



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



# TRAVERSE COUNTY, MINNESOTA LAND AUCTION

**Auctioneer's Note:** This land auction features three tracts of highly productive farmland in the heart of Traverse County. These parcels have a strong average Crop Productivity Index (CPI) of 93.1, making it well-suited for row crop production. Three quarter sections of contiguous, quality farmland like this rarely come to the market. Whether you're an operator or investor, this is a solid opportunity to acquire tillable ground in a strong agricultural area.

## 465± ACRES



Opening: Tuesday, August 12 | 8AM  
Closing: Tuesday, August 19 | 10AM <sup>CDT</sup> 2025

**TIMED  
ONLINE**



Contact Steffes Group Representative Scott Gillespie, (320) 760-3066, Ashley Huhn (701) 238-1975, 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, AUGUST 12 AND WILL END AT 10AM TUESDAY, AUGUST 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 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: Thursday, September 18, 2025.**

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

- Seller will provide either (i) an abstract of title updated to a current date or (ii)

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

- **2025 Taxes: Paid by seller.**
- **2026 Taxes: Paid by buyer.**
- **Full 2025 rent payment to seller**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- 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.

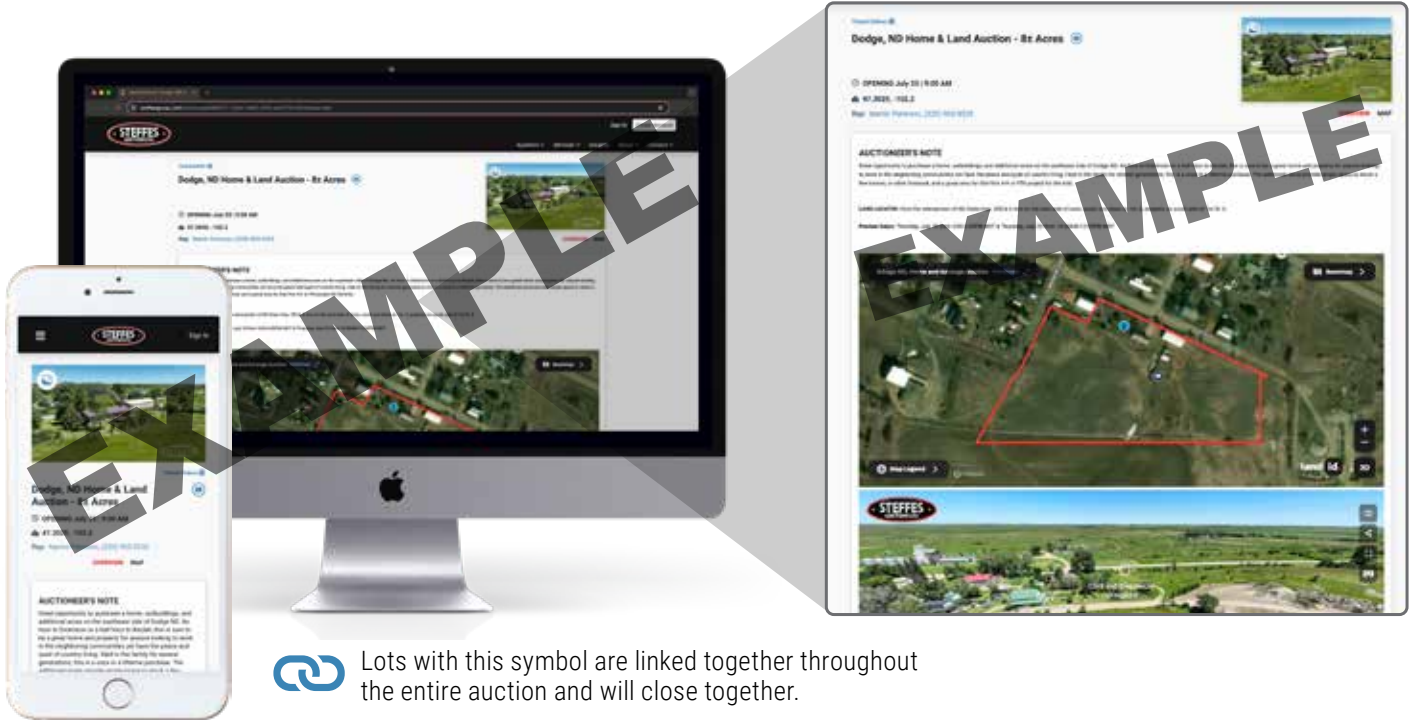
### THE BIDDING STRATEGY

- 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.

# 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!**



## AUGUST 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	23
24/31	25	26	27	28	29	30



# Aerial Map

## TRAVERSE COUNTY, MN – LEONARDSVILLE TOWNSHIP

**Land Located:** From Graceville, MN, 4.0 miles north on US-75 N, 3.7 miles east on 530th St./County Road 58. Land is on the north side of the road.  
From Johnson, MN, 3.0 miles north on Co Hwy 15, 2.7 miles west on Co Rd 58. Land is on the north side of the road.

**Description:** SECT-16 TWP-125 RANG-45 SW1/4, SECT-17 TWP-125 RANG-45 SE1/4 LESS PARTS SOLD, & SW1/4 LESS PARTS SOLD

**Total Acres:** 465±

**PID #:** 017-0085000, 07-0088001, & 07-0089000

**To Be Sold in 3 Tracts!**



# Tract 1 Details

**Description:** SW1/4 LESS PARTS SOLD SECT-17 TWP-125 RANG-45

**Total Acres:** 158.88±

**Cropland Acres:** 140.69±

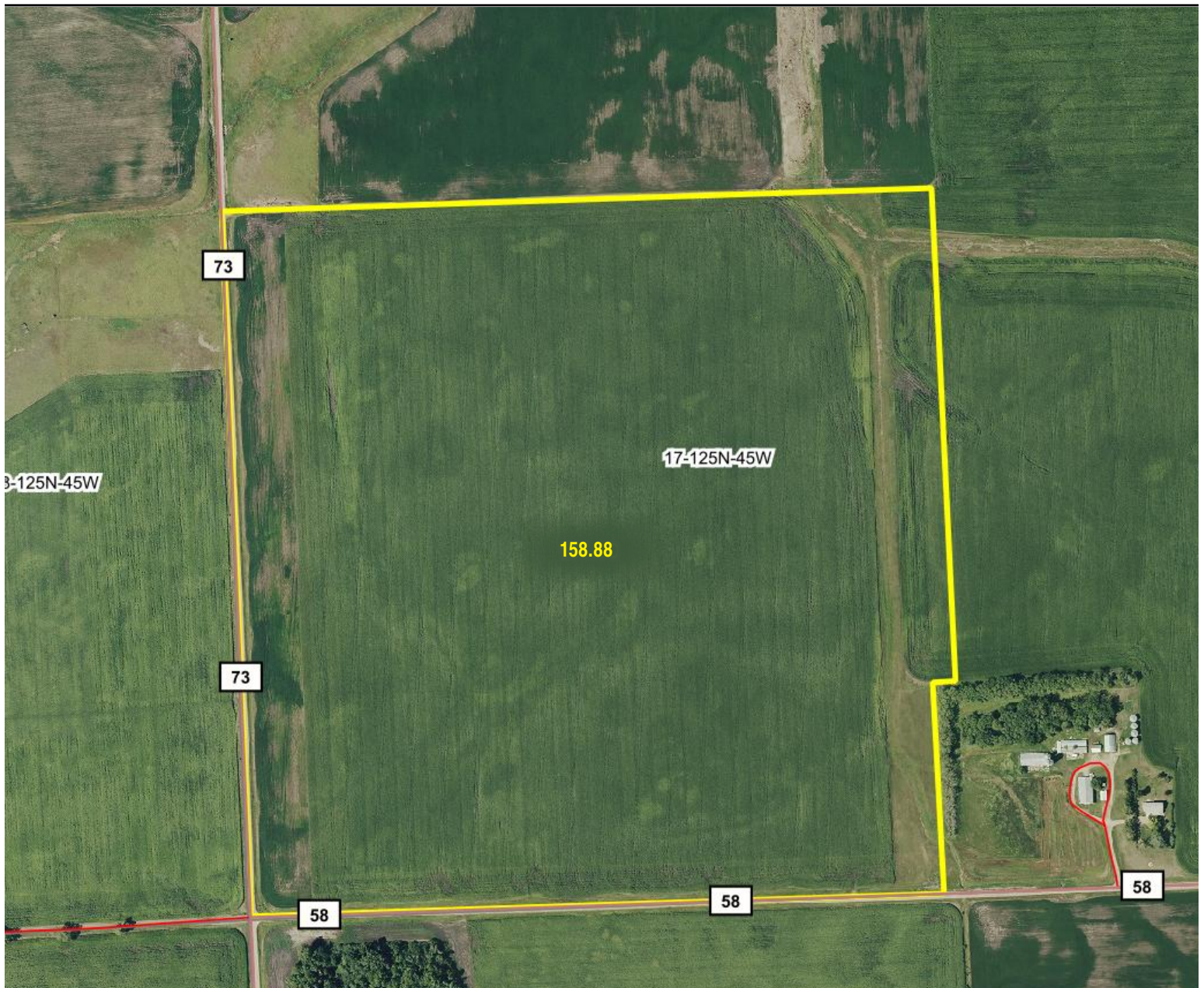
**Crop Productivity Index:** 93.2

**PID #:** 07-0089000

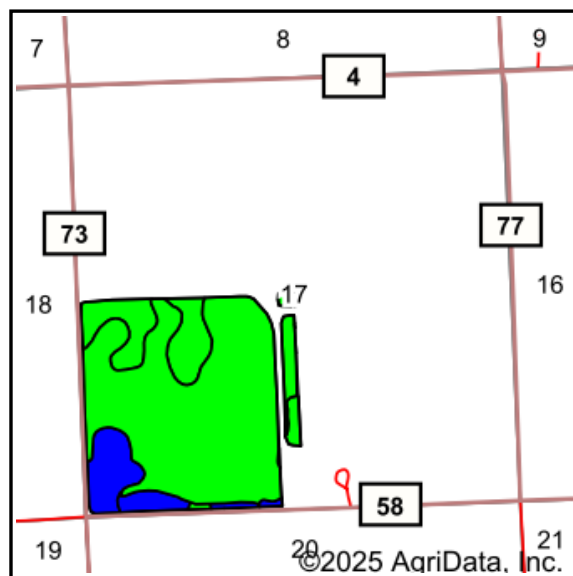
**Soils:** BeardenMustinka complex, 0 to 2 percent slopes (72.9%), Bearden silt loam, 0 to 2 percent slopes (15.2%), FlomAazdahlHamerly complex, 0 to 2 percent slopes (8.5%), FlomHamerly complex, 0 to 2 percent slopes (2.8%), McIntoshLindaas complex (0.3%), AazdahlBalaton clay loams, 0 to 2 percent slopes (0.3%)

**Taxes (2025):** \$5,466.00

**NQ US Fish & Wildlife Easement**



# Tract 1 Soils Map



Area Symbol: MN155, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I626A	Bearden-Mustinka complex, 0 to 2 percent slopes	105.97	72.9%		Ile	94
I467A	Bearden silt loam, 0 to 2 percent slopes	22.17	15.2%		Ile	93
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	12.30	8.5%		Ilw	88
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	4.12	2.8%		Illw	90
948	McIntosh-Lindaas complex	0.50	0.3%		Ils	88
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	0.45	0.3%		Ilc	97
<b>Weighted Average</b>					<b>2.03</b>	<b>93.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 1 FSA Map & Abbreviated 156 Farm Records



Traverse County, Minnesota

Farm 4659

Tract 4549

2025 Program Year

Map Created April 07, 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**

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 140.69 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage caused as a result of any user's reliance on the data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-036 and attached maps) for exact.

<b>Tract Number</b>	: 4549
<b>Description</b>	: SW 17 LEONARDSVILLE
<b>FSA Physical Location</b>	: MINNESOTA/TRAVERSE
<b>ANSI Physical Location</b>	: MINNESOTA/TRAVERSE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: BRIAN BEHRENS, DAVID M BEHRENS, JON HORMANN
<b>Other Producers</b>	: MARILYN J BEHRENS
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
140.69	140.69	140.69	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	140.69	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	70.00	0.00	149
Soybeans	70.00	0.00	35
<b>TOTAL</b>	<b>140.00</b>	<b>0.00</b>	

# Tract 1 FSA Map & Abbreviated 156 Farm Records



Traverse County, Minnesota

Farm 7569

Tract 7064

2025 Program Year

Map Created April 07, 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

- Cropland
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 8.80 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact



# Tract 1 CRP Contract

CRP-1 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 27 15E	2. SIGN-UP NUMBER 43
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		3. CONTRACT NUMBER 113240	4. ACRES FOR ENROLLMENT 8.80
		5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) TRAVERSE COUNTY FARM SERVICE AGENCY 334 4TH ST N SUITE 101 WHEATON, MN56296-1524	6. TRACT NUMBER 7064
5B. COUNTY FS OFFICE PHONE NUMBER (include Area Code): (320) 563-8157 x2		8. SIGNUP TYPE: 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	\$ 266.68	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,346.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	7064	6	CP21	8.80	\$ 880.00
(Item 9C is applicable only when the first year payment is prorated.)						

<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BRIAN BEHRENS 23907 GREEN PINES RD PARK RAPIDS, MN56476-6316	(2) SHARE 33.34 %	(3) SIGNATURE (By) e-Signed by Behrens Brian For, if applicable: On 2025-05-05 10:03:56 CDT	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 05-05-2025
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DAVID M BEHRENS 1324 WOODLAWN CIR WACONIA, MN55387-1240	(2) SHARE 33.33 %	(3) SIGNATURE (By) e-Signed by David M. Behrens For, if applicable: On 2025-05-06 09:52:06 CDT	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 05-06-2025
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JON HORNHANN 2223 MAPLES AVE COLOGNE, MN55322-4513	(2) SHARE 33.33 %	(3) SIGNATURE (By) e-Signed by Jon Hornhann For, if applicable: On 2025-05-08 17:48:23 CDT	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 05-08-2025

<b>12. CCC USE ONLY</b>	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 5/12/25
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**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](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) 695-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

**RECEIVED**  
05/08/2025  
TRAVERSE COUNTY FSA

# Tract 1 Taxes

**KIT JOHNSON**  
**TRAVERSE COUNTY**  
**AUDITOR- TREASURER**  
 P.O. BOX 428  
 WHEATON, MN 56296  
 (320) 422-7740

**2025**

**PROPERTY TAX STATEMENT**

PRCL# 07-0089000

TC 9.876 11.521

LEONARDSVILLE

**Property ID Number:** 07-0089000  
**Property Description:** SECT-17 TWP-125 RANG-45  
 SW1/4 LESS PARTS SOLD

2726 -T

ACRES 158.88

		Values and Classification	
		Taxes Payable Year	
		2024	2025
Step 1	<b>Estimated Market Value:</b>	987,600	1,152,100
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	987,600	1,152,100
	<b>New Improve/Expired Excls:</b>		
<b>Property Class:</b>		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2024			
Step 2	<b>Proposed Tax</b>		
* Does Not Include Special Assessments			5,568.00
Sent in November 2024			
Step 3	<b>Property Tax Statement</b>		
First half Taxes:			2,733.00
Second half Taxes:			2,733.00
<b>Total Taxes Due in 2025</b>			<b>5,466.00</b>

**\$\$\$ REFUNDS?**

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

Taxes Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	6,172.98	6,643.53
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	1,064.98	1,177.53
5. <b>Property taxes after credits</b>	<b>5,108.00</b>	<b>5,466.00</b>
<b>Property Tax by Jurisdiction</b>		
6. County	3,343.71	3,697.62
7. City or Town	525.30	542.29
8. State General Tax	.00	.00
9. School District: 2888		
A. Voter approved levies	569.21	442.64
B. Other local levies	277.11	312.82
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	392.67	470.63
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,108.00	5,466.00
<b>Special Assessments on Your Property</b>		
13. A.		
B.		
PRIN C.		
INT D.		
TOT .00 E.		
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>5,108.00</b>	<b>5,466.00</b>



# Tract 2 Details

**Description:** SE1/4 LESS PARTS SOLD SECT-17 TWP-125 RANG-45

**Total Acres:** 146.46±

**Cropland Acres:** 145.46±

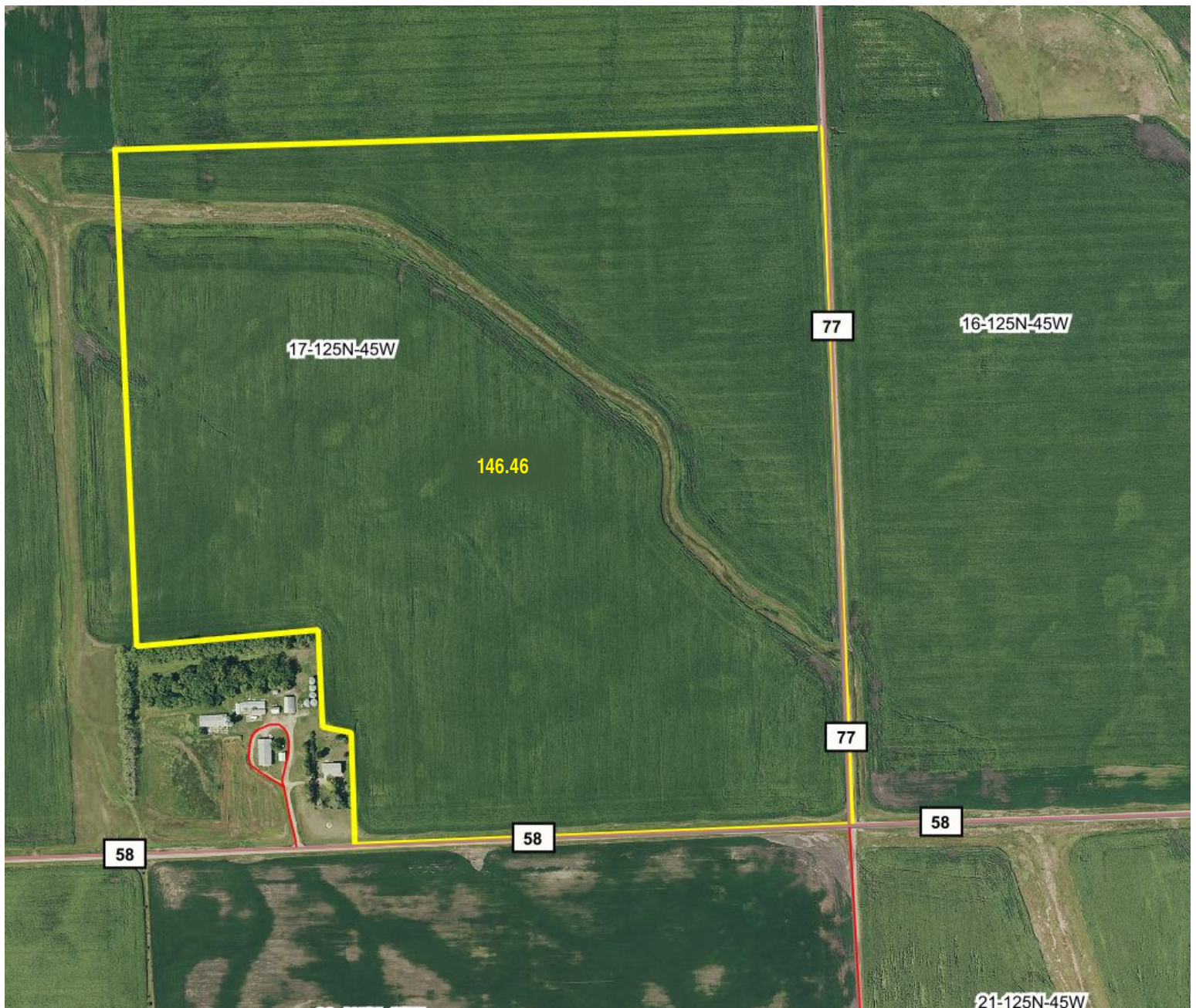
**Crop Productivity Index:** 93.5

**PID #:** 07-0088001

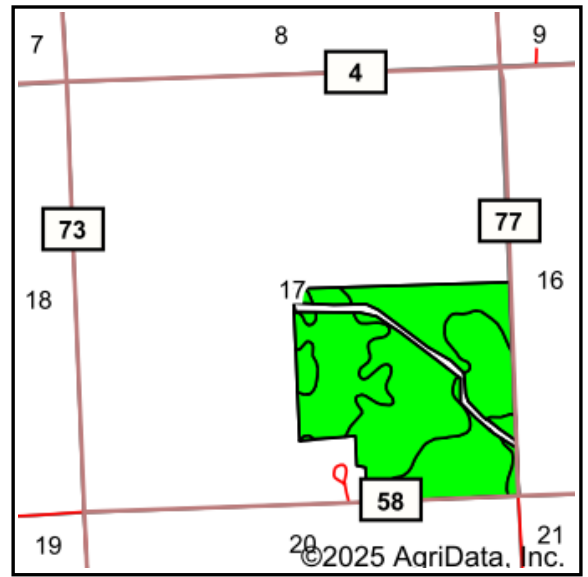
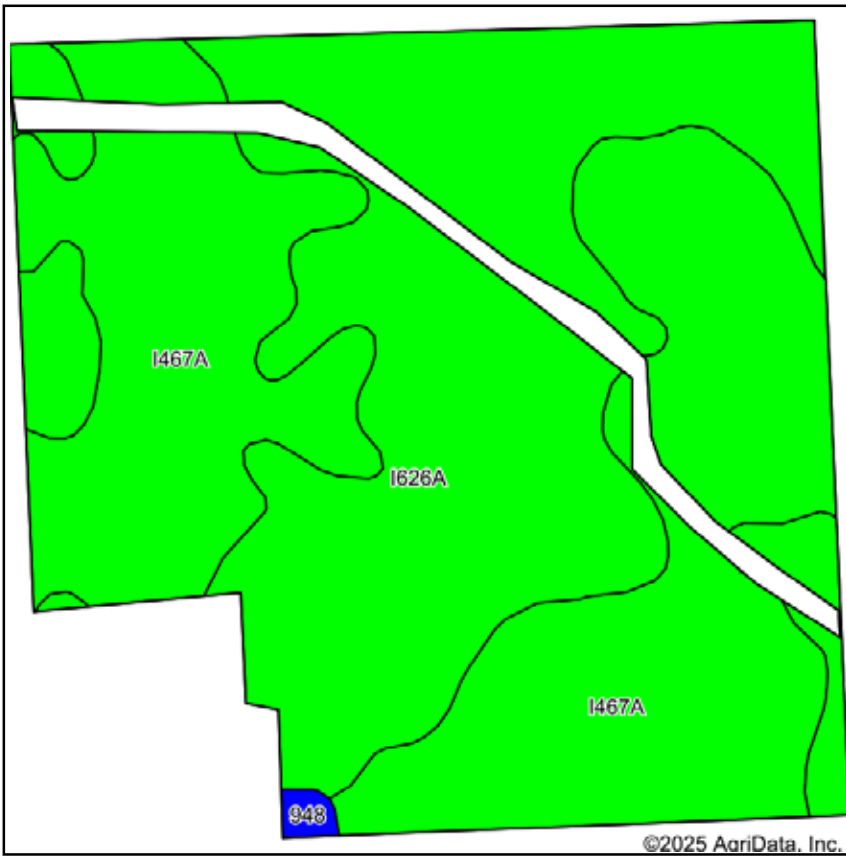
**Soils:** Bearden silt loam, 0 to 2 percent slopes (51.2%), BeardenMustinka complex, 0 to 2 percent slopes (48.4%), McIntoshLindaas complex (0.4%)

**Taxes (2025):** \$5,190.00

**NO US Fish & Wildlife Easement**



# Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN155, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I467A	Bearden silt loam, 0 to 2 percent slopes	71.72	51.2%		Ile	93
I626A	Bearden-Mustinka complex, 0 to 2 percent slopes	67.79	48.4%		Ile	94
948	McIntosh-Lindaas complex	0.61	0.4%		Ils	88
<b>Weighted Average</b>					<b>2.00</b>	<b>93.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 2 FSA Map & Abbreviated 156 Farm Records

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

**Farm 4659**

**Tract 4551**

2025 Program Year

Map Created April 07, 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**

Cropland  
 Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 153.18 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage resulting from any reliance on the data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CRP-C2S and attached maps) for exact

<b>Tract Number</b>	: 4551
<b>Description</b>	: SE 17 LEONARDSVILLE
<b>FSA Physical Location</b>	: MINNESOTA/TRVERSE
<b>ANSI Physical Location</b>	: MINNESOTA/TRVERSE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: BRIAN BEHRENS, DAVID M BEHRENS, JON HORMANN
<b>Other Producers</b>	: MARILYN J BEHRENS
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.18	153.18	153.18	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.18	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	76.22	0.00	149
Soybeans	76.22	0.00	35
<b>TOTAL</b>	<b>152.44</b>	<b>0.00</b>	

# Tract 2 Taxes

**KIT JOHNSON**  
**TRAVERSE COUNTY**  
**AUDITOR- TREASURER**  
 P.O. BOX 428  
 WHEATON, MN 56296  
 (320) 422-7740

**2025**

**PROPERTY TAX STATEMENT**

PRCL# 07-0088001

TC 9.376 10.939

LEONARDSVILLE

**Property ID Number:** 07-0088001  
**Property Description:** SECT-17 TWP-125 RANG-45  
 SE1/4 LESS PARTS SOLD

2726 -T

ACRES 146.46

		Values and Classification	
		Taxes Payable Year	
		2024	2025
Step 1	<b>Estimated Market Value:</b>	937,600	1,093,900
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	937,600	1,093,900
	<b>New Improve/Expired Excls:</b>		
<b>Property Class:</b>		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2024			
Step 2	<b>Proposed Tax</b>		
* Does Not Include Special Assessments			5,286.00
Sent in November 2024			
Step 3	<b>Property Tax Statement</b>		
First half Taxes:			2,595.00
Second half Taxes:			2,595.00
<b>Total Taxes Due in 2025</b>			<b>5,190.00</b>

**\$\$\$ REFUNDS?**

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

Taxes Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	5,861.06	6,308.04
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	1,011.06	1,118.04
5. <b>Property taxes after credits</b>	<b>4,850.00</b>	<b>5,190.00</b>
<b>Property Tax by Jurisdiction</b>		
6. County	3,175.02	3,510.93
7. City or Town	498.71	514.90
8. State General Tax	.00	.00
9. School District: 2888		
A. Voter approved levies	540.40	420.29
B. Other local levies	263.08	297.02
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	372.79	446.86
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,850.00	5,190.00
<b>Special Assessments on Your Property</b>		
13. A.		
B.		
PRIN C.		
INT D.		
TOT .00 E.		
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>4,850.00</b>	<b>5,190.00</b>



# Tract 3 Details

**Description:** SW1/4 SECT-16 TWP-125 RANG-45

**Total Acres:** 160±

**Cropland Acres:** 156.90±

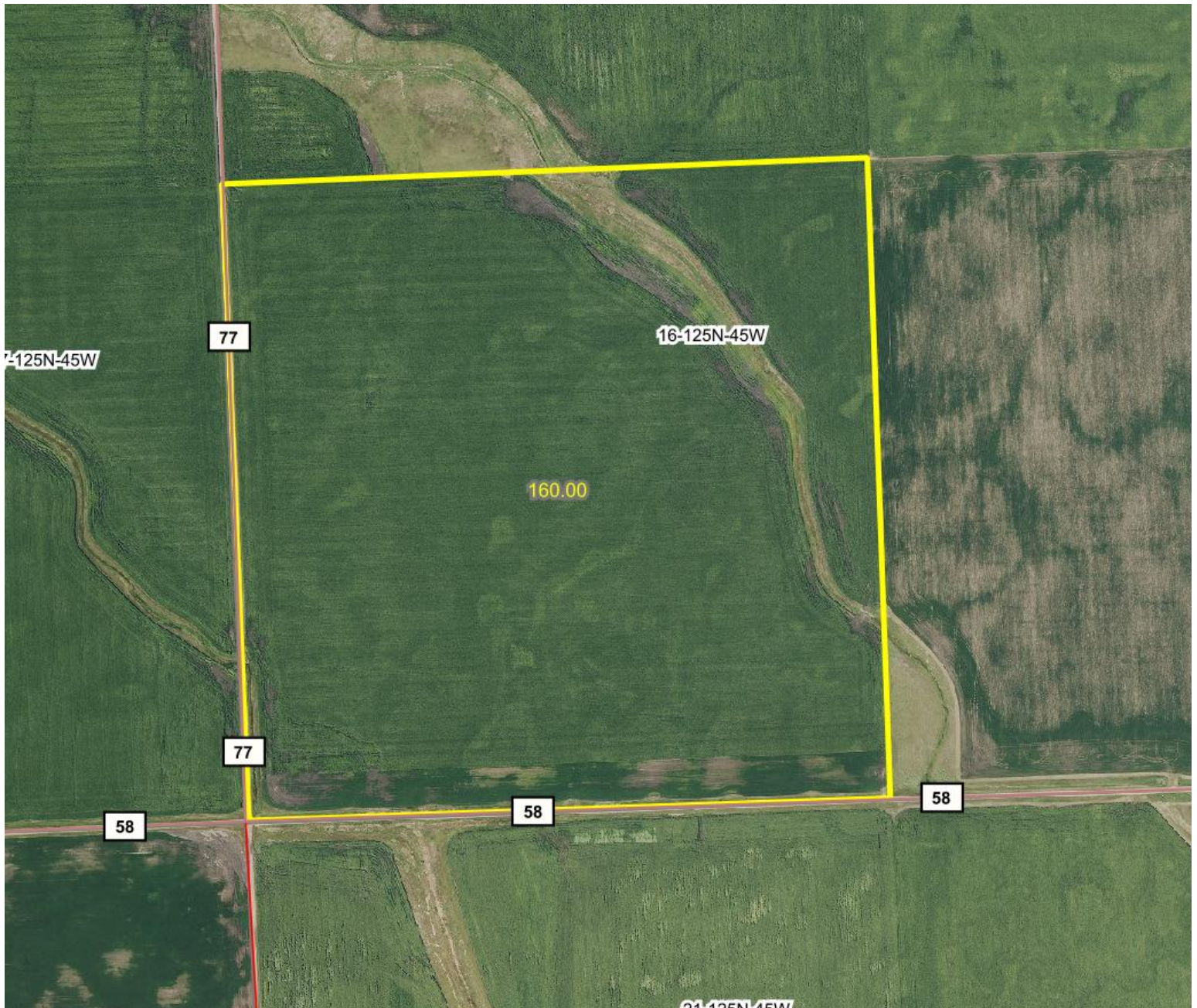
**Crop Productivity Index:** 92.8

**PID #:** 07-0085000

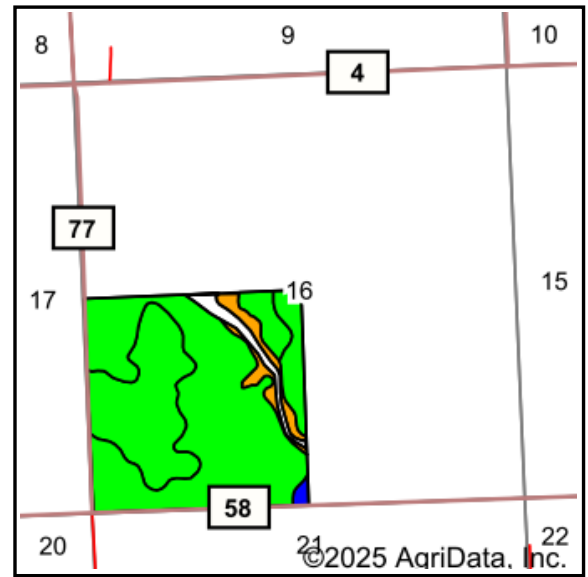
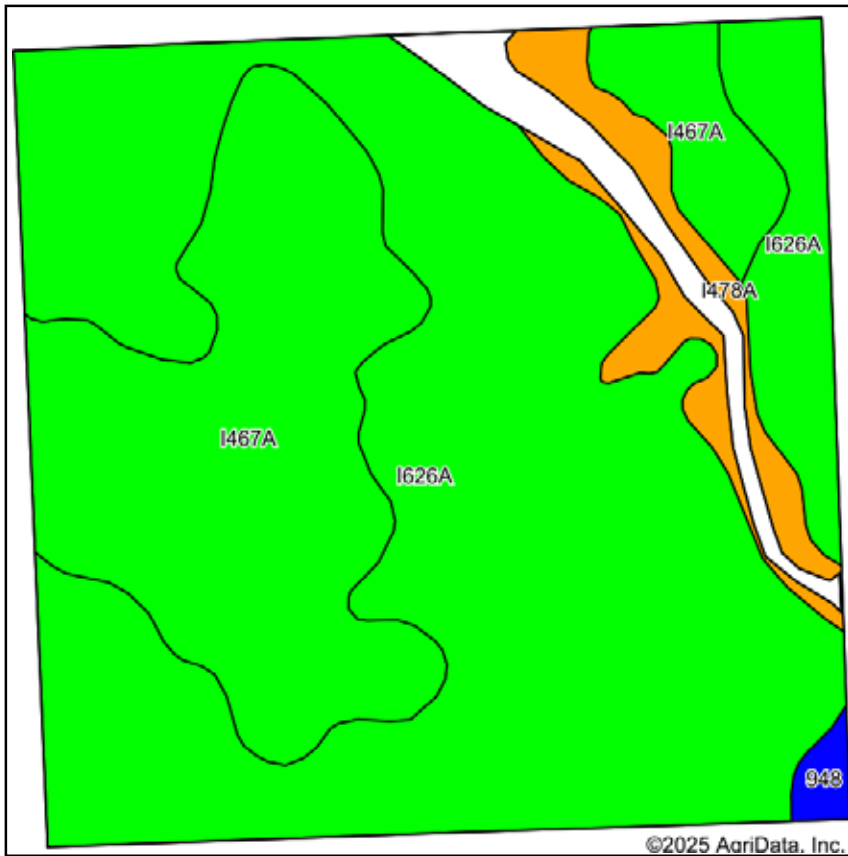
**Soils:** BeardenMustinka complex, 0 to 2 percent slopes (64.0%), Bearden silt loam, 0 to 2 percent slopes (30.1%), Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded (5.2%), McIntoshLindaas complex (0.7%)

**Taxes (2025):** \$5,584.00

**NO US Fish & Wildlife Easement**



# Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN155, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I626A	Bearden-Mustinka complex, 0 to 2 percent slopes	98.98	64.0%		Ile	94
I467A	Bearden silt loam, 0 to 2 percent slopes	46.52	30.1%		Ile	93
I478A	Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded	8.09	5.2%		Ilw	78
948	McIntosh-Lindaas complex	1.15	0.7%		Ils	88
<b>Weighted Average</b>					<b>2.00</b>	<b>92.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 3 FSA Map & Abbreviated 156 Farm Records



Traverse County, Minnesota

Farm 4659

Tract 1674

2025 Program Year

Map Created April 07, 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**

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 156.90 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact

<b>Tract Number</b>	: 1674
<b>Description</b>	: SW Sec 16 LEONARDSVILLE
<b>FSA Physical Location</b>	: MINNESOTA/TRAVERSE
<b>ANSI Physical Location</b>	: MINNESOTA/TRAVERSE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: BRIAN BEHRENS, DAVID M BEHRENS, JON HORMANN
<b>Other Producers</b>	: MARILYN J BEHRENS
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.90	156.90	156.90	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	156.90	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	78.08	0.00	149
Soybeans	78.08	0.00	35
<b>TOTAL</b>	<b>156.16</b>	<b>0.00</b>	

SW 16 LEO



United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E  
9/2012

**FSA COPY**

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name Address	Request Date: 1/23/2018	County: Traverse
Agency or Person Requesting Determination:	Operator	Tract No: 1674 FSA Farm No: 4659

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the

**Section II - Wetlands**

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		157	1/23/2018	

The wetland determination was completed in the: Office      It was delivered by: Mail      On: 1/23/2018

Remarks:	
----------	--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Nathan Paler	1/23/2018

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay) USDA is an equal opportunity provider and employer.

*Check MADS before mailing.*

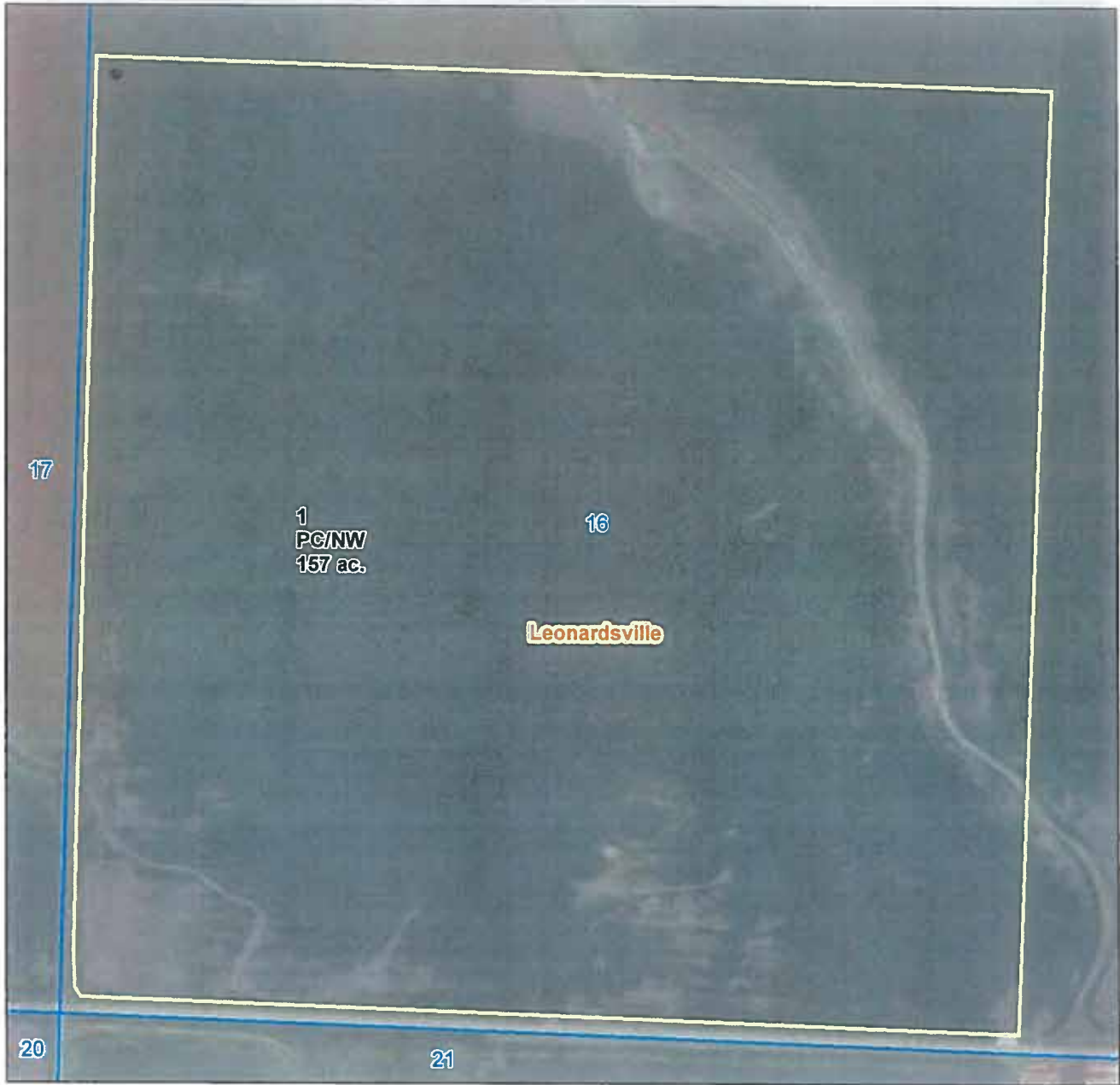


# Certified Wetland Determination

Customer: ...

Tract: 1674

1/23/2018



## Traverse County - Leonardsville 16

T 125 R45 16

1:4,909 1 inch = 409 feet



*This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.*



# Tract 3 Wetland Determination Contract

This form is available electronically  
 AD-1026  
 (10-30-14)

(See Page 2 for Privacy Act and Paperwork Reduction Act Statements)

U.S. DEPARTMENT OF AGRICULTURE  
 Farm Service Agency

## HIGHLY ERODIBLE LAND CONSERVATION (HELIC) AND WETLAND CONSERVATION (WC) CERTIFICATION

Read attached AD-1026 Appendix before completing form.

PART A - BASIC INFORMATION			
1. Name of Producer	2. Tax Identification Number (Last 4 digits)	3. Crop Year	
		2017	
4. Names of affiliated persons with farming interests Enter "None," if applicable		<b>RECEIVED</b>	
<i>NONE</i>		<b>SEP 22 2017</b>	
<p><i>Affiliated persons with farming interests must also file an AD-1026 See Item 7 in the Appendix for a definition of an affiliated person</i></p>			
5. Check one of these boxes if the statement applies; otherwise continue to Part B			
<p>A <input type="checkbox"/> The producer in Part A does not have interest in land devoted to agriculture. Examples include bee keepers who place their hives on another person's land, producers of crops grown in greenhouses, and producers of aquaculture AND these producers do not own/lease any agricultural land themselves. Note: Do not check this box if the producer shares in a crop</p>			
<p>B <input type="checkbox"/> The producer in Part A meets all three of the following:</p> <ul style="list-style-type: none"> <li>does not participate in any USDA program that is subject to HELC and WC compliance except Federal Crop Insurance</li> <li>only has interest in land devoted to agriculture which is exclusively used for perennial crops, except sugarcane, and</li> <li>has not converted a wetland after February 7, 2014.</li> </ul> <p>Perennial crops include, but are not limited to, tree fruit, tree nuts, grapes, olives, native pasture and perennial forage. A producer that produces alfalfa should contact the Natural Resources Conservation Service at the nearest USDA Service Center to determine whether such production qualifies as production of a perennial crop</p> <p>Note: If either box is checked, and the producer in Part A does not participate in Farm Service Agency (FSA) or Natural Resources Conservation Service (NRCS) programs, the full tax identification number of the producer must be provided, but establishment of detailed farm records with FSA is not required. Go to Part D and sign and date.</p>			
<b>TRaverse County FSA</b>			
PART B - HELC/WC COMPLIANCE QUESTIONS			
Indicate YES or NO to each question. If you are unsure of whether a HEL determination, wetland determination, or NRCS evaluation has been completed, contact your local USDA Service Center.			
			YES NO
6. During the crop year entered in Part A or the term of a requested USDA loan, did or will the producer in Part A plant or produce an agricultural commodity (including sugarcane) on land for which an HEL determination has not been made?			✓
7. Has anyone performed (since December 23, 1985), or will anyone perform any activities to:			
A. Create new drainage systems, conduct land leveling, filling, dredging, land clearing, or excavation that has NOT been evaluated by NRCS? If "YES", indicate the year(s): <i>2017</i>			✓
B. Improve or modify an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): _____			✓
C. Maintain an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): _____ Note: Maintenance is the repair, rehabilitation, or replacement of the capacity of existing drainage systems to allow for the continued use of wetlands currently in agricultural production and the continued management of other areas as they were used before December 23, 1985. This allows a person to reconstruct or maintain the capacity of the original system or install a replacement system that is more durable or will realize lower maintenance or costs.			✓
Note: If "YES" is checked for Item 7A or 7B, then Part C must be completed to authorize NRCS to make an HELC/WC and/or certified wetland determination on the identified land. If "YES" is checked for Item 7C, NRCS does not have to conduct a certified wetland determination.			
8. Check one or both boxes, if applicable; otherwise, continue to Part C or D.			
A. <input type="checkbox"/> Check this box only if the producer in Part A has FCIC reinsured crop insurance and filing this form represents the first time. The producer in Part A, including any affiliated person, has been subject to HELC and WC provisions			
B. <input type="checkbox"/> Check this box if either of the following applies to the producer and crop year entered in Part A:			
<ul style="list-style-type: none"> <li>Is a tenant on a farm that is/will not be in compliance with HELC and WC provisions because the landlord refuses to allow compliance, but all other farms not associated with that landlord are in compliance (AD-10263, Tenant Exemption Request must be completed).</li> <li>Is a landlord of a farm that is/will not be in compliance with HELC and WC provisions because of a violation by the tenant on that farm, but all other farms not associated with that tenant are in compliance. (AD-1026C, Landlord or Landowner Exemption Request, must be completed).</li> </ul>			
PART C - ADDITIONAL INFORMATION			
9. If "YES" was checked in Item 6 or 7, provide the following information for the land to which the answer applies:			
A. Farm and/or tract/field number:	<i>F4659 T1674 SW 16 LEO</i>		
If unknown, contact the Farm Service Agency at the nearest USDA Service Center.			
B. Activity:	<i>INSTALL TILING Fall 2017 after CRP is off</i>		
C. Current land use (specify crops):	<i>ANNUAL CRCP</i>		
D. County:	<i>TRaverse MI</i>		

# Tract 3 Taxes

**KIT JOHNSON**  
**TRAVERSE COUNTY**  
**AUDITOR- TREASURER**  
 P.O. BOX 428  
 WHEATON, MN 56296  
 (320) 422-7740

**2025**

**PROPERTY TAX STATEMENT**

PRCL# 07-0085000

LEONARDSVILLE

TC 10.091 11.772

		Values and Classification	
		Taxes Payable Year	
		2024	2025
Step 1	Estimated Market Value:	1,009,100	1,177,200
	Homestead Exclusion:		
	Taxable Market Value:	1,009,100	1,177,200
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2024			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			5,688.00
Sent in November 2024			
Step 3	Property Tax Statement		
First half Taxes:			2,792.00
Second half Taxes:			2,792.00
Total Taxes Due in 2025			5,584.00

Property ID Number: 07-0085000  
 Property Description: SECT-16 TWP-125 RANG-45 SW1/4

L.E. 5925 -O  
 2726 -T  
 ACRES 160.00

**\$\$\$**  
 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		.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	6,306.16	6,787.18
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	1,088.16	1,203.18
5. Property taxes after credits	5,218.00	5,584.00
<b>Property Tax by Jurisdiction</b>		
6. County	3,415.29	3,777.07
7. City or Town	536.74	554.11
8. State General Tax	.00	.00
9. School District: 2888		
A. Voter approved levies	581.61	452.29
B. Other local levies	283.14	319.64
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	401.22	480.89
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,218.00	5,584.00
<b>Special Assessments on Your Property</b>		
13. A.		
B.		
PRIN C.		
INT D.		
TOT .00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,218.00	5,584.00



# Earnest Money Receipt & Purchase Agreement

SteffesGroup.com



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

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

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

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

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

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

Earnest money hereinafter received for \_\_\_\_\_ \$ \_\_\_\_\_

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

- Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real estate taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrant taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_
- The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
- Closing of the sale is to be on or before \_\_\_\_\_, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: \_\_\_\_\_
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_  
\_\_\_\_\_

Seller: \_\_\_\_\_  
\_\_\_\_\_

Steffes Group, Inc.  
\_\_\_\_\_

Seller's Printed Name & Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

TRAVERSE COUNTY  
**MINNESOTA**



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