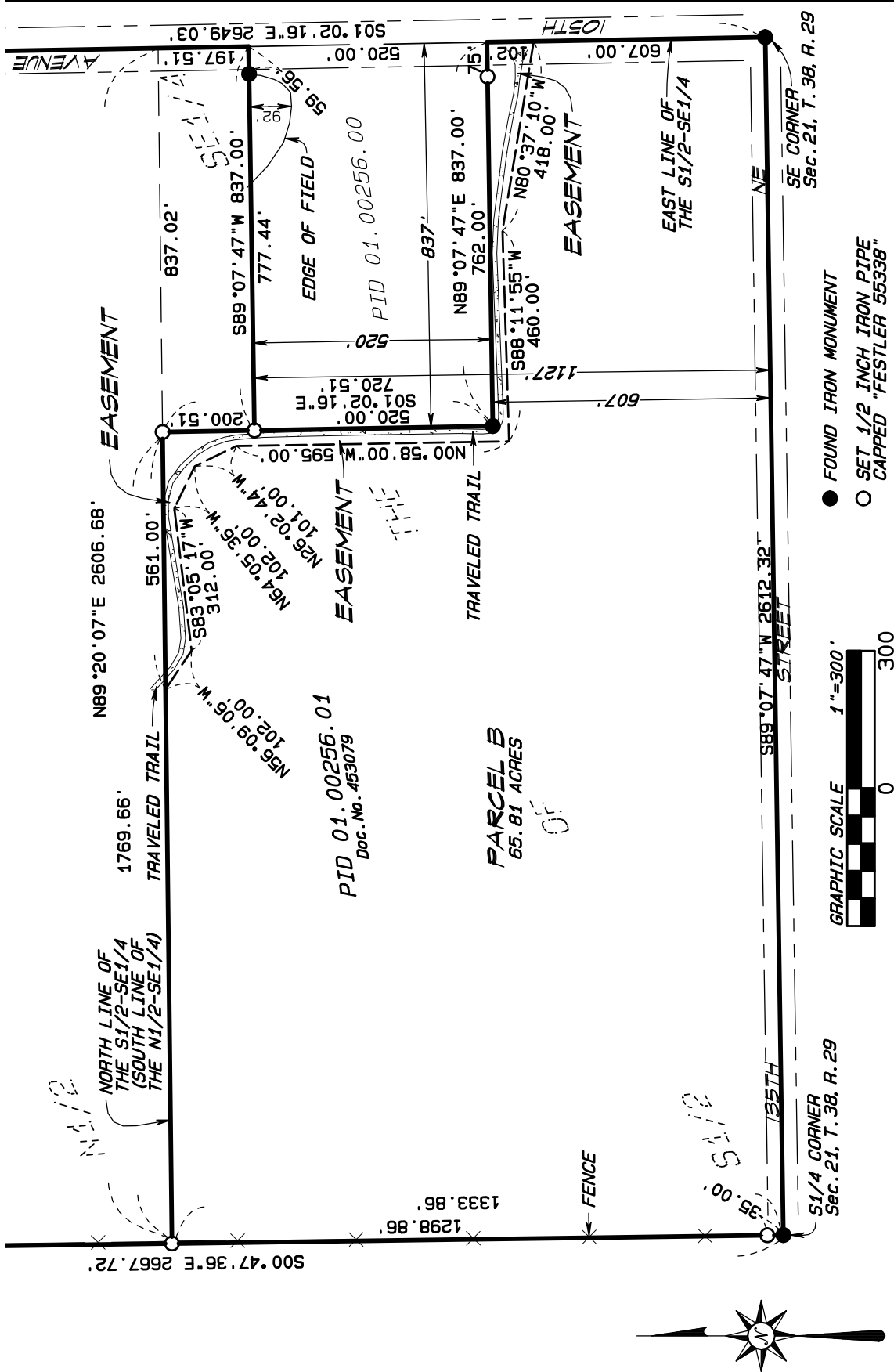
PARCEL A
83.28 ACRES

FILE

OF

SE 1/4

1324.51'



Digitally signed by Jared Festler
DN: cn=Jared Festler,
o=Festler Land Surveying
LLC, ou,
email=FESTLERLS@GMAIL
COM, c=US,
Date: 2024.07.19 06:13:21
-05'00'

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jared Festler

Jared Festler

55338

Reg. No.

July 19, 2024

Date

2024-075

Job No.

108

Book No.

BENTON COUNTY - TRACT 2 - 85.30± ACRES (See Survey, Parcel B)

Land Located: From Gilman, MN, 1.9 miles north on 105th Ave NE. Land is located on the west side of the road.

Description: That part of the North Half of the Southeast Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 28, Township 38, Range 29, Benton County, Minnesota, lying easterly and southerly of the following described line: Commencing at the northeast corner of said North Half of the Southeast Quarter; thence South 88 degrees 55 minutes 57 seconds West, assumed bearing, 1147.66 feet along the north line of said North Half of the Southeast Quarter to its intersection with the east line of the West 150.00 feet of the Northeast Quarter of the Southeast Quarter of said Section 28, the point of beginning of said line to be described; thence South 00 degrees 50 minutes 16 seconds East 100.00 feet along said east line of the West 150.00 feet of the Northeast Quarter of the Southeast Quarter to its intersection with the south line of the North 100.00 feet of said North Half of the Southeast Quarter; thence South 88 degrees 55 minutes 57 seconds West 1767.51 feet along said south line of the North 100.00 feet of the North Half of the Southeast Quarter and the south line of the North 100.00 feet of said Northeast Quarter of the Southwest Quarter to its intersection with the west line of the East 320.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 55 minutes 29 seconds East 1234.45 feet along said west line of the East 320.00 feet of the Northeast Quarter of the Southwest Quarter to its intersection with the south line of said Northeast Quarter of the Southwest Quarter and said line there terminating. Subject to 105th Avenue NE on the east.

Cropland Acres: Approximately 80.92±

PID #: 01.00333.00 (That part of, new legal & PID# to be assigned), 01.00334.00 (That part of, new legal & PID# to be assigned), 01.00335.00 (That part of, new legal & PID# to be assigned), & 01.00337.00 (That part of, new legal & PID# to be assigned)

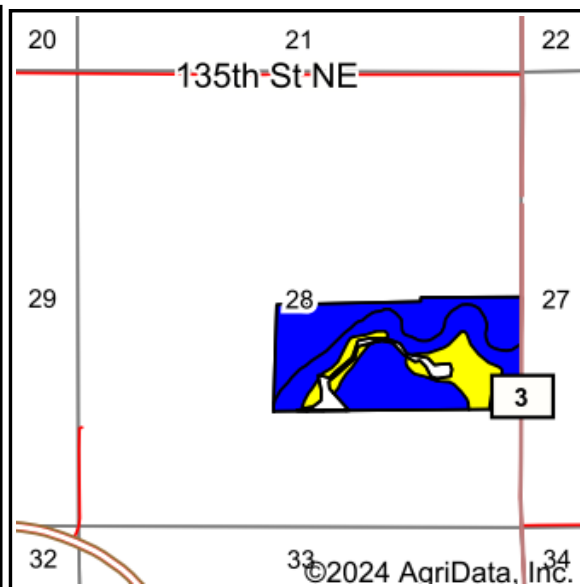
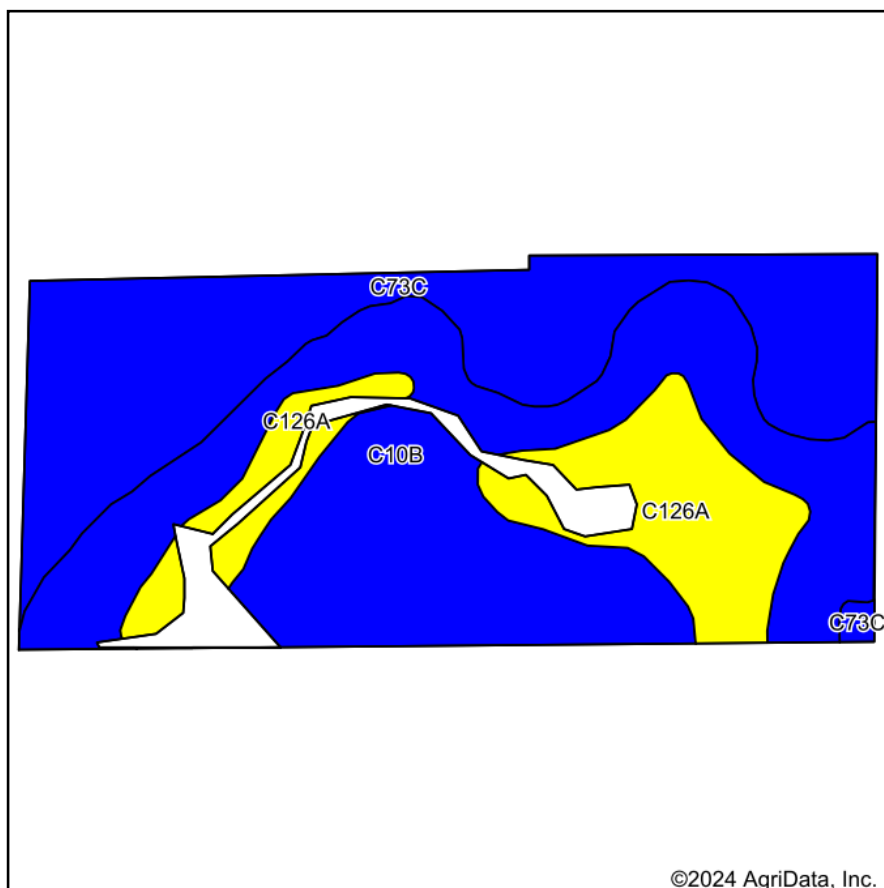
Soil Productivity Index: 78.6

Soils: BrennyvilleFreer complex, 1 to 4 percent slopes, stony (47.7%), Milaca loam, 1 to 7 percent slopes, stony (35.4%), CebanaGiese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony (16.9%)

Taxes (2024): \$2,600.00 (For entire land. New tax amount TBD)



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	38.65	47.7%		IIe	82
C73C	Milaca loam, 1 to 7 percent slopes, stony	28.63	35.4%		IIIe	81
C126A	Cebana-Giese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	13.64	16.9%		IVw	64
Weighted Average					2.69	78.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

FESTLER LAND SURVEYING

1611 FIRST AVENUE NE, LITTLE FALLS, MINNESOTA 56345 (320) 632-4396

SURVEY FOR: RORY COLLINS**PROPOSED PARCEL A:**

The South Half of the Northeast Quarter, Section 28, Township 38, Range 29, Benton County, Minnesota.

AND

A triangular tract in the SE1/4 of NW1/4 in Section 28, Township 38, Range 29 described as follows: Beginning at the southwest corner point of said SE1/4 of NW1/4, thence North 49.5 feet, thence southeast to a point 49.5 feet east of the point of beginning; thence West to the point of beginning.

AND

That part of the North Half of the Southeast Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 28, Township 38, Range 29, Benton County, Minnesota, lying westerly and northerly of the following described line:

Commencing at the northeast corner of said North Half of the Southeast Quarter; thence South 89 degrees 55 minutes 57 seconds West, assumed bearing, 1147.65 feet along the north line of said North Half of the Southeast Quarter to its intersection with the east line of the West 100.00 feet of the Northeast Quarter of the Southeast Quarter of said Section 28, the point of beginning of said line to be described; thence South 00 degrees 50 minutes 16 seconds East 100.00 feet along said east line of the West 100.00 feet of the Northeast Quarter of the Southeast Quarter to its intersection with the south line of the North 100.00 feet of said North Half of the Southeast Quarter; thence South 89 degrees 55 minutes 57 seconds West 1767.51 feet along said south line of the North 100.00 feet of the North Half of the Southeast Quarter and the south line of the North 100.00 feet of said Northeast Quarter of the Southwest Quarter to its intersection with the west line of the East 320.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 55 minutes 29 seconds East 1234.45 feet along said west line of the East 320.00 feet of the Northeast Quarter of the Southwest Quarter to its intersection with the south line of said Northeast Quarter of the Southwest Quarter and said line there terminating.

Subject to 105th Avenue NE on the east.

PROPOSED PARCEL B:

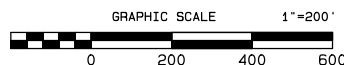
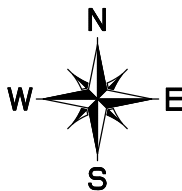
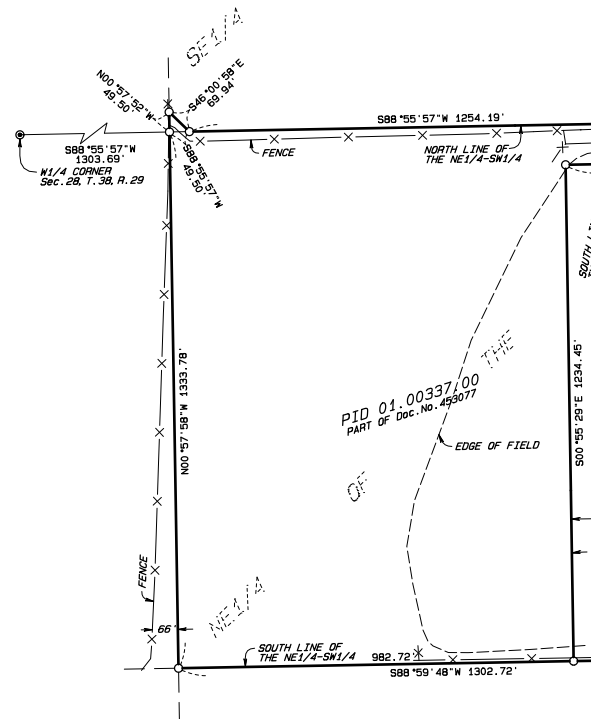
That part of the North Half of the Southeast Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 28, Township 38, Range 29, Benton County, Minnesota, lying easterly and southerly of the following described line:

Commencing at the northeast corner of said North Half of the Southeast Quarter; thence South 89 degrees 55 minutes 57 seconds West, assumed bearing, 1147.65 feet along the north line of said North Half of the Southeast Quarter to its intersection with the east line of the West 100.00 feet of the Northeast Quarter of the Southeast Quarter of said Section 28, the point of beginning of said line to be described; thence South 00 degrees 50 minutes 16 seconds East 100.00 feet along said east line of the West 100.00 feet of the Northeast Quarter of the Southeast Quarter to its intersection with the south line of the North 100.00 feet of said North Half of the Southeast Quarter; thence South 89 degrees 55 minutes 57 seconds West 1767.51 feet along said south line of the North 100.00 feet of the North Half of the Southeast Quarter and the south line of the North 100.00 feet of said Northeast Quarter of the Southwest Quarter to its intersection with the west line of the East 320.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 55 minutes 29 seconds East 1234.45 feet along said west line of the East 320.00 feet of the Northeast Quarter of the Southwest Quarter to its intersection with the south line of said Northeast Quarter of the Southwest Quarter and said line there terminating. Subject to 105th Avenue NE on the east.

DOCUMENT No. 453077:

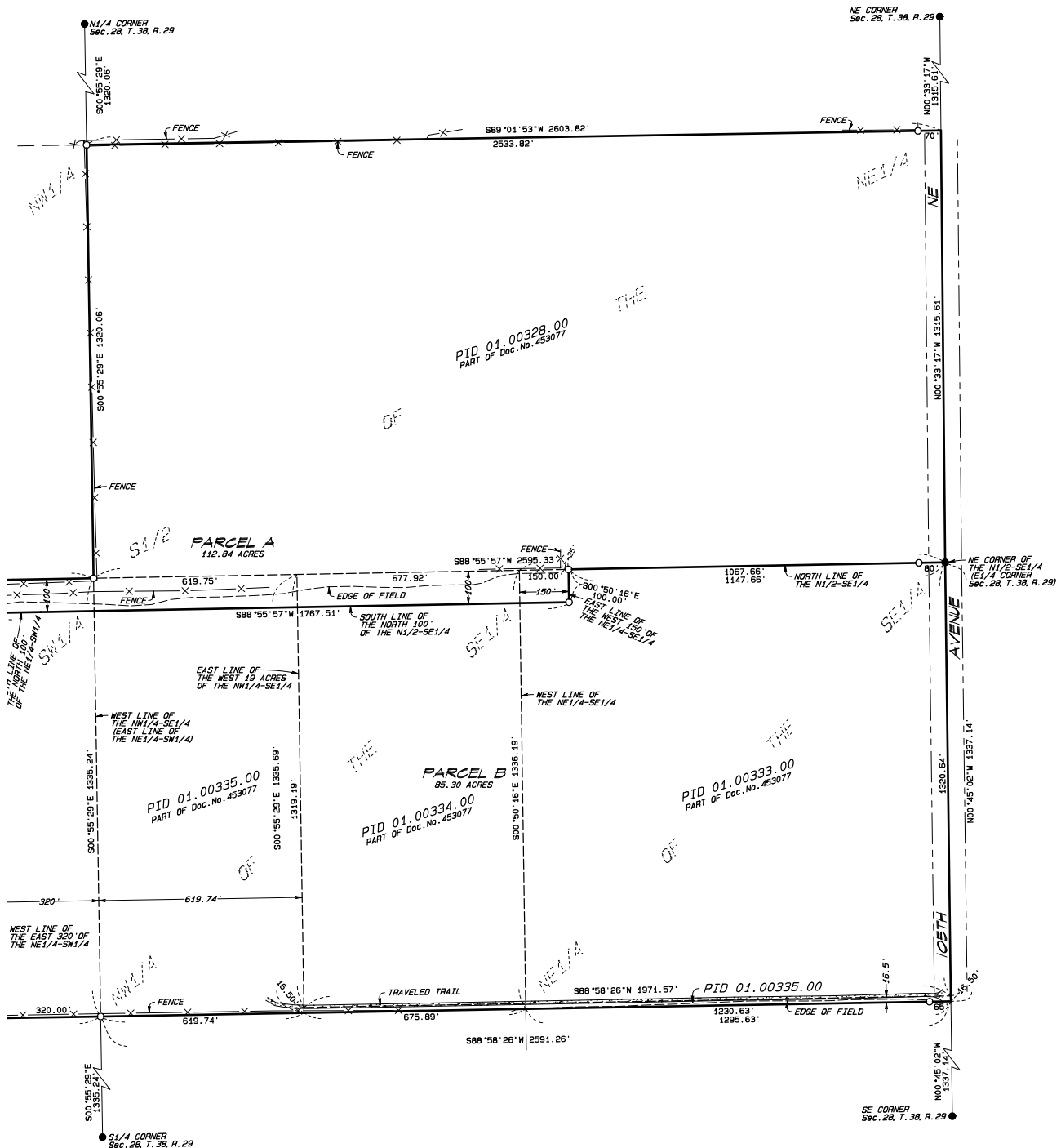
The NE1/4 of SW1/4 Section 28, Township 38, Range 29. The West 19 acres of the NW1/4 of SE1/4, Section 28, Township 38, Range 29 and the South 16.5 feet of the N1/2 of SE1/4, less said West 19 acres Section 28, Township 38, Range 29. The N1/2 of SE1/4, Section 28, Township 38, Range 29 EXCEPTING therefrom the West 19 acres thereof and also Excepting therefrom the South 16.5 feet thereof.

The S1/2 of NE1/4, Section 28, Township 38, Range 29. A triangular tract in the SE1/4 of NW1/4 in Section 28, Township 38, Range 29 described as follows: Beginning at the southwest corner point of said SE1/4 of NW1/4, thence North 49.5 feet, thence southeast to a point 49.5 feet east of the point of beginning; thence West to the point of beginning.



- FOUND IRON MONUMENT
- ⊙ FOUND CAST IRON MONUMENT
- SET 1/2 INCH IRON PIPE CAPPED "FESTLER 55338"

**SECTION 28, TOWNSHIP 38, RANGE 29,
BENTON COUNTY, MINNESOTA**



**Jared
Festler**

Digitally signed by
Jared Festler
DN: cn=Jared Festler,
o=Festler Land
Surveying LLC II, ou,
email=JFESTLER@AII.COM,
c=US
Date: 2024.07.19
06:48:39 -05'00'

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jared Festler

55338
Reg. No.

July 19, 2024
Date

2024-076
Job No.

108
Book No.



0 230 460 920
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: 119.89 acres

Tract Number : 856

Description : SEC 28 S1/2NE1/4 N1/2SE1/4 NE1/4SW1/4 ALBERTA
FSA Physical Location : MINNESOTA/BENTON
ANSI Physical Location : MINNESOTA/BENTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RORY RICHARD COLLINS, [REDACTED]
Other Producers : [REDACTED]
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
193.43	119.89	119.89	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	119.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

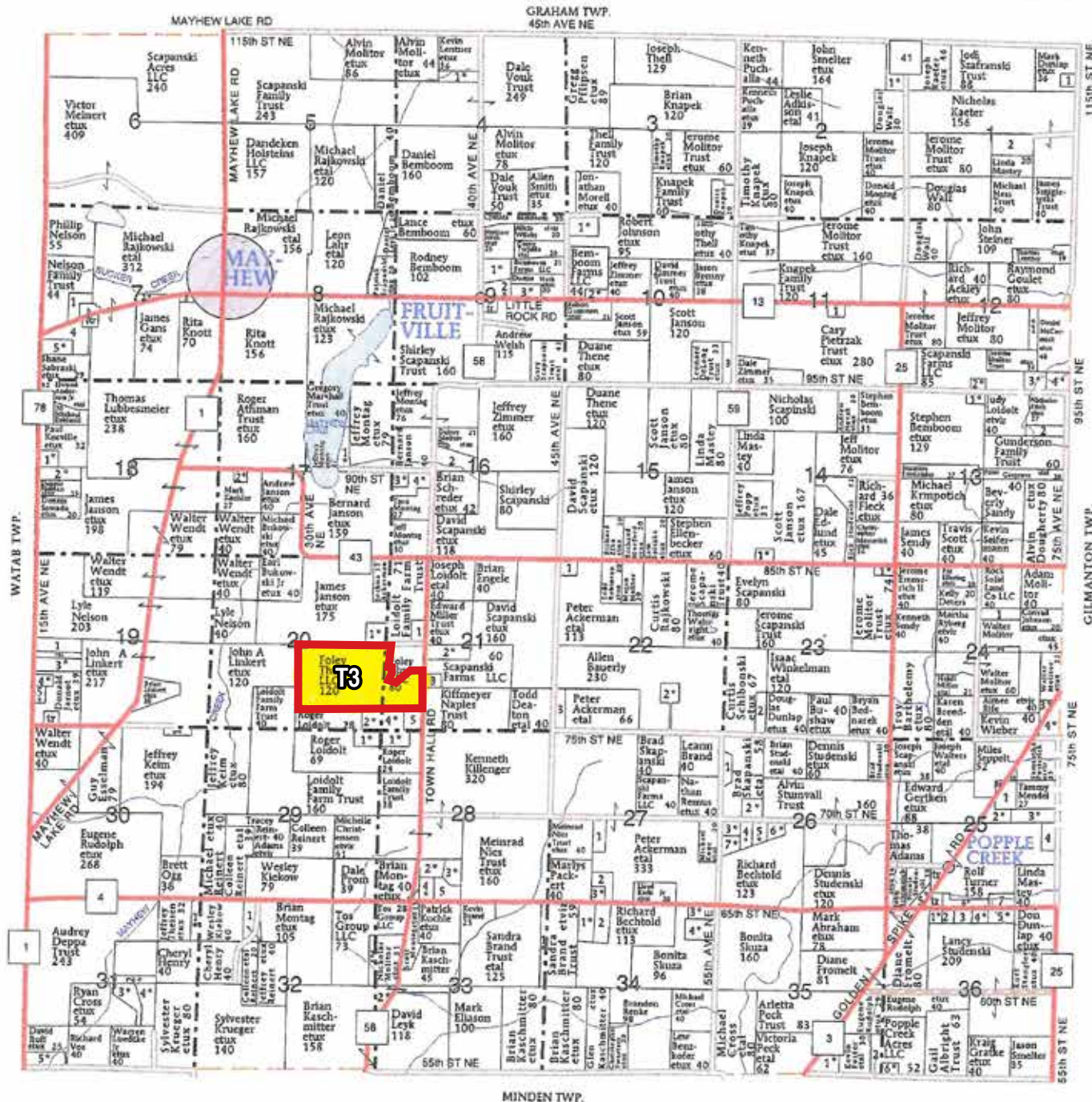
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.27	0.00	145
Soybeans	11.33	0.00	55

TOTAL

85.60

0.00

R-30-W



BENTON COUNTY - TRACT 3 - 173± ACRES (See Survey, Parcel B)

Land Located: From Fruitville, MN, 0.5 miles south on 40th Ave NE towards 95th St. NE, 190' west on 95th St NE, 2.0 miles south on Town Hall Rd NE. Land is located on the west side of the road.

Description: The North 60 acres of the West Half of the Southwest Quarter, Section 21, Township 37, Range 30, Benton County, Minnesota, EXCEPT the following described parcel: That part of the West Half of the Southwest Quarter, Section 21, Township 37, Range 30, Benton County, Minnesota, described as follows: Beginning at the northeast corner of said West Half of the Southwest Quarter; thence South 02 degrees 18 minutes 44 seconds West, assumed bearing, 877.00 feet along the east line of said West Half of the Southwest Quarter; thence North 82 degrees 18 minutes 08 seconds West 125.00 feet; thence South 50 degrees 59 minutes 15 seconds West 188.00 feet; thence North 68 degrees 24 minutes 54 seconds West 222.00 feet; thence North 24 degrees 12 minutes 07 seconds East 123.00 feet; thence North 02 degrees 43 minutes 47 seconds West 98.00 feet; thence North 42 degrees 02 minutes 11 seconds West 76.87 feet; thence North 02 degrees 18 minutes 44 seconds East 623.00 feet to the intersection with the north line of said West Half of the Southwest Quarter; thence North 89 degrees 14 minutes 14 seconds East 492.39 feet along said north line of the West Half of the Southwest Quarter to the point of beginning. Subject to 80th Street NE on the north and Town Hall Road NE on the east.

Cropland Acres: 144.28±

PID #: 07.00235.00, 07.00236.00, 07.00241.00 & 07.00251.00 (That part of, new legal & PID# to be assigned)

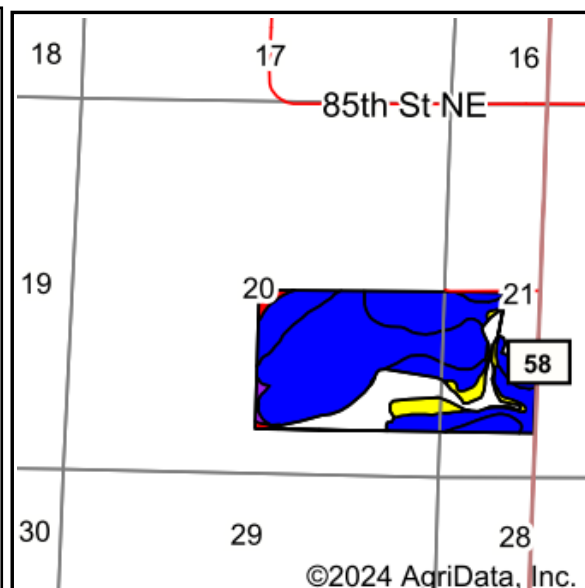
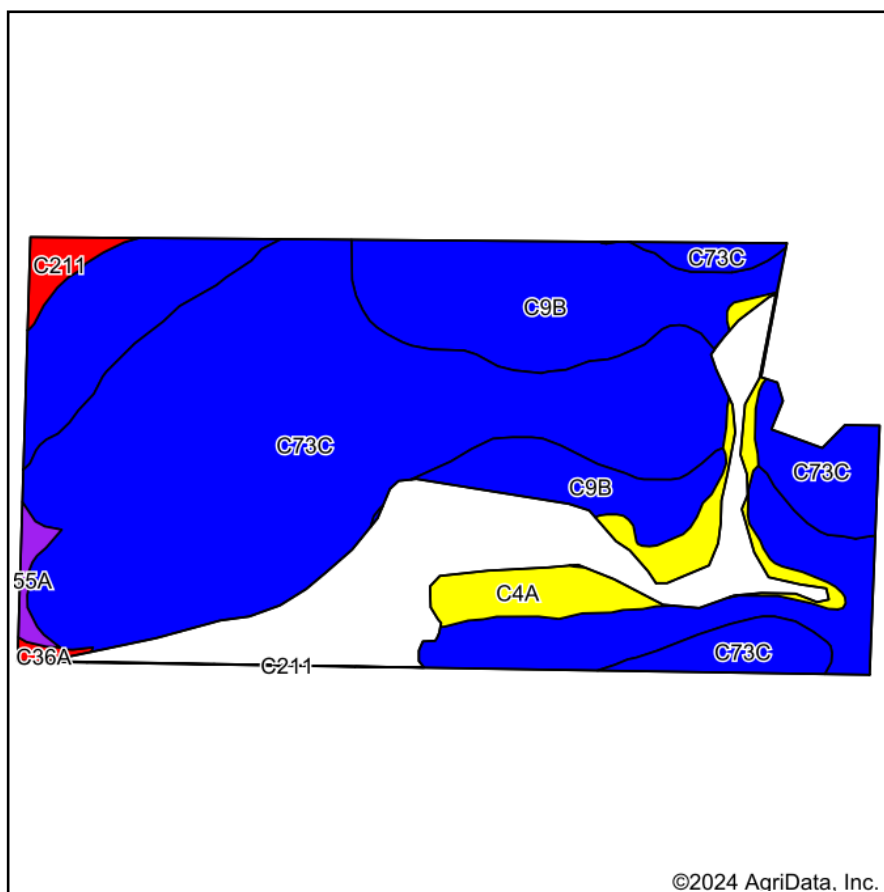
Soil Productivity Index: 79.2

Soils: Milaca loam, 1 to 7 percent slopes, stony (56.1%), MoraRonneby complex, 1 to 4 percent slopes, stony (35.3), CebanaGiese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony (6.2%), Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (1.3%), Watab loamy fine sand, 0 to 2 percent slopes (0.8%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (0.3%)

Taxes (2024): \$4,404.00 (For entire land. New tax amount TBD)



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C73C	Milaca loam, 1 to 7 percent slopes, stony	82.53	56.1%		IIIe	81
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	51.95	35.3%		IIIs	83
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	9.17	6.2%		IVw	64
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	1.89	1.3%		VIIIw	5
C55A	Watab loamy fine sand, 0 to 2 percent slopes	1.15	0.8%		IIIw	54
C36A	Nokasippi loamy fine sand, depression, 0 to 1 percent slopes	0.48	0.3%		VIw	15
Weighted Average					3.14	79.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

**SECTION 21, TOWNSHIP 37, RANGE 30,
BENTON COUNTY, MINNESOTA**

1611 FIRST AVENUE NE, LITTLE FALLS, MINNESOTA 56345 (320) 632-4396

SURVEY FOR: RORY COLLINS

PART OF DOCUMENT No. 453076:

The North 60 Acres of the West Half of the Southwest Quarter
Section 21, Township 37, Range 30, Benton County,
Minnesota.

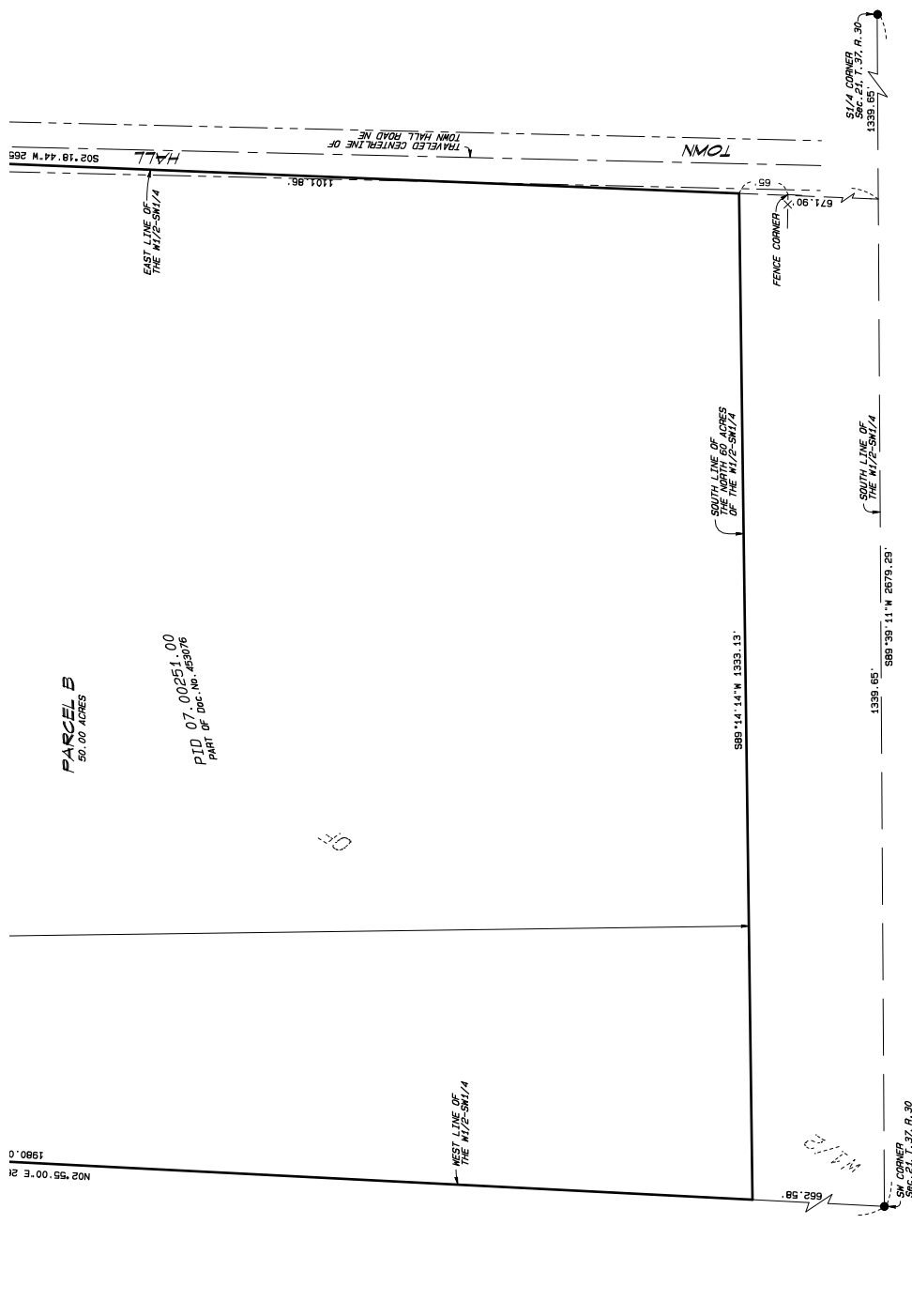
PROPOSED PARCEL A:

[illegible]

PROPOSED PARCEL B:

The North 60 acres of the West Half of the Southwest Quarter, Section 21, Township 37, Range 30, Benton County, Minnesota, EXCEPT the following described parcel:

[illegible]



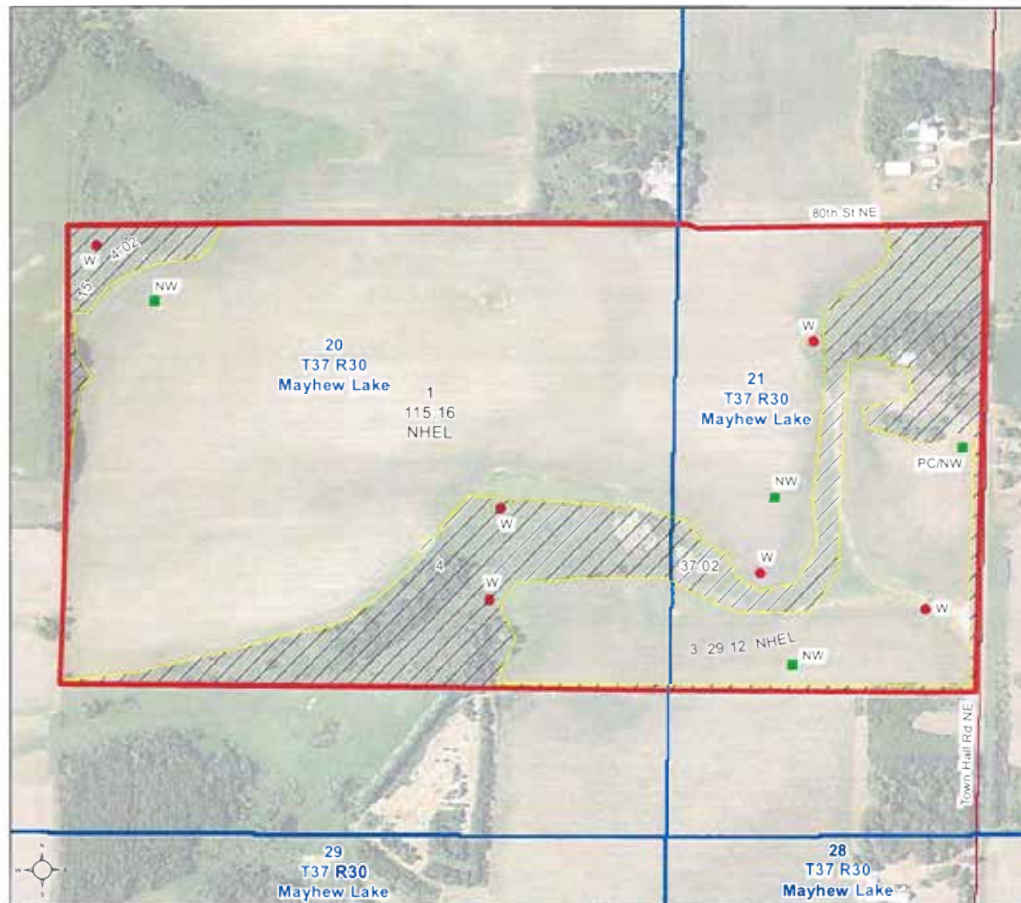
SURVEY NOTE:
Festler Land Surveying did not check for any monuments at the west or south lines of PID 07.00251.00.

- FOUND IRON MONUMENT
- FOUND CAST IRON MONUMENT
- SET 1/2 INCH IRON PIPE CAPPED "FESTLER 55338"

Jared Festler
Surveying LLC, Inc.
AL CON. c-05
DATE: 07-19-2024

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jared Festler
Reg. No. 55338 Date July 19, 2024 Job No. 2024-080 Book No. 109



0 240 480 960
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: 144.28 acres

Tract Number : 1059

Description : SEC 20 SE1/4 SEC 21 W1/2SW1/4 MAYHEW LAKE

FSA Physical Location : MINNESOTA/BENTON

ANSI Physical Location : MINNESOTA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : [REDACTED] RORY RICHARD COLLINS

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
185.32	144.28	144.28	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	144.28	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	27.50	0.00	114

TOTAL 27.50 0.00

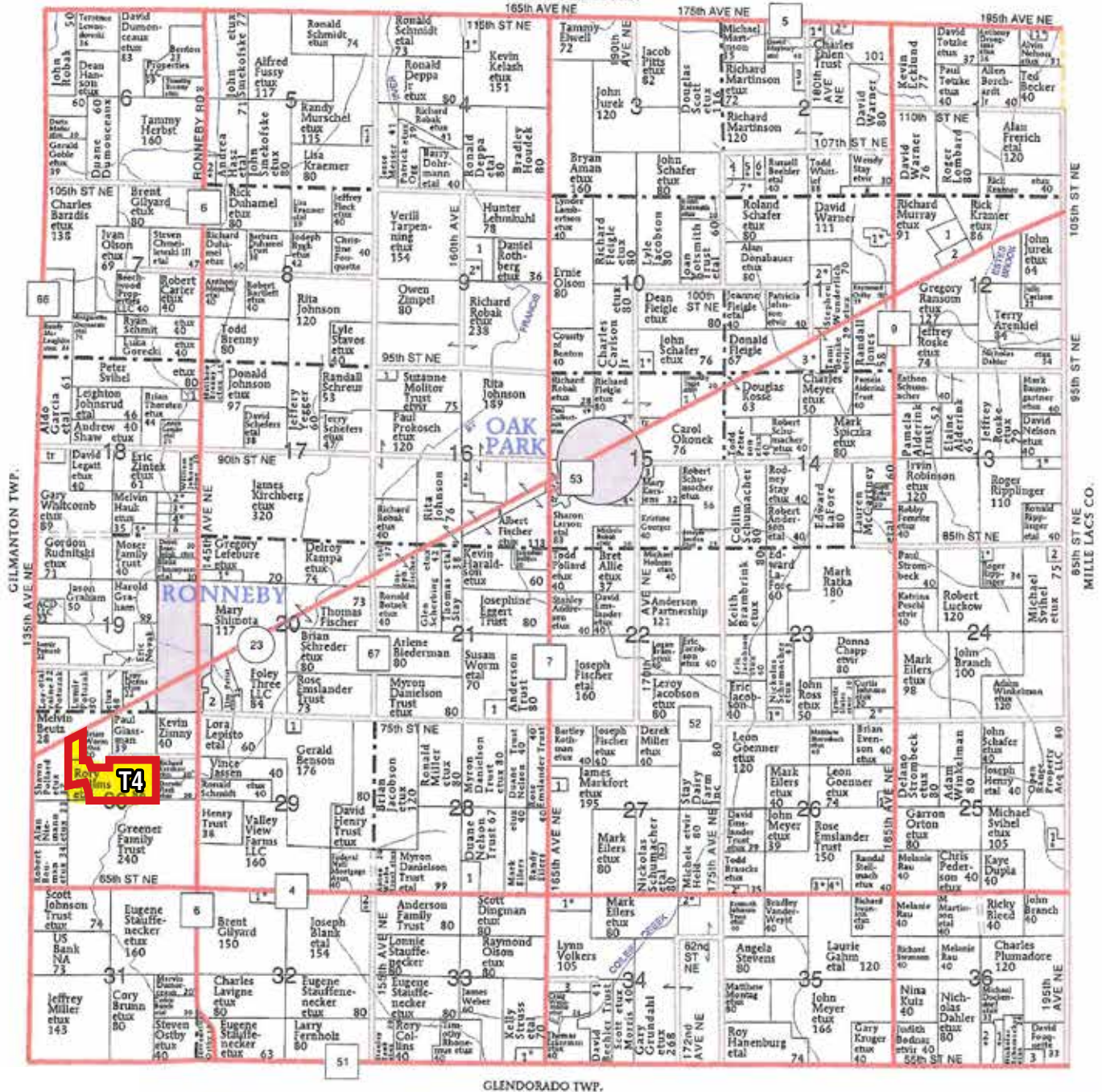
T-37-N

MAYWOOD PLAT

R-28-W

(Landowners)

GRANITE LEDGE TWP.



GLENORADO TWP.



Tract 4



Tract 4

BENTON COUNTY - TRACT 4 - 78.6± ACRES (See Survey)

Land Located: From Foley, MN, 2.2 miles northeast on MN-23 E, .5 miles south on 145th Ave NE, .4 miles west on 73rd St NE. Land is located on the south side of the road.

Description: The Southwest Quarter of the Northeast Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota. Together with that part of the East Half of the Northwest Quarter, Section 30, Township 37, Range 28, Benton County, Minnesota, lying Southeasterly of the Northwestern boundary of the abandoned Burlington Northern Railroad Company, right of way, formerly known as the Great Northern Railway right of way. EXCEPTING therefrom: That part of the East Half, of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota, described as follows: Commencing at the North quarter corner of said Section 30; thence South 00 degrees 32 minutes 43 seconds East, assumed bearing along the North-South quarter section line of said Section 30 for 157.95 feet to the point of intersection of the Northwestern right of way boundary of the abandoned Burlington Northern Railroad Company right of way, formerly known as the Great Northern Railway right-of-way, said point also being the point of beginning; thence continue South 00 degrees 32 minutes 43 seconds East, along the last described line for 1176.48 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence continue South 00 degrees 32 minutes 43 seconds East, along the last described line for 165.00 feet; thence North 90 degrees 00 minutes 00 seconds West for 430.00 feet; thence North 13 degrees 00 minutes 00 seconds West for 230.00 feet; thence North 90 degrees 00 minutes 00 seconds West for 401.72 feet; thence North 00 degrees 00 minutes 00 seconds West for 636.08 feet to the point of intersection with said Northwestern right-of-way boundary of the abandoned Burlington Northern Railroad Company right of way, formerly known as the Great Northern Railway right of way; thence North 61 degrees 04 minutes 14 seconds. East, along the last described right-of-way boundary for 994.83 feet to the point of beginning. ALSO EXCEPTING therefrom: That part of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota described as follows: Commencing at the southwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes 30 seconds East along the south line of said Northwest Quarter, a distance of 1094.08 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter, also being the point of beginning of the land being described; thence continue North 89 degrees 16 minutes 30 seconds East along said south line, a distance of 616.00 feet; thence North 0 degrees 43 minutes 30 seconds West perpendicular to said south line, a distance of 121.00 feet; thence North 26 degrees 44 minutes 22 seconds West, a distance of 518.00 feet; thence North 39 degrees 37 minutes 54 seconds West, a distance of 79.00 feet; thence South 75 degrees 40 minutes 50 seconds West, a distance of 291.00 feet; thence South 89 degrees 42 minutes 15 seconds West, a distance of 52.00 feet to a point on the west line of said Southeast Quarter of the Northwest Quarter distant 580.00 feet north of said southwest corner of the Southeast Quarter of the Northwest Quarter; thence South 0 degrees 17 minutes 45 seconds East along said west line, a distance of 580.00 feet to the point of

Cropland Acres: 65.12±

PID #: 08.00388.00 (That part of, new legal & PID# to be assigned)

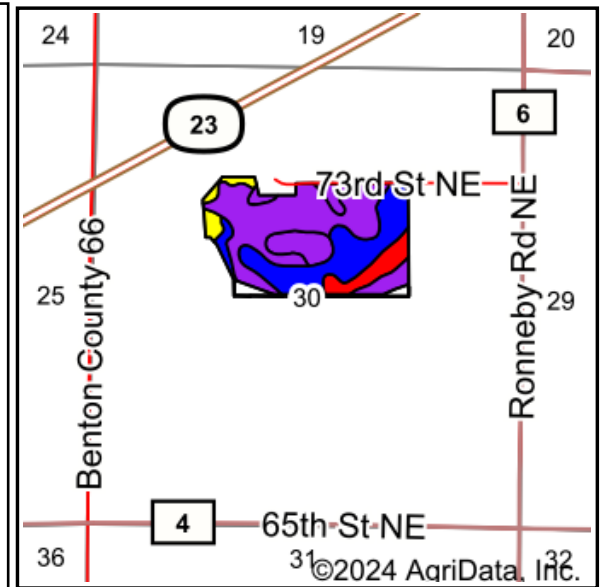
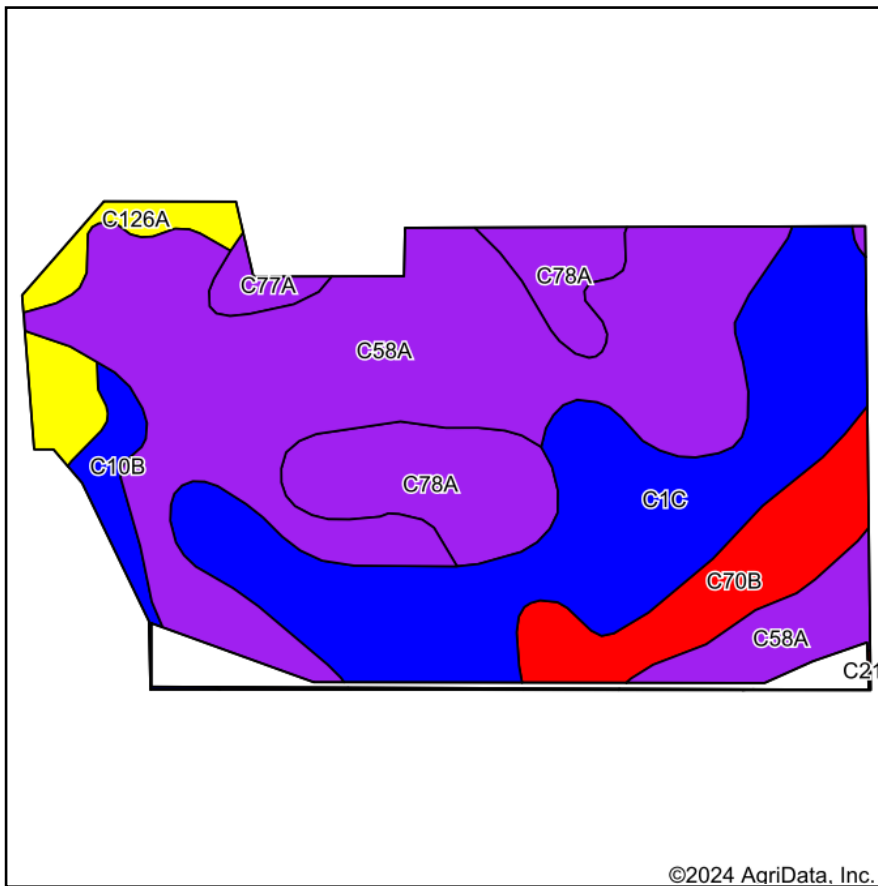
Soil Productivity Index: 61.8

Soils: Ogilvie loam, 0 to 2 percent slopes (44.7%), MilacaBrennyville complex, 1 to 7 percent slopes, stony (28.0%), Warman loam, 0 to 2 percent slopes (10.8%), St. FrancisMahtomedi complex, 2 to 6 percent slopes (8.4%), CebanaGiese, frequently pondedFreer complex, 0 to 3 percent slopes, stony (4.3%), BrennyvilleFreer complex, 1 to 4 percent slopes, stony (2.5%), Novak loam, 0 to 2 percent slopes (1.3%)

Taxes (2024): \$2,148.00 (For entire land. New tax amount TBD)



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

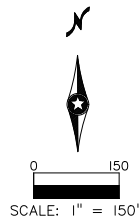
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C58A	Ogilvie loam, 0 to 2 percent slopes	29.27	44.7%		IIw	55
C1C	Milaca-Brennyville complex, 1 to 7 percent slopes, stony	18.27	28.0%		IIIe	82
C78A	Warman loam, 0 to 2 percent slopes	7.03	10.8%		IVw	56
C70B	St. Francis-Mahtomedi complex, 2 to 6 percent slopes	5.51	8.4%		IIIe	33
C126A	Cebana-Giese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	2.80	4.3%		IVw	64
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	1.60	2.5%		Ile	82
C77A	Novak loam, 0 to 2 percent slopes	0.82	1.3%		IIIs	54
Weighted Average					2.67	61.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Certificate of Survey

for
Shawn Pollard

Part of Section 30, Township 37, Range 28
Maywood Township, Benton County, Minnesota



LEGEND:

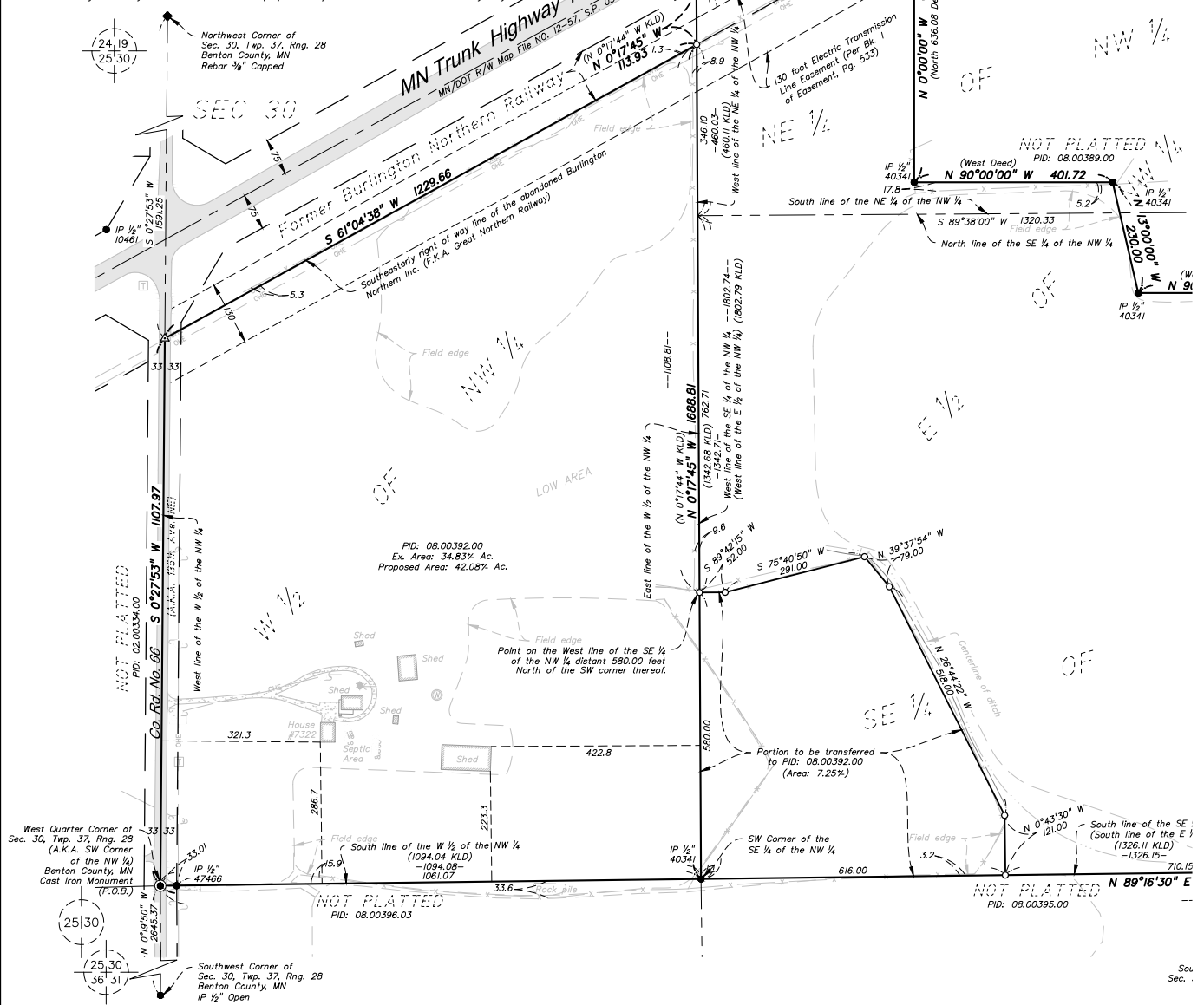
●	Denotes found iron monument	LS 40341	Denotes Samuel Deleo, LS
○	Denotes set iron monument	LS 47466	Denotes Craig Wensmann, LS
⊙	Denotes found cast iron monument	LS 10461	Denotes Paul Wellen, LS
✕	Denotes found PK nail		Denotes bituminous surface
⬢	Denotes found conc obelisk		Denotes gravel surface
⬢	Denotes found rebar		Denotes fence
⬢	Denotes power pole		Denotes overhead electric
⬢	Denotes guy wire		Denotes right of way
⬢	Denotes telephone pedestal		Denotes ditch centerline
⬢	Denotes fiber optic vault		Denotes field edge
⬢	Denotes light pole		Denotes Highway centerline
⬢	Denotes set nail	(KLD)	Denotes KLD Surveying dimensions
⬢	Denotes septic cleanout	(DEED)	Denotes deed dimensions
⬢	Denotes well		

Survey Notes:

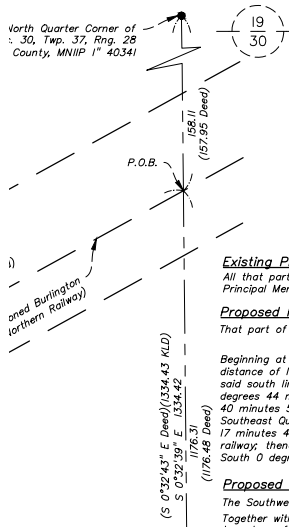
- This survey was performed without the benefit of a title report. No search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
- Portions of field edge were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only.
- Reference 2010 survey for Margaret Worm by KLD; File No. WORM1001. Said survey by KLD matches the current Benton County breakdown for the East-West Quarter line of Section 30, but the North-South Quarter line does not. For the purposes of this survey, we have shown the discrepancies accordingly as they pertain to the current published breakdown.
- Bearings are based on the Benton County Coordinate System (NAD83 96 adj.). For the purpose of this survey the East-West Quarter line is assumed to bear North 89 degrees 16 minutes 30 seconds East.
- Road rights of way are shown for reference purposes only. Actual width and location may vary.

Proposed Property Description (Portion being transferred to PID: 08.00392.00):
That part of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes 30 seconds East along the south line of said Northwest Quarter, a distance of 1094.08 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter, also being the point of beginning of the land being described; thence continue North 89 degrees 16 minutes 30 seconds East along said south line, a distance of 616.00 feet; thence North 0 degrees 43 minutes 30 seconds West perpendicular to said south line, a distance of 121.00 feet; thence North 26 degrees 44 minutes 22 seconds West, a distance of 518.00 feet; thence North 39 degrees 37 minutes 54 seconds West, a distance of 79.00 feet; thence South 75 degrees 40 minutes 50 seconds West, a distance of 291.00 feet; thence South 89 degrees 42 minutes 15 seconds West, a distance of 52.00 feet to a point on the west line of said Southeast Quarter of the Northwest Quarter distant 580.00 feet north of said southwest corner of the Southeast Quarter of the Northwest Quarter; thence South 0 degrees 17 minutes 45 seconds East along said west line, a distance of 580.00 feet to the point of beginning.



North Quarter Corner of
Sec. 30, Twp. 37, Rng. 28
County, MNIP 1" 40341



Existing Property Description for PID: 08.00388.00 (T.O.D. - Part of Doc. No. 455423):

The Southwest Quarter of the Northeast Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota.

Together with that part of the East Half of the Northwest Quarter, Section 30, Township 37, Range 28, Benton County, Minnesota, lying Southeasterly of the Northwestern boundary of the abandoned Burlington Northern Railroad Company, right-of-way, formerly known as the Great Northern Railway right-of-way.

EXCEPTING therefrom: That part of the East Half, of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota, described as follows:

Commencing at the North quarter corner of said Section 30; thence South 00 degrees 32 minutes 43 seconds East, assumed bearing along the North-South quarter section line of said Section 30 for 157.95 feet to the point of intersection of the Northwestern right-of-way boundary of the abandoned Burlington Northern Railroad Company right-of-way, formerly known as the Great Northern Railway right-of-way, said point also being the point of beginning; thence continue South 00 degrees 32 minutes 43 seconds East, along the last described line for 1176.48 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence continue South 00 degrees 32 minutes 43 seconds East, along the last described line for 165.00 feet; thence North 90 degrees 00 minutes 00 seconds West for 430.00 feet; thence North 13 degrees 00 minutes 00 seconds West for 230.00 feet; thence North 90 degrees 00 minutes 00 seconds West for 401.72 feet; thence North 00 degrees 00 minutes 00 seconds West for 636.08 feet to the point of intersection with said Northwestern right-of-way boundary of the abandoned Burlington Northern Railroad Company right-of-way, formerly known as the Great Northern Railway right-of-way; thence North 61 degrees 04 minutes 14 seconds East, along the last described right-of-way boundary for 994.83 feet to the point of beginning.

Existing Property Description for PID: 08.00392.00 (P.R.D. - Part of Doc. No. 245321):

All that part of the West Half of the Northwest Quarter (W 1/2 of NW 1/4) of Section Thirty (30) in Township Thirty-seven (37) North of Range Twenty-eight (28) West, Fourth Principal Meridian, Benton County, Minnesota, lying South of the Great Northern Railway (now known as Burlington Northern Inc.) right-of-way,

Proposed Property Description (PID: 08.00392.00):

That part of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota described as follows:

Beginning at the southwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes 30 seconds East along the south line of said Northwest Quarter, a distance of 1094.08 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter; thence continue North 89 degrees 16 minutes 30 seconds East along said south line, a distance of 616.00 feet; thence North 0 degrees 43 minutes 30 seconds West perpendicular to said south line, a distance of 121.00 feet; thence North 26 degrees 44 minutes 22 seconds West, a distance of 518.00 feet; thence North 39 degrees 37 minutes 54 seconds West, a distance of 79.00 feet; thence South 75 degrees 40 minutes 50 seconds West, a distance of 291.00 feet; thence South 89 degrees 42 minutes 15 seconds West, a distance of 52.00 feet to a point on the west line of said Southeast Quarter of the Northwest Quarter distant 580.00 feet north of said southwest corner of the Southeast Quarter of the Northwest Quarter; thence North 0 degrees 17 minutes 45 seconds West along said west line, a distance of 1108.81 feet to the southeasterly right of way line of the abandoned Burlington Northern Railroad Company railway; thence South 61 degrees 04 minutes 38 seconds West along said right of way line, a distance of 1229.66 feet to the west line of said Northwest Quarter; thence South 0 degrees 27 minutes 53 seconds West along said west line of the Northwest Quarter, a distance of 1107.97 feet to the point of beginning.

Proposed Property Description (PID: 08.00388.00):

The Southwest Quarter of the Northeast Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota.

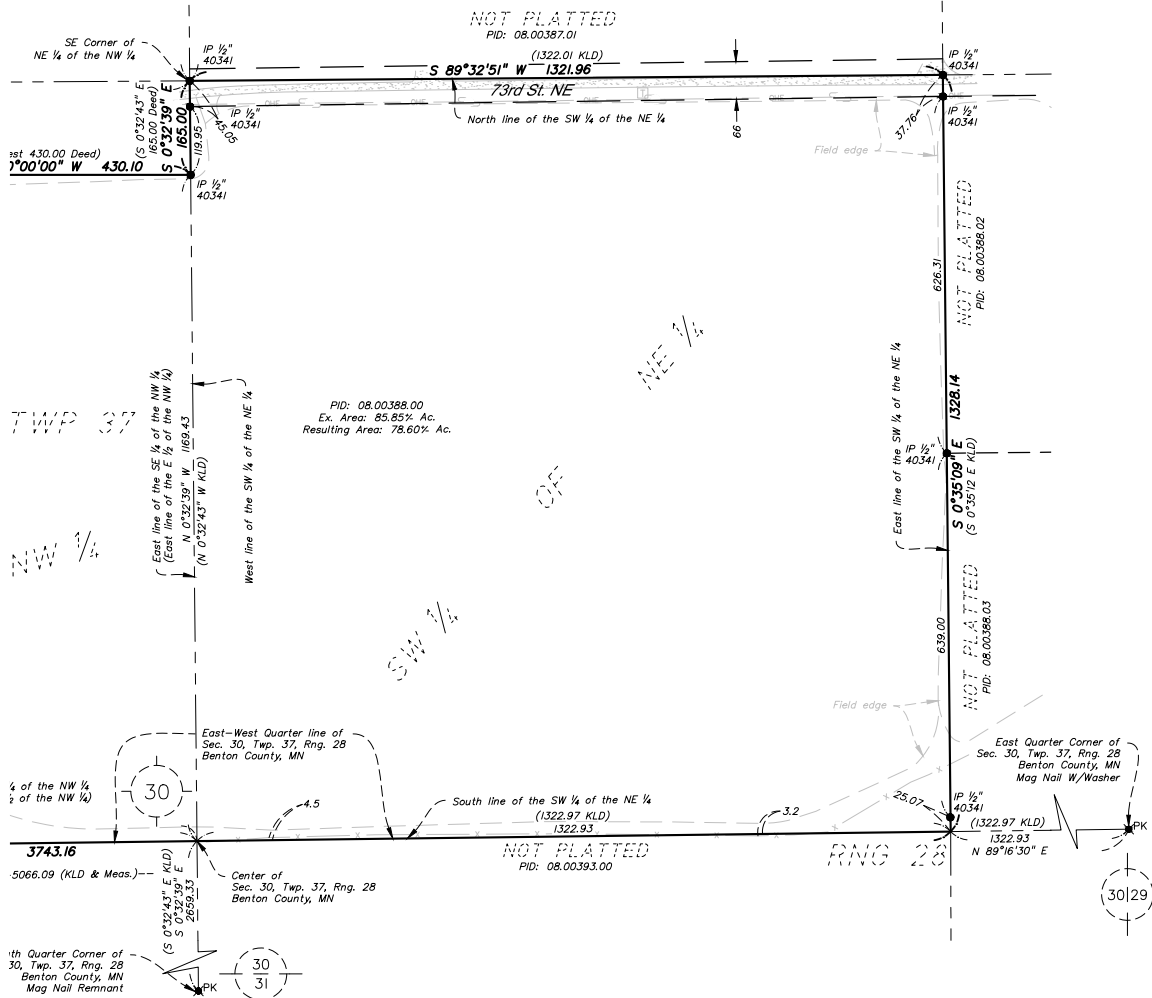
Together with that part of the East Half of the Northwest Quarter, Section 30, Township 37, Range 28, Benton County, Minnesota, lying Southeasterly of the Northwestern boundary of the abandoned Burlington Northern Railroad Company, right of way, formerly known as the Great Northern Railway right-of-way.

EXCEPTING therefrom: That part of the East Half, of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota, described as follows:

Commencing at the North quarter corner of said Section 30; thence South 00 degrees 32 minutes 43 seconds East, assumed bearing along the North-South quarter section line of said Section 30 for 157.95 feet to the point of intersection of the Northwestern right-of-way boundary of the abandoned Burlington Northern Railroad Company right of way, formerly known as the Great Northern Railway right-of-way, said point also being the point of beginning; thence continue South 00 degrees 32 minutes 43 seconds East, along the last described line for 1176.48 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence continue South 00 degrees 32 minutes 43 seconds East, along the last described line for 165.00 feet; thence North 90 degrees 00 minutes 00 seconds West for 430.00 feet; thence North 13 degrees 00 minutes 00 seconds West for 230.00 feet; thence North 90 degrees 00 minutes 00 seconds West for 401.72 feet; thence North 00 degrees 00 minutes 00 seconds West for 636.08 feet to the point of intersection with said Northwestern right-of-way boundary of the abandoned Burlington Northern Railroad Company right of way, formerly known as the Great Northern Railway right of way; thence North 61 degrees 04 minutes 14 seconds East, along the last described right-of-way boundary for 994.83 feet to the point of beginning.

ALSO EXCEPTING therefrom: That part of the Northwest Quarter of Section 30, Township 37, Range 28, Benton County, Minnesota described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes 30 seconds East along the south line of said Northwest Quarter, a distance of 1094.08 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter, also being the point of beginning of the land being described; thence continue North 89 degrees 16 minutes 30 seconds East along said south line, a distance of 616.00 feet; thence North 0 degrees 43 minutes 30 seconds West perpendicular to said south line, a distance of 121.00 feet; thence North 26 degrees 44 minutes 22 seconds West, a distance of 518.00 feet; thence North 39 degrees 37 minutes 54 seconds West, a distance of 79.00 feet; thence South 75 degrees 40 minutes 50 seconds West, a distance of 291.00 feet; thence South 89 degrees 42 minutes 15 seconds West, a distance of 52.00 feet to a point on the west line of said Southeast Quarter of the Northwest Quarter distant 580.00 feet north of said southwest corner of the Southeast Quarter of the Northwest Quarter; thence South 0 degrees 17 minutes 45 seconds East along said west line, a distance of 580.00 feet to the point of beginning.



REV NO.	DATE	DESCRIPTION
1	4/17/24	DESIGN BY: [Signature]
2		DRAWN BY: [Signature]
3		CHECKED BY: [Signature]
4		DWG FILE: 24-0161COS
5		FILE NO.: 24-016100

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: [Signature]
Craig A. Wensmann
Date: 4/29/24 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Certificate of Survey
Shawn Pollard
Sec. 30, Twp. 37, Rng. 28
Benton County, MN

SHEET NO.

Farm 6280

Tract 8083

2023 Program Year

Map Created March 29, 2023



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
 Tract Boundary

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 72.25 acres

Tract Number : 8083
Description : Sec. 30 SW4NE4, E 3/4 NW4 S of road/Maywood
FSA Physical Location : MINNESOTA/BENTON
ANSI Physical Location : MINNESOTA/BENTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RORY RICHARD COLLIN [REDACTED]
Other Producers : None
Recon ID : 27-009-2011-81

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.05	72.25	72.25	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	72.25	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	70.70	0.00	108

TOTAL 70.70 0.00

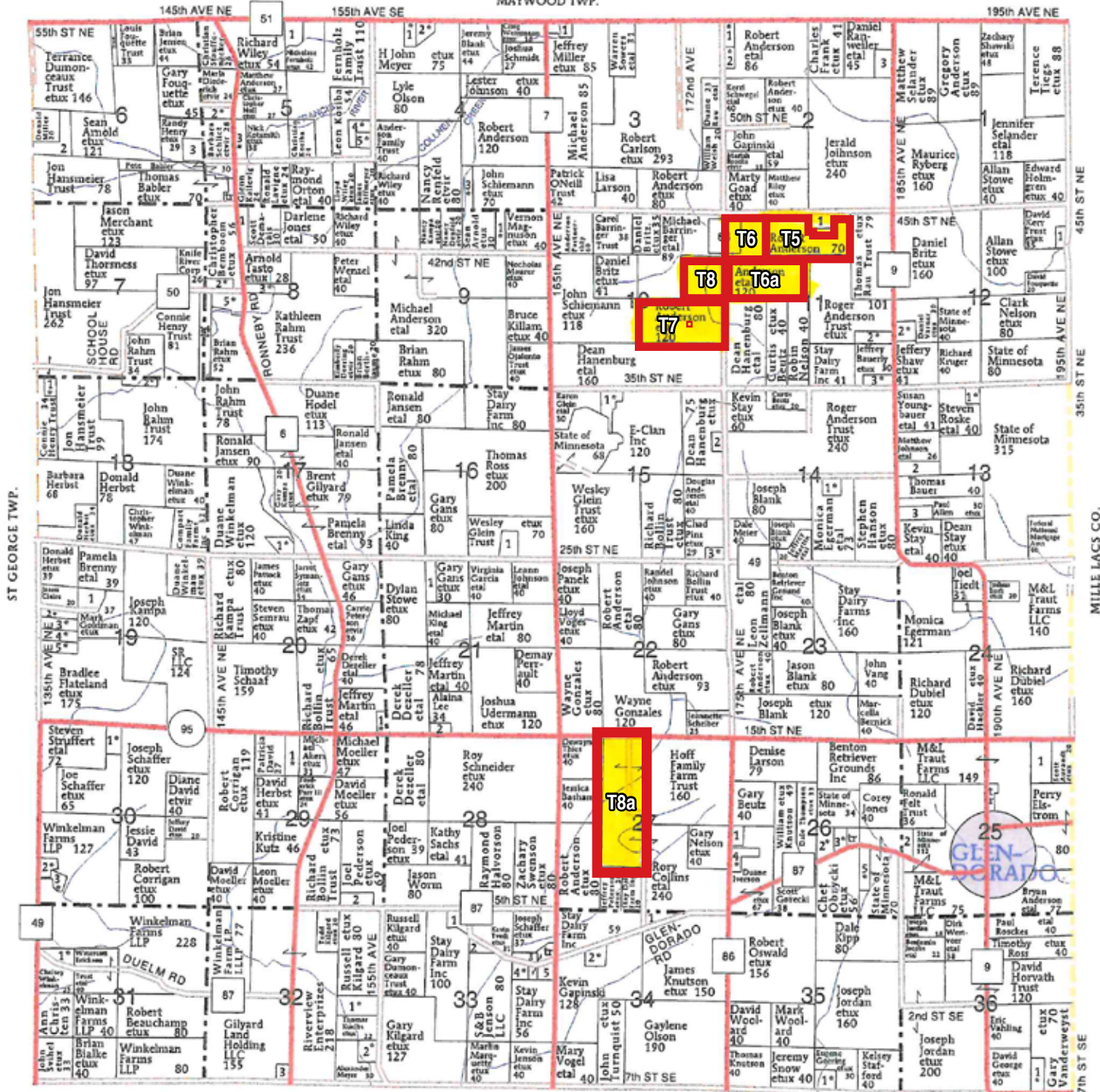
T-36-N

GLEN DORADO PLAT

(Landowners)

R-28-W

MAYWOOD TWP.



SHERBURNE CO.

BENTON COUNTY - TRACT 5 - 69.81± ACRES (Not to be surveyed)

Land Located: From Foley, MN, 5.9 miles east on 65th St NE, 2.1 miles south on 185th Ave NE, .3 miles west on 45th St. Land is located on the south side of the road.

Description: Sect-11 Twp-036 Range-028 NE1/4 NW1/4 LESS PART COUNTRY REFUGE PLAT & NW1/4 NE1/4 LESS W 800 FT OF N 435.6 FT

Cropland Acres: 66.84±

PID #: 03.00146.00 & 03.00148.01

Soil Productivity Index: 54.4

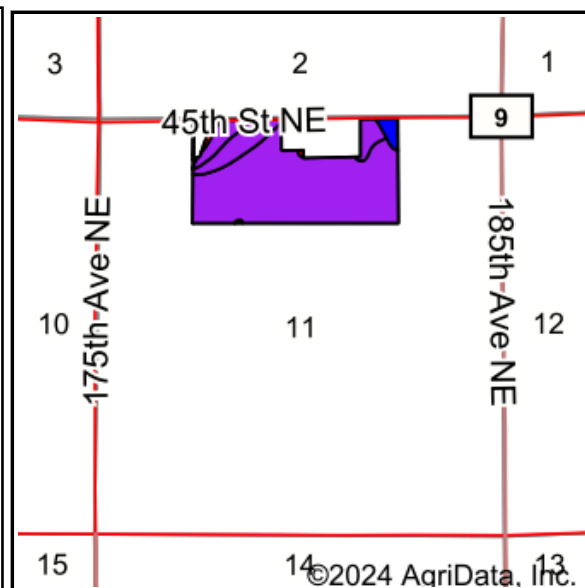
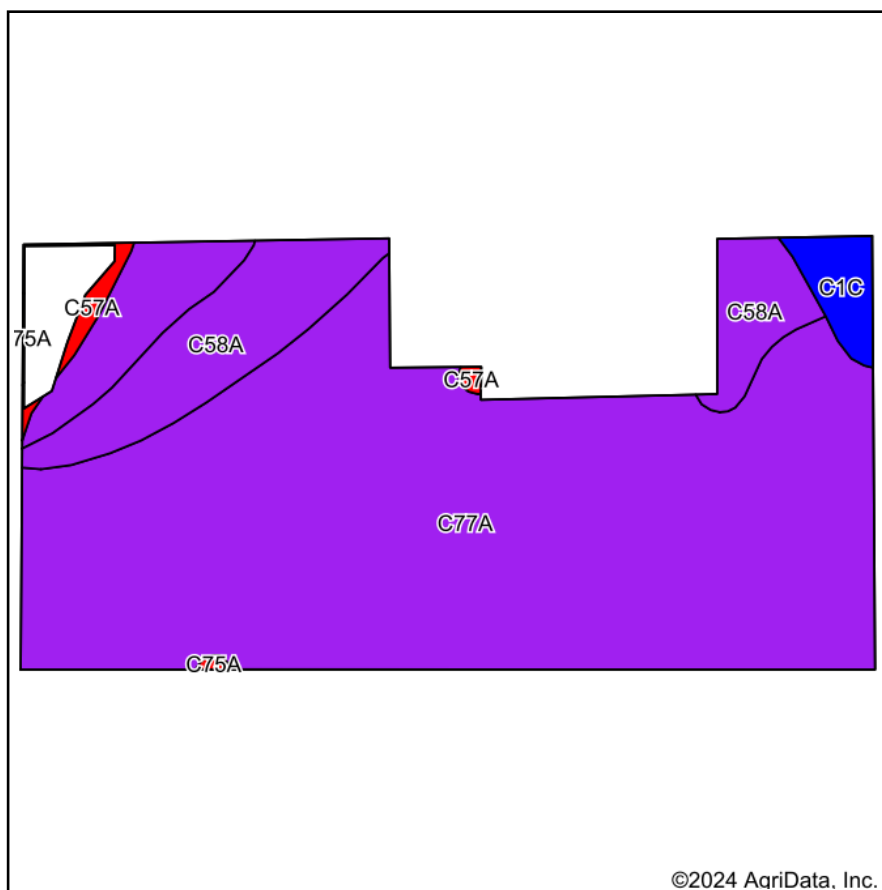
Soils: Novak loam, 0 to 2 percent slopes (78.7%), Ogilvie loam, 0 to 2 percent slopes (12.8%), Warman loam, 0 to 2 percent slopes (5.0%), Milaca-Brennyville complex, 1 to 7 percent slopes, stony (2.3%), Warman loam, depressional, 0 to 1 percent slopes (1.0%), Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes (0.2%)

Taxes (2024): \$2,254.00



*Lines are approximate





Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C77A	Novak loam, 0 to 2 percent slopes	53.50	78.7%		IIIs	54
C58A	Ogilvie loam, 0 to 2 percent slopes	8.70	12.8%		IIW	55
C78A	Warman loam, 0 to 2 percent slopes	3.39	5.0%		IVW	56
C1C	Milaca-Brennyville complex, 1 to 7 percent slopes, stony	1.57	2.3%		IIIe	82
C57A	Warman loam, depressional, 0 to 1 percent slopes	0.69	1.0%		VIW	15
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	0.11	0.2%		VIIW	15
Weighted Average					2.17	54.4

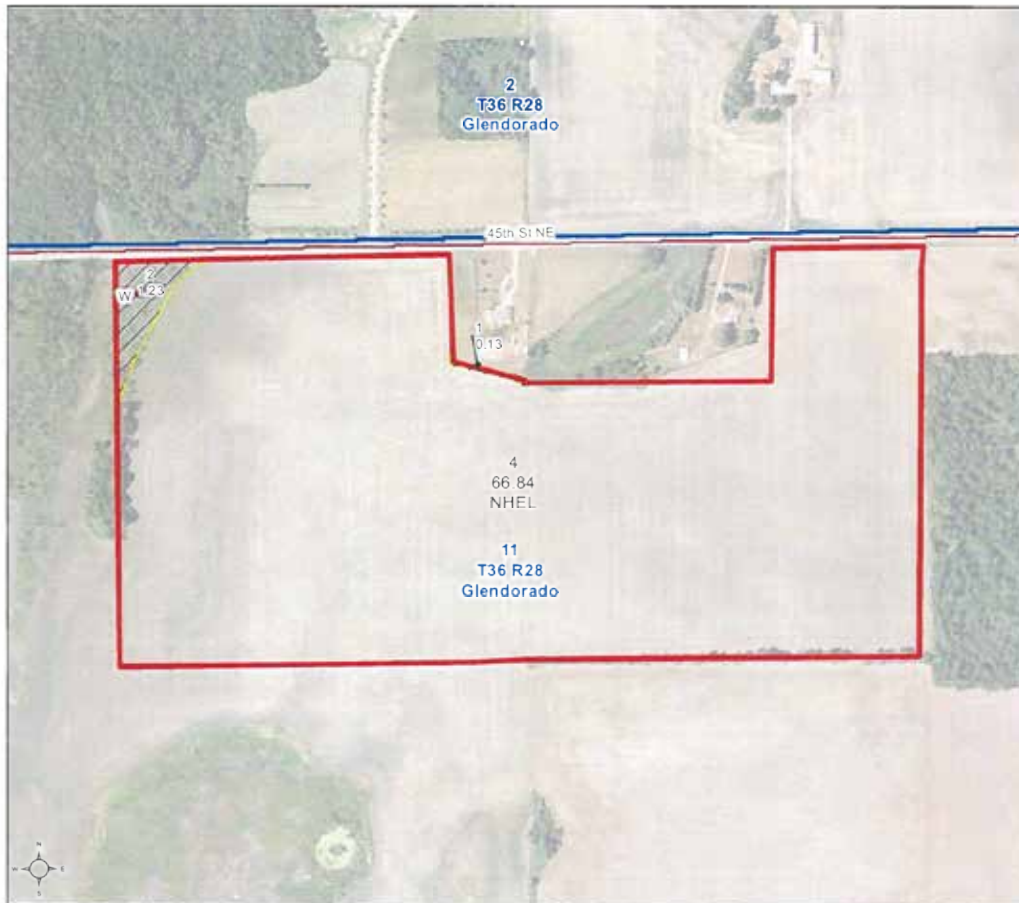
*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 4533

Tract 7320

2023 Program Year

Map Created March 29, 2023



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
 Tract Boundary

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 66.84 acres

Tract Number : 7320

Description : SEC 11 NE4NW4, NW4NE4 EX NW4NW4NE4/GLENDORADO

FSA Physical Location : MINNESOTA/BENTON

ANSI Physical Location : MINNESOTA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : [REDACTED] RORY RICHARD COLLINS

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
68.20	66.84	66.84	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	66.84	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	64.20	0.00	90
Soybeans	0.51	0.00	35
TOTAL	64.71	0.00	

BENTON COUNTY - TRACT 6 - 40± ACRES (Not to be surveyed)

Land Located: From Foley, MN, 4.9 miles east on 65th St NE, 2.2 miles south on 175th Ave NE. Land is on the east side of the road.

Description: Sect-11 Twp-036 Range-028 40.00 AC NW1/4 NW1/4

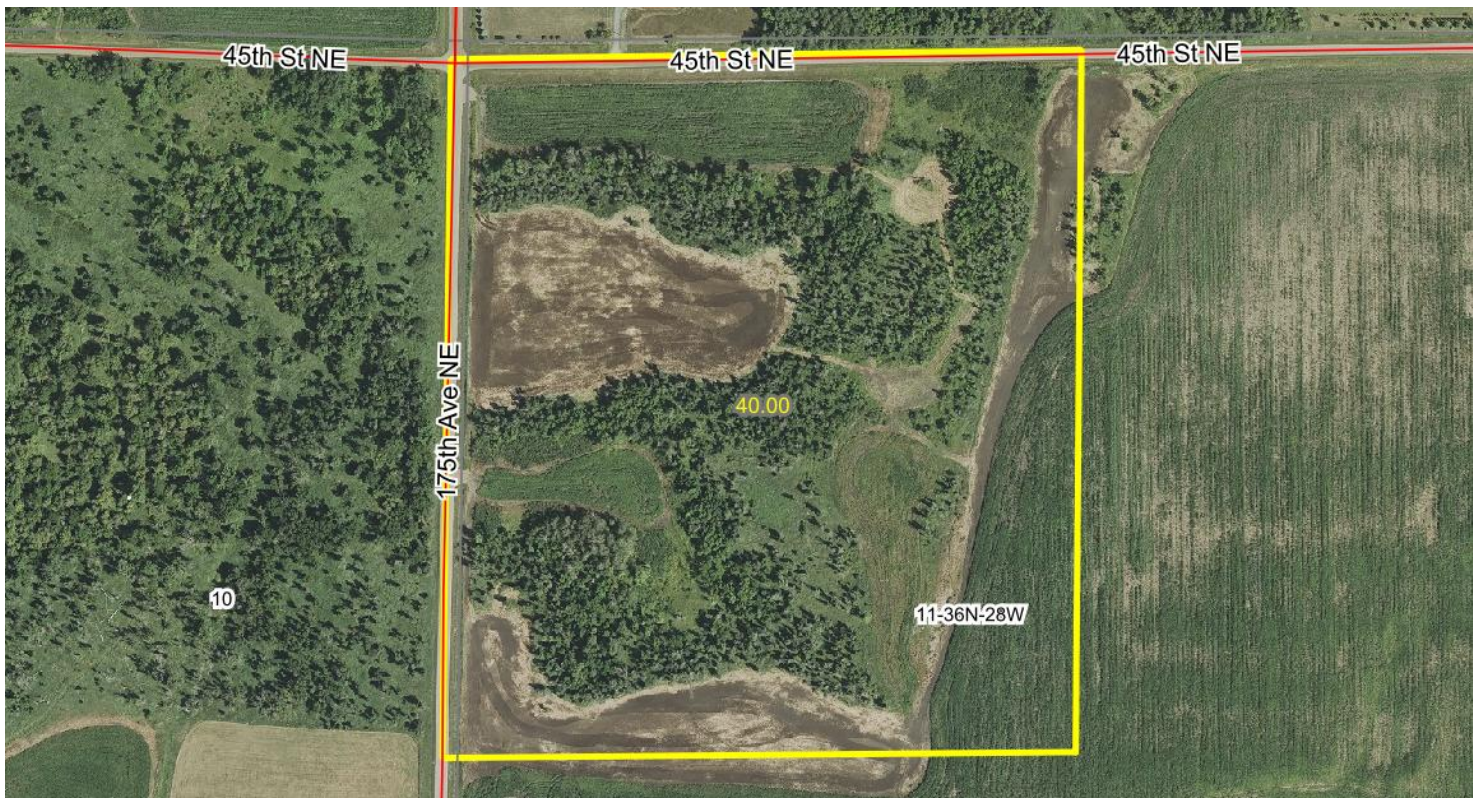
Cropland Acres: Approximately 3.68±

PID #: 03.00149.00

Soil Productivity Index: 37.2 (For the entire parcel)

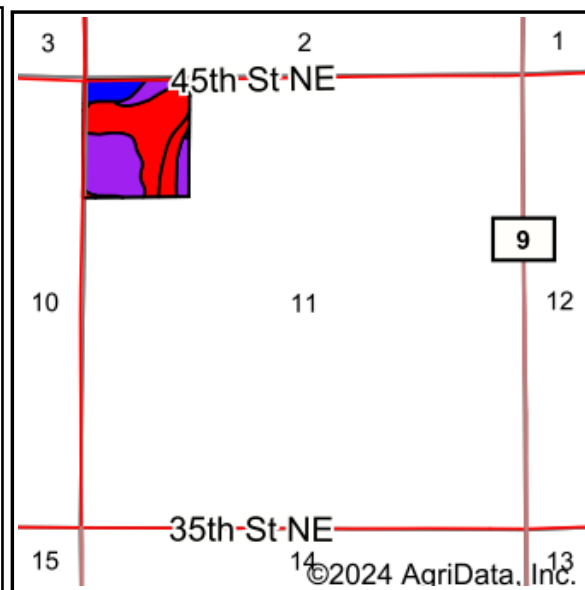
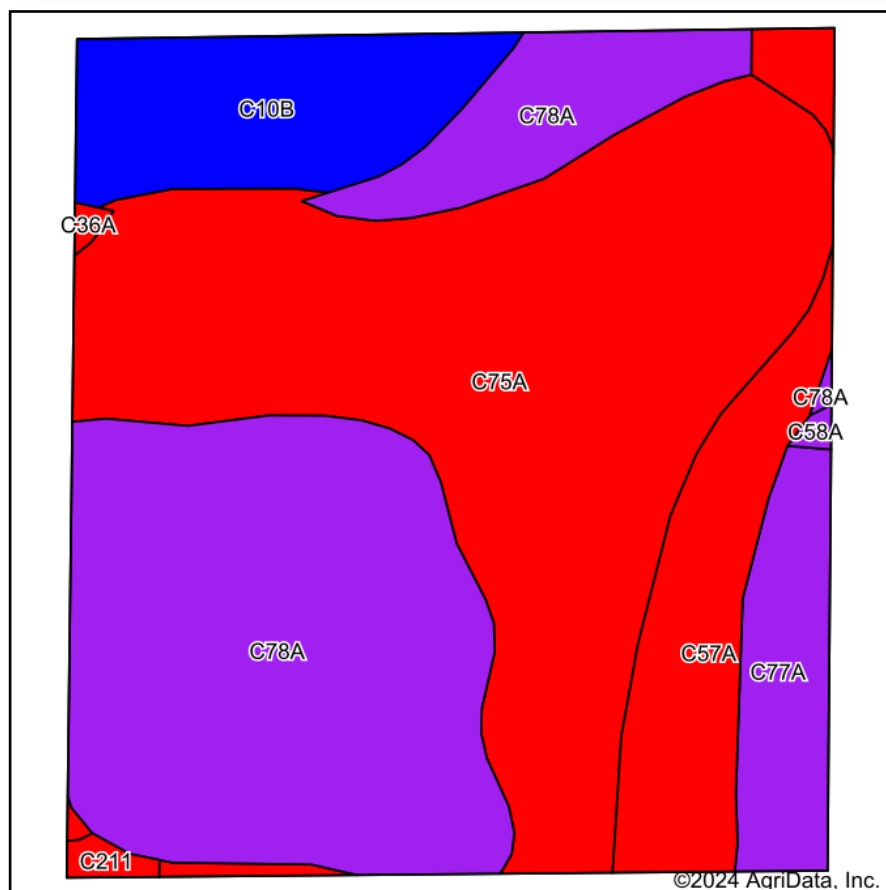
Soils: Seelyeville, occasionally pondedCathro, frequently ponded, complex, 0 to 1 percent slopes (41.1%), Warman loam, 0 to 2 percent slopes (34.0%), Warman loam, depressional, 0 to 1 percent slopes (9.5%), BrennyvilleFreer complex, 1 to 4 percent slopes, stony (9.2%), Novak loam, 0 to 2 percent slopes (5.4%), Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (0.4%), Ogilvie loam, 0 to 2 percent slopes (0.2%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (0.2%)

Taxes (2024): \$558.00



*Lines are approximate





Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	16.43	41.1%		VIIw	15
C78A	Warman loam, 0 to 2 percent slopes	13.59	34.0%		IVw	56
C57A	Warman loam, depressional, 0 to 1 percent slopes	3.80	9.5%		VIw	15
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	3.68	9.2%		Ile	82
C77A	Novak loam, 0 to 2 percent slopes	2.18	5.4%		IIIs	54
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	0.18	0.4%		VIIIw	5
C58A	Ogilvie loam, 0 to 2 percent slopes	0.07	0.2%		IIw	55
C36A	Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes	0.07	0.2%		VIw	15
Weighted Average					5.15	37.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

BENTON COUNTY - TRACT 6A - 70.04± ACRES (See Survey, Parcel B)

Land Located: From Foley, MN, 3.9 miles east on 65th St. NE, 1.0 miles south on 165th Ave NE/Benton Co Rd 7, 1.0 miles east on 55th St. NE, 1.5 miles south on 175th Ave NE/Benton County Rd 86. Land is located on the east side of the road.

Description: The South Half of the Northwest Quarter, Section 11, Township 36, Range 28, Benton County, Minnesota, EXCEPT the following described parcel: That part of the South Half of the Northwest Quarter, Section 11, Township 36, Range 28, Benton County, Minnesota, described as follows: Commencing at the southwest corner of said South Half of the Northwest Quarter; thence North 00 degrees 29 minutes 12 seconds East, assumed bearing, 178.00 feet along the west line of said South Half of the Northwest Quarter to the point of beginning; thence continuing North 00 degrees 29 minutes 12 seconds East 33.00 feet along said west line of the South Half of the Northwest Quarter; thence South 89 degrees 02 minutes 06 seconds East 691.61 feet; thence North 00 degrees 50 minutes 49 seconds East 312.00 feet; thence North 88 degrees 58 minutes 01 seconds East 488.00 feet; thence North 03 degrees 19 minutes 32 seconds East 343.00 feet; thence North 88 degrees 58 minutes 01 seconds East 458.24 feet; thence South 00 degrees 50 minutes 49 seconds West 461.46 feet; thence South 71 degrees 10 minutes 10 seconds West 804.00 feet; thence North 80 degrees 05 minutes 33 seconds West 87.00 feet; thence North 89 degrees 04 minutes 08 seconds West 809.00 feet to the point of beginning. Subject to 175th Avenue NE on the west.

Cropland Acres: Approximately 61.03±

PID #: 03.00150.00 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 42.8

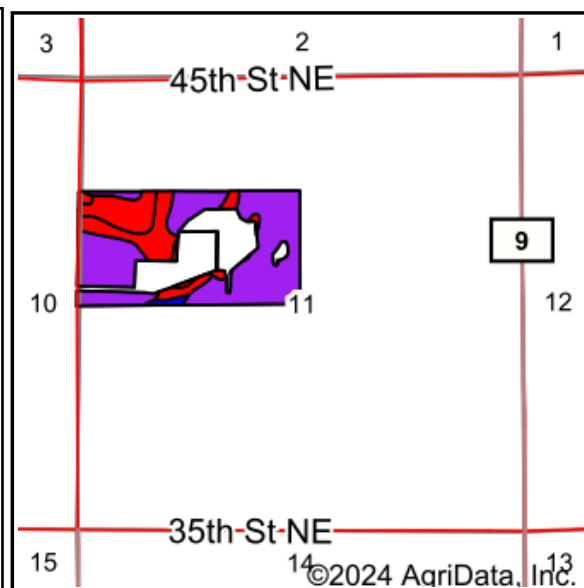
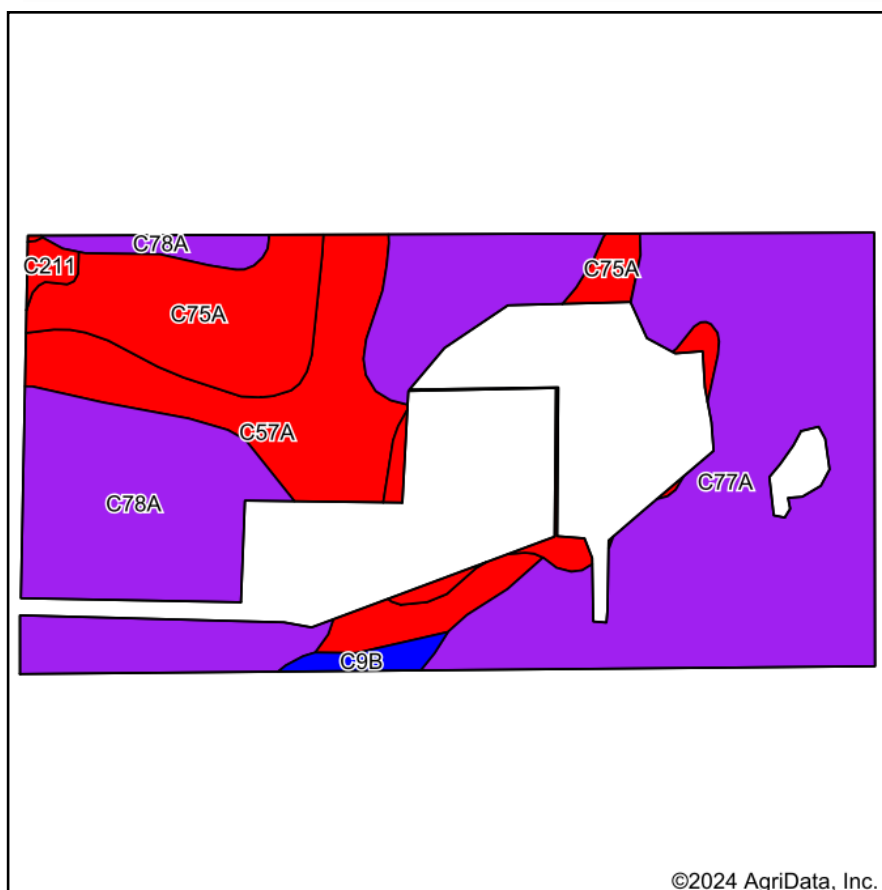
Soils: Novak loam, 0 to 2 percent slopes (45.5%), Warman loam, 0 to 2 percent slopes (22.9%), Warman loam, depressional, 0 to 1 percent slopes (15.4%), Seelyeville, occasionally pondedCathro, frequently ponded, complex, 0 to 1 percent slopes (14.3%), MoraRonneby complex, 1 to 4 percent slopes, stony (1.2%), Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (0.7%)

Taxes (2024): \$2,888.00 (For entire land. New tax amount TBD)



*Lines are approximate





Soils data provided by USDA and NRCS.

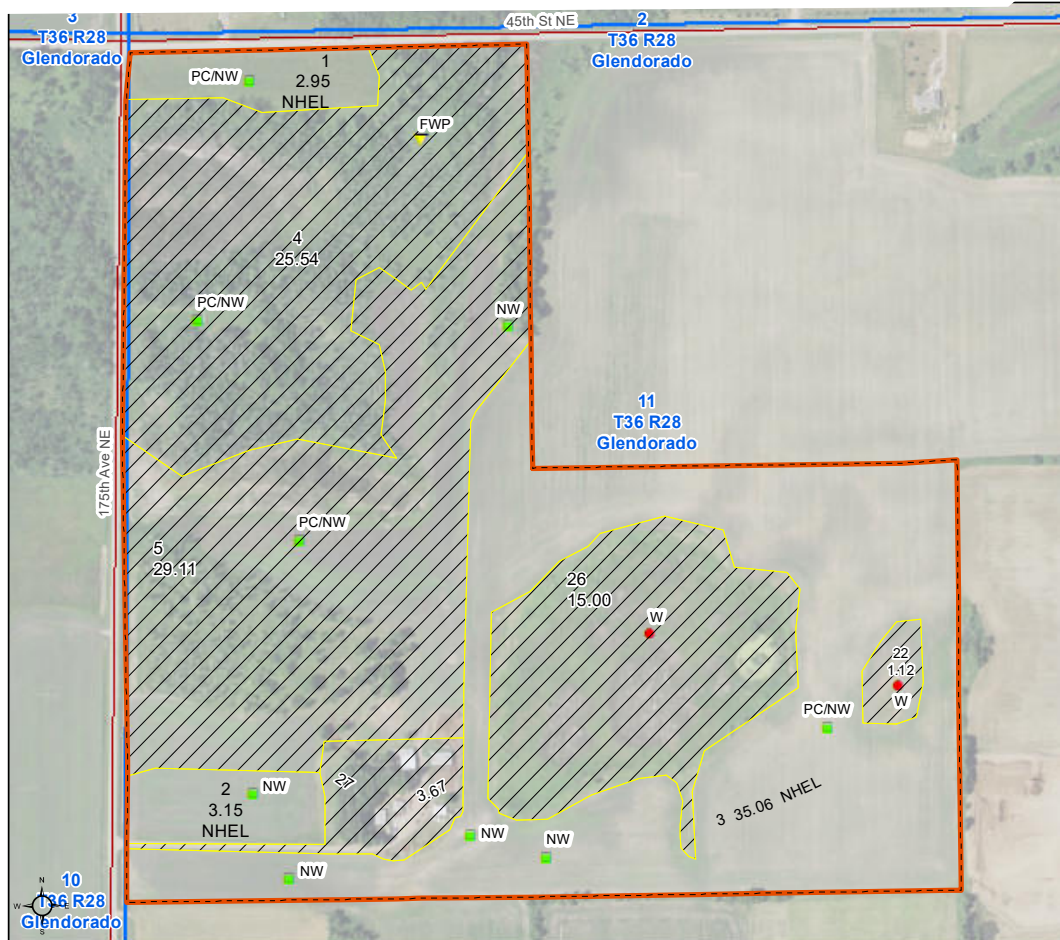
Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C77A	Novak loam, 0 to 2 percent slopes	27.74	45.5%		IIIs	54
C78A	Warman loam, 0 to 2 percent slopes	13.99	22.9%		IVw	56
C57A	Warman loam, depressional, 0 to 1 percent slopes	9.41	15.4%		VIw	15
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	8.73	14.3%		VIIw	15
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	0.71	1.2%		IIIs	83
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	0.45	0.7%		VIIIw	5
Weighted Average					3.85	42.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

2023 Program Year




Map Created March 29, 2023



A horizontal number line representing distance in feet. The line is marked with vertical tick marks at 0, 175, 350, and 700. The segment between 175 and 350 is highlighted in white, while the segments from 0 to 175 and from 350 to 700 are black. The word "Feet" is written at the right end of the line.

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: 41.16 acres

Tract Number : 1699

Description : SEC 11 NW1/4 GLENDORADO

FSA Physical Location : MINNESOTA/BENTON

ANSI Physical Location : MINNESOTA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : [REDACTED] RORY RICHARD COLLINS

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
115.60	64.93	64.93	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	64.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	2.44	0.00	57
Corn	12.22	0.00	90
Soybeans	9.24	0.00	25

TOTAL

23.90

0.00

BENTON COUNTY - TRACT 7 - 79.76± ACRES (Not to be surveyed)

Land Located: From Foley, MN, 3.9 miles east on 65th St. NE, 1.0 miles south on 165th Ave NE/Benton Co Rd 7, 1.0 miles east on 55th St. NE, 1.8 miles south on 175th Ave NE/Benton County Rd 86. Land is located on the west side of the road.

Description: Sect-10 Twp-036 Range-028 79.76 AC N1/2 SE1/4 LESS PART COMM AT SE CORNER SECT 10 TH N 2000 FT TH WLY 1100 FT TO POB TH WLY 100 FT TH NLY 100 FT TH ELY 100 FT TH SLY 100 FT TO POB SUBJ TO DRIVEWAY EASMNT

Cropland Acres: Approximately 75.44±

PID #: 03.00138.00

Soil Productivity Index: 52.3

Soils: MilacaMora complex, 1 to 7 percent slopes, stony (25.3%), Lino loamy fine sand, stratified substratum, 0 to 2 percent slopes (24.1%), Warman loam, depressional, 0 to 1 percent slopes (14.2%), Bushville fine sand, 0 to 2 percent slopes (10.8%), Zimmerman fine sand, 1 to 6 percent slopes (6.9%), CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (5.8%), Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes (5.3%), MoraRonneby complex, 1 to 4 percent slopes, stony (4.3%), Warman loam, 0 to 2 percent slopes (3.3%)

Taxes (2024): \$3,282.00

Livestock Building

- 295'± open sided
- Wood frame construction
- Steel roof and siding
- Concrete floor

2 Lagoons located on E/W ends of Livestock Building**Pole Barn**

- 50'x100'
- 12' side walls
- Steel roof and siding
- Concrete floor

Pole Barn

- 24'x24' with 8' lean-to
- 12' side walls
- Steel roof and siding
- Concrete floor

Pole Barn

- 45'x90'
- 13' side walls
- Steel roof and siding
- 1/3 of building has concrete floor

Hog Barn

- 40'x80'
- Updated slats & lighting
- Under-floor manure pit

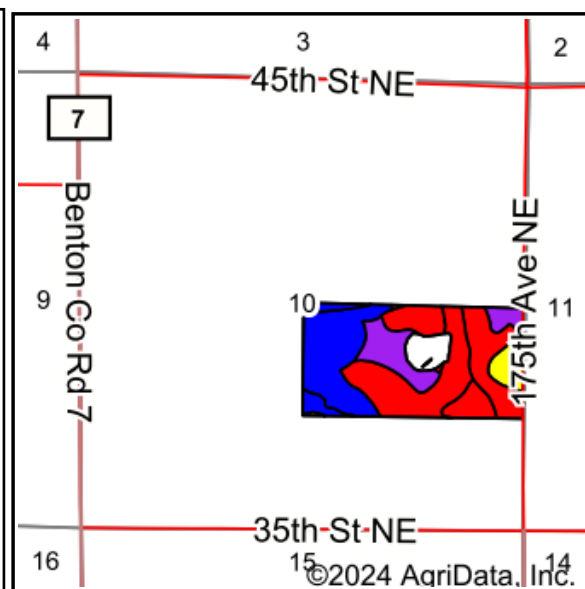
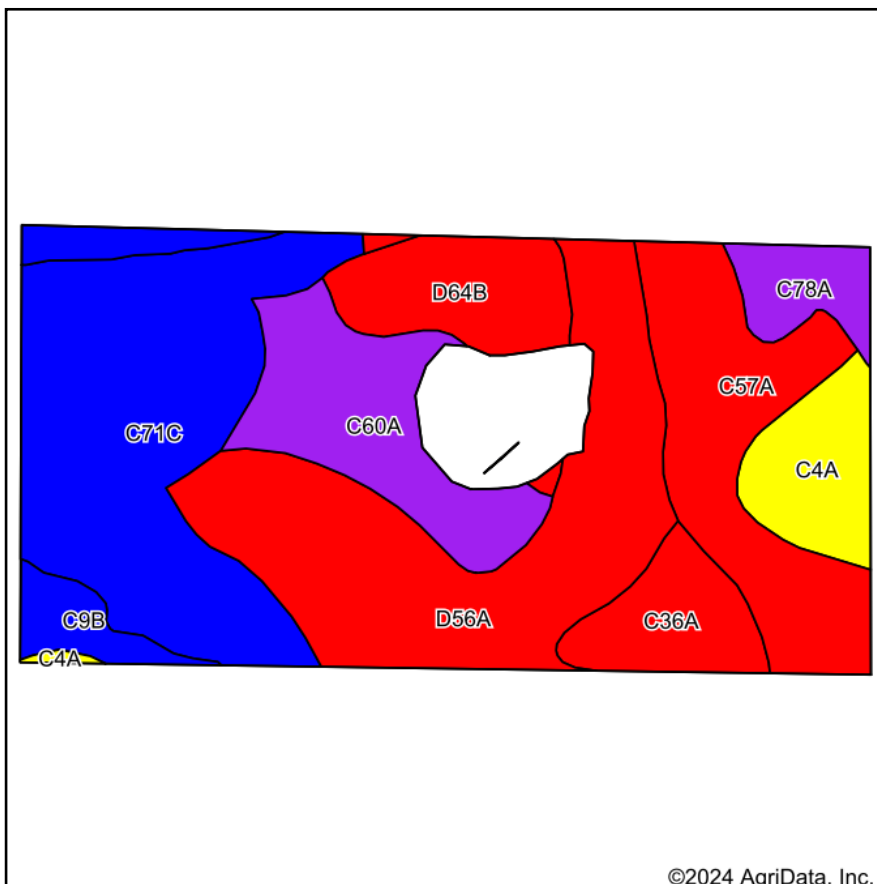
Livestock Building

- (2) 5,000 bu. bins
- (2) 10,000 bu. bins

Gates, panels, & other livestock equipment not included in the real estate.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	19.13	25.3%		IIIe		83
D56A	Lino loamy fine sand, stratified substratum, 0 to 2 percent slopes	18.17	24.1%		IVs		43
C57A	Warman loam, depressional, 0 to 1 percent slopes	10.68	14.2%		VIw		15
C60A	Bushville fine sand, 0 to 2 percent slopes	8.14	10.8%		IIIs		57
D64B	Zimmerman fine sand, 1 to 6 percent slopes	5.17	6.9%		IVs	IVs	39
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	4.38	5.8%		IVw		64
C36A	Nokasippi loamy fine sand, depressional, 0 to 1 percent slopes	4.01	5.3%		VIw		15
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	3.26	4.3%		IIIs		83
C78A	Warman loam, 0 to 2 percent slopes	2.50	3.3%		IVw		56
Weighted Average					3.98	*-	52.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

BENTON COUNTY - TRACT 8 - 40± ACRES (Not to be surveyed)

Land Located: From Foley, MN, 3.9 miles east on 65th St. NE, 1.0 miles south on 165th Ave NE/Benton Co Rd 7, 1.0 miles east on 55th St. NE, 1.5 miles south on 175th Ave NE/Benton County Rd 86. Land is located on the west side of the road.

Description: Sect-10 Twp-036 Range-028 40.00 AC SE1/4 NE1/4

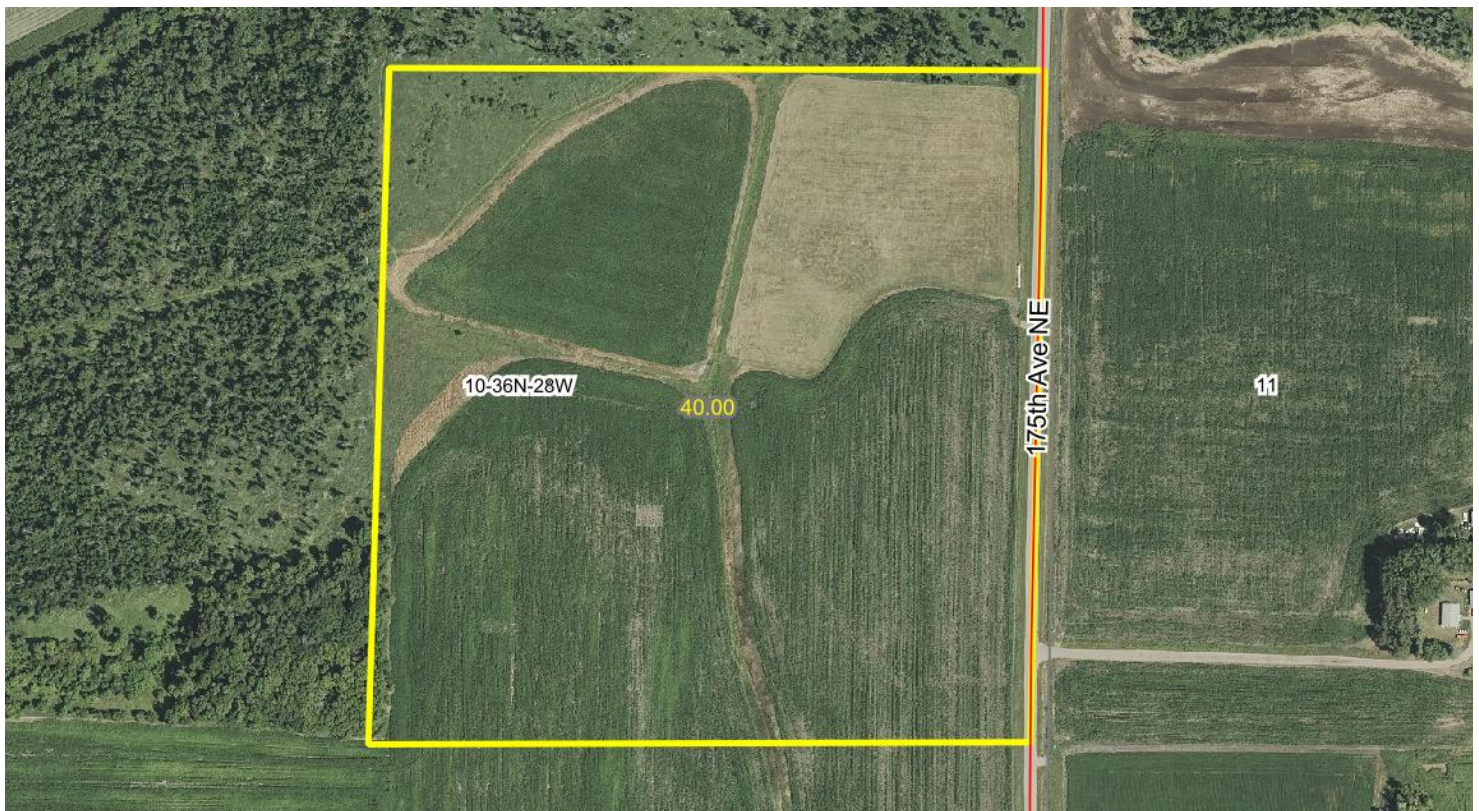
Cropland Acres: Approximately 34.11±

PID #: 03.00133.00

Soil Productivity Index: 33.9

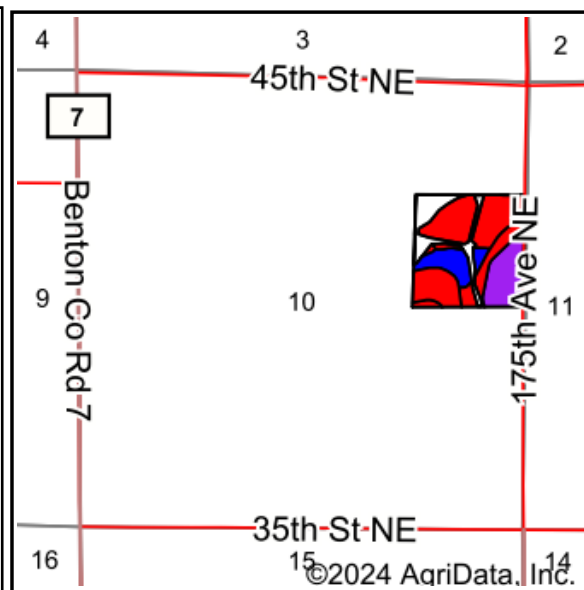
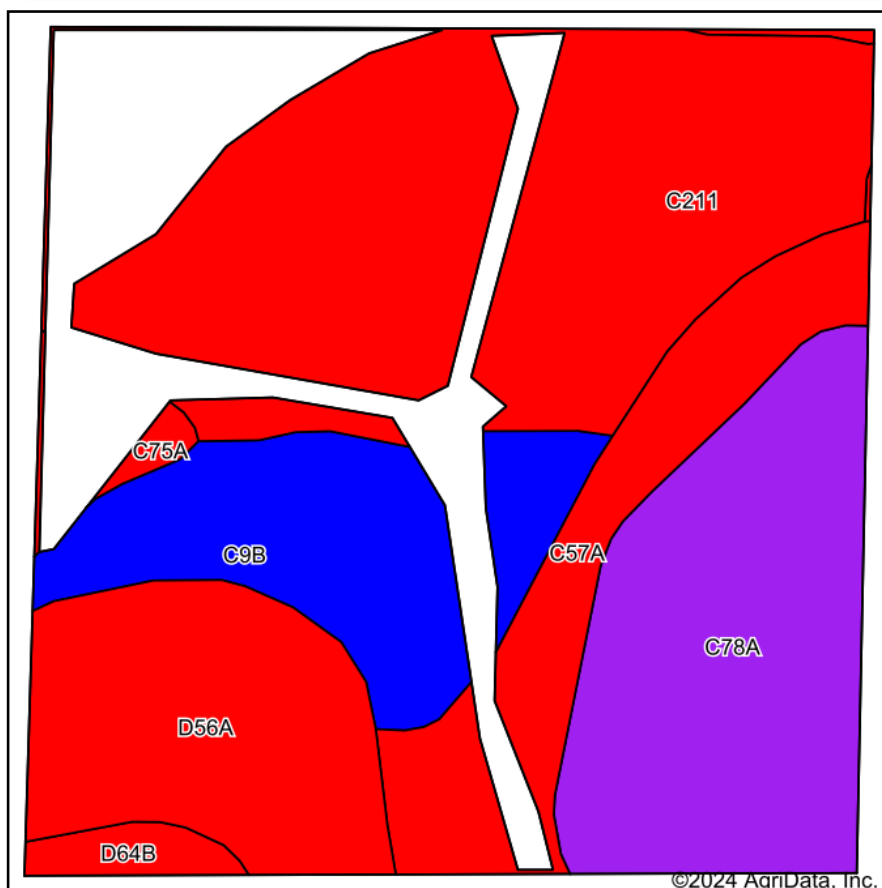
Soils: Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded (36.3%), Warman loam, 0 to 2 percent slopes (21.4%), Lino loamy fine sand, stratified substratum, 0 to 2 percent slopes (14.5%), MoraRonneby complex, 1 to 4 percent slopes, stony (13.8%), Warman loam, depressional, 0 to 1 percent slopes (11.4%), Zimmerman fine sand, 1 to 6 percent slopes (1.6%), Seelyeville, occasionally ponded Cathro, frequently ponded, complex, 0 to 1 percent slopes (1.0%)

Taxes (2024): \$1,382.00



*Lines are approximate





Soils data provided by USDA and NRCS.

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Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	12.42	36.3%		VIIIw		5
C78A	Warman loam, 0 to 2 percent slopes	7.29	21.4%		IVw		56
D56A	Lino loamy fine sand, stratified substratum, 0 to 2 percent slopes	4.93	14.5%		IVs		43
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	4.71	13.8%		IIIIs		83
C57A	Warman loam, depressional, 0 to 1 percent slopes	3.88	11.4%		VIw		15
D64B	Zimmerman fine sand, 1 to 6 percent slopes	0.54	1.6%		IVs	IVs	39
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	0.34	1.0%		VIIw		15
Weighted Average					5.58	*-	33.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



0 180 360 720
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: 104.92 acres

Tract Number : 1691

Description : SEC 10 N1/2SE1/4 SE1/4NE1/4 GLENDORADO

FSA Physical Location : MINNESOTA/BENTON

ANSI Physical Location : MINNESOTA/BENTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : RORY RICHARD COLLINS, [REDACTED]

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.62	104.92	104.92	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	104.92	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	100.78	0.00	90
Soybeans	0.80	0.00	35
TOTAL	101.58	0.00	

BENTON COUNTY - TRACT 8A - 115± ACRES (Pending Survey)

Land Located: From Foley, MN, 3.9 miles east on 65th St. NE, 5.1 miles south on 165th Ave NE/Benton Co Rd 7, .4 miles east on MN-95 E. Land is located on the south side of the road.

Description: Pending Survey

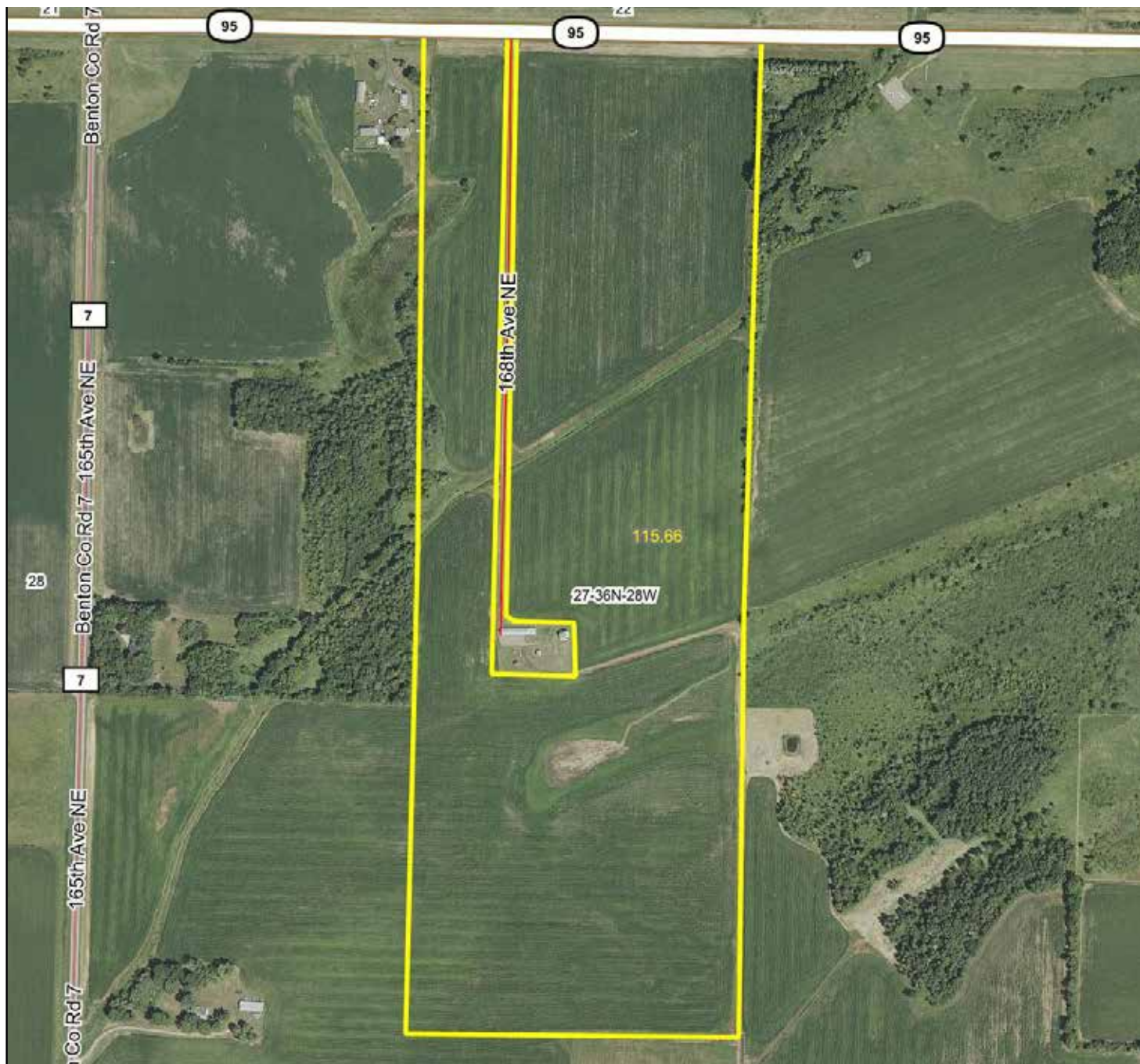
Cropland Acres: Approximately 106.97±

PID #: 03.00379.00 (That part of, new legal & PID# to be assigned) & 03.00386.00

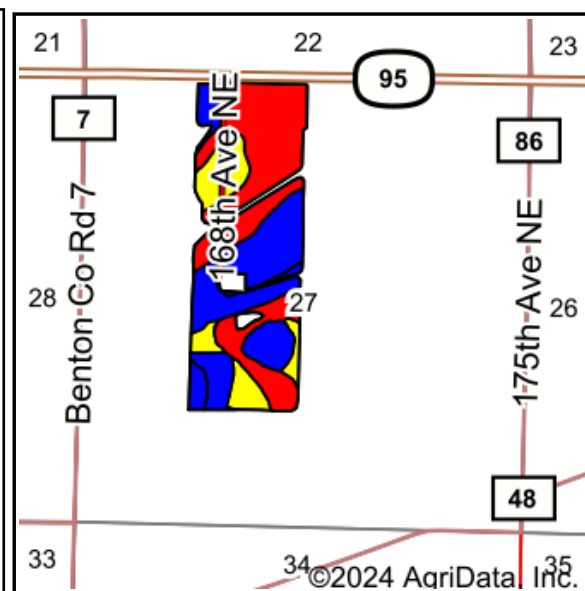
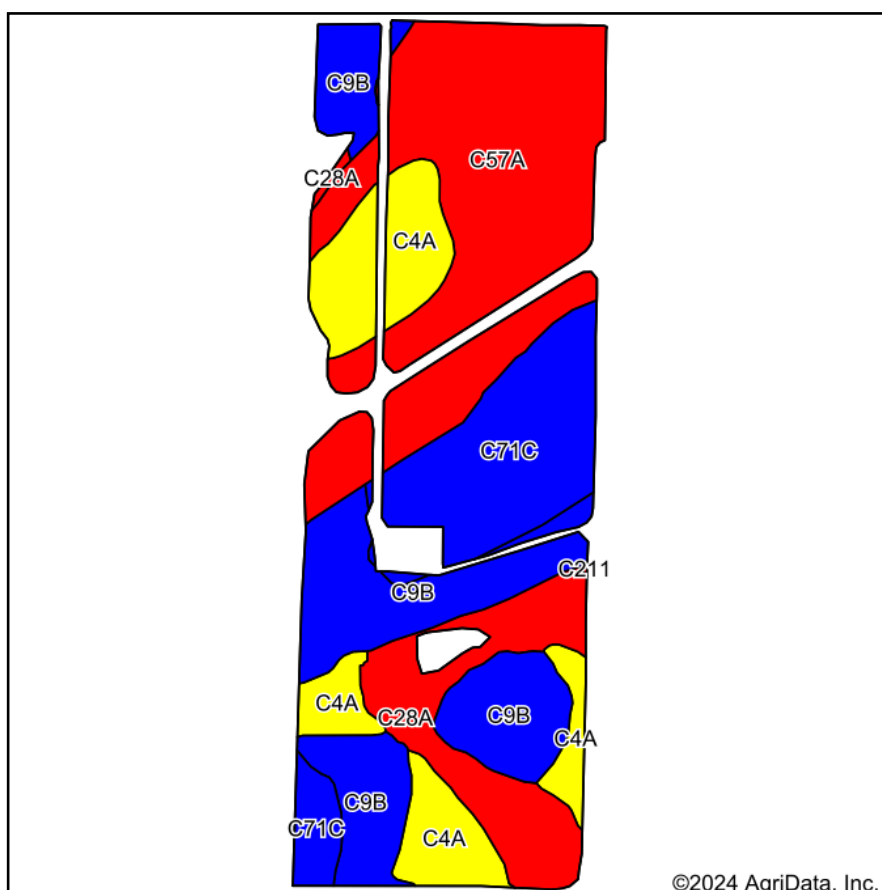
Soil Productivity Index: 49.7

Soils: Warman loam, depressional, 0 to 1 percent slopes (32.9%), MoraRonneby complex, 1 to 4 percent slopes, stony (24.0%), MilacaMora complex, 1 to 7 percent slopes, stony (16.1%), CebanaGiese, frequently pondedRonneby complex, 0 to 3 percent slopes, stony (15.3%), CathroTwig, stony complex, 0 to 1 percent slopes, frequently ponded (11.7%)

Taxes (2024): \$4,906.00 (For entire land. New tax amount TBD)



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C57A	Warman loam, depressional, 0 to 1 percent slopes	34.47	32.9%		VIw	15
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	25.05	24.0%		IIIIs	83
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	16.82	16.1%		IIIle	83
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	15.97	15.3%		IVw	64
C28A	Cathro-Twig, stony complex, 0 to 1 percent slopes, frequently ponded	12.25	11.7%		VIIw	15
Weighted Average					4.61	49.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 6311

Tract 6643

2023 Program Year

Map Created March 29, 2023

0 262.5 525 1,050
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

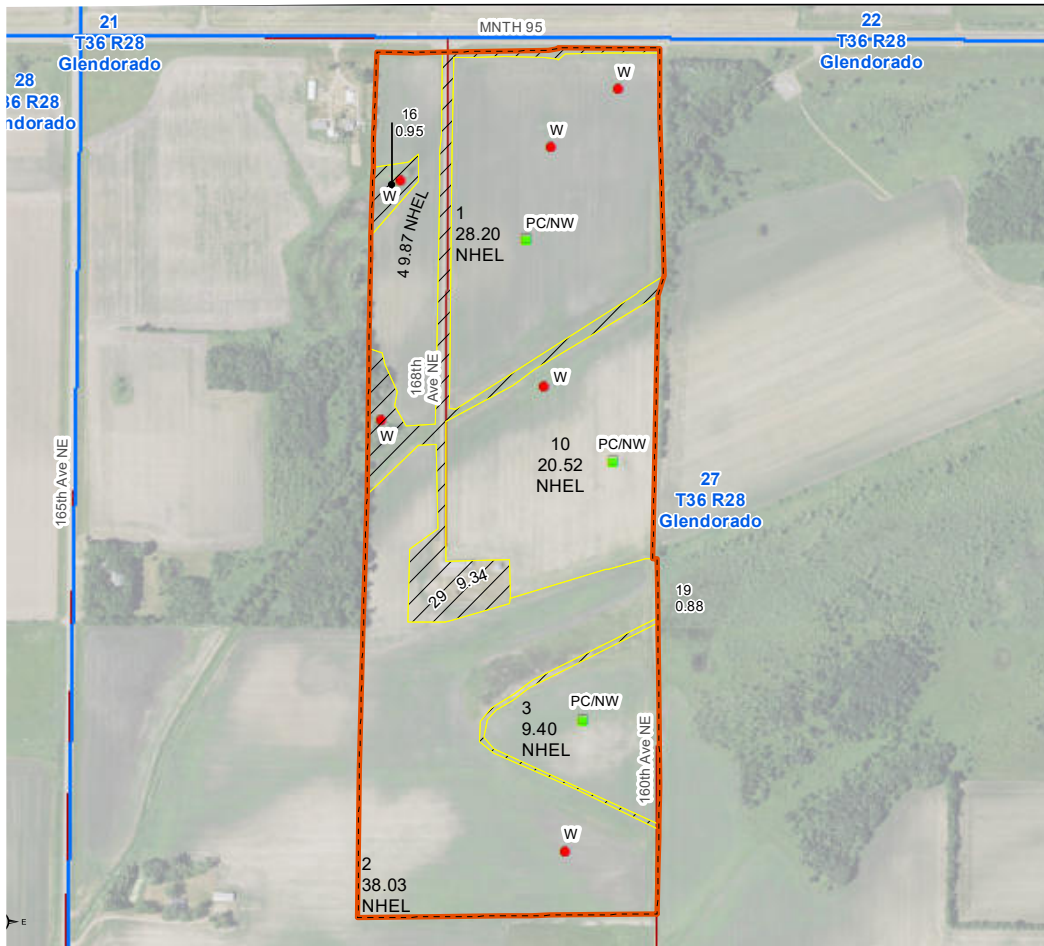
Common Land Unit

Non-Cropland
 Cropland
 Tract Boundary

Wetland Determination Identifiers

● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions

Tract Cropland Total: 106.02 acres

**Tract Number** : 6643

Description : SEC 27 E1/2NW1/4 NE1/4SW1/4 GLENDORADO
FSA Physical Location : MINNESOTA/BENTON
ANSI Physical Location : MINNESOTA/BENTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RORY RICHARD COLLINS, [REDACTED]
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.19	106.02	106.02	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	106.02	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	59.31	0.00	137
Soybeans	1.62	0.00	28

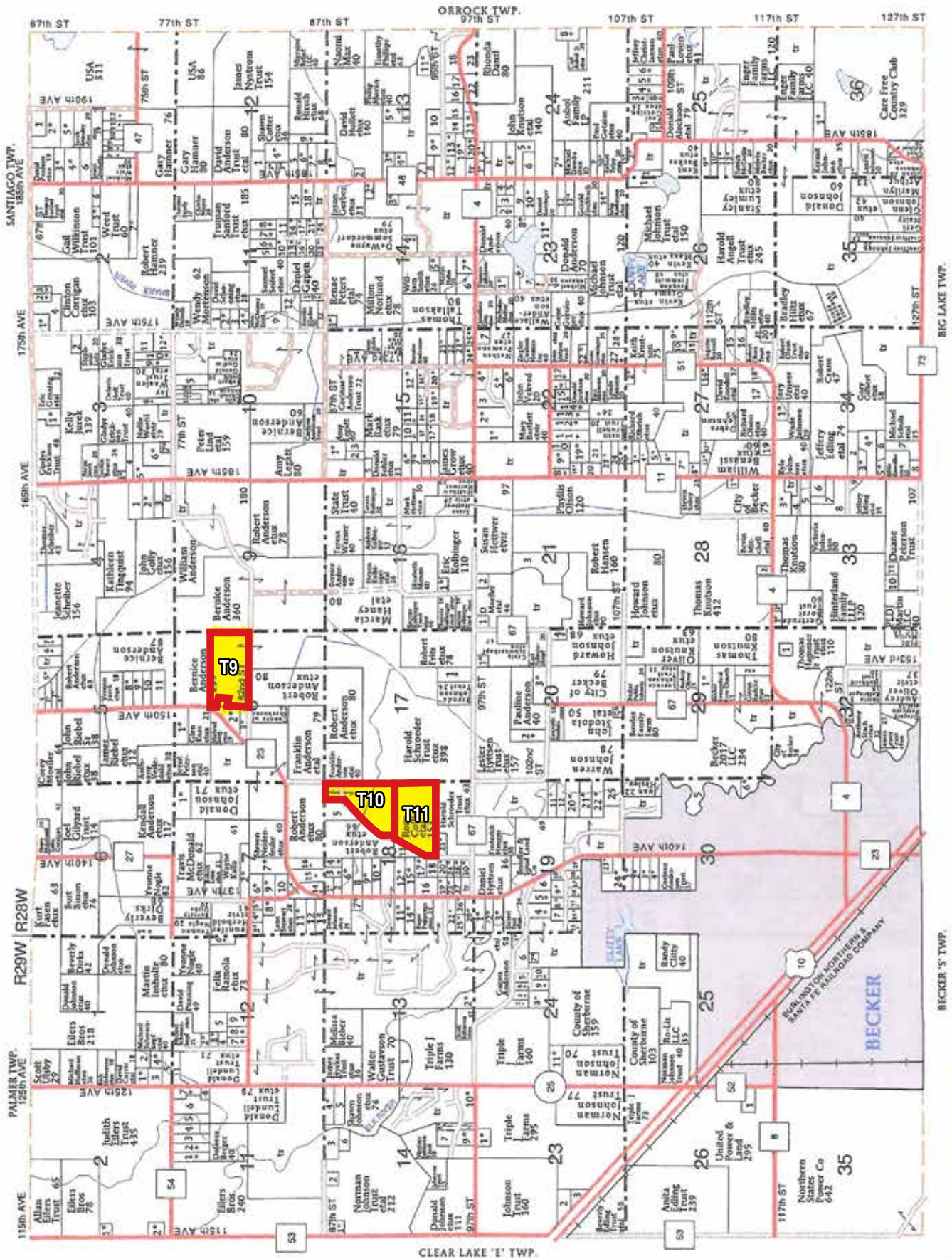
TOTAL 60.93 0.00

T-34-N

BECKER 'N' PLAT

R-28-29-W

North



SHERBURNE COUNTY - TRACT 9 - 77.72± ACRES (Not to be surveyed)

Land Located: From Becker, MN, 5.1 miles north on County Rd 23 SE. Land is on the east side of the road.

Description: Sect-8 Twp-34 Range-28 ALL THAT PART OF S 1/2 OF NE 1/4 EXCEPT THE PORTION DESC AS FOLL: COMM AT NW CORNER OF S 1/2 OF NE 1/4; THENCE ON AN ASSUMED BEARING OF S 00 DEG 14 MIN 09 SEC E ALONG W LINE OF S 1/2 OF NE 1/4 DIST 185 FT TO POB; THENCE S 82 DEG 30 MIN 00 SEC E DIST 466 FT; THENCE S 15 DEG 30 MIN 00 SEC W DIST 280 FT; THENCE N 78 DEG 30 MIN 00 SEC W DIST 394.06 FT MORE OR LESS TO INTERSECT SAID W LINE OF S 1/2 OF NE 1/4; THENCE N 00 DEG 14 MIN 09 SEC W ALONG SAID W LINE TO POB OF THE TRACT HEREIN DESC.

Cropland Acres: 55.18±

PID #: 05-00108-1400

Soil Productivity Index: 58.3

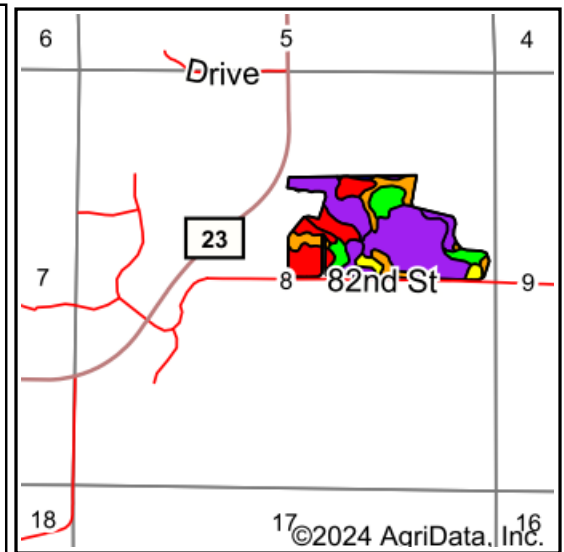
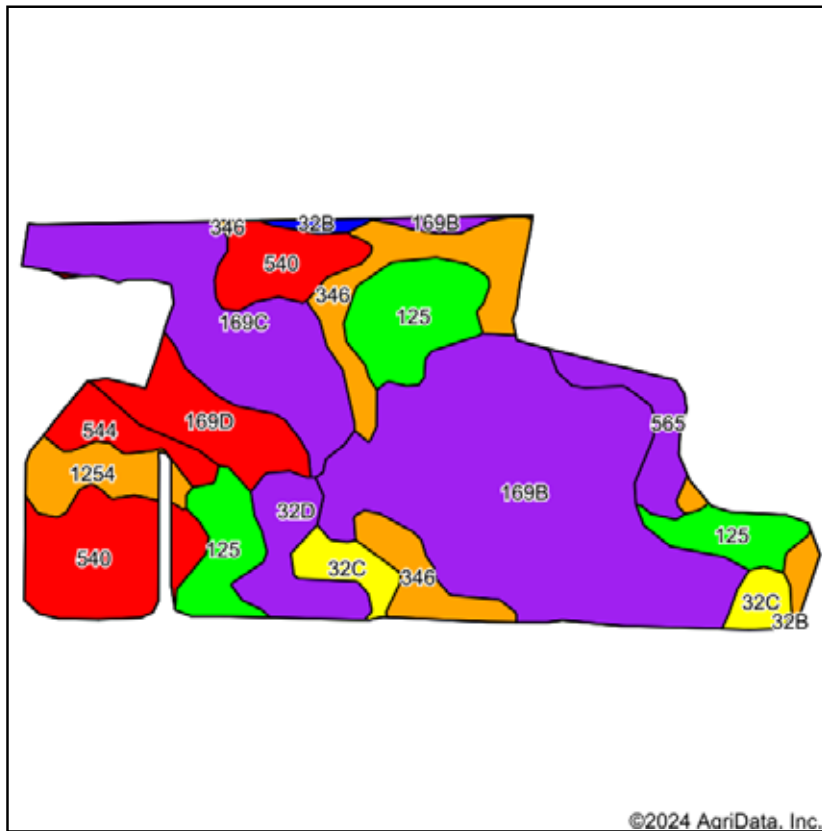
Soils: Braham loamy fine sand, 3 to 6 percent slopes (31.8%), Braham loamy fine sand, 6 to 12 percent slopes (12.8%), Beltrami fine sandy loam, 0 to 3 percent slopes (12.0%), Seelyeville muck, 0 to 1 percent slopes (11.4%), Talmoon loam, 0 to 2 percent slopes (9.6%), Braham loamy fine sand, 12 to 18 percent slopes (5.2%), Nebish fine sandy loam, 12 to 18 percent slopes (4.3%), Nebish fine sandy loam, 6 to 12 percent slopes (3.3%), Ricelake fine sandy loam, 0 to 3 percent slopes (3.3%), Eckvoll loamy fine sand, 0 to 3 percent slopes (3.2%), Cathro muck, 0 to 1 percent slopes (2.6%), Nebish fine sandy loam, 2 to 6 percent slopes (0.5%)

Taxes (2024): \$3,670.00



*Lines are approximate





Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
169B	Braham loamy fine sand, 3 to 6 percent slopes	17.58	31.8%		III _s	60
169C	Braham loamy fine sand, 6 to 12 percent slopes	7.06	12.8%		IV _e	52
125	Beltrami fine sandy loam, 0 to 3 percent slopes	6.63	12.0%		I	93
540	Seelyeville muck, 0 to 1 percent slopes	6.28	11.4%		VI _{lw}	15
346	Talmoon loam, 0 to 2 percent slopes	5.33	9.6%		II _{lw}	78
169D	Braham loamy fine sand, 12 to 18 percent slopes	2.90	5.2%		IV _e	38
32D	Nebish fine sandy loam, 12 to 18 percent slopes	2.38	4.3%		IV _e	60
32C	Nebish fine sandy loam, 6 to 12 percent slopes	1.84	3.3%		III _e	69
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	1.81	3.3%		II _{lw}	78
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	1.75	3.2%		III _s	60
544	Cathro muck, 0 to 1 percent slopes	1.41	2.6%		VI _{lw}	15
32B	Nebish fine sandy loam, 2 to 6 percent slopes	0.27	0.5%		II _e	83
Weighted Average					3.27	58.3

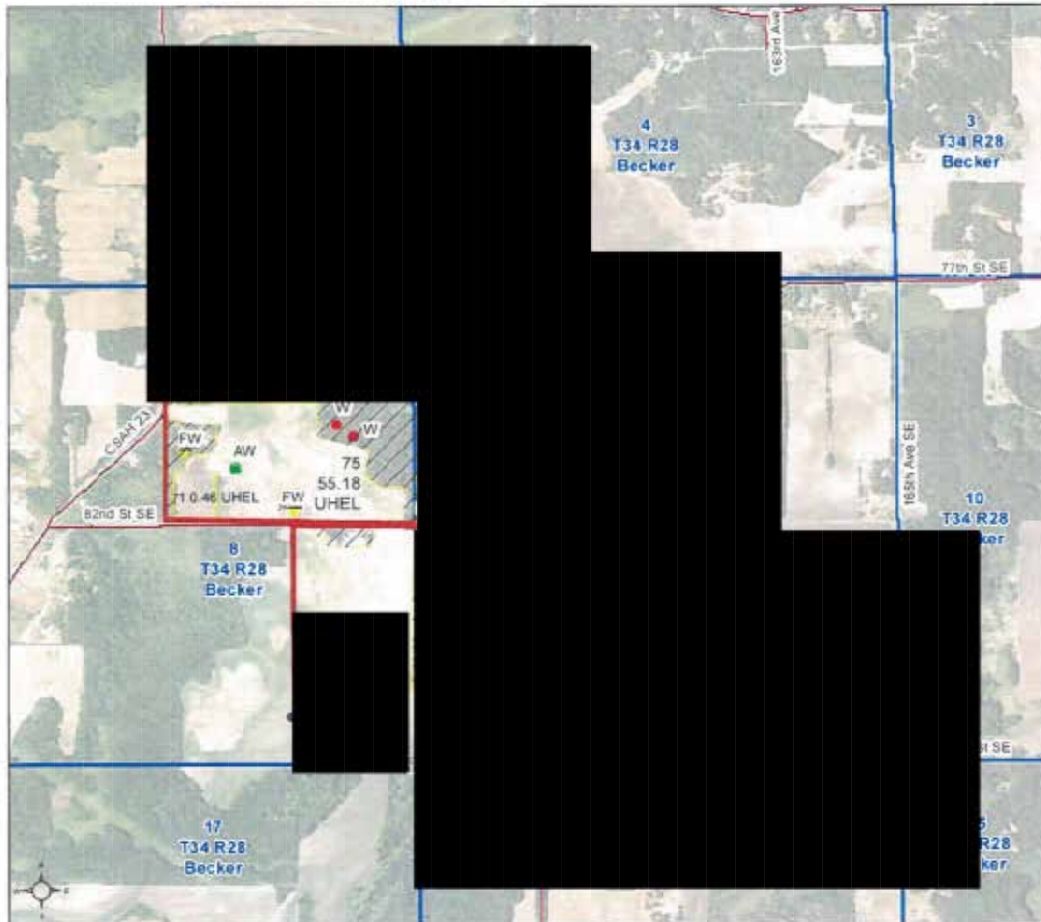
*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 4024

Tract 8237

2023 Program Year

Map Created June 05, 2023



0 600 1,200 2,400
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
 Limited
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 517.98 acres

Tract Number : 8237

Description : T34NR28WS5 SE4 S8E2 S9W2.S2SE4 S16NE4NW4 N BECKER
 FSA Physical Location : MINNESOTA/SHERBURNE
 ANSI Physical Location : MINNESOTA/SHERBURNE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : RORY RICHARD COLLINS, CRAIG SCHROEDER, ROBERT WALDON JOHN ANDERSON, AARON RODNEY ANDERSON
 Other Producers : None
 Recon ID : 27-141-2024-44

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
728.33	517.98	517.98	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	517.98	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	512.80	0.00	122

TOTAL 512.80 0.00

SHERBURNE COUNTY - TRACT 10 – 80.07± ACRES (Not to be surveyed)

Land Located: From Becker, MN, 2.6 miles north on County Rd 23 SE, .3 miles east on 97th St., .7 miles north on Filly Trail. Land is located on the east side of the road.

Description: Sect-18 Twp-34 Range-28 SW 1-4 OF NE 1-4 SE OF ROAD & E 1-2 OF NE 1-4 EX W 580 FT OF NE 1-4 OF NE 1-4 LYING N OF CTY RD.

Cropland Acres: Approximately 72.73±

PID #: 05-00118-1300 & 05-00118-1100

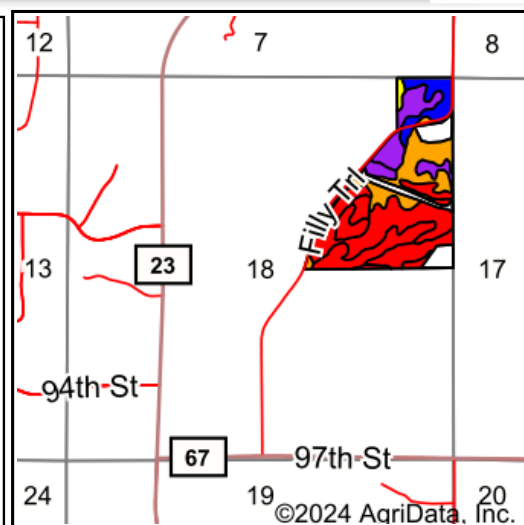
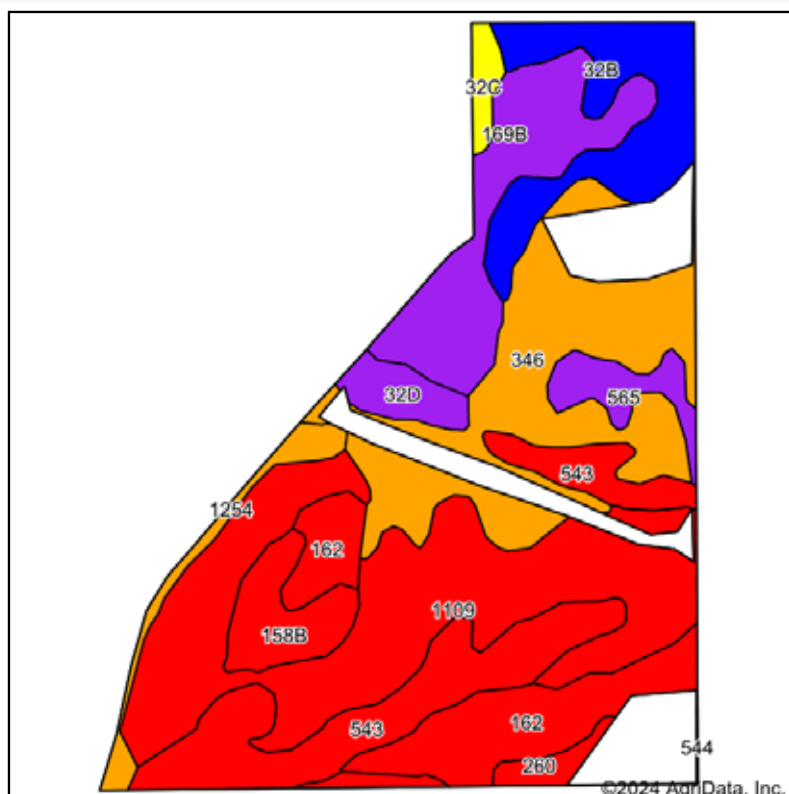
Soil Productivity Index: 50.4

Soils: Isanti loamy fine sand, 0 to 2 percent slopes (26.5%), Talmoon loam, 0 to 2 percent slopes (17.9%), Markey muck, occasionally ponded, 0 to 1 percent slopes (13.2%), Braham loamy fine sand, 3 to 6 percent slopes (10.2%), Lino loamy fine sand, 0 to 2 percent slopes (9.7%), Nebish fine sandy loam, 2 to 6 percent slopes (8.8%), Zimmerman fine sand, 1 to 6 percent slopes (3.9%), Eckvoll loamy fine sand, 0 to 3 percent slopes (2.6%), Nebish fine sandy loam, 12 to 18 percent slopes (2.2%), Ricelake fine sandy loam, 0 to 3 percent slopes (2.2%), Duelm loamy sand, 0 to 2 percent slopes (1.7%), Nebish fine sandy loam, 6 to 12 percent slopes (1.1%)

Taxes (2024): \$2,816.00



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Leg			
1109	Isanti loamy fine sand, 0 to 2 percent slopes	19.18	26.5%		IIIw		40
346	Talmoon loam, 0 to 2 percent slopes	13.01	17.9%		IIw		78
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	9.62	13.2%		VIw		5
169B	Braham loamy fine sand, 3 to 6 percent slopes	7.40	10.2%		IIIIs		60
162	Lino loamy fine sand, 0 to 2 percent slopes	7.07	9.7%		IIIIs		43
32B	Nebish fine sandy loam, 2 to 6 percent slopes	6.42	8.8%		IIe		83
158B	Zimmerman fine sand, 1 to 6 percent slopes	2.84	3.9%		IVs	IVs	39
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	1.89	2.6%		IIIIs		60
32D	Nebish fine sandy loam, 12 to 18 percent slopes	1.61	2.2%		IVe		60
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	1.60	2.2%		IIw		78
260	Duelm loamy sand, 0 to 2 percent slopes	1.27	1.7%		IVs		42
32C	Nebish fine sandy loam, 6 to 12 percent slopes	0.82	1.1%		IIIe		69
Weighted Average				3.19	*-		50.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

SHERBURNE COUNTY - TRACT 11 – 72.55± ACRES (Not to be surveyed)

Land Located: From Becker, MN, 2.6 miles north on County Rd 23 SE, .3 miles east on 97th St., .3 miles north on Filly Trail. Land is located on the east side of the road.

Description: Sect-18 Twp-34 Range-28 N 1-2 OF SE 1-4 EX PT LYING W OF TRUNK HIGHWAY 218.

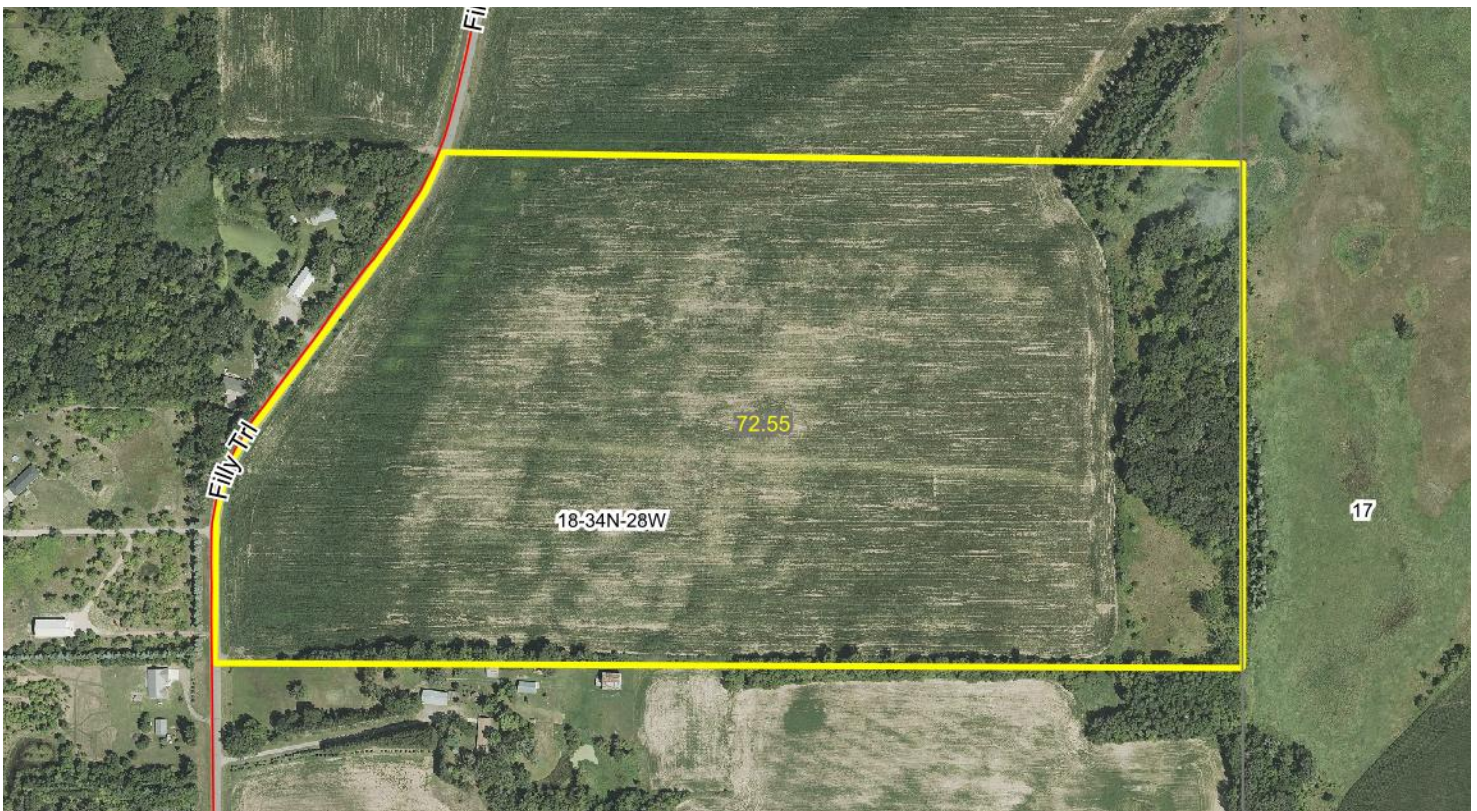
Cropland Acres: Approximately 60.24±

PID #: 05-00118-4100

Soil Productivity Index: 67.2

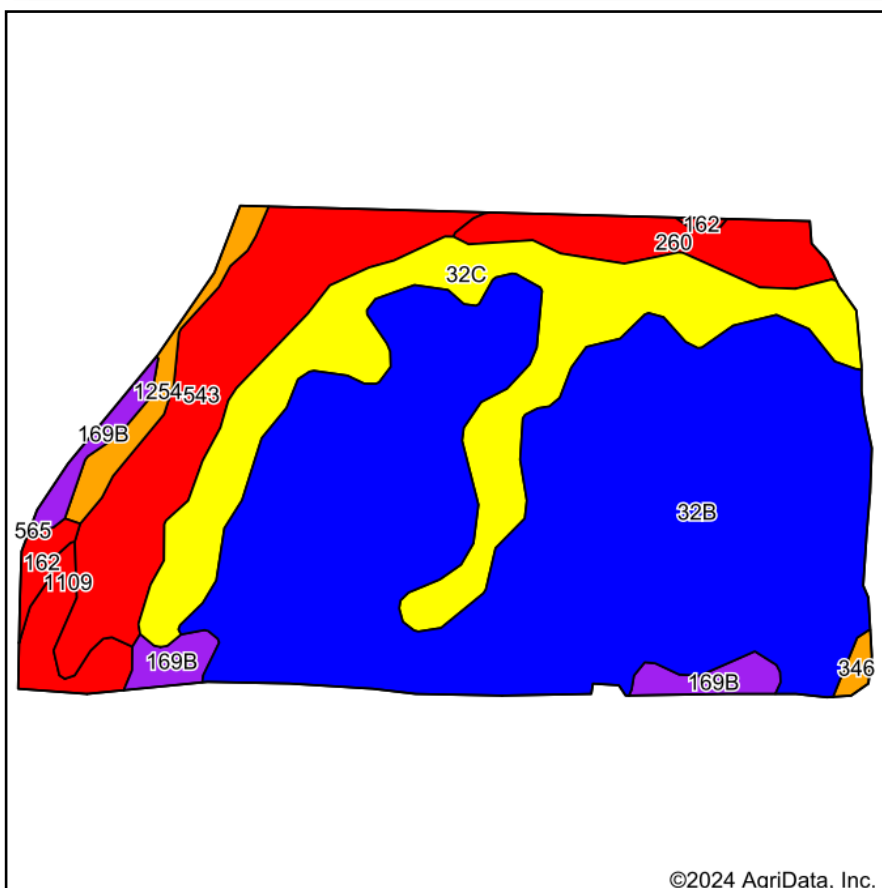
Soils: Nebish fine sandy loam, 2 to 6 percent slopes (56.9%), Nebish fine sandy loam, 6 to 12 percent slopes (18.1%), Markey muck, occasionally ponded, 0 to 1 percent slopes (12.1%), Duelm loamy sand, 0 to 2 percent slopes (4.3%), Braham loamy fine sand, 3 to 6 percent slopes (3.3%), Isanti loamy fine sand, 0 to 2 percent slopes (2.1%), Ricelake fine sandy loam, 0 to 3 percent slopes (1.9%), Lino loamy fine sand, 0 to 2 percent slopes (0.9%), Talmoon loam, 0 to 2 percent slopes (0.4%)

Taxes (2024): \$2,768.00

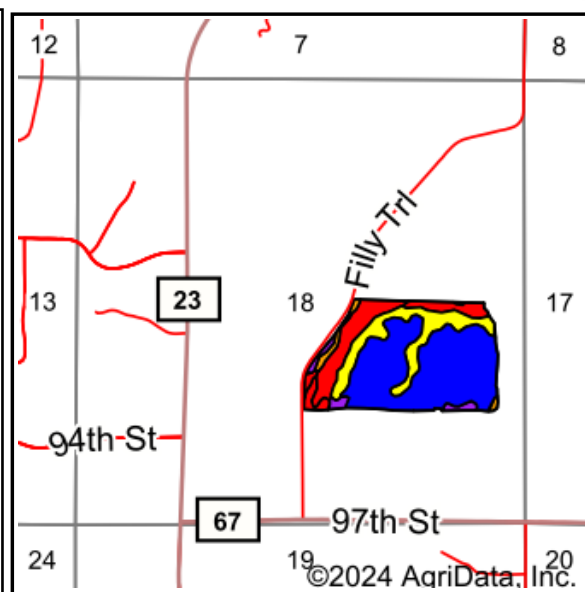


*Lines are approximate





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Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
32B	Nebish fine sandy loam, 2 to 6 percent slopes	34.30	56.9%		Ile	83
32C	Nebish fine sandy loam, 6 to 12 percent slopes	10.91	18.1%		IIIe	69
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	7.26	12.1%		VIw	5
260	Duelm loamy sand, 0 to 2 percent slopes	2.59	4.3%		IVs	42
169B	Braham loamy fine sand, 3 to 6 percent slopes	1.96	3.3%		IIIs	60
1109	Isanti loamy fine sand, 0 to 2 percent slopes	1.28	2.1%		IIIw	40
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	1.17	1.9%		IIw	78
162	Lino loamy fine sand, 0 to 2 percent slopes	0.54	0.9%		IIIs	43
346	Talmoon loam, 0 to 2 percent slopes	0.23	0.4%		IIw	78
Weighted Average					2.81	67.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 3057

Tract 553

2023 Program Year

Map Created June 05, 2023



0 262.5 525 1,050
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
 Limited
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 129.51 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact

Tract Number : 553
Description : T34NR28WS18 SE4,NE4 BECKER
FSA Physical Location : MINNESOTA/SHERBURNE
ANSI Physical Location : MINNESOTA/SHERBURNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RORY RICHARD COLLINS, CRAIG SCHROEDER, MARCIA MARIE ANDERSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.31	129.51	129.51	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	129.51	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	126.90	0.00	137
TOTAL	126.90	0.00	

T-128-N

OSAKIS PLAT

(Landowners)

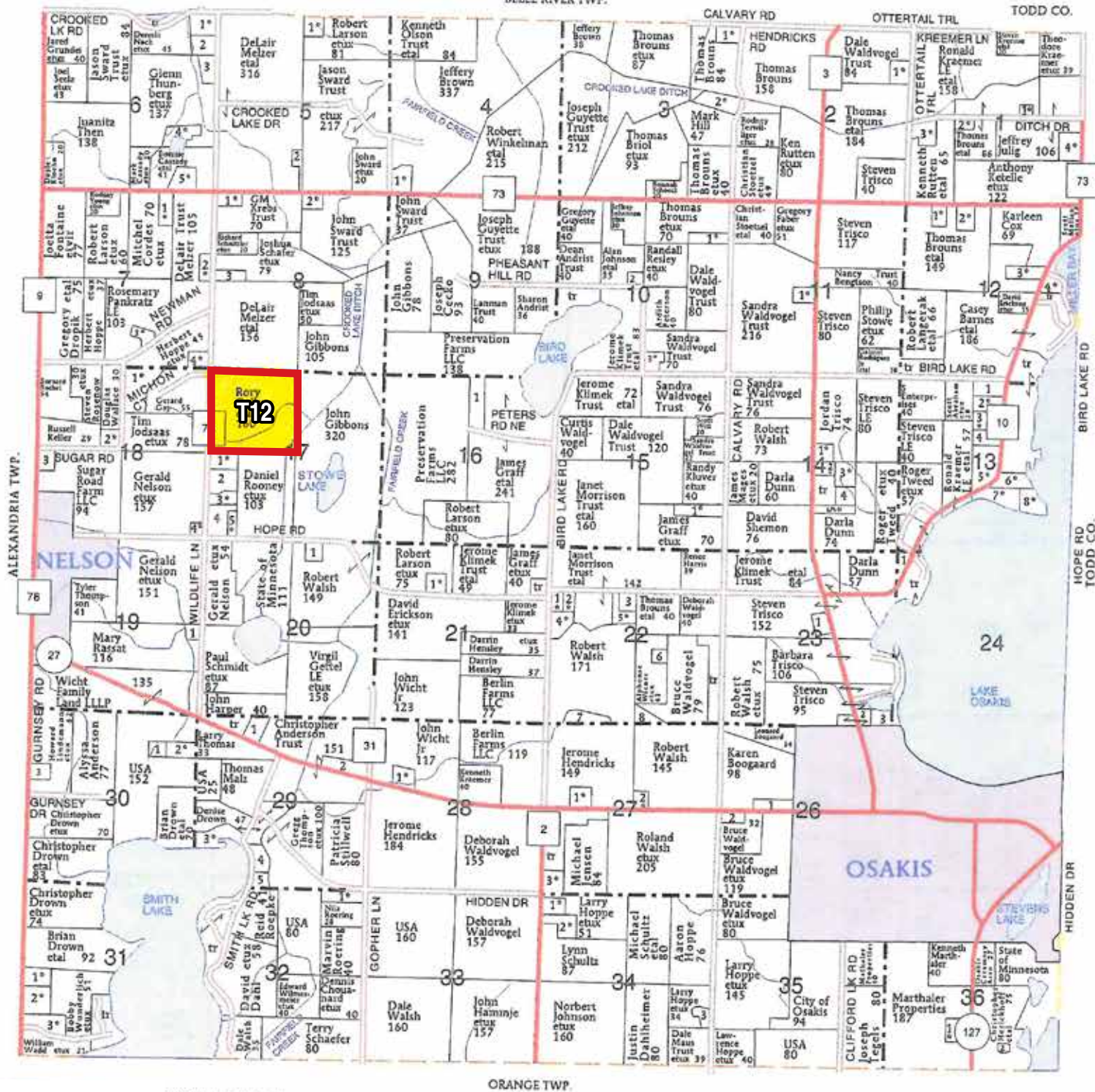
R-36-W

BELLE RIVER TWP.

CALVARY RD

OTTERTAIL TRL

TODD CO.



ORANGE TWP.

DOUGLAS COUNTY - TRACT 12 – 160± ACRES (Not to be surveyed)

Land Located: From Nelson, MN, 1.0 miles east on Hope Ave W, .7 miles north on County Rd 74 NE. Land is located on the east side of the road.

Description: Sect-17 Twp-128 Range-36 NW4. AC 160 (SUBJECT TO CO RD 74 HWY ESMT)

Cropland Acres: 99.69±

PID #: 51-0217-000

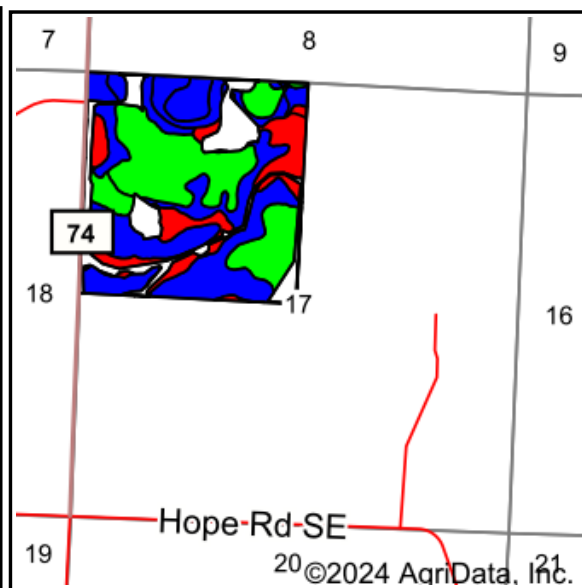
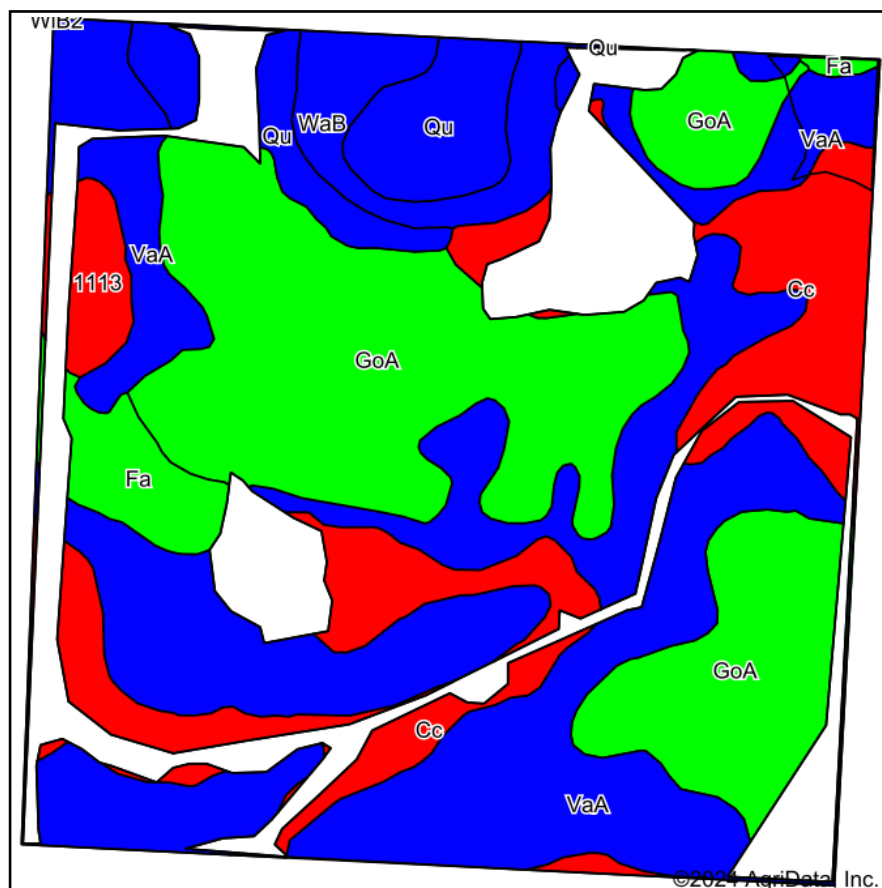
Soil Productivity Index: 78.3

Soils: Vallers clay loam, 0 to 2 percent slopes (37.8%), Gonvick loam, 1 to 4 percent slopes (31.7%), Cathro muck, occasionally ponded, 0 to 1 percent slopes (14.8%), Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes (6.4%), Waukon loam, 2 to 6 percent slopes (4.5%), LakeparkParnell, occasionally ponded, complex, 0 to 2 percent slopes (3.0%), Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes (1.8%)

Taxes (2024): \$4,212.00



*Lines are approximate

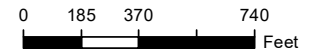


Soils data provided by USDA and NRCS.

Area Symbol: MN041, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
VaA	Vallers clay loam, 0 to 2 percent slopes	52.19	37.8%	Blue	IIw	90
GoA	Gonvick loam, 1 to 4 percent slopes	43.90	31.7%	Green	Iw	98
Cc	Cathro muck, occasionally ponded, 0 to 1 percent slopes	20.50	14.8%	Red	VIw	5
Qu	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	8.92	6.4%	Blue	IIIw	88
WaB	Waukon loam, 2 to 6 percent slopes	6.20	4.5%	Blue	Ile	89
Fa	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	4.13	3.0%	Green	IIw	92
1113	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	2.53	1.8%	Red	VIIIw	5
Weighted Average					2.45	78.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



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: 99.69 acres

Tract Number : 5925**Description** : NW4 (17) Osakis**FSA Physical Location** : MINNESOTA/DOUGLAS**ANSI Physical Location** : MINNESOTA/DOUGLAS**BIA Unit Range Number** :**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields**Wetland Status** : Tract contains a wetland or farmed wetland**WL Violations** : None**Owners** : [REDACTED], RORY RICHARD COLLINS**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.27	99.69	99.69	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	99.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.80	0.00	30
Corn	79.30	0.00	96

TOTAL **86.10** **0.00**



Certified Wetland Determination

Tract: 5925

8/16/2018



Douglas County - Osakis 17
T 128 R36 S17

1:5,005 1 inch = 417 feet

PC/NW FW
W FWP

970 485 0 970 Feet



This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (CCE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.







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



MULTI-COUNTY
MINNESOTA

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