



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



ISANTI COUNTY, MINNESOTA LAND AUCTION

Auctioneer's Note: Don't miss this unique opportunity to own 82.5 acres of tillable and development land located within the city limits of Isanti, Minnesota. This property offers a rare combination of productive cropland and high-potential development ground. The selling parcels are zoned R-3A Low Density Multiple Family Residential & B-3 Neighborhood Business Districts. With its proximity to city amenities and future development possibilities, this land appeals to farmers, investors, developers, and outdoor enthusiasts alike. Opportunities like this—where country and city meet—don't come along often!

**82±
 ACRES**



Opening: Tuesday, November 25 | 8AM
Closing: Tuesday, December 2 | 10AM CDT 2025

**TIMED
 ONLINE**



Contact Steffes Group Representative Brad Olstad, (701) 238-0240, or visit SteffesGroup.com.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing on or before January 8, 2026. No 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, NOVEMBER 25 AND WILL END AT 10AM TUESDAY, DECEMBER 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 for signing through email using DocuSign.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Thursday, January 8, 2026.**

Closing will take place at Lindberg Law Office in Cambridge, MN.

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

- **2025 Taxes: Paid by Seller.**

- **2026 Taxes: Paid by Buyer.**

- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- **THIS IS A NO BUYER'S PREMIUM AUCTION.**

- 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.

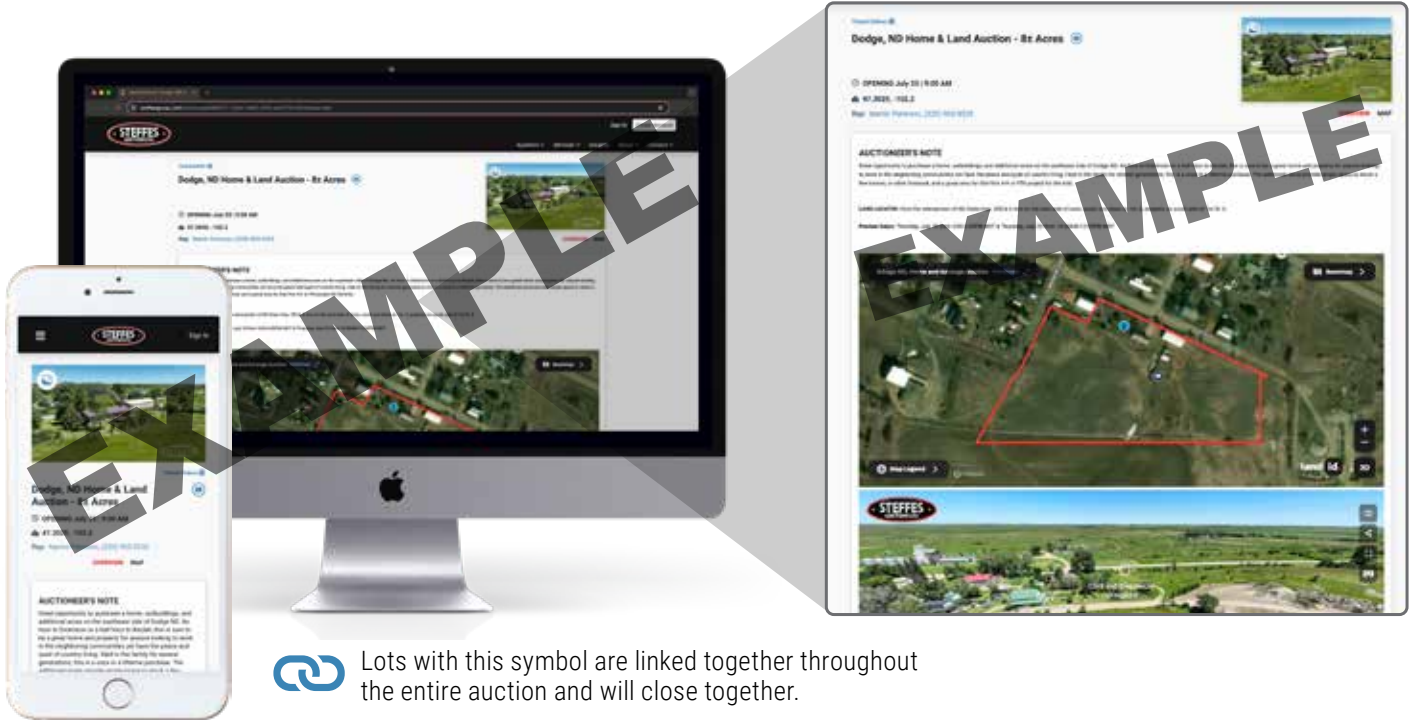
THE BIDDING STRATEGY

- 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!



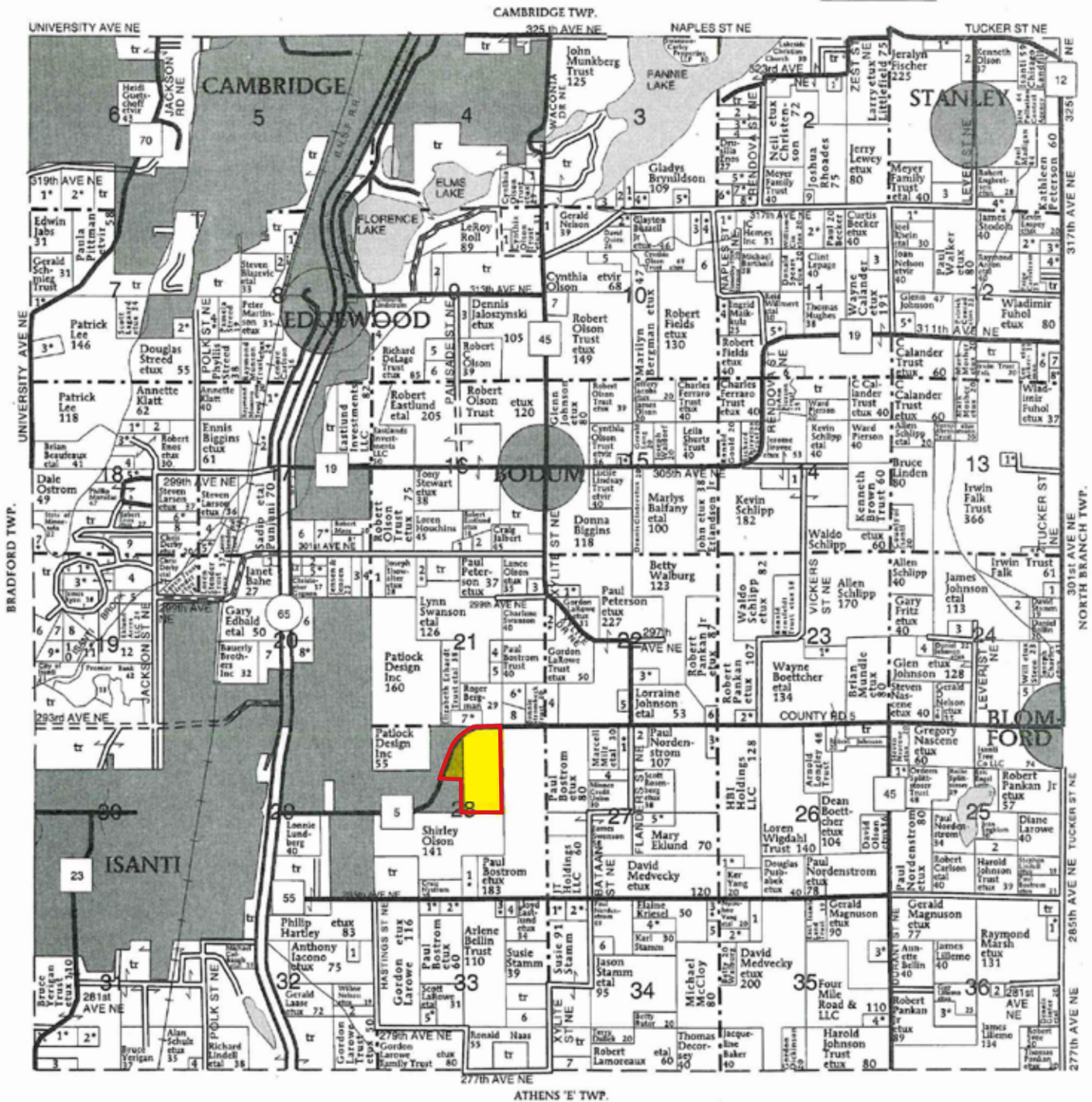
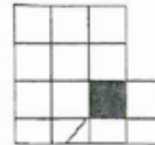
NOVEMBER / DECEMBER 2025

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

T-35-N

ISANTI PLAT
(Landowners)

R-23-W



Tract Details

ISANTI COUNTY – CITY OF ISANTI

Land Located: 1 mile east from the intersection of Hwy 65 and CSAH 5 in Isanti, MN. Land is on the east side of the road. 1300 Heritage Blvd NE, Isanti, MN 55040.

Total Acres: 82.5±

Cropland Acres: Approximately 58± (using a mapping tool – FSA information is not currently available.)

PID #: 16.028.0600, 16.028.0700, & 16.028.0800

Crop Productivity Index: 86.8

Soils: Branstad loam, 2 to 6 percent slopes (55.7%), AlstadBranstad loams, 0 to 4 percent slopes (16.2%), Cushing, moderately erodedBranstad loams, 2 to 15 percent slopes (8.9%), AlstadTalmoon loams, 0 to 2 percent slopes (7.5%), TalmoonAlstadBluffton, frequently ponded, loams, 0 to 2 percent slopes (6.9%), BranstadCushing, moderately eroded, loams, 2 to 15 percent slopes (2.8%), Seelyeville, occasionally pondedCathro, frequently ponded, complex, 0 to 1 percent slopes (1.6%), Ricelake, Alstad, and Talmoon soils, 0 to 2 percent slopes (0.4%)

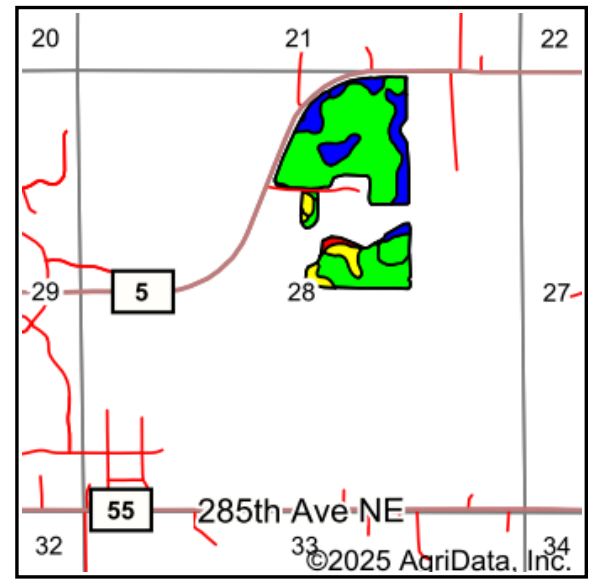
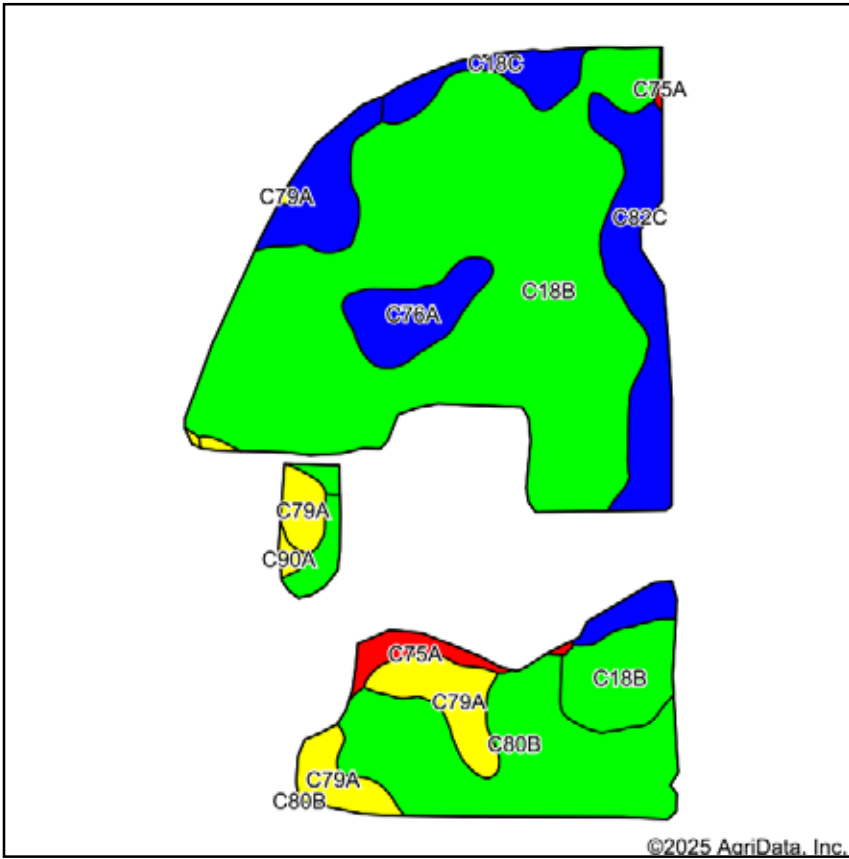
Taxes (2025): \$4,026.00

Approximately 4,765' of CSAH 5 (asphalt) frontage

Currently Zoned B-3 (16.028.0700) & R-3A LDR (16.028.0600 & 16.028.0800)



Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN059, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C18B	Branstad loam, 2 to 6 percent slopes	32.56	55.7%		Ile	91
C80B	Alstad-Branstad loams, 0 to 4 percent slopes	9.44	16.2%		Ilc	92
C82C	Cushing, moderately eroded-Branstad loams, 2 to 15 percent slopes	5.18	8.9%		IIIe	82
C76A	Alstad-Talmoon loams, 0 to 2 percent slopes	4.36	7.5%		Ilc	83
C79A	Talmoon-Alstad-Bluffton, frequently ponded, loams, 0 to 2 percent slopes	4.00	6.9%		IIIw	69
C18C	Branstad-Cushing, moderately eroded, loams, 2 to 15 percent slopes	1.61	2.8%		Ile	87
C75A	Seelyeville, occasionally ponded-Cathro, frequently ponded, complex, 0 to 1 percent slopes	0.94	1.6%		VIIw	15
C90A	Ricelake, Alstad, and Talmoon soils, 0 to 2 percent slopes	0.22	0.4%		Ile	67
Weighted Average					2.24	86.8



FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Isanti County, Minnesota

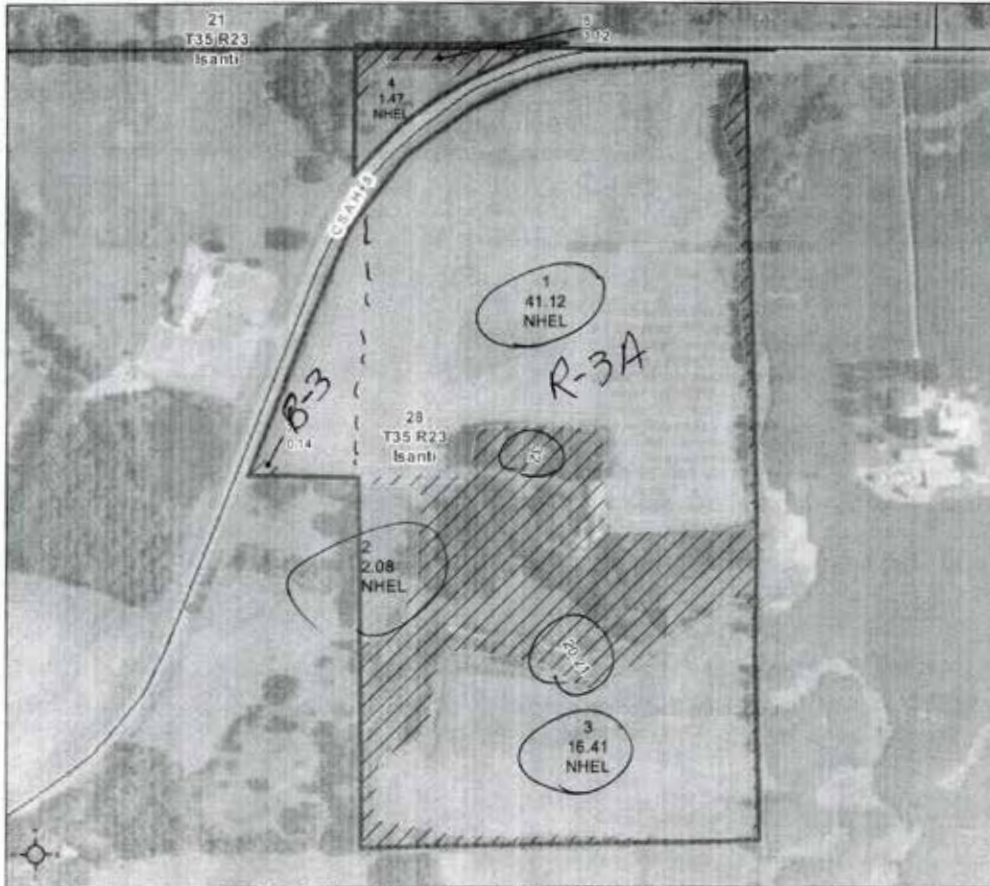
R-3A - low Density Residential
B-3 Neighborhood Business

Farm 8206

Tract 2319

2020 Program Year

Map Created June 16, 2020



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
- Product Boundary
- Minnesota, Transparency, Polygon_021A2018

Wetland Determination Identifiers

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

Tract Cropland Total: 61.06 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map depicts the 2018 NAIP imagery.



Tax Statements



Finance & Property Services Division
 555 18th Avenue SW
 Cambridge, MN 55008
 (763) 689-1644
 www.co.isanti.mn.us

Property ID: 16.028.0600

TAX STATEMENT		2025	
2024 Values for Taxes Payable in		VALUES AND CLASSIFICATION	
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	273,100	280,100
	Homestead Exclusion:	0	0
	Taxable Market Value:	273,100	280,100
	New Improvements:	0	0
	Property Classification:	Ag Non-Hstd	Ag Non-Hstd
<i>Sent in March 2024</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		\$2,818
<i>Sent in November 2024</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$1,403.00
	Second half taxes due 11/17/2025		\$1,403.00
	Total Taxes Due in 2025:		\$2,806.00

\$\$\$ 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.

Situs Address:
 1300 HERITAGE BLVD NE
 ISANTI MN 55040

Property Description:
 Acres: 58.40
 W/2 OF NE/4 EXCEPT: PT NW/4 OF
 NE/4 LYING N & W OF ROFW LINE OF
 HWY 5 & EXCEPT S 650' OF W/2 OF
 NE/4. ANNEX APPROV 7/20/06; OLD #
 05.028.0203
 Section 28 Township 035 Range 023

Tax Detail for Your Property:		2024	2025
Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Property taxes before credits	\$3,004.41	\$3,065.64
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$254.41	\$259.64
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$2,750.00	\$2,806.00
Property Tax by Jurisdiction	6. ISANTI COUNTY		
	A. County	\$1,229.37	\$1,247.48
	B. Lake Improvement	\$0.00	\$0.00
	7. CITY OF ISANTI	\$1,223.45	\$1,245.41
	8. State General Tax	\$0.00	\$0.00
	9. SD 0911 CAMBRIDGE-ISANTI		
	A. Other local levies	\$210.34	\$221.12
	B. Voter approved levies	\$83.22	\$88.32
	Special Taxing Districts	\$3.62	\$3.67
	Tax Increment Financing	\$0.00	\$0.00
	10. Special Taxing Districts		
11. Non-school voter approved referenda levies	\$0.00	\$0.00	
12. Total property tax before special assessments	\$2,750.00	\$2,806.00	
13. Special assessments	\$0.00	\$0.00	
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,750.00	\$2,806.00



Tax Statements



Finance & Property Services Division
 555 18th Avenue SW
 Cambridge, MN 55008
 (763) 689-1644
 www.co.isanti.mn.us

Property ID: 16.028.0700

TAX STATEMENT		2025	
2024 Values for Taxes Payable in		VALUES AND CLASSIFICATION	
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	48,000	48,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	48,000	48,000
	New Improvements:	0	0
	Property Classification:	Ag Non-Hstd	Ag Non-Hstd
<i>Sent in March 2024</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		\$482
<i>Sent in November 2024</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$240.00
	Second half taxes due 11/17/2025		\$240.00
	Total Taxes Due in 2025:		\$480.00

**\$\$\$
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.

Situs Address:

Property Description:

Acres: 4.40
 PT E/2 OF NW/4 DESC AS: BEG AT A PT 1186' N OF SE CNR OF NW/4 W 400' TO E ROFW OF ST RD 5; THEN NE ALONG SAID ROFW TO A PT ON N-S QTR LINE OF SEC 28, SAID PT BEING APPROX 2098' N OF CENTER OF SAID SEC 28; THEN S ON N-S QTR LINE 912' TO POB. ANNEX APPROV 7/ Section 28 Township 035 Range 023

Tax Detail for Your Property:		2024	2025
Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Property taxes before credits	\$528.72	\$524.50
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$44.72	\$44.50
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$484.00	\$480.00
Property Tax by Jurisdiction	6. ISANTI COUNTY		
	A. County	\$216.74	\$212.92
	B. Lake Improvement	\$0.00	\$0.00
	7. CITY OF ISANTI	\$215.03	\$213.43
	8. State General Tax	\$0.00	\$0.00
	9. SD 0911 CAMBRIDGE-ISANTI	\$36.96	\$37.89
	A. Other local levies	\$14.63	\$15.13
	B. Voter approved levies	\$0.64	\$0.63
	Special Taxing Districts	\$0.00	\$0.00
	Tax Increment Financing		
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$484.00	\$480.00
	13. Special assessments	\$0.00	\$0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$484.00	\$480.00



Tax Statements



Finance & Property Services Division
 555 18th Avenue SW
 Cambridge, MN 55008
 (763) 689-1644
 www.co.isanti.mn.us

Property ID: 16.028.0800

TAX STATEMENT		2025	
2024 Values for Taxes Payable in		VALUES AND CLASSIFICATION	
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	70,800	73,800
	Homestead Exclusion:	0	0
	Taxable Market Value:	70,800	73,800
	New Improvements:	0	0
	Property Classification:	Ag Non-Hstd	Ag Non-Hstd
<i>Sent in March 2024</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		\$742
<i>Sent in November 2024</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$370.00
	Second half taxes due 11/17/2025		\$370.00
	Total Taxes Due in 2025:		\$740.00

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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.

Situs Address:

Property Description:

Acres: 19.70
 S 650' OF W/2 OF NE/4 ANNEX
 APPROV 11/16/06 OLD # 05.028.0204
 Section 28 Township 035 Range 023

Tax Detail for Your Property:		2024	2025
Taxes Payable Year:		2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Property taxes before credits	\$779.95	\$808.41
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$65.95	\$68.41
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$714.00	\$740.00
Property Tax by Jurisdiction	6. ISANTI COUNTY		
	A. County	\$319.77	\$329.35
	B. Lake Improvement	\$0.00	\$0.00
	7. CITY OF ISANTI	\$317.17	\$328.14
	8. State General Tax	\$0.00	\$0.00
	9. SD 0911 CAMBRIDGE-ISANTI		
	A. Other local levies	\$54.54	\$58.27
	B. Voter approved levies	\$21.58	\$23.27
	Special Taxing Districts	\$0.94	\$0.97
	Tax Increment Financing	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total property tax before special assessments	\$714.00	\$740.00	
13. Special assessments	\$0.00	\$0.00	
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$714.00	\$740.00



Drone Photography







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

ISANTI COUNTY
MINNESOTA



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23579 MN Hwy 22 South, Litchfield, MN 55355