



BIG STONE COUNTY, MINNESOTA

# LAND AUCTION

Opens: Tuesday, September 10 | 8AM

**Closes: Tuesday, September 17 | 10AM<sup>CDT</sup><sub>2024</sub>**

**TIMED  
ONLINE**

📍 From Browns Valley, MN, 1.4 miles south on MN-28 E.

**Auctioneer's Note:** 703± acres in Browns Valley Township, Big Stone County, MN is coming up on public auction. The tillable farmland acres have an average CPI of 90.2. With prime farmland and pastureland provides a variety of uses for the parcels. Don't miss this unique opportunity to own a significant piece of agricultural real estate. Whether you are looking to expand your current operations or invest in prime land, this is an opportunity you don't want to miss.

**703± Acres**



Contact Ashley Huhn 701.238.1975 or Scott Gillespie 320-760-3066 at Steffes Group 320.693.9371, or visit [SteffesGroup.com](https://SteffesGroup.com).

**Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | [SteffesGroup.com](https://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

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, SEPTEMBER 10 AND WILL END AT 10AM TUESDAY, SEPTEMBER 17.**

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: Thursday, October 17, 2024.**

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.**

- **2024 Taxes: Paid by Seller.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD ABSOLUTE.**

### 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!***

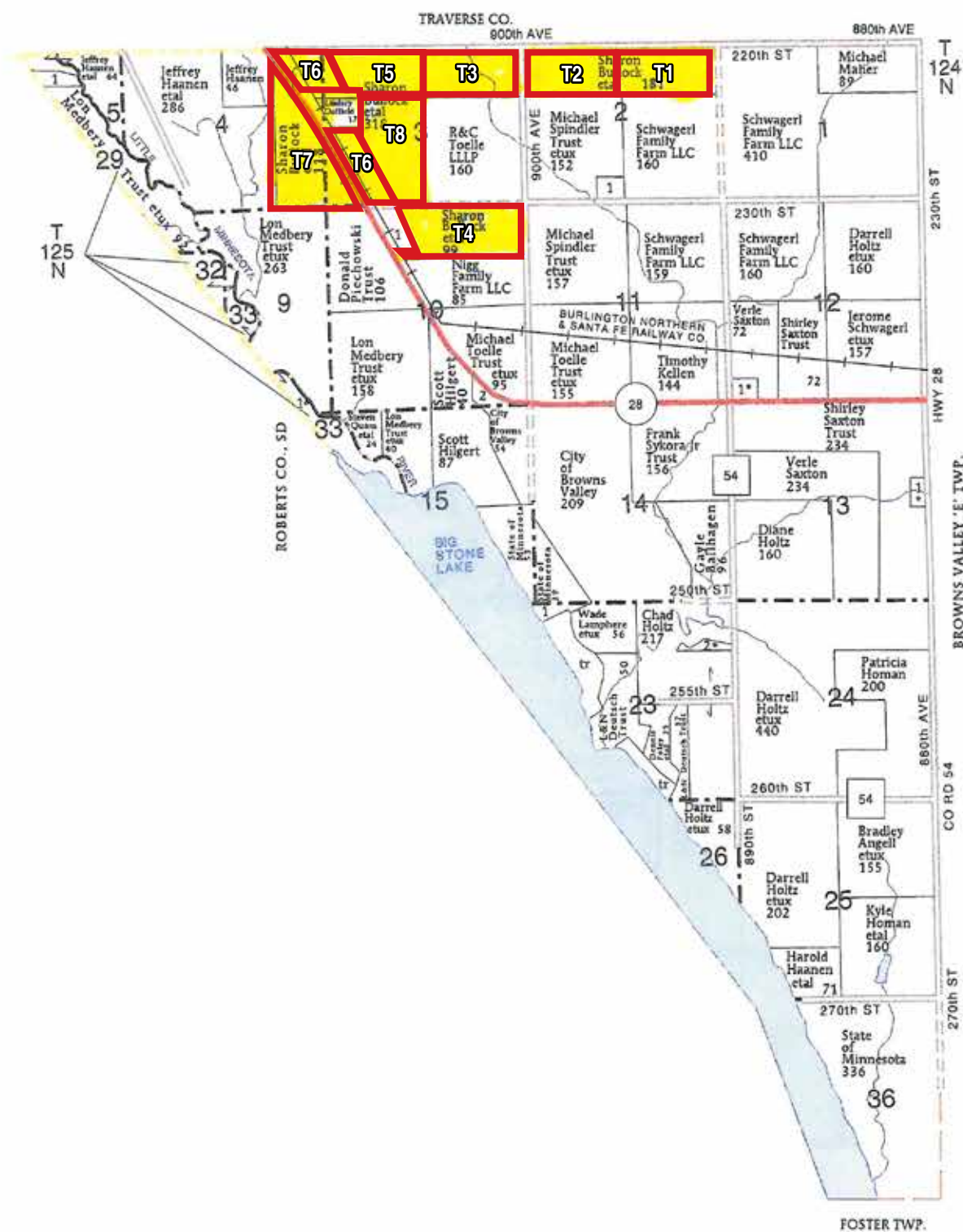


Lots with this symbol are linked together throughout the entire auction and will close together.

## SEPTEMBER 2024

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

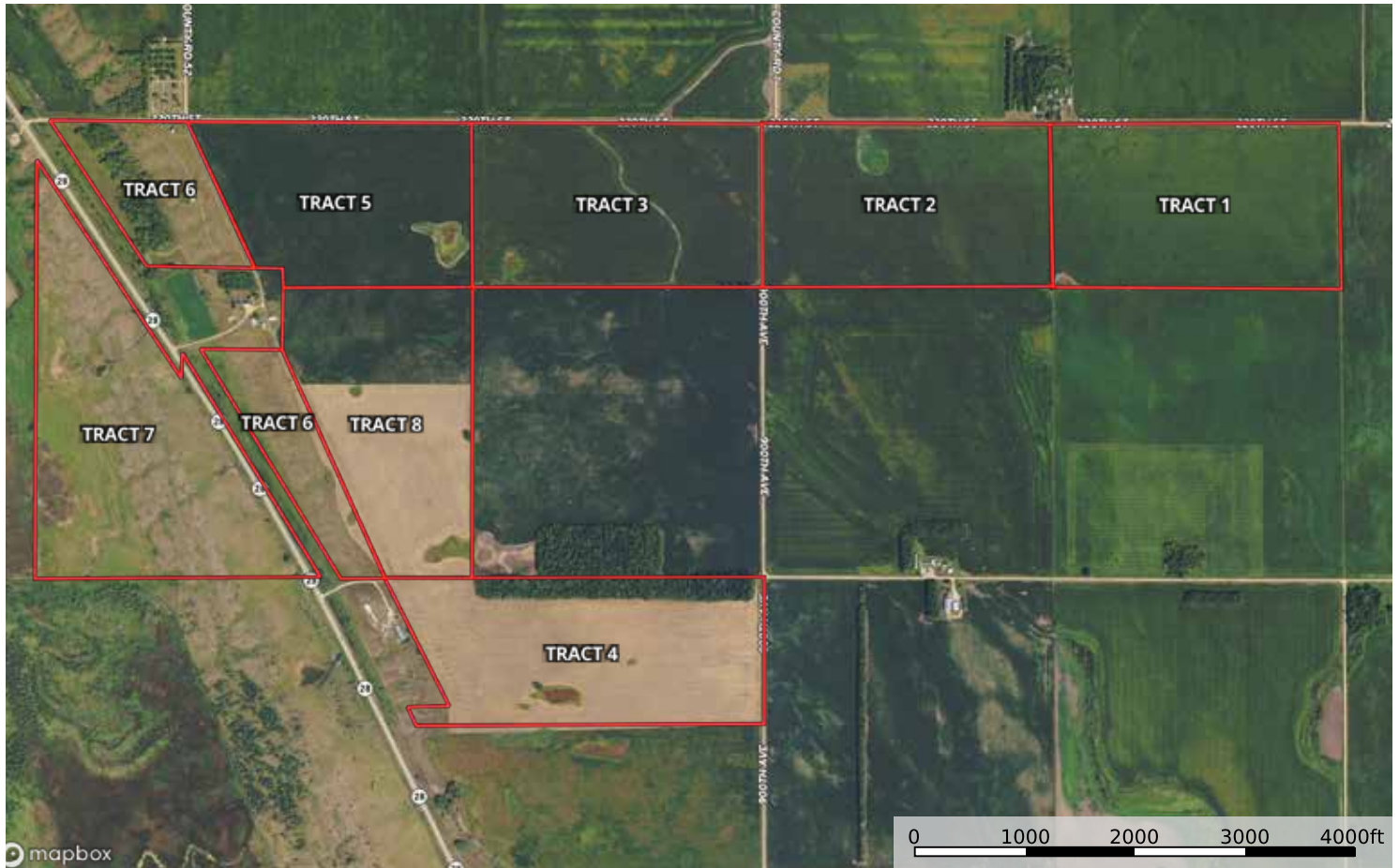
R-49-W





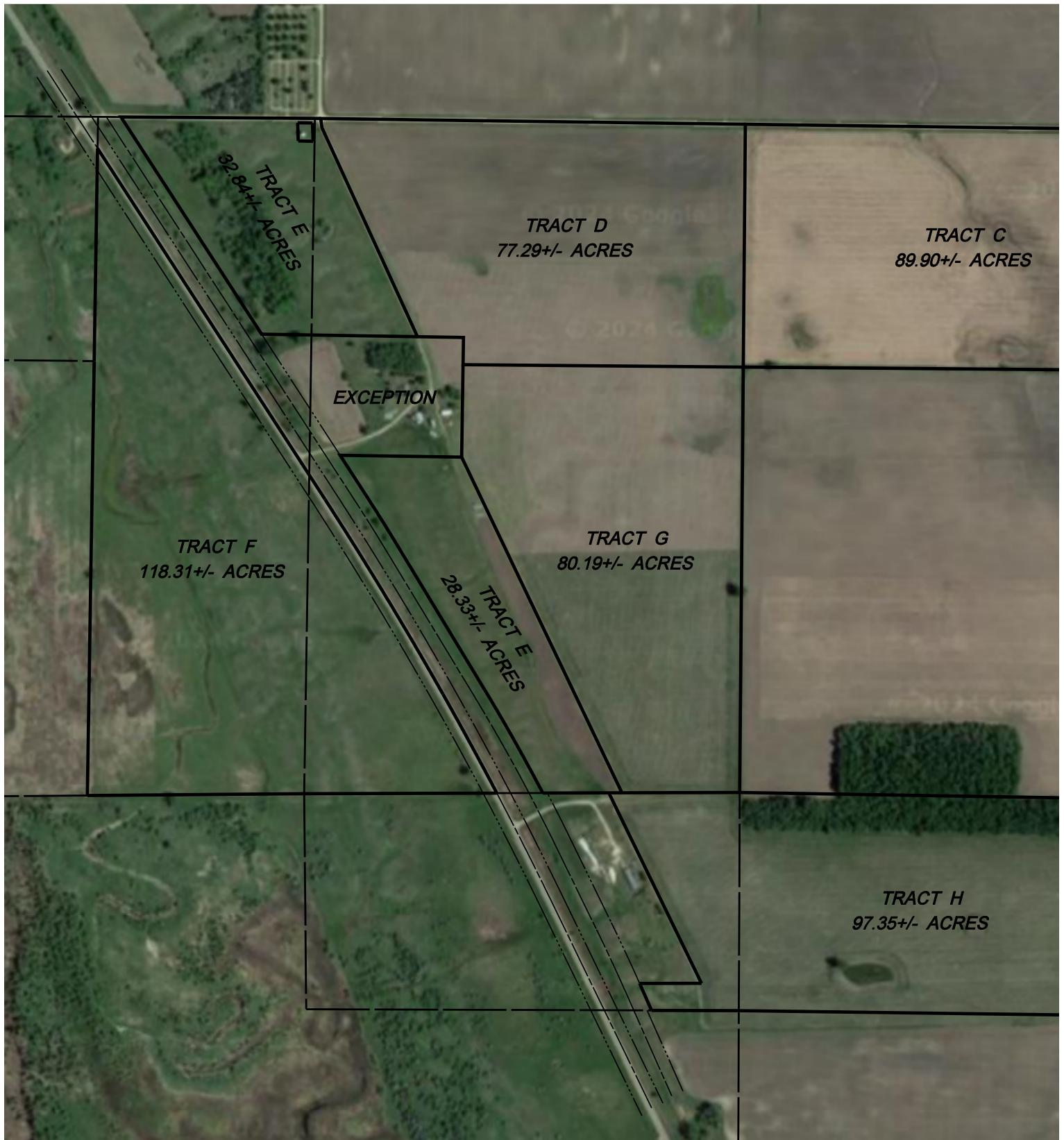
**BIG STONE COUNTY, MN - BROWNS VALLEY TOWNSHIPS****Total Acres: 703.83±****PID #: 05-0013-000, 05-0009-000, 05-0014-011, 05-0015-000, & 05-0025-000****To Be Sold in 8 Tracts!**

- No wetland determination completed



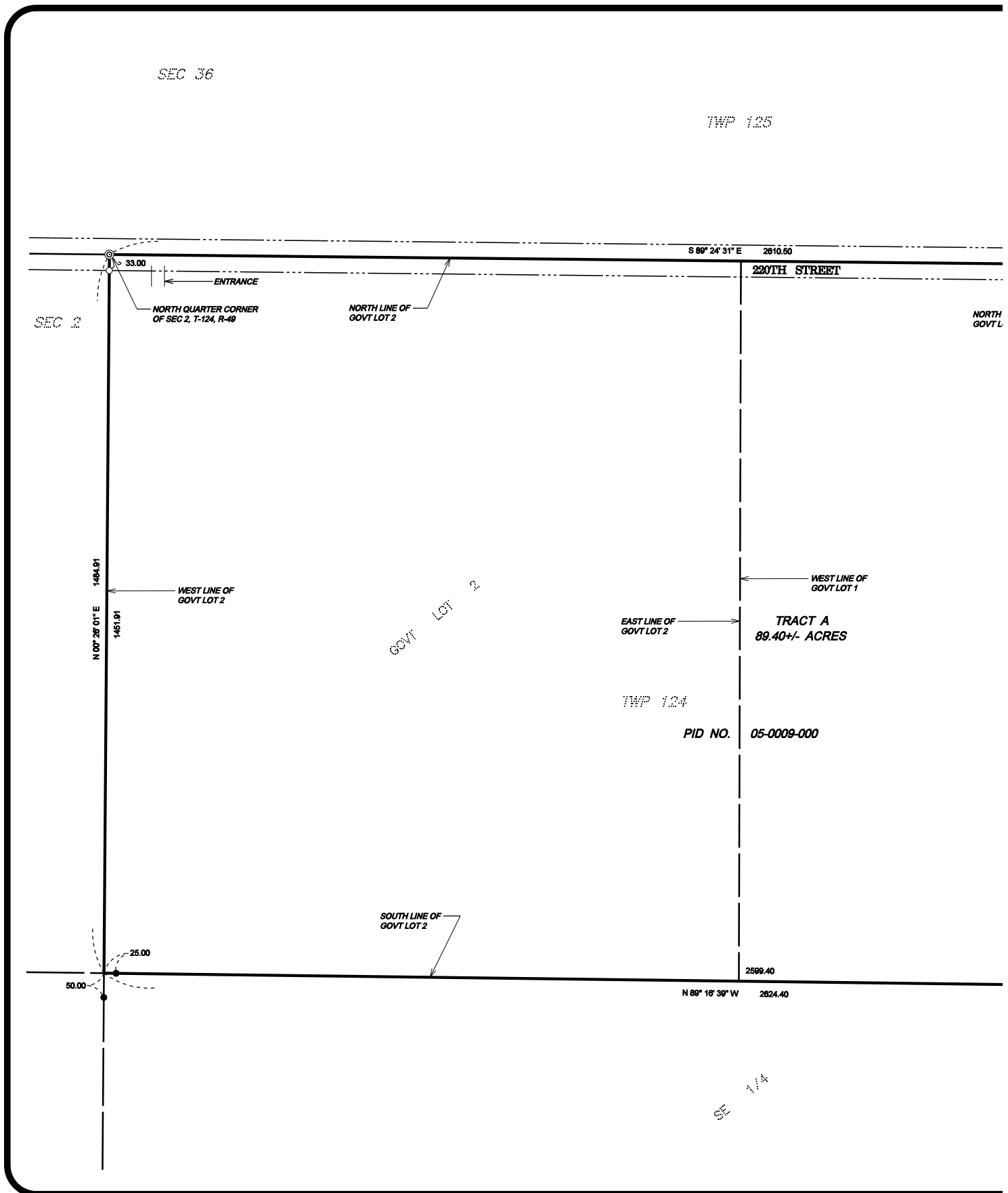
\*Lines are approximate

**Tract 4****Tract 6**

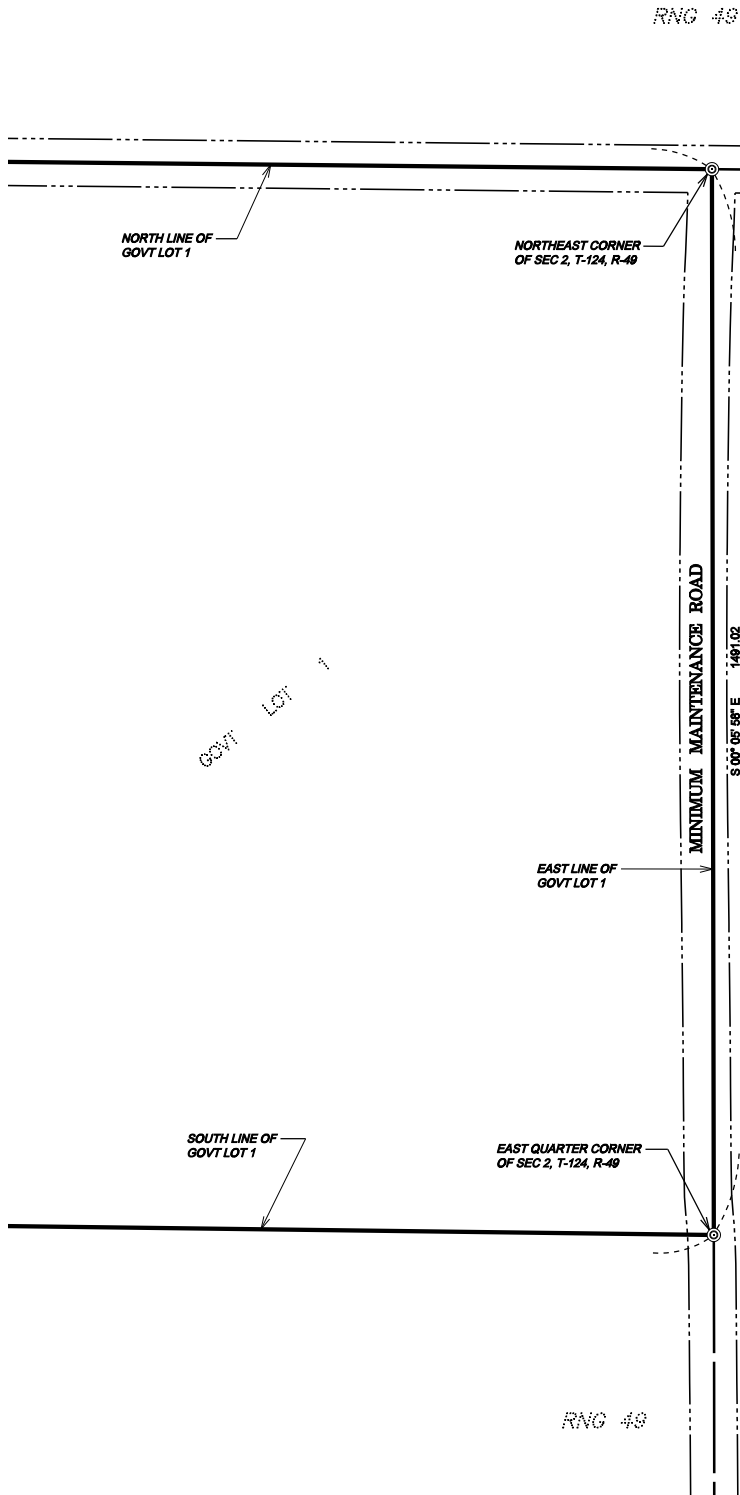












CLIENT NAME:

Bullock Trust

PROJECT ADDRESS

Sec 2, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 24, 2024

REVISION: DATE, 20

REVISION: DATE, 20

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:  
Big Stone County  
NAD83 2011VERTICAL DATUM:  
N/A

## LEGAL DESCRIPTION FOR TRACT A

Government Lot 1 and Government Lot 2 of Section 2, Township 124 North, Range 49 West, Big Stone County, Minnesota

Containing 89.40 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.

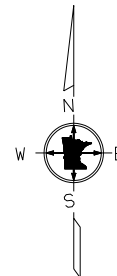
*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

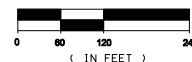
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, 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

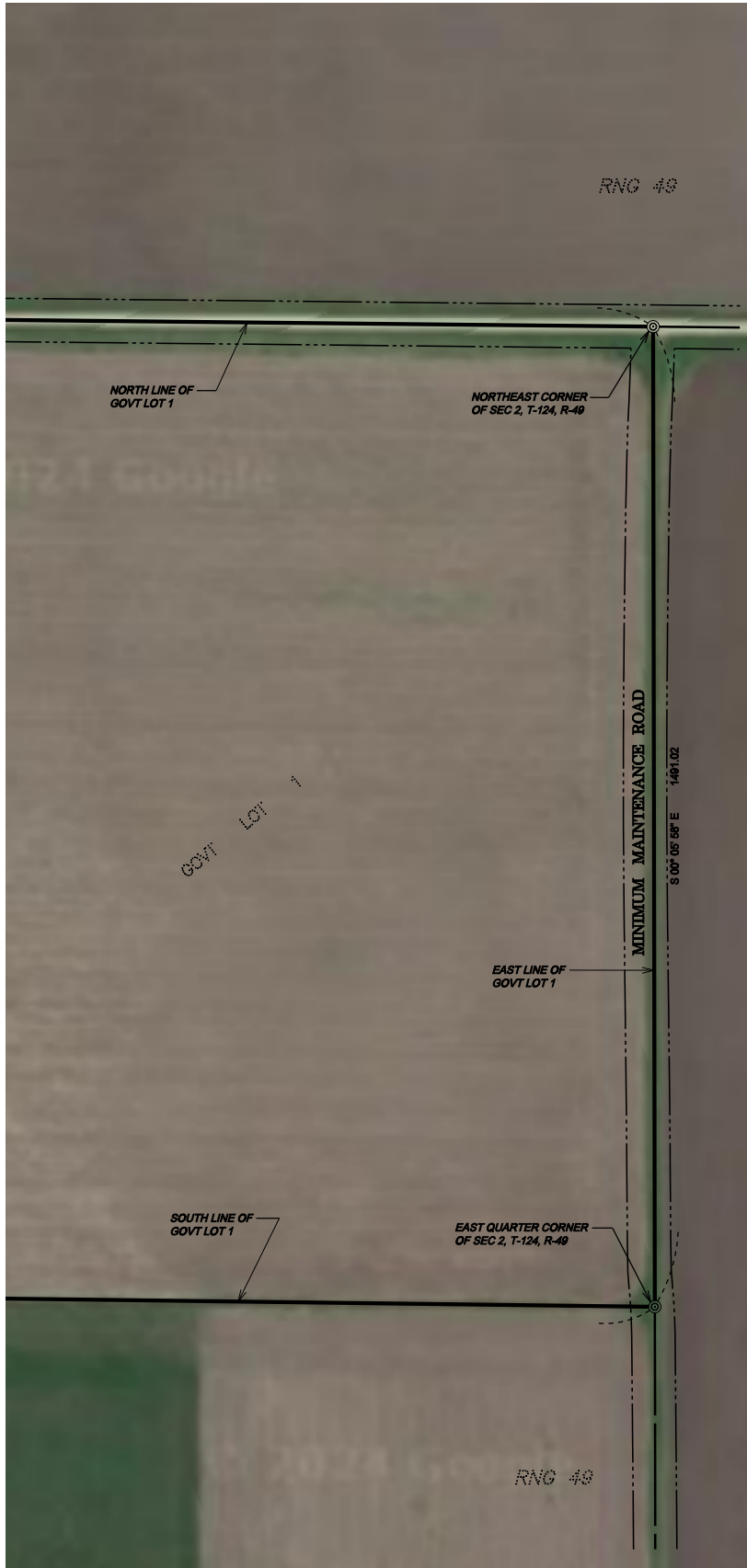


## LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner







CLIENT NAME:

**Bullock Trust**

PROJECT ADDRESS

Sec 2, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 24, 2024

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Big Stone County  
NAD83 2011

VERTICAL DATUM:

N/A

## LEGAL DESCRIPTION FOR TRACT A

Government Lot 1 and Government Lot 2 of Section 2, Township 124 North, Range 49 West, Big Stone, County, Minnesota

Containing 89.40 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.

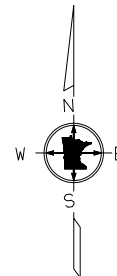
*Doug Huhn*  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

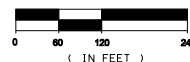
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, 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. 43808
- Found Monumentation
- ⊙ Government Section Corner

**Description:** Government Lot 1 and Government Lot 2 of Section 2, Township 124 North, Range 49 West, Big Stone County, Minnesota.

**Total Acres:** 89.40± (See Survey, Tract A)

**Cropland Acres:** 86.37±

**PID #:** 05-0009-000 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 95.7

**Soils:** Doran clay loam (75.8%), FlomHamerly complex, 0 to 2 percent slopes (16.0%), AazdahlBalatonFlom complex, 0 to 3 percent slopes (3.1%), Lindaas silty clay loam (2.6%), Spottswood loam (1.7%), Doran clay loam (0.5%), Lindaas clay loam (0.2%), Aazdahl-BalatonFlom complex, 0 to 3 percent slopes (0.1%)

**Taxes (2024):** \$5,342.00 (For entire land. New tax amount TBD)



\*Lines are approximate

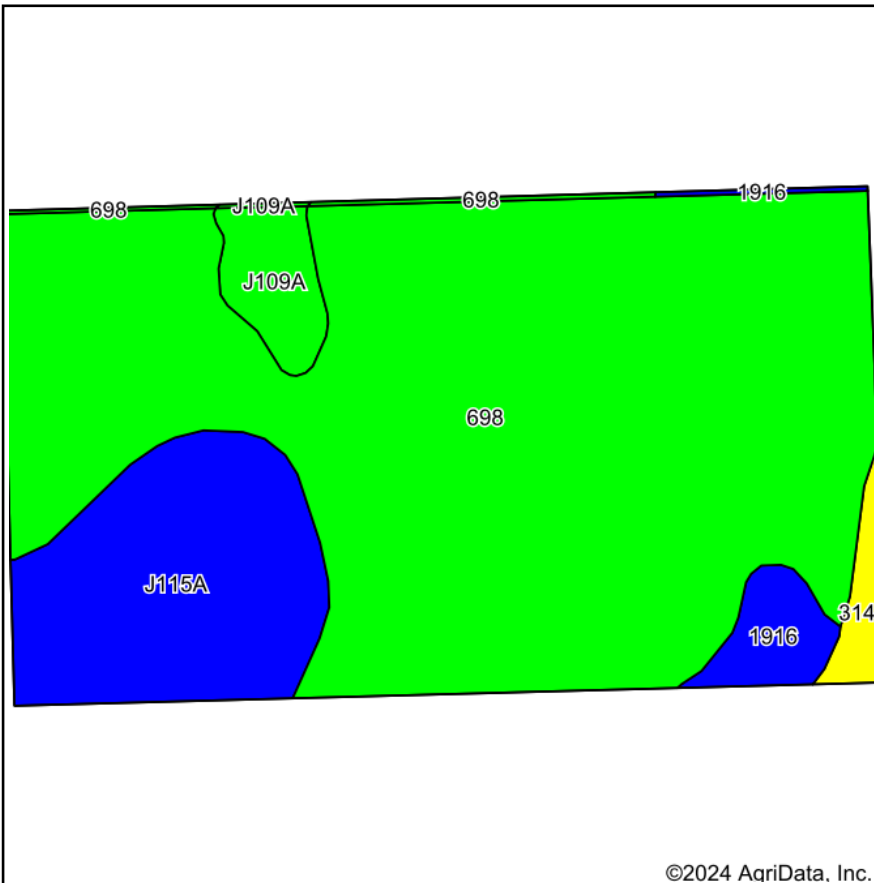


Tract 1

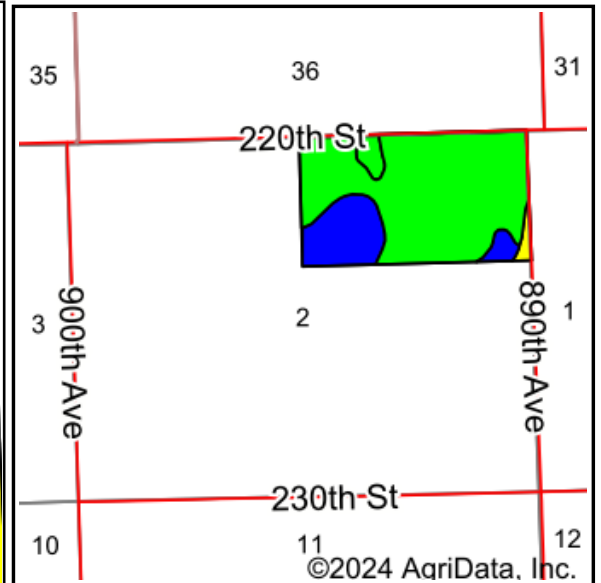


Tract 1





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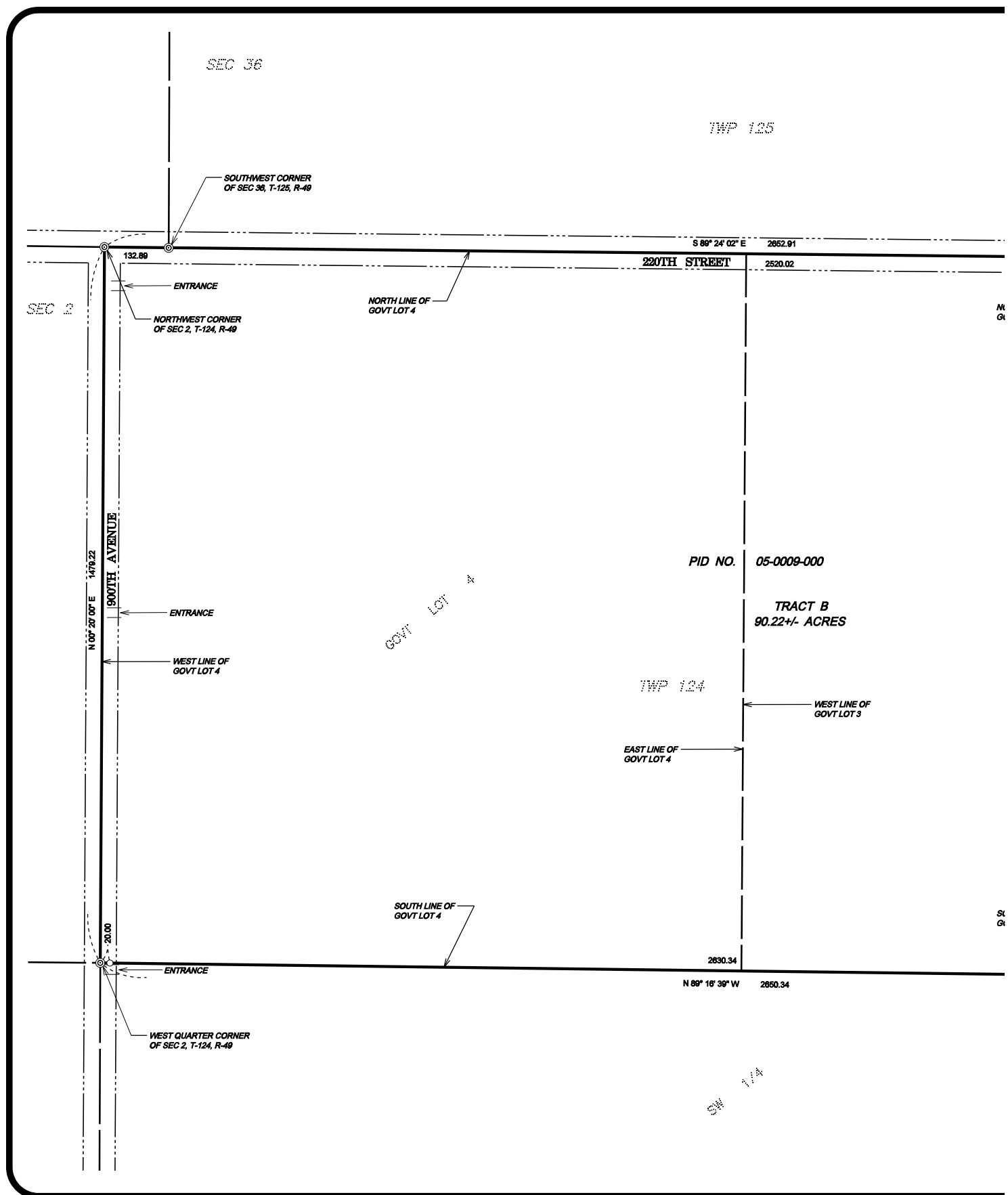
©2024 AgriData, Inc.

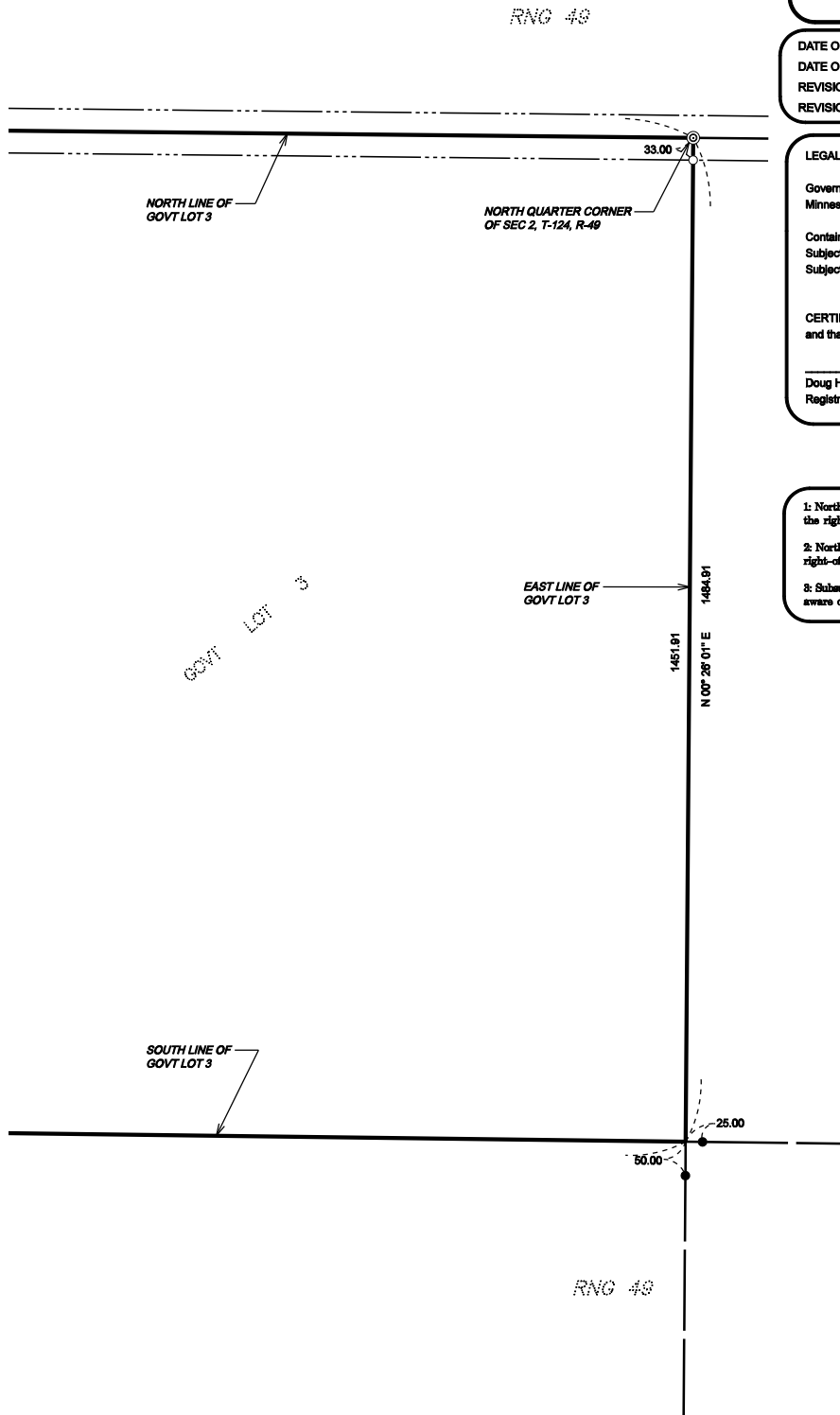
Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 22  
 Area Symbol: MN155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
698	Doran clay loam	67.69	75.8%		I	98
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	14.33	16.0%		IIIw	90
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	2.80	3.1%		IIc	95
1916	Lindaas silty clay loam	2.33	2.6%		IIw	85
314	Spottswood loam	1.53	1.7%		IIIs	65
698	Doran clay loam	0.45	0.5%		I	98
1916	Lindaas clay loam	0.20	0.2%		IIw	85
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	0.07	0.1%		IIc	95
Weighted Average					1.40	95.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method





CLIENT NAME:

Bullock Trust

PROJECT ADDRESS

Sec 2, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 24, 2024

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Big Stone County

NAD83 2011

VERTICAL DATUM:

N/A

## LEGAL DESCRIPTION FOR TRACT B

Government Lot 3 and Government Lot 4 of Section 2, Township 124 North, Range 49 West, Big Stone, County, Minnesota

Containing 90.22 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.

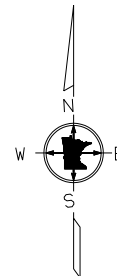
*Doug Huhn*Doug Huhn  
Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

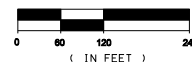
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, 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

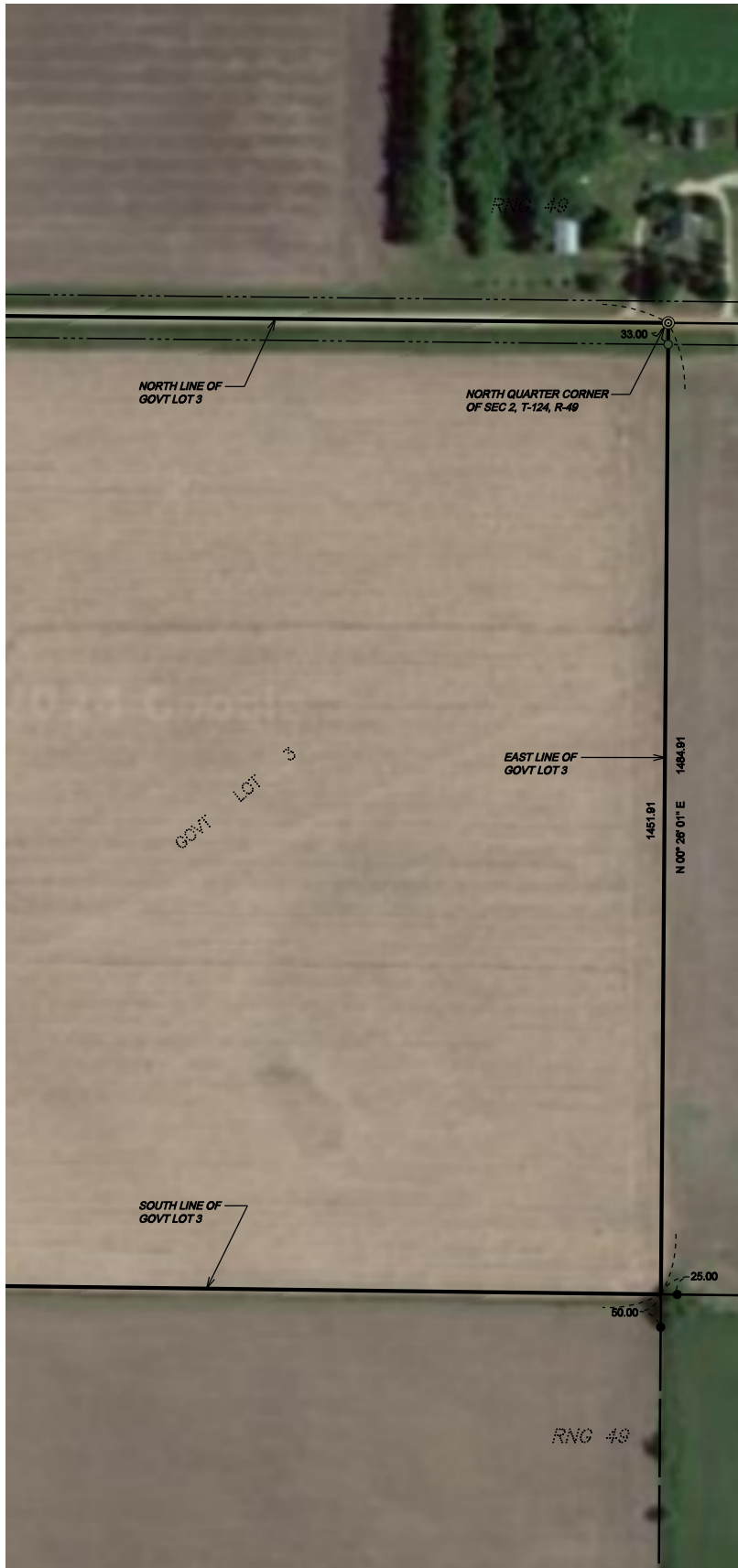


## LEGEND

- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner







CLIENT NAME:

**Bullock Trust**

PROJECT ADDRESS

Sec 2, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 24, 2024

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Big Stone County  
NAD83 2011

VERTICAL DATUM:

N/A

## LEGAL DESCRIPTION FOR TRACT B

Government Lot 3 and Government Lot 4 of Section 2, Township 124 North, Range 49 West, Big Stone, County, Minnesota

Containing 90.22 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.

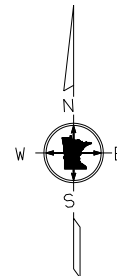
*Doug Huhn*Doug Huhn  
Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

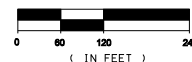
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3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



GRAPHIC SCALE



## LEGEND

- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

**Description:** Government Lot 3 and Government Lot 4 of Section 2, Township 124 North, Range 49 West, Big Stone County, Minnesota.

**Total Acres:** 90.22± (See Survey, Tract B)

**Cropland Acres:** 86.38±

**PID #:** 05-0009-000 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 87.6

**Soils:** Embden loam (44.3%), Doran clay loam (29.5%), Spottswood loam (11.8%), Fordville loam, 0 to 2 percent slopes (5.2%), Sverdrup sandy loam, 2 to 6 percent slopes (4.4%), FlomHamerly complex, 0 to 2 percent slopes (3.9%), Doran clay loam (0.6%), Clontarf sandy loam (0.3%)

**Taxes (2024):** \$5,342.00 (For entire land. New tax amount TBD)



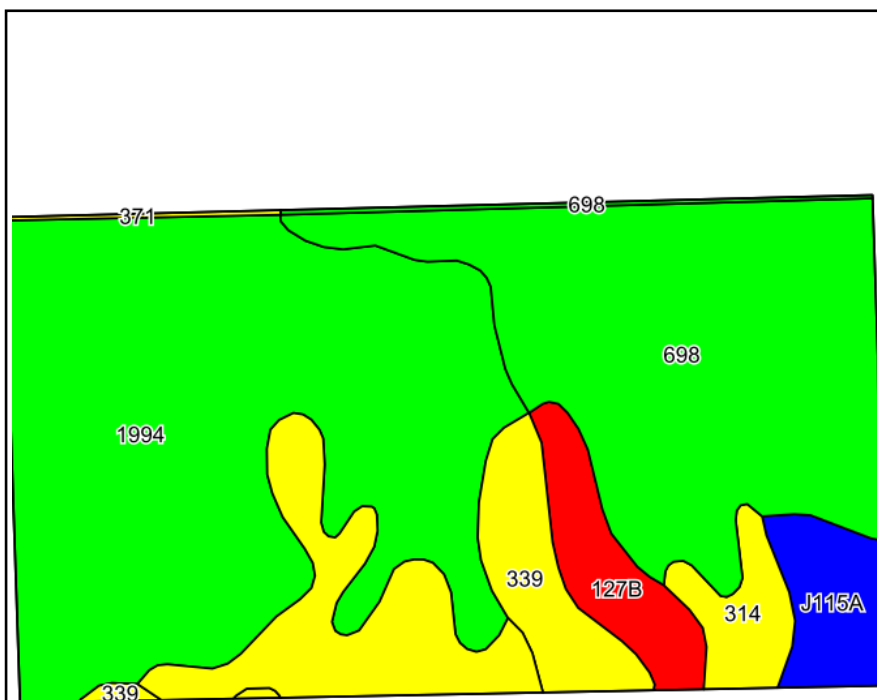
\*Lines are approximate



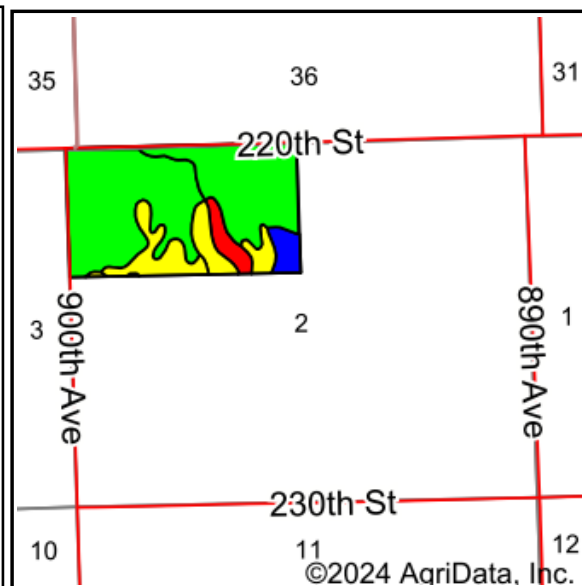
Tract 2



Tract 2



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Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 22

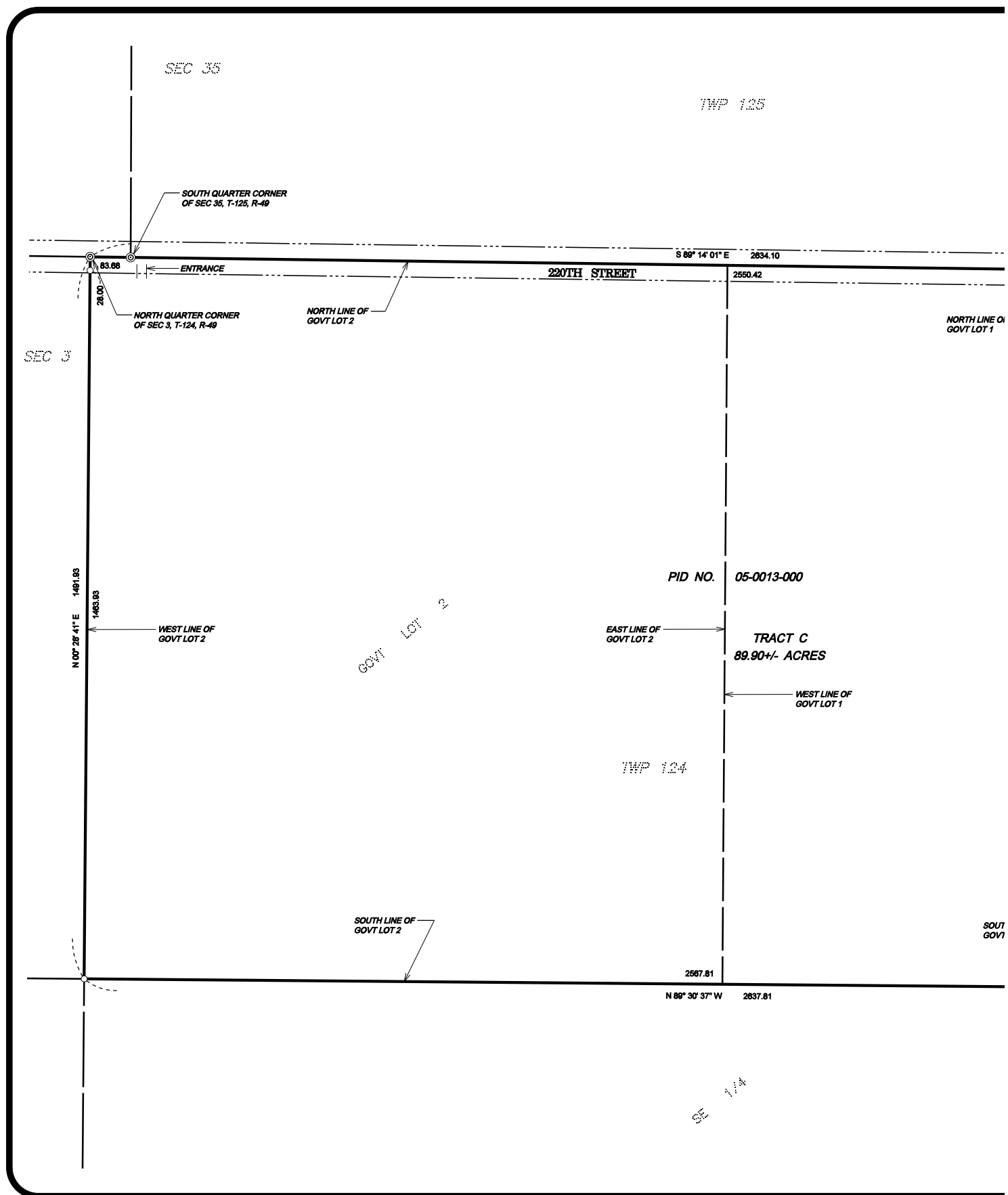
Area Symbol: MN155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
1994	Embsen loam	40.02	44.3%		Ils		93
698	Doran clay loam	26.64	29.5%		I		98
314	Spottswood loam	10.61	11.8%		Ils		65
339	Fordville loam, 0 to 2 percent slopes	4.65	5.2%		Ils	Ils	64
127B	Sverdrup sandy loam, 2 to 6 percent slopes	4.00	4.4%		IIIe		49
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	3.56	3.9%		IIIw		90
698	Doran clay loam	0.50	0.6%		I		98
371	Clontarf sandy loam	0.24	0.3%		IIIls		62
Weighted Average					1.79	*-	87.6

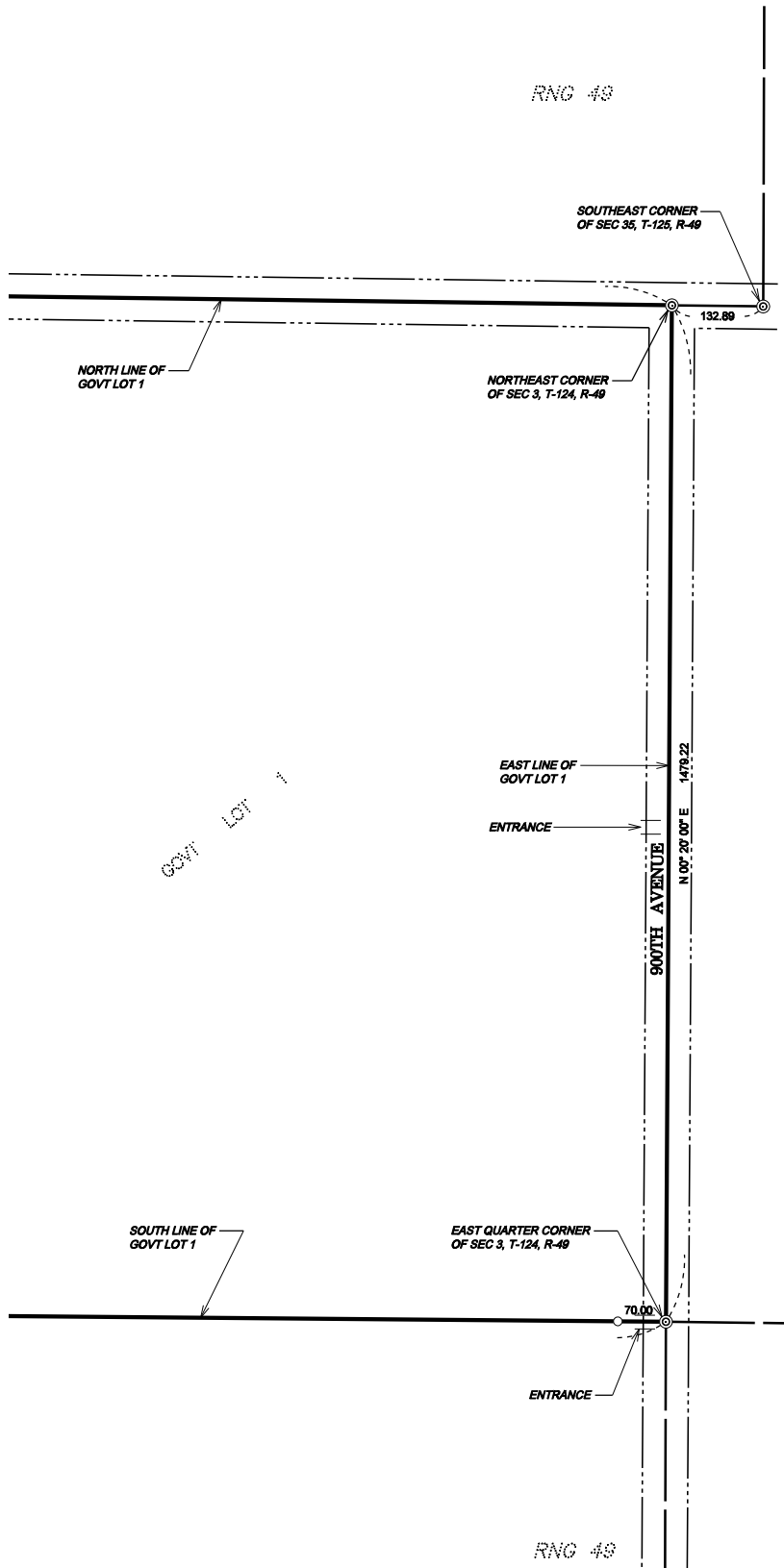
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.









CLIENT NAME:

Bullock Trust

PROJECT ADDRESS

Sec 3, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 25, 2024

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Big Stone County

NAD83 2011

VERTICAL DATUM:

N/A

## LEGAL DESCRIPTION FOR TRACT C

Government Lot 1 and Government Lot 2 of Section 3, Township 124 North, Range 49 West, Big Stone, County, Minnesota

Containing 89.90 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.

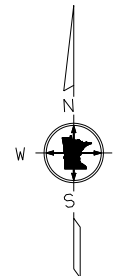
*Doug Huhn*Doug Huhn  
Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

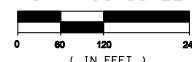
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, 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.



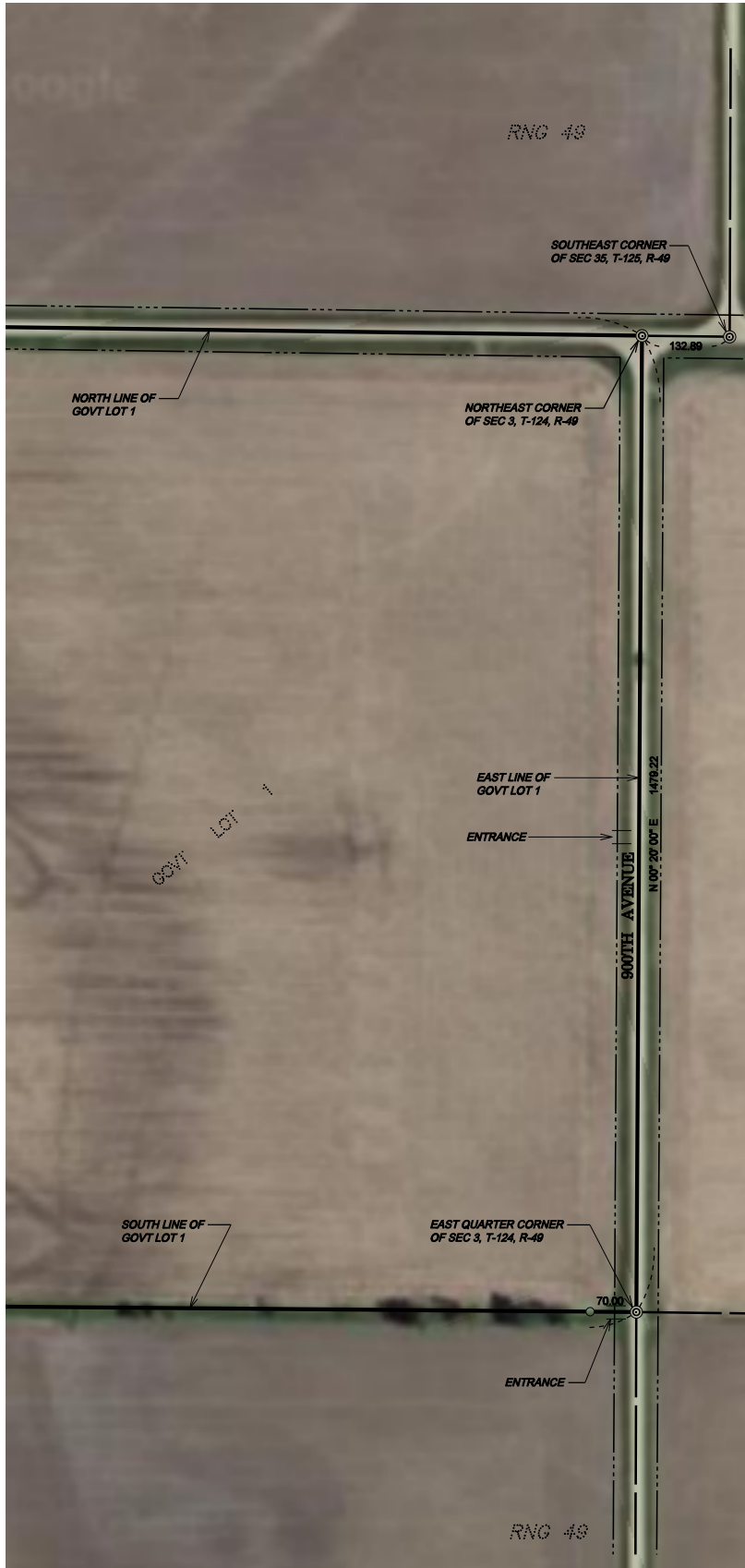
GRAPHIC SCALE



## LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner





CLIENT NAME:

**Bullock Trust**

PROJECT ADDRESS

Sec 3, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 25, 2024

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Big Stone County  
NAD83 2011

VERTICAL DATUM:

N/A

## LEGAL DESCRIPTION FOR TRACT C

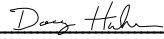
Government Lot 1 and Government Lot 2 of Section 3, Township 124 North, Range 49 West, Big Stone, County, Minnesota

Containing 89.90 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.

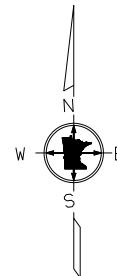
  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

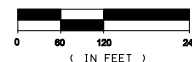
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, 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. 43808
- Found Monumentation
- ◎ Government Section Corner



**Description:** Government Lot 1 and Government Lot 2 of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota

**Total Acres:** 89.90± (See Survey, Tract C)

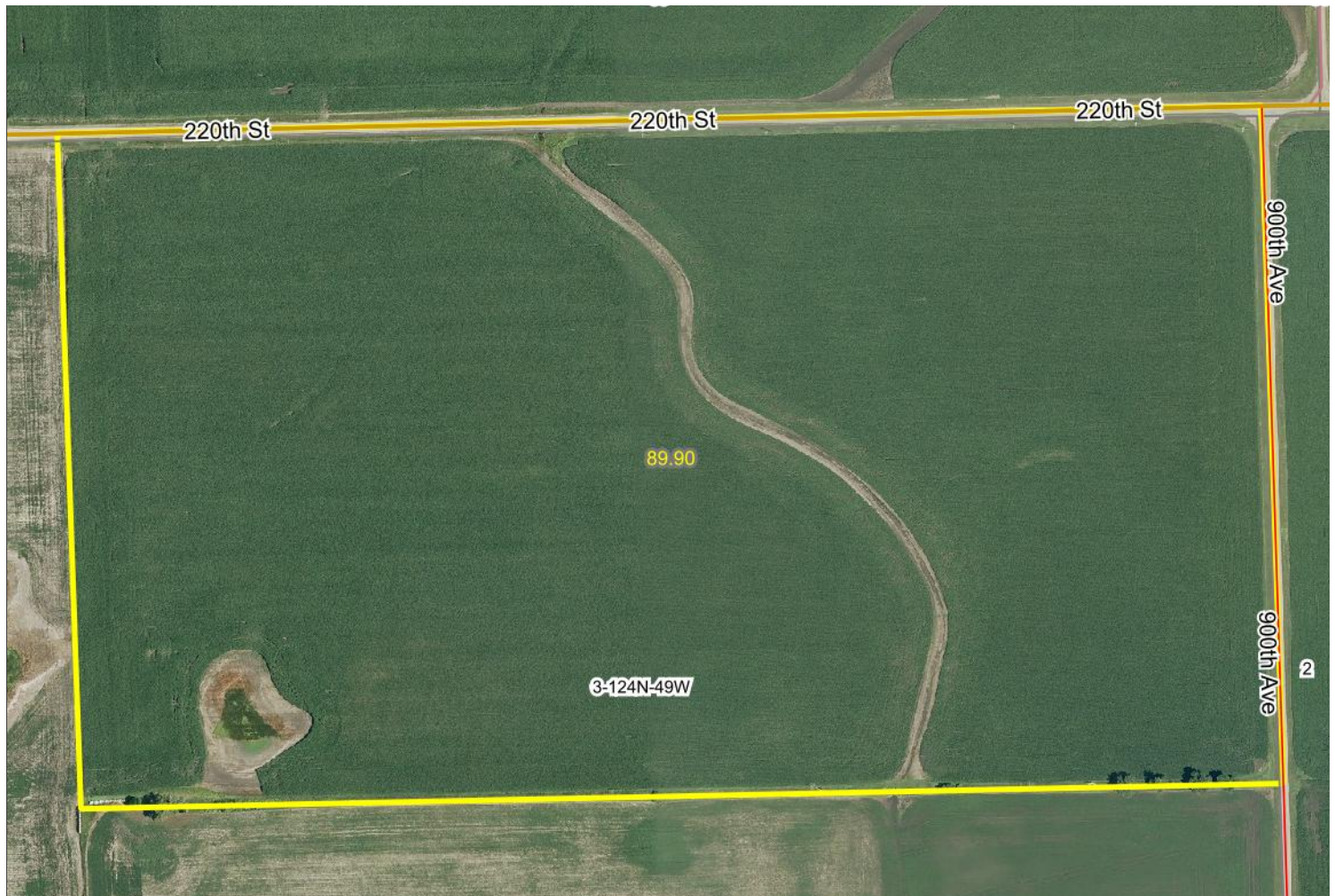
**Cropland Acres:** 86.49±

**PID #:** 05-0013-000 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 87.3

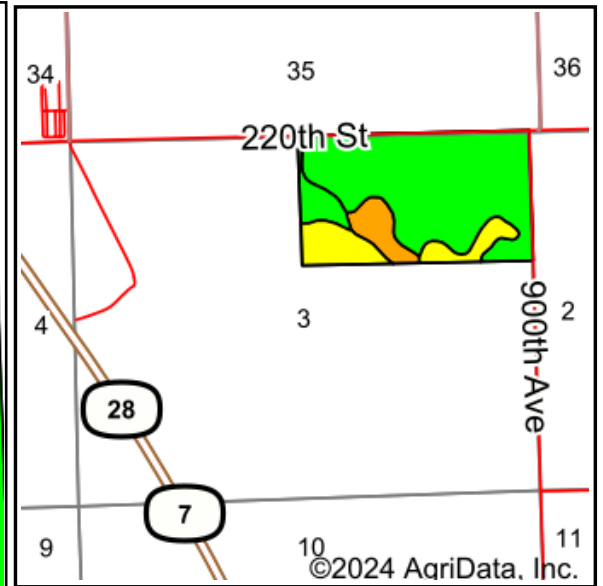
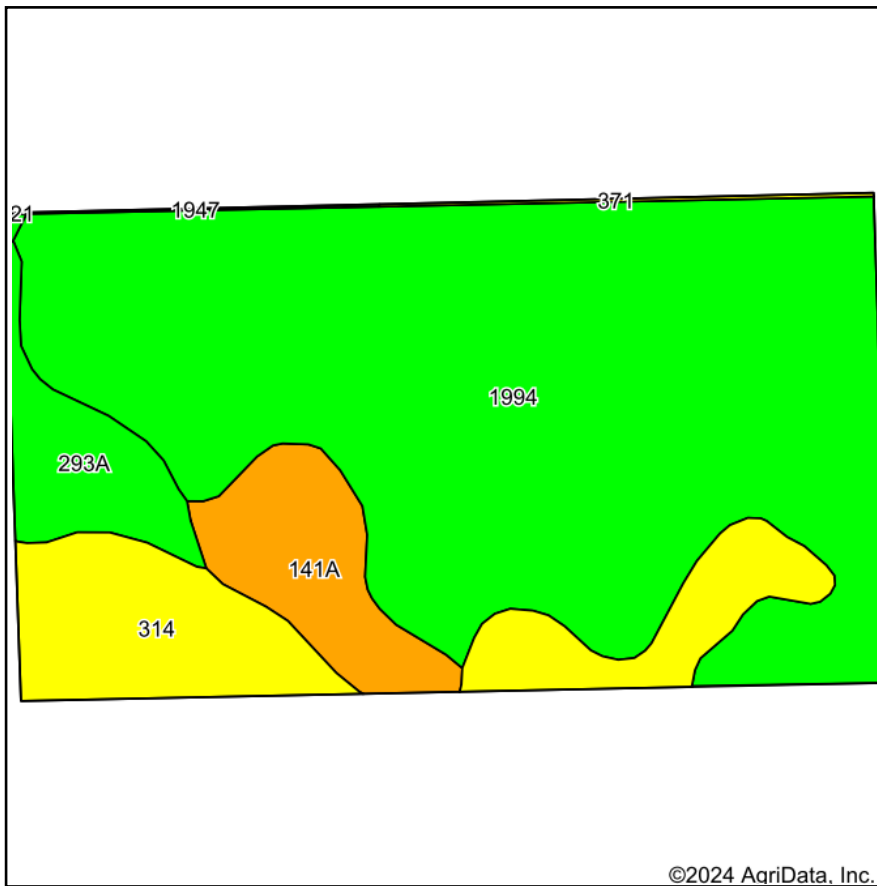
**Soils:** Embden loam (70.8%), Spottswood loam (15.3%), Egeland sandy loam, 0 to 2 percent slopes (7.6%), Swenoda sandy loam, 0 to 2 percent slopes (5.6%), Clontarf sandy loam (0.4%), Doran silty clay loam, loamy substratum (0.2%), Doran clay loam (0.1%)

**Taxes (2024):** \$4,768.00 (For entire land. New tax amount TBD)



\*Lines are approximate



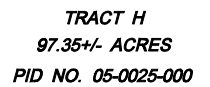


Soils data provided by USDA and NRCS.

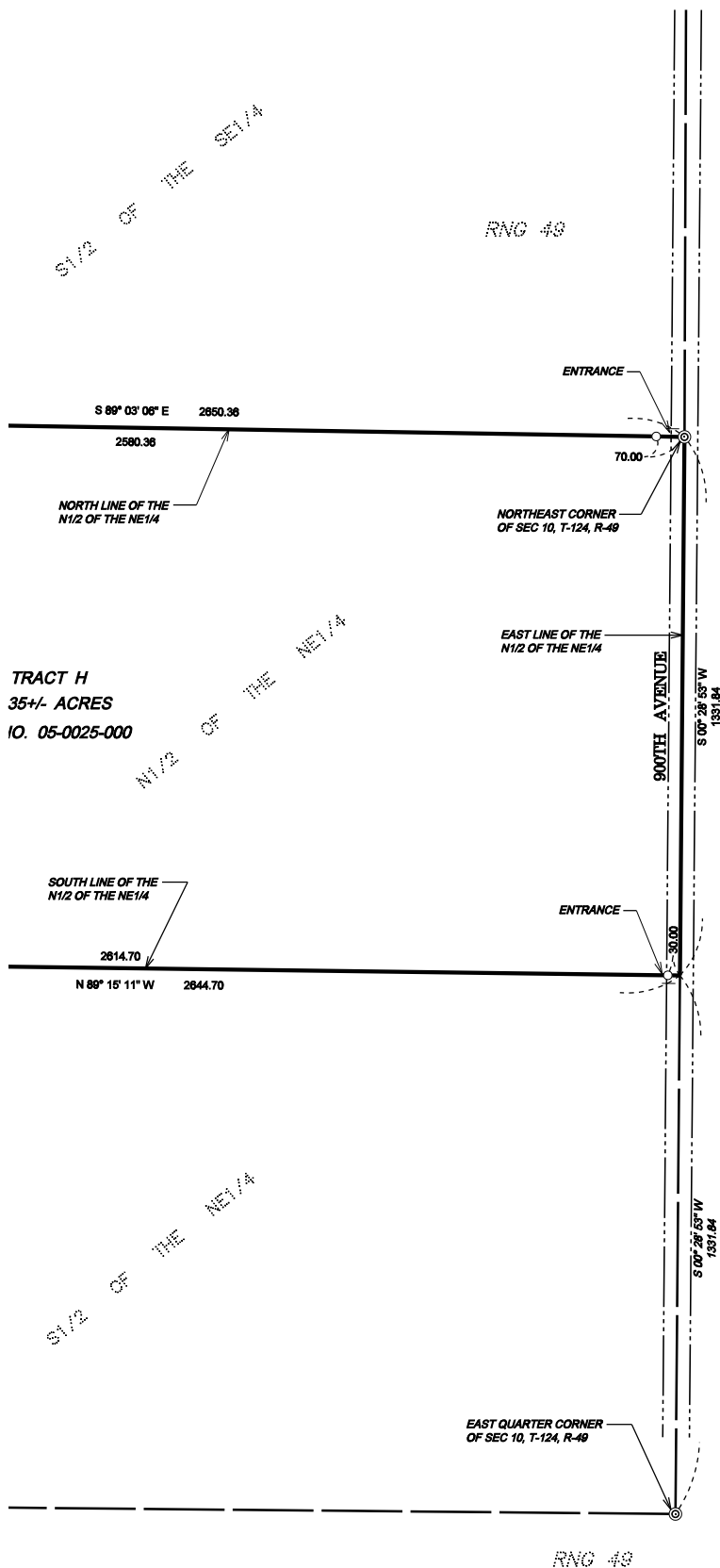
Area Symbol: MN011, Soil Area Version: 22  
Area Symbol: MN155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1994	Embsen loam	63.77	70.8%		IIs	93
314	Spottswood loam	13.72	15.3%		IIs	65
141A	Egeland sandy loam, 0 to 2 percent slopes	6.81	7.6%		IIIs	74
293A	Swenoda sandy loam, 0 to 2 percent slopes	5.05	5.6%		IIs	95
371	Clontarf sandy loam	0.32	0.4%		IIIs	62
1947	Doran silty clay loam, loamy substratum	0.14	0.2%		IIw	98
698	Doran clay loam	0.09	0.1%		I	98
Weighted Average					2.08	87.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method







CLIENT NAME:

Bullock Trust

PROJECT ADDRESS

Sec 10, Twp 124, Rng 49  
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024

DATE OF MAP: July 25, 2024

REVISION: DATE, 20

REVISION: DATE, 20

JOB NO: 2024127

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Big Stone County  
NAD83 2011

VERTICAL DATUM:

N/A

## LEGAL DESCRIPTION FOR TRACT H

The North Half of the Northeast Quarter and the North Half of the Northwest Quarter, Section 10, Township 124 North, Range 49 east, Except all that part and portion of the North Half of the Northeast Quarter and the North Half of the Northwest Quarter of Section 10, Township 124, Range 49, lying West of State Highway 28; AND Further Except Lot A of the Northeast Quarter of the Northwest Quarter, Section 10, Township 124 North, Range 49 West of the Fifth Principal Meridian, according to the Auditor's Plat on file with the Register of Deeds (now County Recorder), Big Stone County, Minnesota, in Book 4 of Plats on Page 178.

Containing 97.35 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.

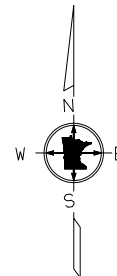
*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

## Surveyor's Notes

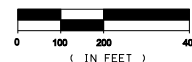
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

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. 43808
- Found Monumentation
- ⊙ Government Section Corner
- (P) Lot A Plat Distance

**Description:** The North Half of the Northeast Quarter and the North Half of the Northwest Quarter, Section 10, Township 124 North, Range 49 est, Except all that part and portion of the North Half of the Northeast Quarter and the North Half of the Northwest Quarter of Section 10, Township 124, Range 49, lying West of State Highway 28; AND Further Except Lot A of the Northeast Quarter of the Northwest Quarter, Section 10, Township 124 North, Range 49 West of the Fifth Principal Meridian, according to the Auditor's Plat on file with the Register of Deeds (now County Recorder), Big Stone County, Minnesota, in Book 4 of Plats on Page 178.

**Total Acres:** 97.35± (See Survey, Tract H)

**Cropland Acres:** 85±

**PID #:** 05-0025-000

**Soil Productivity Index:** 94.8

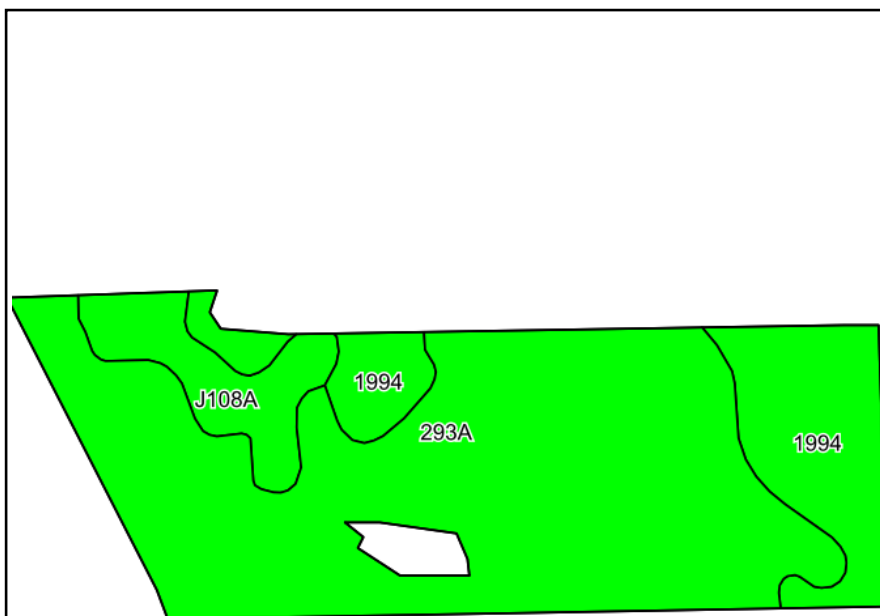
**Soils:** Swenoda sandy loam, 0 to 2 percent slopes (70.8%), Embden loam (20.2%), Aazdahl/Balaton clay loams, 0 to 2 percent slopes (9.0%)

**Taxes (2024):** \$2,648.00

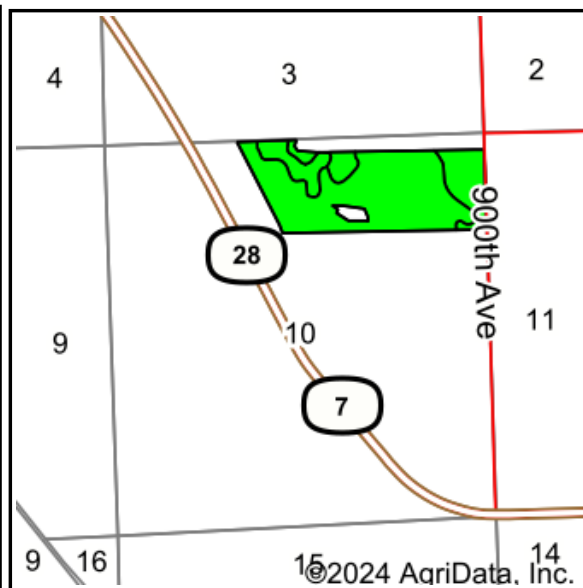


\*Lines are approximate





©2024 AgriData, Inc.



Soils data provided by USDA and NRCS.

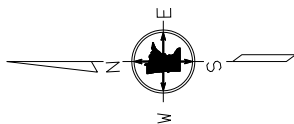
Area Symbol: MN011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
293A	Swenoda sandy loam, 0 to 2 percent slopes	56.84	70.8%		IIIs	95
1994	Embden loam	16.21	20.2%		IIIs	93
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	7.21	9.0%		IIc	97
Weighted Average					2.00	94.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method



SURVEY PLAT OF: LOT B OF THE E1/2 SE1/4 & GOVT LOT 1 OF SEC 4 & SW1/4 OF SEC 3 & LOT C OF THE SW1/4 OF SEC 3 & LOT D OF THE SW1/4 OF SEC 3 & LOT E OF GOVT LOT 3 & GOVT LOT 4 OF SEC 3 & LOT F OF GOVT LOT 4 OF SEC 3 & GOVT LOT 1 OF SEC 4 & LOT G OF GOVT LOT 1 OF SEC 4, T 124 N, R 49 W, BIG STONE COUNTY, MINNESOTA



**DOCUMENT NO.**

**FILED**

AT \_\_\_\_\_ M. AND RECORDED

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

**ON PAGE**

**LAURA BERGER  
COUNTY RECORDER  
BIG STONE COUNTY, MN**

BY \_\_\_\_\_ DEPUTY

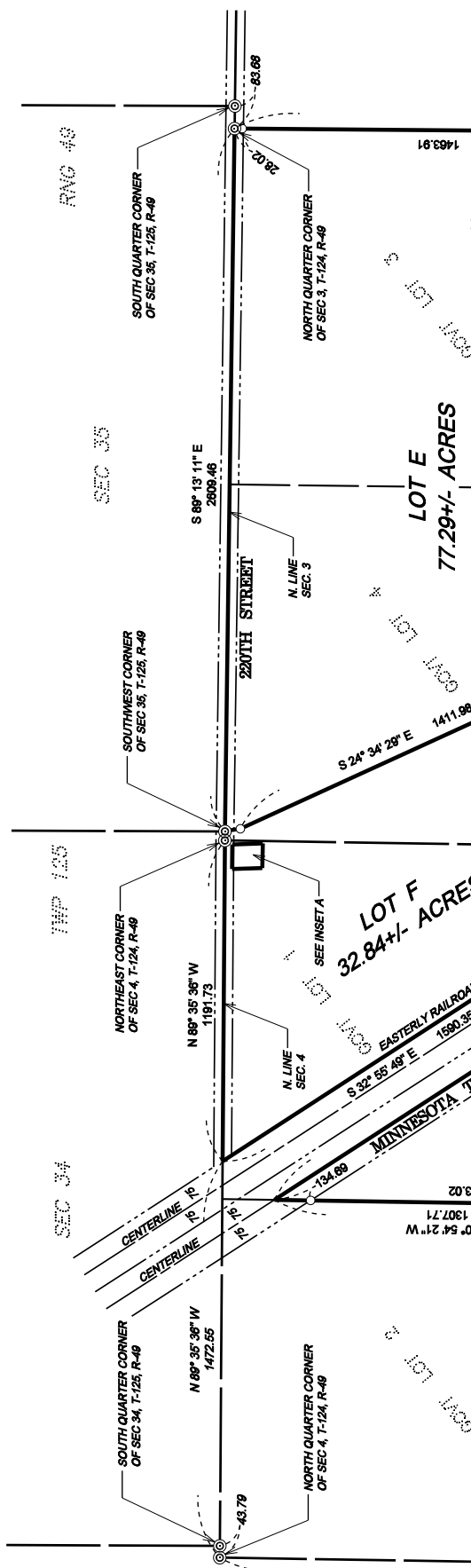
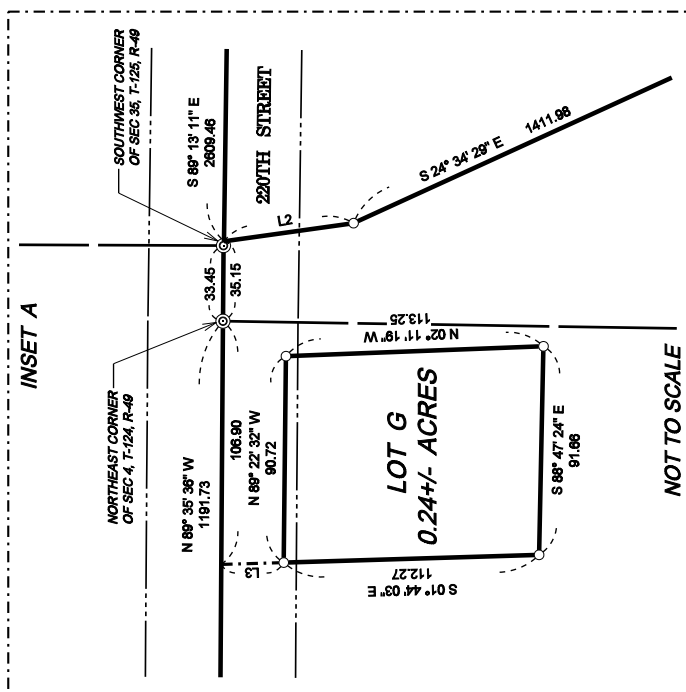
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32° 55' 49" E	288.13
L2	S 07° 56' 14" E	57.47
L3	S 01° 44' 03" E	27.48
L4	N 87° 23' 21" W	615.25
L5	S 78° 51' 07" W	540.00
L6	S 64° 42' 38" W	200.62

**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.

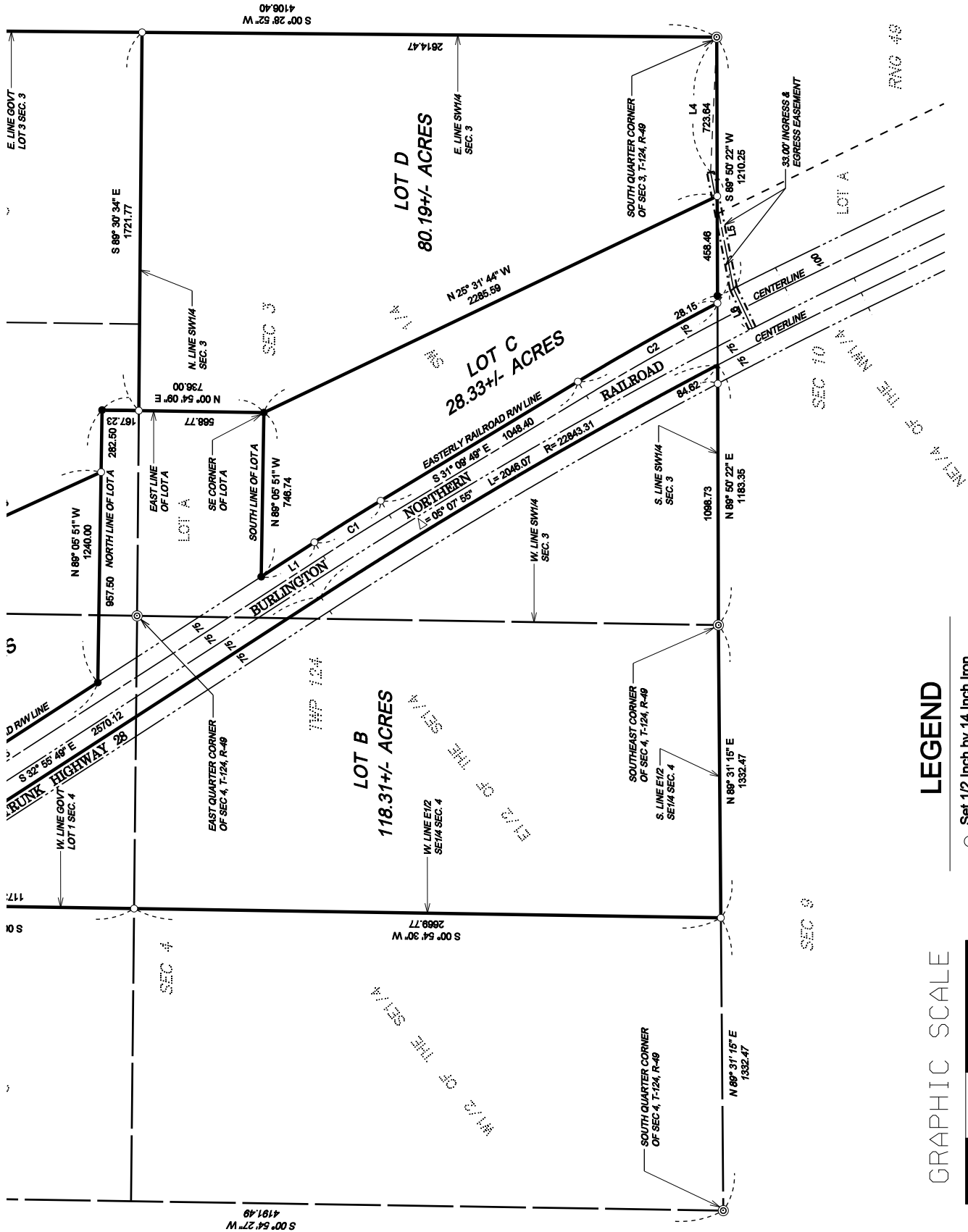
**Doug Huhn**

DATE \_\_\_\_\_

**Registration No. 43808 - In the State of Minnesota**







CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	01° 48' 00"	355.61	11533.07	355.80
C2	03° 37' 15"	728.93	11534.16	728.81

## LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

GRAPHIC SCALE



**Description:** Government Lot 3 and that part of Government Lot 4, all being in Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying easterly of the following described line: Commencing at the Northwest corner of said Section 3; thence on an assumed bearing of South 89 degrees 13 minutes 11 seconds East along the north line of said Government Lot 4, a distance of 35.15 feet to the point of beginning of the line herein described; thence South 07 degrees 56 minutes 14 seconds East, a distance of 57.47 feet; thence South 24 degrees 34 minutes 29 seconds East, a distance of 1411.98 feet to the north line of Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof, and said line terminating thereat. EXCEPT Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof

**Total Acres:** 77.29± (See Survey, Tract D/Lot E)

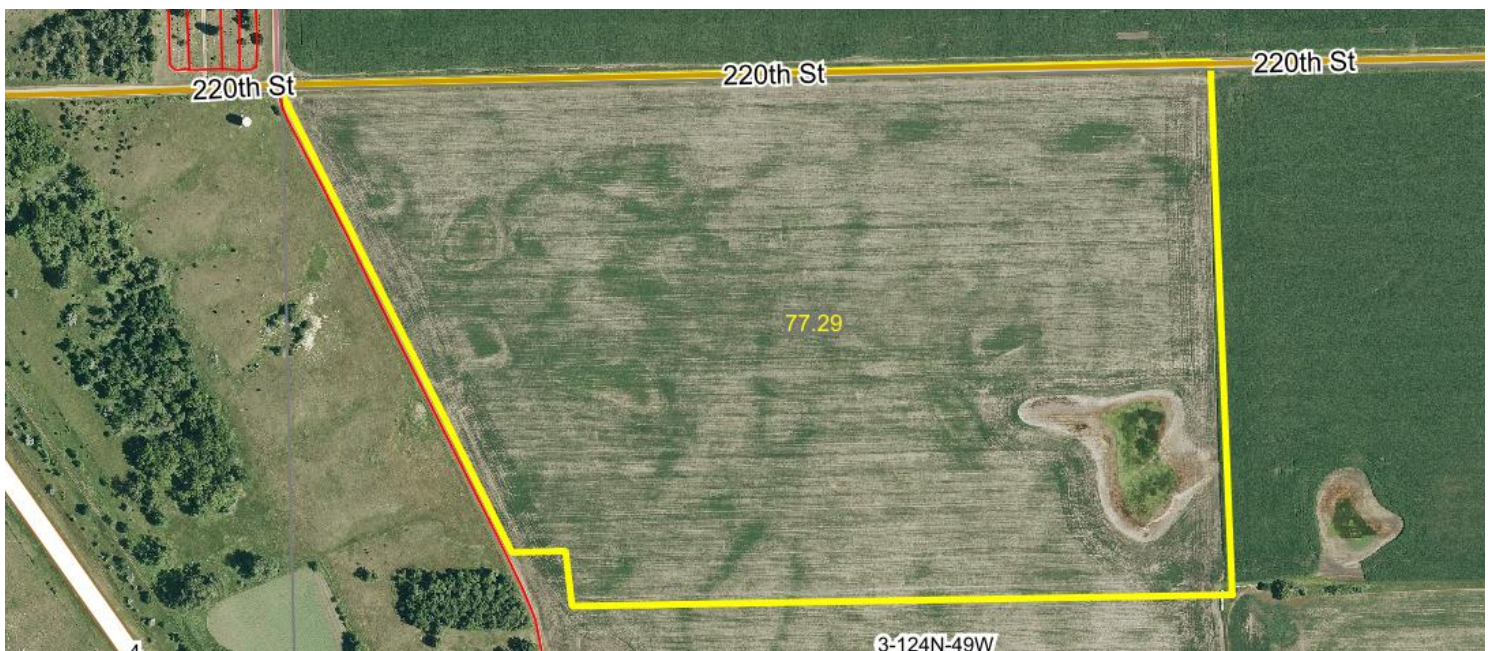
**Cropland Acres:** 77.29±

**PID #:** 05-0013-000 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 87.7

**Soils:** Aazdahl/Balaton clay loams, 0 to 2 percent slopes (60.7%), Spottswood loam (23.2%), Swenoda sandy loam, 2 to 6 percent slopes (7.6%), Doran clay loam (6.7%), Egeland sandy loam, 0 to 2 percent slopes (1.6%), Doran/Lindaas silty clay loams (0.2%)

**Taxes (2024):** \$7,554.00 (For entire land. New tax amount TBD)



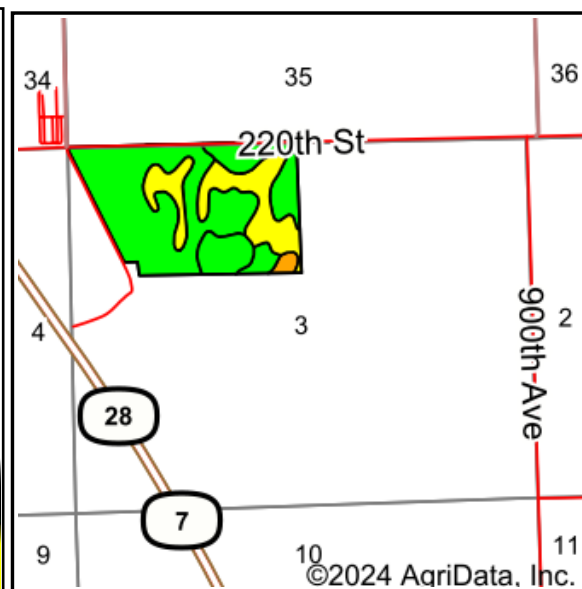
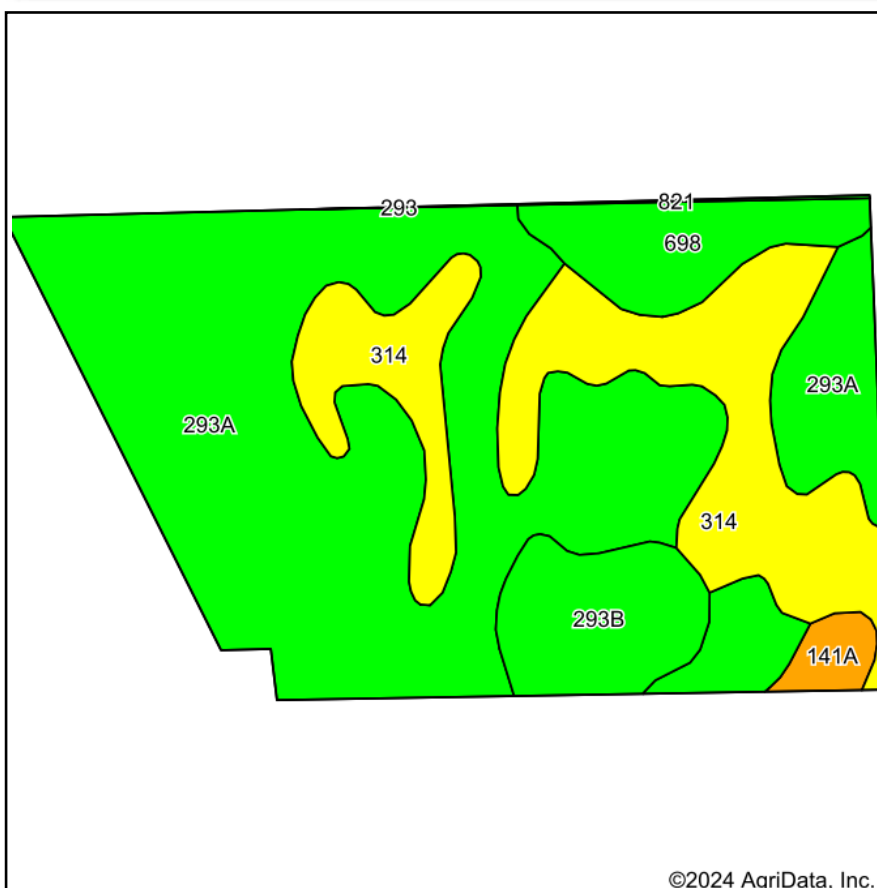
\*Lines are approximate



Tract 5



Tract 5



Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 22  
Area Symbol: MN155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
293A	Swenoda sandy loam, 0 to 2 percent slopes	46.97	60.7%		IIs	95
314	Spottswood loam	17.92	23.2%		IIs	65
293B	Swenoda sandy loam, 2 to 6 percent slopes	5.85	7.6%		Ile	93
698	Doran clay loam	5.15	6.7%		I	98
141A	Egeland sandy loam, 0 to 2 percent slopes	1.25	1.6%		IIIIs	74
821	Doran-Lindaas silty clay loams	0.15	0.2%		Iw	92
				<b>Weighted Average</b>	<b>1.95</b>	<b>87.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Total Acres:** 61.17± (See Survey, Tract E/Lot C & F)

**PID #:** 05-0015-000 (That part of, new legal & PID# to be assigned), 05-0013-000 (That part of, new legal & PID# to be assigned) & 05-0014-011 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 66.1

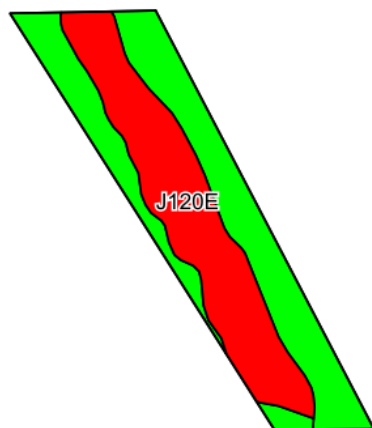
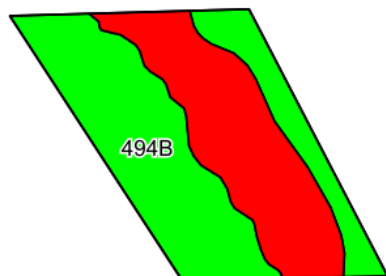
**Soils:** LangheiBarnesDarnen complex, 5 to 30 percent slopes (43.2%), Darnen loam, 1 to 6 percent slopes (32.5%), Swenoda sandy loam, 0 to 2 percent slopes (24.3%)

**Taxes (2024):** \$8,162.00 (For entire land. New tax amount TBD)

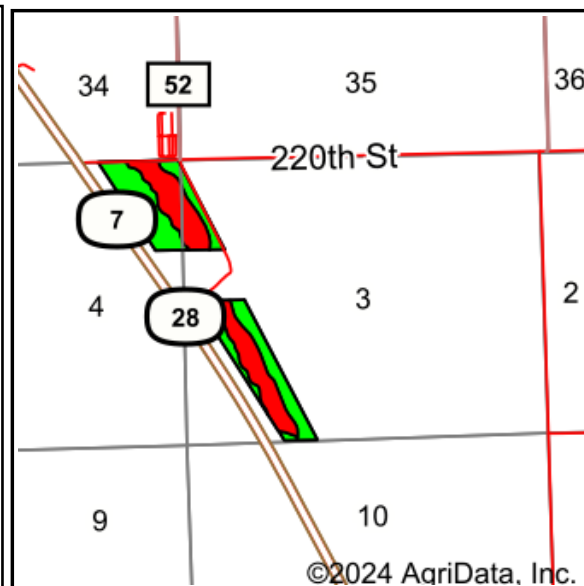


*Big Stone County, MN*





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Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J120E	Langhei-Barnes-Darnen complex, 5 to 30 percent slopes	26.37	43.2%		IVe	25
494B	Darnen loam, 1 to 6 percent slopes	19.91	32.5%		Ile	99
293A	Swenoda sandy loam, 0 to 2 percent slopes	14.89	24.3%		IIIs	95
Weighted Average					2.86	66.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Description:** That part of Government Lot 1 of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the centerline of Minnesota Trunk Highway No. 28. AND That part of the East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the centerline of Minnesota Trunk Highway No. 28. AND That part of the Southwest Quarter (SW1/4) of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the centerline of Minnesota Trunk Highway No. 28.

**Total Acres:** 118.31± (See Survey, Tract F/Lot B)

**PID #:** 05-0015-000 (That part of, new legal & PID# to be assigned) & 05-0014-011 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 61.8

**Soils:** LangheiBarnesDarnen complex, 5 to 30 percent slopes (36.7%), Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded (22.5%), HokansSvea complex, 2 to 9 percent slopes (21.6%), La Prairie loam, 0 to 2 percent slopes, occasionally flooded (12.5%), Marysland loam, 0 to 2 Apercent slopes (4.5%), Darnen loam, 1 to 6 percent slopes (2.2%)

**Taxes (2024):** \$3,394.00 (For entire land. New tax amount TBD)



\*Lines are approximate



Tract 7

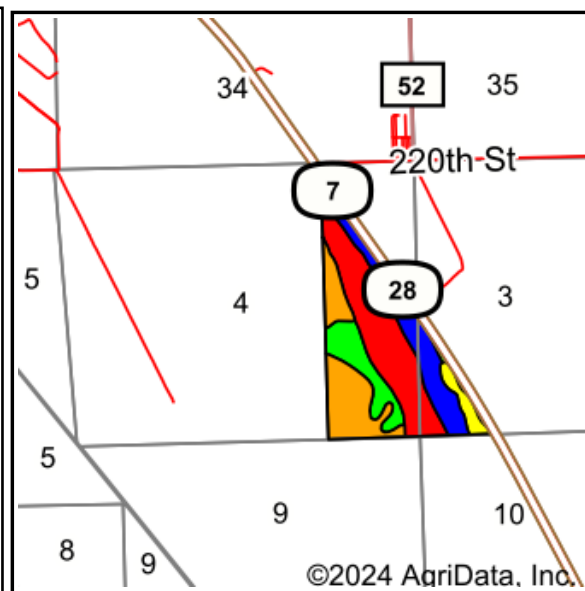
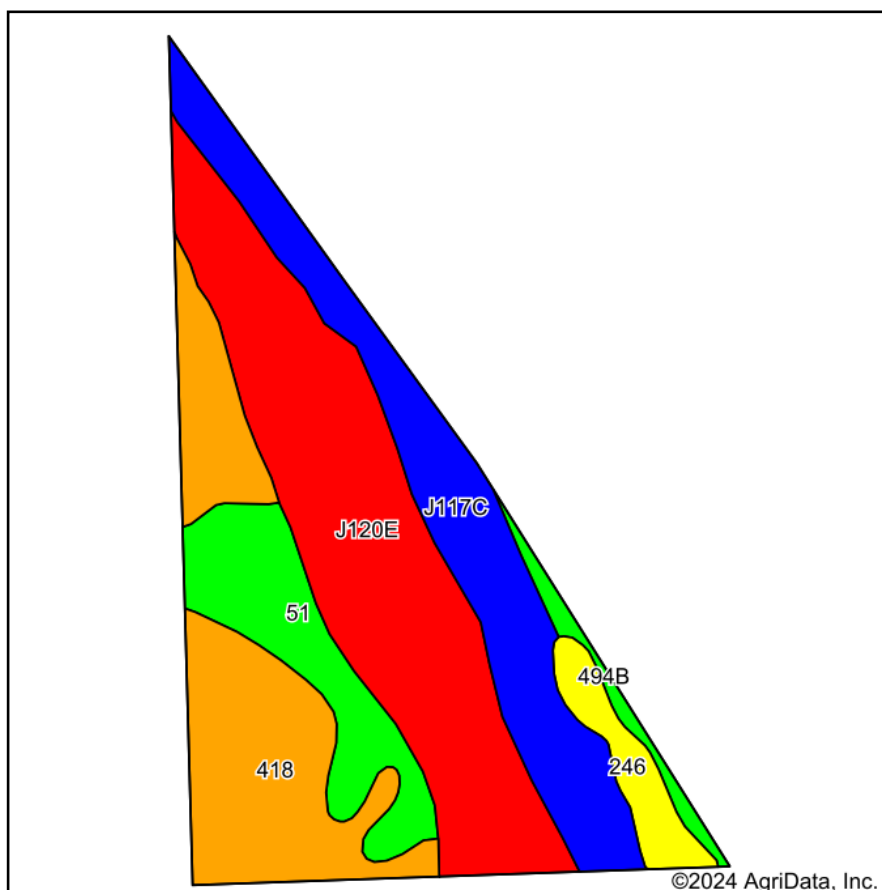


Tract 7



Tract 7





Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J120E	Langhei-Barnes-Darnen complex, 5 to 30 percent slopes	43.41	36.7%		IVe	25
418	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.60	22.5%		IIlw	78
J117C	Hokans-Svea complex, 2 to 9 percent slopes	25.54	21.6%		IIIe	86
51	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	14.82	12.5%		IIlw	91
246	Marysland loam, 0 to 2 percent slopes	5.34	4.5%		IIlw	65
494B	Darnen loam, 1 to 6 percent slopes	2.60	2.2%		Ile	99
Weighted Average					3.17	61.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Description:** That part of the Southwest Quarter (SW1/4) of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying easterly of the following described line: Commencing at the South Quarter corner of said Section 3; thence on an assumed bearing of South 89 degrees 50 minutes 22 seconds West along the south line of said SW1/4, a distance of 723.64 feet to the point of beginning of the line herein described; thence North 25 degrees 31 minutes 44 seconds West, a distance of 2285.59 feet to the southeast corner of Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof; thence North 00 degrees 54 minutes 09 seconds East along the east line of said Lot A, a distance of 568.77 feet to the north line of said SW1/4 and said line terminating thereat.

**Total Acres:** 80.19± (See Survey, Tract G/Lot D)

**PID #:** 05-0014-011 (That part of, new legal & PID# to be assigned)

**Soil Productivity Index:** 88.5

**Soils:** Swenoda sandy loam, 0 to 2 percent slopes (46.9%), Egeland sandy loam, 0 to 2 percent slopes (25.5%), Swenoda sandy loam, 2 to 6 percent slopes (20.0%), Embden loam (3.2%), Spottswood loam (2.5%), AazdahlBalaton clay loams, 0 to 2 percent slopes (1.9%)

**Taxes (2024):** \$3,394.00 (For entire land. New tax amount TBD)

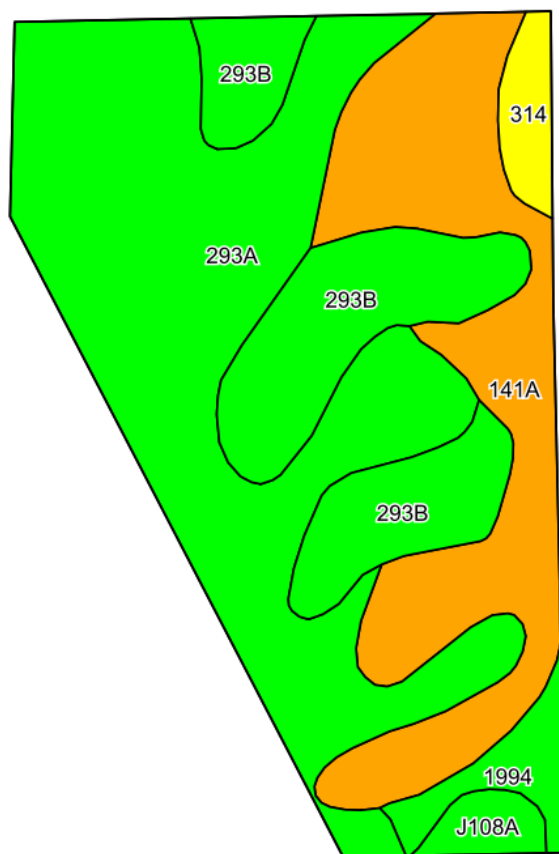
**Note: Contains ingress/egress easement.** A 33.00 foot wide easement for ingress and egress purposes over and across that part of Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) of Section 10 and that part of the Southwest Quarter (SW1/4) of Section 3 and that part of Lot A of the NE1/4 of the NW1/4 of Section 10, Township 124 North, Range 49 West, Big Stone County, Minnesota. The centerline of said easement is described as follows: Commencing at the South Quarter corner of said Section 3; thence North 87 degrees 23 minutes 21 seconds West, a distance of 615.25 feet to the point of beginning of the centerline herein described, it is assumed that the south line of said SW1/4 bears South 89 degrees 50 minutes 22 seconds West; thence South 78 degrees 51 minutes 07 seconds West, a distance of 540.00 feet; thence South 64 degrees 42 minutes 36 seconds West, a distance of 200.62 feet to the easterly right of way line of Minnesota Trunk Highway No. 28 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to said easterly right of way line.



\*Lines are approximate







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Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
293A	Swenoda sandy loam, 0 to 2 percent slopes	37.64	46.9%		IIs	95
141A	Egeland sandy loam, 0 to 2 percent slopes	20.43	25.5%		IIIs	74
293B	Swenoda sandy loam, 2 to 6 percent slopes	16.00	20.0%		Ile	93
1994	Embden loam	2.59	3.2%		IIs	93
314	Spottswood loam	2.04	2.5%		IIs	65
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	1.49	1.9%		IIc	97
Weighted Average					2.25	88.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

BIG STONE COUNTY  
20 2ND STREET SE  
ORTONVILLE, MN 56278-1544  
PH. (320) 839-6366  
www.bigstonecounty.gov

2024

PROPERTY TAX  
STATEMENT

BROWNS VALLEY

PRCL# 05-0009-000

TC 9.625 10.851

Property ID Number: 05-0009-000  
Property Description: SECT-02 TWP-124 RANG-49  
LOTS 1,2,3,4

481-T

ACRES 180.64

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 962.500 1,085.000	
	Homestead Exclusion:	
	Taxable Market Value: 962.500 1,085.000	
	New Improve/Expired Excls:	
	Property Class: AGRI FRAC HST AGRI FRAC HST	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 4,884.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	2,671.00
	Second half Taxes:	2,671.00
	Total Taxes Due in 2024	5,342.00

\$\$\$  
REFUNDS?

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

Taxes Payable Year:		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.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 .....	4,707.04	6,512.11
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	143.04	1,170.11
	5. Property taxes after credits .....	4,564.00	5,342.00
<b>Property Tax by Jurisdiction</b>	6. County .....	3,457.91	3,754.55
	7. City or Town .....	413.49	412.23
	8. State General Tax .....	.00	.00
	9. School District: 2888		
	A. Voter approved levies .....	146.29	625.41
	B. Other local levies .....	258.33	304.47
	10. Special Taxing Districts:		
	A. REGION 6W .....	27.62	28.65
	B. UPPER MN RIVER WATERSHED .....	170.27	216.69
	C. HRA .....	90.09	.00
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	4,564.00	5,342.00
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		4,564.00	5,342.00



Tract 1



Tract 2

BIG STONE COUNTY  
20 2ND STREET SE  
ORTONVILLE, MN 56278-1544  
PH. (320) 839-6366  
www.bigstonecounty.gov

2024

PROPERTY TAX  
STATEMENT

BROWNS VALLEY

PRCL# 05-0013-000

TC 8.811 9.688

Property ID Number: 05-0013-000  
Property Description: SECT-03 TWP-124 RANG-49  
LOTS 1,2,3 & 4 (EX LOT A)

481-T

ACRES 177.81

Values and Classification		2023	2024
Taxes Payable Year		2023	2024
Step 1	Estimated Market Value:	881.100	968.800
1	Homestead Exclusion:		
	Taxable Market Value:	881.100	968.800
	New Improve/Expired Excls:		
	Property Class:	AGRI FRAC HST	AGRI FRAC HST
Sent in March 2023			
Step 2	Proposed Tax		4,360.00
* Does Not Include Special Assessments			
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:			2,384.00
Second half Taxes:			2,384.00
Total Taxes Due in 2024			4,768.00

\$\$\$  
REFUNDS?

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

Taxes Payable Year: 2023 2024

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

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: 2888 A. Voter approved levies .....

B. Other local levies .....

10. Special Taxing Districts: A. REGION 6W .....

B. UPPER MN RIVER WATERSHED .....

C. HRA .....

D. ....

11. Non-school voter approved referenda levies .....

12. Total property tax before special assessments .....

Special Assessments  
on Your Property

13. A. ....

B. ....

C. ....

D. ....

E. ....

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....



Tract 3



Tract 5



BIG STONE COUNTY  
20 2ND STREET SE  
ORTONVILLE, MN 56278-1544  
PH. (320) 839-6366  
www.bigstonecounty.gov

2024

PROPERTY TAX  
STATEMENT

BROWNS VALLEY

PRCL# 05-0025-000

TC 4.819 5.379

Property ID Number: 05-0025-000  
Property Description: SECT-10 TWP-124 RANG-49  
N1/2 NE1/4, N1/2 NW1/4 E OF HWY # 28  
(EX RY & HWY & LOT A)

481-T

ACRES 98.65

Values and Classification		
Taxes Payable Year		2023 2024
Step 1	Estimated Market Value:	481.900 537.800
1	Homestead Exclusion:	
	Taxable Market Value:	481.900 537.800
	New Improve/Expired Excls:	
	Property Class:	AGRI FRAC HST AGRI FRAC HST
	Sent in March 2023	
Step 2	Proposed Tax	
2	* Does Not Include Special Assessments	2,420.00
	Sent in November 2023	
Step 3	Property Tax Statement	
3	First half Taxes:	1,324.00
	Second half Taxes:	1,324.00
	Total Taxes Due in 2024	2,648.00

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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.

Taxes Payable Year:		2023	2024
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	
Property Tax and Credits	3. Property taxes before credits .....	2,355.62	3,228.04
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	71.62	580.04
	5. Property taxes after credits .....	2,284.00	2,648.00
Property Tax by Jurisdiction	6. County .....	1,730.21	1,861.07
	7. City or Town .....	207.02	204.35
	8. State General Tax .....	.00	.00
	9. School District: 2888		
	A. Voter approved levies .....	73.24	310.02
	B. Other local levies .....	129.34	150.94
	10. Special Taxing Districts:		
	A. REGION 6W .....	13.83	14.20
	B. UPPER MN RIVER WATERSHED .....	85.25	107.42
	C. HRA .....	45.11	.00
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	2,284.00	2,648.00
Special Assessments on Your Property	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		2,284.00	2,648.00



Tract 4



Tract 4



BIG STONE COUNTY  
20 2ND STREET SE  
ORTONVILLE, MN 56278-1544  
PH. (320) 839-6366  
www.bigstonecounty.gov

2024

PROPERTY TAX  
STATEMENT

BROWNS VALLEY

PRCL# 05-0015-000

TC 1.235 1.235

Property ID Number: 05-0015-000  
Property Description: SECT-04 TWP-124 RANG-49  
E1/2 SE1/4 LOT 1 (EX HWY & PART  
DEEDED TO CITY & LOT A)

481-T

ACRES 115.72

Values and Classification		2023	2024
Taxes Payable Year		2023	2024
Step 1	Estimated Market Value:	123.400	123.400
1	Homestead Exclusion:		
	Taxable Market Value:	123.400	123.400
	New Improve/Expired Excls:		
	Property Class:	AGRI FRAC HST	AGRI FRAC HST
Sent in March 2023			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			556.00
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:			304.00
Second half Taxes:			304.00
Total Taxes Due in 2024			608.00

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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.

Taxes Payable Year: 2023 2024

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

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: 2888

A. Voter approved levies .....

B. Other local levies .....

10. Special Taxing Districts:

A. REGION 6W .....

B. UPPER MN RIVER WATERSHED .....

C. HRA .....

D. ....

11. Non-school voter approved referenda levies .....

12. Total property tax before special assessments .....

Special Assessments  
on Your Property

13. A. ....

B. ....

C. ....

D. ....

E. ....

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....



Tract 6



Tract 7

BIG STONE COUNTY  
20 2ND STREET SE  
ORTONVILLE, MN 56278-1544  
PH. (320) 839-6366  
www.bigstonecounty.gov

2024

PROPERTY TAX  
STATEMENT

BROWNS VALLEY

PRCL# 05-0014-011

TC 5.271 5.660

Property ID Number: 05-0014-011  
Property Description: SECT-03 TWP-124 RANG-49  
SW1/4 (EX LOT A & RY)

481-T

ACRES 140.21

Values and Classification		2023	2024
Taxes Payable Year		2023	2024
Step 1	Estimated Market Value:	527.000	566.000
1	Homestead Exclusion:		
	Taxable Market Value:	527.000	566.000
	New Improve/Expired Excls:		
	Property Class:	AGRI FRAC HST	AGRI FRAC HST
Sent in March 2023			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			2,548.00
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:			1,393.00
Second half Taxes:			1,393.00
Total Taxes Due in 2024			2,786.00

\$\$\$  
REFUNDS?

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

Taxes Payable Year:		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.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 .....	2,578.33	3,396.34
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	78.33	610.34
	5. Property taxes after credits .....	2,500.00	2,786.00
<b>Property Tax by Jurisdiction</b>	6. County .....	1,894.26	1,957.97
	7. City or Town .....	226.44	215.02
	8. State General Tax .....	.00	.00
	9. School District: 2888		
	A. Voter approved levies .....	80.11	326.22
	B. Other local levies .....	141.48	158.82
	10. Special Taxing Districts:		
	A. REGION 6W .....	15.13	14.94
	B. UPPER MN RIVER WATERSHED .....	93.24	113.03
	C. HRA .....	49.34	.00
	D. ....		
	11. Non-school voter approved referenda levies .....		
<b>Special Assessments on Your Property</b>	12. Total property tax before special assessments .....	2,500.00	2,786.00
	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		2,500.00	2,786.00



Tract 7



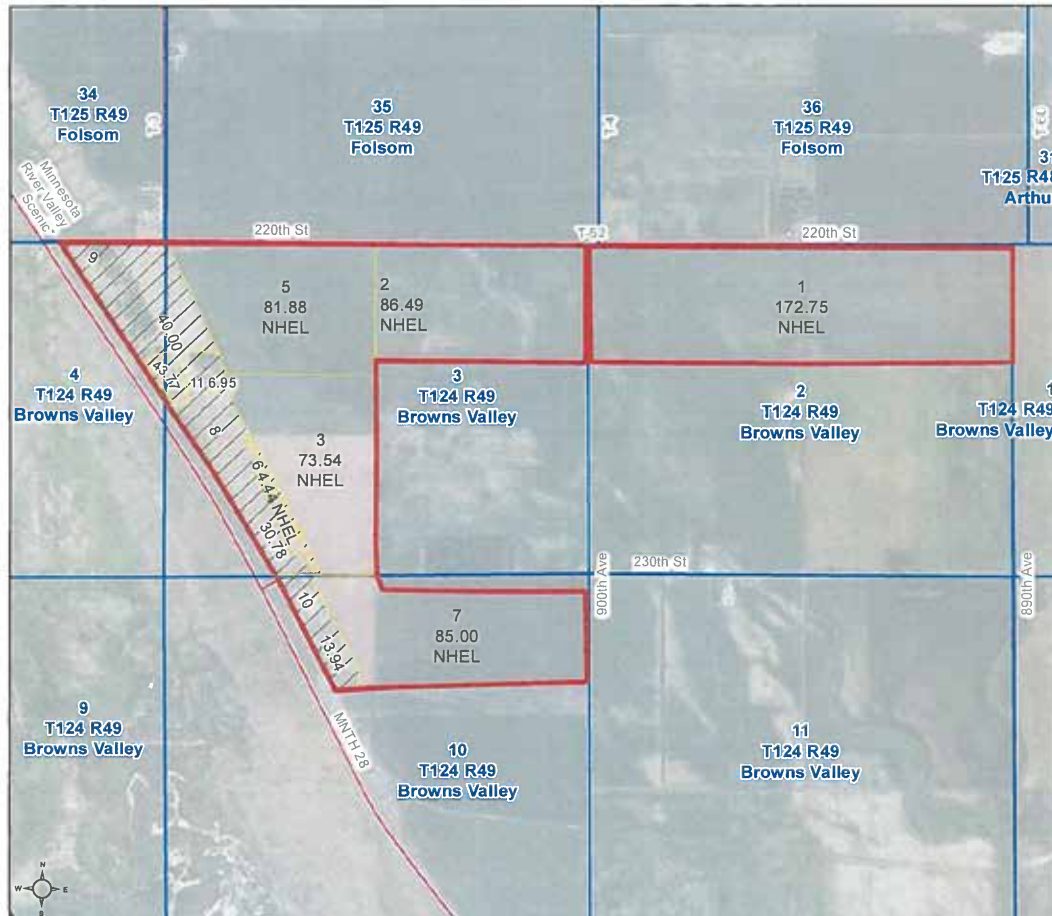
Tract 8

Farm 6656

Tract 6180

2024 Program Year

Map Created April 24, 2024



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

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

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

Tract Cropland Total: 504.10 acres

Tract Number : 6180

Description : PART SEC 2,3 & 10 W BROWNS VALLEY TWP  
 FSA Physical Location : MINNESOTA/BIG STONE  
 ANSI Physical Location : MINNESOTA/BIG STONE  
 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 : STACIE LENSSEN, JASEN BULLOCK, NANCY GOODHART, GERALD BULLOCK, CANDACE MARY DUFFIELD  
 Other Producers : XXXXXXXXXX  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
599.53	504.10	504.10	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	504.10	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	175.64	0.00	44
Corn	64.08	0.00	175
Soybeans	261.68	0.00	36

**TOTAL** 501.40 0.00

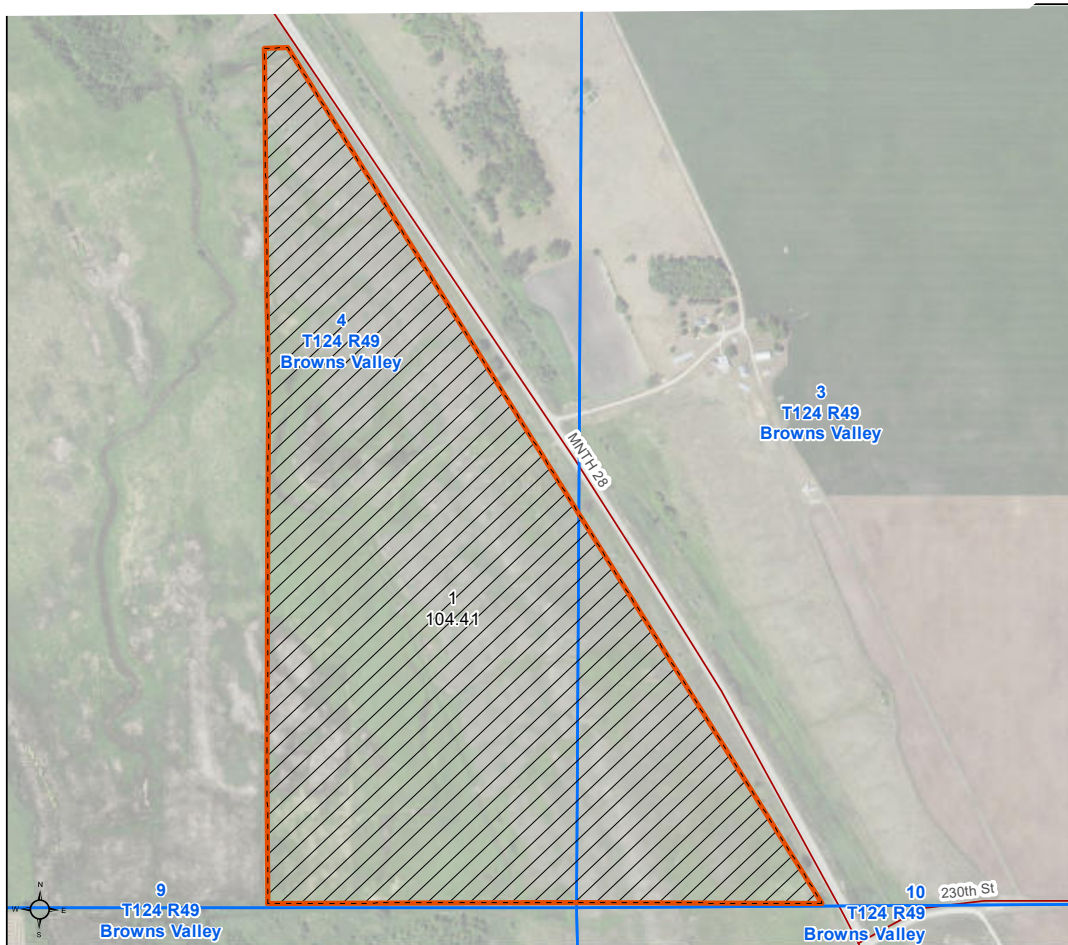


Farm 8123

Tract 7463

2024 Program Year

Map Created April 24, 2024



0 245 490 980  
Feet

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  
 Tract Boundary

**Wetland Determination Identifiers**

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 0.00 acres

**Tract Number** : 7463**Description** : PART SEC 4 & SEC 3 W OF HWY WEST BROWNS VALLEY**FSA Physical Location** : MINNESOTA/BIG STONE**ANSI Physical Location** : MINNESOTA/BIG STONE**BIA Unit Range Number** :**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields**Wetland Status** : Wetland determinations not complete**WL Violations** : None**Owners** : CANDACE MARY DUFFIELD, GERALD BULLOCK, JASEN BULLOCK, NANCY GOODHART, STACIE LENSSEN**Other Producers** : None**Recon ID** : None**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
104.41	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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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 &amp; Address:

\_\_\_\_\_

\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

\_\_\_\_\_

\_\_\_\_\_



BIG STONE COUNTY  
**MINNESOTA**

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