



NOBLES COUNTY, MN LAND AUCTION

Opens: Wednesday, November 8 | 8AM

Closes: Wednesday, November 15 | 10AM CST 2023

TIMED
ONLINE

From Fulda, MN, 4.8 miles west on Co Hwy 2/16th St., 2.0 miles south on 180th Ave., .5 miles west on 100th St., 1.9 miles south on McCall Ave., 1.2 miles west on 120th St. Land is on the south side of the road.

Auctioneer's Note: Steffes Group has been giving the privilege to offer 160± acres of prime farmland in the Town of Bloom, Nobles County, MN on public auction. This exceptional property boasts a CPI rating on 94.1. Whether you're a farmer looking to expand your operation or an investor seeking a valuable agricultural asset, this land has immense potential. Don't miss the opportunity to own this remarkable piece of farmland.

160± Acres



Contact Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570, 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 after January 1, 2024. No Buyer's Premium.
Scott Steffes, MN14-51 | Ashley Huhn, MN47-002 | Eric Gabrielson MN47-006 | Randy Kath, MN47-007

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

The auction begins on Wednesday, November 8 and will end at 10AM on Wednesday, November 15. 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 after Thursday, January 4, 2024.

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

- Seller will provide an abstract of title updated to a current date. Property will be conveyed by a **Trustees Deed**.

- **2023 Taxes: Paid by Seller**

- **2024 Taxes: Paid by Buyer**

- **Seller receives 2023 rent**

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD ABSOLUTE.**

- **NO BUYER'S PREMIUM.**

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!

Sort By: Catalog Order Results Per Page: 10

Jump to Lot: Lot # Go Print

CATALOG ORDER

#1 POLK COUNTY, MN – GULLY TOWNSHIP

Description: SE1/4SW1/4 & Lots 4 & 5 Section 31-150-39

Total Acres: 76.83+

Cropland Acres: 72.26+

PID #: 33.00128.00

Soil Productivity Index: 40.6

Soils: Maddock loamy fine sand (35.7%), Chapett fine sandy loam (28.5%), Sandberg loamy sand (14.3%)

Taxes (2021): \$490.00

NO US Fish & Wildlife Easement

Bidding will be **77 X TIMES** your bid.

TERMS: Ten percent down upon signing purchase agreement with balance due at closing in 45 days.

[More Details](#)

Timed Online

Closing: Thursday, Dec 29, 10:00 AM CST

Lot Location: Trail, MN

[Map It](#)

Request to Bid US \$1,000.00/X (0)
US \$77,000.00
(77.00 X \$1,000.00)

Watch Lot

Lots with this symbol are linked together throughout the entire auction and will close together.

NOVEMBER 2023

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

TRACT DETAILS

Directions: From Fulda, MN, 4.8 miles west on Co Hwy 2/16th St., 2.0 miles south on 180th Ave., .5 miles west on 100th St., 1.9 miles south on McCall Ave., 1.2 miles west on 120th St. Land is on the south side of the road.

Description: W1/2 OF NE1/4 & E1/2 OF NE1/4, SECT-15 TWP-104 RANGE-41

Total Acres: 160±

Cropland Acres: 157.49±

PID #: 02-0074-000 & 02-0075-000

Soil Productivity Index: 94.1

Soils: Nicollet clay loam (38.5%), Canisteo clay loam (28.3%), Glencoe silty clay loam (19.4%), Clarion loam (9.3%), Webster clay loam (4.5%)

Taxes (2023): \$2,864.00



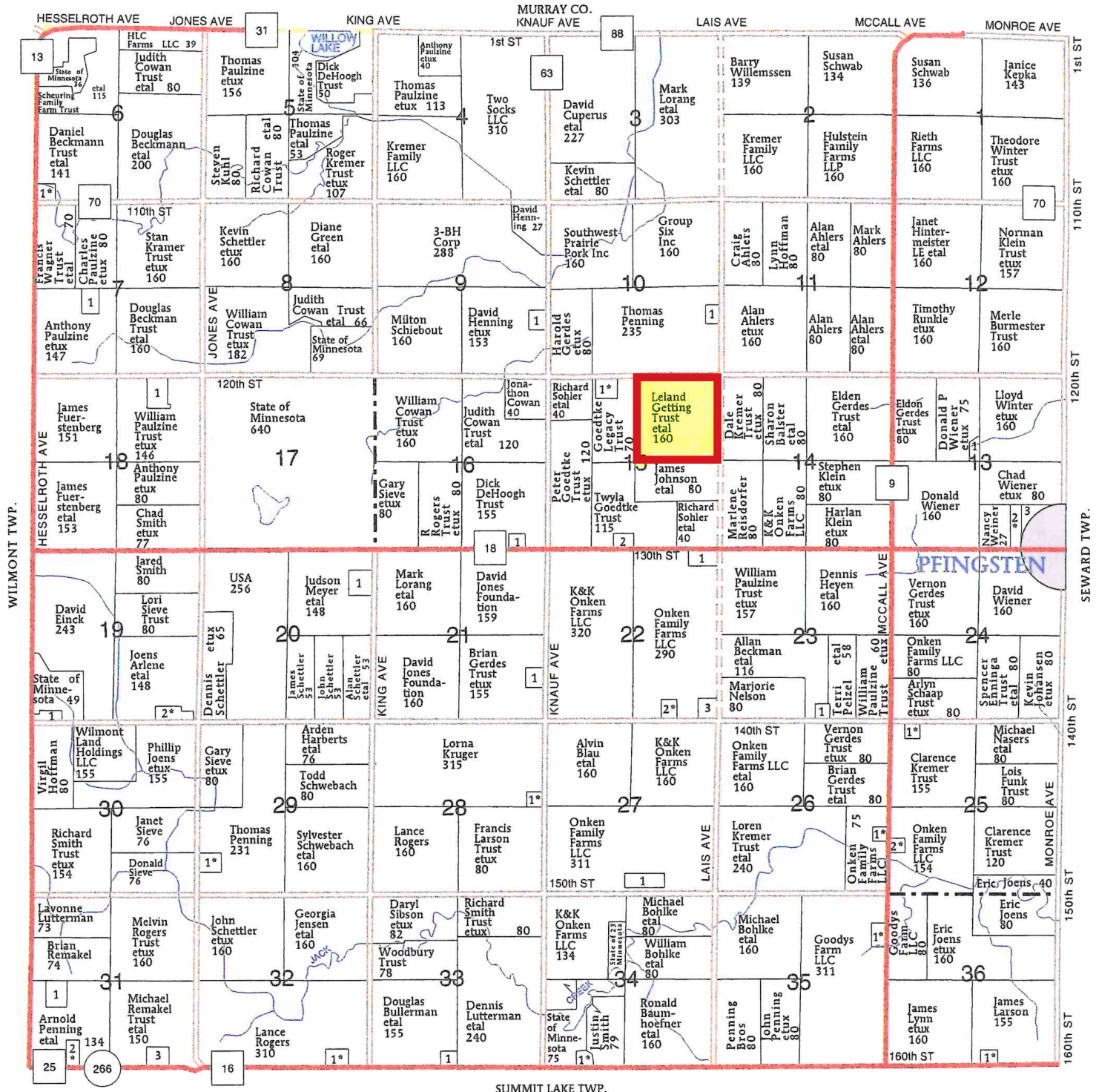
*Lines are approximate

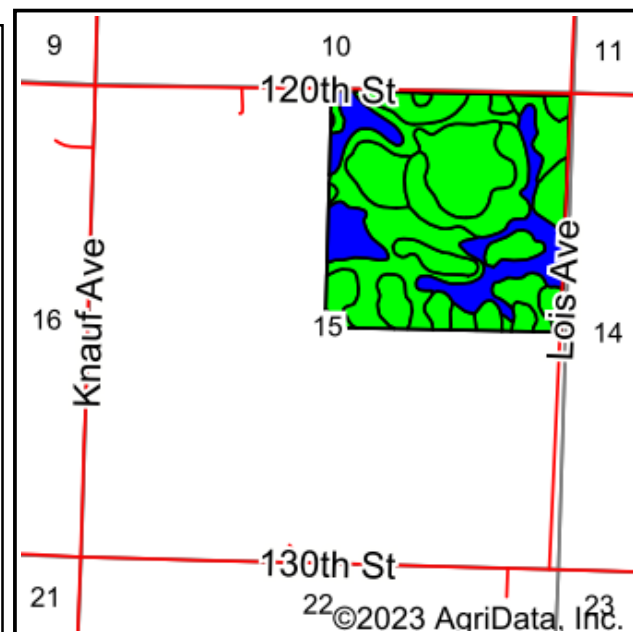
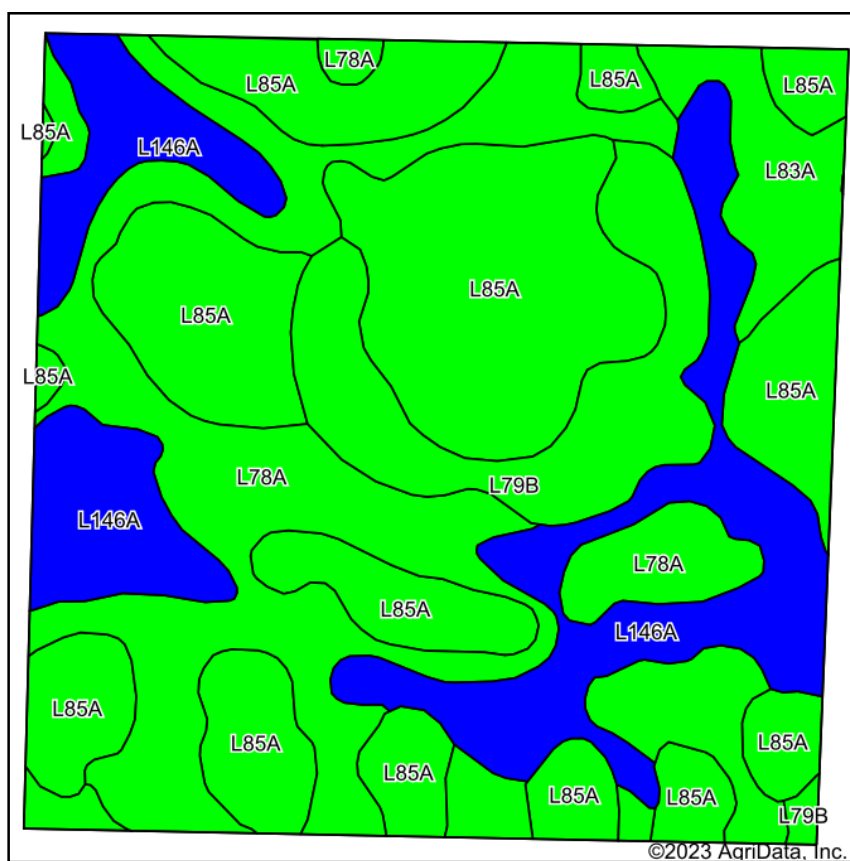
T-104-N

BLOOM PLAT

R-41-W

(Landowners)





Soils data provided by USDA and NRCS.

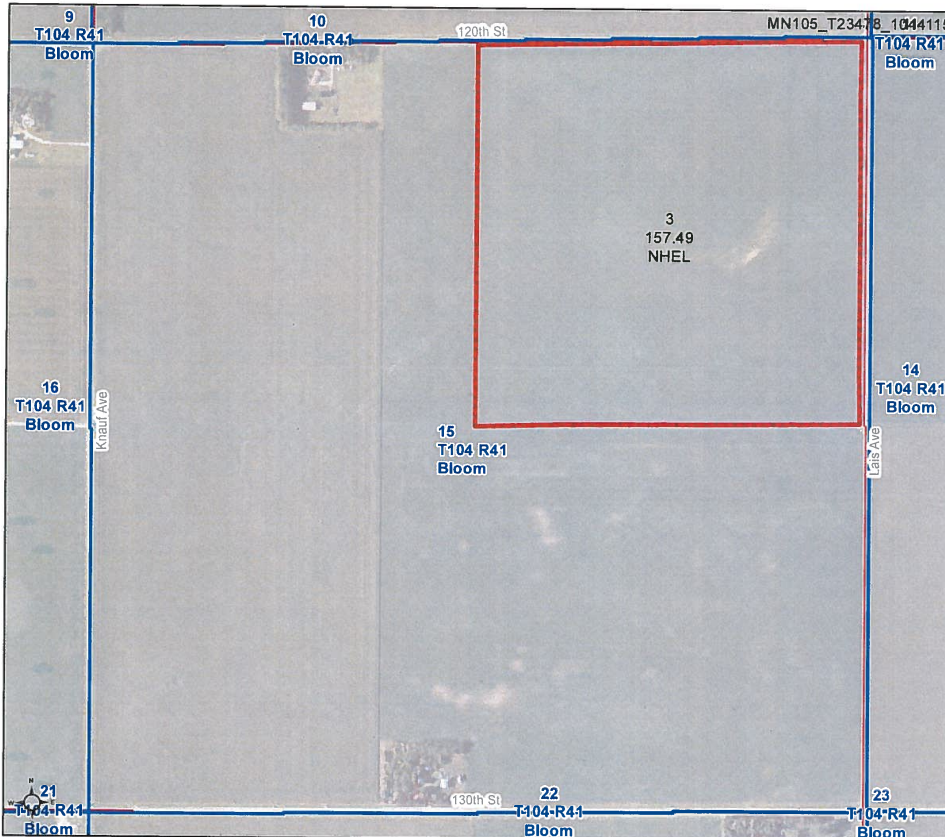
Area Symbol: MN105, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	61.58	38.5%		Iw	99
L78A	Canisteo clay loam, 0 to 2 percent slopes	45.34	28.3%		IIw	93
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	30.96	19.4%		IIIw	86
L79B	Clarion loam, 2 to 6 percent slopes	14.92	9.3%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	7.20	4.5%		IIw	93
Weighted Average					1.81	94.1

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



Nobles County, Minnesota



Farm 285 Tract 23478

2023 Program Year

Map Created May 02, 2023

1044115



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
 Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 157.49 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 2021 NAIP imagery.

Tract Number : 23478

Description : NE4 S15/BL
FSA Physical Location : MINNESOTA/NOBLES
ANSI Physical Location : MINNESOTA/NOBLES
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LELAND GETTING FAMILY TRUST, LYLA M GETTING RVOC LIVING TRUST
Other Producers : None
Recon ID : 27-105-2018-121

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.49	157.49	157.49	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	157.49	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	79.50	0.00	165
Soybeans	77.99	0.00	43

TOTAL 157.49 0.00

PRCL# 02-0074-000

RCPT# 511

TC

2.704

2.839

2023

PROPERTY TAX
STATEMENT

TOWN OF BLOOM

NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

Property ID Number: 02-0074-000
Property Description: SECT-15 TWP-104 RANG-41

E1/2 OF NE1/4 ACRES 80.00

22674-T

ACRES 80.00

Values and Classification		
Taxable Payable Year	2022	2023
Step 1	Estimated Market Value: 540.700 567.800 Homestead Exclusion: Taxable Market Value: 540,700 567,800 New Improve/Expired Excls: Property Class: AGRI HSTD AGRI HSTD Sent in March 2022	
Step 2	Proposed Tax * Does Not Include Special Assessments 812.00 Sent in November 2022	
Step 3	Property Tax Statement First half Taxes: 525.00 Second half Taxes: 525.00 Total Taxes Due in 2023 1,050.00	

\$\$\$
REFUNDS?

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

Taxable Payable Year	2022	2023
		.00
<input type="checkbox"/>	.00	
	1,316.05	1,254.59
	490.00	490.00
	14.41	14.83
	811.64	749.76
	612.85	574.87
	111.24	104.39
	.00	.00
	.00	.00
	66.52	52.79
	2.62	2.41
	18.41	15.30
	811.64	749.76
	450.36	300.24
	1,262.00	1,050.00

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund

File by August 15th. **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 taxes before credits
 4. A. Agricultural and rural land tax credits
 B. Other credits to reduce your property tax
 5. **Property taxes after credits**

Property Tax by Jurisdiction

6. County
 7. City or Town
 8. State General Tax
 9. School District 505 A. Voter approved levies
 B. Other local levies
 10. Special Taxing Districts: A. SWRDC
 B. HERON LAKE
 C.
 D.
 11. Non-school voter approved referenda levies
 12. Total property tax before special assessments

Special Assessments on Your Property

13. A. 20120 JUDICIAL #12 M & N
 B.
 C.
 D.
 E.
 PRIN 300.24
 INT
 TOT 300.24

14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**

PRCL# 02-0075-000

RCPT# 512

TC

3.051

3.203

2023

PROPERTY TAX
STATEMENT

TOWN OF BLOOM

NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

Property ID Number: 02-0075-000
Property Description: SECT-15 TWP-104 RANG-41

W1/2 OF NE1/4 ACRES 80.00

22674-T

ACRES 80.00

Values and Classification		
Taxable Payable Year	2022	2023
Step 1	Estimated Market Value: 610,100 640,600 Homestead Exclusion: Taxable Market Value: 610,100 640,600 New Improve/Expired Excls: Property Class: AGRI HSTD AGRI HSTD Sent in March 2022	
Step 2	Proposed Tax * Does Not Include Special Assessments 1,468.00 Sent in November 2022	
Step 3	Property Tax Statement First half Taxes: 907.00 Second half Taxes: 907.00 Total Taxes Due in 2023 1,814.00	

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REFUNDS?

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

Taxable Payable Year	2022	2023
		.00
<input type="checkbox"/>	.00	
	1,484.98	1,415.19
	.00	.00
	16.26	16.73
	1,468.72	1,398.46
	1,109.13	1,072.19
	201.24	194.77
	.00	.00
	.00	.00
	120.33	98.48
	4.73	4.48
	33.29	28.54
	1,468.72	1,398.46
	623.28	415.54
	2,092.00	1,814.00

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund

File by August 15th. **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 taxes before credits
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6. County
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 9. School District 505 A. Voter approved levies
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 D.
 11. Non-school voter approved referenda levies
 12. Total property tax before special assessments

Special Assessments on Your Property

13. A. 20120 JUDICIAL #12 M & N
 B.
 C.
 D.
 E.

PRIN

415.54

INT

TOT

415.54

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS







DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter accepted for _____ \$ _____

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

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before _____, Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

WIRev0418



NOBLES COUNTY
MINNESOTA

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