



SWIFT COUNTY, MN LAND AUCTION

Opens: Thursday, October 26 | 8AM

Closes: Thursday, November 2 | 1PM CDT 2023

**TIMED
ONLINE**



From Kerkhoven, 8.8 miles west on 90th St. SE, 2.0 miles south on 580th Ave SE, 2.6 miles west on 110th St. SE. Land is on the south side of the road.

Auctioneer's Note: Steffes is honored to present a prime parcel of farmland on public auction. This opportunity to own 145.39± acres of farmland in Cashel Township, Swift County, MN will take place on November 2, 2023 at 1pm as a Timed Online Auction. This parcel boasts a CPI of 90.4, making it ideal for a variety of crops. Whether you're looking to expand your existing farm or start a new venture, this land provides the perfect foundation. Don't miss your chance to bid on this remarkable piece of farmland!

145± Acres



Contact Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570, or visit SteffesGroup.com

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% Buyer's Premium Auction
Scott Steffes, MN14-51 | Ashley Huhn, MN47-002 | Eric Gabrielson MN47-006 | Randy Kath, MN47-007

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

The auction begins on Thursday, October 26 and will end at 1PM on Thursday, November 2. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

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

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

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

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

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

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on or before Monday, December 4, 2023.

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.**

- **2023 Taxes:** Seller Pays 2023
- **2023 Rent:** Seller Receives 2023 Rent

- 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

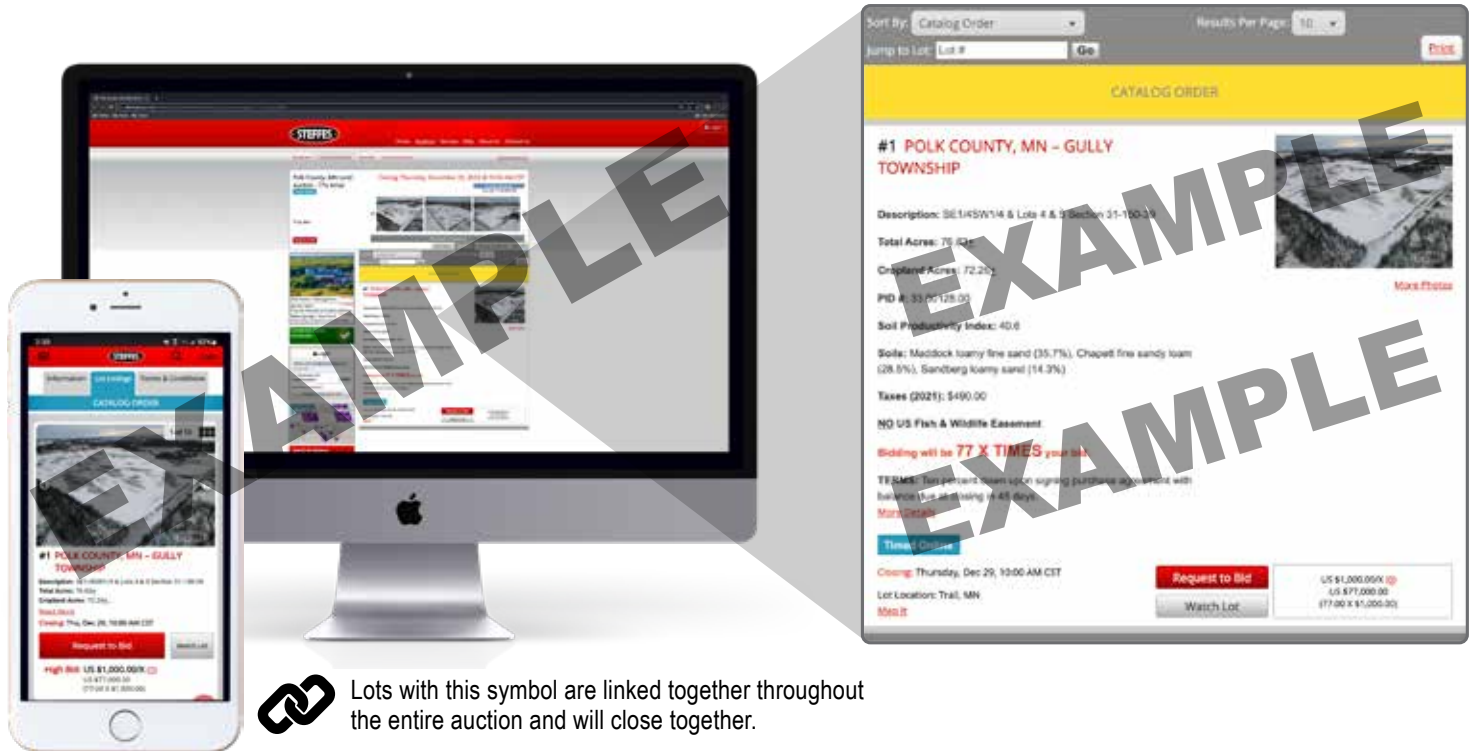
begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the 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.

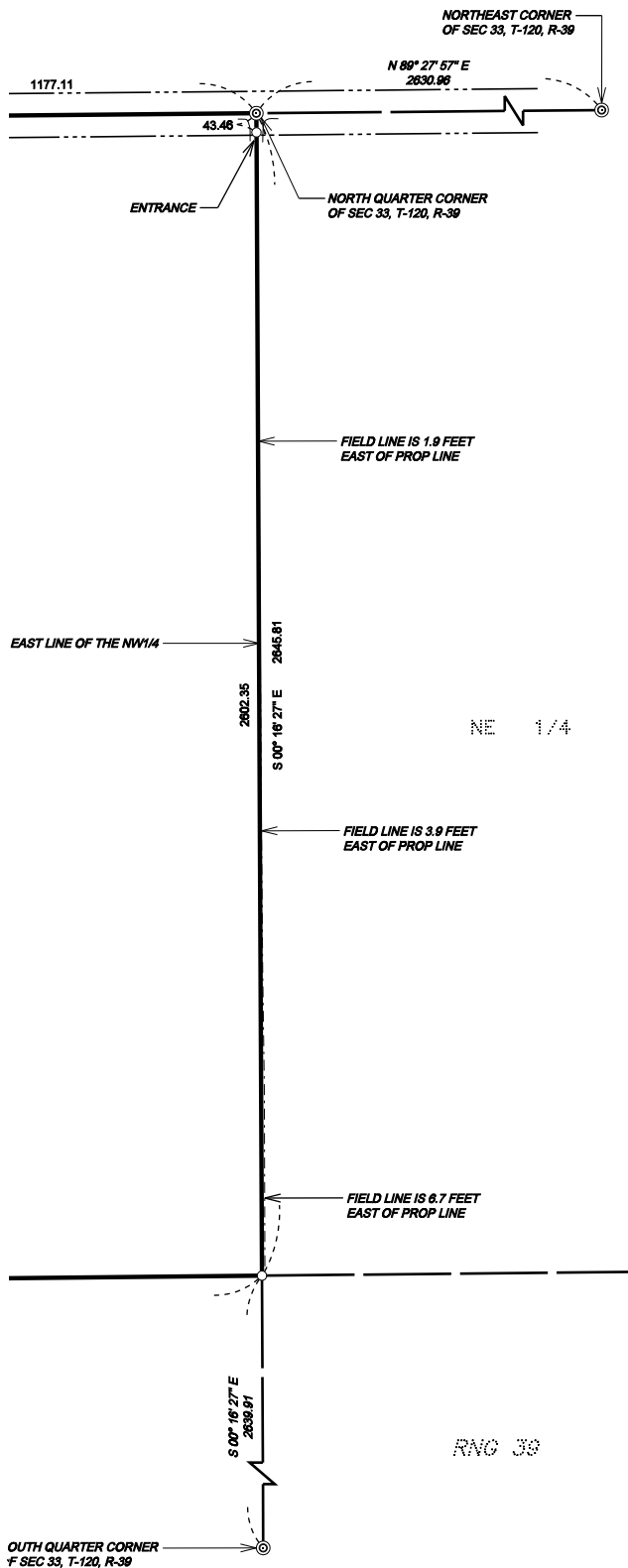
This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



OCTOBER / NOVEMBER 2023

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	25	OPENS 26 CLOSES	27	28
29	30	31	NOV. 1	2	3	4





CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

NW1/4 of Sec 33, Twp 120, Rng 39

DATE OF FIELD WORK: August 23, 2023

DATE OF MAP: August 24, 2023

REVISION: _____ DATE _____, 20____

REVISION: _____ DATE _____, 20____

JOB NO.: 2023166

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Swift County
NAD83 (2011)

VERTICAL DATUM:

N/A

Surveyed Description

EXISTING LEGAL DESCRIPTION

The Northwest Quarter (NW1/4) of Section Thirty-three (33), Township One Hundred Twenty (120), Range Thirty-nine (39), EXCEPT that part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) and that part of the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Thirty-three (33), Township One Hundred Twenty (120), Range Thirty-nine (39), described as follows: Commencing at the Northwest corner of said Section Thirty-three (33); thence North 90 degrees 00 minutes 00 seconds East, assumed bearing along the North line of said Section, a distance of 1407.00 feet to the point of beginning of the tract to be described; thence continuing North 90 degrees 00 minutes 00 seconds East, along said North line, a distance of 40.00 feet; thence South 00 degrees 42 minutes 00 seconds West, a distance of 1712.00 feet; thence North 88 degrees 42 minutes 31 seconds East a distance of 125.00 feet; thence South 01 degrees 26 minutes 47 seconds East a distance of 448.00 feet; thence South 89 degrees 58 minutes 33 seconds West a distance of 407.00 feet; thence South 00 degrees 33 minutes 03 seconds West a distance of 334.00 feet; thence South 89 degrees 05 minutes 03 seconds West a distance of 429.00 feet; thence North 00 degrees 36 minutes 33 seconds East a distance of 540.00 feet; thence North 84 degrees 18 minutes 53 seconds East a distance of 224.00 feet; thence North 00 degrees 28 minutes 43 seconds East a distance of 480.00 feet; thence North 89 degrees 37 minutes 55 seconds East a distance of 440.00 feet; thence North 00 degrees 27 minutes 03 seconds East a distance of 1453.00 feet to the point of beginning.

Containing 145.01 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn

Doug Huhn

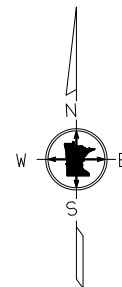
Registration No. 43806 - In the State of Minnesota

Surveyor's Notes

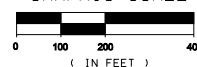
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

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

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



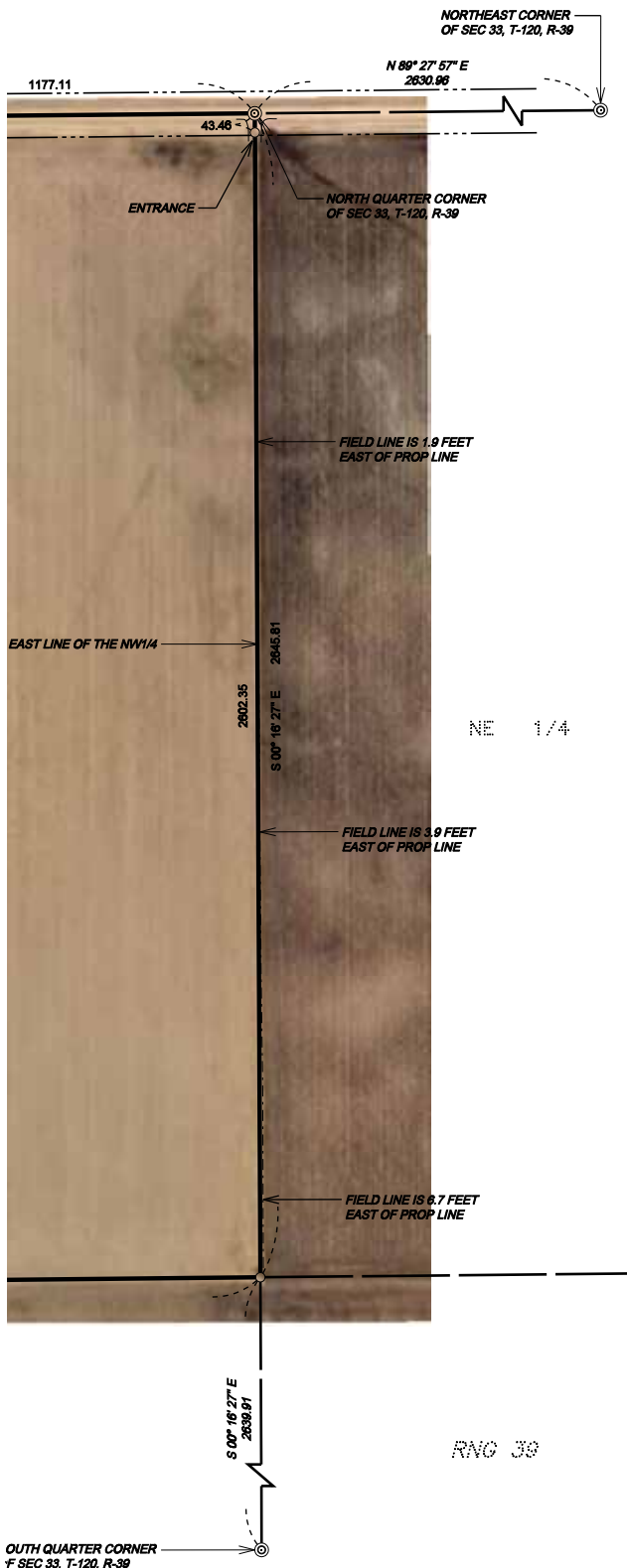
GRAPHIC SCALE



LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43806
- Found Monumentation
- ⊙ Government Section Corner
- (D) DEED CALL





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Steffes Auction

PROJECT ADDRESS

NW1/4 of Sec 33, Twp 120, Rng 39

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Doug Huhn

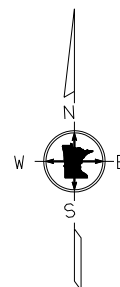
Registration No. 43806 - In the State of Minnesota

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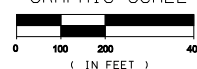
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GRAPHIC SCALE



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- ⊙ Government Section Corner
- (D) DEED CALL

TRACT DETAILS

Swift County, MN - Cashel Township

Description: NW1/4 EXCEPT THAT PART DESCRIBED AS FOLLOW COMMENCE AT NW CORNER SEC 33
Sect-33 Twp-120 Range-39

Total Acres: 145.01± (See Survey)

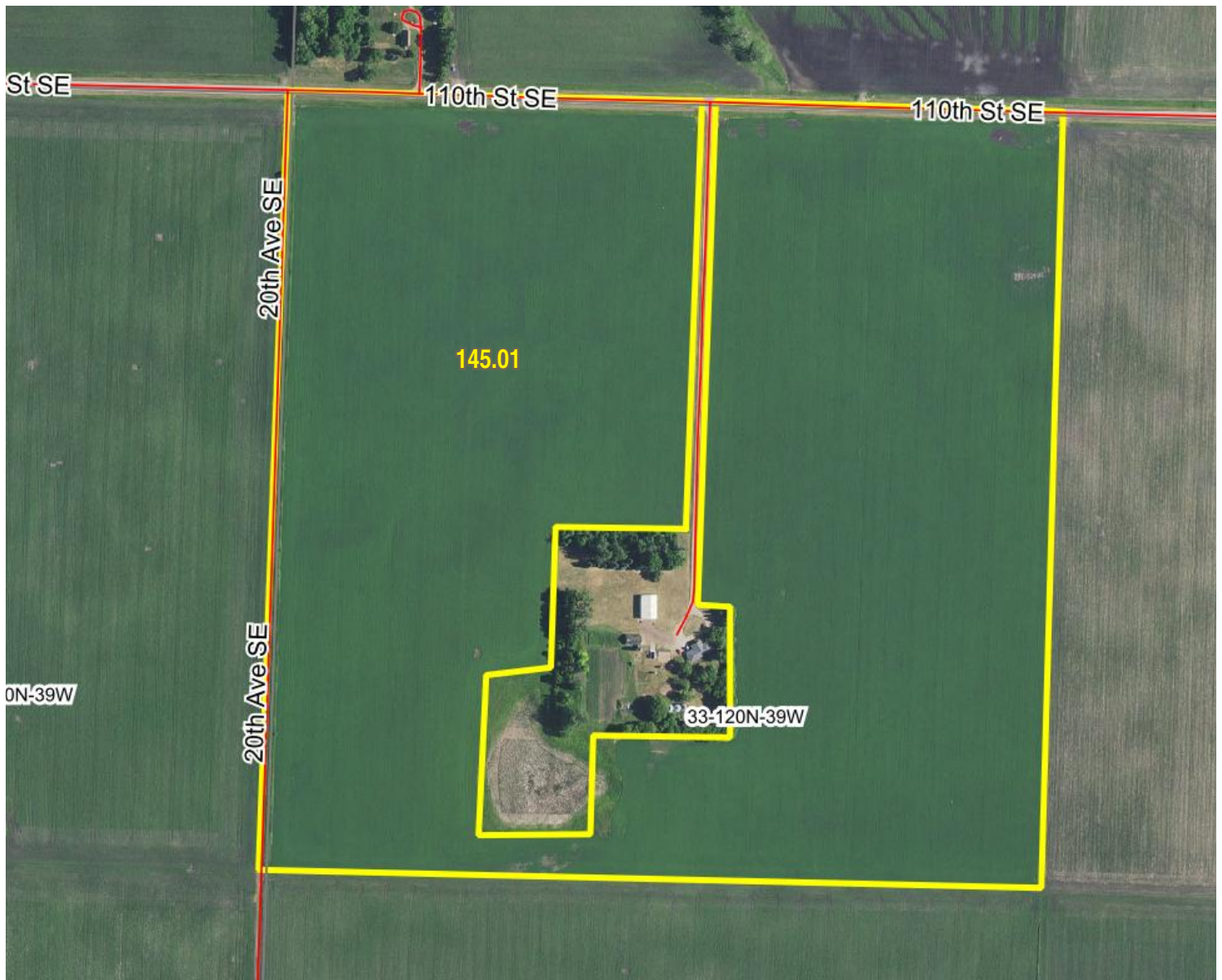
Cropland Acres: 141.24±

PID #: 04-0170-000

Soil Productivity: 90.4

Soils: Bearden-Quam, depressional, complex (77.8%), Quam silty clay loam, occasionally ponded (10.9%), Rondell silty clay loam (7.4%), Hokans-Buse complex (2.1%), Oldham silty clay loam, occasionally ponded (1.7%), Winger-Balaton-Parnell, depressional, complex (0.1%)

Taxes (2023): \$6,444.00



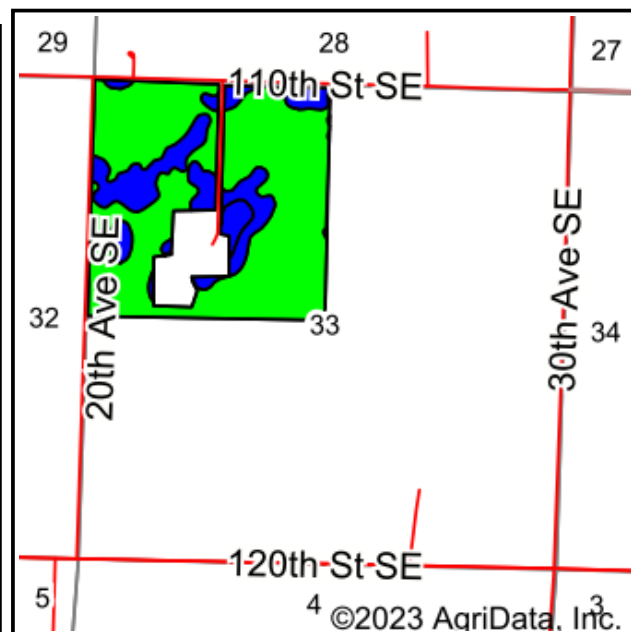
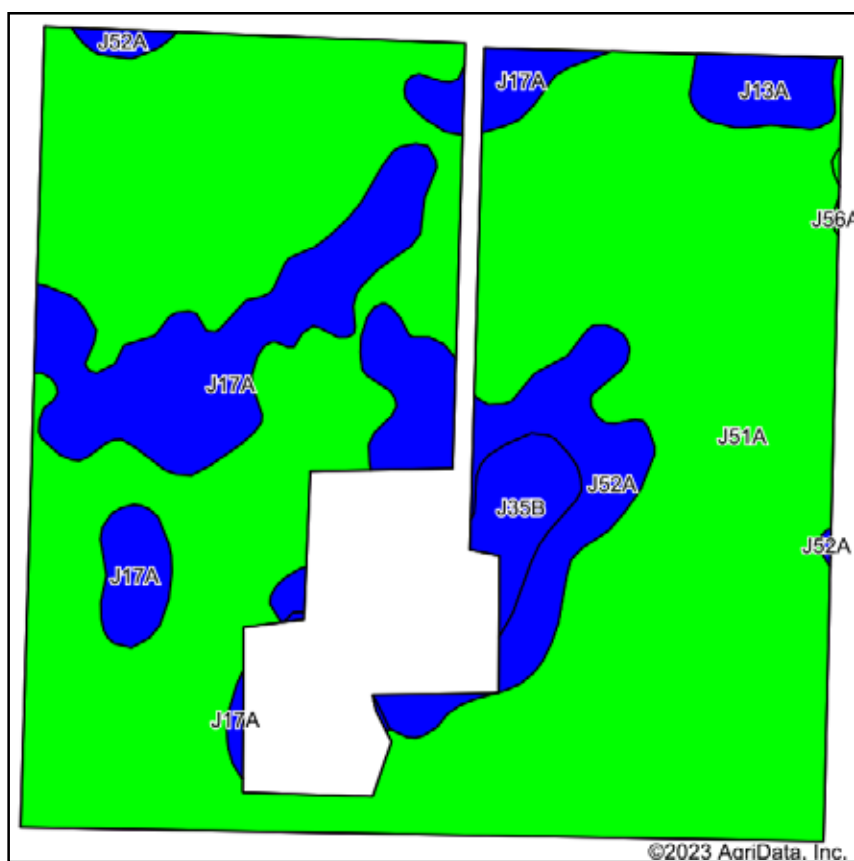
*Lines are approximate

R-39-W

Handwritten

TORNING TWP.





Soils data provided by USDA and NRCS.

Area Symbol: MN151, Soil Area Version: 21

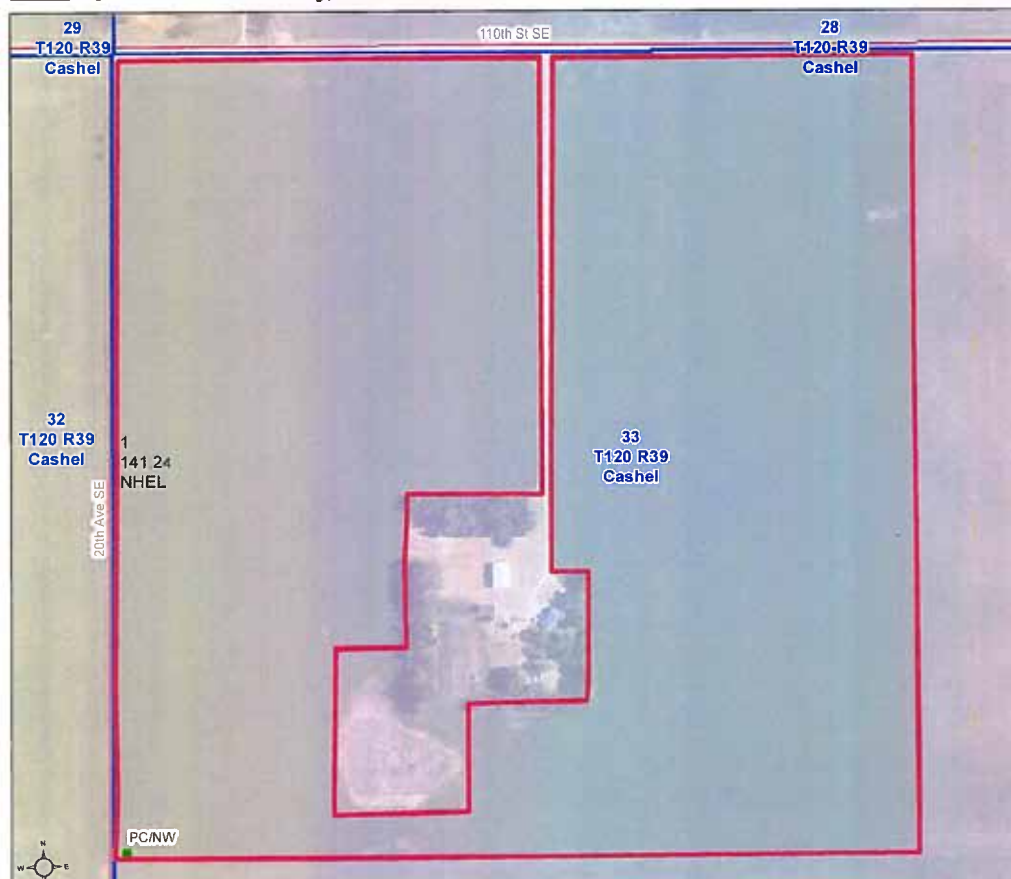
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	107.43	77.8%		IIIs	91
J17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	15.05	10.9%		IIIW	88
J52A	Rondell silty clay loam, 1 to 3 percent slopes	10.24	7.4%		IIIs	89
J35B	Hokans-Buse complex, 2 to 6 percent slopes	2.83	2.1%		IIe	89
J13A	Oldham silty clay loam, occasionally ponded, 0 to 1 percent slopes	2.38	1.7%		IIIW	86
J56A	Winger-Balaton-Parnell, depressional, complex, 0 to 3 percent slopes	0.08	0.1%		IIW	91
Weighted Average					2.13	90.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Swift County, Minnesota

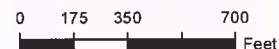


Farm 7210

Tract 6633

2023 Program Year

Map Created April 17, 2023



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 : 6633

Description : TW4 S33 NW4 less bldg site

FSA Physical Location : MINNESOTA/SWIFT

ANSI Physical Location : MINNESOTA/SWIFT

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 :

Other Producers : None

Recon ID : 27-151-2016-62

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
141.24	141.24	141.24	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	141.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

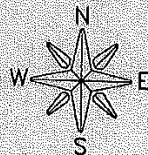
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	104.25	0.00	137
Soybeans	34.75	0.00	37

TOTAL 139.00 0.00

NORTHWEST CORNER
OF SECTION 33

50' R/W

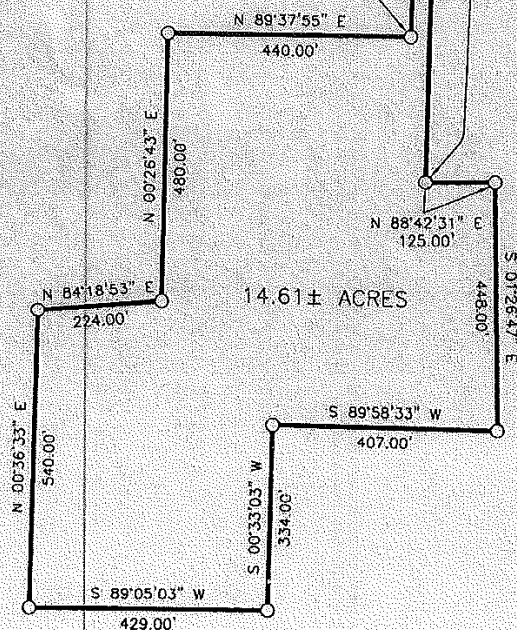
3808.31'

NORTHEAST CORNER
OF SECTION 33

LEGEND

- = FOUND CORNER MONUMENT
- = SET 1/2" REBAR WITH CAP
STAMPED "RLS 19092"

SCALE: 1" = 300'

Surveyors Certificate

I, Roy Marihart, do hereby certify that this survey and drawing was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

Roy Marihart

Roy Marihart - MN Reg. No. 19092
Marihart Surveying, P.A.

July 2, 2015

Date



LAND DESCRIPTION

That part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and that part of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Thirty-three (33), Township One hundred twenty (120) North, Range Thirty-nine (39) West, Swift County, Minnesota, described as follows:

Commencing at the northwest corner of said Section Thirty-three (33); thence North 90 degrees 00 minutes 00 seconds East, assumed bearing along the north line of said Section, a distance of 1407.00 feet to the point of beginning of the tract to be described; thence continuing North 90 degrees 00 minutes 00 seconds East, along said north line, a distance of 40.00 feet; thence South 00 degrees 42 minutes 00 seconds West a distance of 1712.00 feet; thence North 88 degrees 42 minutes 31 seconds East a distance of 125.00 feet; thence South 01 degrees 26 minutes 47 seconds East a distance of 448.00 feet; thence South 89 degrees 58 minutes 33 seconds West a distance of 407.00 feet; thence South 00 degrees 33 minutes 03 seconds West a distance of 334.00 feet; thence South 89 degrees 05 minutes 03 seconds West a distance of 429.00 feet; thence North 00 degrees 36 minutes 33 seconds East a distance of 540.00 feet; thence North 84 degrees 18 minutes 53 seconds East a distance of 224.00 feet; thence North 00 degrees 26 minutes 43 seconds East a distance of 480.00 feet; thence North 89 degrees 37 minutes 55 seconds East a distance of 440.00 feet; thence North 00 degrees 27 minutes 03 seconds East a distance of 1453.00 feet to the point of beginning.

Said tract contains 14.61 acres more or less and is subject to any easements of record including an existing road right of way over the northerly 50.00 feet thereof.

CAS33A
CLIENT_NAME

Ramona Bangsund



0 0.13 0.25
miles

Client: Hettver Farms Inc.
Farm: Floyd Hettver
Field: CAS33A
Name: flags_Point

Hettver Farms Inc.

APA-(mona)
Mark Johnson(?) Thompson
320-239 2291
7:45 am. best time to call

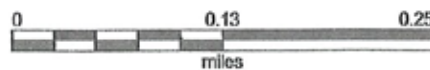
Tile Loc. marked
Size runs into
footage - etc

Page 1

CAS33A

Estimated Tile Lines

Ramona Bergsund



5950.87' - 6" Concrete
1915.8' - 6" P.T
4784.47' - 5" P.T

Client: Hettver Farms Inc.
Farm: Floyd Hettver
Field: CAS33A
Name: New Layer

1622.21 ft	6" Concrete
1472.09 ft	6" P.T
1307.38 ft	5" P.T
1239.10 ft	5" P.T
1027.66 ft	6" Concrete
997.03 ft	6" Concrete
840.34 ft	6" Concrete
805.96 ft	6" Concrete
657.67 ft	6" Concrete
621.62 ft	5" P.T
598.15 ft	5" P.T
443.71 ft	6" P.T
391.45 ft	5" P.T
377.61 ft	5" P.T
249.16 ft	5" P.T



SWIFT COUNTY TREASURER
P.O. BOX 207
BENSON, MN 56215
320-843-3544
www.swiftcounty.com

2023

PROPERTY TAX STATEMENT

CASHEL

PRCL# 04-0170-000

RCPT# 632

TC	8.609	10.368
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Property ID Number: 04-0170-000
Property Description: SECT-33 TWP-120 RANG-39
 NW1/4 EXCEPT THAT PART DESCRIBED AS
 FOLLOW COMMENCE AT NW CORNER SEC 33

2726-T

ACRES 145.39

Values and Classification			
Taxes Payable Year		2022	2023
Step 1	Estimated Market Value:	860,900	1,036,800
1	Homestead Exclusion:		
	Taxable Market Value:	860.900	1.036.800
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2022		
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		6,172.00
	Sent in November 2022		
Step 3	Property Tax Statement		
	First half Taxes:		3,222.00
	Second half Taxes:		3,222.00
	Total Taxes Due in 2023		6,444.00

**\$\$\$
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.*

Read the back of this statement to find out how to apply.

Taxes Payable Year:	2022	2023
---------------------	------	------

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits

3. Property taxes before credits

4. A. Agricultural and rural land tax credits

 B. Other credits to reduce your property tax

5. **Property taxes after credits**

Property Tax by Jurisdiction

6. County

7. City or Town

8. State General Tax

9. School District: **777** A. Voter approved levies

 B. Other local levies

10. Special Taxing Districts: A. REGION 6W

 B. RURAL DEV AUTH

 C.

 D.

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. A. 97681 JT CD #18 SC&K
 B. 98251 JT CD #6 C&S
 60 C.
 D.
 60 E.

PRIN

272.60

INT

TOT

272.60

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

		.00
	.00	
	6,871.82	7,287.83
	.00	.00
	925.12	1,116.43
	5,946.70	6,171.40
	4,225.85	4,441.09
	592.90	580.09
	.00	.00
	560.02	435.33
	396.01	541.12
	29.10	29.45
	142.82	144.32
	5,946.70	6,171.40
	116.88	175.32
	32.42	97.28
	6,096.00	6,444.00



2263

U.S.D.A. SCS Conservation Service SCS-CPA-026 (1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person
Lucerne Baigsum
Rte 2
Belson, Minn. 56215

2. Date of Request

3. County
Swift

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.
Cashed See 37 T 2263

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?

Yes	No	Field No.(s)	Total Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	NINE	
<input type="checkbox"/>	<input type="checkbox"/>	N.A	

7. Are there highly erodible soil map units on this farm?

8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.

10. This Highly Erodible Land determination was completed in the: Office ☒ Field ☐

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:

12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.

13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.

14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.

15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 11-26-90

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

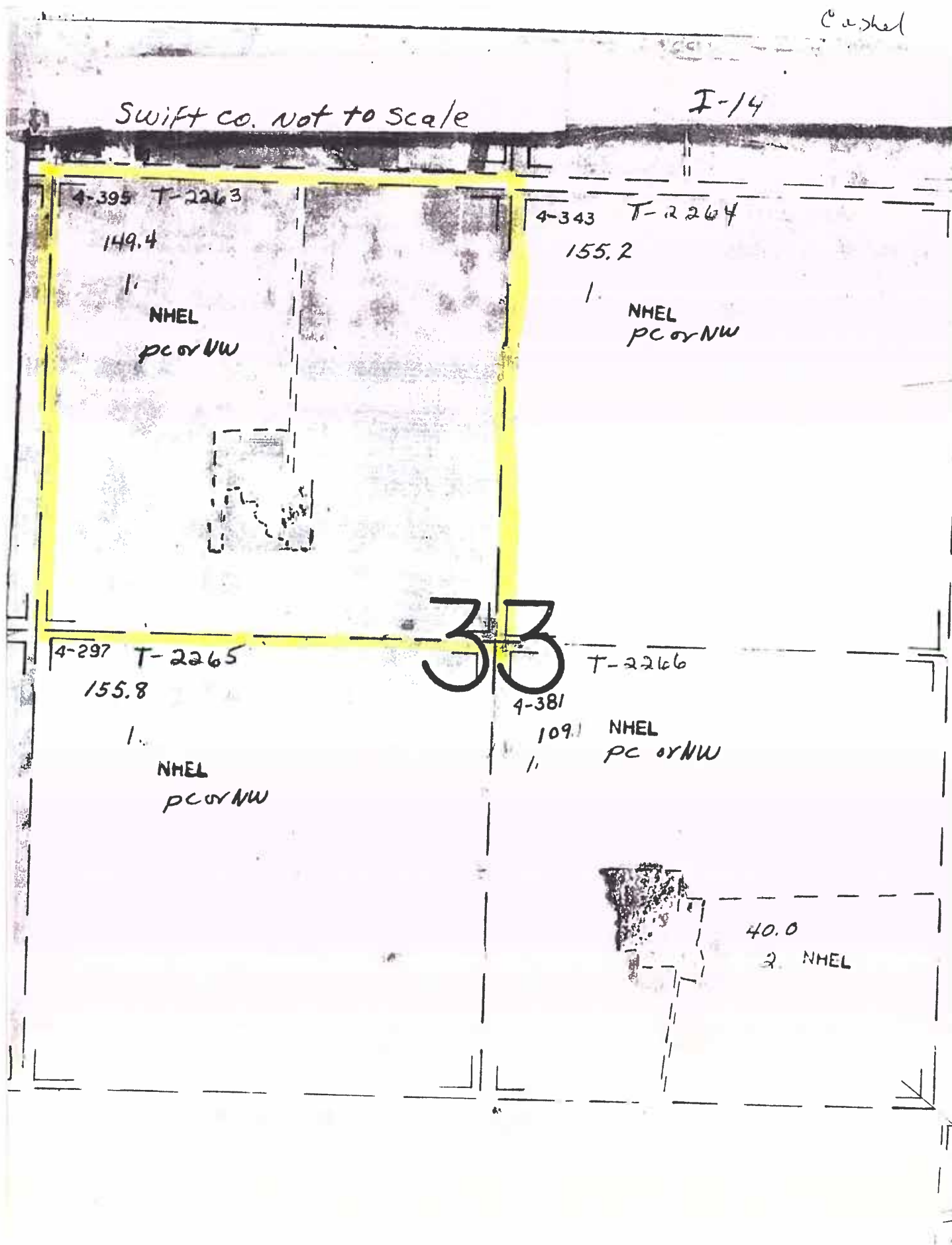
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks
In comp
11-26-90

22. Signature of SCS District Conservationist

23. Date
11-27-90

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.





United States
Department of
Agriculture

Soil
Conservation
Service

P.O. Box 156
Benson, MN 56215

Date 10-23-90

Dear Luverne,

We have received your ASCS 1026 form which requires a highly erodible land and a wetland determination made by SCS for farm number (s) #252 7-2263. On this property located in NW 1/4 sec. 33 Cashel Twp. I have determined wetlands found _____ or not found ☒ on this property as per attached photo/photos. Swampbuster rules allow maintenance of an exsisting drainage system if the system has not been abandoned. (no farming of the area for 5 consecutive years is considered abandonment).

Production of an ag commodity in a wetland area is allowed if no alternation to the area is done after December 23rd, 1985.

HEL (highly erodible land) fields are located _____ were not located ☒ on this property. If you have one or more HEL determined fields you need to contact our office to see when we can work out a conservation plan with you, if we have not already done so. Our phone number is 612-843-2458.

If you have information to show that a wetland "w" had been drained prior to December 23, 1985 will you bring this into our office, prior to doing any maintenance work.

If you wish to appeal this determination you should do so in writing to our office within 45 days.

Sincerely,

Lyle L. Popma

Swift County

Soil Conservation Service



The Soil Conservation Service
is an agency of the
Department of Agriculture







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 _____ \$ _____

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

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

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

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

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

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

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

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

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

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

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

12. Any other conditions: _____

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

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



SWIFT COUNTY
MINNESOTA

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