



BENTON COUNTY, MINNESOTA LAND & FARMSTEAD AUCTION

LIVE: Friday, November 10 | 10AM CST 2023

**LIVE
ONSITE**

Auction Location: Coyote Moone Grille, 480 55th Ave. SE, St. Cloud, MN 56304

Inspection Date: Tuesday, October 24 from 4:00 - 6:00PM & Wednesday, November 1 from 1:00-3:00PM

Auctioneer's Note: Steffes Group has the pleasure to offer 329.53± acres on auction this fall. The auction will consist of 4 tracts of land, three being irrigated farmland and one being a farmstead. These expansive tracts offer an abundance of potential for both agricultural and investment purposes. The parcels are located near the St. Cloud airport and only a short drive to downtown St. Cloud. The tracts are in Minden Township, Benton County, MN. Don't miss this once in a lifetime opportunity to add to your farming operation or investment portfolio. Live sale to be held on November 10, 2023, location to be determined.

329± 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 within 30 days. This is a 5% buyer's premium auction.
Scott Steffes, MN14-51 | Ashley Huhn, MN47-002 | Eric Gabrielson MN47-006 | Randy Kath, MN47-007

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.



TERMS & CONDITIONS

- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Offer to Purchase at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the closing company 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.
- 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.**
- **2023 Taxes Paid by Seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- 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 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.
- **5% BUYER'S PREMIUM.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD ABSOLUTE.**

PROPERTY SOLD WITHOUT WARRANTY

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

CLOSING

- Balance of the purchase price is due in cash at closing on or before **Tuesday, December 12, 2023.** Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

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 unless otherwise agreed to in writing and agreeable by buyer and seller.

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 wells.

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.

Tract 1 will be giving an ingress/ egress easement to Tract 2.

Tract 2 will include an irrigation easement.

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.

SAMPLE MULTI-TRACT BIDDING GRID.

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 numbers on the sample grid do not reflect any expected value on the tracts we are selling.

All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the highest return to the seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers.

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 MULTI-TRACT BIDDING GRID AND DOES NOT REPRESENT THIS AUCTION SALE!

Tracts #1-3 will be sold by the surveyed acre.

Tract 4 will be sold Lump Sum.

TRACT NUMBER	ROUND 1	Bidder	ROUND 2	Bidder	ROUND 3	Bidder	
Tract #1	\$168,000	8	\$168,000	8	\$168,000	8	SOLD
Tract #2	\$140,000	7	\$140,000	7	\$140,000	7	SOLD
Tract #3	\$152,000	8	\$153,500	13	\$163,500	13	SOLD
Tract #4	\$180,000	9	\$181,000	16	\$181,000	16	SOLD
Notes							

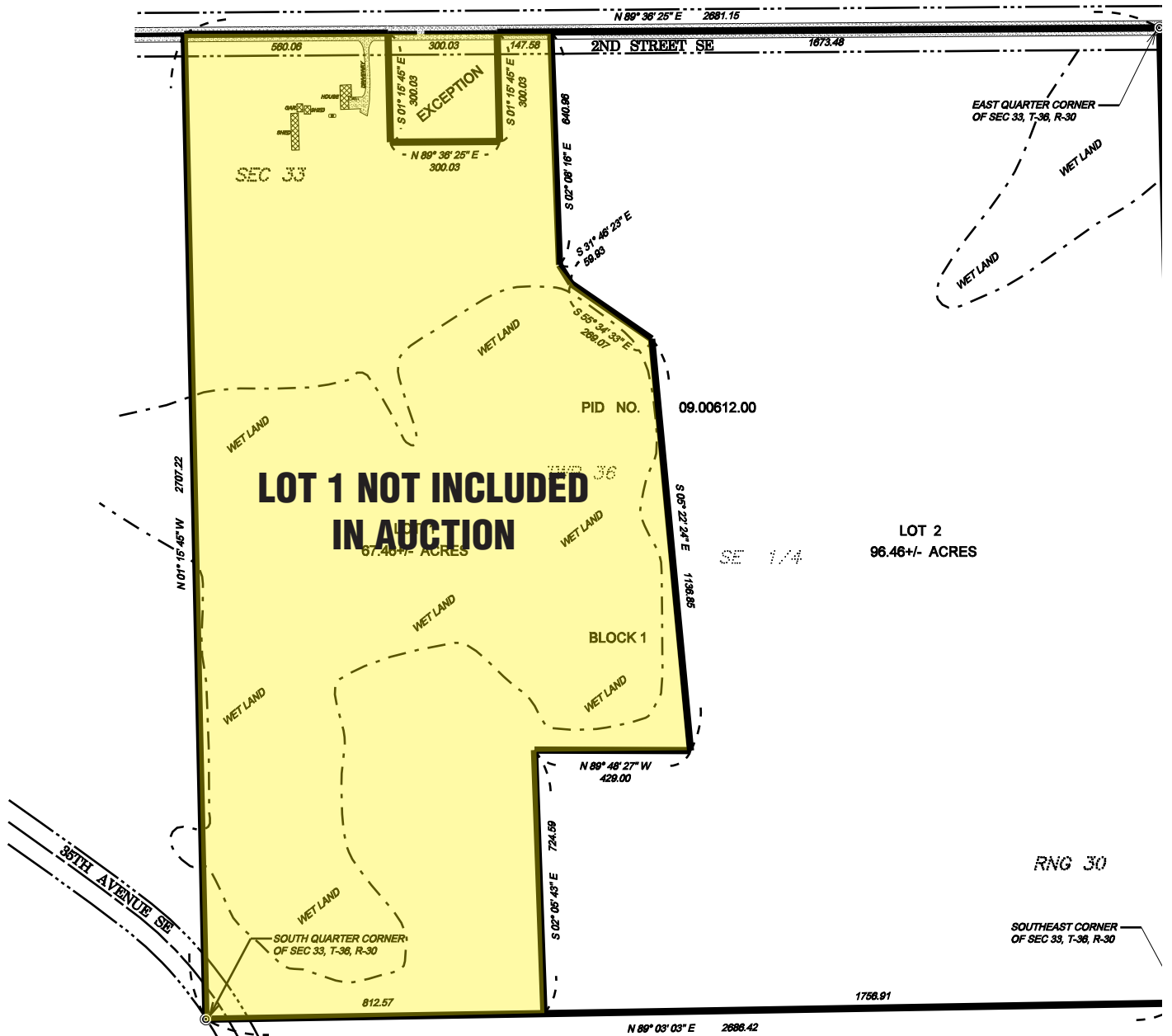


TRACT 1



TRACT 1

CONCEPT PLAN



Surveyed Descr

The Southeast Quarter (SE1/4) of Section 33, Township 36, Except the East 300.00 feet of the West 800.00 feet of the N of the Southeast Quarter (NW1/4 of the SE1/4).
AND
The Southwest Quarter (SW1/4) of Section 34, Township 36

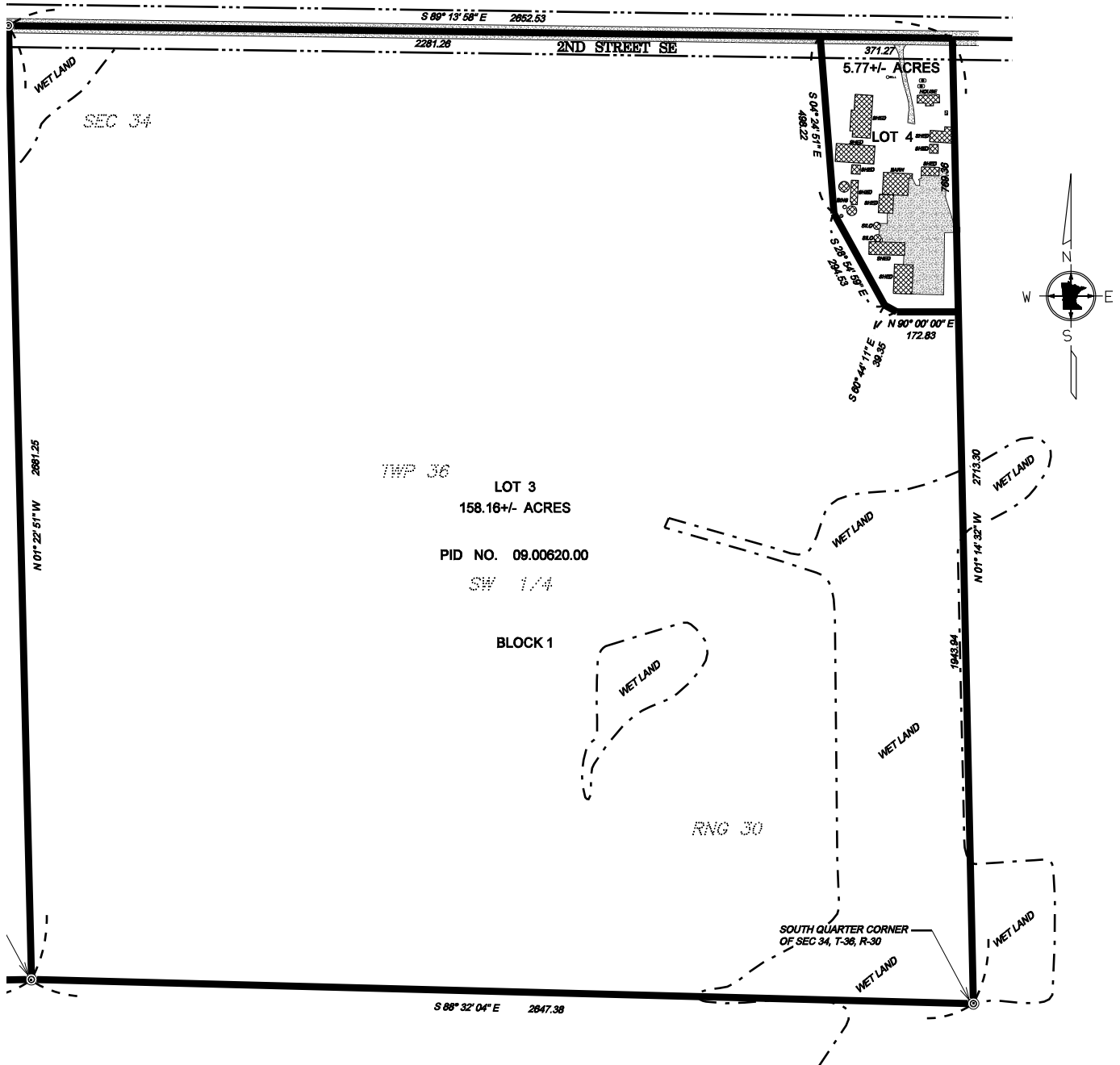
CERTIFICATION: I hereby certify that this survey was prep and that I am a Professional Licensed Surveyor under the Ls
Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

Northstar
Surveying
(320)693-3710
310 East Depot Street
Litchfield, MN 55355
dough.northstar@gmail.com
chuck.northstar@gmail.com

CLIENT NAME:
Mark Rupar & Karen Bromenschenkel

PROJECT ADDRESS
4090 & 4980 2nd Street SE
St. Cloud, MN

FOR VARIANCE



Description

Range 30, Benton County, Minnesota.
North 300.00 feet of the Northwest Quarter

Range 30, Benton County, Minnesota.

Prepared by me or under my direct supervision
Laws of the State of Minnesota.

Surveyor's Notes

1: The wetlands shown hereon were taken from the NWM
Wetland Finder Website.

DATE OF FIELD WORK: August 9, 2023	JOB NO.: 2023182	HORIZONTAL DATUM: Benton County NAD83 (2011)
DATE OF MAP: August 17, 2023	DRAFTED BY: PMH	
REVISION: _____ DATE: _____, 20____	CHECKED BY: DSH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20____		

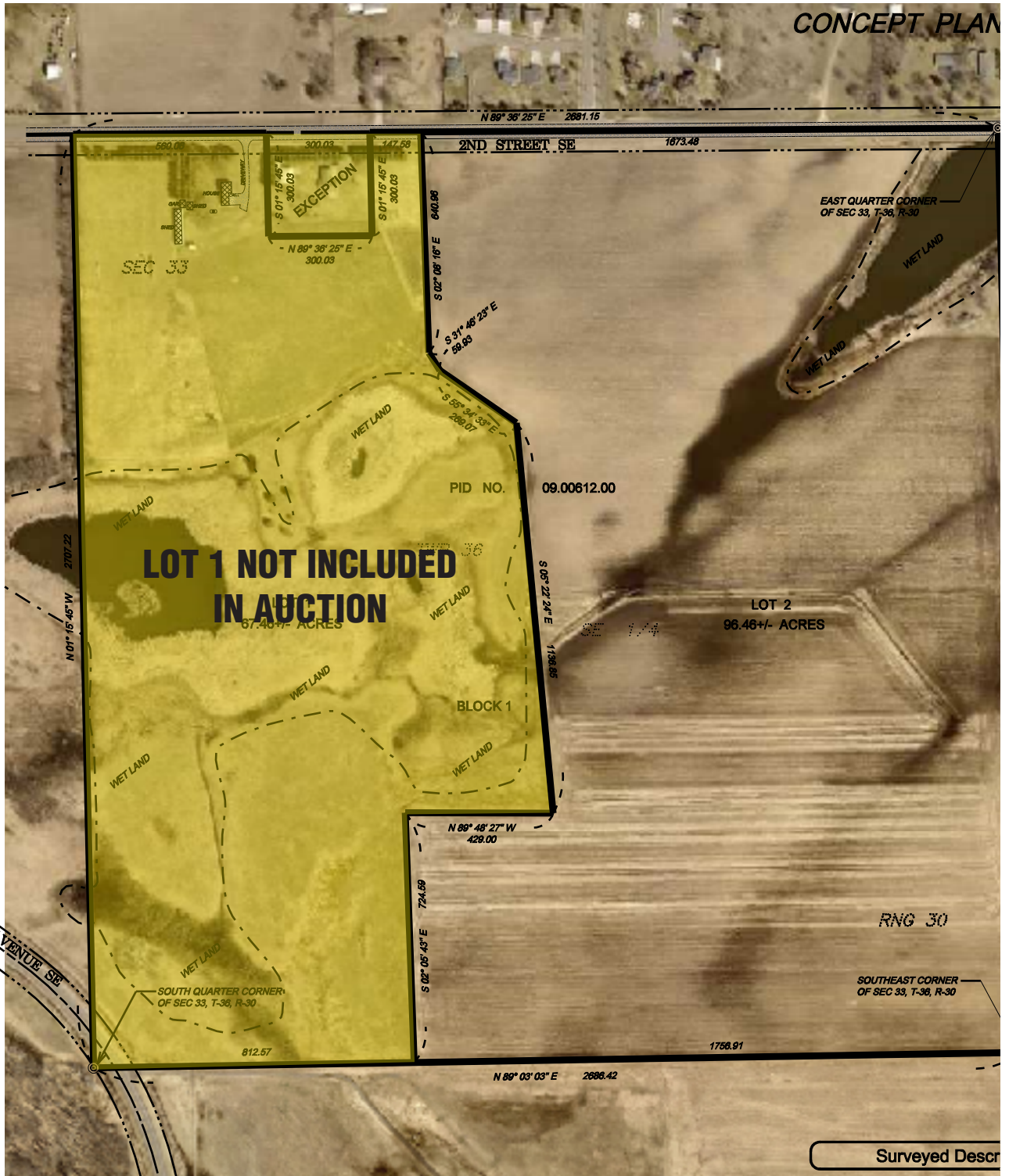
GRAPHIC SCALE



LEGEND

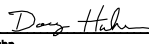
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

CONCEPT PLAN



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The Southeast Quarter (SE1/4) of Section 33, Township 36,
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 AND
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 dough.northstar@gmail.com
 chuck.northstar@gmail.com
Surveying

CLIENT NAME:
 Mark Rupar &
 Karen Bromenschenkel

PROJECT ADDRESS
 4090 & 4980 2nd Street SE
 St. Cloud, MN



Description

5, Range 30, Benton County, Minnesota.
North 300.00 feet of the Northwest Quarter

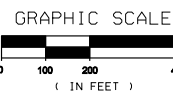
6, Range 30, Benton County, Minnesota.

Prepared by me or under my direct supervision
in accordance with the laws of the State of Minnesota.

Surveyor's Notes

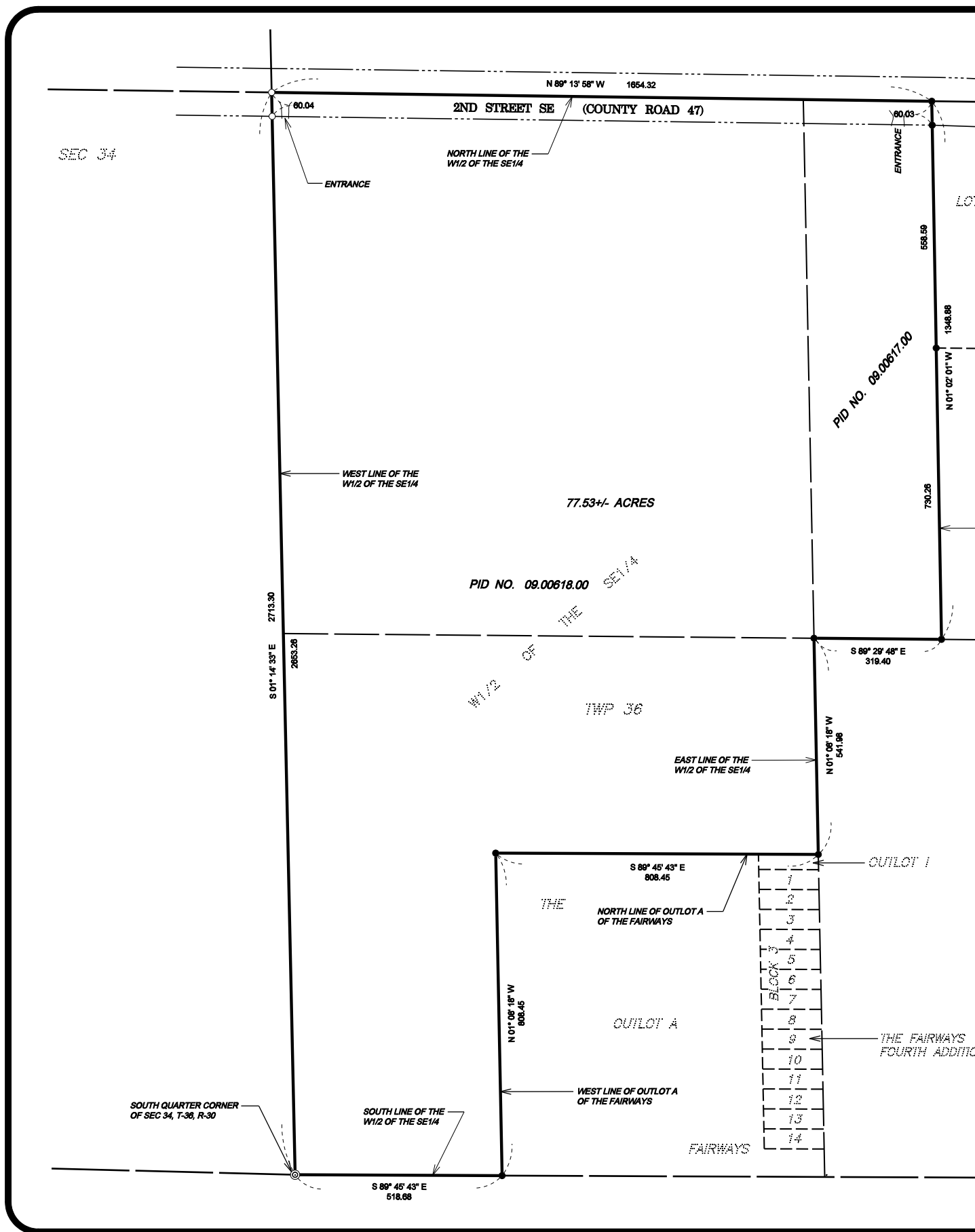
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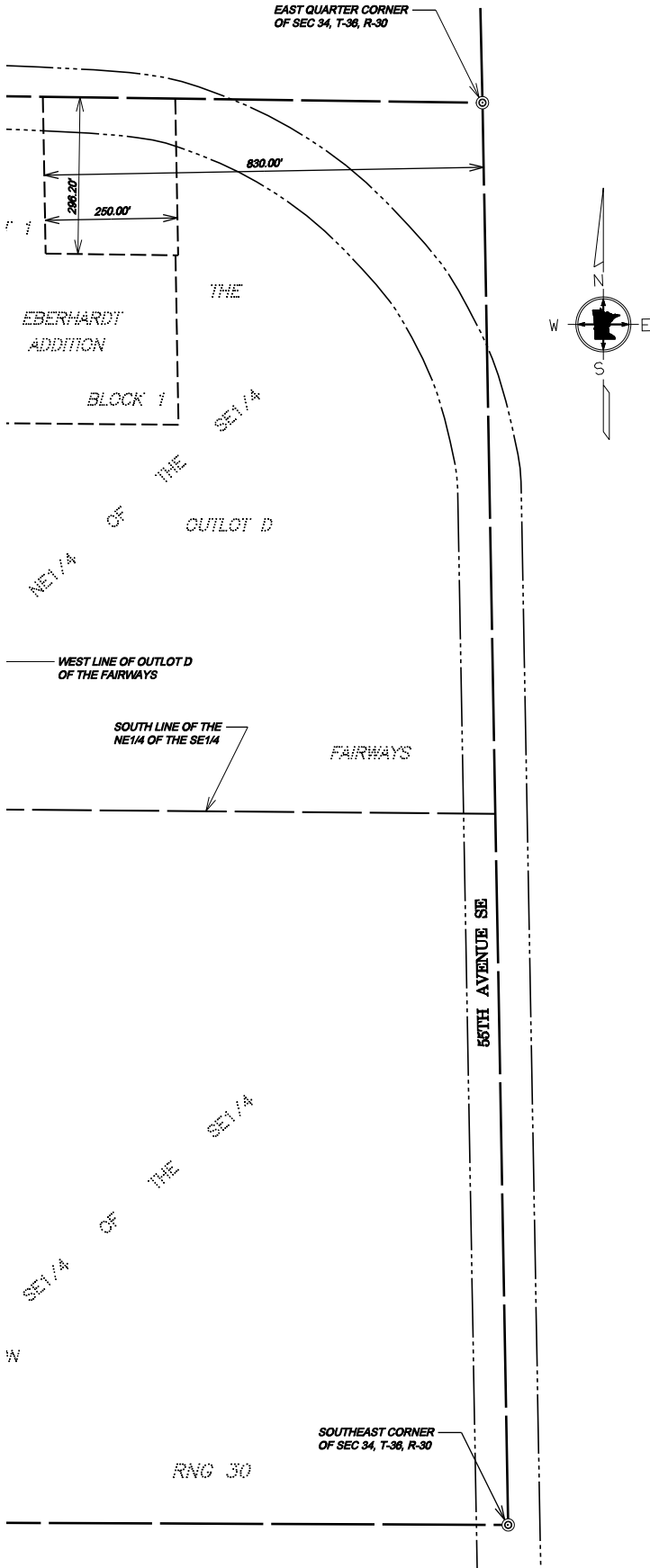
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REVISION: _____ DATE: _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		



LEGEND

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Surveying

CLIENT NAME:
 Steffes / Rupar /
 Bromenschenkel

PROJECT ADDRESS
 Section 34, Twp 36, Rng 30

DATE OF FIELD WORK: September 26, 2023	JOB NO: 2023182A	HORIZONTAL DATUM: Benton County NAD83 (2011)
DATE OF MAP: September 27, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Description

EXISTING LEGAL DESCRIPTION

The West Half of the Southeast Quarter (W1/2 of SE1/4) of Section Thirty-four (34), Township Thirty-six (36), North of Range Thirty (30) West of the Fourth Principal Meridian, Benton County, Minnesota, EXCEPTING THEREFROM: Outlot A, The Fairways; Outlot I, The Fairways Third Addition; and Lots 1 through 14, Block 3, The Fairways Fourth Addition, Benton, County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of Section Thirty-four (34), Township Thirty-six (36), North of Range Thirty (30) West of the Fourth Principal Meridian, Benton County, Minnesota.

LESS AND EXCEPT THE FOLLOWING:

The West 250 feet of the East 830 feet of the North 296.2 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of said Section 34.

ALSO LESS AND EXCEPT

That part of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of said Section 34, included in Plat of Eberhardt Addition, Benton County, Minnesota.

ALSO LESS AND EXCEPT

That part of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of said Section 34 included in Outlot D, The Fairways, Benton County, Minnesota.

Containing 77.53 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

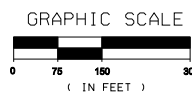
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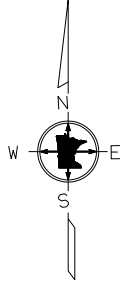
- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

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PROJECT ADDRESS
 Section 34, Twp 36, Rng 30

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ALSO LESS AND EXCEPT

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ALSO LESS AND EXCEPT

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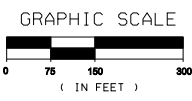
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CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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 Doug Huhn
 Registration No. 43808 - In the State of Minnesota

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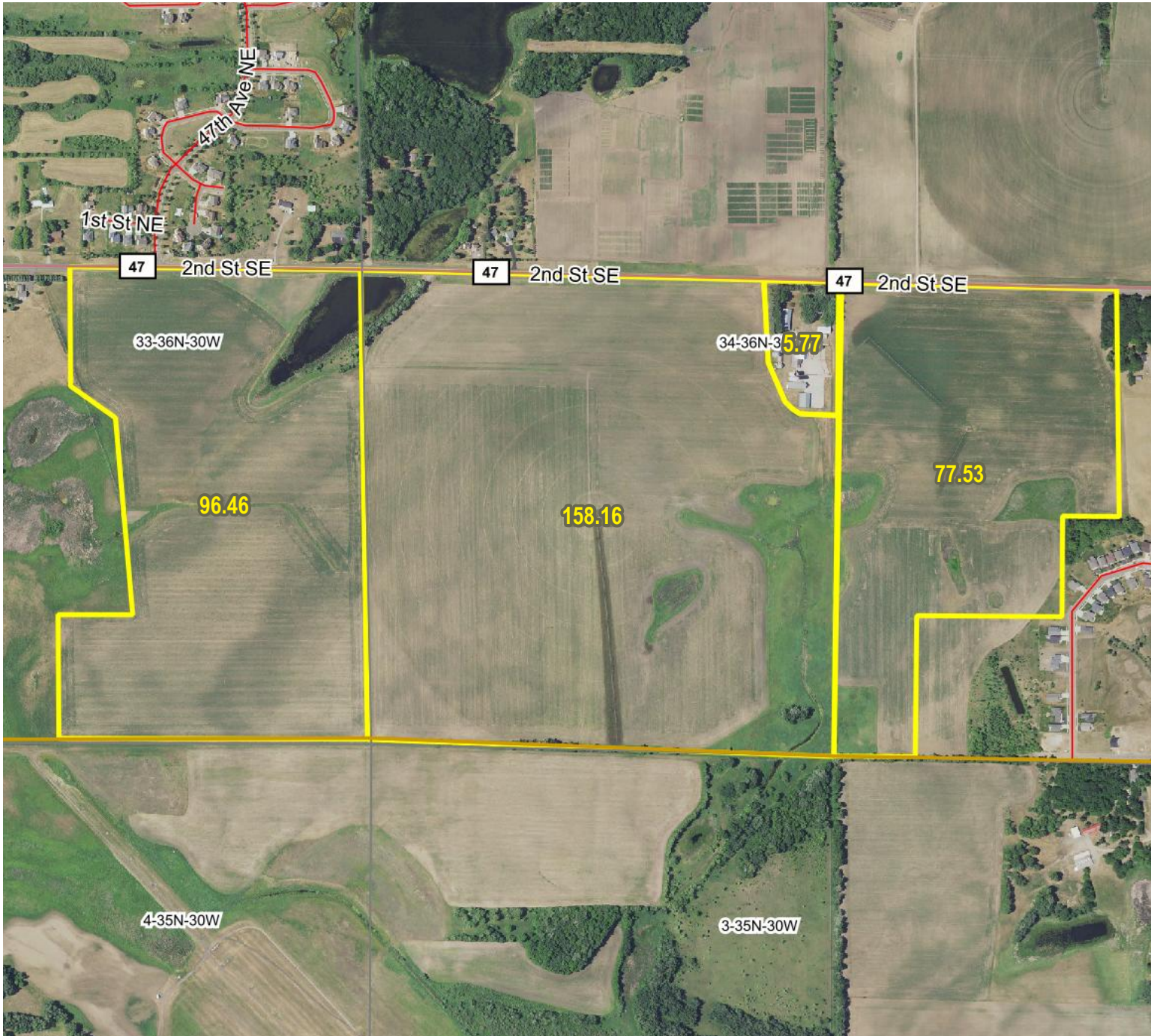
Address: 4980 2nd St. SE, St. Cloud, MN 56304

Description: Lots 1 & 2 Section 25-131-44

Total Acres: 329±

PID #: 09.00620.00, 09.00612.00, 09.00617.00, & 09.00618.00

To Be Sold in 4 Tracts!



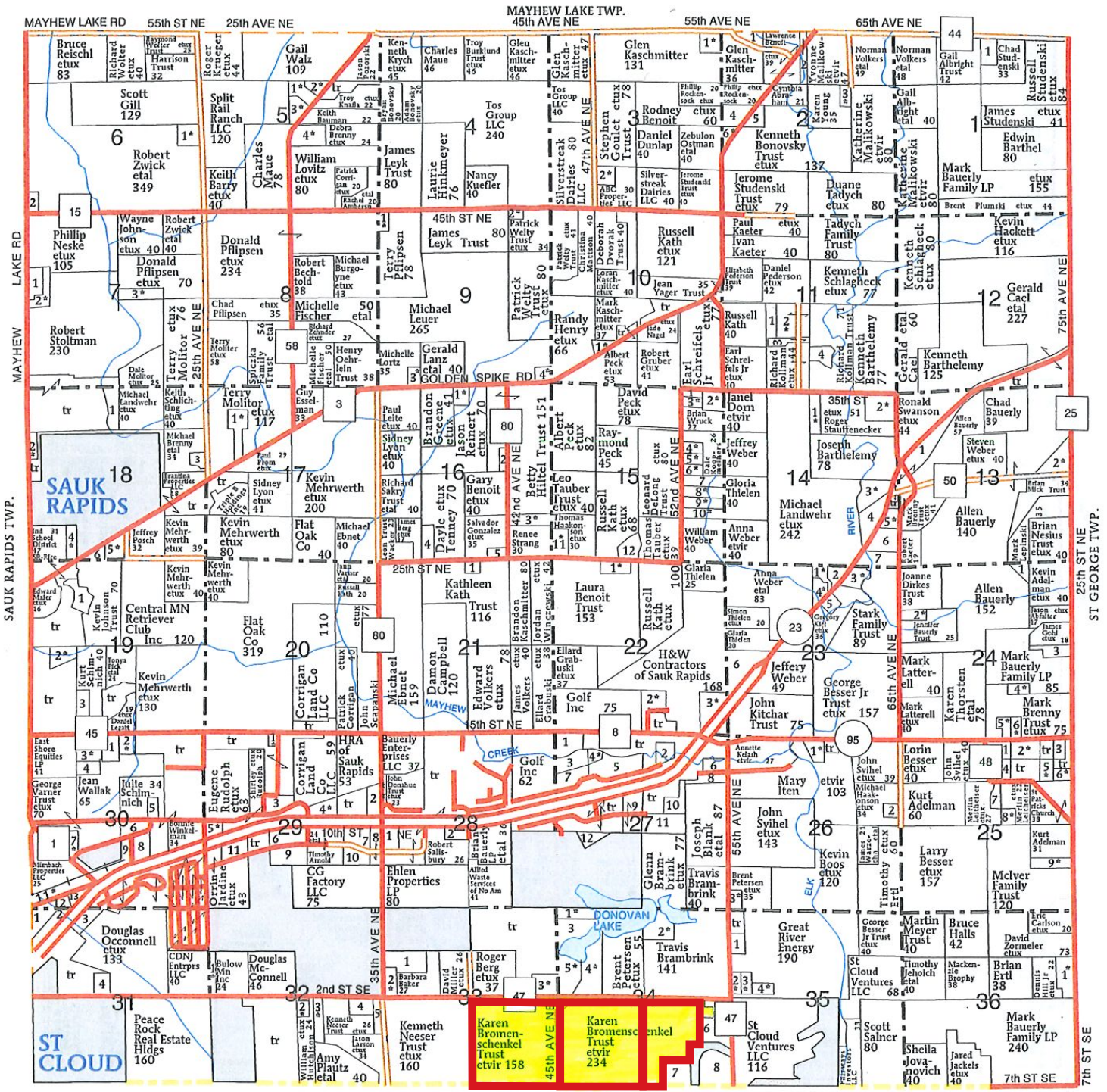
*Lines are approximate

T-36-N

MINDEN PLAT

(Landowners)

R-30-W



SHERBURNE CO.

Description: RC Estates Plat Lot 3, SECT-34 TWP-36 RANGE-30

Total Acres: 158.16±

Cropland Acres: 136.15±

PID #: 09.00620.00 (That part of, new legal & PID# to be assigned)

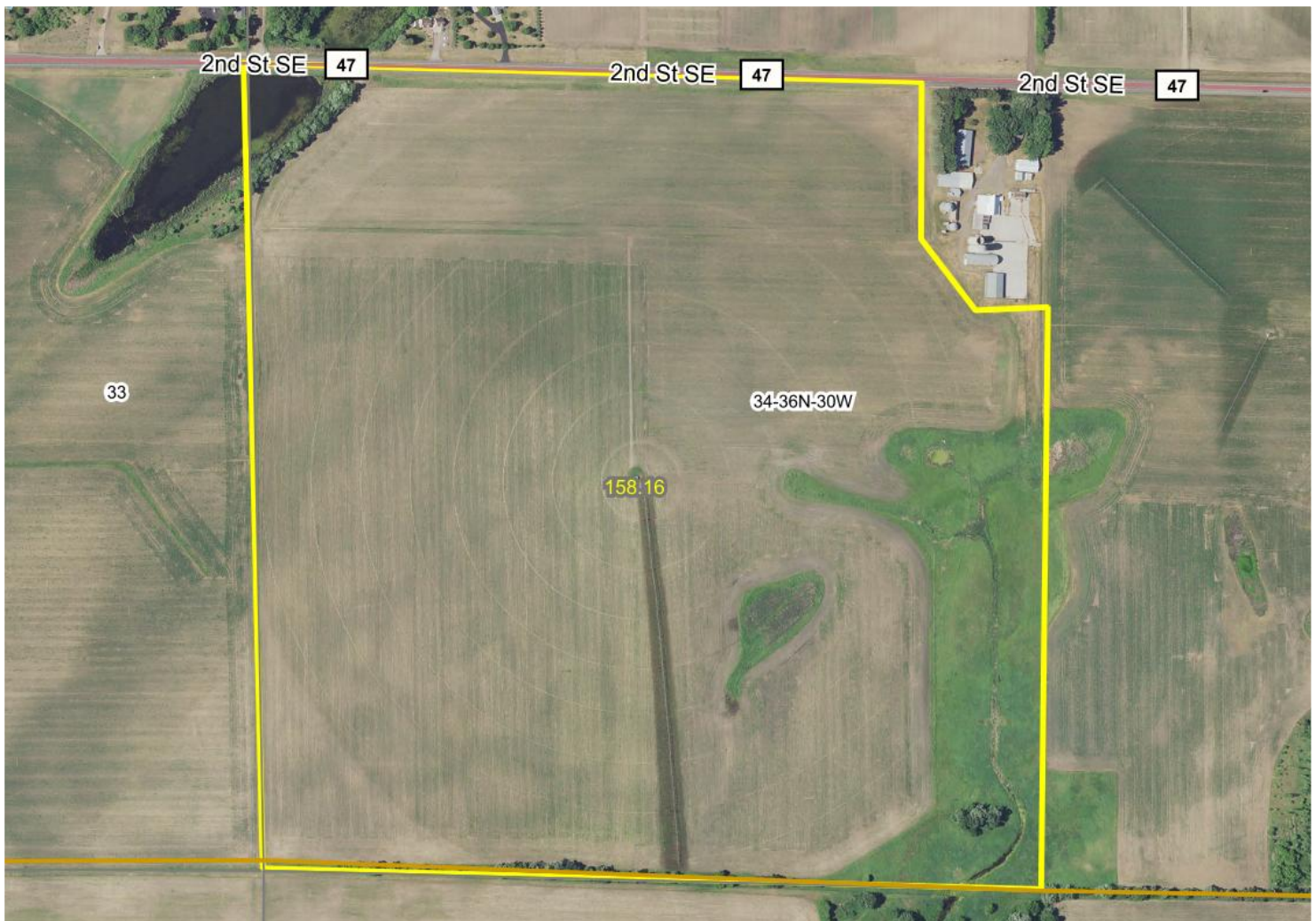
Soil Productivity Index: 68.5

Soils: Waukon fine sandy loam, dense substratum, 2 to 6 percent slopes (37.8%), Hubbard loamy sand, 2 to 6 percent slopes (14.3%), Mora fine sandy loam, 1 to 3 percent slopes, stony (10.5%), Talmoon loam, 0 to 2 percent slopes (9.6%), Verndale sandy loam, acid substratum, 0 to 2 percent slopes (8.3%), Seelyeville, occasionally pondedCathro, frequently ponded, complex, 0 to 1 percent slopes (5.2%), Milaca fine sandy loam, 3 to 6 percent slopes, stony (4.2%), Ronneby loam, 0 to 2 percent slopes, stony (3.9%), Seelyeville and Markey soils, depressional, 0 to 1 percent slopes (1.9%), Blomford loamy fine sand, 0 to 2 percent slopes (1.2%), St. FrancisMahtomedi complex, 2 to 6 percent slopes (1.0%), Seelyeville and Markey soils, ponded, 0 to 1 percent slopes (0.9%), Hubbard loamy sand, 0 to 2 percent slopes (0.6%), Mora fine sandy loam, 3 to 5 percent slopes, stony (0.5%), Mora loam, 0 to 3 percent slopes (0.1%), Seelyeville muck, 0 to 1 percent slopes (0.1%), Waukon fine sandy loam, 2 to 6 percent slopes (0.1%)

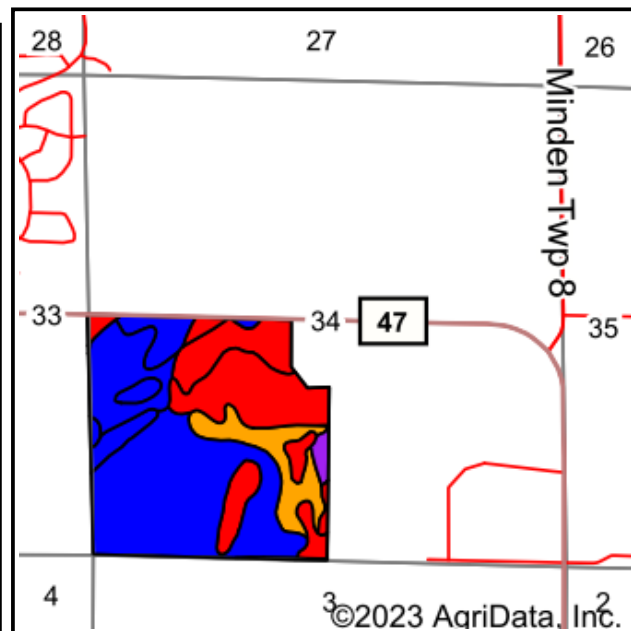
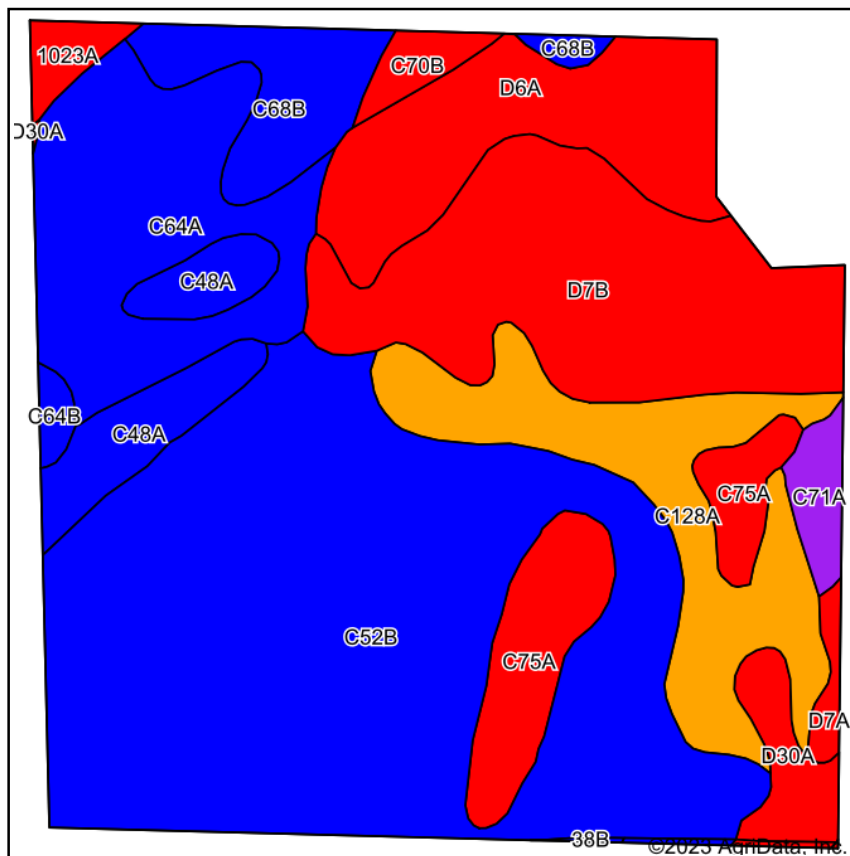
Taxes (2023): \$4,164.00 (For entire land. New tax amount TBD)

Includes irrigator and well (located at pivot), 3 phase electric driven.

Ingress/egress easement to be given to buyer of Tract 2.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 19

Area Symbol: MN141, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C52B	Waukon fine sandy loam, dense substratum, 2 to 6 percent slopes	59.75	37.8%		Ile	89
D7B	Hubbard loamy sand, 2 to 6 percent slopes	22.60	14.3%		IVs	36
C64A	Mora fine sandy loam, 1 to 3 percent slopes, stony	16.56	10.5%		IIs	83
C128A	Talmoon loam, 0 to 2 percent slopes	15.20	9.6%		IIIw	78
D6A	Verdale sandy loam, acid substratum, 0 to 2 percent slopes	13.18	8.3%		IIIs	49
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	8.18	5.2%		VIIw	15
C68B	Milaca fine sandy loam, 3 to 6 percent slopes, stony	6.65	4.2%		IIIs	81
C48A	Ronneby loam, 0 to 2 percent slopes, stony	6.20	3.9%		IIw	82
D30A	Seelyeville and Markey soils, depressional, 0 to 1 percent slopes	2.94	1.9%		VIIw	15
C71A	Blomford loamy fine sand, 0 to 2 percent slopes	1.94	1.2%		IIIw	57
C70B	St. Francis-Mahtomedi complex, 2 to 6 percent slopes	1.51	1.0%		IIIe	33
1023A	Seelyeville and Markey soils, ponded, 0 to 1 percent slopes	1.43	0.9%		VIIIw	5
D7A	Hubbard loamy sand, 0 to 2 percent slopes	0.93	0.6%		IVs	38
C64B	Mora fine sandy loam, 3 to 5 percent slopes, stony	0.73	0.5%		IIIs	82
164A	Mora loam, 0 to 3 percent slopes	0.15	0.1%		IIs	83
540	Seelyeville muck, 0 to 1 percent slopes	0.14	0.1%		VIw	15
38B	Waukon fine sandy loam, 2 to 6 percent slopes	0.07	0.0%		Ile	89
Weighted Average					2.95	68.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Farm 4196

Tract 1899



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number	: 1899
Description	: SEC 33 SE1/4 SEC 34 SW1/4 MINDEN
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	: BROMENSCHENKEL BROS
Other Producers	: BERNARD J GAPINSKI
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
319.79	222.97	222.97	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	222.97	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	5.30	0.00	50
Corn	174.10	0.00	130
Soybeans	43.00	0.00	40
TOTAL	222.40	0.00	

4-4



NADEAN INMAN
BENTON COUNTY AUDITOR-TREASURER
 531 Dewey Street, P.O. Box 129
 Foley, MN 56329-0129
 Phone: 320-968-5006
 treasurer@co.benton.mn.us
 www.co.benton.mn.us

Bill: 4887

Property ID#: R 09.00620.00

Taxpayer: 142605

Desc: Sect-34 Twp-036 Range-030 160.00 AC SW1/4 W/UNDIV 1/2 INT TO KAREN A BROMENSCHENKEL REV TR & W/UNDIV 1/2 INT TO MARK RUPAR

Property 4980 2ND ST SE
 Address: ST CLOUD MN 56304

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2021	2022
Step 1	Estimated Market Value:	793,400	826,400
	Homestead Exclusion:	5,900	4,300
	Taxable Market Value:	787,500	822,100
	New Improvements:		
	Property Classification:	AG HMSTD	AG HMSTD
<i>Sent in March 2021</i>			
Step 2	PROPOSED TAX		
	4,122.00		
<i>Sent in November 2021</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:		2,082.00
	Second half taxes due:		2,082.00
	Total Taxes Due in 2022:		4,164.00

\$\$\$
 REFUNDS?

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

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		1,708.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	1,534.00	
Property Tax and Credits		
3. Property taxes before credits	4,706.50	4,883.34
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	706.50	729.34
B. Other Credits		
5. Property taxes after credits	4,000.00	4,154.00
Property Tax by Jurisdiction		
6. County BENTON COUNTY	2,408.35	2,532.64
7. City or Town MINDEN TOWNSHIP	399.18	387.66
8. State General Tax		
9. School District 0047		
A. Voter Approval Levies	638.00	624.73
B. Other Local Levies	554.47	608.97
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,000.00	4,154.00
Special Assessments on Your Property		
13. Special assessments Int: Principal: 10.00 SWF 22 SOL 10.00	10.00	10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,010.00	4,164.00



Description: RC Estates Plat Lot 2, SECT-33 TWP-36 RANGE-30

Total Acres: 96.46±

Cropland Acres: 86.82±

PID #: 09.00612.00 (That part of, new legal & PID# to be assigned)

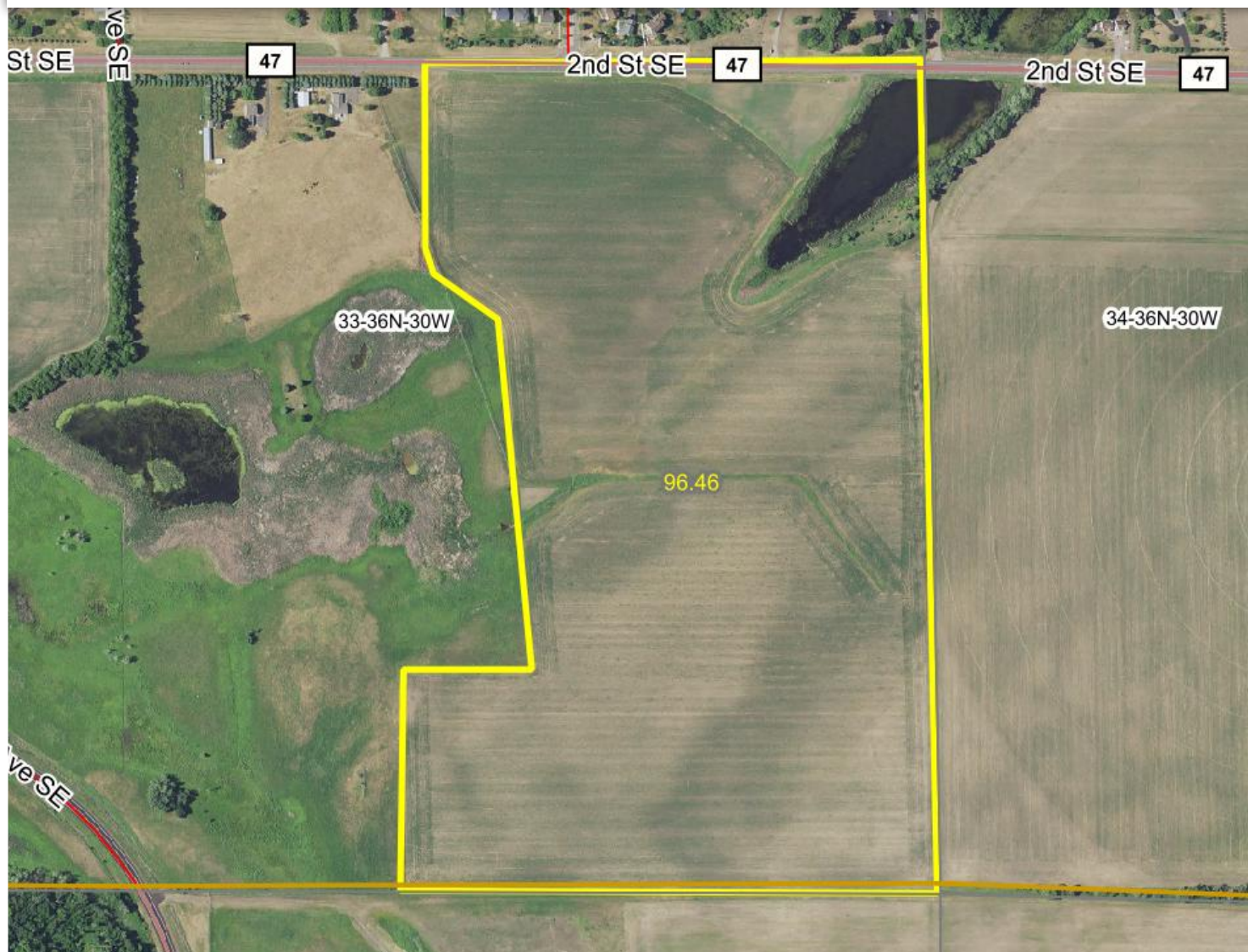
Soil Productivity Index: 66

Soils: Waukon fine sandy loam, dense substratum, 2 to 6 percent slopes (43.0%), Hubbard loamy sand, 1 to 6 percent slopes (13.8%), St. FrancisMahtomedi complex, 2 to 6 percent slopes (12.9%), Mora fine sandy loam, 3 to 5 percent slopes, stony (9.8%), Seelyeville and Markey soils, depressional, 0 to 1 percent slopes (4.4%), Ronneby loam, 0 to 2 percent slopes, stony (4.1%), Seelyeville and Markey soils, ponded, 0 to 1 percent slopes (2.9%), Talmoon loam, 0 to 2 percent slopes (2.7%), Mora fine sandy loam, 1 to 3 percent slopes, stony (2.7%), Parent loam, depressional, 0 to 1 percent slopes, stony (1.7%), Milaca fine sandy loam, 3 to 6 percent slopes, stony (1.3%), Milaca fine sandy loam, 6 to 12 percent slopes, stony (0.4%), Blomford loamy fine sand, 0 to 2 percent slopes (0.2%)

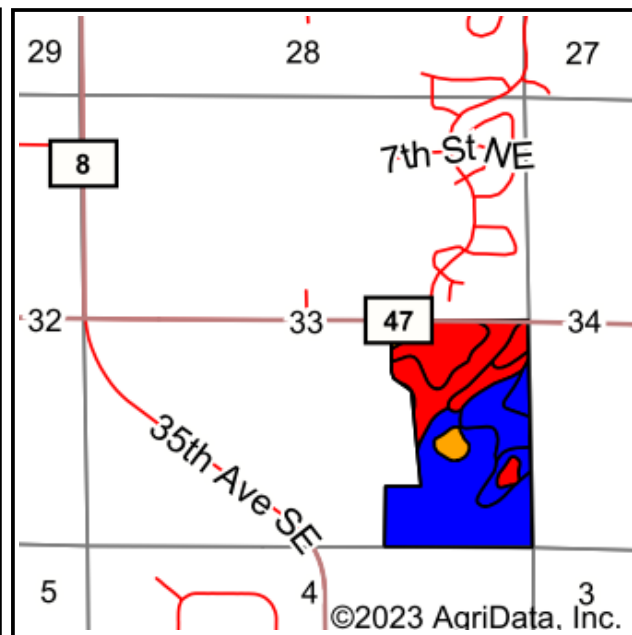
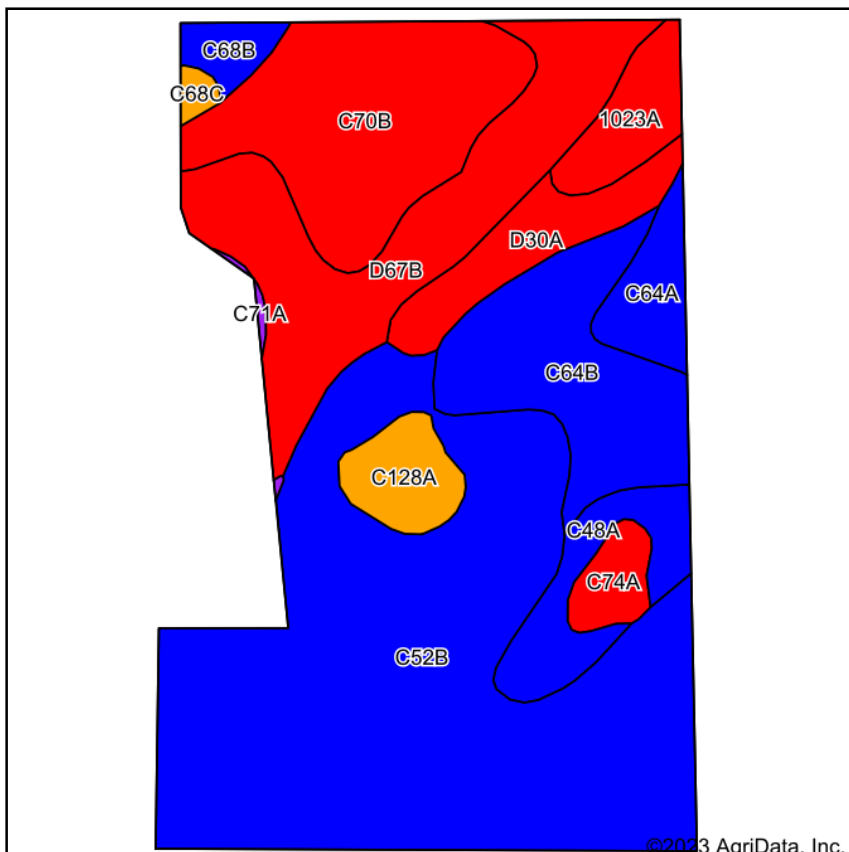
Taxes (2023): \$3,470 (For entire land. New tax amount TBD)

Includes irrigator no well. 3 phase electric driven

Ingress/egress easement to be given to tract from buyer of Tract 1.



*Lines are approximate



Soils data provided by USDA and NRCS.

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Area Symbol: MN009, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
C52B	Waukon fine sandy loam, dense substratum, 2 to 6 percent slopes	41.50	43.0%		IIe		89
D67B	Hubbard loamy sand, 1 to 6 percent slopes	13.28	13.8%		IVs	IVs	36
C70B	St. Francis-Mahtomedi complex, 2 to 6 percent slopes	12.46	12.9%		IIIe		33
C64B	Mora fine sandy loam, 3 to 5 percent slopes, stony	9.50	9.8%		IIIs		82
D30A	Seelyeville and Markey soils, depressional, 0 to 1 percent slopes	4.21	4.4%		VIW		15
C48A	Ronneby loam, 0 to 2 percent slopes, stony	3.99	4.1%		IIW		82
1023A	Seelyeville and Markey soils, ponded, 0 to 1 percent slopes	2.84	2.9%		VIIIW		5
C128A	Talmoon loam, 0 to 2 percent slopes	2.61	2.7%		IIIW		78
C64A	Mora fine sandy loam, 1 to 3 percent slopes, stony	2.57	2.7%		IIs		83
C74A	Parent loam, depressional, 0 to 1 percent slopes, stony	1.63	1.7%		VIW		24
C68B	Milaca fine sandy loam, 3 to 6 percent slopes, stony	1.27	1.3%		IIIs		81
C68C	Milaca fine sandy loam, 6 to 12 percent slopes, stony	0.41	0.4%		IIIe		72
C71A	Blomford loamy fine sand, 0 to 2 percent slopes	0.19	0.2%		IIIW		57
Weighted Average						3.01	66

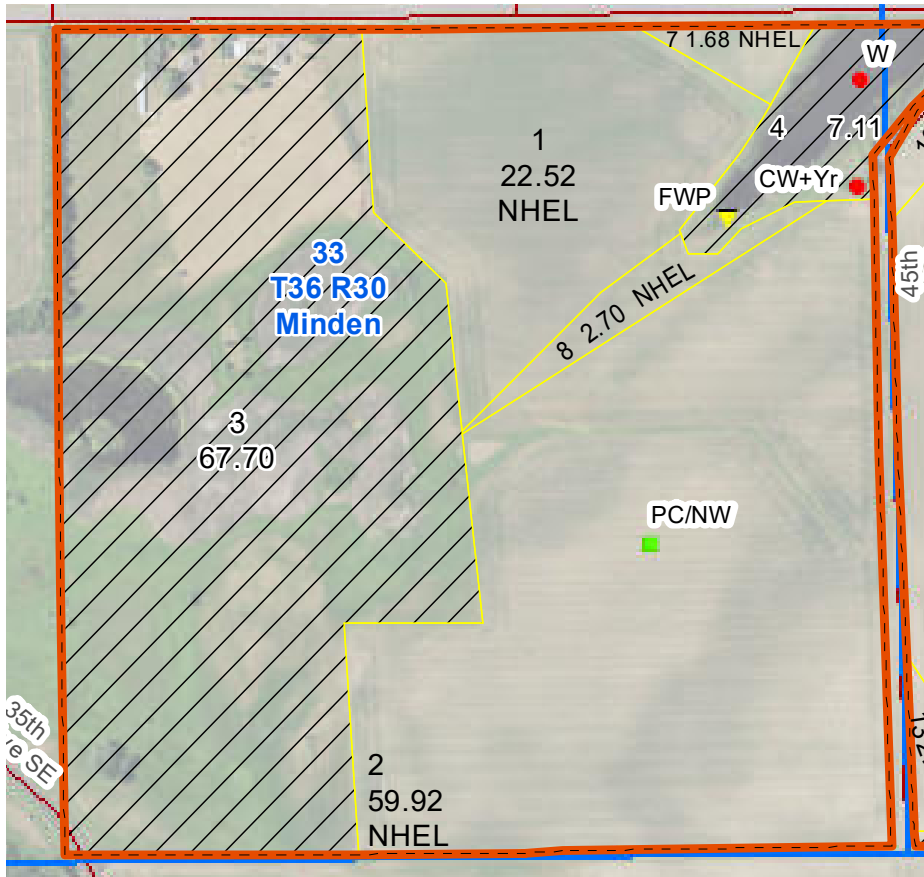
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Farm 4196

Tract 1899



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number	: 1899
Description	: SEC 33 SE1/4 SEC 34 SW1/4 MINDEN
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	: BROMENSCHENKEL BROS
Other Producers	: BERNARD J GAPINSKI
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
319.79	222.97	222.97	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	222.97	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	5.30	0.00	50
Corn	174.10	0.00	130
Soybeans	43.00	0.00	40

TOTAL **222.40** **0.00**

1-4



NADEAN INMAN
BENTON COUNTY AUDITOR-TREASURER
 531 Dewey Street, P.O. Box 129
 Foley, MN 56329-0129
 Phone: 320-968-5006
 treasurer@co.benton.mn.us
 www.co.benton.mn.us

Bill: 4879

Property ID#: R 09.00612.00

Taxpayer: 142605



05000540
T5 P1

Desc: Sect-33 Twp-036 Range-030 157.93 AC SE1/4 LESS E 300 FT OF W 860 FT OF N 300 FT OF NW1/4 SE1/4 W/UNDIV 1/2 INT TO KAREN A BROMENSCHENKEL REV TR &

Property 4090 2ND ST SE
Address: ST CLOUD MN 56304

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2021	2022
Step 1	Estimated Market Value:	609,600	642,200
	Homestead Exclusion:	5,600	3,700
	Taxable Market Value:	604,000	638,500
	New Improvements:		
	Property Classification:	AG HMSTD	AG HMSTD
<i>Sent in March 2021</i>			
Step 2	PROPOSED TAX		
	3,436.00		
<i>Sent in November 2021</i>			
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:		1,735.00
	Second half taxes due:		1,735.00
	Total Taxes Due in 2022:		3,470.00

\$\$\$
REFUNDS?

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

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		1,784.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	1,584.00	
Property Tax and Credits		
3. Property taxes before credits	3,841.50	4,050.74
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	573.50	590.74
B. Other Credits		
5. Property taxes after credits	3,268.00	3,460.00
Property Tax by Jurisdiction		
6. County BENTON COUNTY	1,912.94	2,048.35
7. City or Town MINDEN TOWNSHIP	317.26	313.80
8. State General Tax		
9. School District 0047		
A. Voter Approval Levies	544.06	551.20
B. Other Local Levies	493.74	546.65
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,268.00	3,460.00
Special Assessments on Your Property		
13. Special assessments		
SWF 22 SOL	Int: 10.00	Principal: 10.00
	10.00	10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,278.00	3,470.00



Description: W1/2 SE1/4 LESS E 808.45 FT OF S 808.45 FT & NE1/4 SE1/4 LESS E 830 FT OF N 296.2 FT & LESS E 585 FT LYING S OF N 296.2 FT & LESS W 425 FT OF E 1010 FT OF S 730 FT SECT-34 TWP-36 RANGE-30

Total Acres: 77.53±

Cropland Acres: Approximately 66.36±

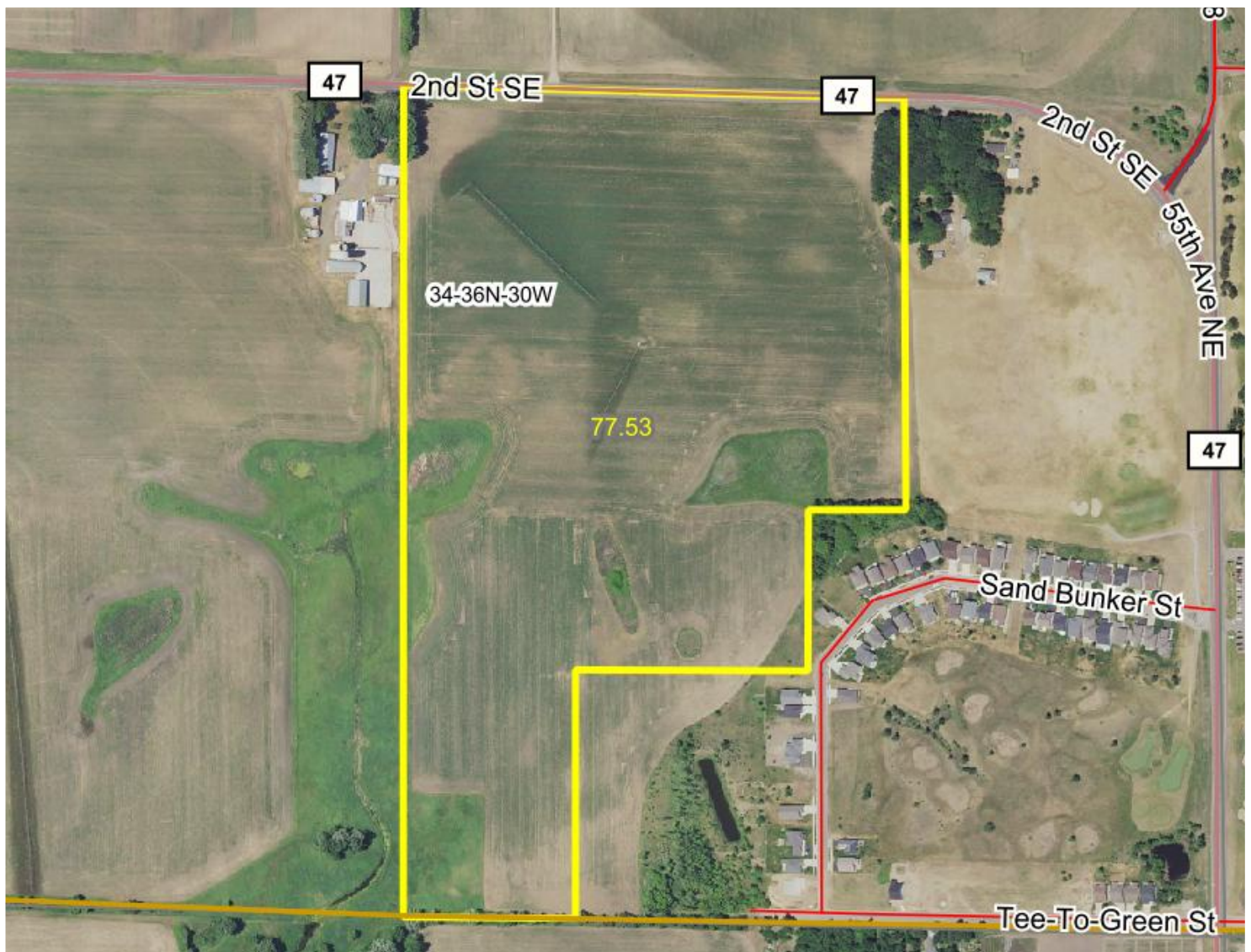
PID #: 09.00617.00 & 09.00618.00

Soil Productivity Index: 39.3

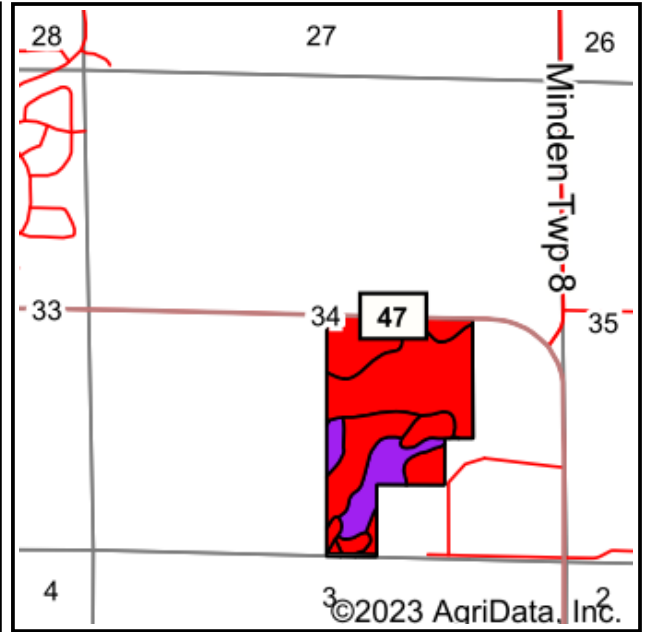
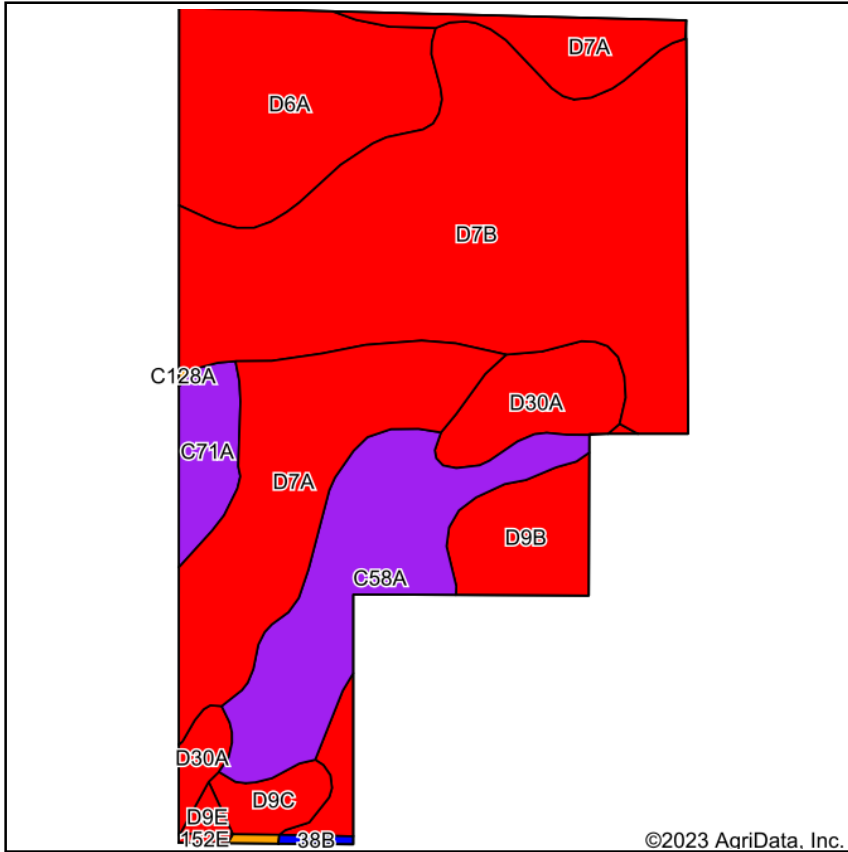
Soils: Hubbard loamy sand, 2 to 6 percent slopes (37.6%), Hubbard loamy sand, 0 to 2 percent slopes (18.2%), Verndale sandy loam, acid substratum, 0 to 2 percent slopes (13.5%), Ogilvie loam, 0 to 2 percent slopes (12.7%), Stonelake-Sanburn complex, 1 to 6 percent slopes (6.3%), Seelyville and Markey soils, depressional, 0 to 1 percent slopes (5.8%), Blomford loamy fine sand, 0 to 2 percent slopes (3.1%), StonelakeSanburn complex, 6 to 15 percent slopes (1.9%), StonelakeSanburn complex, 15 to 40 percent slopes (0.4%), Waukon fine sandy loam, 2 to 6 percent slopes (0.2%), Milaca fine sandy loam, 12 to 25 percent slopes (0.1%), Milaca fine sandy loam, 6 to 12 percent slopes (0.1%)

Taxes (2023): \$1,210.00

Includes Irrigator with well (located at pivot), 3 phase electric driven.



*Lines are approximate



Soils data provided by USDA and NRCS.

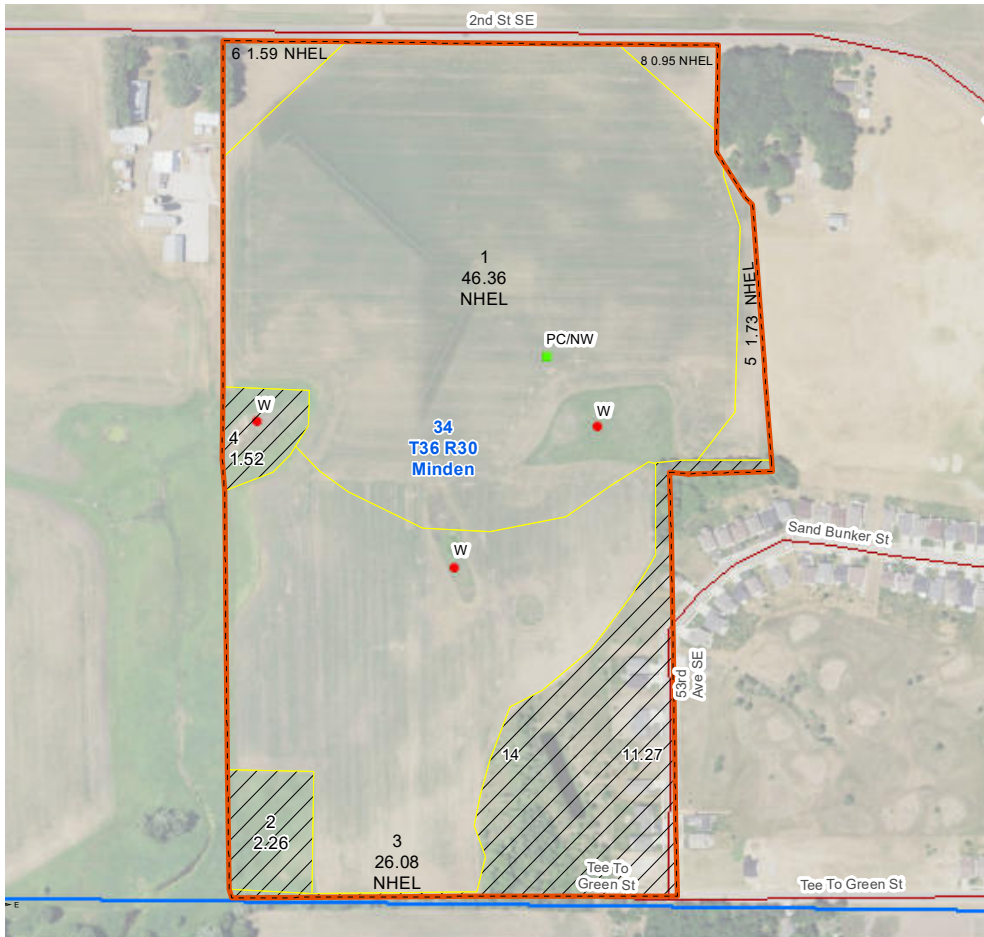
Area Symbol: MN009, Soil Area Version: 19
 Area Symbol: MN141, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
D7B	Hubbard loamy sand, 2 to 6 percent slopes	29.19	37.6%		IVs	36
D7A	Hubbard loamy sand, 0 to 2 percent slopes	14.13	18.2%		IVs	38
D6A	Verdale sandy loam, acid substratum, 0 to 2 percent slopes	10.45	13.5%		IIIIs	49
C58A	Ogilvie loam, 0 to 2 percent slopes	9.88	12.7%		IIW	55
D9B	Stonelake-Sanburn complex, 1 to 6 percent slopes	4.85	6.3%		VIIs	29
D30A	Seelyville and Markey soils, depressional, 0 to 1 percent slopes	4.51	5.8%		VIIW	15
C71A	Blomford loamy fine sand, 0 to 2 percent slopes	2.38	3.1%		IIIW	57
D9C	Stonelake-Sanburn complex, 6 to 15 percent slopes	1.45	1.9%		VIIs	25
D9E	Stonelake-Sanburn complex, 15 to 40 percent slopes	0.33	0.4%		VIIIs	5
38B	Waukon fine sandy loam, 2 to 6 percent slopes	0.15	0.2%		IIe	89
152E	Milaca fine sandy loam, 12 to 25 percent slopes	0.11	0.1%		VIe	20
152C	Milaca fine sandy loam, 6 to 12 percent slopes	0.10	0.1%		IIIe	72
Weighted Average					3.93	39.3

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

Farm 4196

Tract 1895



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 1895

Description : SEC 34 N1/2SE1/4 SW1/4SE1/4 MINDEN
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 : BROMENSCHENKEL BROS
Other Producers : BERNARD J GAPINSKI
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
91.76	76.71	76.71	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	76.71	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	57.83	0.00	130
Soybeans	18.88	0.00	40

TOTAL 76.71 0.00

2-4



NADEAN INMAN
BENTON COUNTY AUDITOR-TREASURER
 531 Dewey Street, P.O. Box 129
 Foley, MN 56329-0129
 Phone: 320-968-5006
 treasurer@co.benton.mn.us
 www.co.benton.mn.us

Bill: 4884

Property ID#: R 09.00617.00

Taxpayer: 142605

Desc: Sect-34 Twp-036 Range-030 9.38 AC NE1/4 SE1/4 LESS E 830 FT OF N 296.2 FT & LESS E 585 FT LYING S OF N 296.2 FT & LESS W 425 FT OF E 1010 FT OF S 730 FT

Property Address:

2022 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2021	2022
Estimated Market Value:	36,200	37,000
Homestead Exclusion:		
Taxable Market Value:	36,200	37,000
New Improvements:		
Property Classification:	AG HMSTD	AG HMSTD
<i>Sent in March 2021</i>		
Step 1		
Step 2	PROPOSED TAX 148.00 <i>Sent in November 2021</i>	
Step 3	PROPERTY TAX STATEMENT	
First half taxes due:		81.00
Second half taxes due:		81.00
Total Taxes Due in 2022:		162.00

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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.

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
Property Tax and Credits		
3. Property taxes before credits	177.72	179.00
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	25.72	27.00
B. Other Credits		
5. Property taxes after credits	152.00	152.00
Property Tax by Jurisdiction		
6. County BENTON COUNTY	101.22	103.56
7. City or Town MINDEN TOWNSHIP	16.66	15.58
8. State General Tax		
9. School District 0047		
A. Voter Approval Levies	20.38	17.68
B. Other Local Levies	13.74	15.18
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	152.00	152.00
Special Assessments on Your Property		
13. Special assessments		
SWF 22 SOL	Int: 10.00	Principal: 10.00
	10.00	10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	162.00	162.00



3-4



NADEAN INMAN
BENTON COUNTY AUDITOR-TREASURER
 531 Dewey Street, P.O. Box 129
 Foley, MN 56329-0129
 Phone: 320-968-5006
 treasurer@co.benton.mn.us
 www.co.benton.mn.us

Bill: 4885

Property ID#: R 09.00618.00

Taxpayer: 142605

Desc: Sect-34 Twp-036 Range-030 65.00 AC W1/2 SE1/4 LESS E 808.45 FT OF S 808.45 FT W/UNDIV 1/2 INT TO KAREN A BROMENSCHENKEL REV TR &

Property Address:

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2021	2022
Step 1	Estimated Market Value:	254,000	259,200
	Homestead Exclusion:		
	Taxable Market Value:	254,000	259,200
	New Improvements:		
	Property Classification:	AG HMSTD	AG HMSTD
<i>Sent in March 2021</i>			
Step 2	PROPOSED TAX		
	1,040.00		
<i>Sent in November 2021</i>			
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:		524.00
	Second half taxes due:		524.00
	Total Taxes Due in 2022:		1,048.00

\$\$\$
REFUNDS?

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

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
Property Tax and Credits		
3. Property taxes before credits	1,235.66	1,236.26
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	179.66	188.26
B. Other Credits		
5. Property taxes after credits	<u>1,056.00</u>	<u>1,048.00</u>
Property Tax by Jurisdiction		
6. County BENTON COUNTY	701.90	710.60
7. City or Town MINDEN TOWNSHIP	116.24	108.52
8. State General Tax		
9. School District 0047		
A. Voter Approval Levies	142.06	123.18
B. Other Local Levies	95.80	105.70
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	<u>1,056.00</u>	<u>1,048.00</u>
Special Assessments on Your Property		
13. Special assessments Int: Principal:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,056.00	1,048.00



Property Address: 4980 2nd St. SE, St. Cloud, MN 56304

Description: RC Estates Plat Lot 4, SECT-34 TWP-36 RANGE-30

Total Acres: 5.77±

PID #: 09.00620.00 (That part of, new legal & PID# to be assigned)

Taxes (2023): \$4,164.00 (For entire land. New tax amount TBD)



*Lines are approximate

HOUSE

- (4) Bedroom
- (1) Bathroom
- Living room
- Kitchen includes gas stove and refrigerator
- Family room
- Office
- Laundry room
- Basement including two freezers & a canning room
- 4-season porch
- LP water heater and water softener
- Forced air fuel oil furnace & electric baseboard heat
- Security system
- Architectural shingles
- Vinyl siding
- Rented LP tank

SHED 1 - POLE BARN

- 64'x32' with small lean-to on northeast corner
- 12' side walls
- Steel roof/siding
- Crushed granite floor
- (1) 9'x8' overhead door
- (1) 11'x20' overhead door
- Side garage door, 8'x7'
- Power & lights

SHED 2 - DETACHED GARAGE

- 24'x24'
- 8' side walls
- 2-car
- Steel roof/siding
- Wood framed
- (2) Sliding doors, 9'x87", wood
- Dirt floor

SHED 3 - QUONSET

- 50'x24'
- Steel roof
- (2) Sliding doors, 10'x8-1/2', wood
- Cement floor
- Water & power

SHED 4 - LOAFING BARN

- 52'x40'
- 12' side walls
- Steel roof/siding
- Concrete floor
- (1) Open side attached to barn

BARN

- 74'x60' with lean-to
- Steel roof/siding
- (3) Sliding doors & (1) roll-up door
- Concrete floor
- Full bathroom
- Milk room has been converted to butcher shop, insulated shop area
- Water & lights
- Water heater

BLOCK SILO ROOM WITH (2) SILOS

- Steel roof
- (1) Overhead door
- Power

SHED 5 - QUONSET SHED

- 36'x98'
- Steel roof
- Wood framed
- (1) Sliding door, 16'x12'
- ½ cement floor, ½ dirt floor

SHED 6 - POLE BARN HAY SHED

- 82'x37' with 14' overhang
- 15' side walls
- Steel roof/siding
- (2) Sliding doors, 13'x14'
- Dirt floor
- Open on one side

SHED 7 - STORAGE SHED

- 68'x20'
- 10' ceiling height
- Steel roof/siding
- (2) Sliding doors, 15', wood sided
- (1) Sliding door, 15', steel sided
- Dirt floor
- Power

SHED 8 - STORAGE SHED

- 24'x25'
- 8' ceiling height
- Steel roof/siding
- Cement floor down center
- Steel roof/siding
- (1) Sliding door, 9'x7'
- Power

SHED 9 - MACHINE SHED

- 110'x49'
- 10' sidewall, vaulted ceiling
- Heated shop, 49'x35', wood stove, radiant heat, spray-on insulation
- Cold storage, 70'x49'
- Air compressor
- All cement floors
- Steel roof/siding
- (1) Sliding door, 19'x13'
- (1) Overhead door, 11'x10'
- (1) Power sliding door, 12x'11'
- Power

SHED 10 - POLE BARN

- 50'x120'
- 14' side walls
- 8'x60' lean-to
- Steel roof/siding
- Dirt floor
- (4) Large overhead doors, (1) 12'x12', (3) 21'x13'
- Power
- 12'x50' Mezzanine with stairs

SMOKE HOUSE

- Wood siding/ Shingles





TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 4



TRACT 4



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 _____ \$ _____

- 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



BENTON COUNTY
MINNESOTA

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