



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



# NICOLLET COUNTY, MINNESOTA LAND AUCTION

**Auctioneer's Note:** We are excited to present 525± acres of prime land coming up for public auction in Nicollet County, MN! This auction features a diverse property that includes a farm site, productive tillable acres, pastureland, wooded areas, and river frontage. Whether you're an investor, farmer, outdoor enthusiast, or looking to expand your current operation, this is an opportunity you do not want to miss!

## 525± ACRES



**INSPECTION DATE:** November 5 from 4:00PM-6:00PM and November 12 from 11:00AM-1:00PM

Opening: Wednesday, November 12 | 8AM  
Closing: Wednesday, November 19 | 1PM CDT 2025

**TIMED  
ONLINE**



Contact Steffes Group Representative Eric Gabrielson, (701) 238-2570, or visit [SteffesGroup.com](http://SteffesGroup.com).

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

# Terms & Conditions

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

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

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



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

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

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

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

**THE AUCTION BEGINS ON WEDNESDAY, NOVEMBER 12 AND WILL END AT 1PM WEDNESDAY, NOVEMBER 19.**

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

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

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

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

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

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made for signing through email using DocuSign.

### **CLOSING & BALANCE**

Balance of the purchase price must be paid in full at closing on: **Friday, December 19, 2025.**

Closing will take place at Title Resources in New Ulm, MN.

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Property will be conveyed by a **Warranty Deed.**

- **2025 Taxes: Seller Paid.**

- **2026 Taxes: Buyer Paid.**

- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner

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

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

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

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

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

- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

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

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

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

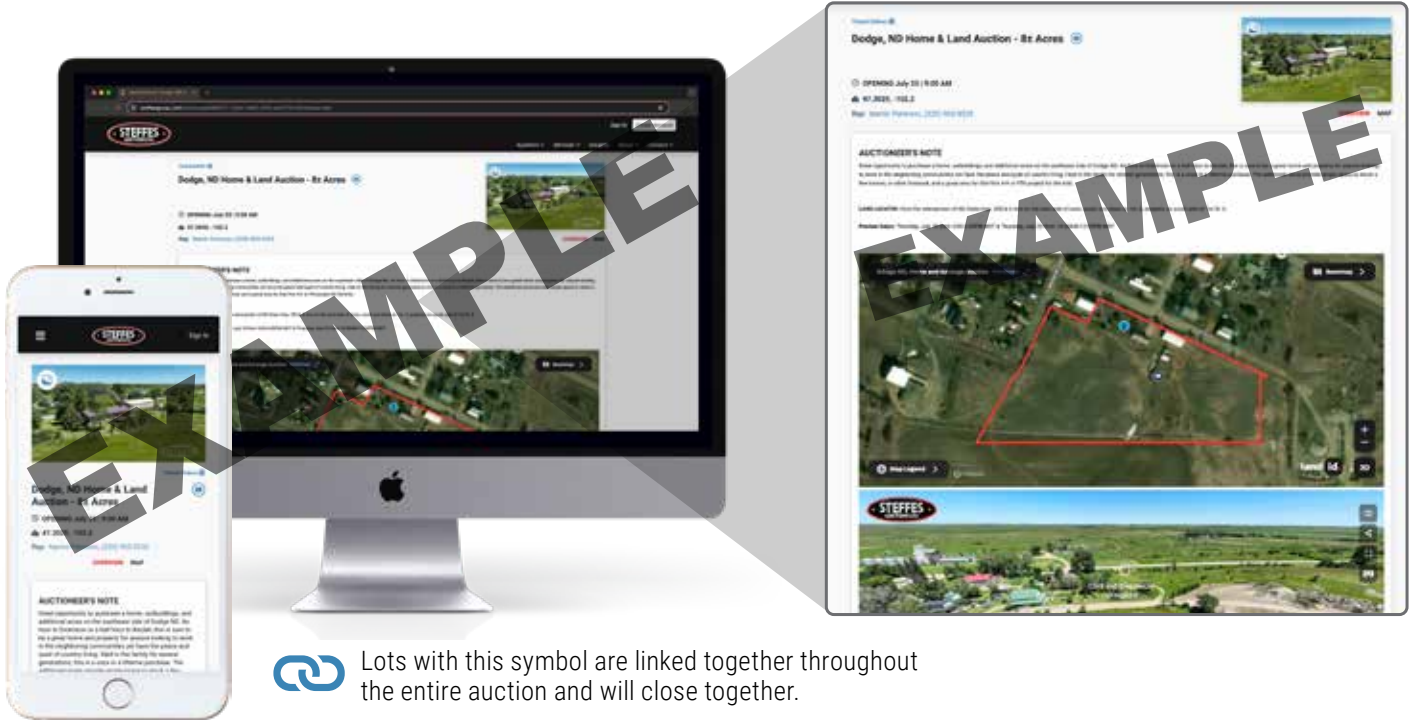
### **THE BIDDING STRATEGY**

- 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

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

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



## NOVEMBER 2025

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

# Tracts 1 & 7 Survey



# Tracts 1 & 7 Survey





**Northstar**  
Surveying

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

**CLIENT NAME:**  
Michael Powers

**PROJECT ADDRESS**  
44432 Judson Bottom Rd  
North Mankato, MN

DATE OF FIELD WORK: May 12, 2025	JOB NO: 2025009A	HORIZONTAL DATUM: Nicollet County NAD83 2011
DATE OF MAP: September 26, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20__	CHECKED BY: DSH	

**PROPOSED LEGAL DESCRIPTION FOR TRACT 1 (TO BE SPLIT FROM PID NO. 09.036.0500)**

That part of the South Half of the Southwest Quarter (S1/2 of the SW1/4) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota, lying easterly of the following described line: Commencing at the Southwest corner of said Section 35; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the south line of said S1/2 of the SW1/4, 1362.52 feet to the point of beginning of the line herein described; thence North 08 degrees 00 minutes 00 seconds East, 380.79 feet; thence North 80 degrees 00 minutes 00 seconds West, 305.00 feet; thence North 02 degrees 11 minutes 26 seconds East, 276.89 feet; thence North 04 degrees 32 minutes 50 seconds East, 632 feet, more or less, to the north line of said S1/2 of the SW1/4 and said line terminating thereat.

Containing 43.47 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 7 (TO BE SPLIT FROM PID NO. 09.036.0500)**

The Southwest Quarter of the Southeast Quarter (SW1/4 of the SE1/4) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota.

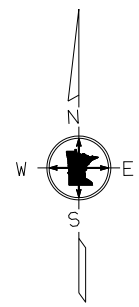
Containing 40.03 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**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.

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

### Surveyor's Notes

- 1: Northstar Surveying prepared this survey with the benefit of a title commitment issued by Fidelity National Title Insurance Company, dated May 6, 2025, Commitment No. NU-20250080-1.
- 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.



- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - (D) Hand Call

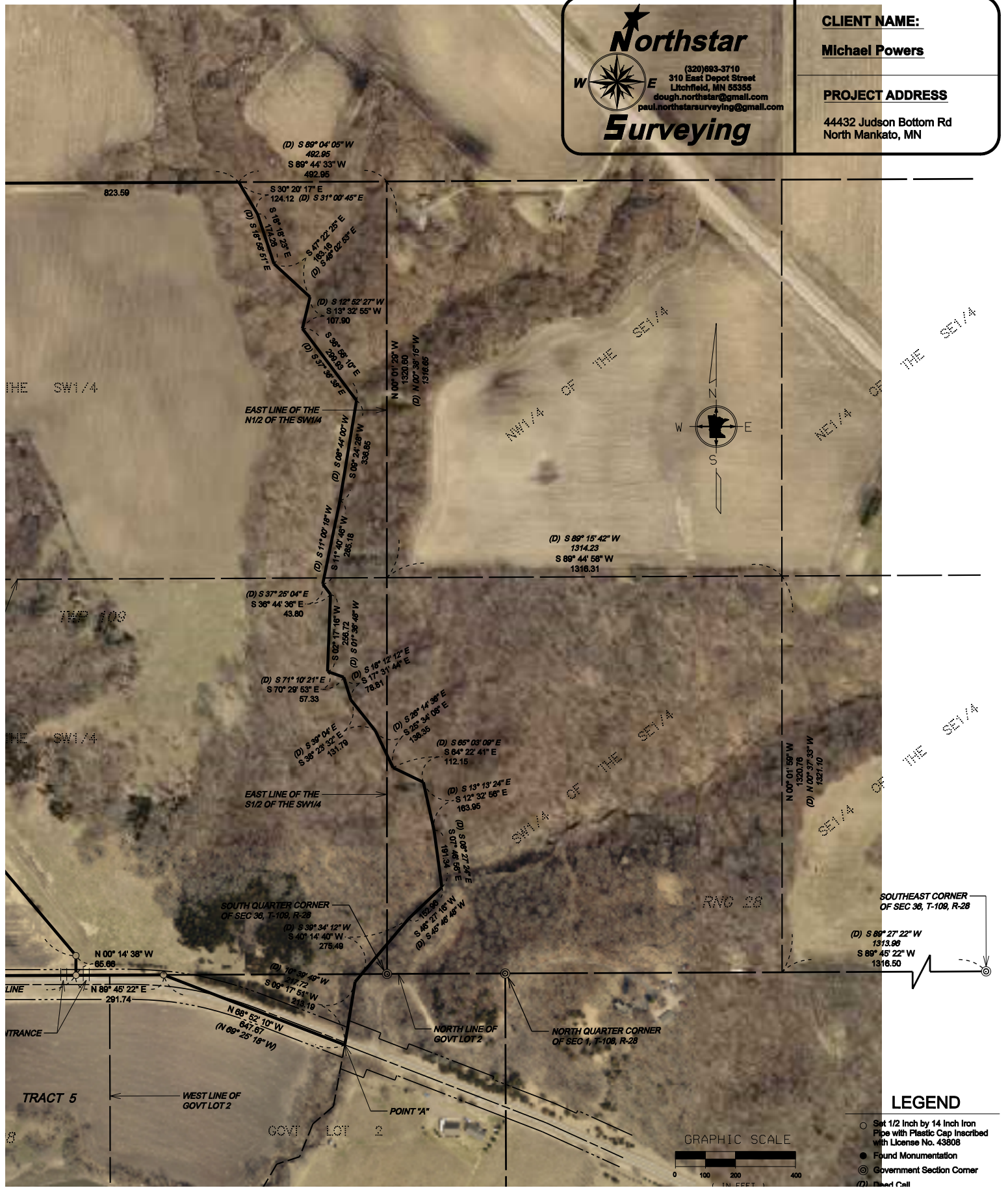


**Northstar**  
 (320)693-3710  
 310 East Depot Street  
 Litchfield, MN 55355  
 dough.northstar@gmail.com  
 paul.northstarsurveying@gmail.com

**Surveying**

**CLIENT NAME:**  
**Michael Powers**

**PROJECT ADDRESS**  
 44432 Judson Bottom Rd  
 North Mankato, MN



**LEGEND**

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

# Tract 4 Survey



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

**CLIENT NAME:**  
 Michael Powers

**PROJECT ADDRESS**  
 44432 Judson Bottom Rd  
 North Mankato, MN

DATE OF FIELD WORK: May 12, 2025  
 DATE OF MAP: October 2, 2025  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO.: 2025009B  
 DRAFTED BY: PMH  
 CHECKED BY: DSH

**HORIZONTAL DATUM:**  
 Nicollet County  
 NAD83 2011

**VERTICAL DATUM:**  
 N/A

### Surveyor's Notes

- 1: Northstar Surveying prepared this survey with the benefit of a title commitment issued by Fidelity National Title Insurance Company, dated May 6, 2025, Commitment No. NU-20250060-1.
- 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.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 8 (TO BE SPLIT FROM PID NO. 09.038.0500)**

The West 1113.00 feet of Government Lot 3 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota.

AND

That part of the South Half of the Southwest Quarter (S1/2 of the SW1/4) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota, described as follows: Commencing at a point 12 and 37/100 chains East of the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 35; thence South 1125 feet, more or less, to the point of intersection with the centerline of County Highway No. 41, said point being the point of beginning of the tract herein described; thence continue South, 193.04 feet to the south line of said S1/2 of the SW1/4; thence North 90 degrees 00 minutes 00 seconds East along said south line, 547.30 feet to a point which is 1362.62 feet easterly of the Southwest corner of said Section 35 as measured along the south line thereof; thence North 08 degrees 00 minutes 00 seconds East, 45.79 feet to a point on said centerline of County Highway No. 41; thence northwesterly along said centerline, 570 feet, more or less, to the point of beginning and there terminating.

EXCEPT

That part of Government Lot 3 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota, lying westerly of the following described line: Beginning at a point 12 and 37/100 chains East of the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 35, Township 109 North, Range 28 West; thence South to the Minnesota River.

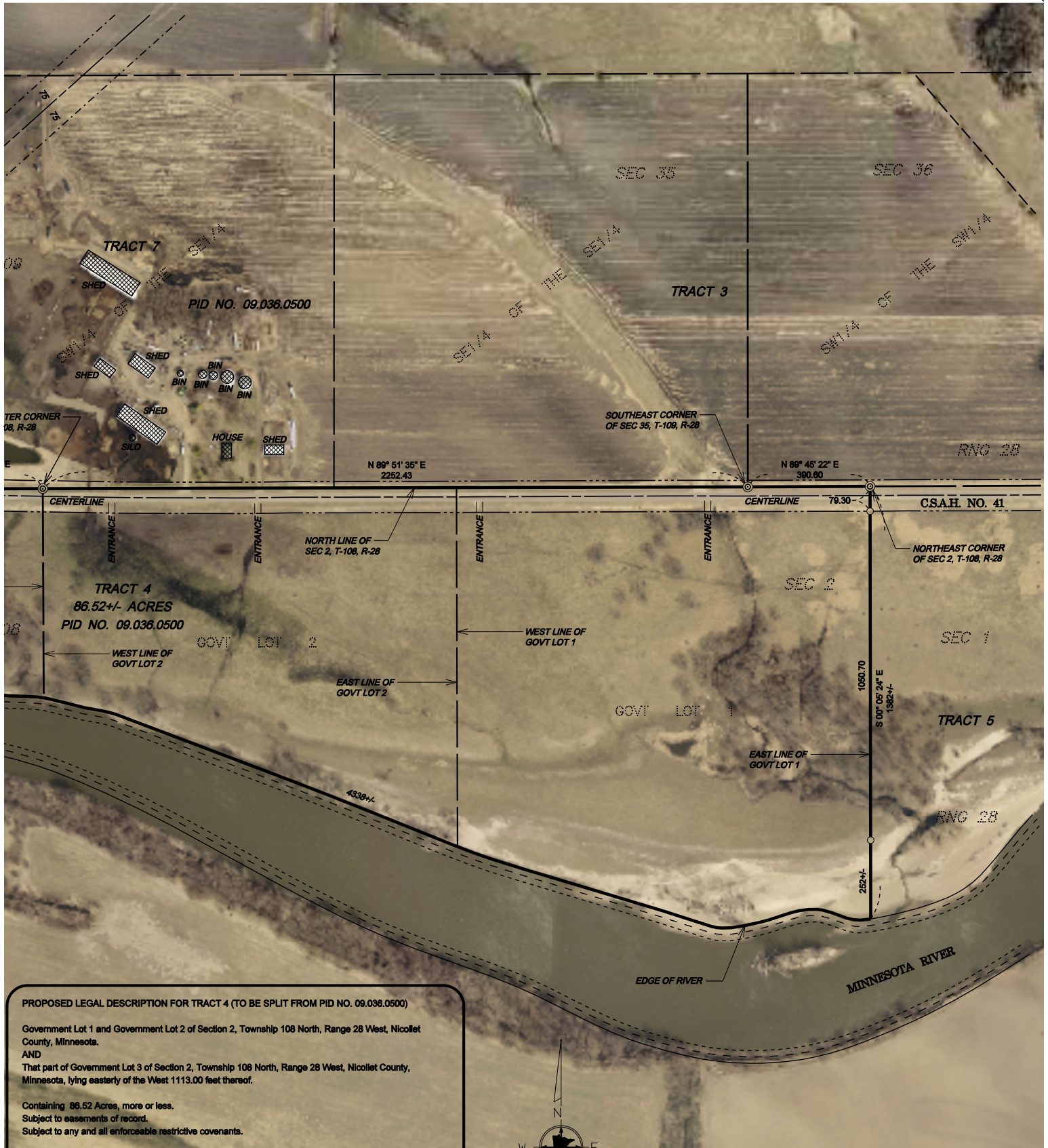
Containing 10.00 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION**

Government Lot 3 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota, AND That part of the South Half of the Southwest Quarter (S1/2 of the SW1/4) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota, containing 88.1 acres, more or less, subject to easements of record and to any and all enforceable restrictive covenants.

**CERTIFICATION**  
 and that I am a Licensed Professional Surveyor in the State of Minnesota.  
 Doug Huhn  
 Registration No. \_\_\_\_\_

# Tract 4 Survey



**PROPOSED LEGAL DESCRIPTION FOR TRACT 4 (TO BE SPLIT FROM PID NO. 09.036.0500)**

Government Lot 1 and Government Lot 2 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota.  
 AND  
 That part of Government Lot 3 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota, lying easterly of the West 1113.00 feet thereof.

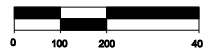
Containing 86.52 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**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.

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



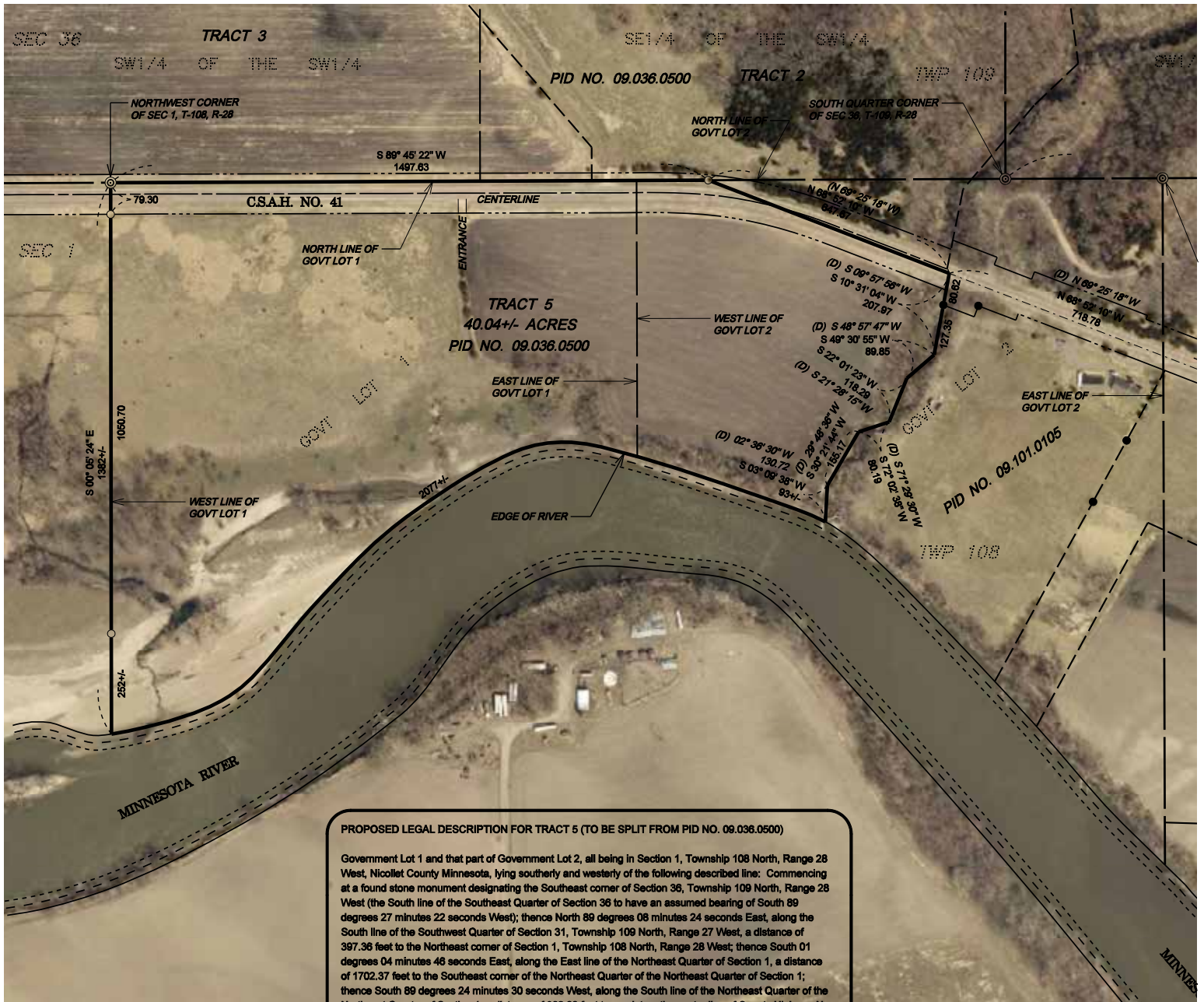
**GRAPHIC SCALE**



**LEGEND**

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

# Tract 5 Survey



**PROPOSED LEGAL DESCRIPTION FOR TRACT 5 (TO BE SPLIT FROM PID NO. 09.036.0500)**

Government Lot 1 and that part of Government Lot 2, all being in Section 1, Township 108 North, Range 28 West, Nicollet County Minnesota, lying southerly and westerly of the following described line: Commencing at a found stone monument designating the Southeast corner of Section 36, Township 109 North, Range 27 West (the South line of the Southeast Quarter of Section 36 to have an assumed bearing of South 89 degrees 27 minutes 22 seconds West); thence North 89 degrees 08 minutes 24 seconds East, along the South line of the Southwest Quarter of Section 31, Township 109 North, Range 27 West, a distance of 397.36 feet to the Northeast corner of Section 1, Township 108 North, Range 28 West; thence South 01 degrees 04 minutes 46 seconds East, along the East line of the Northeast Quarter of Section 1, a distance of 1702.37 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 1; thence South 89 degrees 24 minutes 30 seconds West, along the South line of the Northeast Quarter of Section 1, a distance of 368.00 feet to a point on the center line of County Highway No. 71; thence North 52 degrees 58 minutes 26 seconds West, along said County Highway center line, 426.85 feet; thence North 56 degrees 16 minutes 12 seconds West, along said County Highway center line, 282.53 feet; thence North 60 degrees 38 minutes 03 seconds West, along said County Highway center line, 443.48 feet; thence North 65 degrees 06 minutes 00 seconds West, along said County Highway center line, 590.06 feet; thence North 66 degrees 07 minutes 15 seconds West, along said County Highway center line, 724.03 feet; thence North 69 degrees 25 minutes 18 seconds West, along said County Highway center line, 718.78 feet to the point of intersection with the center line of the ravine; thence continue North 69 degrees 25 minutes 18 seconds West, 647.67 feet to the north line of said Government Lot 2, said point being the point of beginning of the line herein described; thence return South 69 degrees 25 minutes 18 seconds East, 647.67 feet to the point of intersection with the center line of said ravine; thence South 09 degrees 57 minutes 58 seconds West, along said ravine center line, 207.97 feet; thence South 48 degrees 57 minutes 15 seconds West, along said ravine center line, 89.85 feet; thence South 21 degrees 28 minutes 15 seconds West, along said ravine center line, 118.29 feet; thence South 71 degrees 29 minutes 30 seconds West, along said ravine center line 80.19 feet; thence South 29 degrees 48 minutes 36 seconds West, along said ravine center line, 155.17 feet; thence South 02 degrees 36 minutes 30 seconds West, along said ravine center line, 130.72 feet to the point of intersection with the northerly water's edge of the Minnesota River and said line terminating thereat.

Containing 40.04 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.

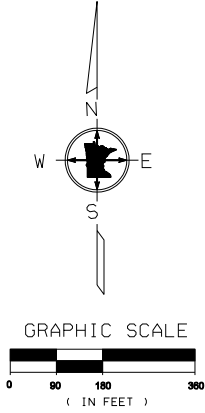
*Doug Huhn*  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota



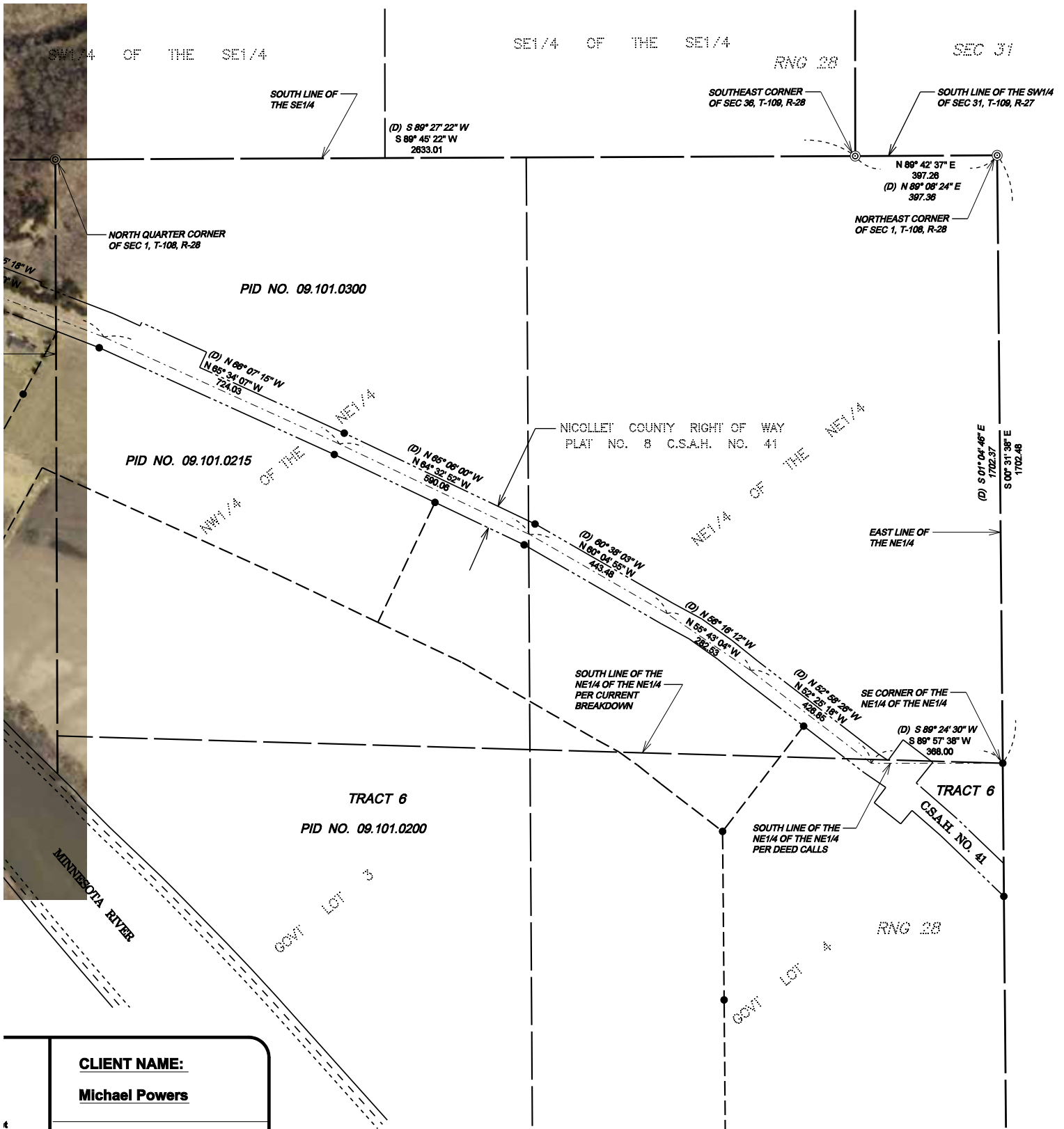
**Northstar**  
 (320)893-3710  
 310 East Depot Street  
 Litchfield, MN 55355  
 doug.northstar@gmail.com  
 paul.northstarsurveying@gmail.com

**Surveying**

DATE OF FIELD WORK: May 12, 2025	JOB NO.: 20
DATE OF MAP: September 26, 2025	DRAFTED BY:
REVISION: _____ DATE: _____, 20	CHECKED BY:
REVISION: _____ DATE: _____, 20	



# Tract 5 Survey



**CLIENT NAME:**

**Michael Powers**

**PROJECT ADDRESS**

44432 Judson Bottom Rd  
North Mankato, MN

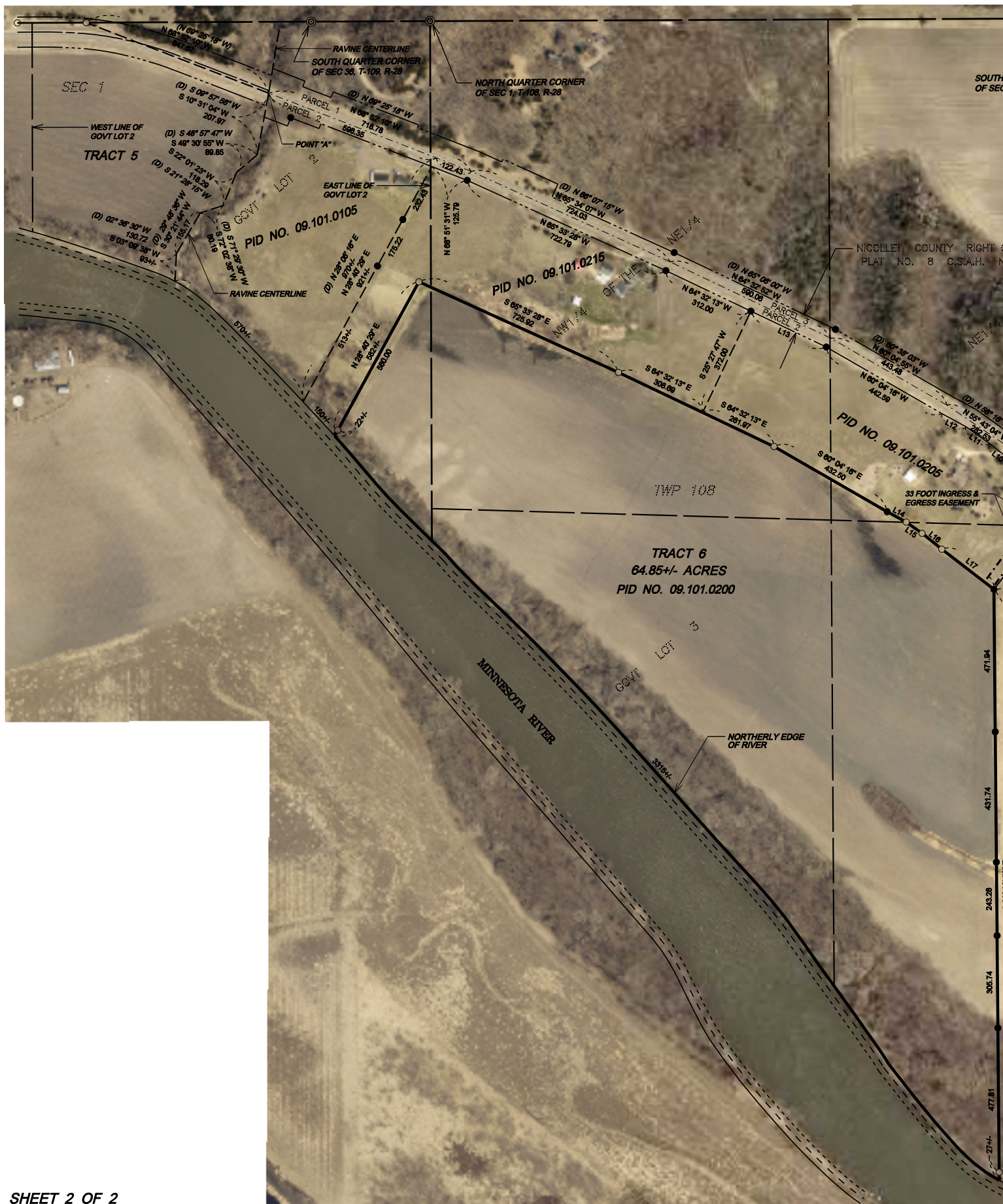
**Surveyor's Notes**

- 1: Northstar Surveying prepared this survey with the benefit of a title commitment issued by Fidelity National Title Insurance Company, dated May 6, 2025, Commitment No. NU-20250080-1.
- 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.

**LEGEND**

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

# Tract 6 Survey



SHEET 2 OF 2

# Tract 6 Survey





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

**Surveying**

**CLIENT NAME:**  
Michael Powers

**PROJECT ADDRESS**  
 Sec 1, Twp 108, Rng 28

DATE OF FIELD WORK: May 12, 2025	JOB NO: 2025009E	HORIZONTAL DATUM: Nicollet County NAD83 2011
DATE OF MAP: October 2, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20__	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20__		

**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.

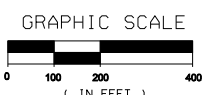
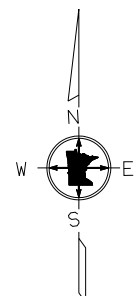
*Doug Huhn*

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

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- 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.

LINE	BEARING	DISTANCE
L1	N 48° 07' 01" W	244.68
L2	N 48° 48' 24" W	107.67
L3	S 39° 58' 51" W	48.78
L4	N 51° 31' 09" W	94.75
L5	N 38° 58' 51" E	53.82
L6	N 55° 48' 08" W	72.91
L7	N 52° 24' 39" W	428.18
L8	N 52° 24' 39" W	214.08
L9	N 52° 24' 39" W	214.08
L10	N 51° 13' 24" W	91.02
L11	N 54° 38' 38" W	97.81
L12	N 61° 28' 02" W	89.51
L13	N 64° 32' 13" W	276.48
L14	S 61° 28' 02" E	71.76
L15	S 54° 38' 38" E	64.43
L16	S 51° 13' 24" E	83.88
L17	S 52° 24' 39" E	217.93
L18	S 89° 57' 38" E	197.82
L19	S 00° 30' 59" E	280.82
L20	N 48° 07' 01" W	181.60
L21	N 48° 48' 24" W	150.86
L22	N 38° 46' 51" E	70.63

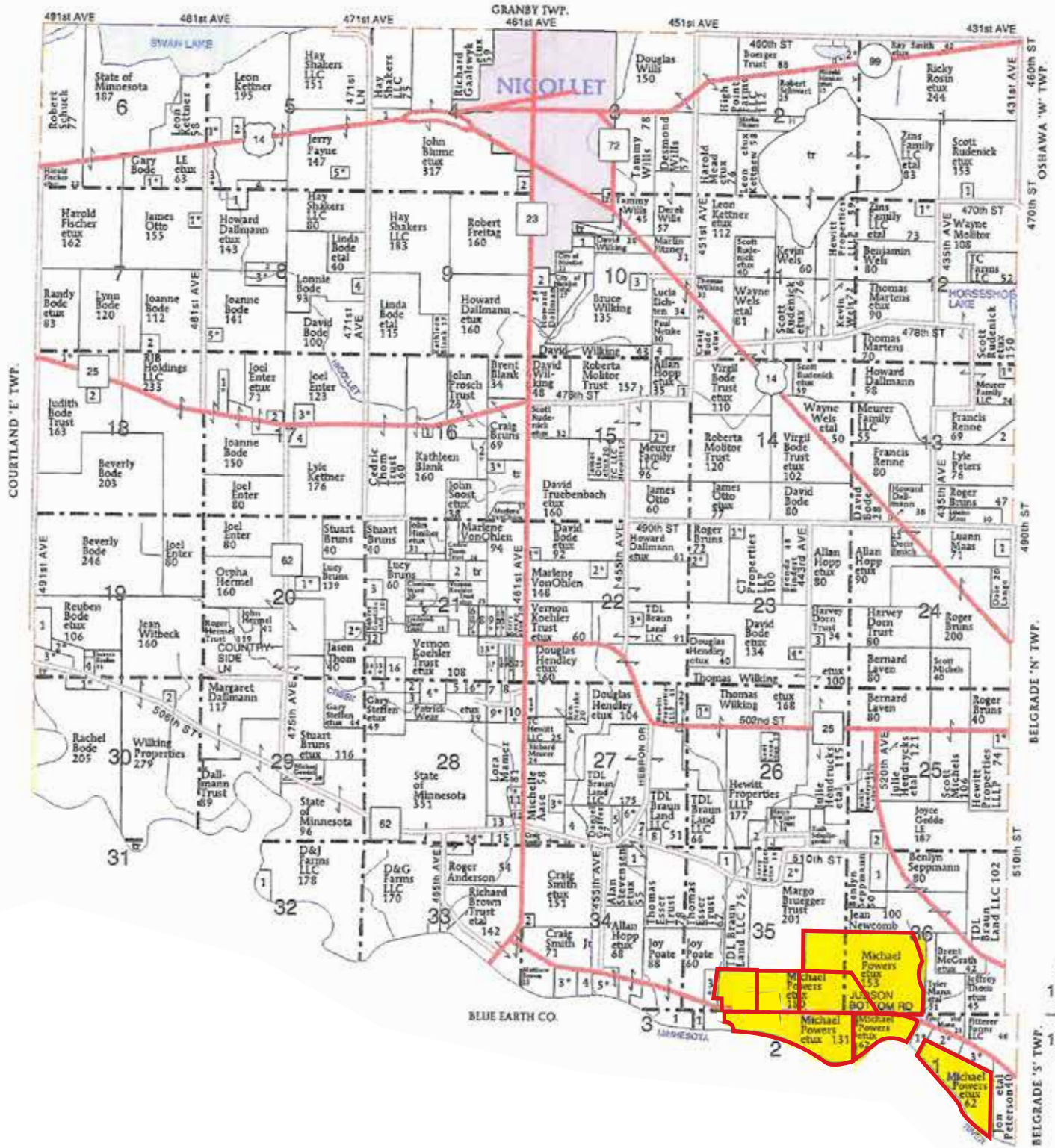


- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - (D) Dead End

T-108-109-N

# NICOLLET PLAT

R-28-W



# Aerial Map

## NICOLLET COUNTY, MN – NICOLLET TOWNSHIP

**Land Located:** From Mankato, MN, 1.0 miles west on Lookout Dr, 6.9 miles west on Judson Bottom Rd. Land is on the north and south side of the road.

**Description:** E 1/2 SE 1/4 35-109-28ACRES 80.00 SW 1/4 OF SE 1/4 35-109-28ACRES 40.00 E 55 1/4AC OF S 1/2 SW 1/4 "EX 10AC" 35 109 28AC45.25 S 1/2 OF SEC 36 LYING WOF RAVINE CL 36-109-28ACRES 152.80 GL 1 1-108-28ACRES 28.70 GL2 LYING WOF RAVINE CL 1-108-28ACRES 13.35 GL 1 2-108-28 ACRES 45.20 GL 2 2-108-28 ACRES 27.63 GL 3 "EX 5.25 AC" 2-108-28 ACRES 31.15 TOTAL ACRES 464.08 & N 1/2 NE 1/4 LYG SOFCR 71 "EX 1.8 7 AC PCL2 ROW PLATS", "EX9.31AC ", "EX.36AC" & "EX 9.47 AC"= 11.64AC CR/15.39 AC PL; GL3= 30AC CR/ 25.4AC PL;GL4 "EX.69 AC", "EX9.64AC" & "EX.99 AC PCL2 ROWS", "EX ELY 785.62'+/-" = 16.28AC CR/ 25.68 PL;GL2 LYG EOF RAVINE CL&SOFCR 71 "EX PCL2 ROW PLAT8 ", "EX 11AC", "EX2.53AC" = 3.61AC ; TOTAL=61.53AC CR/70.08AC

**Total Acres:** 525.63±

**PID #:** 09.036.0500 & 09.101.0200

**To Be Sold in 7 Tracts!**



# Tract 1 Details

**Description:** That part of the South Half of the Southwest Quarter (S112 of the SW114) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota, lying easterly of the following described line: Commencing at the Southwest corner of said Section 35; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the south line of said S112 of the SW1/4, 1362.52 feet to the point of beginning of the line herein described; thence North 08 degrees 00 minutes 00 seconds East, 360.79 feet; thence North 80 degrees 00 minutes 00 seconds West, 305.00 feet; thence North 02 degrees 11 minutes 26 seconds East, 276.69 feet; thence North 04 degrees 32 minutes 50 seconds East, 632 feet, more or less, to the north line of said S112 of the SW114 and said line terminating thereat.

**Total Acres:** 43.47± (See survey, Tract 1)

**Cropland Acres:** 31.93±

**PID #:** 09.036.0500 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 40.5

**Soils:** Tilfer silty clay loam (52.6%), Copaston loam (27.0%), Joliet silty clay loam (20.4%)

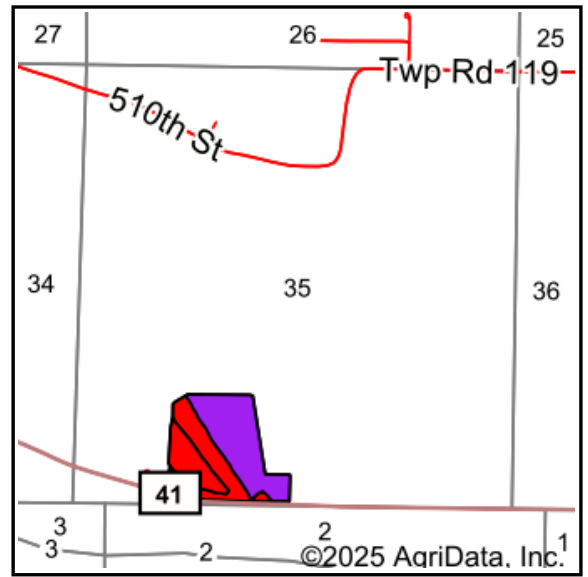
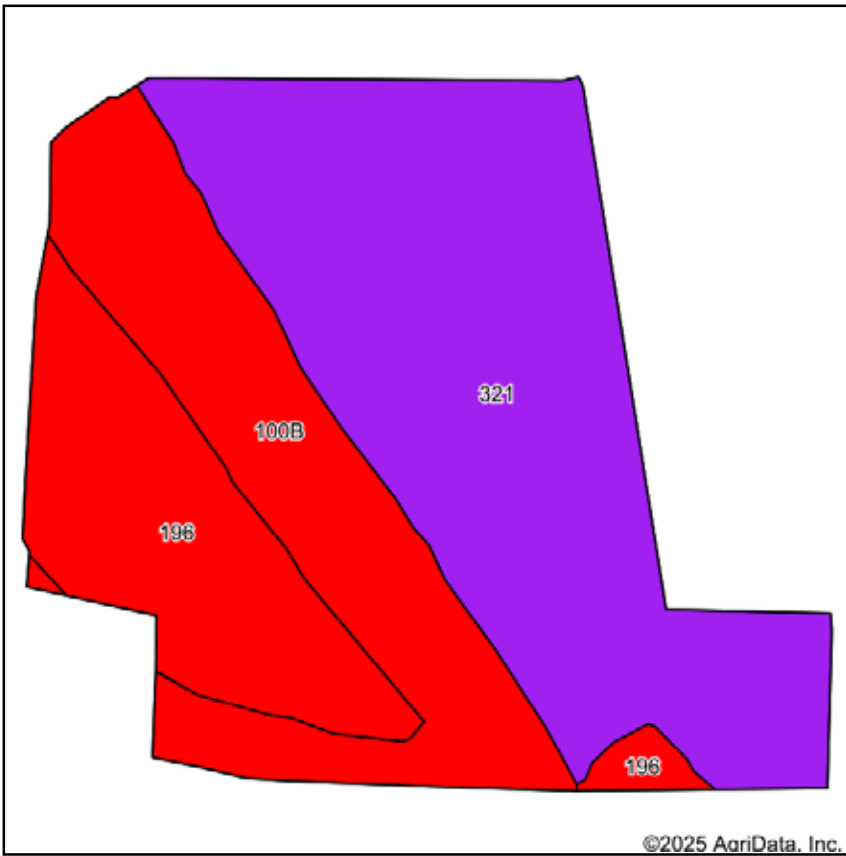
**Taxes (2025):** \$6,552.00 (For entire land. New tax amount TBD)

**Easement in favor of Blue Earth-Nicollet Cooperative Electric Association**

**NO US Fish & Wildlife Easement**



# Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
321	Tilfer silty clay loam	16.79	52.6%		IIIw	51
100B	Copaston loam, 1 to 6 percent slopes	8.63	27.0%		IIIe	31
196	Joliet silty clay loam	6.51	20.4%		IVw	26
<b>Weighted Average</b>					<b>3.20</b>	<b>40.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 2 Details

**Description:** See survey

**Total Acres:** 160.68± (See survey, Tract 2)

**Cropland Acres:** 25.84±

**PID #:** 09.036.0500 (That part of, new legal & PID# to be assigned)

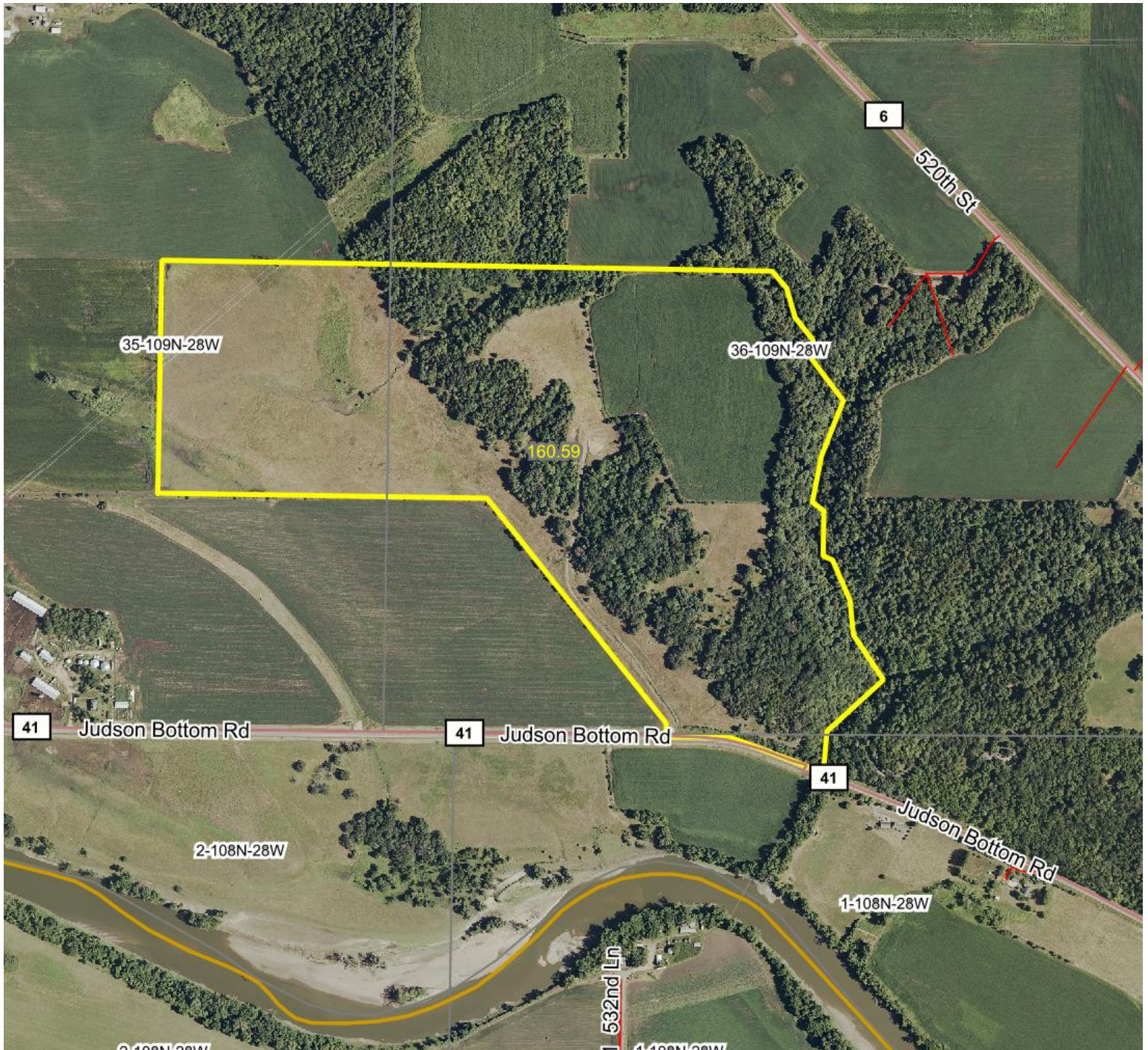
**Crop Productivity Index:** 96

**Soils:** Reedslake-LeSueur complex (67.3%), Le Sueur loam (27.7%), Lester loam (4.1%)

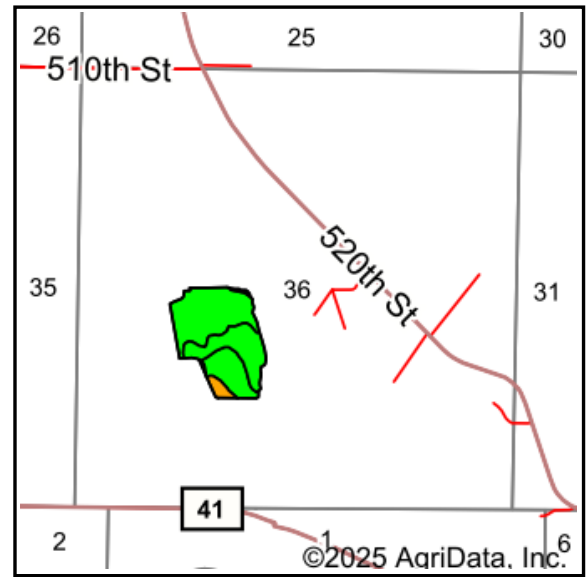
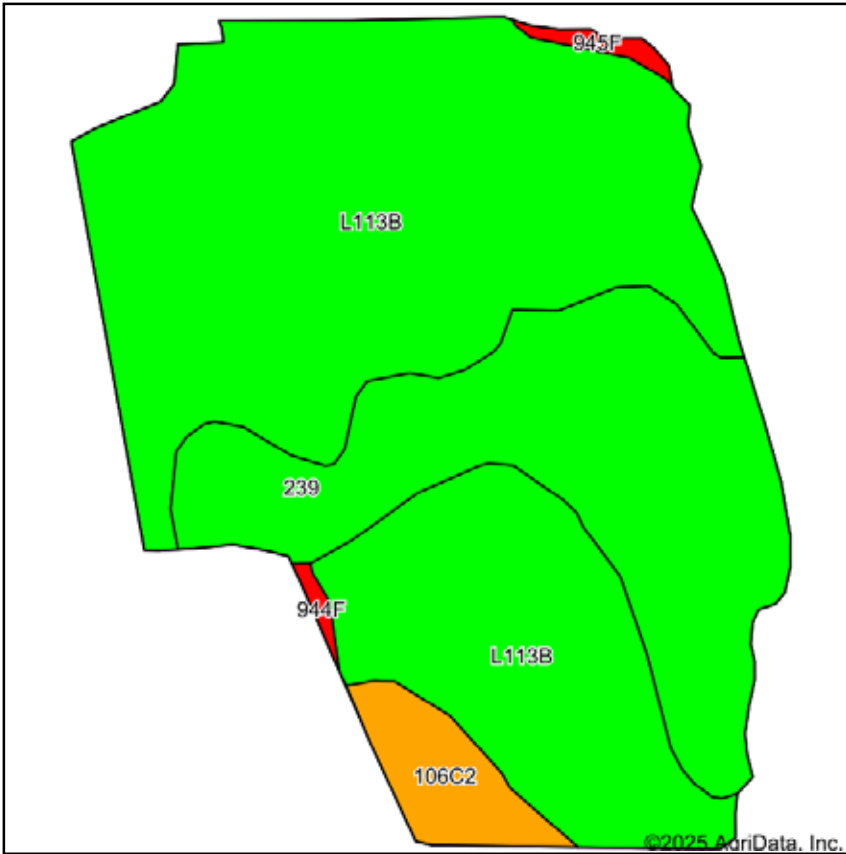
**Taxes (2025):** \$6,552.00 (For entire land. New tax amount TBD)

**Easement in favor of Blue Earth-Nicollet Cooperative Electric Association**

**NO US Fish & Wildlife Easement**



# Tract 2 Soils Map



Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	17.38	67.3%		IIe	98
239	Le Sueur loam, 1 to 3 percent slopes	7.15	27.7%		Iw	97
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.07	4.1%		IIIe	76
945F	Lester-Belview complex, 22 to 40 percent slopes	0.16	0.6%		VIIe	6
944F	Lester-Storden-Estherville complex, 18 to 70 percent slopes	0.08	0.3%		VIIe	5
<b>Weighted Average</b>					<b>1.81</b>	<b>96</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 3 Details

**Description:** The Southeast Quarter of the Southeast Quarter (SE1/4 of the SE1/4) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota. AND That part of the South Half of the Southwest Quarter (S1/2 of the SW1/4) of Section 36, Township 109 North, Range 28, West, Nicollet County, Minnesota, lying westerly of the following described line: Commencing at the Southwest corner of said Section 36; thence on an assumed bearing of North 89 degrees 45 minutes 22 seconds East along the south line of said S1/2 of the SW1/4, 1596.48 feet to the point of beginning of the line herein described; thence North 00 degrees 14 minutes 38 seconds West, 83.80 feet; thence North 40 degrees 53 minutes 18 seconds West, 1629.67 feet to the north line of said S1/2 of the SW1/4 and said line terminating thereat.

**Total Acres:** 73.21± (See survey, Tract 3)

**Cropland Acres:** Approximately 71±

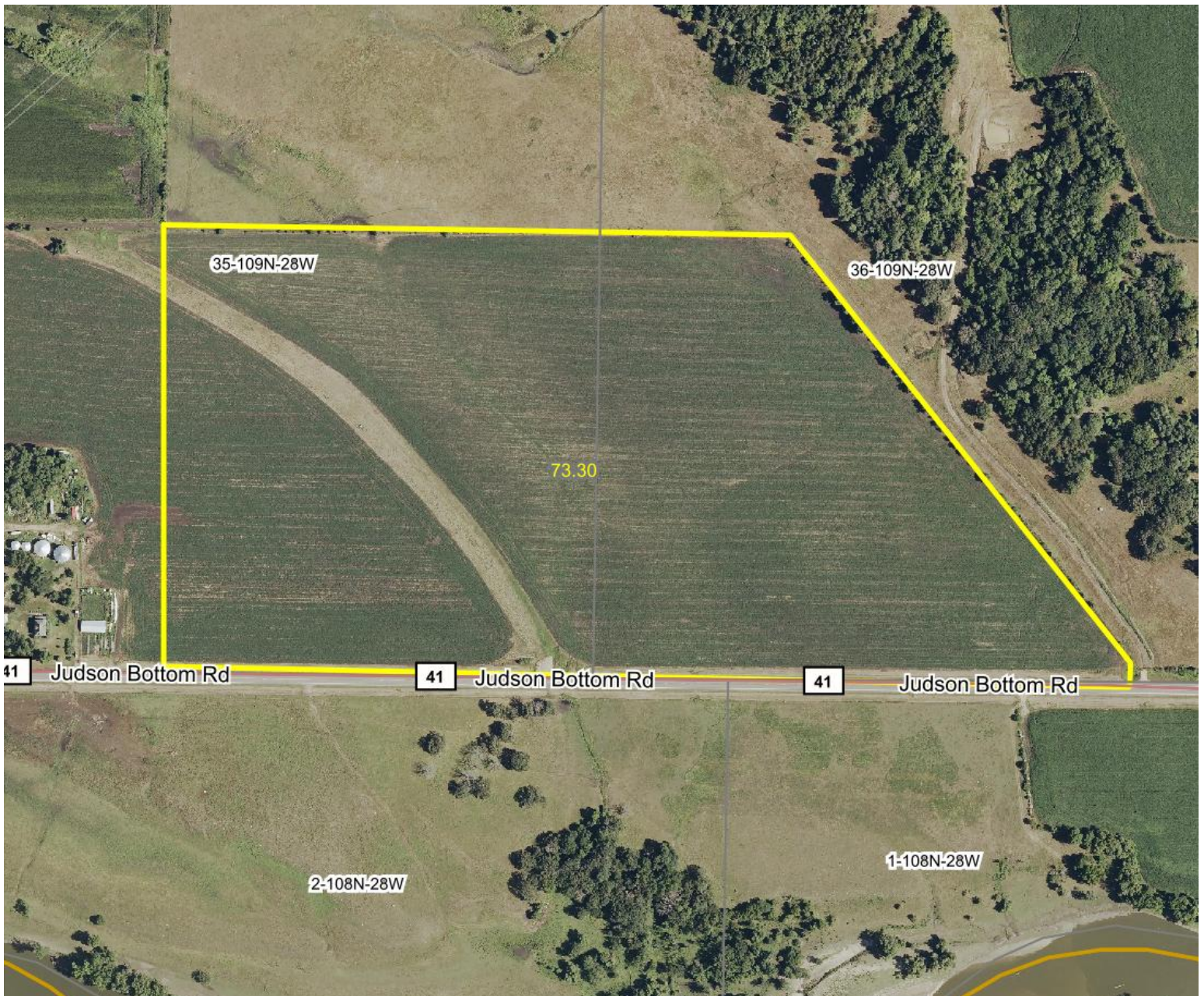
**PID #:** 09.036.0500 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 41.8

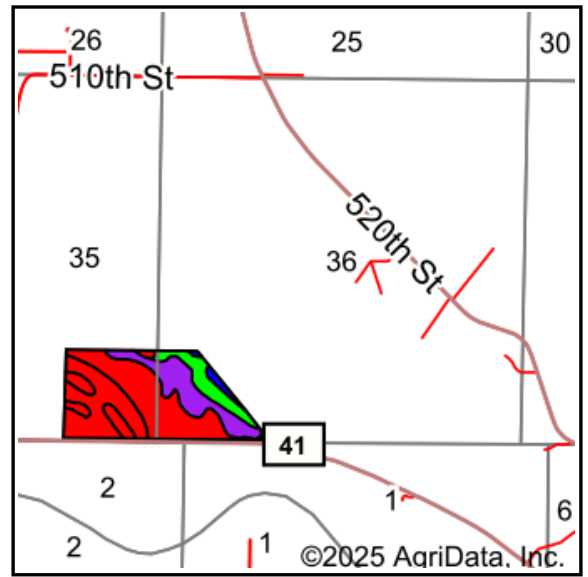
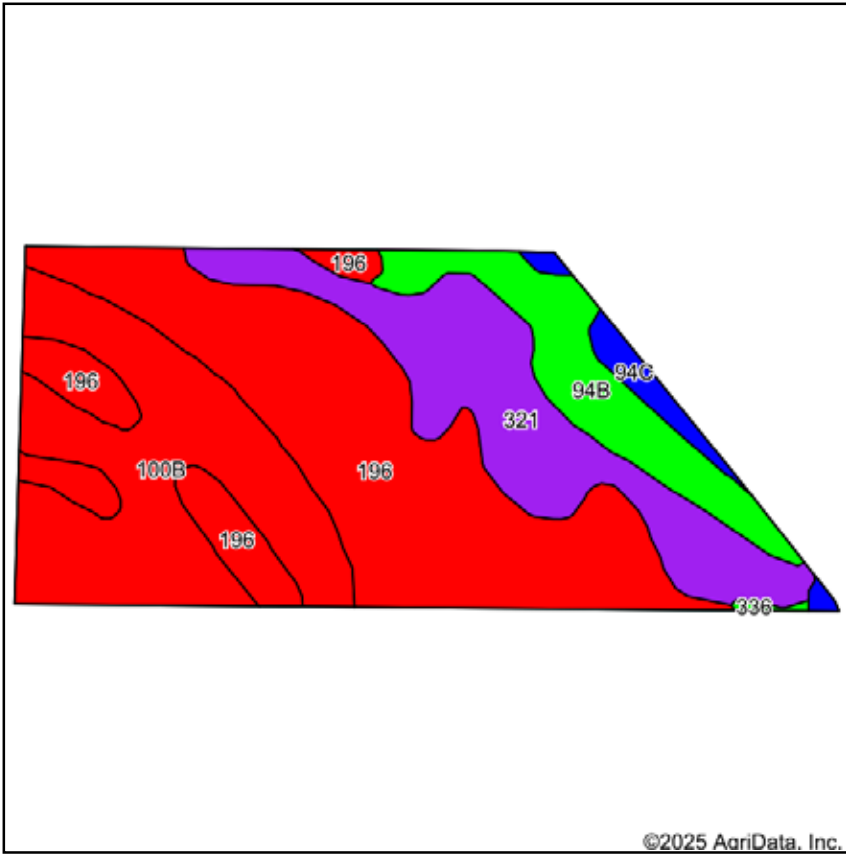
**Soils:** Joliet silty clay loam (41.3%), Copaston loam (25.5%), Tilfer silty clay loam (19.9%), Terril loam (10.7%), Terril loam (2.4%)

**Taxes (2025):** (2025): \$6,552.00 (For entire land. New tax amount TBD)

**NO US Fish & Wildlife Easement**



# Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
196	Joliet silty clay loam	29.37	41.3%		IVw	26
100B	Copaston loam, 1 to 6 percent slopes	18.12	25.5%		IIIe	31
321	Tilfer silty clay loam	14.12	19.9%		IIIw	51
94B	Terril loam, 2 to 6 percent slopes	7.60	10.7%		Ile	99
94C	Terril loam, 6 to 12 percent slopes	1.74	2.4%		IIIe	90
336	Delft clay loam, 0 to 2 percent slopes	0.16	0.2%		IIw	94
<b>Weighted Average</b>					<b>3.30</b>	<b>41.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 4 Details

**Description:** The West 1113.00 feet of Government Lot 3 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota. AND That part of the South Half of the Southwest Quarter (S112 of the SW114) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota, described as follows: Commencing at a point 12 and 371100 chains East of the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 35; thence South 1125 feet, more or less, to the point of intersection with the centerline of County Highway No. 41, said point being the point of beginning of the tract herein described; thence continue South, 193.04 feet to the south line of said S1/2 of the SW114; thence North 90 degrees 00 minutes 00 seconds East along said south line, 547.30 feet to a point which is 1362.52 feet easterly of the Southwest corner of said Section 35 as measured along the south line thereof; thence North 08 degrees 00 minutes 00 seconds East, 45.79 feet to a point on said centerline of County Highway No. 41; thence northwesterly along said centerline, 570 feet, more or less, to the point of beginning and there terminating. EXCEPT That part of Government Lot 3 of Section 2, Township 108 North, Range 28 West, Nicollet County, Minnesota, lying westerly of the following described line: Beginning at a point 12 and 37/100 chains East of the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 35, Township 109 North, Range 28 West; thence South to the Minnesota River.

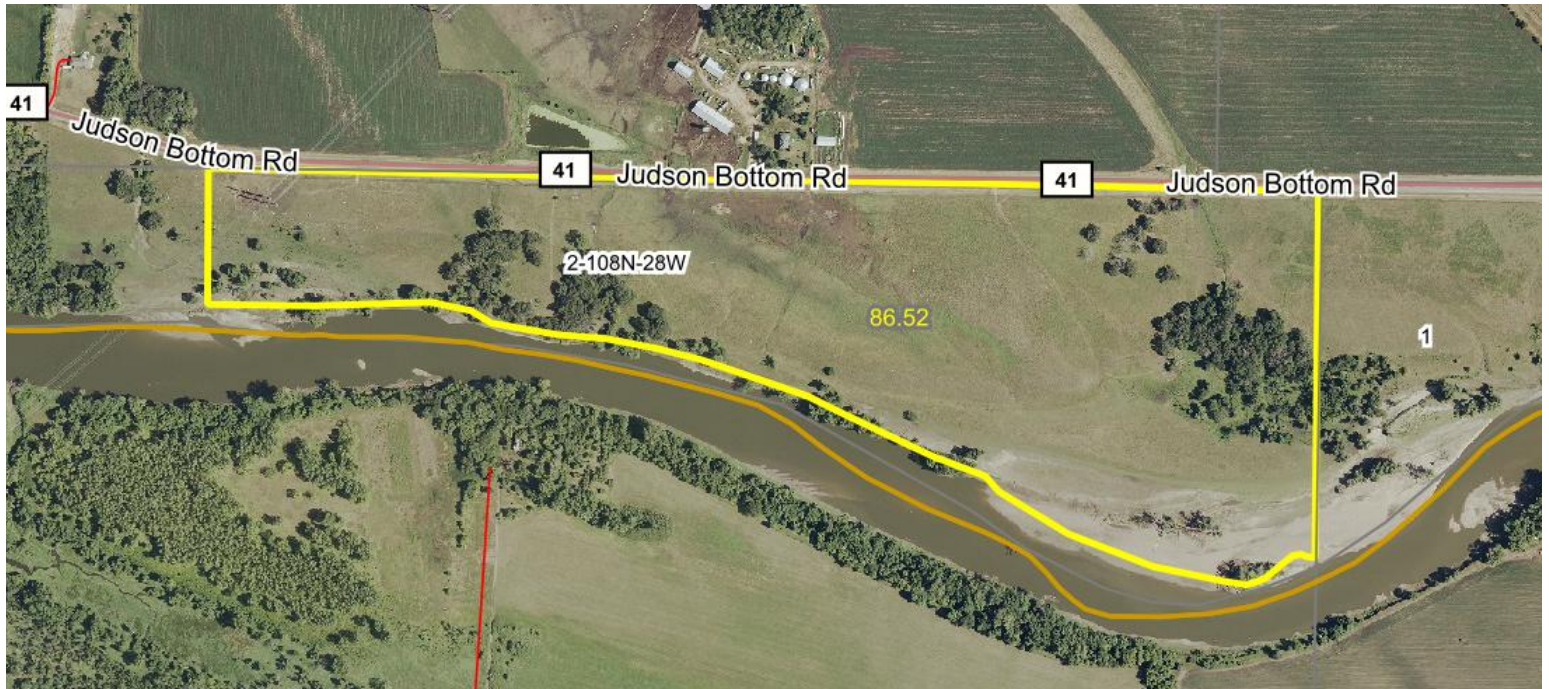
**Total Acres:** 86.52± (See survey, Tract 4)

**PID #:** 09.036.0500 (That part of, new legal & PID# to be assigned)

**Taxes (2025):** \$6,552.00 (For entire land. New tax amount TBD)

**Easement in favor of Blue Earth-Nicollet Cooperative Electric Association**

**NQ US Fish & Wildlife Easement**



# Tract 5 Details

**Description:** Government Lot 1 and that part of Government Lot 2, all being in Section 1, Township 108 North, Range 28 West, Nicollet County Minnesota, lying southerly and westerly of the following described line: Commencing at a found stone monument designating the Southeast corner of Section 36, Township 109 North, Range 28 West (the South line of the Southeast Quarter of Section 36 to have an assumed bearing of South 89 degrees 27 minutes 22 seconds West); thence North 89 degrees 08 minutes 24 seconds East, along the South line of the Southwest Quarter of Section 31, Township 109 North, Range 27 West, a distance of 397.36 feet to the Northeast corner of Section 1, Township 108 North, Range 28 West; thence South 01 degrees 04 minutes 46 seconds East, along the East line of the Northeast Quarter of Section 1, a distance of 1702.37 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 1; thence South 89 degrees 24 minutes 30 seconds West, along the South line of the Northeast Quarter of the Northeast Quarter of Section 1, a distance of 368.00 feet to a point on the center line of County Highway No. 71; thence North 52 degrees 58 minutes 26 seconds West, along said County Highway center line, 426.85 feet; thence North 56 degrees 16 minutes 12 seconds West, along said County Highway center line, 282.53 feet; thence North 60 degrees 38 minutes 03 seconds West, along said County Highway center line, 443.48 feet; thence North 65 degrees 06 minutes 00 seconds West, along said County Highway center line, 590.06 feet; thence North 66 degrees 07 minutes 15 seconds West, along said County Highway center line, 724.03 feet; thence North 69 degrees 25 minutes 18 seconds West, along said County Highway center line, 718.78 feet to the point of intersection with the center line of the ravine; thence continue North 69 degrees 25 minutes 18 seconds West, 647.67 feet to the north line of said Government Lot 2, said point being the point of beginning of the line herein described; thence return South 69 degrees 25 minutes 18 seconds East, 647.67 feet to the point of intersection with the center line of said ravine; thence South 09 degrees 57 minutes 56 seconds West, along said ravine center line, 207.97 feet; thence South 48 degrees 57 minutes 47 seconds West, along said ravine center line, 89.85 feet; thence South 21 degrees 28 minutes 15 seconds West, along said ravine center line, 118.29 feet; thence South 71 degrees 29 minutes 30 seconds West, along said ravine center line 80.19 feet; thence South 29 degrees 48 minutes 36 seconds West, along said ravine center line, 155.17 feet; thence South 02 degrees 36 minutes 30 seconds West, along said ravine center line, 130.72 feet to the point of intersection with the northerly wate(s) edge of the Minnesota River and said line terminating thereat.

**Total Acres:** 40.04± (See survey, Tract 5)

**Cropland Acres:** 12.51±

**PID #:** 09.036.0500 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 87.3

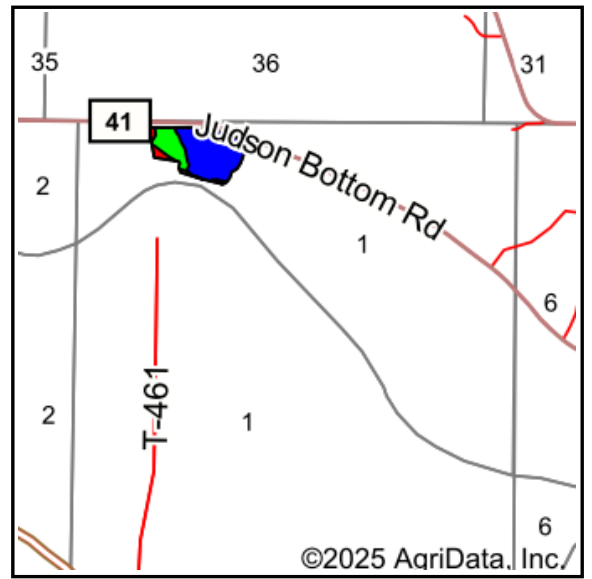
**Soils:** Terril loam (70.9%), Delft clay loam (22.0%), Copaston loam (3.7%), Minneiska sandy loam (1.9%), Joliet silty clay loam (1.5%)

**Taxes (2025):** \$6,552.00 (For entire land. New tax amount TBD)

**NQ US Fish & Wildlife Easement**



# Tract 5 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
94C	Terril loam, 6 to 12 percent slopes	8.87	70.9%	Blue	IIIe	90
336	Delft clay loam, 0 to 2 percent slopes	2.75	22.0%	Green	IIw	94
100B	Copaston loam, 1 to 6 percent slopes	0.46	3.7%	Red	IIIe	31
463A	Minneiska sandy loam, 0 to 2 percent slopes	0.24	1.9%	Yellow	IIw	65
196	Joliet silty clay loam	0.19	1.5%	Red	IVw	26
<b>Weighted Average</b>					<b>2.78</b>	<b>87.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 6 Details

**Description:** See survey

**Total Acres:** 64.85± (See survey, Tract 6)

**Cropland Acres:** 49.89±

**PID #:** 09.101.0200

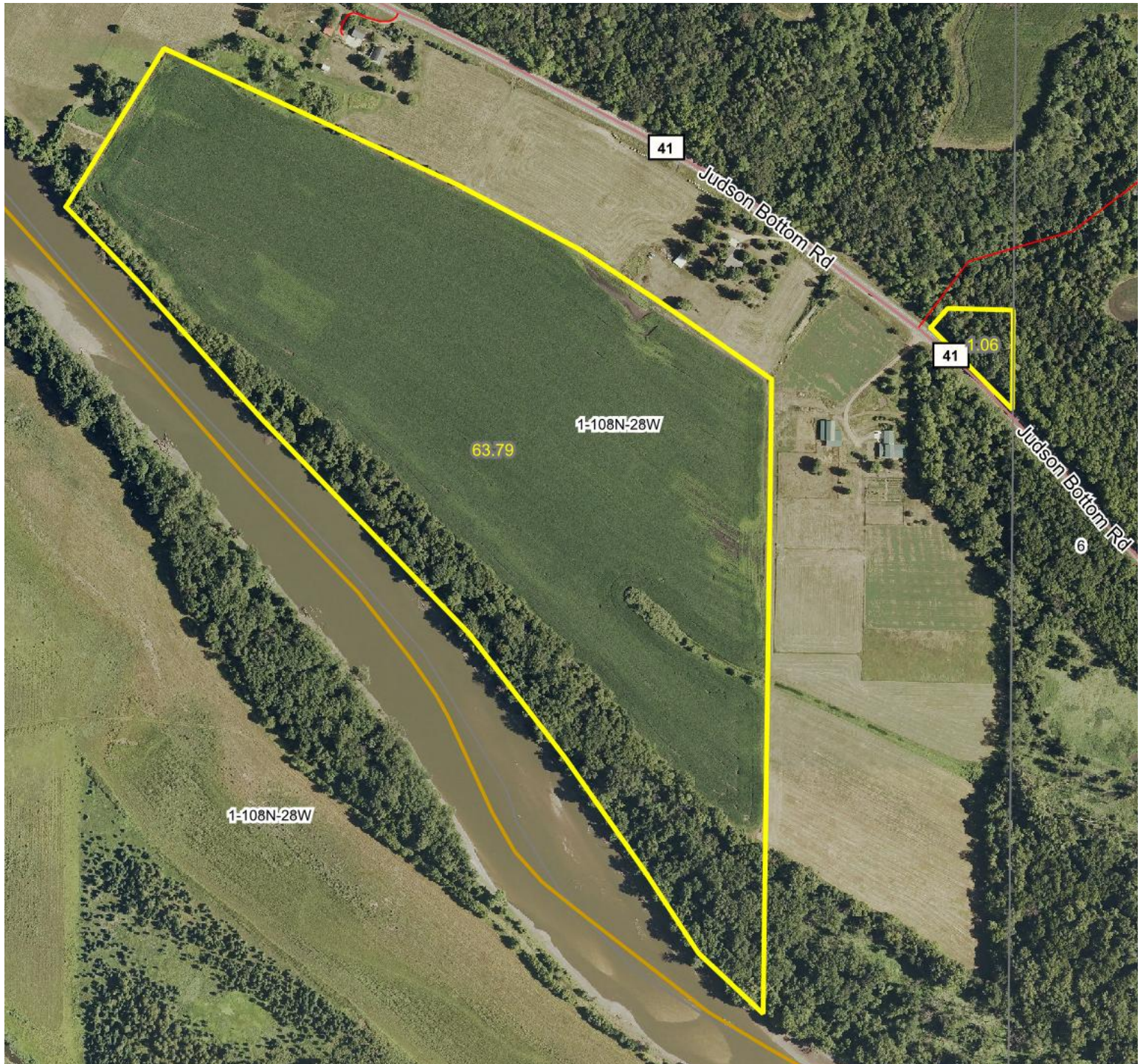
**Crop Productivity Index:** 78.3

**Soils:** Millington clay loam (57.9%), Minneiska sandy loam (29.5%), Terril loam (12.2%)

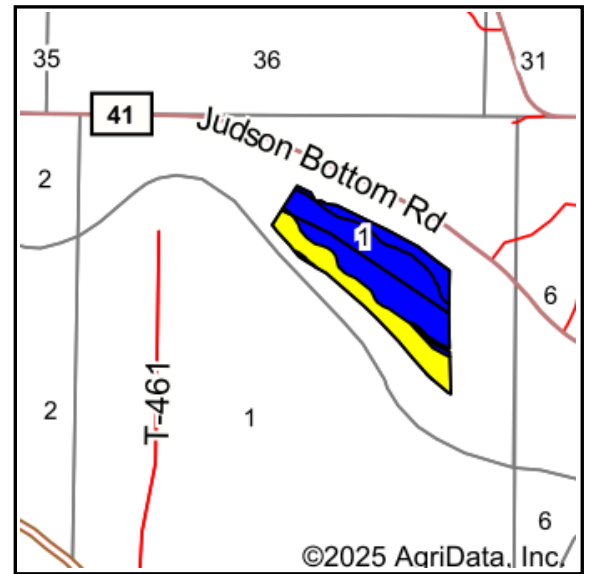
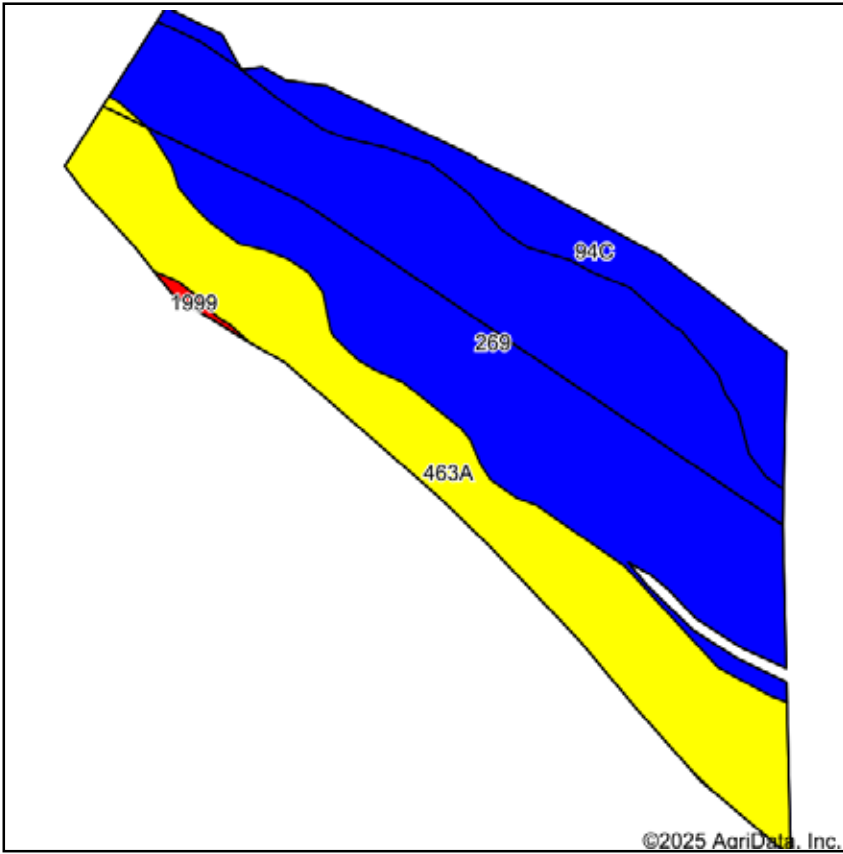
**Taxes (2025):** \$1,026.00

**NO US Fish & Wildlife Easement**

**Includes 33' ingress & egress easement**



# Tract 6 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
269	Millington clay loam	28.88	57.9%		IIw	83
463A	Minneiska sandy loam, 0 to 2 percent slopes	14.73	29.5%		IIw	65
94C	Terril loam, 6 to 12 percent slopes	6.11	12.2%		IIIe	90
1999	Minneiska-Kalmarville complex, frequently flooded	0.18	0.4%		Vw	20
<b>Weighted Average</b>					<b>2.13</b>	<b>78.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 7 Details

**Address:** 44432 Judson Bottom Road, North Mankato, MN 56003

**Description:** The Southwest Quarter of the Southeast Quarter (SW114 of the SE114) of Section 35, Township 109 North, Range 28 West, Nicollet County, Minnesota.

**Total Acres:** 40.03± (See survey, Tract 7)

**Cropland Acres:** Approximately 10.58±

**PID #:** 09.036.0500 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 28.7

**Soils:** Copaston loam (54.8%), Joliet silty clay loam (45.2%)

**Taxes (2025):** \$6,552.00 (For entire land. New tax amount TBD)

**Easement in favor of Blue Earth-Nicollet Cooperative Electric Association**

**NO US Fish & Wildlife Easement**



# Tract 7 Details

## HOUSE DETAILS

Built 1911  
(6) Bedrooms  
(1) Full Bathroom  
(1) ½ Bathroom  
Kitchen  
Dining room  
Living room  
Laundry closet  
Appliances included: Dishwasher, refrigerator, stove/oven, washer and dryer  
Staircase to full unfinished attic  
LP boiler hot water heat  
Artisan well with pump  
LP water heater  
Water softener  
LP tank is rented from Central Region Coop  
Seller states roof is 10 years old  
Non-compliant septic to be brought to compliance at the buyer's expense  
(5) Grain bins

(1) 40,000± bu.

(1) 20,000± bu.

(2) 9,000± bu.

(1) 6,000± bu.

### Pole Barn

40'x80'

Concrete floor

### Loafing Shed

48'x180'

Concrete floor

Concrete retaining walls

### Loafing Shed

50'x120'

Dirt floor

### Barn

35'x60'

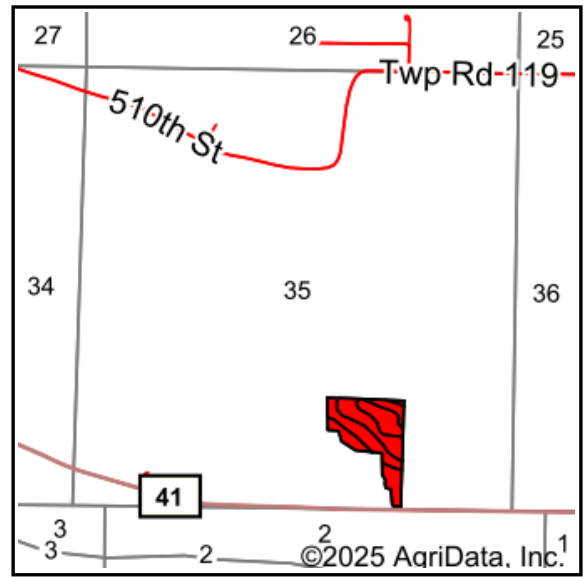
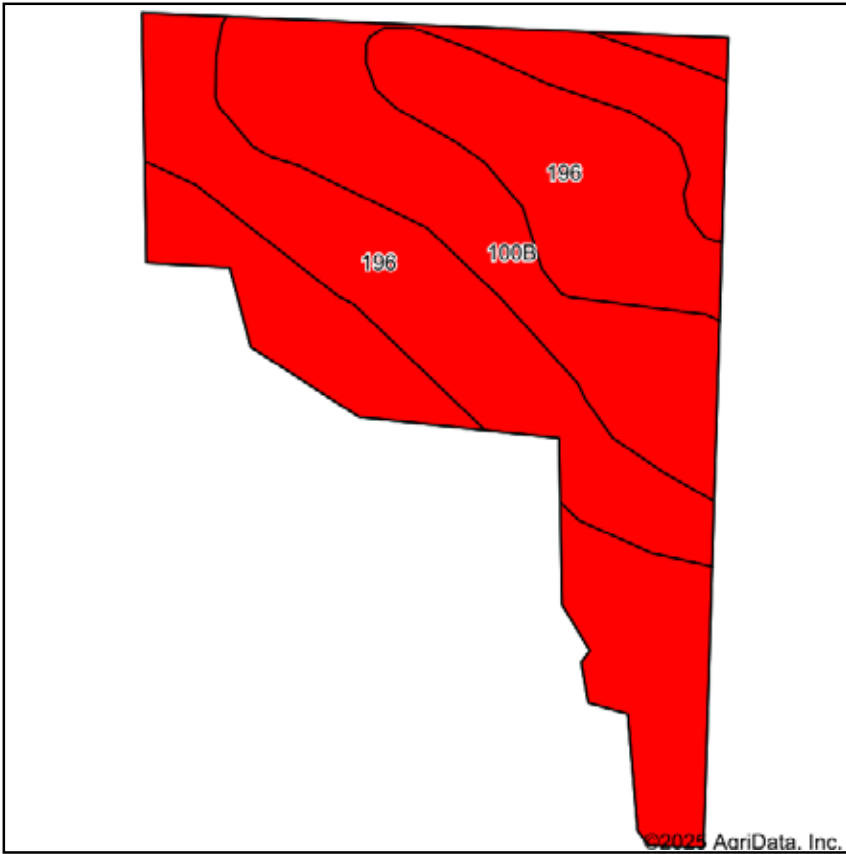
Tin roof



# Tract 7 Photos



# Tract 7 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
100B	Copaston loam, 1 to 6 percent slopes	8.21	54.8%		IIIe	31
196	Joliet silty clay loam	6.76	45.2%		IVw	26
<b>Weighted Average</b>					<b>3.45</b>	<b>28.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tracts 1 - 5 & 7 FSA Map & Abbreviated 156 Farm Records

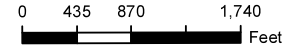
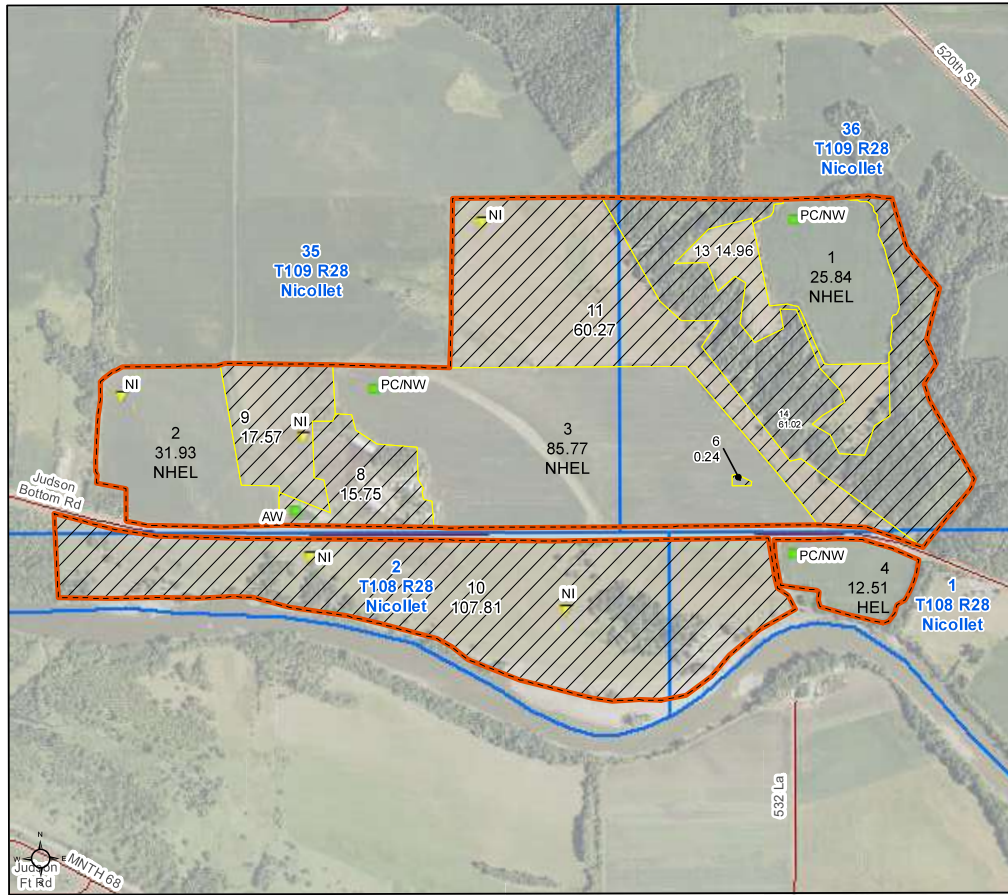
USDA United States Department of Agriculture  
**Nicollet County, Minnesota**

**Farm 5022**

**Tract 10635**

2025 Program Year

Map Created April 23, 2025



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 156.05 acres

<b>Tract Number</b>	: 10635
<b>Description</b>	: 01-108-28 (NL), 35,36-109-28 (NI)
<b>FSA Physical Location</b>	: MINNESOTA/NICOLLET
<b>ANSI Physical Location</b>	: MINNESOTA/NICOLLET
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Wetland determinations not complete
<b>WL Violations</b>	: None
<b>Owners</b>	: MICHAEL FRANCIS POWERS
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
433.67	156.05	156.05	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	156.05	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	80.30	0.00	143
Soybeans	75.71	0.00	40

**TOTAL** **156.01** **0.00**

# Tract 6 FSA Map & Abbreviated 156 Farm Records

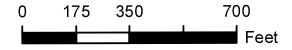
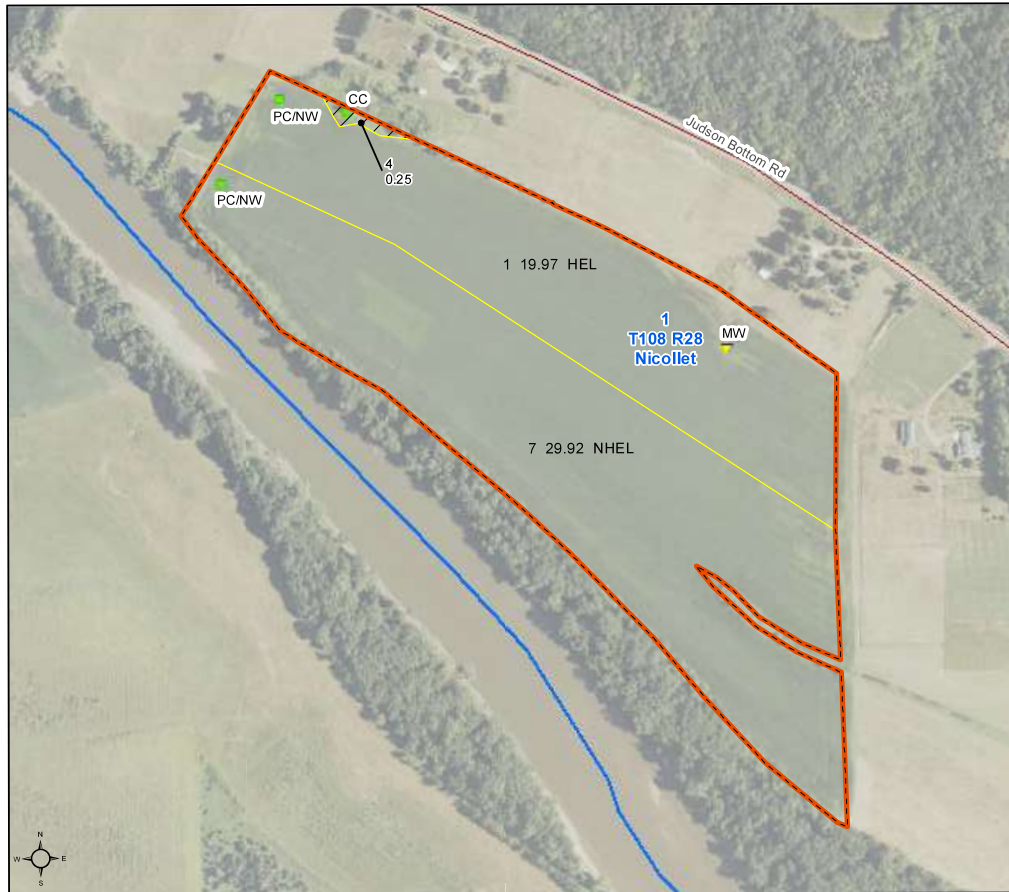
USDA United States Department of Agriculture  
**Nicollet County, Minnesota**

**Farm 5022**

**Tract 11228**

2025 Program Year

Map Created April 23, 2025



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 49.89 acres

**Tract Number** : 11228

**Description** : 1-108-28 (NL) Nicollet  
**FSA Physical Location** : MINNESOTA/NICOLLET  
**ANSI Physical Location** : MINNESOTA/NICOLLET  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : MICHAEL FRANCIS POWERS  
**Other Producers** : None  
**Recon ID** : 27-103-2007-180

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.14	49.89	49.89	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.89	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	26.10	0.00	143
Soybeans	23.79	0.00	40

**TOTAL** **49.89** **0.00**

# Tracts 1 - 5 & 7 Tax Statements

**Nicollet County**  
 501 S Minnesota Avenue  
 St Peter, MN 56082  
 507-934-7806  
 www.co.nicollet.mn.us

**PIN:** 09.036.0500  
**BILL NUMBER:** 3889  
**LENDER:**

**AIN:** 1736300004

## TAX STATEMENT

# 2025

2024 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2024	2025
<b>1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	2,138,100
	Homestead Exclusion:	16,400
	Taxable Market Value:	2,121,700
	New Improvements:	
<b>2</b>	<b>PROPOSED TAX</b>	
	6,488.00	
<b>3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2025	\$3,276.00
	Second half taxes due 11/17/2025	\$3,276.00
Total taxes due in 2025		\$6,552.00

Sent in March 2024

Sent in November 2024

# \$\$\$

### REFUNDS?

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

### PROPERTY ADDRESS

4432 JUDSON BOTTOM RD  
 MANKATO, MN 56003

### DESCRIPTION

Acres: 464.08  
 Section 36 Township 109 Range 028  
 1/2 SE 1/4 35-109-28 ACRES 80.00

### Line 13 Detail

WASTE25 21.00  
 Principal 21.00  
 Interest 0.00

Tax Detail for Your Property:		2024	2025	
<b>Taxes Payable Year:</b>				
Tax and Credits	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"/>	\$1,473.50	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$1,669.53		
	3. Property taxes before credits	\$8,182.48	\$8,434.49	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$975.57	\$1,010.59	
B. Other credits	\$1,041.91	\$892.90		
<b>5. Property taxes after credits</b>		<b>\$6,165.00</b>	<b>\$6,531.00</b>	
Property Tax by Jurisdiction	6. NICOLLET COUNTY	A. County	\$4,161.80	\$4,622.78
	7. TOWN OF NICOLLET		\$1,017.26	\$1,068.93
	8. State General Tax		\$0.00	\$0.00
	9. ISD 0507	A. VOTER APPROVED LEVIES	\$552.11	\$447.97
		B. OTHER LOCAL LEVIES	\$403.22	\$378.28
	10. Special Taxing Districts	A. CO HRA	\$17.92	\$0.00
		B. REGION NINE	\$12.69	\$13.04
		C. TAX INCREMENT	\$0.00	\$0.00
		D. CWAR	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$6,165.00	\$6,531.00
	13. Special assessments		\$21.00	\$21.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$6,186.00</b>	<b>\$6,552.00</b>	
Tax Amount Paid			\$0.00	



# Tracts 6 Tax Statements

**Nicollet County**  
 501 S Minnesota Avenue  
 St Peter, MN 56082  
 507-934-7806  
 www.co.nicollet.mn.us

**PIN:** 09.101.0200  
**BILL NUMBER:** 3431  
**LENDER:**

**AIN:** 2001200015

## TAX STATEMENT

# 2025

2024 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2024	2025
<b>1</b>	<b>Taxes Payable Year:</b>	
	Estimated Market Value:	255,900
	Homestead Exclusion:	0
	Taxable Market Value:	255,900
	New Improvements:	
<b>2</b>	<b>PROPOSED TAX</b>	
		1,026.00
<b>3</b>	<b>PROPERTY TAX STATEMENT</b>	
	First half taxes due 05/15/2025	\$513.00
	Second half taxes due 11/17/2025	\$513.00
	Total taxes due in 2025	\$1,026.00

Sent in March 2024

Sent in November 2024

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### REFUNDS?

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### PROPERTY ADDRESS

### DESCRIPTION

Acres: 61.53  
 Section 01 Township 108 Range 028  
 1/2 NE 1/4 LYG S OF CR 71 "EX 1.8

Tax Detail for Your Property:		2024	2025	
<b>Taxes Payable Year:</b>				
Tax and Credits	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"/>	\$0.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00		
	3. Property taxes before credits	\$1,055.66	\$1,188.77	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$137.66	\$162.77	
B. Other credits	\$0.00	\$0.00		
<b>5. Property taxes after credits</b>		<b>\$918.00</b>	<b>\$1,026.00</b>	
Property Tax by Jurisdiction	6. NICOLLET COUNTY	A. County	\$599.45	\$677.32
	7. TOWN OF NICOLLET		\$147.19	\$156.92
	8. State General Tax		\$0.00	\$0.00
	9. ISD 0077	A. VOTER APPROVED LEVIES	\$50.42	\$59.25
		B. OTHER LOCAL LEVIES	\$116.38	\$130.54
	10. Special Taxing Districts	A. CO HRA	\$2.67	\$0.00
		B. REGION NINE	\$1.89	\$1.97
		C. TAX INCREMENT	\$0.00	\$0.00
		D. CWAR	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$918.00	\$1,026.00
	13. Special assessments		\$0.00	\$0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$918.00</b>	<b>\$1,026.00</b>	
Tax Amount Paid			\$0.00	



# Earnest Money Receipt & Purchase Agreement

SteffesGroup.com



DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

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

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

Earnest money hereinafter 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

NICOLLET COUNTY  
**MINNESOTA**



SteffesGroup.com | (320) 693-9371  
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