



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



SIBLEY COUNTY, MINNESOTA DAIRY FARMS & **LAND AUCTION**

Auctioneer's Note: An incredible and rare opportunity awaits with two turn-key operations coming up for public auction! Tract 1 is located southwest of Arlington MN, on MN-5, this impressive 1,300-cow dairy features a double 24 rapid exit parlor, solids separator manure system, lagoons, feed pad, shop, and commodity building. Tract 2 is located south of Gaylord, MN on 441st Ave, this expandable 500-cow dairy offers versatility as either a transition farm or a fully operational milking facility. Feed sources and manure application acres are readily available, making these facilities a seamless addition to any operation. Don't miss this short-notice auction - opportunities like this are rare!

**106±
 ACRES**



Opening: Tuesday, February 25 | 8AM
Closing: Tuesday, March 4 | 1PM CST 2025

**TIMED
 ONLINE**

Q Inspection Date: By Appointment



Contact Steffes Group Representatives Randy Kath, (701) 429-8894 or Eric Gabrielson, (701) 238.2570, 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 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 TUESDAY, FEBRUARY 25 AND WILL END AT 1PM TUESDAY, MARCH 4.

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: Friday, April 4, 2025.**

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: Prorated to close.**
- 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.

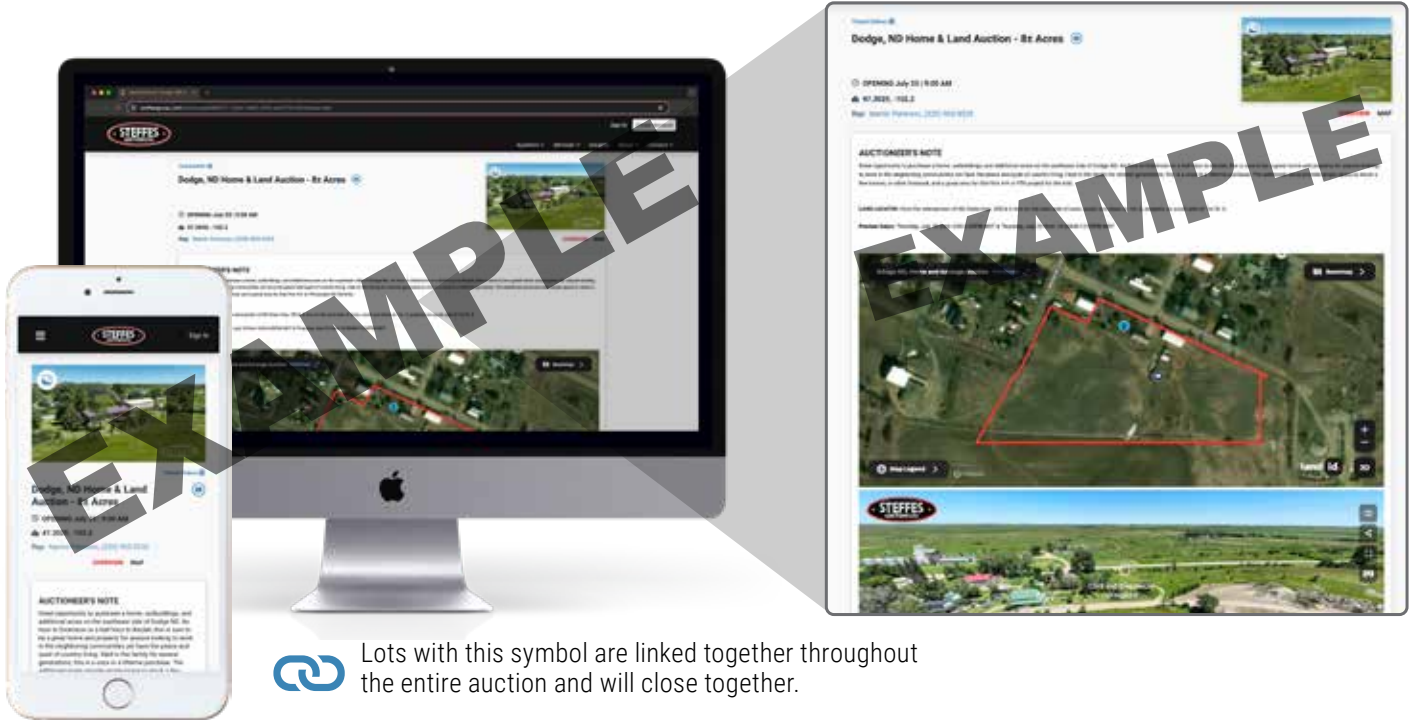
THE BIDDING STRATEGY

- 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!



FEBRUARY/MARCH 2025

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

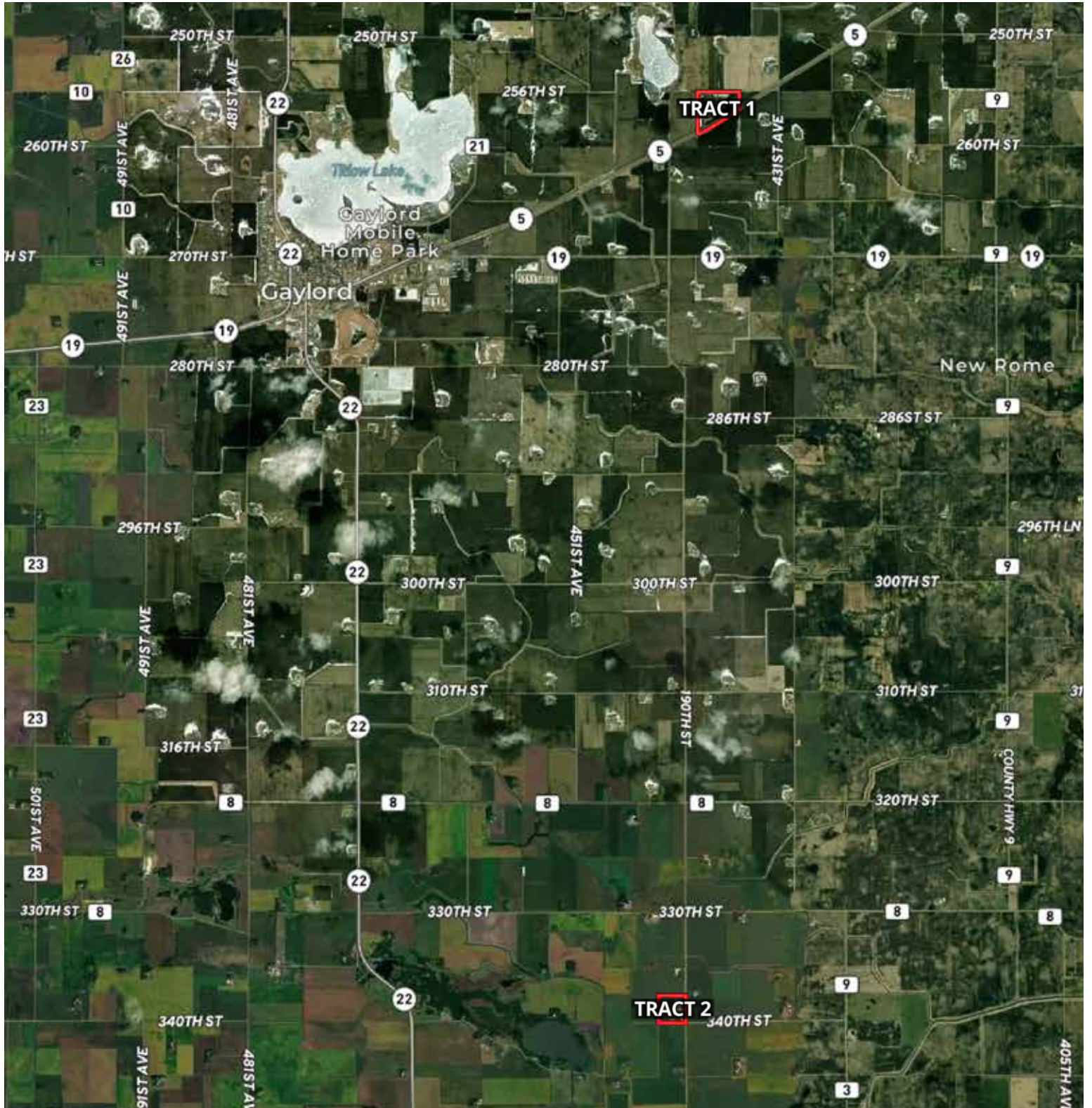
Aerial Map

SIBLEY COUNTY, MN – DRYDEN & SIBLEY TOWNSHIP

Total Acres: 106.19±

PID #: 22-3508-000 & 12-2407-000

To Be Sold in 2 Tracts!

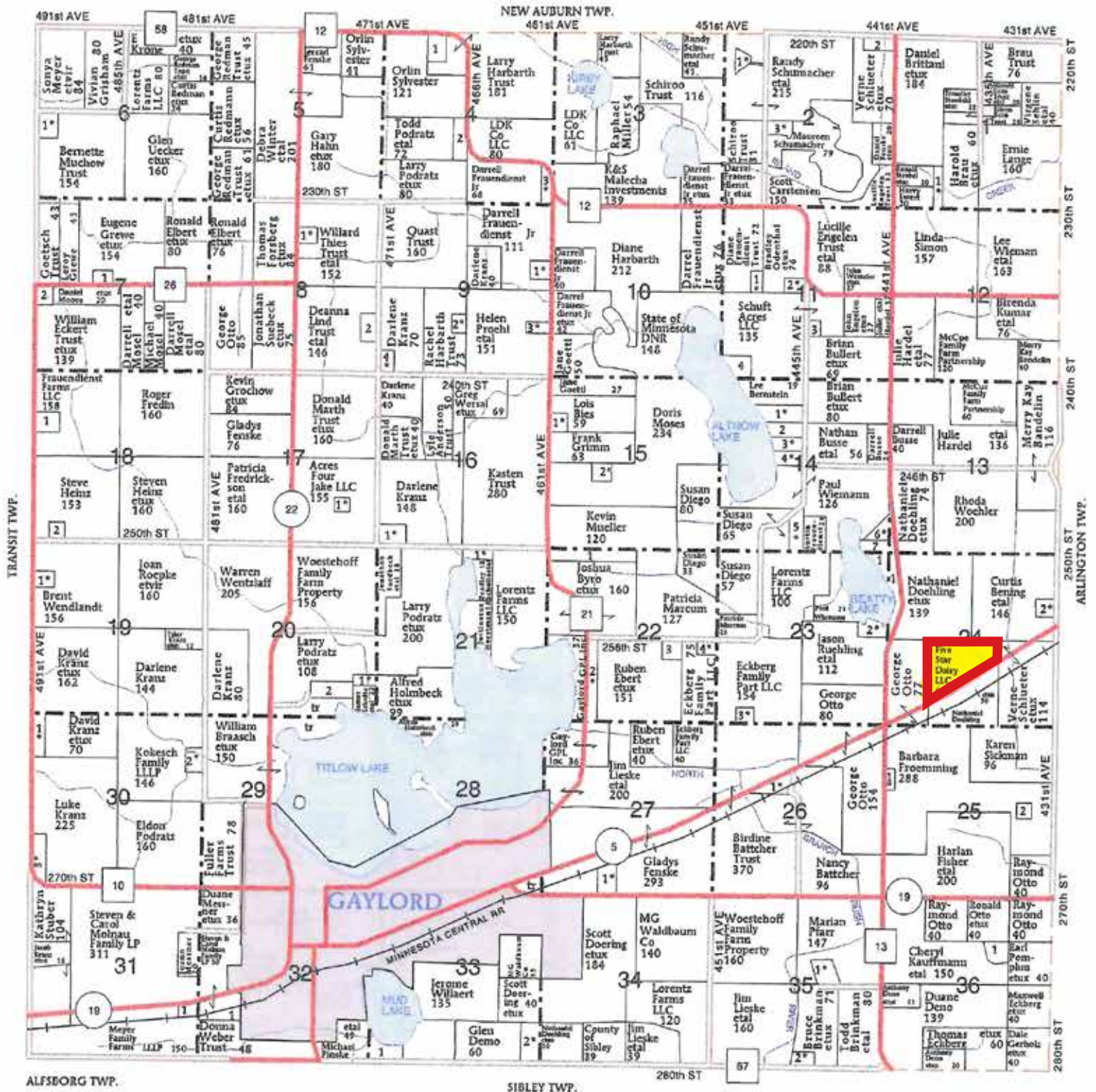


T-113-N

DRYDEN PLAT

(Landowners)

R-28-W



TRANSIT TWP.

ARLINGTON TWP.

ALFSEORG TWP.

SIBLEY TWP.

Tract 1 Details

Land Located: From Arlington, MN, 3.8 miles southwest on MN-5 W/5th Ave SW. The farm is on the north side of the road.

Property Address: 25738 State Hwy 5, Arlington, MN 55307

Description: SECT-24 TWP-113 RANG-28 66.19A OF E 1/2 OF SW 1/4 & OF W 41.5A OF SE 1/4 EX RR

Total Acres: 66.19±

Cropland Acres: 18.58±

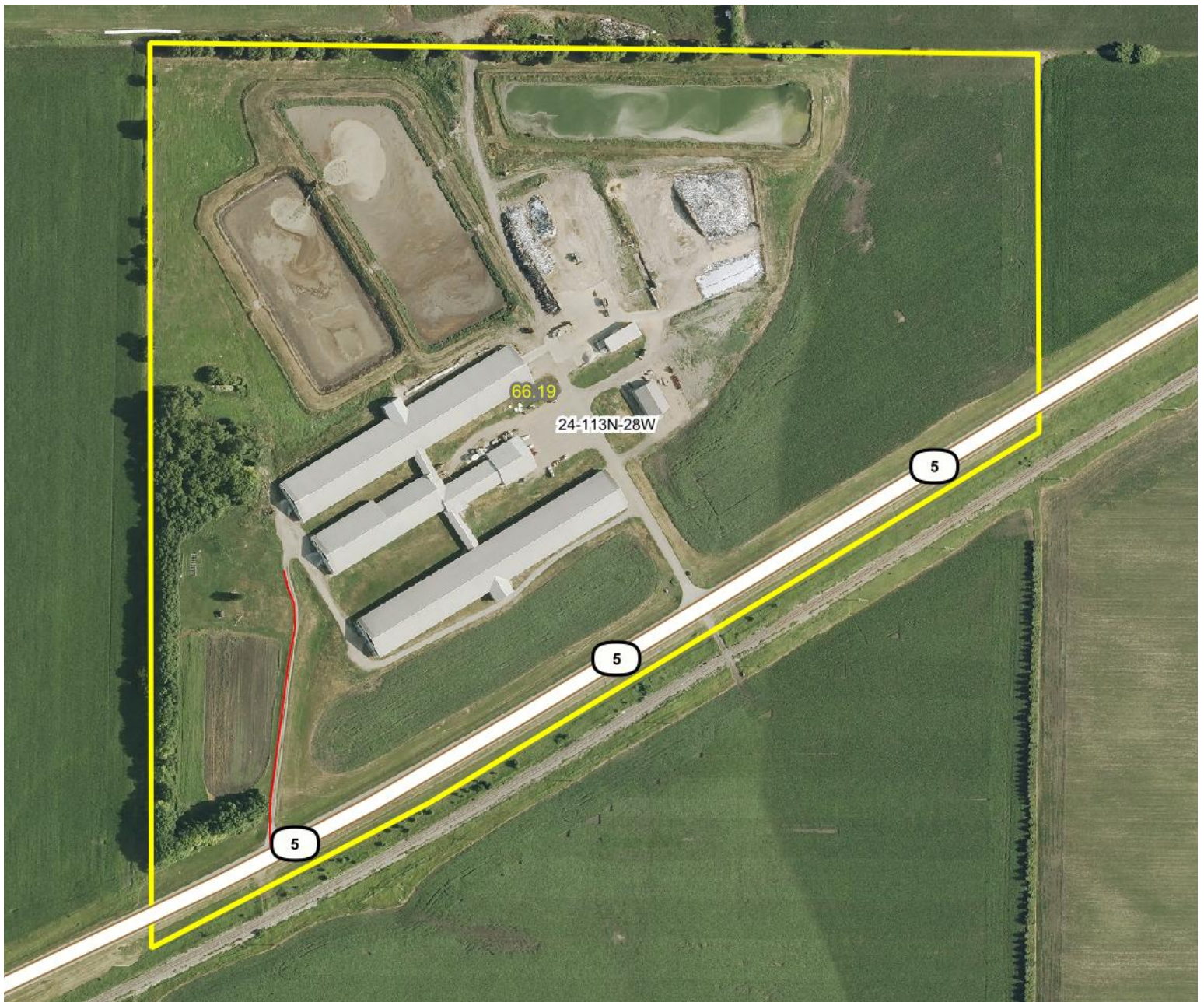
PID #: 12-2407-000

Soil Productivity Index: 91.4

Soils: Canisteo clay loam, 0 to 2 percent slopes (34.2%), Okoboji silty clay loam, 0 to 1 percent slopes (21.5%), Harps clay loam, 0 to 2 percent slopes (21.5%), Clarion loam, 2 to 6 percent slopes (12.5%), Nicollet clay loam, 1 to 3 percent slopes (8.0%), Glencoe clay loam, 0 to 1 percent slopes (2.3%)

CRP Contract: Annual contract payment \$236.00; contract is through 9/30/2028

Taxes (2024): \$5,182.00



*Lines are approximate

Dairy Details

Parlor

- 75'x40'
- Boumatic Expressway double 24 parallel rapid exit parlor with auto take offs, milk weights and ID
- LP heat
- In-floor heat
- Tunnel ventilation
- Rubber traffic mats
- 3" low line
- Twin transfer pumps
- Adjacent to parlor: herdsman office, managers office, break room, bathrooms, vet room

Milkhouse

- (2) Boumatic 8,000 gal. bulk milk tanks
- Plate cooler
- Buffer tank
- Auto wash
- Chemical induction

Mechanical Room

- (2) Variable speed Kaeser Omega vacuum pumps with Twin VFD's
- OPTI flow speed controllers
- Guardian CIP system
- Aurora teat dip pump system (leased)
- LP water heaters
- Free heaters
- Water softener system
- 600-gal Mueller waste milk tank
- Plate cooler water storage tanks
- GEA Intelli Blend EZ induction system
- 80 gal. air compressor
- In-floor heat LP boiler

(2) Wells

3-phase electric

750kw stationary On Demand generator, Detroit diesel

Holding Area

- Pneumatic crowd gate
- 120'x28' holding pen, sloped, grooved concrete
- Twin return/sorting lanes
- Twin alleyway concrete foot baths
- (22) Overhead fans
- (4) Exhaust fans

Center Barn (West of Holding Area)

- 290'Lx96'W
- (198) Total free stalls
- Tunnel ventilation – VFD thermostat
- Tinted poly side panels
- Grooved concrete
- Insulated roof

Feed Alley

- 18' Feed alley w/16'W x 14'T overhead door

North Free Stall Pen

- 160'L x 38'W
- (66) 48" free stalls
- Headlocks & feed rail
- (2) Overhead fans
- (2) Exhaust fans
- (3) Auto water fountains

North Pen Pack/Vet Room

- 80'L x 25'W (17'pen pack + 8' alley)
- 50'L x 25'W (Vet room & calving/treatment pens)
- Treatment chutes
- (1) Auto water fountain

South Free Stall Pen

- 290'L x 38'W
- (132) 48" free stalls
- Headlocks & feed rail
- (4) Overhead fans
- (4) Exhaust fans
- (4) Auto water fountains

Cattle Load Out (Located on north side of breezeway)

- Cement pad w/holding pen
- Ground or semi load option

North Barn

- 600'Lx96'W double row free stall barn
- 20'W drive thru feed alley
- (2) 16'W x 14'T overhead doors
- (528) 48" free stalls
- (4) 290'L x 38'W free stall pens
- Rubber feed area mats & stamped concrete
- Full headlocks
- Tunnel ventilation: (16) fans west wall & (16) fans east wall
- Tinted poly sidewalls
- (20) Overhead fans
- (12) Exhaust fans
- (12) Auto water fountains

Solids Separator Room

- 30'x30'
- Concrete stub wall
- Doda solids separator, 15 hp

Shavings Room

- 30'x40'

Shop

- 72'x50'
- Insulated
- Full concrete
- In-floor heat, LP boiler
- Floor drain
- (2) Overhead doors, 24'x14'

South Barn

- 650'L x 96'W double row free stall barn
- 20'W Drive thru feed alley
- (2) 16'W x 14'T overhead doors
- (536) 48" free stalls
- (2) 300'L x 38'W free stall pens (west side)
- (2) 330'L x 38'W free stall pens (east side)
- Full headlocks
- Stamped concrete
- (12) Auto water fountains
- (41) Overhead fans
- (14) Exhaust fans
- Tinted poly sides
- Tunnel ventilation: (16) fans west wall & (16) fans east wall

1,262 Free Stall Count for the Dairy

Feed Mixing Pad

- 150'x100'
- Full concrete

Commodity Shed

- 78'x32'
- (5) Feed bays
- Monoslope
- Steel frame construction
- Concrete sub wall
- Concrete dividers

Leachate Collection Area with pump

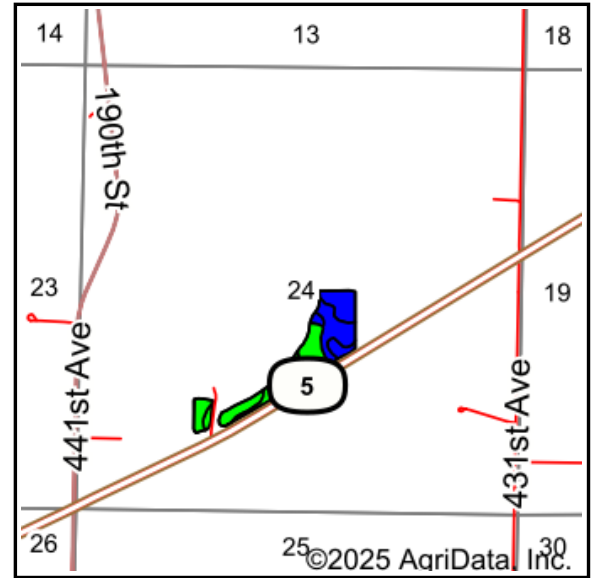
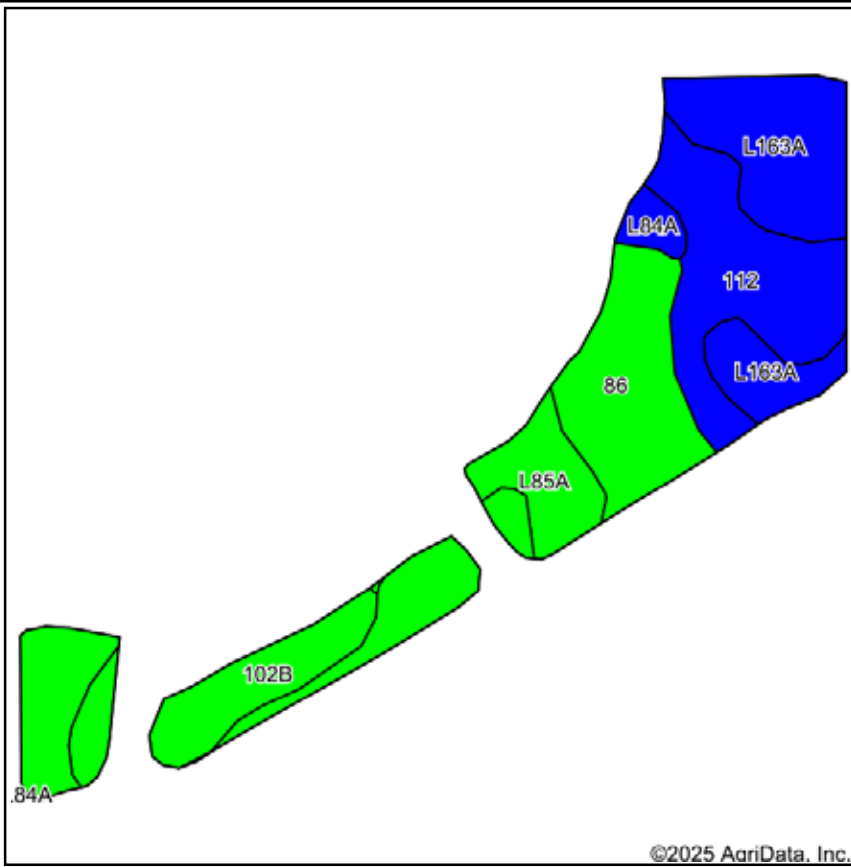
Manure System

- (2) Lagoons, 18-million-gal capacity
- Scrape to center
- Flush floom system
- Solids separator

Septic inspection could not be completed due to winter conditions. If the septic system is later found to be non-compliant, the buyer will be responsible for the inspection at a later date and any necessary upgrades or repairs to bring it into compliance at their own expense.



Tract 1 Soils Map



Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	5.94	34.2%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.73	21.5%		IIIw	86
112	Harps clay loam, 0 to 2 percent slopes	3.72	21.5%		IIw	90
102B	Clarion loam, 2 to 6 percent slopes	2.17	12.5%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.38	8.0%		Iw	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.40	2.3%		IIIw	86
Weighted Average					2.16	91.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 FSA Maps & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Sibley County, Minnesota

Farm 7711

Tract 9702

2024 Program Year

Map Created April 22, 2024



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 forag
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 9702

Description : 77A pt E2SW4, W2W2SE4 Sec 24 Dry T113 R28
FSA Physical Location : MINNESOTA/SIBLEY
ANSI Physical Location : MINNESOTA/SIBLEY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : FIVE STAR DAIRY LLC
Other Producers : None
Recon ID : 27-143-2011-131

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.17	3.08	3.08	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	2.18	0.00	0.90	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	1.60	0.00	156
Soybeans	0.20	0.00	44
TOTAL	1.80	0.00	

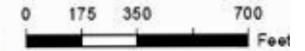
Tract 1 FSA Maps & Abbreviated 156 Farm Records

Farm 7715

Tract 10798

2024 Program Year

Map Created April 22, 2024



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 forag
 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: 16.40 acres

Tract Number	: 10798
Description	: Tract Div 9701 - SEC 24 T113 R28 Dryden TWP
FSA Physical Location	: MINNESOTA/SIBLEY
ANSI Physical Location	: MINNESOTA/SIBLEY
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	: FIVE STAR DAIRY LLC
Other Producers	: [REDACTED]
Recon ID	: 27-143-2020-65

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
21.91	16.40	16.40	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	16.40	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	13.15	0.00	158
TOTAL	13.15	0.00	

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION		2. SIGN-UP NUMBER		
				27 143		44		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER		4. ACRES FOR ENROLLMENT		
				10017		0.90		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)				6. TRACT NUMBER		7. CONTRACT PERIOD		
SIBLEY COUNTY FARM SERVICE AGENCY PO BOX 868 GAYLORD, MN55334-0868				9702		FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2013 09-30-2028		
5B. COUNTY FSA OFFICE PHONE NUMBER				8. SIGNUP TYPE:				
(Include Area Code): (507) 237-2948 x2				Continuous				
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre		\$ 261.76		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment		\$ 236.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	
9C. First Year Payment		\$		9702	0004	CP16A	0.30	
(Item 9C is applicable only when the first year payment is prorated.)				9702	0005	CP16A	0.60	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
FIVE STAR DAIRY LLC 34678 265TH AVE LE SUEUR, MN56058-4242		100.00 %						
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
		%						
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
		%						
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.								
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Tract 1 Tax Statement



MARILEE PETERSON
SIBLEY COUNTY AUDITOR - TREASURER
P.O. BOX 51
GAYLORD, MN 55334
507-237-4070
WWW.SIBLEYCOUNTY.GOV

2024

PROPERTY TAX STATEMENT

DRYDEN TWP

PRCL# 12-2407-000 RCPT# 3061
TC 16.808 9.018

Property ID Number: 12-2407-000 ACRES 66.19
Property Description: SECT-24 TWP-113 RANG-28
66.19A OF E 1/2 OF SW 1/4 & OF W
41.5A OF SE 1/4 EX RR
25738 STATE HWY 5

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	1,680,800	901,800
1	Homestead Exclusion:		
	Taxable Market Value:	1,680,800	901,800
	New Improve/Expired Excls:		
	Property Class:	RUVC NON-HSTI AGRI NON-HSTD	AGRI NON-HSTD RUVC NON-HSTI
	Sent in March 2023		EXEMPT
Step 2	Proposed Tax		5,032.00
	* Does Not Include Special Assessments		
	Sent in November 2023		
Step 3	Property Tax Statement		
	First half Taxes:		2,591.00
	Second half Taxes:		2,591.00
	Total Taxes Due in 24		5,182.00

\$\$\$
REFUNDS?

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

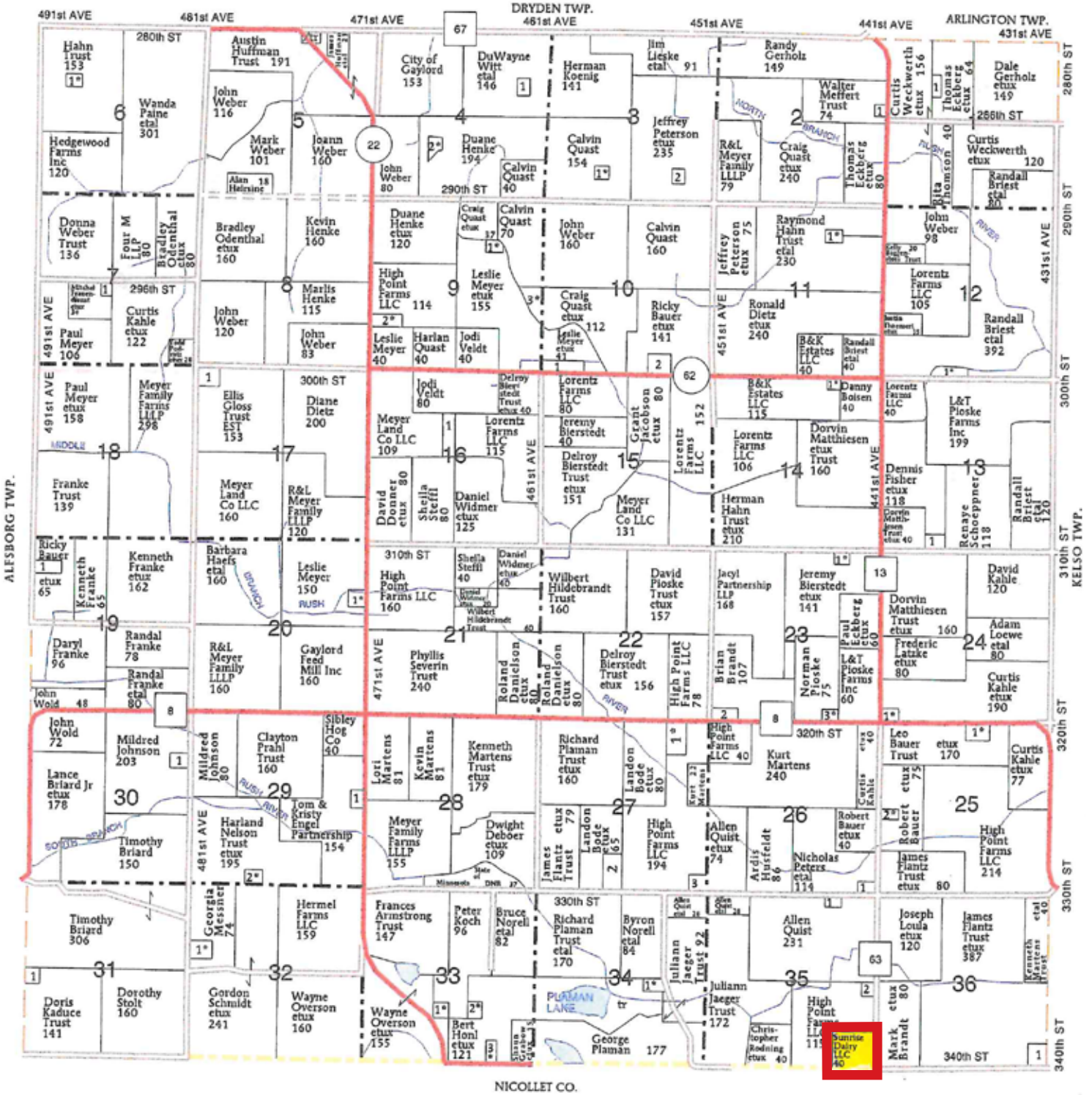
Taxes Payable Year:	2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00
Property Tax and Credits		
3. Property taxes before credits	12,885.71	5,920.56
4. A. Agricultural and rural land credits .....	.00	.00
B. Other credits to reduce your property tax	1,911.09	842.10
5. Property taxes after credits	10,974.62	5,078.46
Property Tax by Jurisdiction		
6. County	7,752.88	3,464.51
7. City or Town	1,384.31	766.08
8. State general tax .....	.00	.00
9. School District 2310		
A. Voter approved levies	819.05	360.93
B. Other local levies	661.88	321.56
10. Special taxing districts		
A. REGION 9 DEVELOPMENT	25.38	11.81
B. MULTI COUNTY HRA	73.29	32.64
C. HIGH ISLAND WATERSHED	257.83	120.93
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	10,974.62	5,078.46
Special Assessments on Your Property		
13. A. 2420 CD55		85.54
B. 72600 SLD WSTE		18.00
PRIN 103.54 C.		
INT D.		
TOT 103.54 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	11,014.00	5,182.00



T-112-N

SIBLEY PLAT

R-28-W



Tract 2 Details

Land Located: From Gaylord, 4.8 miles south on MN-22 S, 3.0 miles east on 320th St, 1.9 miles south on 441st Ave. The farm is on the west side of the road.

Property Address: 33834 441st Ave, Arlington, MN 55307

Description: SECT-35 TWP-112 RANG-28 SE 1/4 OF SE 1/4

Total Acres: 40±

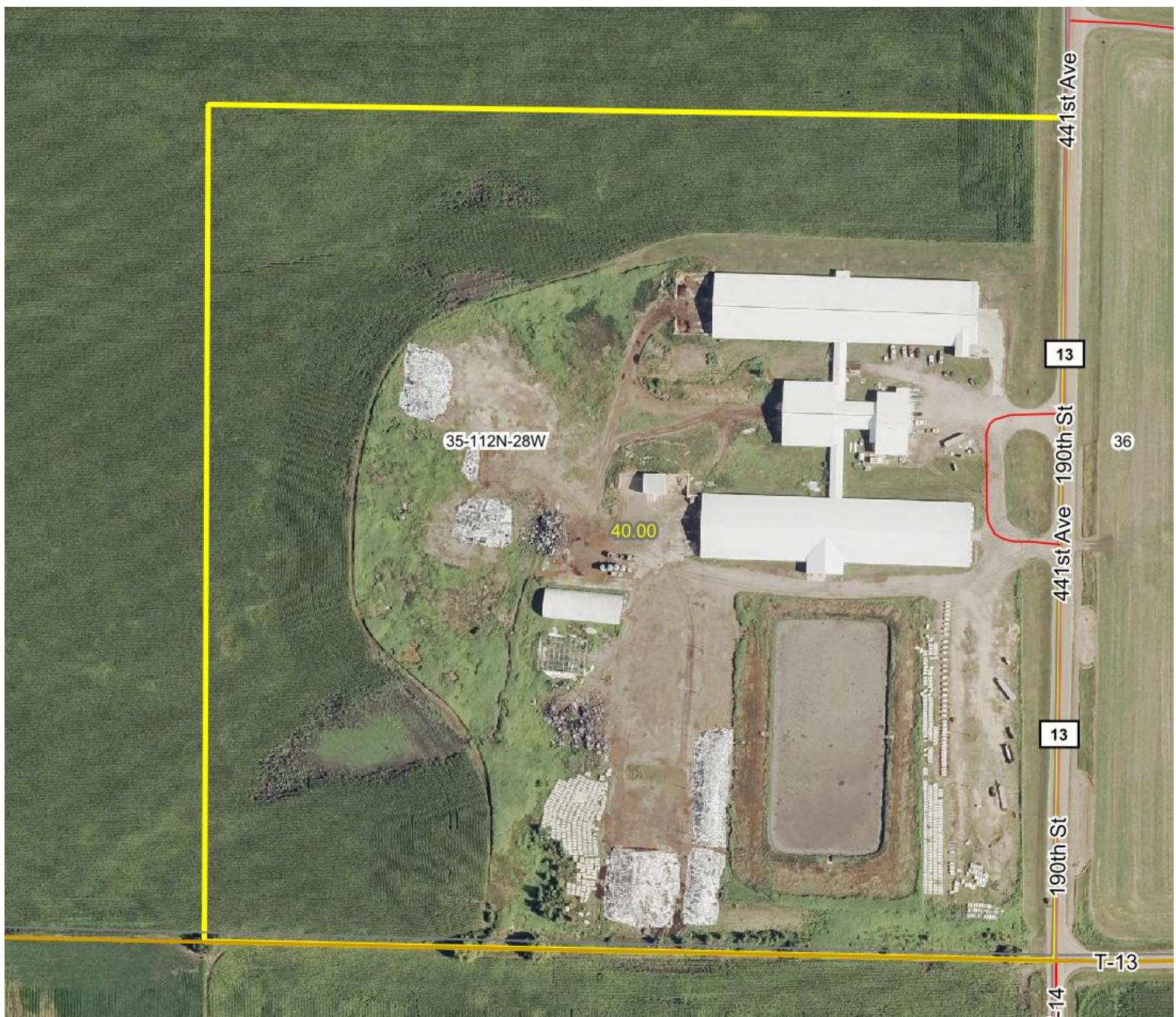
Cropland Acres: 15.36±

PID #: 22-3508-000

Soil Productivity Index: 94.1

Soils: Webster clay loam, 0 to 2 percent slopes (34.9%), Clarion loam, 2 to 6 percent slopes (20.6%), CanisteoGlencoe complex, 0 to 2 percent slopes (17.9%), Nicollet clay loam, 1 to 3 percent slopes (16.4%), Canisteo clay loam, 0 to 2 percent slopes (9.7%), Nicollet clay loam, 1 to 3 percent slopes (0.5%)

Taxes (2024): \$3,636.00



*Lines are approximate

Dairy Details

Milking Parlor

- 46'L x 36'W
- Double 12 parallel parlor with rapid reel exit
- Boumatic milking system
- Auto take offs
- (4) Exhaust fans (east wall)
- Overhead radiant heat
- (3) Overhead doors: (2) Cattle (1) Man Door
- Grooved concrete

Milk Room

- 12'L x 24'W
- (2) Bulk Tanks
 - (1) Boumatic Dari-Kool (4,000 gallon) Model = DKF4000, S/N # 34167G,
 - (1) Boumatic Glacier Cooler (6,000 gallon) Model = DKF6000, S/N # 40082G

Northside Utility Room

- 38'L x 16'W
- Attached bathroom

Southside Utility Room

- 49'L x 40'W (insulated & heated)
- 16'L x 16' loft office
- 10'L x 24'W generator room w/ (1) Cummins generator
- (3) Overhead doors: (1)20'W x 14'T, (1) 10'W x 8'T, (1) 8'W x 8'T
- Insulated and heating available
- (1) Sutorbilt 5Hp vacuum pump
- (1) Boumatic Air Star 5Hp vacuum pump
- (1) Bulk Tank
- (1) Pasteurizer

Holding Area (West of Milking Parlor)

- 58'L x 38'W
- Crowd gate
- (4) Foot baths
- (4) Exhaust fans
- (9) Overhead fans
- Grooved concrete

Center breeze way located west of holding pen. Connects to north, center, and south barns.

Center Barn Pens (west of holding area)

- 80'L x 91'W
- 17'W center feed alley w/ 17'W x 14' overhead door (west wall)

North Pen Pack

- 80'L x 37'W (25'W pen pack + 12'W alley)
- Headlocks
- (2) Auto water fountains
- (3) Overhead fans
- (1) Sliding door (west wall)

Calf Warming Room

- 15'L x 24'W

South Pen Pack

- 80'L x 37'W (25'W pen pack + 12'W alley)
- Headlocks
- (2) Auto water fountains
- (3) Overhead fans
- (1) Sliding door (west wall)

Cattle Load Out (Located on north side of breezeway)

- Cement pad w/holding pen
- Ground or semi load options

North Barn Free Stalls/Pen packs

- 414'L x 92'W double row barn w/attached exterior Monoslope 20'L x 20'W commodity shed
- Tunnel ventilation: (16) fans east wall

Drive-Thru Feed Alley

- 414'L x 17'W
- 17'W x 14' Tall overhead doors (west & east end)

Gravity Flow Manure System Room (North wall)

- 13'L x 17'W

Northwest Pen Pack

- 194'L x 38'W (28'W pen pack + 10'W alley)
- Headlocks
- (2) Auto water fountains
- (2) Exhaust fans
- (5) Overhead fans
- Grooved concrete

Southwest Pen Pack

- 194'L x 37'W (27'W pen pack + 10'W alley)
- Headlocks
- (2) Auto water fountains
- (2) Exhaust fans
- (5) Overhead fans
- Grooved concrete

Northeast Free Stall Pen

- 200'L x 38'W
- (80) 60" stalls
- Headlocks
- (2) Auto water fountains
- (1) Exhaust fan
- (5) Overhead fans
- Grooved concrete

Northeast Free Stall Pen

- 200'L x 38'W
- (80) 60" stalls
- Headlocks
- (2) Auto water fountains
- (1) Exhaust fan
- (5) Overhead fans
- Grooved concrete

Southeast Free Stall Pen

- 200'L x 37'W
- (84) 60" stalls
- Headlocks
- (2) Auto water fountains
- (1) Exhaust fan
- (5) Overhead fans
- Grooved concrete

South Barn Free Stall

- 420'L x 92'W double row free stall barn
- Tunnel ventilation: (14) fans east wall
- 18'W drive thru feed alley
- (2) 16'W x 14' overhead doors
- (4) 200'L x 37'W free stall pens
- (346) 48" stalls
- Headlocks
- (8) Auto water fountains
- (8) Exhaust fans
- (16) overhead fans
- Grooved concrete
- Insulated roof

South Manure Pump/Separator Room

- 55'L x 25'W
- 16'W x 14'T overhead door
- (1) GEA Houle Pump
- (1) 15Hp Screw press separator

Note: (510) free stall count for the dairy.

Out Buildings/Concrete Pads

Hoop Barn

- 120'L x 45'W
- (2) 16'W sliding end doors
- 3' Side wall curtain
- 20" Wooden side wall
- (1) Auto water fountain

Hoop Barn Open Structure

- 74'L x 55'W
- Frame only
- 2' Wooden side wall

Mixing Concrete Pad

- 147'L x 100'W

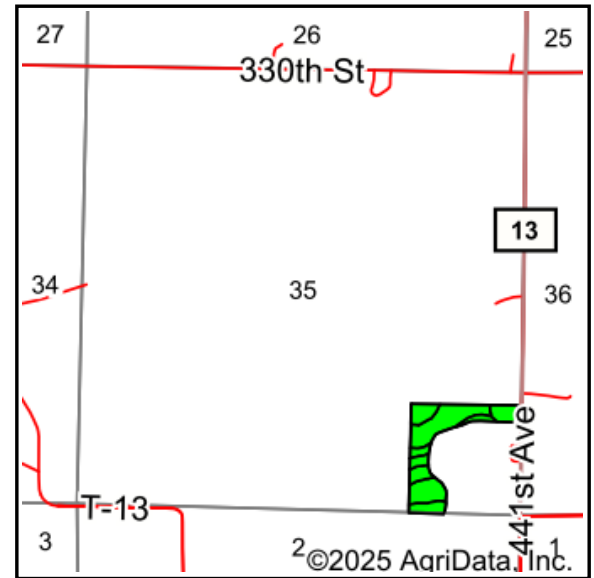
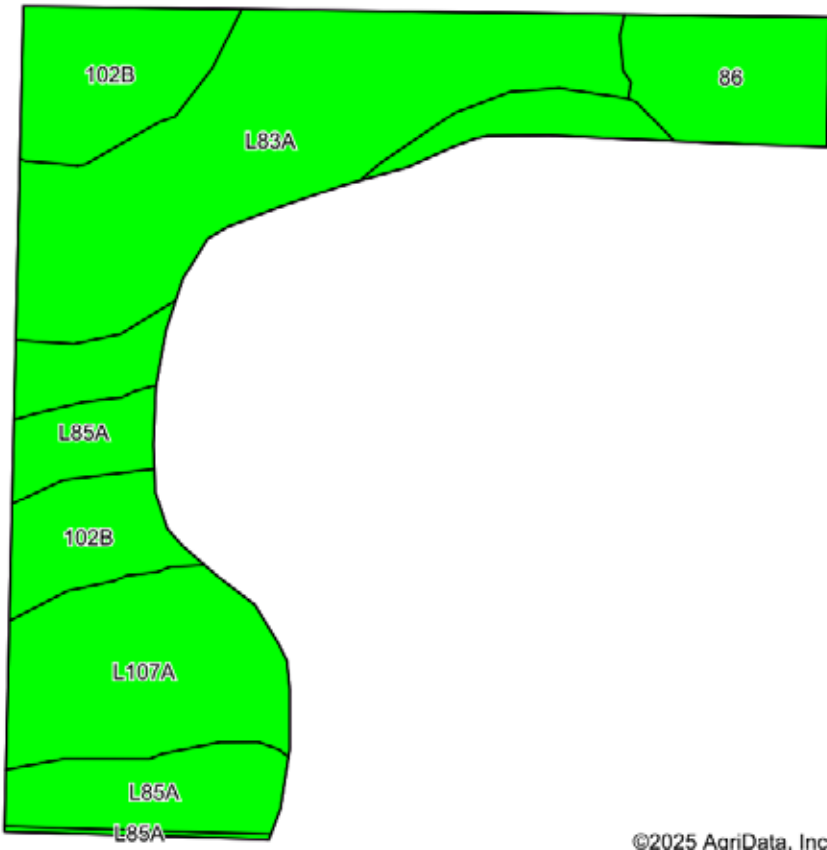
Monoslope Commodity Shed

- 31'L x 34'W
- (3) Commodity bays
- Concrete poured walls

Generator (South of holding area)

Septic inspection could not be completed due to winter conditions. If the septic system is later found to be non-compliant, the buyer will be responsible for the inspection at a later date and any necessary upgrades or repairs to bring it into compliance at their own expense.

Tract 2 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 20
 Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	5.13	34.9%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	3.03	20.6%		IIe	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.63	17.9%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.41	16.4%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	1.42	9.7%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.08	0.5%		Iw	99
Weighted Average					1.83	94.1

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 FSA Map & Abbreviated 156 Farm Records

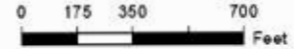
USDA United States Department of Agriculture
Sibley County, Minnesota

Farm 6444

Tract 8297

2024 Program Year

Map Created April 22, 2024



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 Number : 8297

Description : SE4 SE4, SEC 35, SIBLEY TWP, 112N 28W;
FSA Physical Location : MINNESOTA/SIBLEY
ANSI Physical Location : MINNESOTA/SIBLEY
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 : SUNRISE DAIRY LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.85	15.36	15.36	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	15.36	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	14.23	0.00	171
Soybeans	1.13	0.00	48

TOTAL 15.36 0.00

Tract 2 Tax Statement



MARILEE PETERSON
SIBLEY COUNTY AUDITOR - TREASURER
P.O. BOX 51
GAYLORD, MN 55334
507-237-4070
WWW.SIBLEYCOUNTY.GOV

2024
PROPERTY TAX STATEMENT
SIBLEY TWP

PRCL# 22-3508-000 RCPT# 10761
TC 8.373 6.001

Property ID Number: 22-3508-000 ACRES 40.00
Property Description: SECT-35 TWP-112 RANG-28
SE 1/4 OF SE 1/4
33834 441 AVE

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	837,300	600,100
	Homestead Exclusion: Taxable Market Value:	837,300	600,100
New Improve/Expired Excls: Property Class:		AGRI NON-HSTD AGRI NON-HSTD EXEMPT	
Sent in March 2023			
Step 2	Proposed Tax		3,394.00
* Does Not Include Special Assessments Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:			1,818.00
Second half Taxes:			1,818.00
Total Taxes Due in 24			3,636.00

\$\$\$
REFUNDS?

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

Taxes Payable Year:	2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00
Property Tax and Credits		
3. Property taxes before credits	6,752.02	3,980.99
4. A. Agricultural and rural land credits .....	.00	.00
B. Other credits to reduce your property tax	952.02	560.37
5. Property taxes after credits	5,800.00	3,420.62
Property Tax by Jurisdiction		
6. County	3,862.58	2,304.01
7. City or Town	1,150.53	632.87
8. State general tax .....	.00	.00
9. School District 2310		
A. Voter approved levies	408.02	240.17
B. Other local levies	329.72	213.99
10. Special taxing districts		
A. REGION 9 DEVELOPMENT	12.64	7.86
B. MULTI COUNTY HRA	36.51	21.72
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,800.00	3,420.62
Special Assessments on Your Property		
13. A. 4250 JD20SN-MAINT		215.38
B.		
PRIN 215.38 C.		
INT D.		
TOT 215.38 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,800.00	3,636.00



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 _____ \$ _____

- 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

SIBLEY COUNTY
MINNESOTA



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