



# ROCK COUNTY, MINNESOTA LAND AUCTION

Opens: Thursday, August 10

**Closes: Thursday, August 17 | 1PM <sup>CDT</sup> 2023**

**TIMED  
ONLINE**

📍 From Hardwick, MN, 3.6 miles west on Co Hwy 7/1st St., 1.9 miles north on Co Hwy 11. Land is located on the west side of the road.

**Auctioneer's Note:** Steffes Group is honored to be able to present 160± acres of prime land in Denver Township, Rock County, MN. This parcel boasts a CPI of 95.1. There are three windmills that provide a revenue opportunity as well, while contributing to a sustainable and environmentally friendly operation. Whether you are a farmer looking to expand your farming operation or an investor seeking a valuable asset, this land offers immense potential. This auction will be held online at [SteffesGroup.com](https://SteffesGroup.com) through a Timed Online Auction to end on August 17 beginning at 1pm. Don't miss out on the chance to acquire this prime land with the added advantage of wind energy.

**160± Acres**



Contact Ashley Huhn at Steffes Group 320.693.9371 or 701.238.1975

**Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | [SteffesGroup.com](https://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.



### 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 Thursday, August 10 and will end at 1PM on Thursday, August 17.** All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

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

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

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

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

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

### CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on or before: **Monday, September 18, 2023**

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

- Seller will provide 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. Property will be conveyed by a **Trustee's Deed**.

- **2023 Taxes: Paid by Seller**
- **2023 Rent & Wind Lease Payment: Paid to Seller**
- **2024 Rent & Wind Lease Payment: Paid to Buyer. For full wind lease, see SteffesGroup.com**
- **Historical Wind Lease Payments are as follows:**  
2022 - \$21,464  
2021 - \$21,389  
2020 - \$21,316  
2019 - \$21,244  
2018 - \$21,305

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

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

### PROPERTY SOLD WITHOUT WARRANTY

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

### SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding.

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

### SELLER'S PERFORMANCE

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

### AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

### POSSESSION

Possession is at closing and subject to the existing farm rental agreement for the 2023 crop year.

### MINERAL RIGHTS

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

### ENVIRONMENTAL DISCLAIMER

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

### EASEMENTS AND SURVEY

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

### BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

### HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.

4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### AVOID OVER OR UNDER BIDDING

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

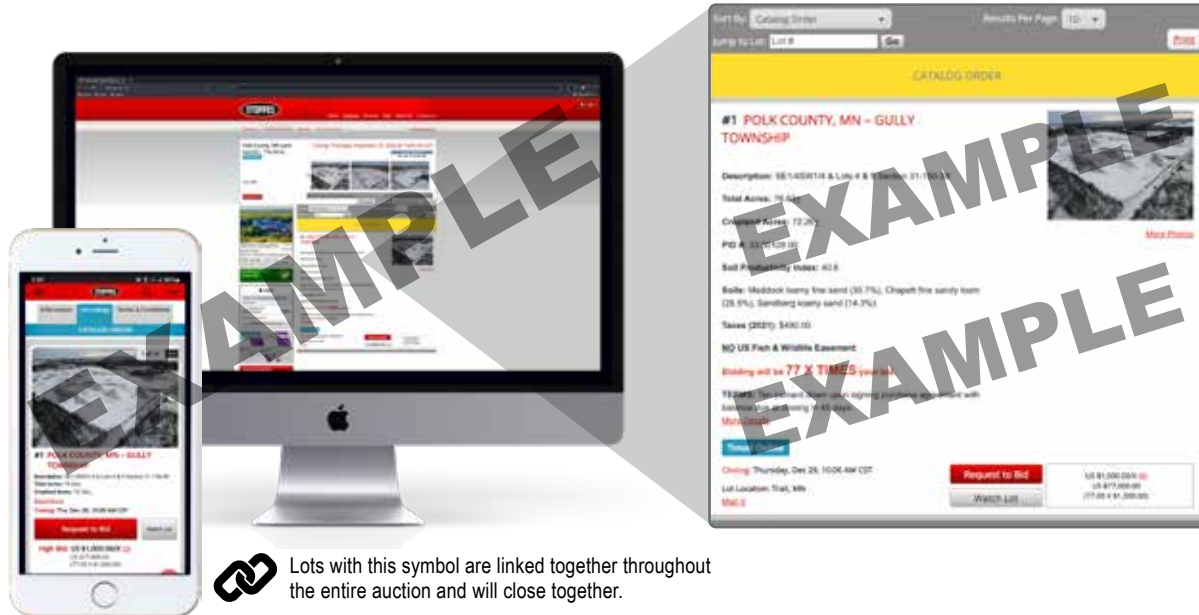
### THE BIDDING STRATEGY

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

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

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

**Example: 160 acres x your bid.**



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

## AUGUST 2023

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



**Land Located:** From Hardwick, MN, 3.6 miles west on Co Hwy 7/1st St., 1.9 miles north on Co Hwy 11. Land is located on the west side of the road.

**Description:** N1/2 OF NE1/4 & SW1/4 OF NE1/4 & NW1/4 OF SE1/4 ACRES 160.00, SECT-19 TWP-104 RANGE-45

**Cropland Acres:** 153.47±

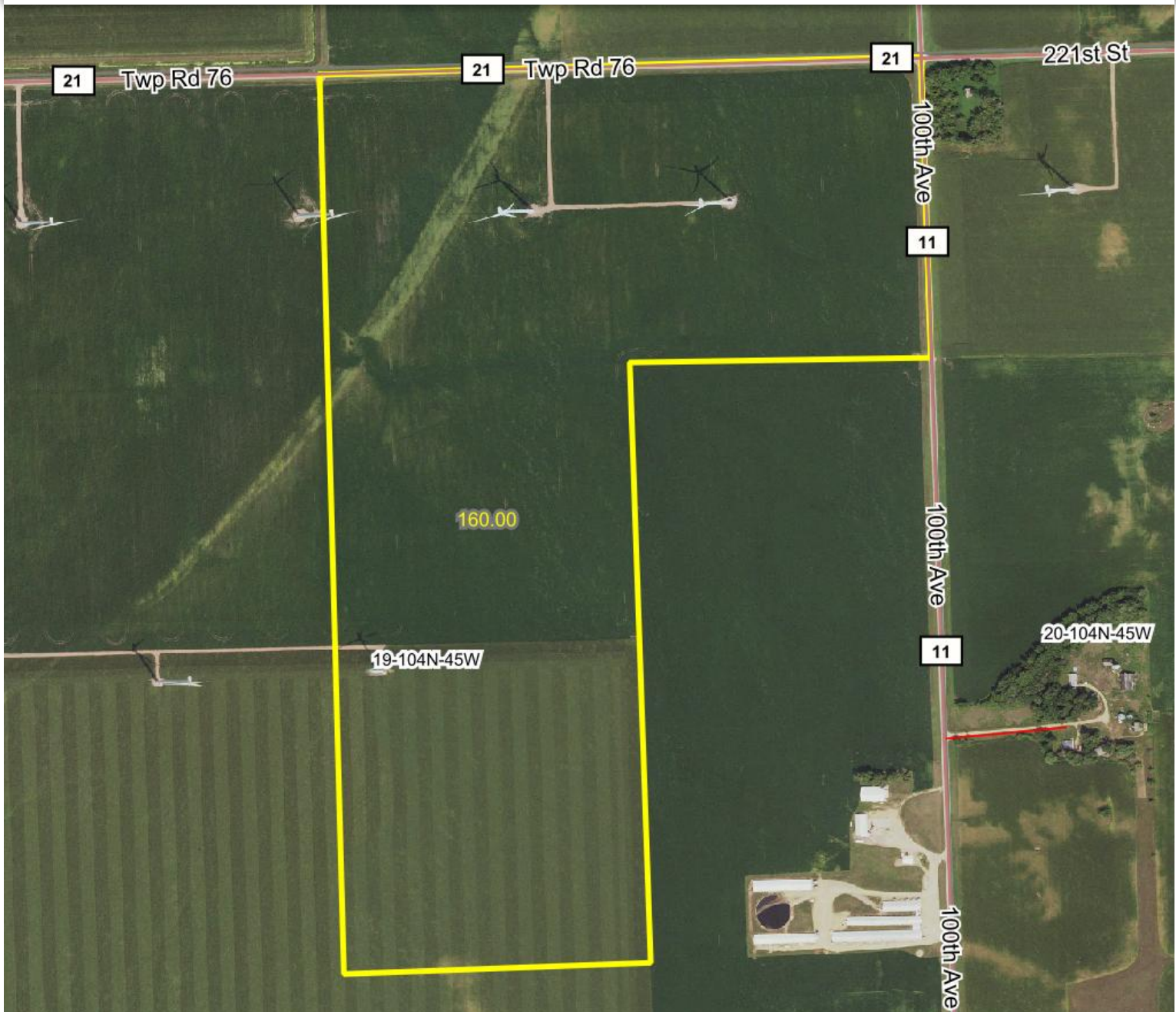
**Total Acres:** 160± (Pending Survey)

**PID #:** 04-0098-000

**Soil Productivity Index:** 95.1

**Soils:** Marcus silty clay loam (44.8%), Trent silty clay loam (42.3%), Spicer silty clay loam (6.1%), Flandreau silt loam (3.8%), Rosedell silty clay loam (2.2%), Dempster silt loam (0.7%), Moody silty clay loam (0.2%)

**Taxes (2023):** \$4,606



\*Lines are approximate



## T-104-N

## DENVER PLAT

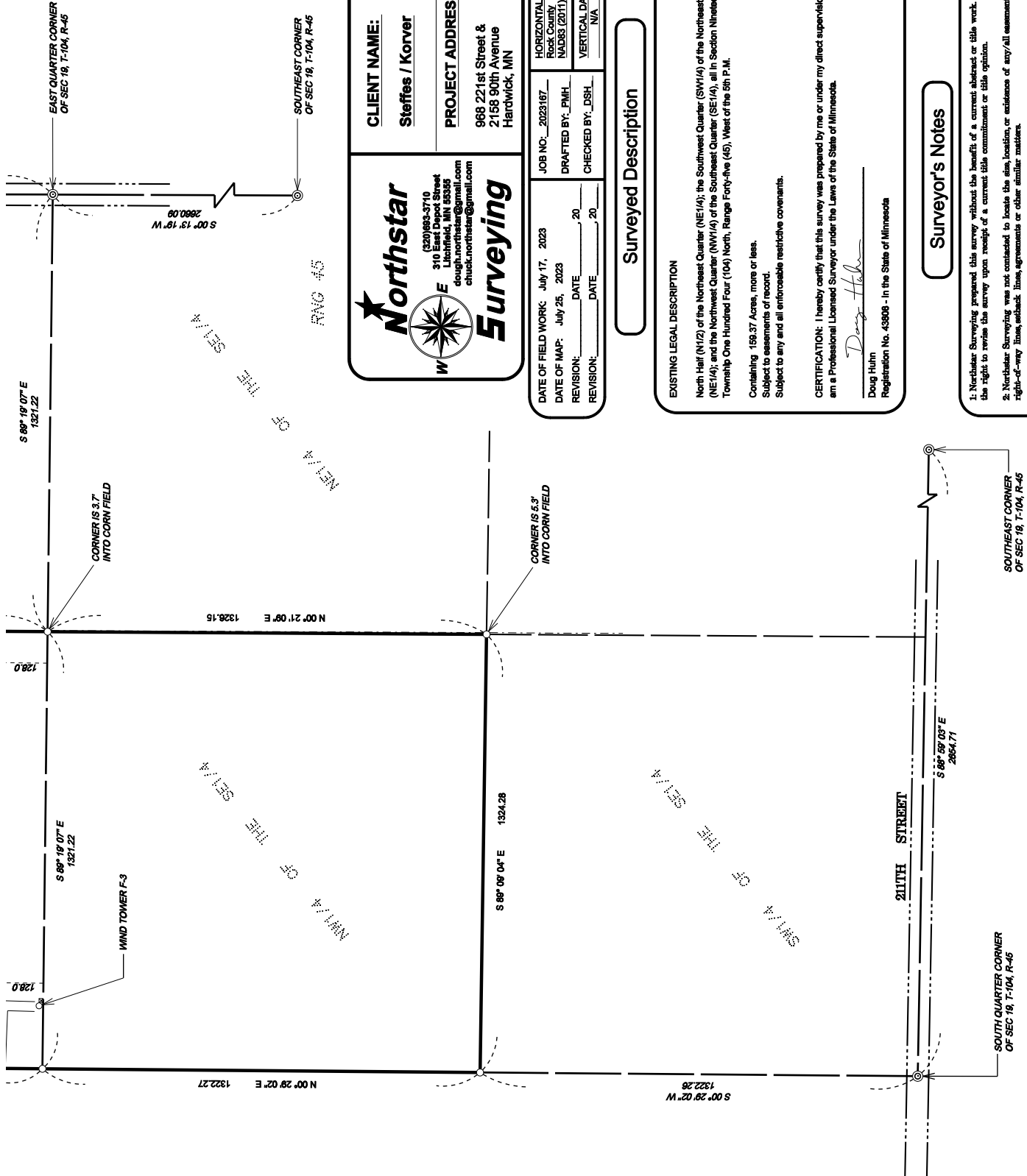
(Landowners)

R-45-W









CLIENT NAME:

Steffes / Korver

PROJECT ADDRESS

968 221st Street &  
2158 90th Avenue  
Hardwick, MN

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

DATE OF FIELD WORK: July 17, 2023

DATE OF MAP: July 25, 2023

REVISION: DATE 20

REVISION: DATE 20

HORIZONTAL DATUM:

Rock County  
NAD83 (2011)

VERTICAL DATUM:

N/A

JOB NO. 2023167

DRAFTED BY: FMH

CHECKED BY: DSH

### Surveyed Description

#### EXISTING LEGAL DESCRIPTION

North Half (N1/2) of the Northeast Quarter (NE1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), all in Section Nineteen (19), Township One Hundred Four (104) North, Range Forty-five (45), West of the 5th P.M.

Containing 156.37 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

Registration No. 43908 - In the State of Minnesota

### Surveyor's Notes

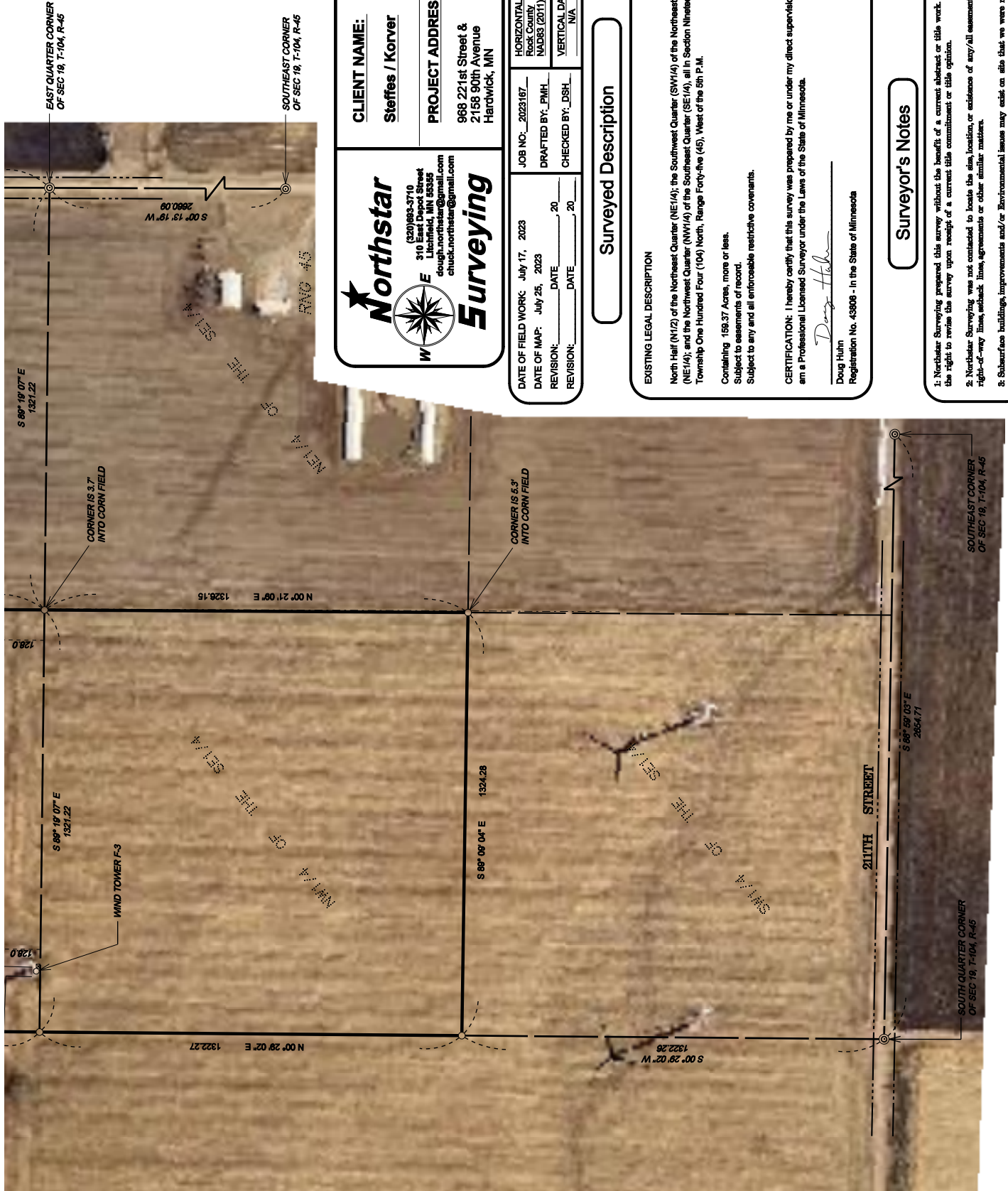
1. Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2. Northstar Surveying was not contacted to locate the site 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.







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

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*Doug Huhn*  
Doug Huhn

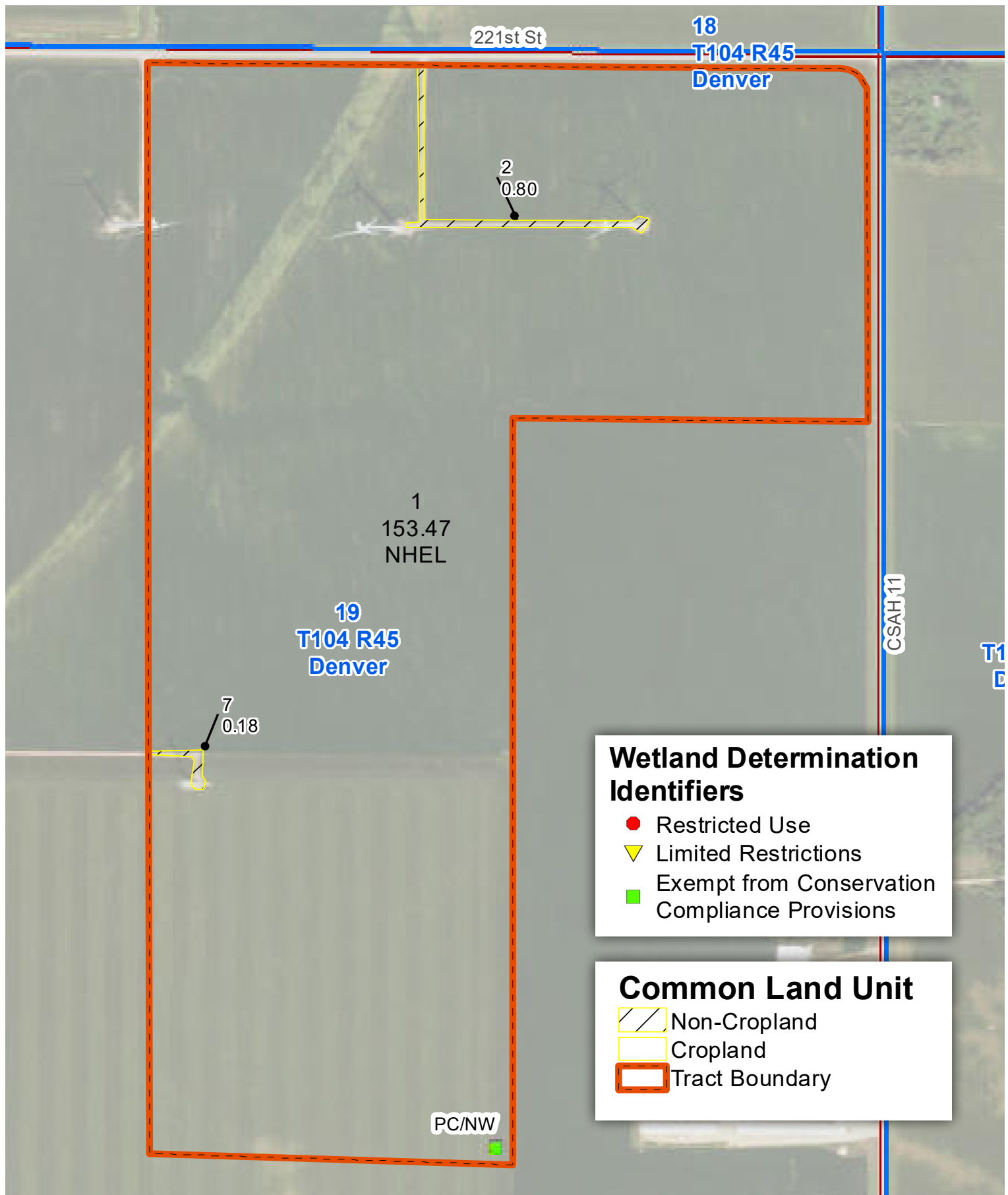
Registration No. 43908 - In the State of Minnesota

## Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise this survey upon receipt of a current title commitment or title opinion.

2. Northstar Surveying was not contacted to locate the site location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

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**Tract Number** : 7549

**Description** : NW SE, W NE, NE NE 19 DENVER

**FSA Physical Location** : MINNESOTA/ROCK

**ANSI Physical Location** : MINNESOTA/ROCK

**BIA Unit Range Number** :

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

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

**Owners** : KORVER SURVIVORS TRUST

**Other Producers** : None

**Recon ID** : None

#### Tract Land Data

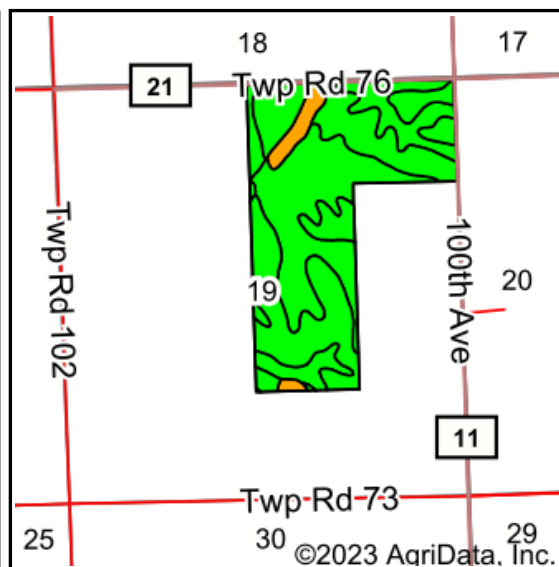
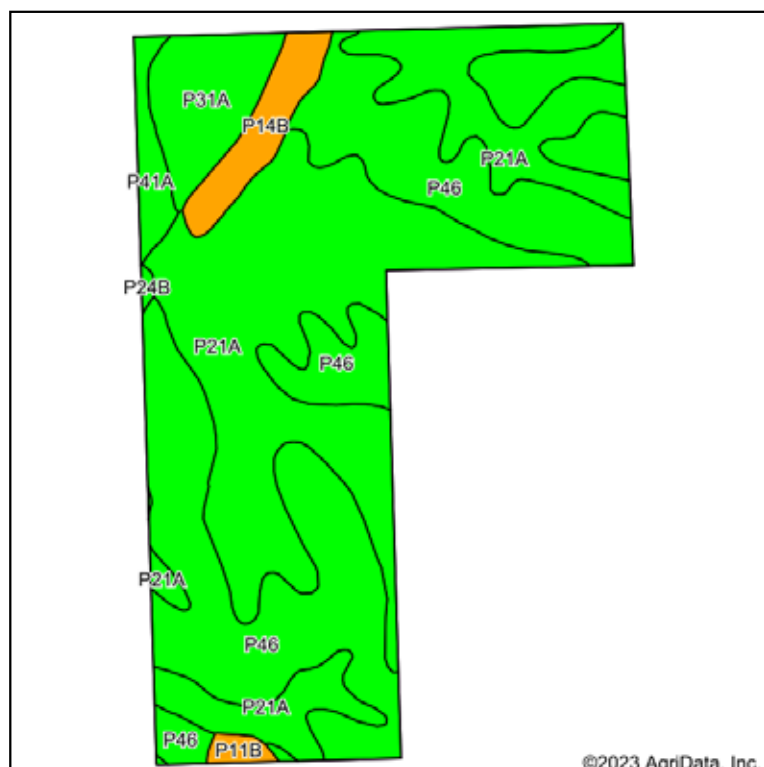
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.45	153.47	153.47	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.47	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	77.98	0.00	153
Soybeans	75.29	0.00	45
<b>TOTAL</b>	<b>153.27</b>	<b>0.00</b>	

#### NOTES





Soils data provided by USDA and NRCS.

Area Symbol: MN133, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P21A	Marcus silty clay loam, 0 to 2 percent slopes	70.08	44.8%		IIw		93
P46	Trent silty clay loam, 0 to 3 percent slopes	66.19	42.3%		I	I	100
P31A	Spicer silty clay loam, 0 to 2 percent slopes	9.52	6.1%		IIw		91
P14B	Flandreau silt loam, 2 to 6 percent slopes	5.99	3.8%		IIe		78
P41A	Rosedell silty clay loam, 0 to 2 percent slopes	3.43	2.2%		IIIw		92
P11B	Dempster silt loam, 2 to 6 percent slopes	1.08	0.7%		IIe		73
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.29	0.2%		IIe		95
Weighted Average					1.60	*-	95.1

\*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.



**ASHLEY KURTZ**  
**ROCK COUNTY AUDITOR-TREASURER**  
 P.O. BOX 509  
 LUVERNE, MN 56156-0509  
 1-507-283-5060  
[www.co.rock.mn.us](http://www.co.rock.mn.us)

**2023****PROPERTY TAX  
STATEMENT**

TOWN OF DENVER

PRCL# 04-0098-000

RCPT# 1287

TC 11.437 13.723

**Property ID Number:** 04-0098-000  
**Property Description:** SECT-19 TWP-104 RANG-45  
 N1/2 OF NE1/4 & SW1/4 OF NE1/4 &  
 NW1/4 OF SE1/4 ACRES 160.00  
 968 221ST ST

357-T

ACRES 160.00

Values and Classification		
Taxes Payable Year		
	2022	2023
<b>Step 1</b>		
<b>Estimated Market Value:</b>	1,143.700	1,372.300
<b>Homestead Exclusion:</b>		
<b>Taxable Market Value:</b>	1,143.700	1,372.300
<b>New Improve/Expired Excls:</b>		
<b>Property Class:</b>	AGRI NON-HSTD	AGRI NON-HSTD
	EXEMPT	EXEMPT
Sent in March 2022		
<b>Step 2</b>		
<b>Proposed Tax</b>		
* Does Not Include Special Assessments		4,574.00
Sent in November 2022		
<b>Step 3</b>		
<b>Property Tax Statement</b>		
First half Taxes:		2,303.00
Second half Taxes:		2,303.00
<b>Total Taxes Due in 2023</b>		<b>4,606.00</b>

**\$\$\$  
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:	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits .....	5,062.35	5,682.65
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	840.35	1,076.65
5. <b>Property taxes after credits</b> .....	4,222.00	4,606.00
<b>Property Tax by Jurisdiction</b>		
6. County .....	2,741.09	2,936.54
7. City or Town .....	444.33	438.31
8. State General Tax .....	.00	.00
9. School District: 2184		
A. Voter approved levies .....	378.15	321.57
B. Other local levies .....	639.90	890.64
10. Special Taxing Districts:		
A. REGIONALIZATION .....	18.53	18.94
B. ....		
C. ....		
D. ....		
11. Non-school voter approved referends levies .....		
12. Total property tax before special assessments .....	4,222.00	4,606.00
<b>Special Assessments on Your Property</b>		
13. A. ....		
B. ....		
C. ....		
D. ....		
E. ....		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	4,222.00	4,606.00







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

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

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

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

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

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

Earnest money hereinafter accepted for \_\_\_\_\_ \$ \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

12. Any other conditions: \_\_\_\_\_

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

Buyer:

Seller:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name &amp; Address:

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP





ROCK COUNTY  
**MINNESOTA**

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