



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



COLUMBIA COUNTY, WISCONSIN **LAND AUCTION**

Auctioneer's Note: We are honored to present 120± acres of productive Columbia County farmland, to be offered in one tract. This is an excellent opportunity for farmers, investors, and land buyers to purchase quality cropland. Whether you're looking to expand your current operation or invest in Wisconsin farmland, these tracts offer versatility, accessibility, and long-term value. Don't miss this chance to bid on land in Columbia County.

120± ACRES



Opening: Tuesday, December 23 | 8AM
Closing: Tuesday, December 30 | 1PM ^{CDT} 2025

**TIMED
ONLINE**



Contact Steffes Group Representative Randy Kath, (701) 429-8894, or visit 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 fee auction.
Steffes Group, Inc. License No 938382-91, 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 guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

THE AUCTION BEGINS ON TUESDAY, DECEMBER 23 AND WILL END AT 1PM TUESDAY, DECEMBER 30.

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.

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 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.

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

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Thursday, January 29, 2026.**

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

- 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: Paid by Seller.**
- **2026 Taxes: Paid by Buyer.**
- 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 FEE AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY


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

Timed Online Bidding Process

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!



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

DECEMBER 2025

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

Tract Details

COLUMBIA COUNTY, WI – TOWN OF SPRINGVALE

Land Located: From Cambria, WI, .5 miles west on E Commerce St., 1.1 miles south on Co Rd B. Land is on the west side of the road.

Description: Sec. 12, T12N, R11E NW 1/4 OF NE 1/4, NE 1/4 OF NE 1/4, & NE 1/4 OF NW 1/4

Total Acres: 120±

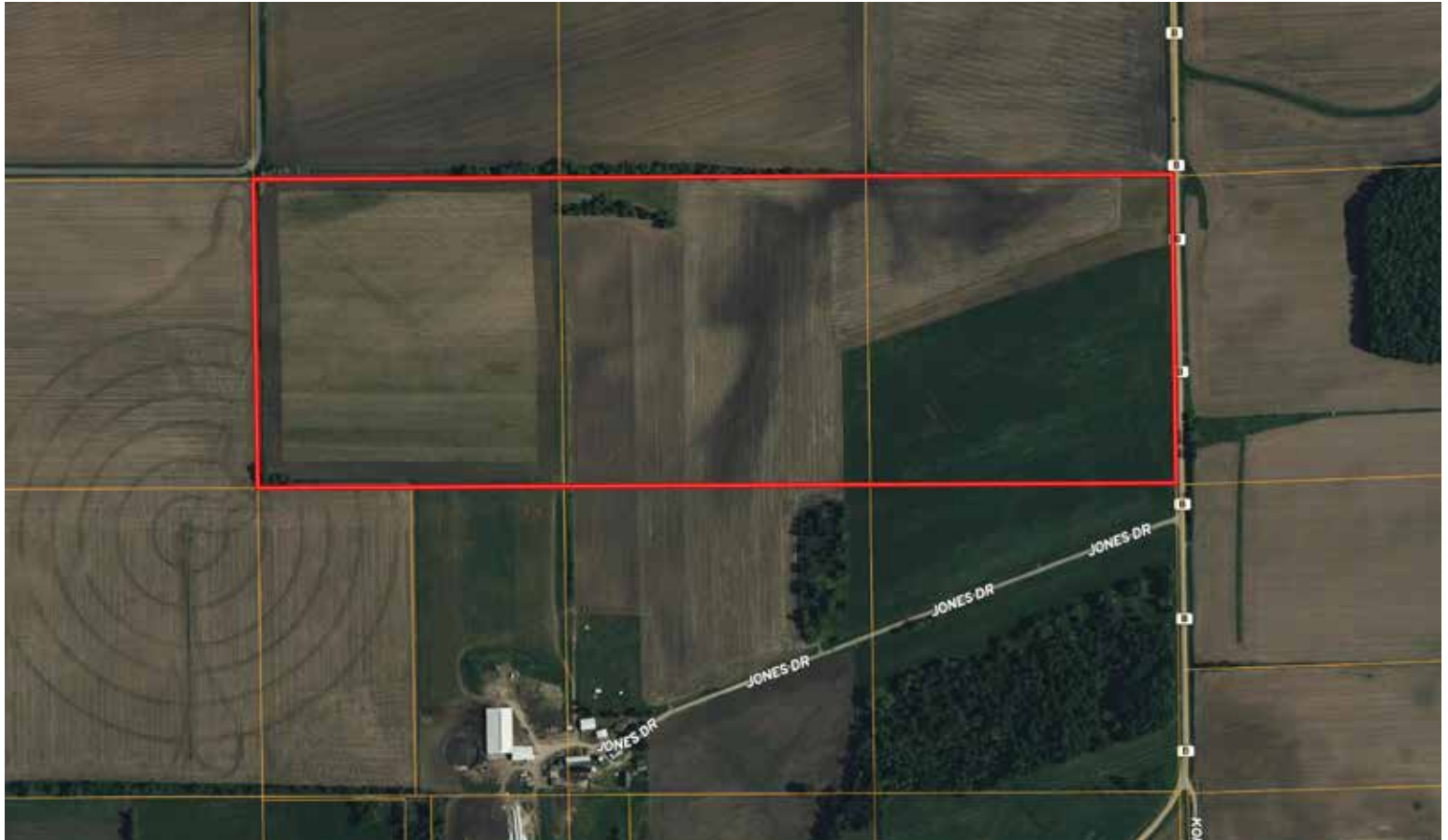
Cropland Acres: Approximately 118.8±

PID #: 11038 354, 11038 355, & 11038 358

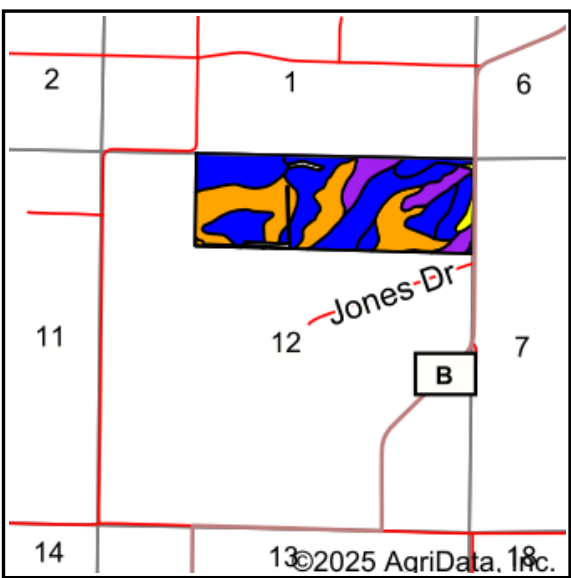
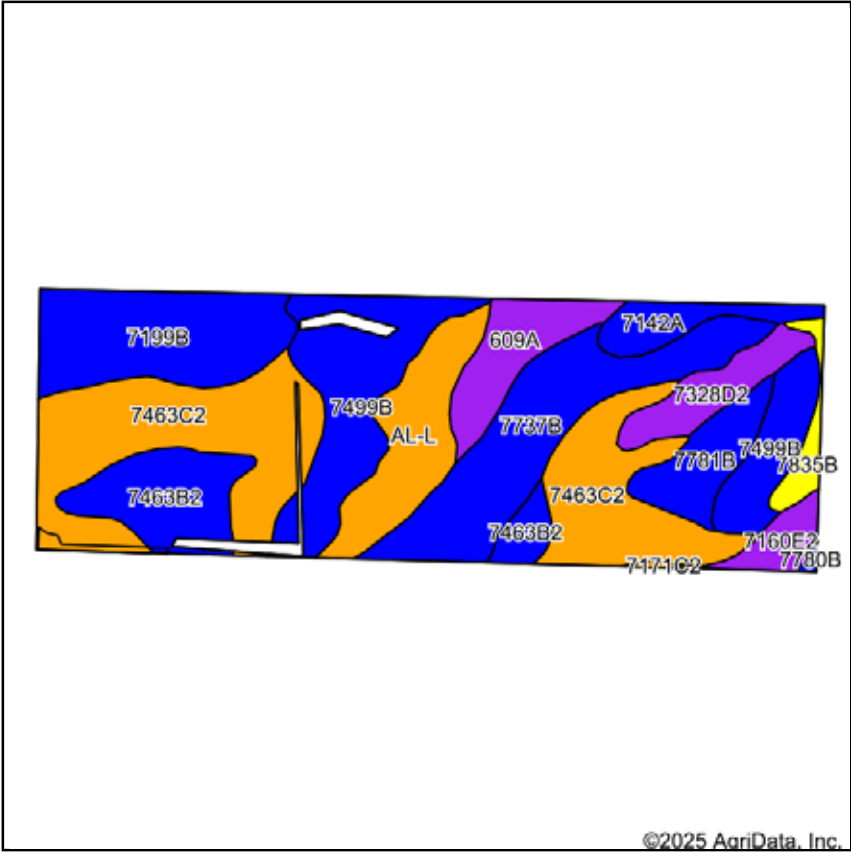
Soils: Griswold silt loam, 6 to 12 percent slopes, eroded (24.9%), Salter fine sandy loam, dark surface variant, 1 to 6 percent slopes (14.8%), Joy silt loam, 0 to 4 percent slopes (13.4%), Plano silt loam, till substratum, 2 to 6 percent slopes (11.1%), Griswold silt loam, 2 to 6 percent slopes, eroded (7.9%), Alluvial land, loamy (7.7%), Otter silt loam (5.0%), Friesland fine sandy loam, 1 to 6 percent slopes (4.3%), Rotamer loam, 12 to 20 percent slopes, eroded (3.9%), Barry loam, 0 to 2 percent slopes (3.0%), Channahon silt loam, 12 to 30 percent slopes, eroded (2.0%), Plainfield loamy fine sand, loamy substratum, 2 to 6 percent slopes (1.6%), Grellton fine sandy loam, 1 to 6 percent slopes (0.2%), Winneshiek fine sandy loam, 6 to 12 percent slopes, eroded (0.2%)

Taxes (2025): \$864.36

NQ US Fish & Wildlife Easement



Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: WI021, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
7463C2	Griswold silt loam, 6 to 12 percent slopes, eroded	29.72	24.9%		IIIe	
7499B	Salter fine sandy loam, dark surface variant, 1 to 6 percent slopes	17.58	14.8%		Ile	
7737B	Joy silt loam, 0 to 4 percent slopes	15.91	13.4%		IIlw	
7199B	Plano silt loam, till substratum, 2 to 6 percent slopes	13.16	11.1%		Ile	
7463B2	Griswold silt loam, 2 to 6 percent slopes, eroded	9.40	7.9%		Ile	
AL-L	Alluvial land, loamy	9.19	7.7%		IIIlw	
609A	Otter silt loam	5.97	5.0%		Vw	
7781B	Friesland fine sandy loam, 1 to 6 percent slopes	5.13	4.3%		Ile	
7328D2	Rotamer loam, 12 to 20 percent slopes, eroded	4.62	3.9%		Ve	
7142A	Barry loam, 0 to 2 percent slopes	3.54	3.0%		IIlw	
7160E2	Channahon silt loam, 12 to 30 percent slopes, eroded	2.36	2.0%		Vle	
7835B	Plainfield loamy fine sand, loamy substratum, 2 to 6 percent slopes	1.85	1.6%		IVs	Ile
7780B	Grellton fine sandy loam, 1 to 6 percent slopes	0.19	0.2%		Ile	
7171C2	Winneshiek fine sandy loam, 6 to 12 percent slopes, eroded	0.18	0.2%		IIIe	
Weighted Average					2.71	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



Tax Statements

DENISE HART, TREASURER
N7490 HEALY ROAD
CAMBRIA, WI 53923

PROPERTY TAX BILL FOR 2024
REAL ESTATE

Hendrickson, Philip



Parcel Number: 11038 355
Bill Number: 1159917

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 12, T12N, R11E
NW 1/4 OF NE 1/4
40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 14,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 14,100	AVERAGE ASSMT. RATIO 0.704329941	NET ASSESSED VALUE RATE 0.02019524 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 284.75
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 35.26	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Columbia County	52,371	57,086	64.34	66.79	3.8%
Town of Springvale	176,590	109,996	31.87	30.46	-4.4%
Cambria-Friesland School	340,966	411,711	169.54	174.81	3.1%
MATC	56,196	62,289	11.81	12.69	7.5%
TOTAL	626,123	641,082	277.56	284.75	2.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			277.56	284.75	2.6%
FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases					
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes
Cambria-Friesland School	284,060	146.89	2027		Total Additional Taxes Applied to Property
				Year Increase Ends	

TOTAL DUE: \$284.75
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.



Tax Statements

DENISE HART, TREASURER
N7490 HEALY ROAD
CAMBRIA, WI 53923

PROPERTY TAX BILL FOR 2024
REAL ESTATE

Hendrickson, Philip



Parcel Number: 11038 354
Bill Number: 1159916

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 12, T12N, R11E
NE 1/4 OF NE 1/4
40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 14,300	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 14,300	AVERAGE ASSMT. RATIO 0.704329941	NET ASSESSED VALUE RATE 0.02019524 (Does NOT reflect credits)	NET PROPERTY TAX 288.80
ESTIMATED FAIR MARKET VALUE LAND 5,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 5,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 35.76	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Columbia County	52,371	57,086	64.77	67.74	4.6%
Town of Springvale	176,590	109,996	32.09	30.90	-3.7%
Cambria-Friesland School	340,966	411,711	170.69	177.29	3.9%
MATC	56,196	62,289	11.89	12.87	8.2%
TOTAL	626,123	641,082	279.44	288.80	3.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			279.44	288.80	3.3%
TOTAL DUE: \$288.80 FOR FULL PAYMENT PAY BY: JANUARY 31, 2025 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Cambria-Friesland School	284,060	148.98	2027				



Tax Statements

DENISE HART, TREASURER
N7490 HEALY ROAD
CAMBRIA, WI 53923

PROPERTY TAX BILL FOR 2024
REAL ESTATE

Hendrickson, Philip



Parcel Number: 11038 358
Bill Number: 1159920

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 12, T12N, R11E
NE 1/4 OF NW 1/4
40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 14,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 14,400	AVERAGE ASSMT. RATIO 0.704329941	NET ASSESSED VALUE RATE 0.02019524 (Does NOT reflect credits)	NET PROPERTY TAX 290.81
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 36.01	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Columbia County	52,371	57,086	65.21	68.21	4.6%
Town of Springvale	176,590	109,996	32.30	31.11	-3.7%
Cambria-Friesland School	340,966	411,711	171.83	178.53	3.9%
MATC	56,196	62,289	11.97	12.96	8.3%
TOTAL	626,123	641,082	281.31	290.81	3.4%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			281.31	290.81	3.4%
FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases					
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes
Cambria-Friesland School	284,060	150.02	2027		Total Additional Taxes Applied to Property
				Year Increase Ends	

TOTAL DUE: \$290.81
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.



FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Columbia County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: otherwise
labeled

Farm 14372

Tract 19314

2025 Program Year

CLU	Acres	HEL	Crop
3	14.72	HEL	
53	0.1	UHEL	NC
62	0.47	UHEL	NC
75	44.69	UHEL	NC
76	158.92	HEL	

Page Cropland Total: 173.64 acres



Map Created April 17, 2025

ST_PRMV_SYMB_TY

Road
Common Land Unit
Cropland
Non-Cropland
Tract Boundary
PLSS
NAIP Imagery 2022

Tract Number : 19314

Description : S12 SPRINGVALE
FSA Physical Location : WISCONSIN/COLUMBIA
ANSI Physical Location : WISCONSIN/COLUMBIA
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 : PHILIP G HENDRICKSON
Other Producers : None
Recon ID : 55-021-2021-189

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
218.90	173.64	173.64	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	173.64	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	14.55	0.00	55
Corn	111.16	0.00	118

TOTAL **125.71** **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 accepted for _____ \$ _____

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

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

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

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

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

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

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

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

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

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

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

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

12. Any other conditions: _____

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

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

W1Rev0418

COLUMBIA COUNTY
WISCONSIN



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