

WRIGHT COUNTY
MINNESOTA

OPENS: TUESDAY, MARCH 7

CLOSES: TUESDAY, MARCH 14 | 1PM CST 2023

LANDAUCTION

TIMED ONLINE

& Sesquicentennial Farm

Inspection Date:
Tuesday, February 28
4PM - 6PM

111± Acres

Woodland Township, Wright County

Auctioneer's Note: Steffes Group has the great pleasure of selling 111.36± acres of prime farmland and a country home in 3 tracts on public auction. These parcels have a CPI rating of 91. This farm has been in the family for over 150 years and is a Sesquicentennial Farm in the State of Minnesota. The seller states the farmland has been certified organic for the last 20 years, with some tile. Don't miss the opportunity to own land that hasn't been on the market for over 150 years.

Scan for Details!



From Montrose, MN, 1.0 miles west on US-12 W/Nelson Blvd, 5.1 miles south on Clementa Ave SW. Land is located to the north and south of the home. 11118 Clementa Ave SW, Montrose, MN 55363

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

Contact Eric Gabrielson at Steffes Group 701.238.2570 or 320.693.9371.

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. Eric Gabrielson MN47-006

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 guarantees 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, March 7 and will end at 1PM on Tuesday, March 14. 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 on or before Thursday, April 13, 2023.**

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

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and

will convey property by a **Warranty Deed.**

- **2023 Taxes: Prorated to close**
- 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.**
- **THIS PROPERTY WILL BE SOLD 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

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.

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

CATALOG ORDER

**#1 Cavalier County, ND
Land Auction - 153.24± Acres**

Description: NW ¼ Section 5-163-57
Deeded Acres: 160.00+/-
Cropland Acres: 124+/-
Wooded Acres: 26+/-
Soil Productivity Index: 75
Taxes (*15): \$978.47

00:04:00



US \$3,500/X [More Photos](#)
US \$560,000.00
(160.00 X \$3,500.00)

EXTENDED

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 his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!

MARCH 2023

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



*Lines are Approximate

Area Symbol: MN171, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	18.22	50.0%		Ile	95	
109	Cordova clay loam, 0 to 2 percent slopes	13.26	36.4%		IIw	87	
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	4.40	12.1%		IIw	91	
114	Glencoe clay loam, 0 to 1 percent slopes	0.29	0.8%		IIIw	86	
239	Le Sueur loam, 1 to 3 percent slopes	0.27	0.7%		Iw	97	
Weighted Average					2.00	91.5	

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

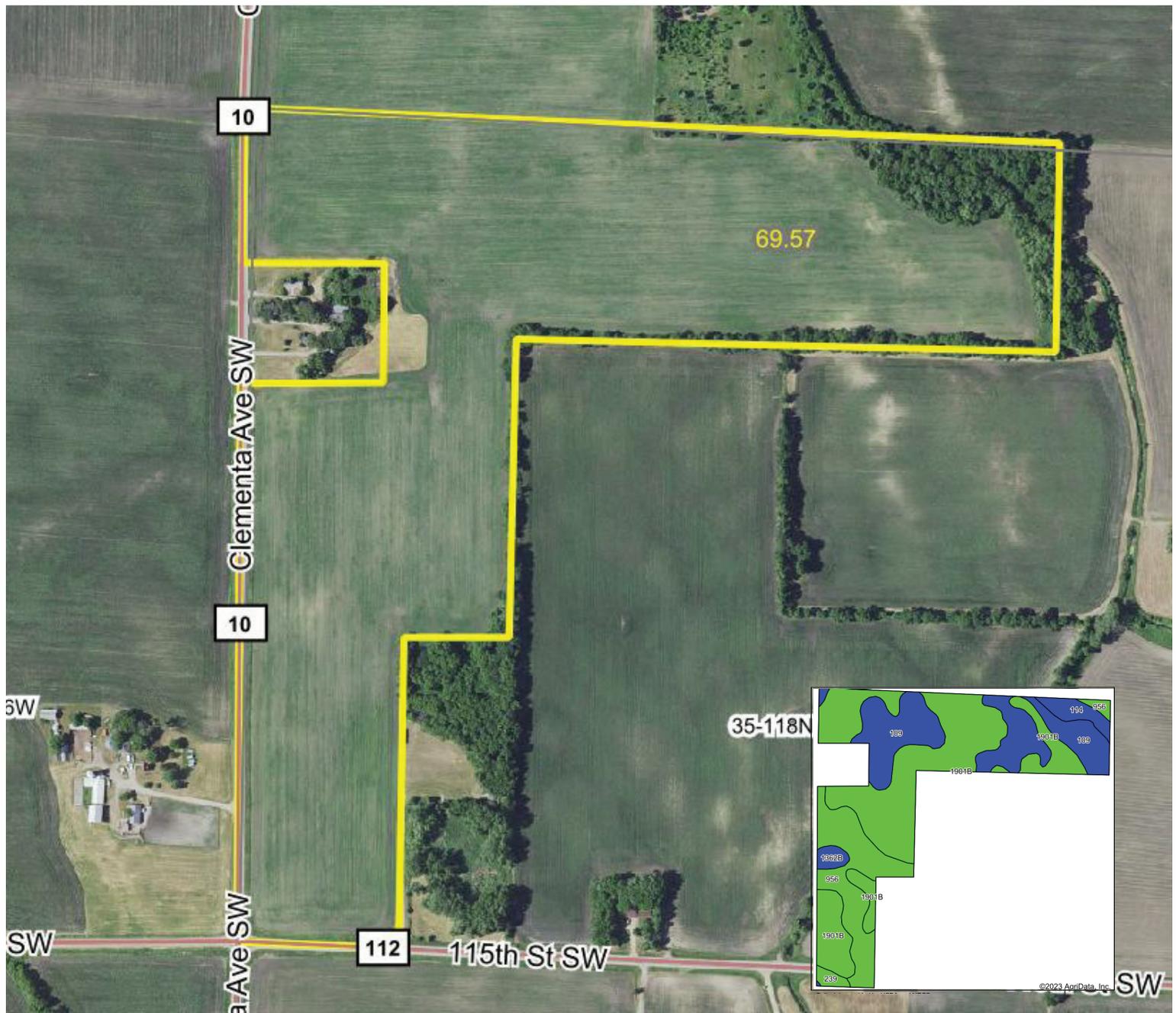
Tract 1 - 36.44± Tillable Acres

Woodland Township

Location: From Montrose, MN, 1.0 miles west on US-12 W/Nelson Blvd, 5.1 miles south on Clementa Ave SW. Land is located to the north and south of the home. 11118 Clementa Ave SW, Montrose, MN 55363.

PID #: 220-000-263300 **Description:** Sect-26 Twp-118 Range-026 **2022 Taxes:** \$1,840





*Lines are Approximate

Area Symbol: MN171, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	34.00	48.9%		Ile	95
109	Cordova clay loam, 0 to 2 percent slopes	18.60	26.7%		IIw	87
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	12.61	18.1%		IIw	91
114	Glencoe clay loam, 0 to 1 percent slopes	2.34	3.4%		IIIw	86
1362B	Angus loam, 2 to 6 percent slopes	1.18	1.7%		Ile	90
239	Le Sueur loam, 1 to 3 percent slopes	0.84	1.2%		Iw	97
Weighted Average					2.02	91.8

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

Tract 2 - 69.57± Tillable and Wooded Acres

Woodland Township

Location: From Montrose, MN, 1.0 miles west on US-12 W/Nelson Blvd, 5.1 miles south on Clementa Ave SW. Land is located to the north and south of the home. 11118 Clementa Ave SW, Montrose, MN 55363.

PID #: 220-000-352200 (That part of, new legal & PID# to be assigned) **Description:** Sect-35 Twp-118 Range-026

2022 Taxes: \$4,728 (For entire land. New tax amount TBD)





*Lines are Approximate

Tract 3 - Home on 3.99± Acres

Woodland Township

Location: From Montrose, MN, 1.0 miles west on US-12 W/Nelson Blvd, 5.1 miles south on Clementa Ave SW. Land is located to the north and south of the home. 11118 Clementa Ave SW, Montrose, MN 55363.

PID #: 220-000-352200 (That part of, new legal & PID# to be assigned) **Description:** Sect-35 Twp-118 Range-026
2022 Taxes: \$4,728 (For entire land. New tax amount TBD), Watertown-Mayer School District

Home

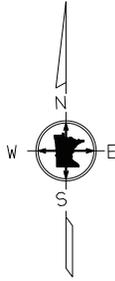
- Built in 1929
- 2 Bedrooms
- 1 Bathroom
- Central air
- New forced air furnace
- Propane
- Non-compliant septic, new septic at buyer's expense
- Well
- Metal siding
- Asphalt shingles
- No appliances
- No garage

Outbuildings

- Pole barn, 30'± x 50'±, steel siding
- Barn w/silo
- Grainery used as garden shed
- Grain bin
- Cattle loafing shed, 20' x 20', steel siding







Northstar
 (320)893-3710
 310 East Depot Street
 Litchfield, MN 55355
 dough.northstar@gmail.com
 chuck.northstar@gmail.com

Surveying

CLIENT NAME:

McGrath Revocable Trust

PROJECT ADDRESS

11118 Clementa Ave SW
 Montrose, MN

DATE OF FIELD WORK: January 24, 2023	JOB NO.: 2023020	HORIZONTAL DATUM: Assumed
DATE OF MAP: February 1, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

Surveyed Descriptions

LEGAL DESCRIPTION FOR TRACT A

The Southwest Quarter of the Southwest Quarter (SW1/4 of the SW1/4) of Section 28, Township 118, Range 26, Wright County, Minnesota.

Containing 36.44 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

LEGAL DESCRIPTION FOR TRACT B

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 35; thence on an assumed bearing of South 01 degree 02 minutes 41 seconds East along the west line of the Northwest Quarter (NW1/4) of said Section 35, a distance of 465.00 feet to the point of beginning of the tract of land herein described; thence continue South 01 degree 02 minutes 41 seconds East along last said line, a distance of 370.00 feet; thence North 88 degrees 57 minutes 19 seconds East, a distance of 470.00 feet; thence North 01 degree 02 minutes 41 seconds West, parallel with the west line of said NW1/4, a distance of 370.00 feet; thence South 88 degrees 57 minutes 19 seconds West, a distance of 470.00 feet to the point of beginning and there terminating.

Containing 3.99 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

LEGAL DESCRIPTION FOR TRACT C

North Quarter of the Northwest Quarter (N1/4 NW1/4), of Section Thirty-five (35), Township One Hundred Eighteen (118), Range Twenty-six (26), Wright County, Minnesota.

AND
 That part of the Northwest Quarter of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Beginning at the southwest corner of said Northwest Quarter, thence on an assumed bearing of South 88 degrees 42 minutes 37 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 870.97 feet, thence North 00 degrees 46 minutes 50 seconds West a distance of 1996.51 feet to the south line of the North Quarter of said Northwest Quarter, thence North 89 degrees 28 minutes 01 seconds West along said south line a distance of 879.79 feet to the west line of said Northwest Quarter, thence South 01 degree 02 minutes 41 seconds East along said west line a distance of 1965.24 feet to the point of beginning. EXCEPT

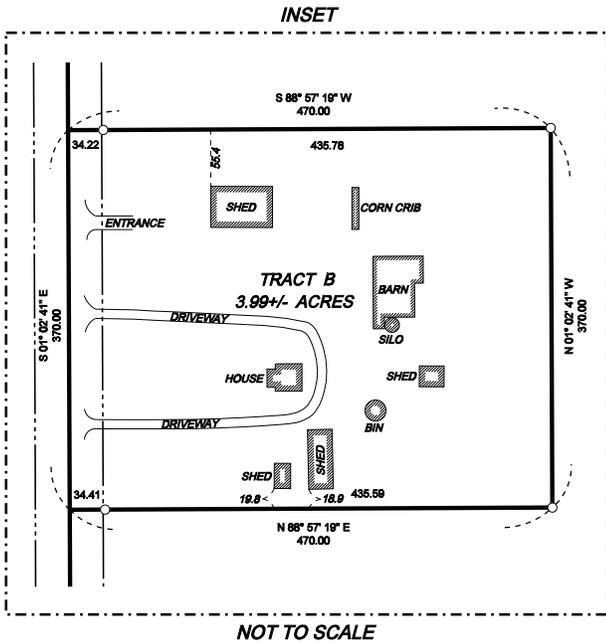
That part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter, thence on an assumed bearing of South 88 degrees 42 minutes 37 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 511.50 feet to the point of beginning, thence continue South 88 degrees 42 minutes 37 seconds East along said south line, a distance of 356.47 feet, thence North 00 degrees 46 minutes 50 seconds West, a distance of 835.35 feet, thence North 88 degrees 42 minutes 37 seconds West, a distance of 363.33 feet to a line which bears North 01 degrees 02 minutes 41 seconds West from the point of beginning, thence South 01 degrees 02 minutes 41 seconds East, a distance of 835.50 feet to the point of beginning. ALSO EXCEPT

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Containing 69.57 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



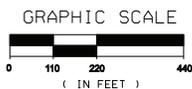
NOT TO SCALE

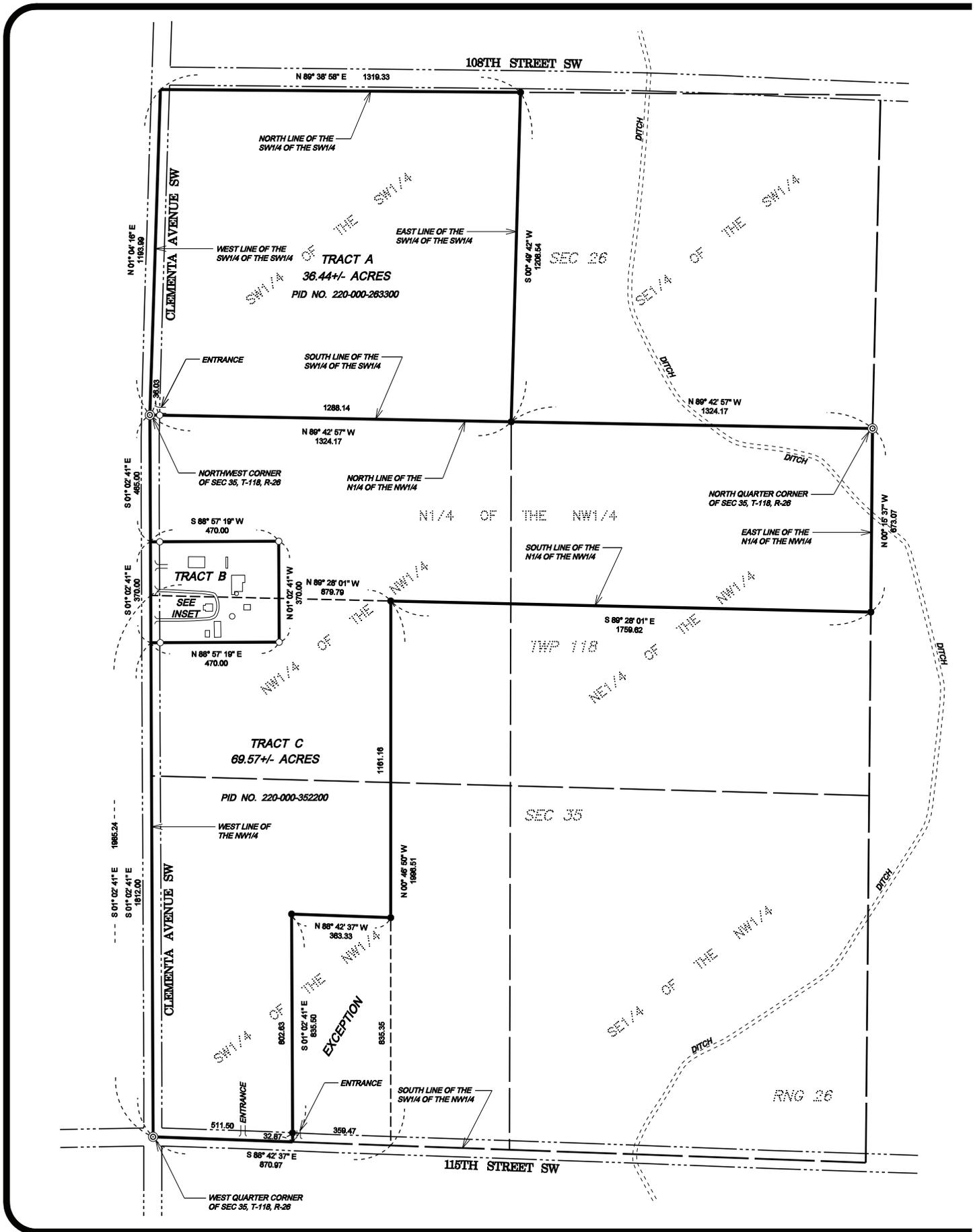
Surveyor's Notes

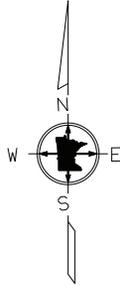
- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all 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.

LEGEND

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







Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
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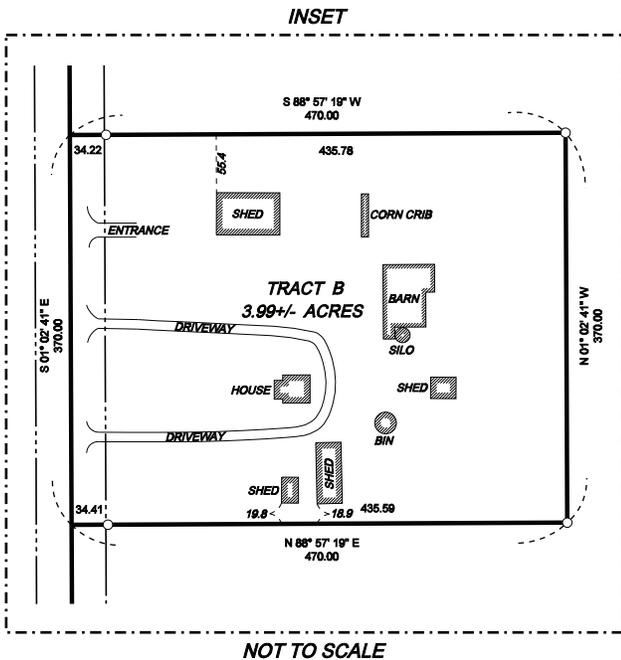
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Doug Huhn
 Doug Huhn
 Registration No. 43806 - In the State of Minnesota



NOT TO SCALE

Surveyor's Notes

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- 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.
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- ⊙ Government Section Corner





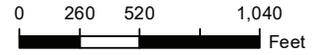
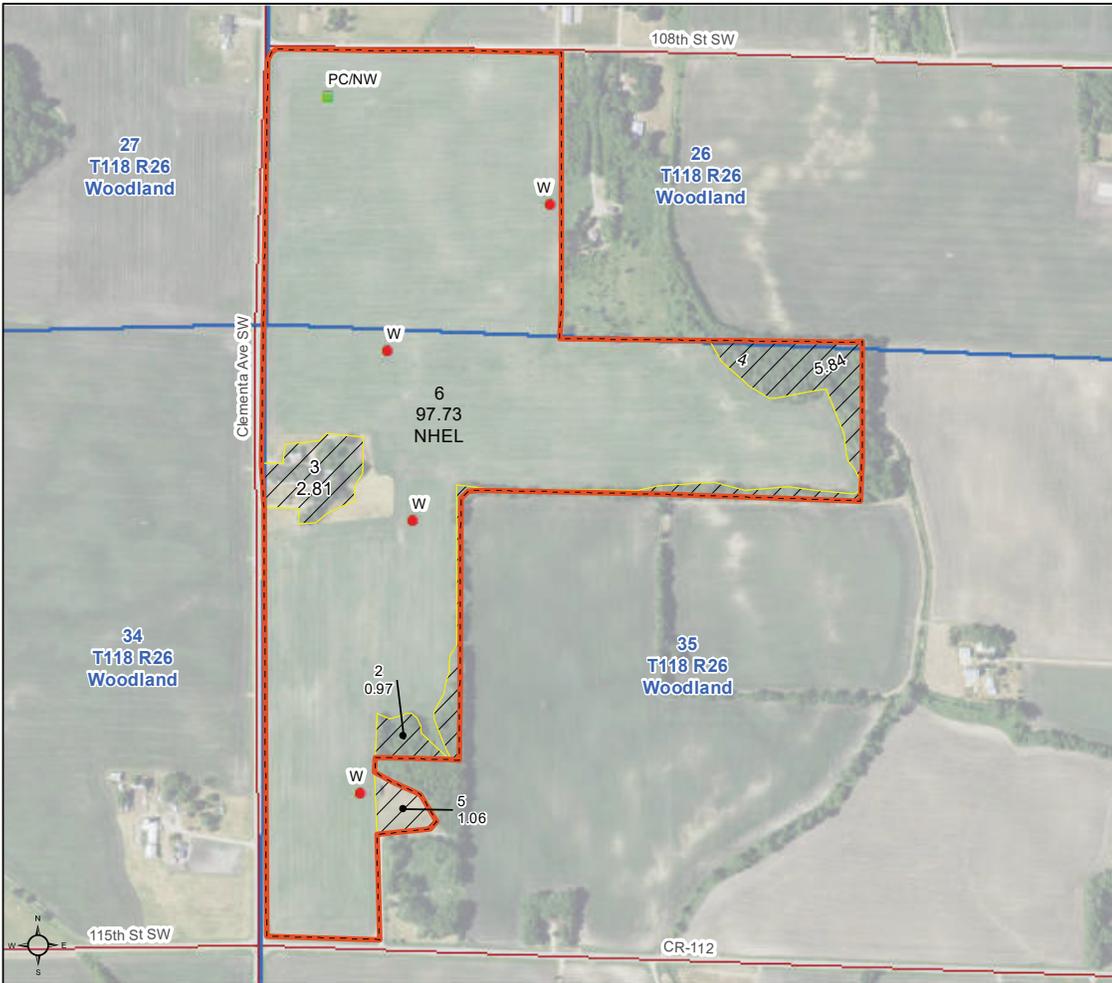
McLeod County, Minnesota

Farm 6467

Tract 9837

2022 Program Year

Map Created April 18, 2022



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: 97.73 acres

Tract Number: 9837 **Description** SWSW(26)pt.NW(35)WOODLAND, WRIGHT
FSA Physical Location : Wright, MN **ANSI Physical Location:** Wright, MN
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
108.41	97.73	97.73	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	97.73	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
OATS	5.2	71	0.00				
CORN	55.6	121	0.00				



WRIGHT COUNTY TAXPAYER SERVICES

3650 BRADDOCK AVE N.E. STE 1400
 BUFFALO, MN 55313-3666
 763-682-7573 or 763-682-7574
 www.co.wright.mn.us

We are moving early 2022!

Property ID#: R220-000-263300

Taxpayer ID Number: 284969
 JAMES E MCGRATH REVOCABLE TR
 % KENNETH JOHNSON
 14780 30TH ST
 WATERTOWN MN 55388-9362

TAX STATEMENT				
2021		Values for Taxes Payable in		2022
VALUES & CLASSIFICATION <i>Sent in March 2021</i>				
Taxes Payable Year:		2021	2022	
Step 1	Estimated Market Value:	234,600	234,600	
	Homestead Exclusion:			
	Taxable Market Value:	234,600	234,600	
	New Improvements:			
	Expired Exclusions:			
Property Classification:		AG NHSTD	AG NHSTD	
PROPOSED TAX <i>Sent in November 2021</i>				
Step 2	Proposed Tax:		1,844.00	
	PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		920.00	
	Second-half Taxes:		920.00	
	Total Taxes Due in 2022:		1,840.00	

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.

2022 **Property Tax Statement**

Property Address:

Property Description:
 Sect-26 Twp-118 Range-026 UNPLATTED
 LAND WOODLAND TWP 36.44 AC SW SW

Special Assessment Breakdown:

Taxes Payable Year	2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Tax and Credits	3. Your property taxes before credits	2,313.91	2,218.68
	4. Credits that reduce your property taxes		
	A. Agricultural and rural land credits	379.91	378.68
B. Other credits			
5. Property taxes after credits	1,934.00	1,840.00	
Property Tax Jurisdiction	6. County	1,026.19	1,026.54
	7. City or Town (TOWN OF WOODLAND)	421.88	406.89
	8. State General Tax		
	9. School District (0111)		
	A. Voter approved levies	304.42	244.94
	B. Other local levies	181.51	161.63
10. Special Taxing Districts			
A.			
B.			
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	1,934.00	1,840.00	
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,934.00	1,840.00	





WRIGHT COUNTY TAXPAYER SERVICES

3650 BRADDOCK AVE N.E. STE 1400
 BUFFALO, MN 55313-3666
 763-682-7573 or 763-682-7574
 www.co.wright.mn.us
 We are moving early 2022!

Property ID#: R220-000-352200

Taxpayer ID Number: 284969
 JAMES E MCGRATH REVOCABLE TR
 % KENNETH JOHNSON
 14780 30TH ST
 WATERTOWN MN 55388-9362

TAX STATEMENT		
2021 Values for Taxes Payable in		2022
VALUES & CLASSIFICATION <i>Sent in March 2021</i>		
Taxes Payable Year:		2021 2022
Step 1	Estimated Market Value:	533,000 542,900
	Homestead Exclusion:	
	Taxable Market Value:	533,000 542,900
	New Improvements:	
	Expired Exclusions:	
Property Classification:	AG NHSTD AG NHSTD RES ON AG RES ON AG	
PROPOSED TAX <i>Sent in November 2021</i>		
Step 2	Proposed Tax:	4,538.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	2,364.00
	Second-half Taxes:	2,364.00
	Total Taxes Due in 2022:	4,728.00

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.

2022 Property Tax Statement

Property Address:
 11118 CLEMENTA AVE SW
 MONTROSE MN 55363

Property Description:
 Sect-35 Twp-118 Range-026 UNPLATTED
 LAND WOODLAND TWP 74.92 AC N1/4 OF
 NW1/4 & TH PRT OF NW1/4 DES BEG SW
 COR TH S88D42'37"E ALG S LN OF SW1/4
 OF NW1/4 870 .97FT TH N0D46'50"W
 1996.51FT TO S LN TH N89D28'01"W ALG
 SD

Special Assessment Breakdown:

FIRE DEPT	58810-0	184.50
RECYCLING	62000-0	20.00

Taxes Payable Year	2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Tax and Credits	3. Your property taxes before credits	5,377.32	5,260.36
	4. Credits that reduce your property taxes		
	A. Agricultural and rural land credits	734.72	736.86
B. Other credits			
	5. Property taxes after credits	4,642.60	4,523.50
Property Tax Jurisdiction	6. County	2,329.03	2,374.85
	7. City or Town (TOWN OF WOODLAND)	958.50	941.60
	8. State General Tax		
	9. School District (0111)		
	A. Voter approved levies	868.00	753.85
	B. Other local levies	487.07	453.20
10. Special Taxing Districts			
A.			
B.			
C.			
D.			
11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments	4,642.60	4,523.50
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			



Sesquicentennial Farm

LET IT BE KNOWN THAT THIS FARM, BELONGING TO

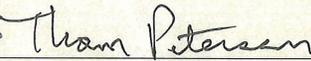
McGrath Family Farm

has been in continuous agricultural operation and family ownership in the state of Minnesota for more than 150 years, signifying a dedication to agriculture, community, state, nation and world.

PRESENTED IN THE YEAR 2022



Tim Walz, Governor



Thom Petersen, Commissioner of Agriculture



Dan Glessing, Minnesota Farm Bureau President





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 accepted 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



Wright County, Minnesota



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