

LAC QUI PARLE COUNTY
MINNESOTA

OPENS: TUESDAY, MARCH 7

CLOSES: WEDNESDAY, MARCH 15 | 1PM ^{CST} 2023

LANDAUCTION

TIMED ONLINE



160± Acres

Hamlin Township, Lac qui Parle County

Auctioneer's Note: Steffes Group is honored to offer this high-quality farmland for sale on public auction. 160± acres of farmland with a CPI=88.7. Great opportunity to add this productive, tiled farmland to your operation or investment portfolio. The parcel is located in Hamlin Township, southwest of Dawson, MN and has been in the seller's family for over 100 years.

Scan for Details!



From Dawson, MN, .7 miles south on 6th St., 3.4 miles west Co Hwy 10, 1.2 miles west on 170th St. Land is located on the north side of the road.

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Contact Eric Gabrielson at Steffes Group 701.238.2570 or 320.693.9371.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction. Eric Gabrielson MN47-006

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 guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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



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

SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

The auction begins on Tuesday, March 7 and will end at 1PM on Wednesday, March 14. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

CLOSING & BALANCE

Balance of the purchase price must be **paid in full on or before Friday, April 14, 2023.**

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

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and

will convey property by a **Warranty Deed.**

- **2023 Taxes: Prorated to close**
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **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.

Timed Online Bidding Process

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.

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

CATALOG ORDER

**#1 Cavalier County, ND
Land Auction - 153.24± Acres**

Description: NW ¼ Section 5-163-57
Deeded Acres: 160.00+/-
Cropland Acres: 124+/-
Wooded Acres: 26+/-
Soil Productivity Index: 75
Taxes (*15): \$978.47

00:04:00



US \$3,500/X [More Photos](#)
US \$560,000.00
(160.00 X \$3,500.00)

EXTENDED

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 his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!

MARCH 2023

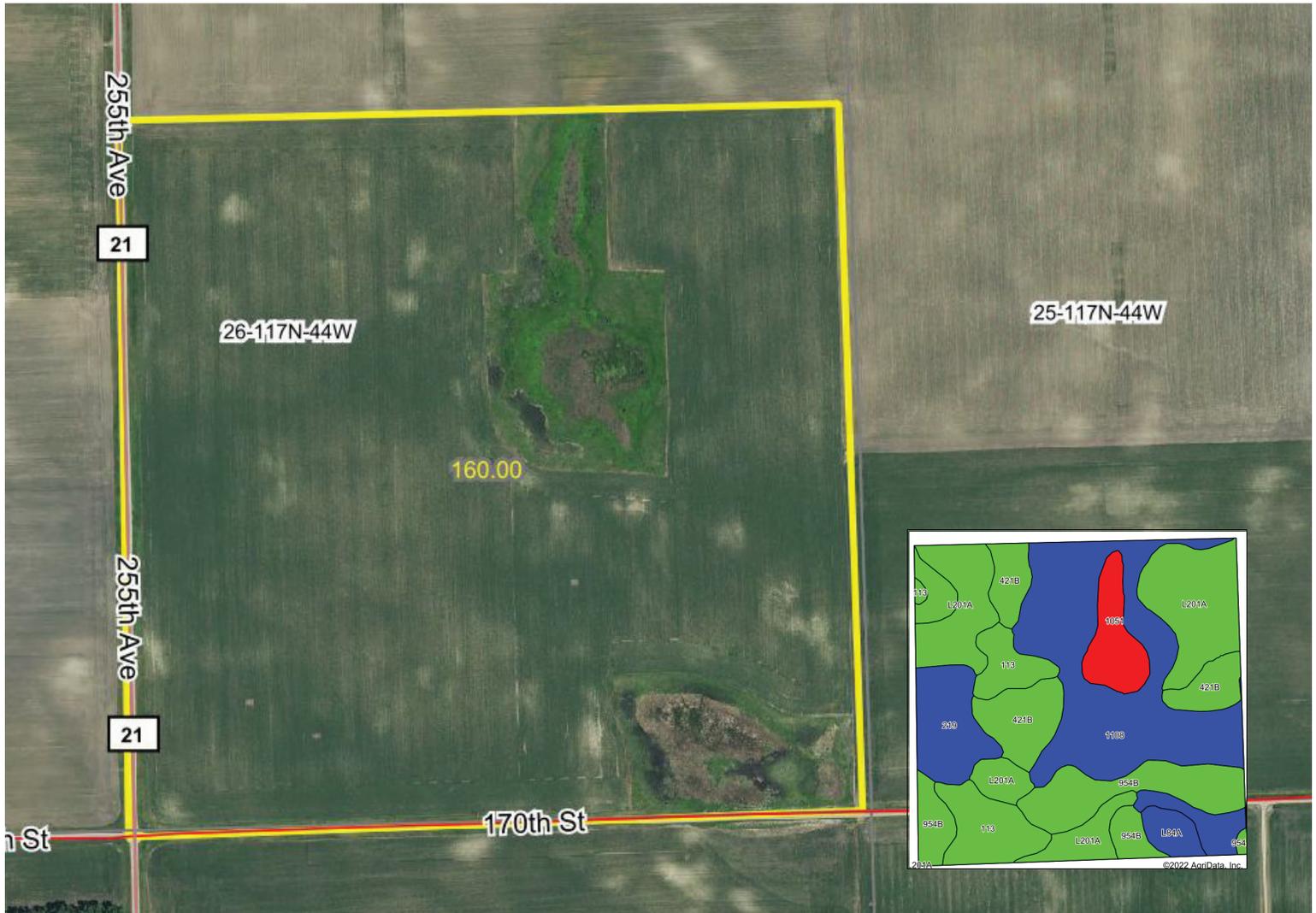
S	M	T	W	TH	F	S
			1	2	3	4
5	6	<i>Opens</i> 7	8	9	10	11
12	13	14	<i>Closes</i> 15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Lac qui Parle County - 160± Acres

Hamlin Township

Location: From Dawson, MN, .7 miles south on 6th St., 3.4 miles west Co Hwy 10, 1.2 miles west on 170th St. Land is located on the north side of the road.

PID #: 18-0120-000 **Description:** Sect-26 Twp-117 Range-44 **2022 Taxes:** \$3,506



*Lines are Approximate

Area Symbol: MN073, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1108	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	47.47	29.7%		IIw	90
L201A	Normania loam, 1 to 3 percent slopes	34.51	21.6%		Ie	99
954B	Amiret-Swanlake loams, 2 to 6 percent slopes	20.51	12.8%		Ile	92
421B	Amiret loam, 2 to 6 percent slopes	19.92	12.5%		Ile	98
113	Webster clay loam, 0 to 2 percent slopes	14.93	9.3%		IIw	93
219	Rolfe silt loam, 0 to 1 percent slopes	11.17	7.0%		IIIw	84
1051	Glencoe silty clay loam, ponded	7.98	5.0%		VIIIw	5
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.51	2.2%		IIIw	86
Weighted Average					2.18	88.7

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



Mary Helgeson

Conservation Plan Map

CCRP Program

USDA - NRCS
Madison Field Office

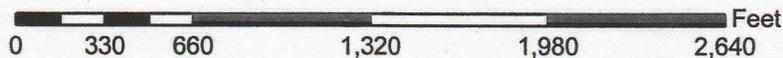
Lac qui Parle SWCD
8/2/2011

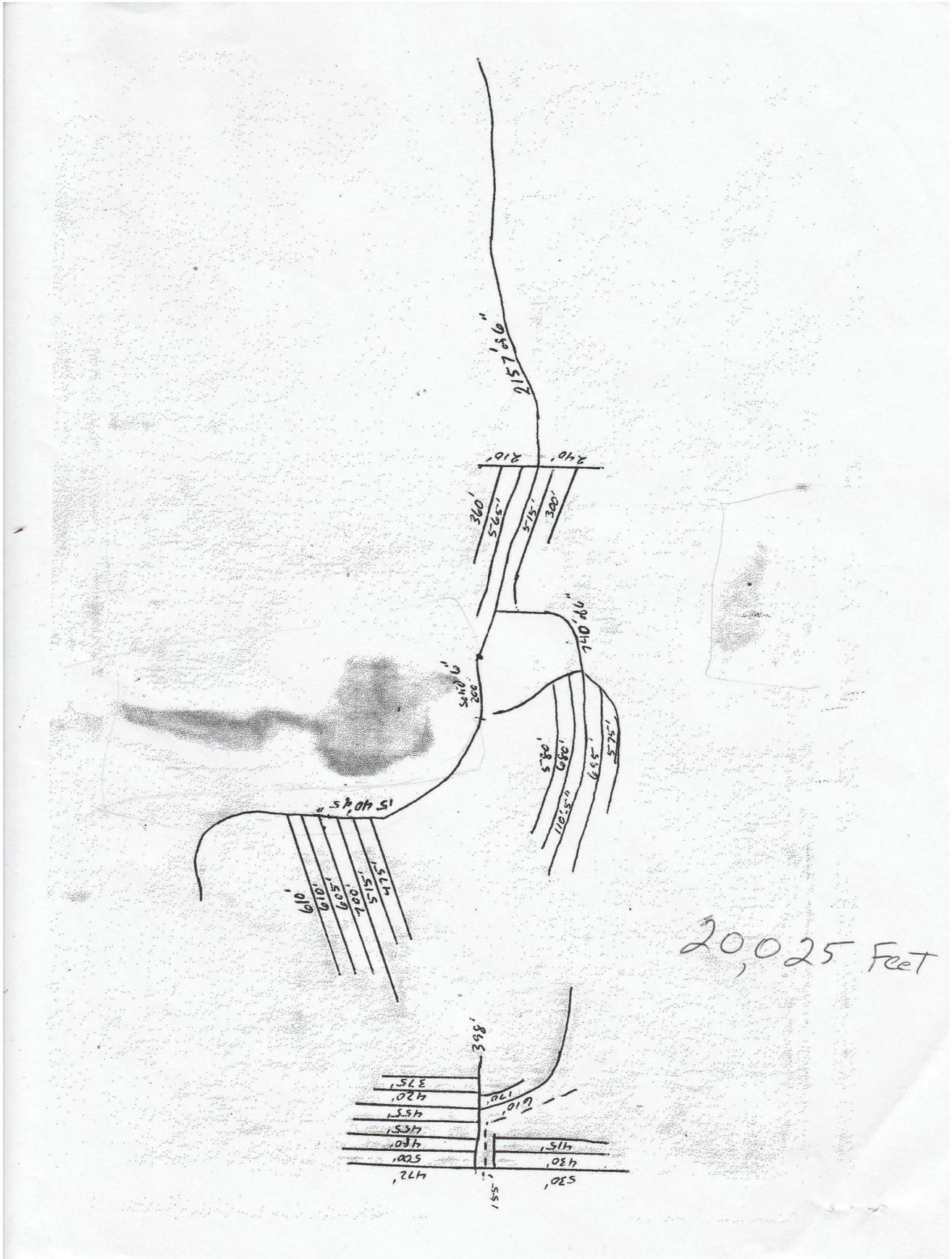


Legend

- Tract # 952
- CP23A -Wetland Restoration
- Townships
- Sections

Lac qui Parle County
Hamlin 26







United States Department of Agriculture

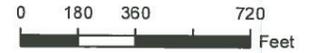
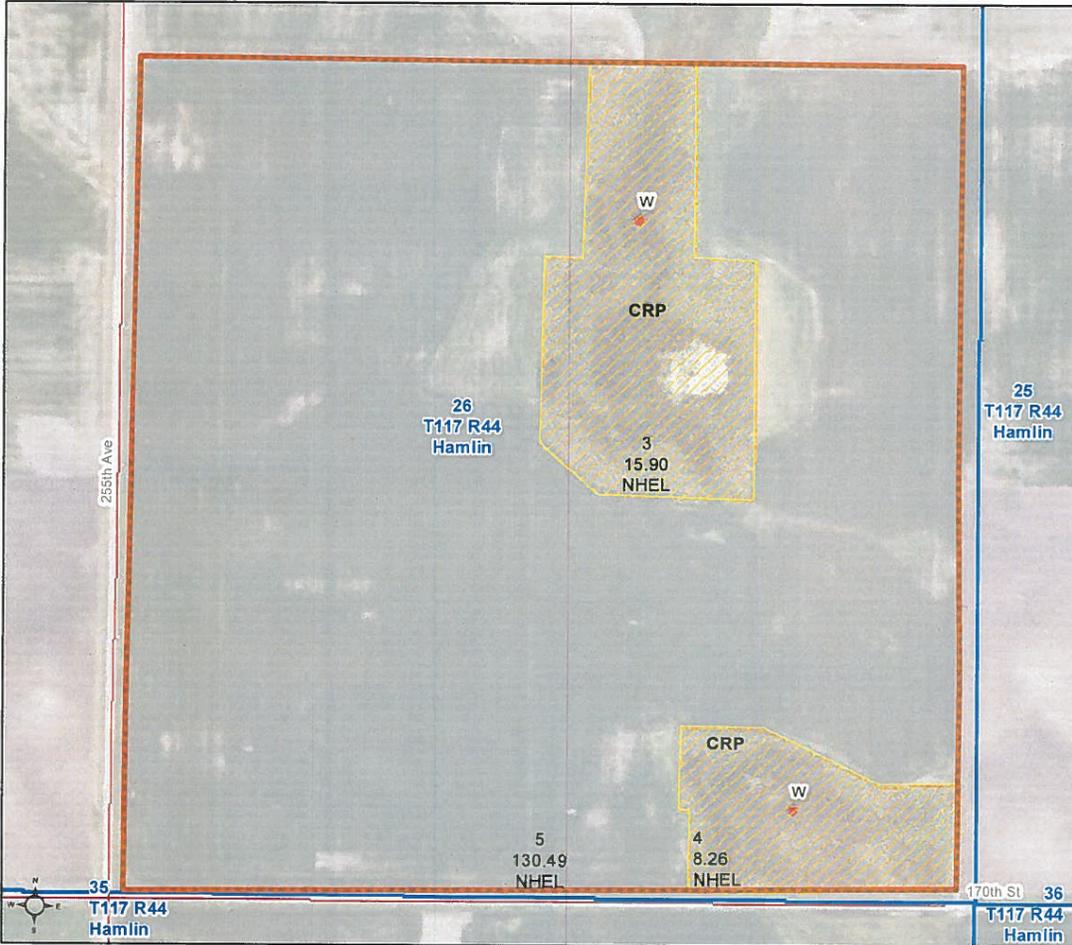
Lac qui Parle County, Minnesota

Farm 1193

Tract 952

2022 Program Year

Map Created March 02, 2022



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

- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 154.65 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Tract Number: 952 **Description:** 117-44 SE4 (26) HAM
FSA Physical Location : Lac qui Parle, MN **ANSI Physical Location:** Lac qui Parle, MN
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
154.65	154.65	154.65	0.0	0.0	0.0	24.16	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	130.49	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	72.7	152	0.00				
SOYBEANS	57.79	47	15.40				
Total Base Acres:	130.49						

Owners: HELGESON, MARY ANN

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CCMS Menu

[Search Contract](#)[County Reports](#)[Nationwide
Customer Search](#)

View Contract

Contract Status:	Approved	Activity Type:	No Activity
Admin State:	Minnesota (27)	Admin County:	Lac qui Parle (073)
Physical State:	Minnesota (27)	Physical County:	Lac qui Parle (073)
Contract Number:	11826	Signup Number:	55
Program Type:	CRP	Signup Name:	Continuous SU55
Program Year:	2022	Signup Type:	Continuous
Contract Description:	TERRA_MN073_F1193_T952_S1-10	Subcategory Type:	REGULAR

Approval Date:	08/30/2021	Original Contract Start Date:	10/01/2021
Revised Contract Start Date:	N/A	Contract End Date:	09/30/2031
Contract Acres:	24.16	Re-enrolled Acres:	24.16
Cropland Acres:	24.16	Marginal Pastureland Acres:	0.00
Non-Cropland Acres:	0.00	HUC Code:	070200030503
Extended:	No	Approved For Early Termination:	No
Termination Criteria:	N/A	Contract Validity:	Valid
Payable Acres:	24.16	Cover Maintenance Performed By:	N/A
Does a C/S Agreement Exemption apply?	No		

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2021	09/30/2031	\$213.01	\$5,146	6-PL	\$900,000

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
1193	952	0004	8.26	None
1193	952	0003	15.90	None

Producer Information

Producer Name	Address	City	State	Zip	Share	Deceased Producer	Date
MARY ANN HELGESON	PO BOX 87	LAKE CRYSTAL	MN	56055	100.00 %		N/A

Practice Information

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP23A	0003		N/A	15.90	\$1,813
CP23A	0004		N/A	8.26	\$942

Re-enrolled Acres Information

CLU	Expired Contract Number	Expired Signup Name	Expired Practice Code	Re-enrolled Acres
0004	27-073-2504	Continuous SU40	CP23A	8.26
0003	27-073-2504	Continuous SU40	CP23A	15.90

Predecessor-Successor Division(s) of Payment agreement
None

Lac qui Parle County

County Auditor-Treasurer
600 6th St., Suite 5
Madison, MN 56256
Phone: (320)598-3648

(320)598-3648

Property ID: 18-0120-000

Owner: HELGESON, STEVEN & MARY REV TRUSTS

Taxpayer(s):

TAXPAYER # 14531
HELGESON, STEVEN & MARY REV TRUSTS
3028 170TH ST
PO BOX 292
DAWSON, MN 56232

Property Description:

HAMLIN TWP
SEC:26 TWP:117.0 RG:44 LOT: BLK: ACRES: 160.00
SE1/4

2022 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2021 2022	
STEP 1	Estimated Market Value:	799,600	799,600
	Homestead Exclusion: Taxable Market Value:	799,600	799,600
	New Improvements/ Expired Exclusions: Property Classification:	AG HMSTD	RELATIVE AG HMSTD
Sent in March 2021			
STEP 2	PROPOSED TAX Proposed Tax:(excluding special assessments) Sent in November 2021		2,112.00
STEP 3	PROPERTY TAX STATEMENT First-half Taxes: May 16 Second-half Taxes: November 15 Total Taxes Due in 2022:		1,753.00 1,753.00 3,506.00

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You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? *Read the back of this statement to find out how to apply.*

		Taxes Payable Year: 2021 2022	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		3,089.91	3,160.78
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		1,011.10	1,045.71
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		2,078.81	2,115.07
PROPERTY TAX BY JURISDICTION			
6. County		1,092.77	1,097.91
7. City or Town		248.11	279.43
8. State General Tax			
9. School District: A. Voter approved levies		265.04	270.27
0378 B. Other local levies		168.27	161.32
10A. Special taxing district		304.62	306.14
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,078.81	2,115.07
SPECIAL ASSESSMENTS			
13A. CO DIT 96			1,390.93
B. CO DIT 96		1,043.19	
C.			
14. Total property tax and special assessments		3,122.00	3,506.00

ISSUED: 03/22/2022





DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter accepted for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

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

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



Lac qui Parle County, Minnesota

