



Steffes Group, Inc.

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

TIMED ONLINE

KANABEC COUNTY, MINNESOTA LAND AUCTION

**81±
Acres**



OPENING *March 12 | 8AM*

CLOSING *March 19 | 1PM ^{CST} 2026*

Auctioneer's Note:

We are pleased to offer 81± acres in Brunswick Township, Kanabec County at public auction. This property offers a desirable mix of productive farmland and recreational land, making it well-suited for farmers, investors, and outdoor enthusiasts. The tillable acres provide opportunities for continued agricultural use, while the remaining acreage offers natural cover ideal for hunting, recreation, and wildlife habitat. With good access and a versatile layout, this property presents multiple options for use, whether as a standalone farm, a recreational retreat, or a long-term land investment. The property will be sold at auction, providing a competitive opportunity for buyers.



For more details, visit SteffesGroup.com or Contact:
Steffes Group Representative Eric Gabrielson, (701) 238-2570

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

The Terms and Conditions of Sale are set forth in the 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, MARCH 12 AND WILL END AT 1PM THURSDAY, MARCH 19.

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

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

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

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

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

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

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Monday, April 20, 2026.**

Closing will take place at Stearns County Abstract.

- 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.**

- **2026 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 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.

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!



AUCTION DATES

MARCH

2026

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

KANABEC COUNTY, MN – BURNSWICK TOWNSHIP

Land Located: From Ogilvie, MN, 3.2 miles east on MN-23 E/State Hwy 47 S, 2.5 miles south on Harbor St., 3.5 miles east on 145th Ave, .7 miles south on MN-65 S, Tract 1: 1.3 miles southwest on King Rd on the east side of the road. Tract 2: 1.25 miles southwest on King Rd, .4 miles west on 130th Ave. Land is on the south side of the road.

Description: SEC: 23 TWP: 38.0 RG: 24 ACRES: 29.00 BRUNSWICK TOWNSHIP NW1/4 OF NW1/4 EX W 440' OF S 330', EX E 440' OF W 880' OF S 330' & EX S 430' LYING E OF W (part) & SEC: 22 TWP: 38.0 RG: 24 ACRES: 15.79 BRUNSWICK TOWNSHIP PT N1/2 OF NW1/4 BEG AT NE COR, W 650', S 1073' W 406', S TO S LINE E 1056' TO SE COR N & ACRES: 36.83 BRUNSWICK TOWNSHIP NW1/4 OF NE1/4 EX N 373' OF E 370' OF W 470', EX N 33' THEREOF

Total Acres: 80.11±

PID #: 03-01835-10 (That part of, new legal & PID# to be assigned), 03-01765-00, & 03-01760-00

To Be Sold in 2 Tracts!



Description: Pending survey

Total Acres: 29± (pending survey)

Cropland Acres: 22.76±

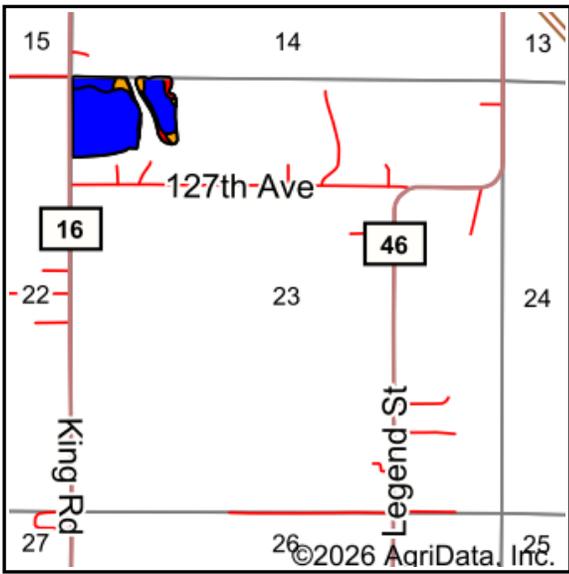
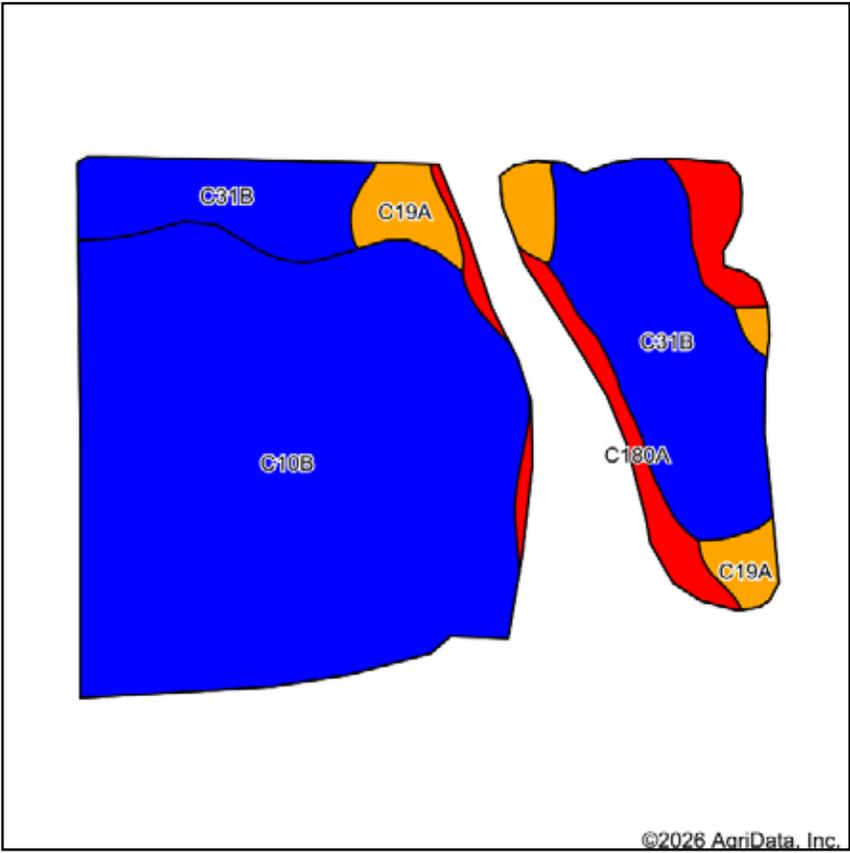
PID #: 03-01835-10 (That part of, new legal & PID# to be assigned)

Crop Productivity Index: 80.6

Soils: BrennyvilleFreer complex, 1 to 4 percent slopes, stony (62.7%), Grasston silt loam, 1 to 6 percent slopes (24.6%), Hassman, frequently pondedFoglake complex, 0 to 2 percent slopes (6.7%), LongsidingGrasston silt loams, 1 to 4 percent slopes (6.0%)

Taxes (2025): \$1,806.00 (For entire land. New tax amount TBD)





Soils data provided by USDA and NRCS.

Area Symbol: MN065, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	14.25	62.7%	Blue	Ile	82
C31B	Grasston silt loam, 1 to 6 percent slopes	5.57	24.6%	Blue	Ile	88
C180A	Hassman, frequently ponded-Foglake complex, 0 to 2 percent slopes	1.51	6.7%	Red	VIw	40
C19A	Longsiding-Grasston silt loams, 1 to 4 percent slopes	1.35	6.0%	Yellow	Ile	80
Weighted Average					2.27	80.6

*c: Using Capabilities Class Dominant Condition Aggregation Method





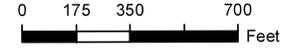
Kanabec County, Minnesota

Farm 4843

Tract 11300

2025 Program Year

Map Created April 08, 2025



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 22.76 acres

Tract Number : 11300

Description : F16 NW4NW4 S23/BRUNSWICK
FSA Physical Location : MINNESOTA/KANABEC
ANSI Physical Location : MINNESOTA/KANABEC
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ERIK AHLGREN, RORY RICHARD COLLINS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
27.64	22.76	22.76	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	22.76	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	1.27	0.00	86
Soybeans	5.23	0.00	24

TOTAL 6.50 0.00



KANABEC COUNTY AUDITOR TREASURER
 317 MAPLE AVE. E., SUITE 261A
 MORA, MN 55051
 320-679-6430
 WWW.KANABEC COUNTY.ORG

Taxpayer: 26423

Property ID Number: 03-01835-10

Property Description: SEC: 23 TWP: 38.0 RG: 24 ACRES: 29.00
 BRUNSWICK TOWNSHIP NW1/4 OF NW1/4 EX W 440' OF S 330', EX E
 440' OF W 880' OF S 330' & EX S 430' LYING E OF W

Owner: DAILY BREAD LAND COMPANY INC

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2024	2025
Estimated Market Value:	83,400	83,400
Homestead Exclusion:	0	0
Taxable Market Value:	83,400	83,400
New Improvements/ Expired Exclusions:	0	0
Property Classification:	AG NON-HSTD RV NHSTD	AG NON-HSTD 2A RURAL VCNT LND
<i>Sent in March 2024</i>		
PROPOSED TAX		
Proposed Tax: (excluding special assessments)		750.00
<i>Sent in November 2024.</i>		
PROPERTY TAX STATEMENT		
First half taxes due May 15:		903.00
Second half taxes due November 17:		903.00
Total Taxes Due in 2025:		1,806.00



\$\$\$ 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	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		0.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	0.00	
Property Tax and Credits		
3. Property taxes before credits	898.88	938.02
4. A. Agricultural and rural land credits	178.88	188.91
B. Other Credits to reduce your property tax	0.00	0.00
5. Property taxes after credits	720.00	749.11
Property Tax by Jurisdiction		
6. County	517.89	543.71
7. City or Town	73.85	75.64
8. State General Tax	0.00	0.00
9. School District 0332		
A. Voter Approved Levies	76.65	80.93
B. Other Local Levies	50.58	47.70
10A. Special Taxing Districts	1.03	1.13
B. Tax Increment	0.00	0.00
C. Fiscal Disparity	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	720.00	749.11
Special Assessments on Your Property		
13. Special Assessments		1,056.89
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	720.00	1,806.00

FIRST HALF DUE May 15 903.00
 SECOND HALF DUE November 17 903.00



Description: SEC: 22 TWP: 38.0 RG: 24 ACRES: 15.79 BRUNSWICK TOWNSHIP PT N1/2 OF NW1/4 BEG AT NE COR, W 650', S 1073' W 406', S TO S LINE E 1056' TO SE COR N & ACRES: 36.83 BRUNSWICK TOWNSHIP NW1/4 OF NE1/4 EX N 373' OF E 370' OF W 470', EX N 33' THEREOF

Total Acres: 52.62±

Cropland Acres: 28.29±

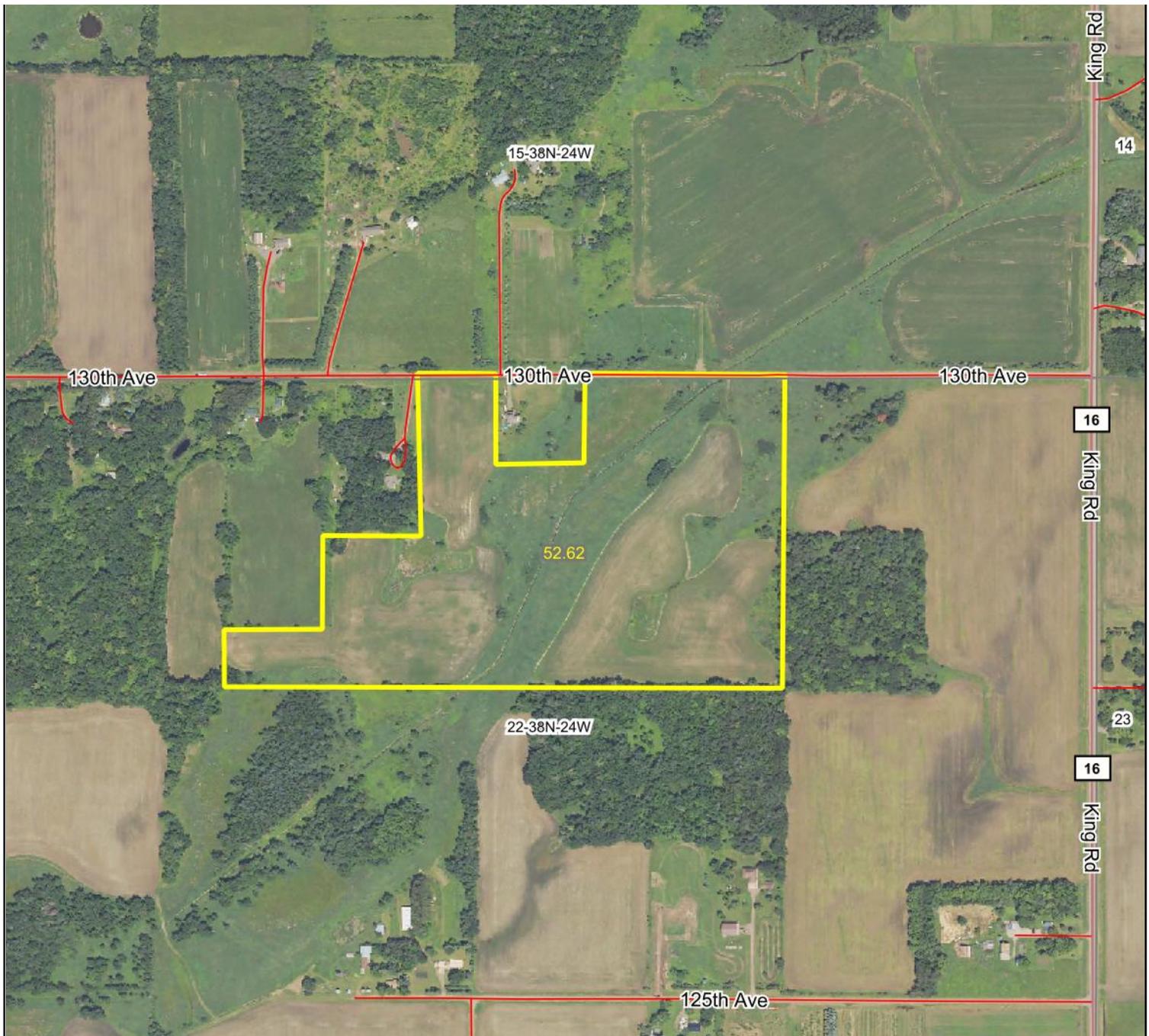
PID #: 03-01765-00 & 03-01760-00

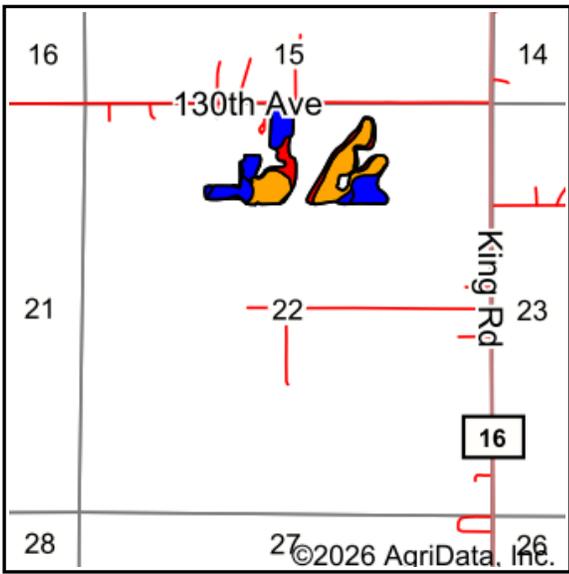
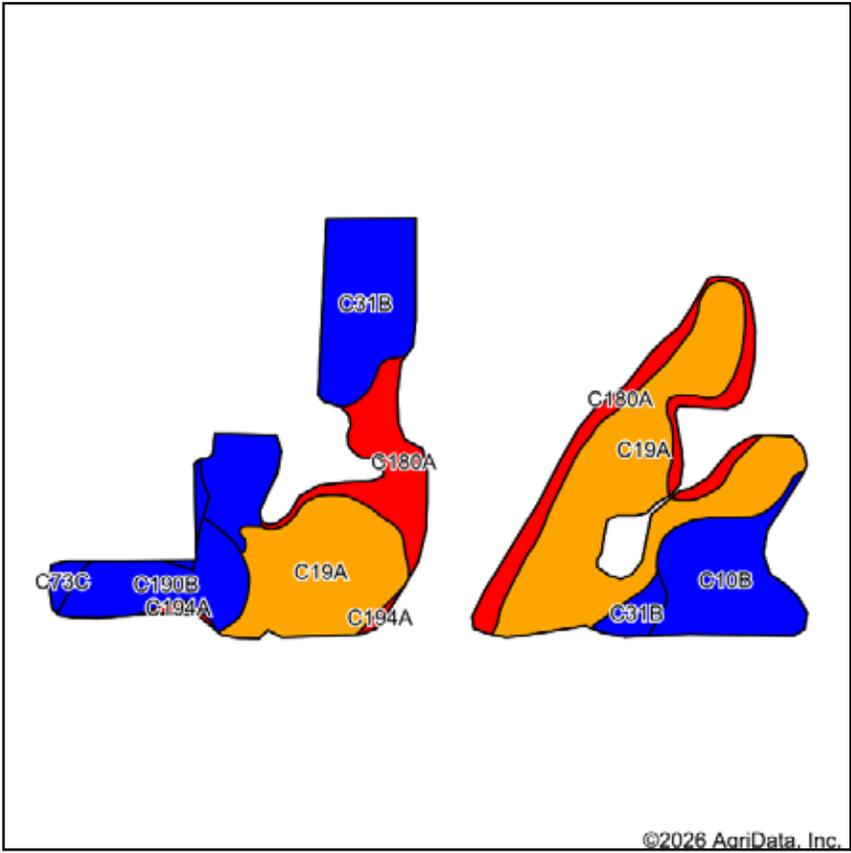
Crop Productivity Index: 75.2

Soils: LongsidingGrasston silt loams, 1 to 4 percent slopes (43.2%), Grasston silt loam, 1 to 6 percent slopes (18.8%), Hassman, frequently pondedFoglake complex, 0 to 2 percent slopes (16.0%), BrennyvilleFreer complex, 1 to 4 percent slopes, stony (11.4%), MilacaBrennyville complex, 1 to 6 percent slopes (8.4%), Milaca loam, 1 to 7 percent slopes, stony (1.5%), Dora, frequently pondedGreenwood complex, 0 to 1 percent slopes (0.7%)

Taxes (2025): \$3,262.00

NO US Fish & Wildlife Easement





Soils data provided by USDA and NRCS.

Area Symbol: MN065, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C19A	Longsiding-Grasston silt loams, 1 to 4 percent slopes	12.09	43.2%	Yellow	Ile	80
C31B	Grasston silt loam, 1 to 6 percent slopes	5.28	18.8%	Blue	Ile	88
C180A	Hassman, frequently ponded-Foglake complex, 0 to 2 percent slopes	4.50	16.0%	Red	VIw	40
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	3.21	11.4%	Blue	Ile	82
C190B	Milaca-Brennyville complex, 1 to 6 percent slopes	2.36	8.4%	Blue	VIIs	84
C73C	Milaca loam, 1 to 7 percent slopes, stony	0.42	1.5%	Blue	IIIle	81
C194A	Dora, frequently ponded-Greenwood complex, 0 to 1 percent slopes	0.20	0.7%	Red	VIIw	15
Weighted Average					3.03	75.2

*c: Using Capabilities Class Dominant Condition Aggregation Method





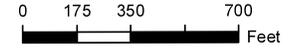
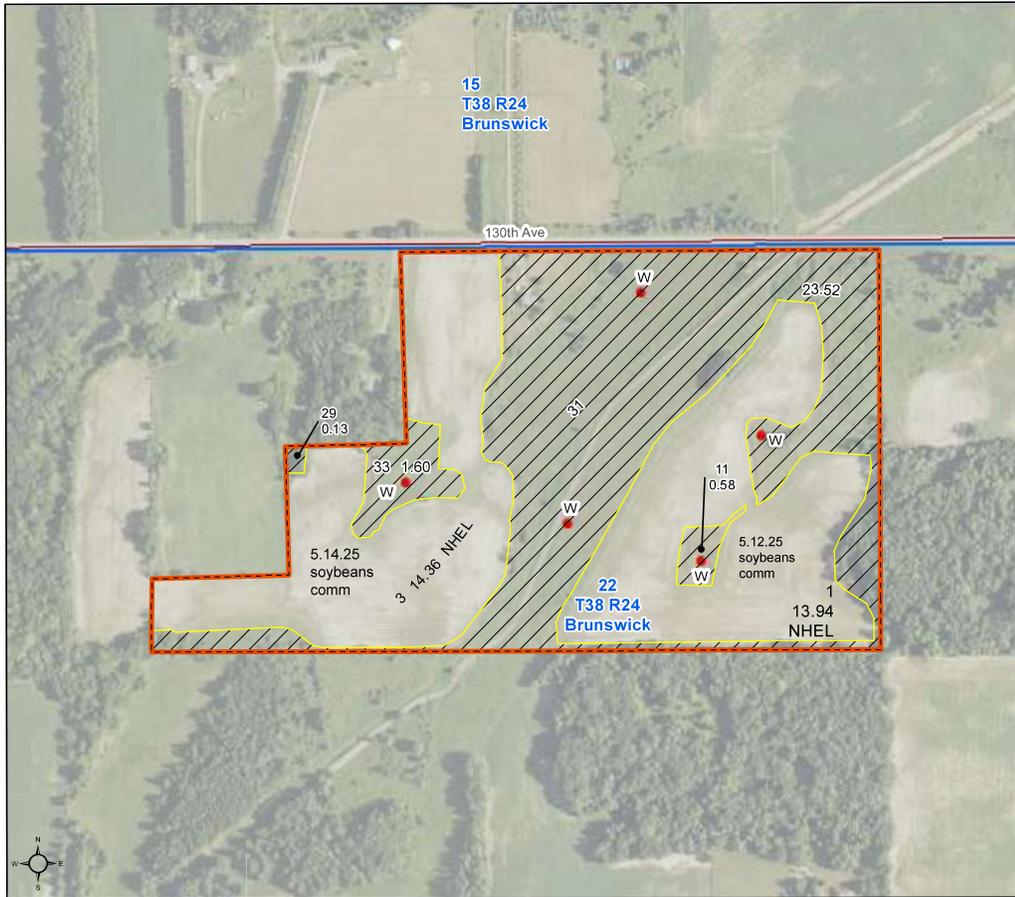
Kanabec County, Minnesota

Farm 7266

Tract 10388

2025 Program Year

Map Created April 08, 2025



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 28.30 acres

Tract Number : 10388
Description : E16 NW4NE4 S2NE4NW4 S22/BRUNSWICK
FSA Physical Location : MINNESOTA/KANABEC
ANSI Physical Location : MINNESOTA/KANABEC
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ERIK AHLGREN, RORY RICHARD COLLINS
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.13	28.30	28.30	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	28.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.30	0.00	32
Oats	0.47	0.00	43
Corn	10.86	0.00	97
Soybeans	16.66	0.00	29

TOTAL 28.29 0.00



KANABEC COUNTY AUDITOR TREASURER
 317 MAPLE AVE. E., SUITE 261A
 MORA, MN 55051
 320-679-6430
 WWW.KANABEC COUNTY.ORG

Taxpayer: 26423

Property ID Number: 03-01760-00

Property Description: SEC: 22 TWP: 38.0 RG: 24 ACRES: 36.83
 BRUNSWICK TOWNSHIP NW1/4 OF NE1/4 EX N 373' OF E 370' OF W
 470', EX N 33' THEREOF

Owner: DAILY BREAD LAND COMPANY INC

2025 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:	2024	2025	
Step 1	Estimated Market Value:	110,800	110,800
	Homestead Exclusion:	0	0
	Taxable Market Value:	110,800	110,800
	New Improvements/ Expired Exclusions:	0	0
	Property Classification:	AG NON-HSTD RV NHSTD	AG NON-HSTD 2A RURAL VCNT LND
<i>Sent in March 2024</i>			
PROPOSED TAX			
Step 2	Proposed Tax: (excluding special assessments)	998.00	
<i>Sent in November 2024.</i>			
PROPERTY TAX STATEMENT			
Step 3	First half taxes due May 15:	1,142.00	
	Second half taxes due November 17:	1,142.00	
	Total Taxes Due in 2025:	2,284.00	



\$\$\$ 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	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		0.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	0.00	
Property Tax and Credits		
3. Property taxes before credits	1,193.64	1,246.41
4. A. Agricultural and rural land credits	237.64	250.98
B. Other Credits to reduce your property tax	0.00	0.00
5. Property taxes after credits	956.00	995.43
Property Tax by Jurisdiction		
6. County	687.65	722.50
7. City or Town	98.05	100.52
8. State General Tax	0.00	0.00
9. School District 0332		
A. Voter Approved Levies	101.77	107.54
B. Other Local Levies	67.16	63.38
10A. Special Taxing Districts	1.37	1.49
B. Tax Increment	0.00	0.00
C. Fiscal Disparity	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	956.00	995.43
Special Assessments on Your Property		
13. Special Assessments		1,288.57
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	956.00	2,284.00

FIRST HALF DUE May 15 1,142.00
 SECOND HALF DUE November 17 1,142.00





KANABEC COUNTY AUDITOR TREASURER
 317 MAPLE AVE. E., SUITE 261A
 MORA, MN 55051
 320-679-6430
 WWW.KANABEC COUNTY.ORG

Taxpayer: 26423

Property ID Number: 03-01765-00

Property Description: SEC: 22 TWP: 38.0 RG: 24 ACRES: 15.79
 BRUNSWICK TOWNSHIP PT N1/2 OF NW1/4 BEG AT NE COR, W 650', S
 1073' W 406', S TO S LINE E 1056' TO SE COR N

Owner: DAILY BREAD LAND COMPANY INC

2025 Property Tax Statement

VALUES AND CLASSIFICATION		
Taxes Payable Year:	2024	2025
Estimated Market Value:	64,100	64,100
Homestead Exclusion:	0	0
Taxable Market Value:	64,100	64,100
New Improvements/ Expired Exclusions:	0	0
Property Classification:	AG NON-HSTD RV NHSTD	AG NON-HSTD 2A RURAL VCNT LND
<i>Sent in March 2024</i>		
PROPOSED TAX		
Proposed Tax: (excluding special assessments)		578.00
<i>Sent in November 2024.</i>		
PROPERTY TAX STATEMENT		
First half taxes due May 15:		489.00
Second half taxes due November 17:		489.00
Total Taxes Due in 2025:		978.00



\$\$\$ 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	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		0.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	0.00	
Property Tax and Credits		
3. Property taxes before credits	691.48	720.60
4. A. Agricultural and rural land credits	137.48	145.20
B. Other Credits to reduce your property tax	0.00	0.00
5. Property taxes after credits	554.00	575.40
Property Tax by Jurisdiction		
6. County	398.49	417.62
7. City or Town	56.82	58.11
8. State General Tax	0.00	0.00
9. School District 0332		
A. Voter Approved Levies	58.97	62.16
B. Other Local Levies	38.92	36.64
10A. Special Taxing Districts	0.80	0.87
B. Tax Increment	0.00	0.00
C. Fiscal Disparity	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	554.00	575.40
Special Assessments on Your Property		
13. Special Assessments		402.60
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	554.00	978.00

FIRST HALF DUE May 15 489.00
 SECOND HALF DUE November 17 489.00





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 receipted 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 warrants 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

KANABEC COUNTY
MINNESOTA

81± ACRES



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