



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



RENVILLE COUNTY, MINNESOTA LAND AUCTION

Auctioneer's Note: 76.51± acres of prime tillable farmland being sold in 2 tracts are coming up on public auction. Located in Martinsburg Township, Renville County, MN, these highly productive parcels boast an average CPI of 91, making it an excellent opportunity for farmers, investors, or landowners looking to expand their holdings. With quality soil and efficient drainage this land is ready for your operation. A county ditch separates the parcels, providing additional drainage benefits. Don't miss your chance to bid on this valuable piece of farmland!

**77±
ACRES**



Opening: Thursday, March 13 | 8AM
Closing: Thursday, March 20 | 1PM ^{CDT} 2025

**TIMED
ONLINE**



Contact Steffes Group Representative Eric Gabrielson, (701) 238-2570, or visit SteffesGroup.com.

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

Terms & Conditions

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

THE AUCTION BEGINS ON THURSDAY, MARCH 13 AND WILL END AT 1PM THURSDAY, MARCH 20.

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: **Monday, April 21, 2025.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title

insurance in the amount of the purchase price.

Tract 1 will be conveyed by a **Trustees Deed.**

Tract 2 will be conveyed by a **Warranty Deed.**

- **2025 Taxes: Prorated to close.**
- 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 UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the

property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with

a lender. Have your financing arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

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



MARCH 2025

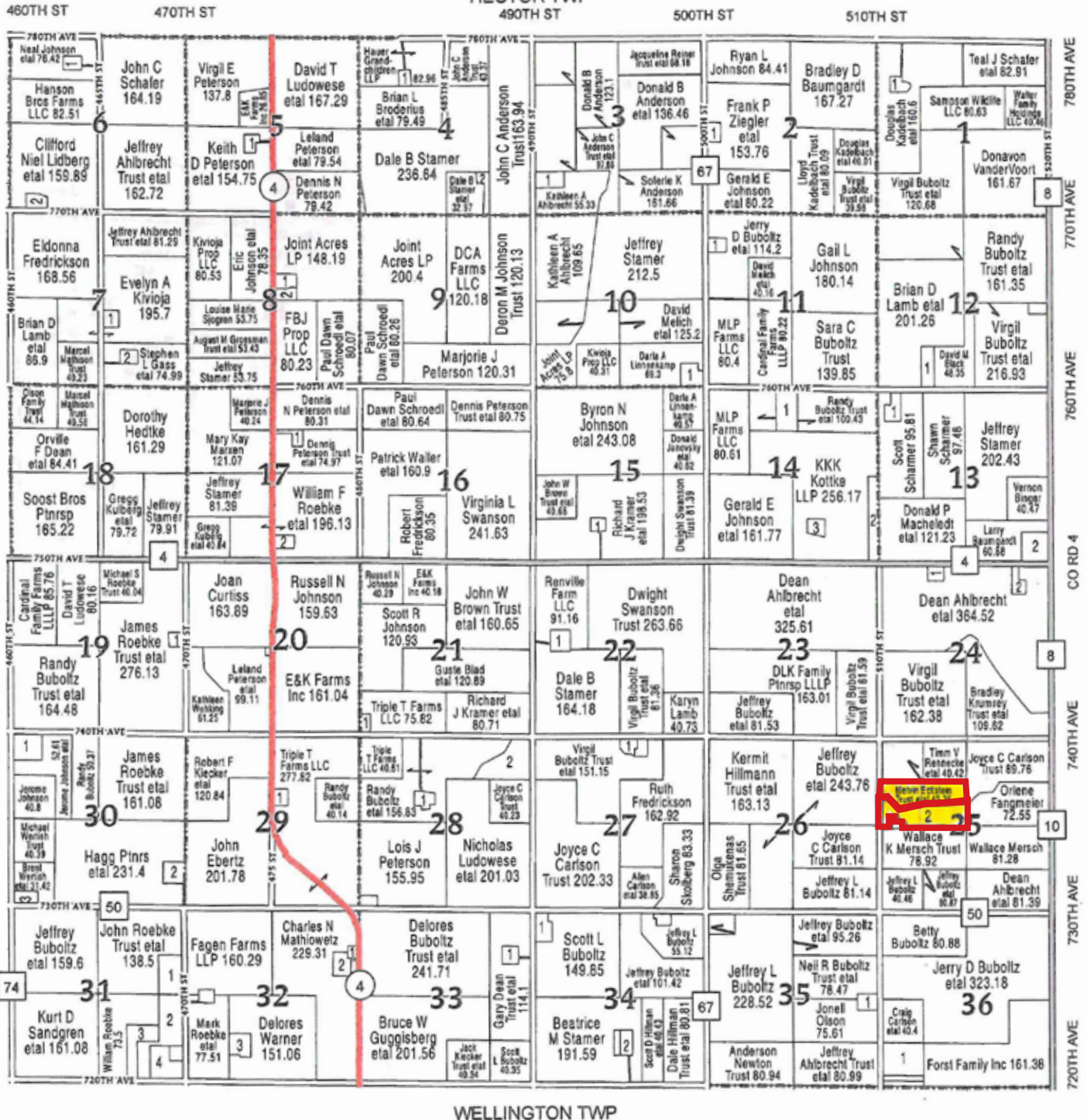
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2	3	4	5	6	7	8
9	10	11	12	OPENS 13 CLOSES	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

T-114-N

MARTINSBURG PLAT

R-32-W

(Landowners)
HECTOR TWP
490TH ST



WELLINGTON TWP

Aerial Map

RENVILLE COUNTY, MN – MARTINSBURG TOWNSHIP

Land Located: From Hector, MN, 5.0 miles south on MN-4 S, 3.5 miles east on 750th Ave, 1.4 miles south on 510th St. Land is on the east side of the road.

Description: SECT-25 TWP-114 RANG-32

Total Acres: 76.51±

PID #: 117-00613-00 & 17-00612-00

To Be Sold in 2 Tracts!

No beets have been planted on these parcels

Hog manure was spread every other year on both parcels

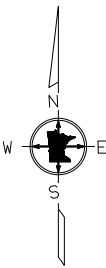


Tract 1



Tract 2







(320)693-3710
310 East Depot Street
Litchfield, MN 55355
dough.northstar@gmail.com
paul.northstarsurveying@gmail.com

CLIENT NAME:
Nathan Homan

PROJECT ADDRESS
73504 510th Street
Hector, MN

DATE OF FIELD WORK: February 19, 2025	JOB NO.: 2025021	HORIZONTAL DATUM: Ranville County NAD83 2011
DATE OF MAP: February 21, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

PROPOSED DESCRIPTION FOR TRACT A (TO BE ATTACHED TO PID NO. 17-00611-00)

That part of the South Half of the Northwest Quarter (S1/2 of NW1/4) of Section 25, Township 114, Range 32, Ranville County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 25; thence on an assumed bearing of South 00 degrees 07 minutes 57 seconds West along the west line of the North Half of the Southwest Quarter (N1/2 of SW1/4) of said Section 25, 125.00 feet; thence North 87 degrees 29 minutes 48 seconds East, 825.00 feet; thence North 05 degrees 19 minutes 09 seconds West, 89.52 feet to the south line of said S1/2 of NW1/4, said point being the point of beginning of the tract of land herein described; thence continue North 05 degrees 19 minutes 09 seconds West, 154.08 feet; thence North 78 degrees 28 minutes 13 seconds West, 217.00 feet; thence North 13 degrees 10 minutes 52 seconds West, 45.60 feet; thence South 79 degrees 00 minutes 22 seconds East, 289.01 feet; thence South 06 degrees 51 minutes 31 seconds East, 194.85 feet to the south line of said S1/2 of NW1/4; thence South 89 degrees 59 minutes 17 seconds West along last said line, 71.31 feet to the point of beginning and there terminating.

Containing 0.55 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED DESCRIPTION FOR TRACT B (REMAINDER OF PID NO. 17-00612-00)

That part of the South Half of the Northwest Quarter, Section 25, Township 114, Range 32, Ranville County, Minnesota, lying south of the following described line: Commencing at the west quarter corner of said Section 25; thence on an assumed bearing of North 00 degrees 07 minutes 57 seconds East, along the west line of said Northwest Quarter 773.99 feet to the point of beginning of the line to be described; thence North 79 degrees 24 minutes 40 seconds East 184.10 feet; thence South 87 degrees 57 minutes 16 seconds East 61.45 feet; thence South 62 degrees 31 minutes 40 seconds East 57.86 feet; thence South 41 degrees 48 minutes 26 seconds East 422.64 feet; thence South 74 degrees 32 minutes 35 seconds East 69.54 feet; thence North 78 degrees 37 minutes 18 seconds East 759.39 feet; thence North 87 degrees 17 minutes 25 seconds East 1032.53 feet; thence North 78 degrees 48 minutes 57 seconds East 246.78 feet to the east line of said South Half of the Northwest Quarter and said line there terminating.

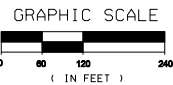
EXCEPTING THEREFROM the following described tract:
Beginning at the west quarter corner of said Section 25; thence South 00 degrees 07 minutes 57 seconds West, assumed bearing, along the west line of the North Half of the Southwest Quarter 125.00 feet; thence North 87 degrees 29 minutes 48 seconds East 825.00 feet; thence North 05 degrees 19 minutes 09 seconds West 243.60 feet; thence North 76 degrees 28 minutes 13 seconds West 217.00 feet; thence North 13 degrees 10 minutes 52 seconds West 138.00 feet; thence South 87 degrees 55 minutes 40 seconds West 327.00 feet; thence South 00 degrees 01 minutes 42 seconds East 307.00 feet; thence North 89 degrees 28 minutes 01 seconds West 232.22 feet to the west line of said South Half of the Northwest Quarter; thence South 00 degrees 07 minutes 57 seconds West 22.19 feet to the point of beginning.

ALSO EXCEPT
That part of the South Half of the Northwest Quarter (S1/2 of NW1/4) of Section 25, Township 114, Range 32, Ranville County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 25; thence on an assumed bearing of South 00 degrees 07 minutes 57 seconds West along the west line of the North Half of the Southwest Quarter (N1/2 of SW1/4) of said Section 25, 125.00 feet; thence North 87 degrees 29 minutes 48 seconds East, 825.00 feet; thence North 05 degrees 19 minutes 09 seconds West, 89.52 feet to the south line of said S1/2 of NW1/4, said point being the point of beginning of the tract of land herein described; thence continue North 05 degrees 19 minutes 09 seconds West, 154.08 feet; thence North 78 degrees 28 minutes 13 seconds West, 217.00 feet; thence North 13 degrees 10 minutes 52 seconds West, 45.60 feet; thence South 79 degrees 00 minutes 22 seconds East, 289.01 feet; thence South 06 degrees 51 minutes 31 seconds East, 194.85 feet to the south line of said S1/2 of NW1/4; thence South 89 degrees 59 minutes 17 seconds West along last said line, 71.31 feet to the point of beginning and there terminating.

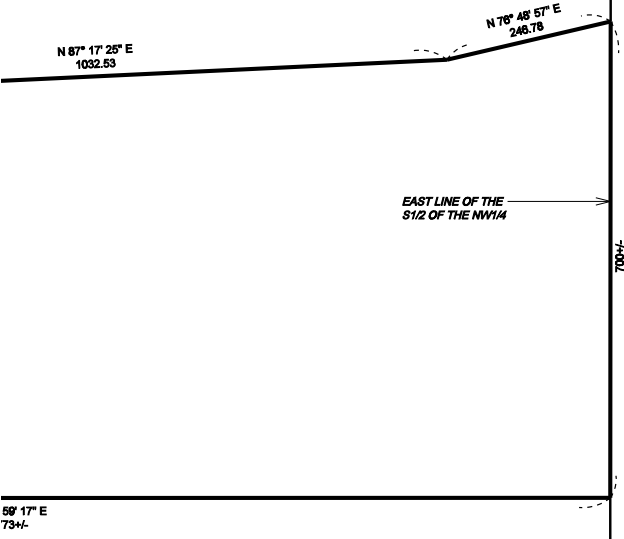
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

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



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



Surveyor's Notes

star 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.

star Surveying was not contacted to locate the site, location, or existence of any/all easements, utility lines, setback lines, agreements or other similar matters.

surface 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.







CLIENT NAME:

Nathan Homan

PROJECT ADDRESS

73504 510th Street
Hector, MN

DATE OF FIELD WORK: February 19, 2025	JOB NO.: 2025021	HORIZONTAL DATUM: Renville County NAD83 2011
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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

GRAPHIC SCALE



(IN FEET)

LEGEND

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

Tract 1 Details

Description: THAT PT OF S2 OF NW4 LYING NORTH OF DITCH (SURVEY-43.43AC) SECT-25 TWP-114 RANG-32

Total Acres: 43.43±

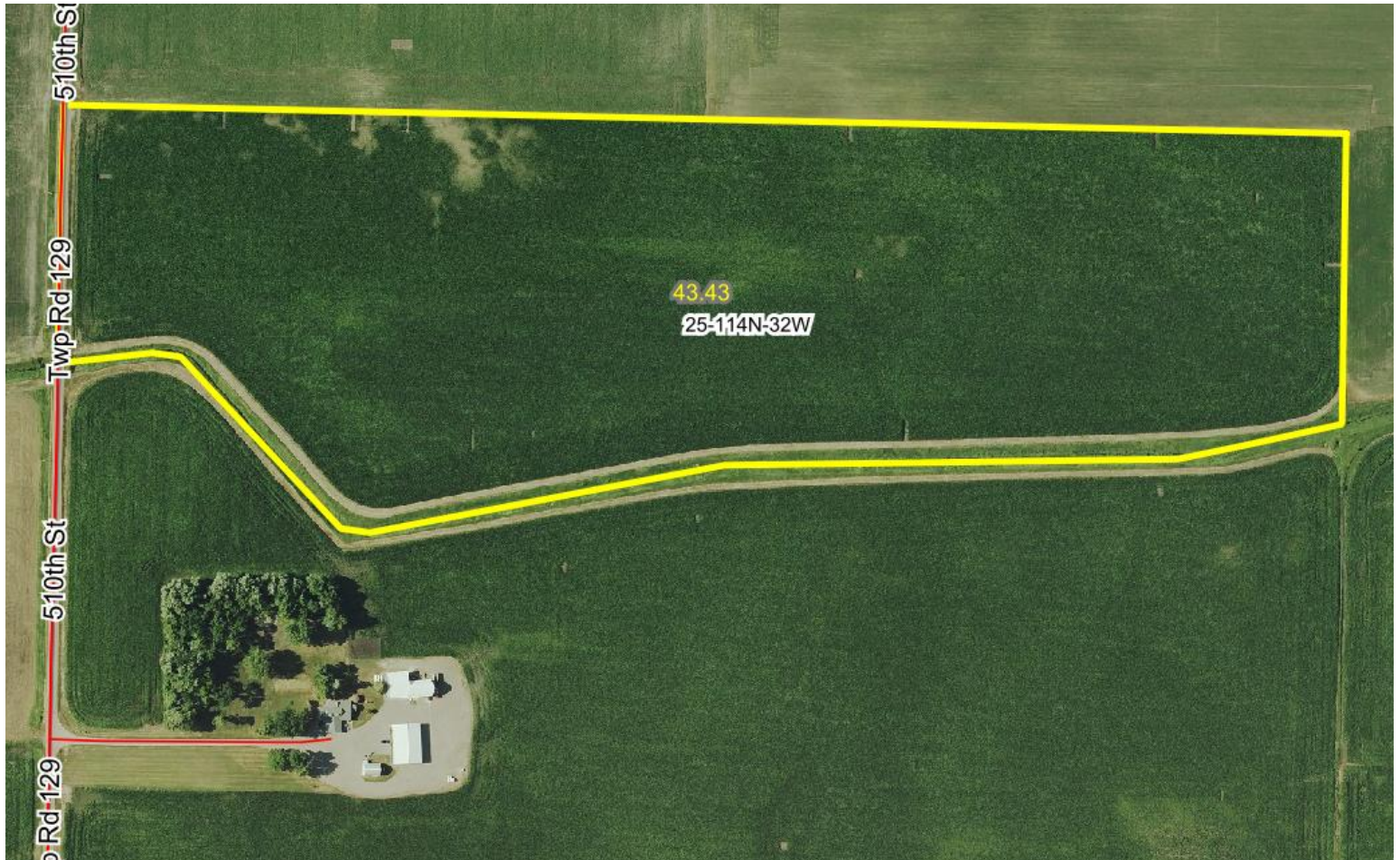
Cropland Acres: 41.75±

PID #: 17-00613-00

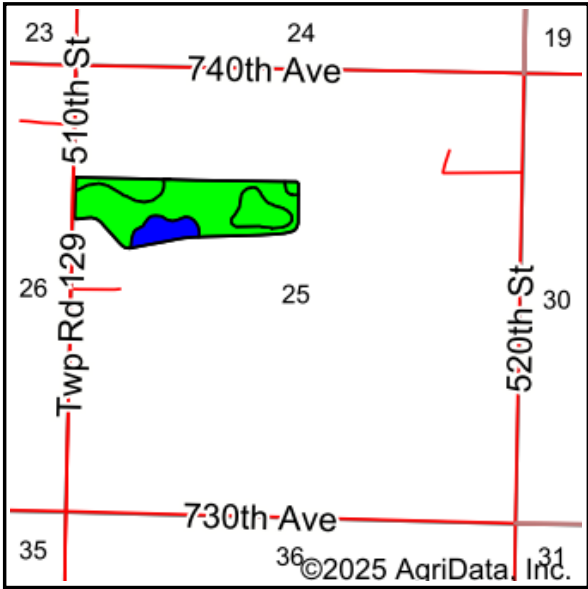
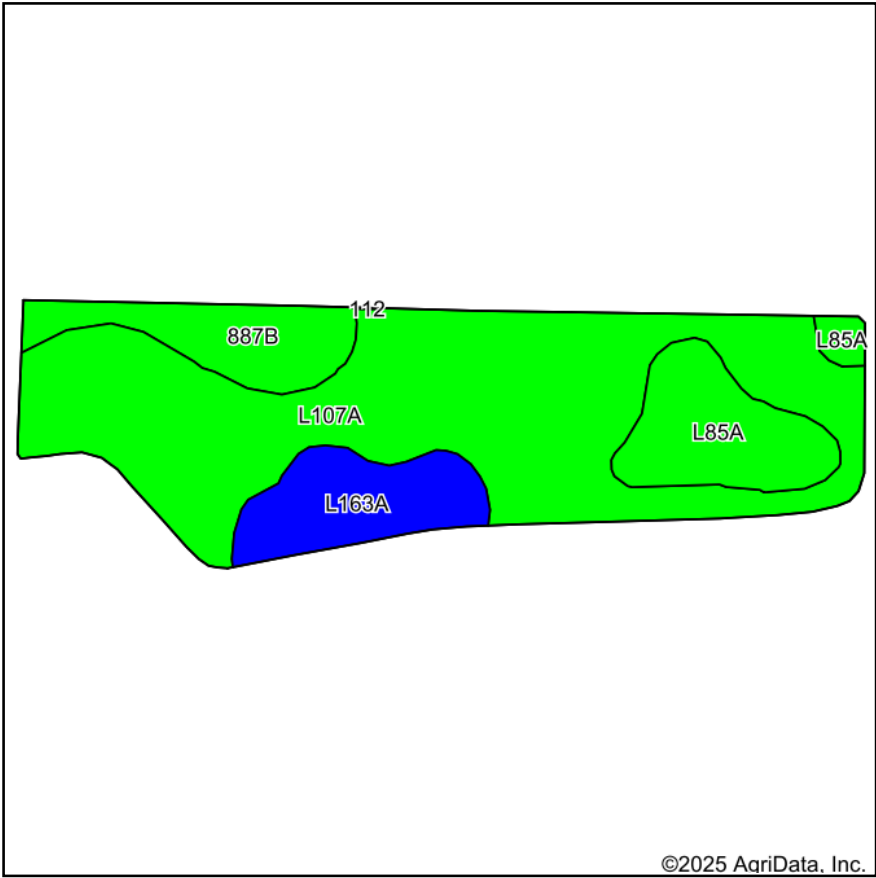
Crop Productivity Index: 91.6

Soils: CanisteoGlencoe complex, 0 to 2 percent slopes (65.3%), Nicollet clay loam, 1 to 3 percent slopes (13.3%), Okoboji silty clay loam, 0 to 1 percent slopes (11.2%), ClarionSwanlake complex, 2 to 6 percent slopes (10.2%)

Taxes (2025): \$1,850.00



Tract 1 Soils Map



Area Symbol: MN129, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	26.16	65.3%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.35	13.3%		Iw	99
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.50	11.2%		IIIw	86
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.09	10.2%		Ile	92
Weighted Average					1.98	91.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Renville County, Minnesota

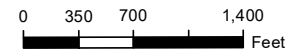
Farm 16684

Tract 62288

2024 Program Year

Map Created May 07, 2024

1143225



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

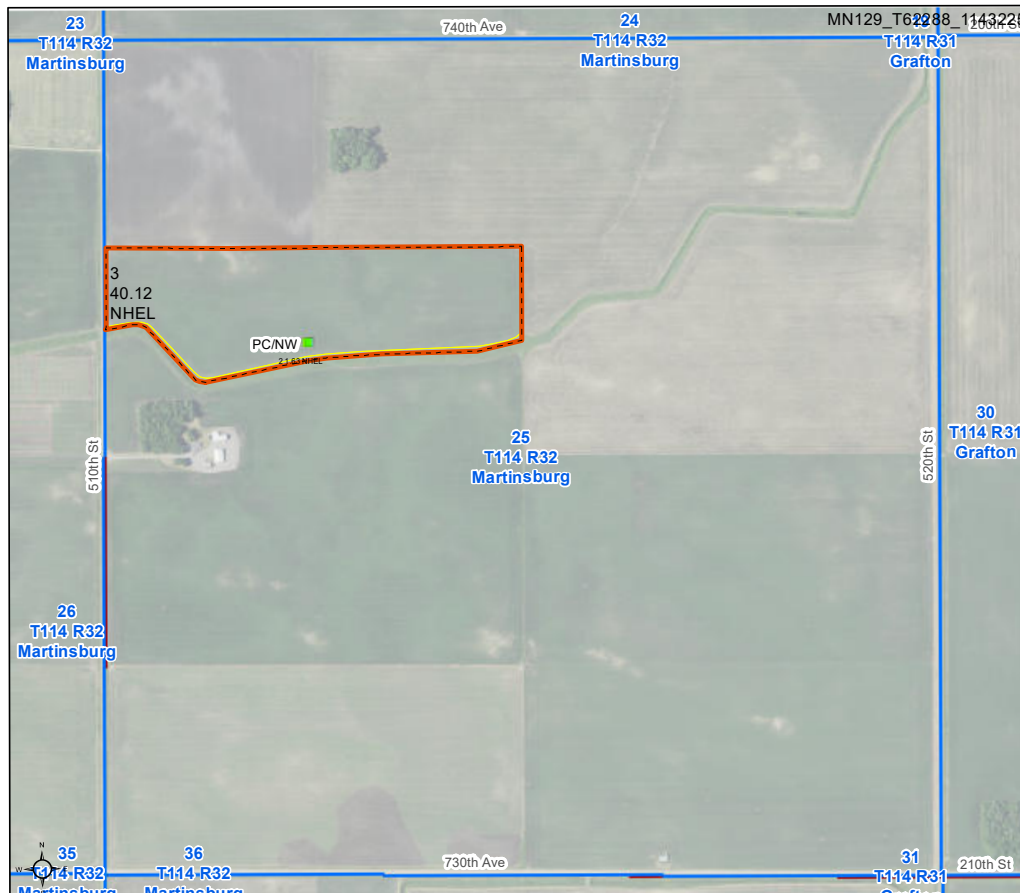
Common Land Unit

Cropland
 Tract Boundary

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 41.75 acres



Tract Number : 62288
Description : N2 S2 NW4 MA 25
FSA Physical Location : MINNESOTA/RENVILLE
ANSI Physical Location : MINNESOTA/RENVILLE
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 : MELVIN ECKSTEIN
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.75	41.75	41.75	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	41.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	21.70	0.00	173
Soybeans	15.72	0.00	47
TOTAL	37.42	0.00	

Tract 1 Tax Statement

RENVILLE CO. AUDITOR - TREASURER
500 EAST DEPUE - STE. 202
OLIVIA, MN 56277-3005
(320) 523-2071
WWW.RENVILLECOUNTYMN.COM

2024

PROPERTY TAX
STATEMENT

MARTINSBURG TOWNSHIP

PRCL# 17-00613-00

RCPT# 5781

TC

3.502

5.077

Property ID Number: 17-00613-00 ACRES 43.43
Property Description: SECT-25 TWP-114 RANG-32
THAT PT OF S2 OF NW4 LYING NORTH OF
DITCH (SURVEY-43.43AC)

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 350,200 507,700	
	Homestead Exclusion:	
	Taxable Market Value: 350,200 507,700	
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 1,766.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	925.00
	Second half Taxes:	925.00
	Total Taxes Due in 24	1,850.00

\$\$\$
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. IF 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 .....	.00	
Property Tax and Credits		
3. Property taxes before credits	1,586.93	1,810.90
4. A. Agricultural and rural land credits .....	.00	.00
B. Other credits to reduce your property tax	11.03	44.14
5. Property taxes after credits	1,575.90	1,766.76
Property Tax by Jurisdiction		
6. County	1,170.89	1,346.45
7. City or Town	208.47	240.60
8. State general tax .....	.00	.00
9. School District 2159		
A. Voter approved levies .....	.00	.00
B. Other local levies	114.55	92.33
10. Special taxing districts		
A. MID MN REG. DEVL.	6.34	7.01
B. RENVILLE COUNTY HRA	19.51	22.54
C. HIGH ISLAND WATERSHED	56.14	57.83
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,575.90	1,766.76
Special Assessments on Your Property		
13. A. 84441 JD 11 RSM	84.10	83.24
B.		
PRIN 83.24 C.		
INT D.		
TOT 83.24 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,660.00	1,850.00



Tract 2 Details

Description: THAT PT OF S2 OF NW4 LYING SOUTH OF DITCH -EX PT OF BLDG SITE-S ECT-25 TWP-114 RANG-32

Total Acres: 33.08±

Cropland Acres: Approximately 29.95±

PID #: 17-00612-00

Crop Productivity Index: 90.5

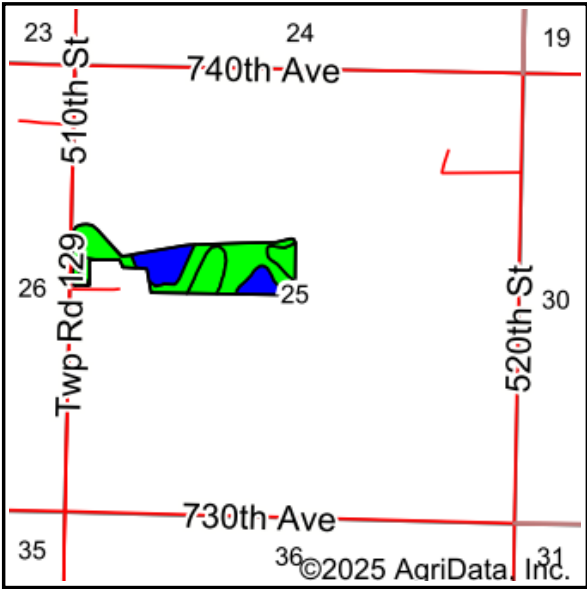
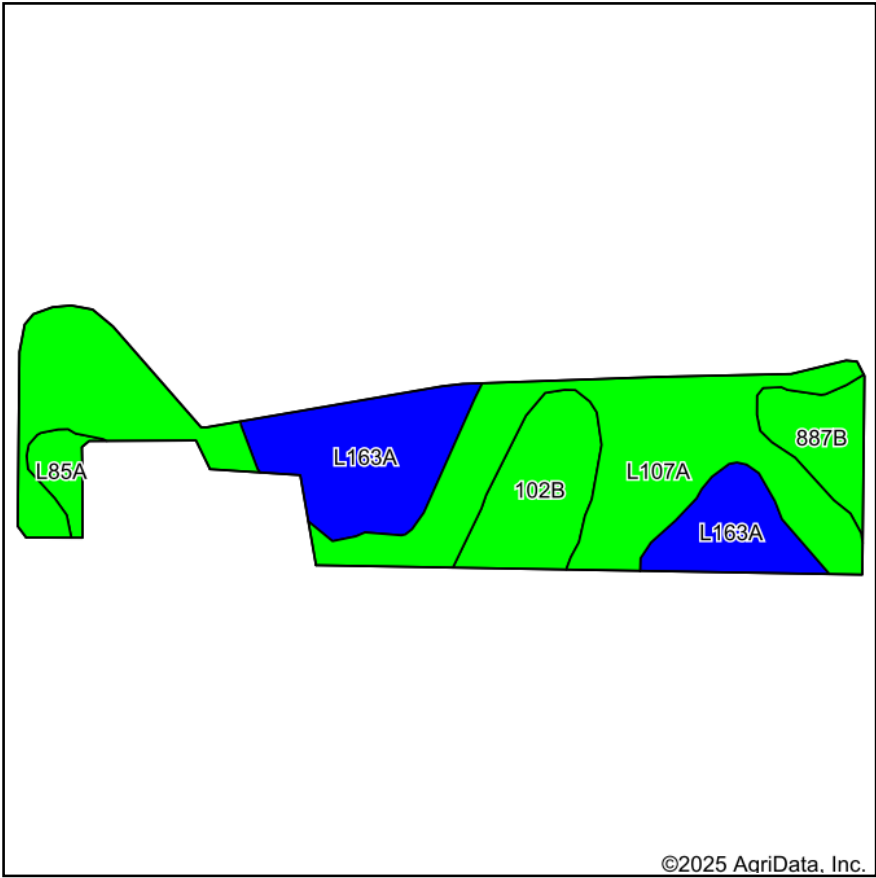
Soils: CanisteoGlencoe complex, 0 to 2 percent slopes (51.7%), Okoboji silty clay loam, 0 to 1 percent slopes (25.8%), Clarion loam, 2 to 6 percent slopes (12.5%), ClarionSwanlake complex, 2 to 6 percent slopes (7.0%), Nicollet clay loam, 1 to 3 percent slopes (3.0%)

Taxes (2025): \$728.00

4,300 gallons per acre hog manure was spread fall of 2024



Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	15.49	51.7%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.73	25.8%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	3.75	12.5%		Ile	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.09	7.0%		Ile	92
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.89	3.0%		Iw	99
Weighted Average					2.23	90.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Renville County, Minnesota

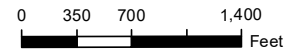
Farm 16684

Tract 62289

2024 Program Year

Map Created May 07, 2024

1143225



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

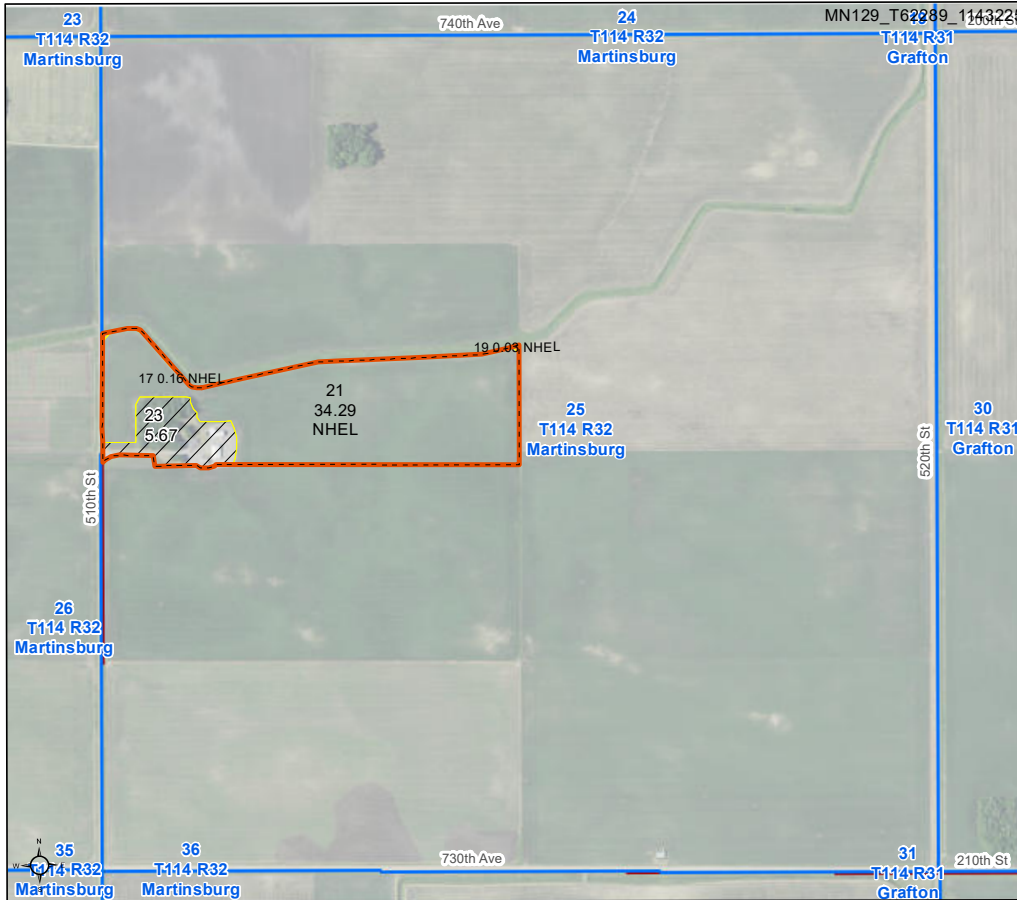
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 34.48 acres



Tract Number : 62289

Description : S2 S2 NW4 MA 25
FSA Physical Location : MINNESOTA/RENVILLE
ANSI Physical Location : MINNESOTA/RENVILLE
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 : RONALD HOMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.15	34.48	34.48	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	34.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.98	0.00	173
Soybeans	13.02	0.00	47

TOTAL 31.00 0.00

Tract 2 Tax Statement

RENVILLE CO. AUDITOR - TREASURER
500 EAST DEPUE - STE. 202
OLIVIA, MN 56277-3005
(320) 523-2071
WWW.RENVILLECOUNTYMN.COM

2024

PROPERTY TAX
STATEMENT

MARTINSBURG TOWNSHIP

PRCL# 17-00612-00

RCPT# 5780

TC

1.315

1.907

Property ID Number: 17-00612-00 ACRES 33.63
Property Description: SECT-25 TWP-114 RANG-32
THAT PT OF S2 OF NW4 LYING SOUTH OF
DITCH -EX PT OF BLDG SITE-

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 263,000 381,300	
	Homestead Exclusion:	
	Taxable Market Value: 263,000 381,300	
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD	
	Sent in March 2023	
Step 2	Proposed Tax * Does Not Include Special Assessments 664.00 Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	364.00
	Second half Taxes:	364.00
	Total Taxes Due in 24	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.

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		<input type="checkbox"/>	.00
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	595.32	680.40
	4. A. Agricultural and rural land credits .....	.00	.00
	B. Other credits to reduce your property tax	4.14	16.58
	5. Property taxes after credits	591.18	663.82
Property Tax by Jurisdiction	6. County	439.10	505.95
	7. City or Town	78.28	90.37
	8. State general tax .....	.00	.00
	9. School District 2159		
	A. Voter approved levies .....	.00	.00
	B. Other local levies	43.02	34.68
	10. Special taxing districts		
	A. MID MN REG. DEVL.	2.38	2.63
	B. RENVILLE COUNTY HRA	7.32	8.47
	C. HIGH ISLAND WATERSHED	21.08	21.72
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	591.18	663.82
Special Assessments on Your Property	13. A. 84441 JD 11 RSM	64.82	64.18
	B.		
PRIN	64.18 C.		
INT	D.		
TOT	64.18 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		656.00	728.00



Tract 2



Tract 2

Tract 2 Wetland Determination Contract

U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-026 (1-88)	1. Name and Address of Person <div style="background-color: black; width: 100px; height: 40px; margin: 5px;"></div>	2. Date of Request 2-9-90 3. County Renville MN
4. Name of USDA Agency or Person Requesting Determination SCS		5. Farm No. and Tract No. # 1576 T-46 SC	

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
	x			
7. Are there highly erodible soil map units on this farm?		x		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			Nine	—
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.				—

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

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

SECTION II - WETLAND

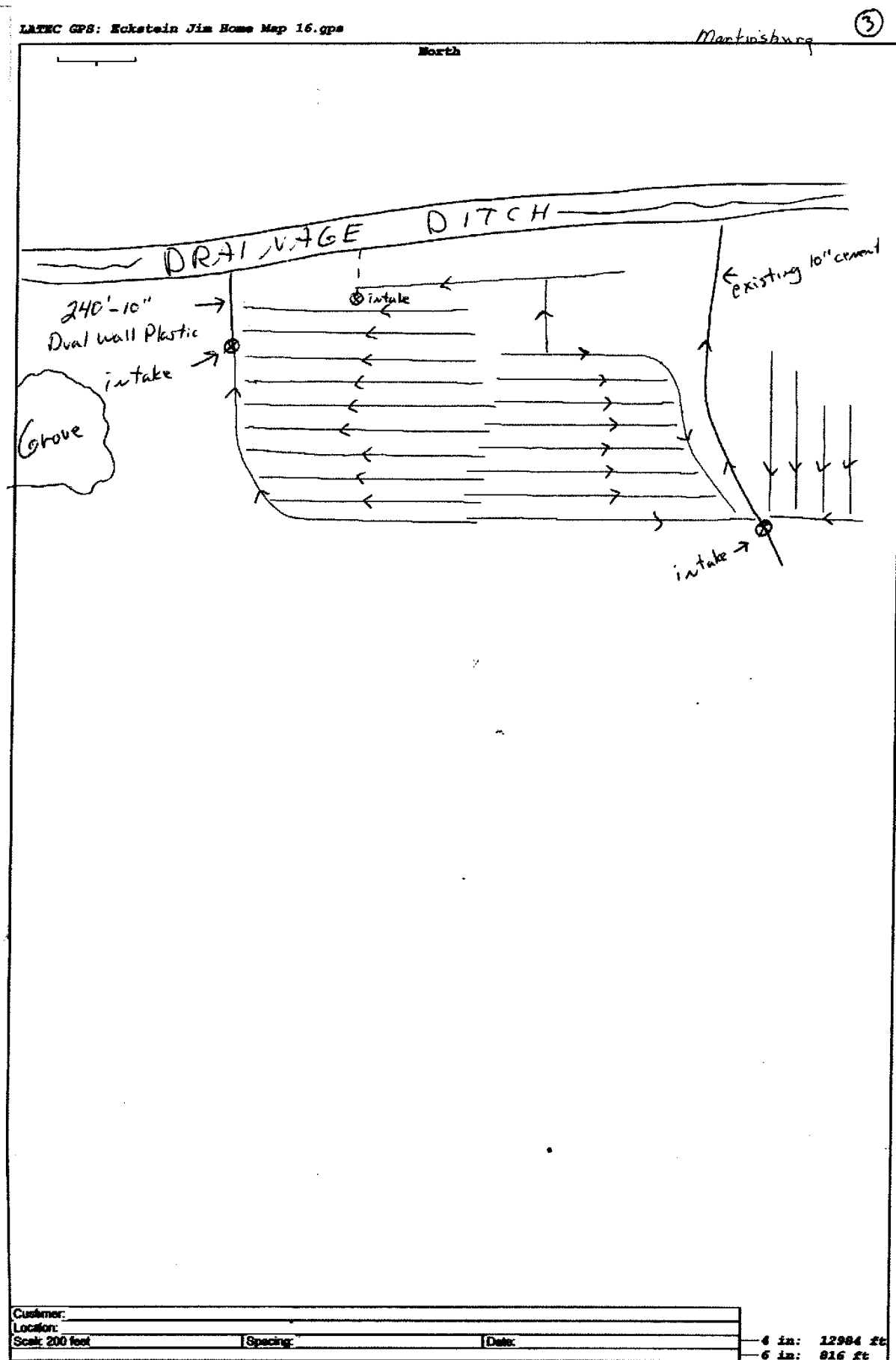
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	x			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			None	—
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			1, 2	
14. Artificial Wetlands (AW) - Artificial Wetlands include irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				
NON-EXEMPTED WETLANDS:				
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.				
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.				
19. This wetland determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: 2-13-90				
<p>NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.</p> <p>NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.</p>				
21. Remarks				
22. Signature of SCS District Conservationist [Signature] Assistant and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.				23. Date 2-13-90

ASCS Copy

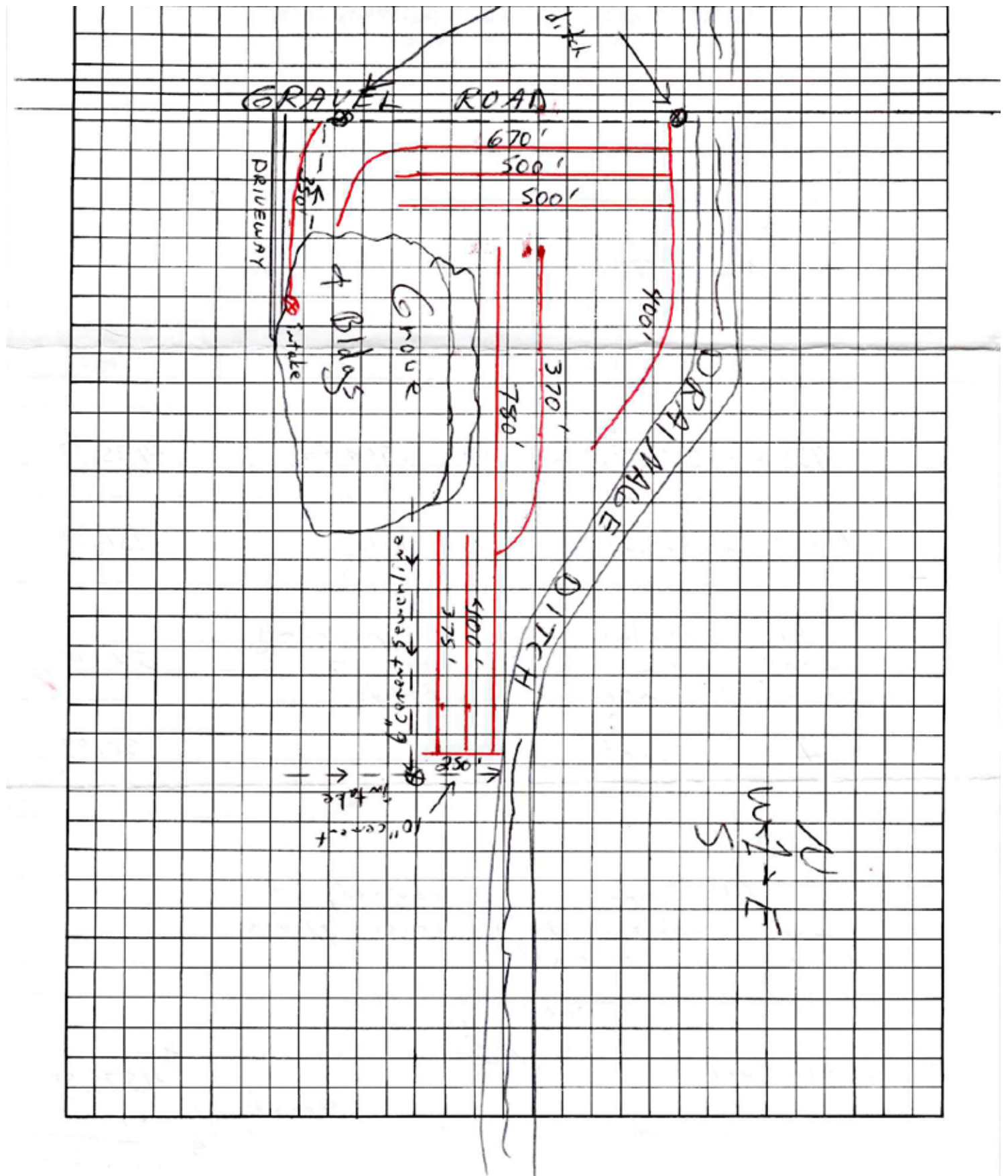
Renville County, MN

18

Tract 2 Tile Map



Tract 2 Tile Map



Drone Photography



Drone Photography



Earnest Money Receipt & Purchase Agreement



SteffesGroup.com

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

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

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

Earnest money hereinafter accepted for _____ \$ _____

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

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

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

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

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

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

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

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

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

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

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

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

12. Any other conditions: _____

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

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

W1Rev0418

RENVILLE COUNTY
MINNESOTA



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