




FILLMORE COUNTY, MINNESOTA DAIRY & **LAND AUCTION**

Opens: Thursday, September 12 | 8AM

Closes: Thursday, September 19 | 1PM^{CDT}₂₀₂₄

**TIMED
ONLINE**

 From Preston, MN, 1.8 miles south on Country Road 12, 5.8 miles south on County Road 14, 2.3 miles south on 241st Ave. Farm is on the east side of the road.
Address: 14682 241st Ave., Preston, MN 55965

 **INSPECTION DATE:** Thursday, August 29 1-3PM and Thursday, September 12 11AM-1PM

 **BIDDING ASSISTANCE:** Harmony Golf Club, 545 4th St. NE, Harmony, MN 55939 on Thursday, September 19 from 12:00PM-end of auction.

Auctioneer's Note: 313± acres of prime agricultural land in the heart of Fillmore County is coming up on public auction. These expansive tracts include two residential houses, a fully operational dairy facility, and extensive tillable farmland, all currently planted in corn. These tracts are situated in the scenic and agriculturally rich Town of Bristol, Fillmore County, MN. These parcels enjoy convenient access to County Road 44 and is only a short 10 miles drive from the amenities of Preston, MN. Do not miss this opportunity to add one or more of these parcels to your farming operation or investment portfolio.

313± Acres



Contact Eric Gabrielson at Steffes Group (320) 693-9371 or (701) 238-2570, or visit SteffesGroup.com.

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

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.
Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, 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 THURSDAY, SEPTEMBER 12 AND WILL END AT 1PM THURSDAY, SEPTEMBER 19.

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

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

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

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

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

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

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on or before: **Monday, October 21, 2024.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase

price. Property will be conveyed by a **Personal Representatives Deed.**

- **2024 Taxes: Paid by Seller.**
- **2024 Rent: To 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 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.

Tract 6 has a shared well agreement.

Tract 7 has a well easement.

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!



SEPTEMBER 2024

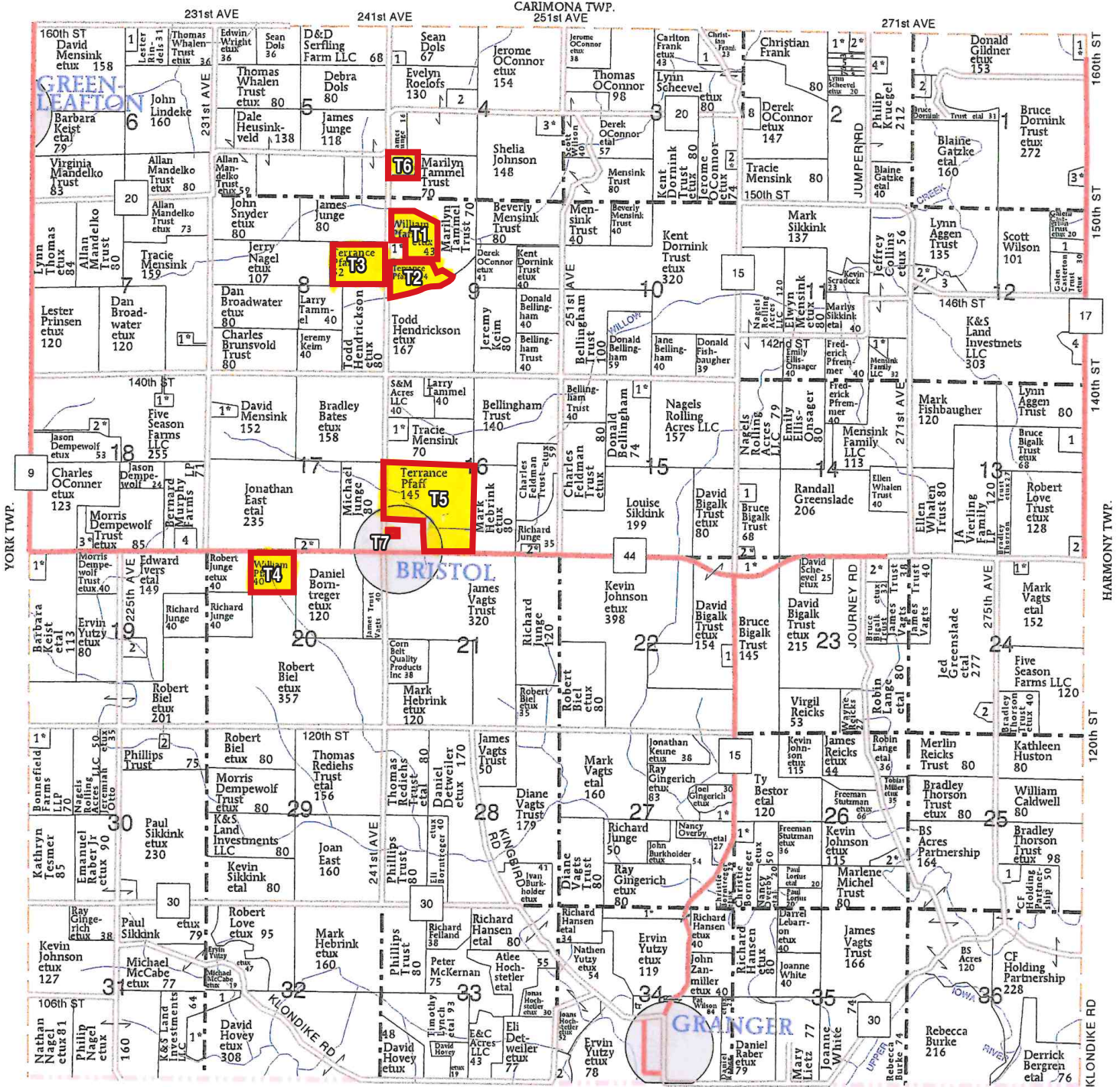
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12 OPENS CLOSES	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

T-101-N

BRISTOL PLAT

R-11-W

(Landowners)



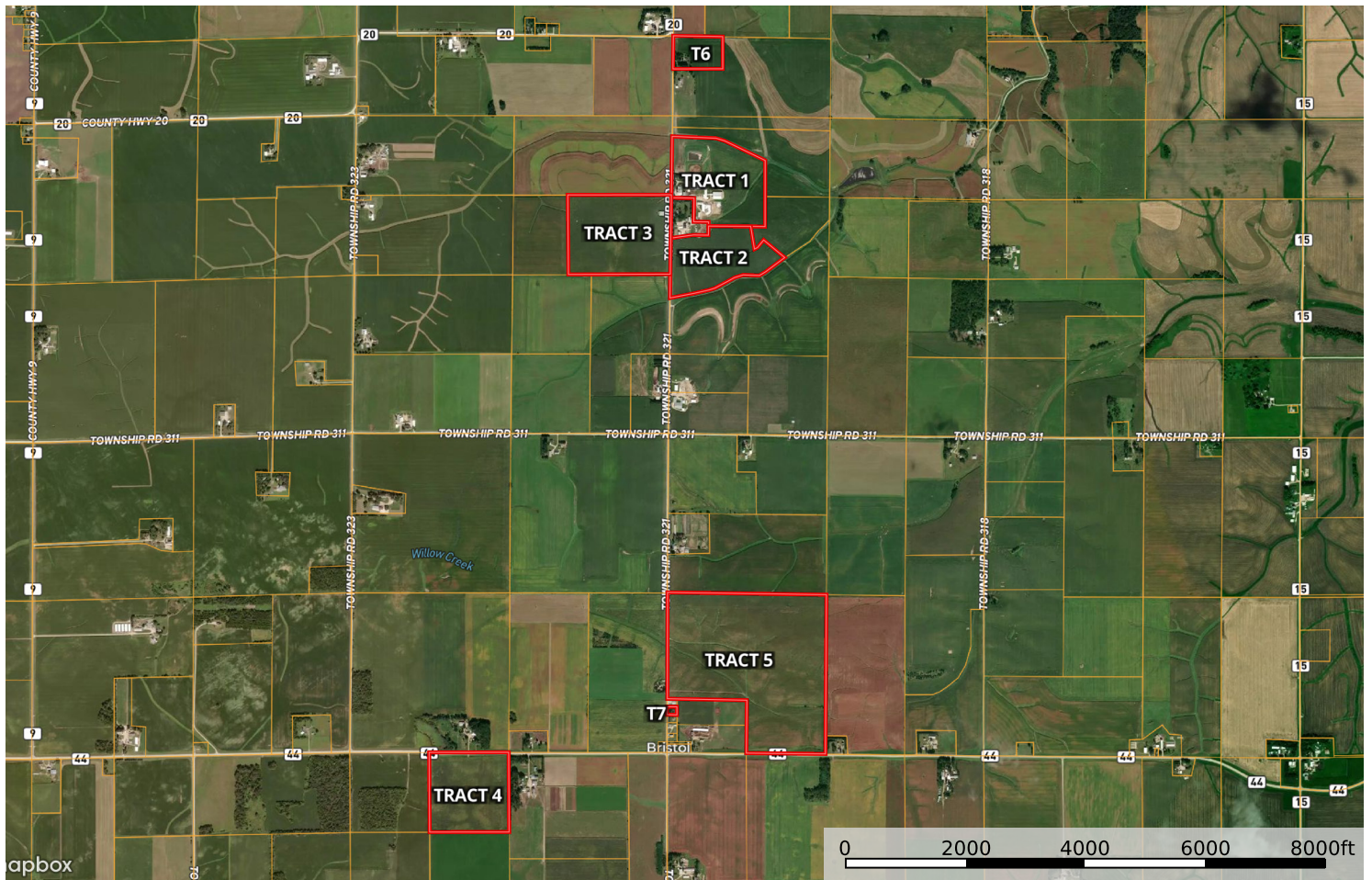
HOWARD CO., IA

FILLMORE COUNTY, MN - BRISTOL TOWNSHIP

Total Acres: 313.75±

PID #: 21.0147.010, 21.0073.000, 21.0038.020, 21.0147.000, 21.0147.040, 21.0176.000, 21.0081.010, & 21.0083.000

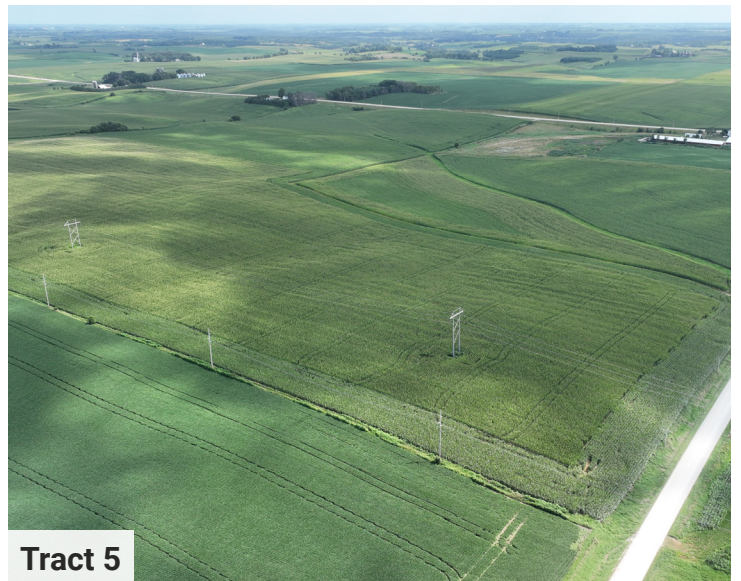
To Be Sold in 7 Tracts!



*Lines are approximate



Tract 3



Tract 5

Description: SECT-09 TWP-101 RANGE-011 43.22 AC 43.22AC IN NW1/4

Property Address: 14682 241st Ave., Preston, MN 55965

Total Acres: 43.22±

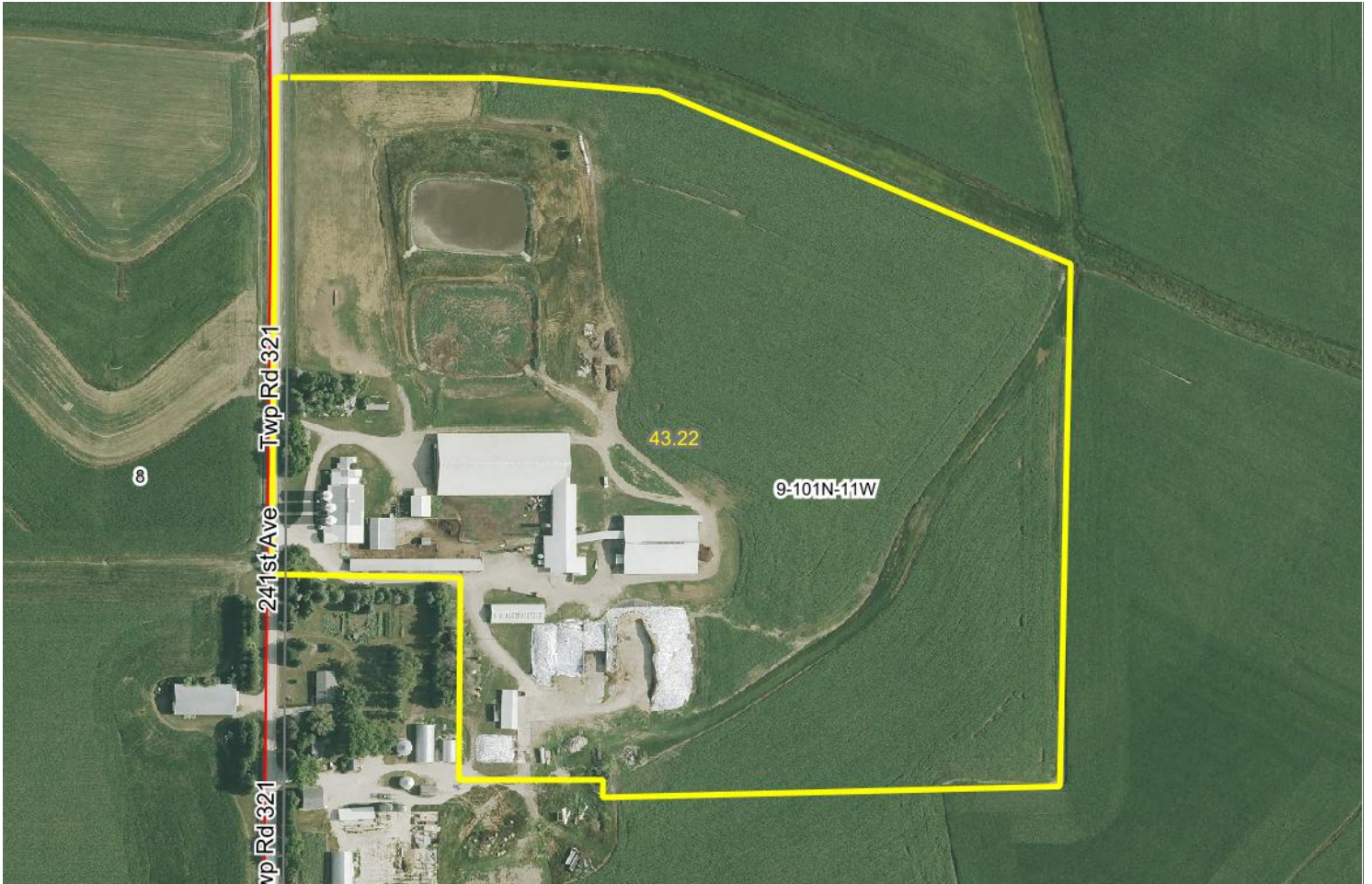
Cropland Acres: 27.55±

PID #: 21.0081.010

Soil Productivity Index: 87.3

Soils: TamaDowns complex, driftless, 6 to 12 percent slopes, moderately eroded (82.0%), TamaDowns complex, driftless, 2 to 6 percent slopes (17.1%), Chaseburg and Judson silt loams, 0 to 1 percent slopes (0.9%)

Taxes (2024): \$1,284.00



*Lines are approximate



Dairy Details

Parlor

- Original built in 1997
- Double 12 parallel milking parlor – can be expanded to double 16
- Boumatic milking system & displays
- Mueller 6,000 gal. bulk tank, New in 2007
- Olympian GenSet with Cat engine, 6,077 hrs.
- Pneumatic gates
- Rapid exit
- Return lanes
- LP furnace
- Office
- Bathroom
- Break room
- Holding pen

Breezeway

- Maternity east barn to parlor

Maternity East Barn

- Built in 2007
- 150'x110'
- 60 Free stalls
- Post frame construction
- Curtain side walls
- Headlocks
- Neck rail feeding
- Fans
- Lighting
- Ritchie waterers
- Water mattresses
- All grooved concrete
- Overhead doors
- Steel roof & siding
- Loose housing area has lime floor
- Free Stall Barn
- Built in 1997
- 260'x120'
- 268 Free stalls
- Post frame construction
- Curtain side walls – some new in 2022
- Fans
- Ritchie waterers
- Water mattresses
- All grooved concrete
- Steel roof & siding

Shop

- 36'x40'
- Post frame construction
- 220 Utilities
- Cement poured stub walls
- Hydraulic lift door
- Concrete floor

(1) Well

(3) Harvester Silos

- 2 have like-new unloaders

Dry Cow Barn

- 100'x56'
- Post frame construction
- Slate floor
- Steel roof & siding

Dry Cow Feed Alley

- Monoslope
- 260' of headlocks

Calf Barn

- Built 2005
- 105'x32'
- Post frame construction
- Curtain side walls
- Lime floor
- Steel roof

Commodity Shed

- 75'x24'
- (6) Bays, 24'x10'
- Concrete poured stub walls
- Full concrete floor
- Steel roof & siding

Bunkers

- (2) 2-sided, full concrete

Lagoon

- 6 million gallons

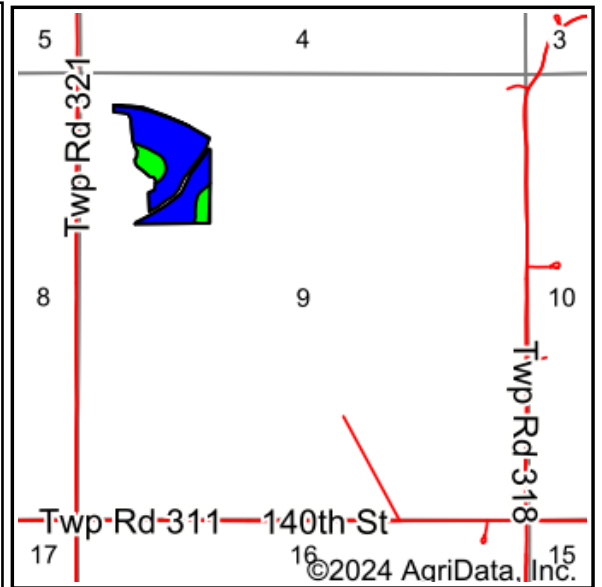
Items not included in the real estate: Unattached gates, unattached fans near fuel barrels, all tools and shop equipment in farm shop, and diesel barrels.



Tract 1



Tract 1



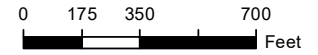
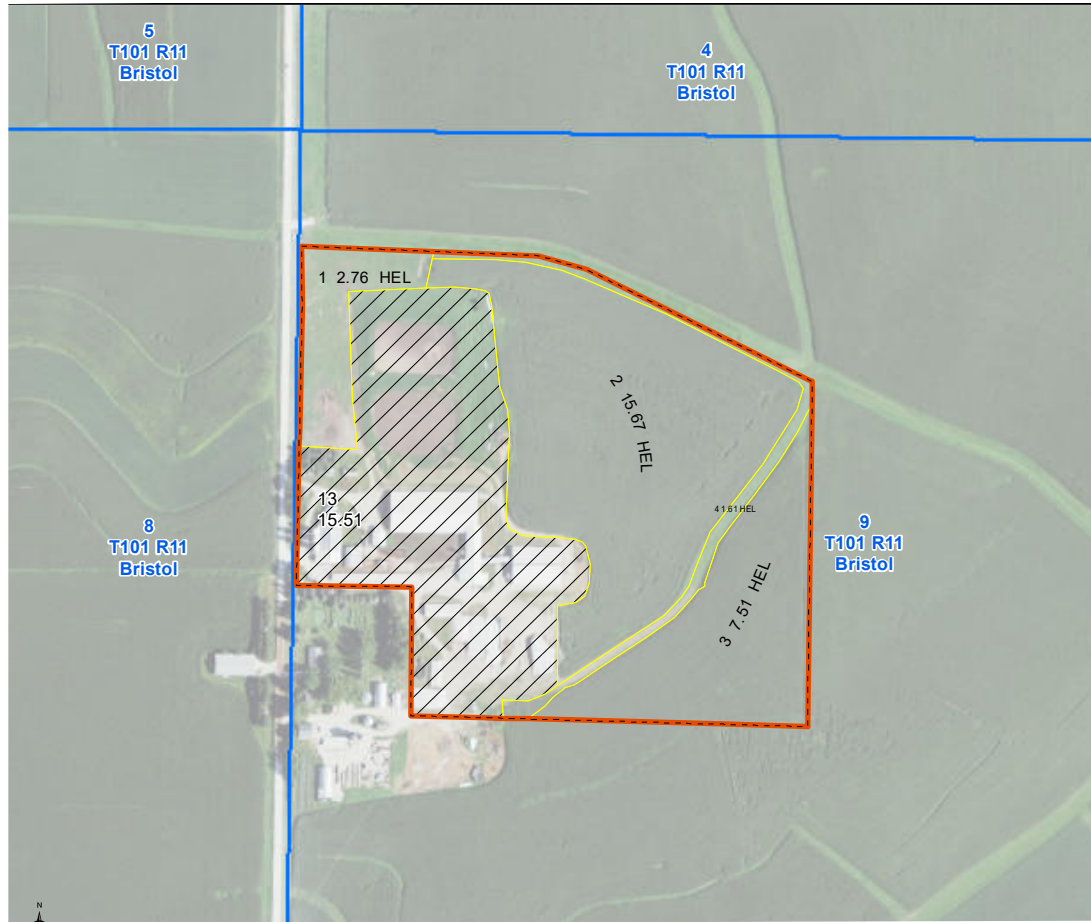
Soils data provided by USDA and NRCS.

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Area Symbol: MN045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	18.29	82.0%		IIIe	86
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	3.81	17.1%		IIe	93
Ca	Chaseburg and Judson silt loams, 0 to 1 percent slopes	0.21	0.9%		I	94
Weighted Average					2.81	87.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 29367

Description : PTNW4 9 BRISTOL
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : WILLIAM J PFAFF
Other Producers : SILVERMOUND DAIRY L L C
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
43.06	27.55	27.55	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	27.55	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	15.04	0.00	164

TOTAL 15.04 0.00



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0081.010**

Taxpayer ID#: 49661

Property Address: 14682 241ST AVE, PRESTON MN 55965
 Property Description: SECT-09 TWP-101 RANGE-011 43.22 AC 43.22AC IN NW1/4

Tax Statement			
2023 Values for Taxes Payable in 2024			
Values and Classification			
Step 1	Taxes Payable Year:	2023	2024
	Estimated Market Value:	\$558,500	\$616,500
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$558,500	\$616,500
	New Improvements:	\$0	\$0
Property Classification:	AG HSTD	AG HSTD	
<i>Sent in March 2023</i>			
Step 2	Proposed Tax		
	2024 Proposed Property Tax:		\$1,262.00
<i>Sent in November 2023</i>			
Step 3	1st Half Taxes:		\$642.00
	2nd Half Taxes:		\$642.00
	Total Taxes Due in 2024:		\$1,284.00

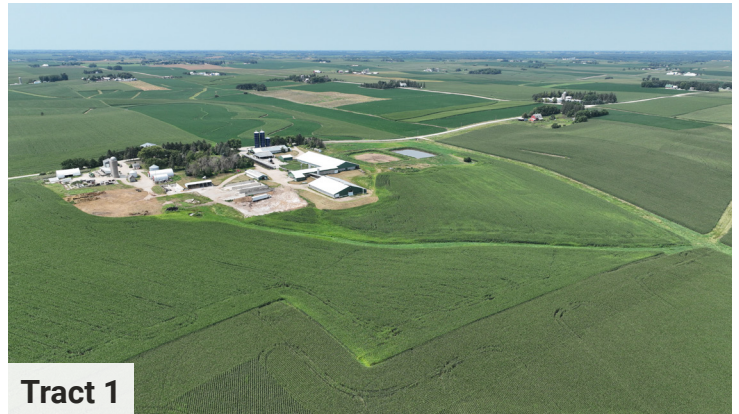
\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

2-13-24 v2

Tax Detail for Your Property:			
Taxes Payable Year:	2023	2024	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		\$0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00		
Property Tax and Credits			
3. Property taxes before credits	\$1,445.80	\$1,377.94	
4. Credits that reduce your property taxes:			
A. Agricultural market value credit	97.80	93.94	
B. Other Credits	0.00	0.00	
5. Property taxes after credits	\$1,348.00	\$1,284.00	
Property Tax by Jurisdiction			
6. County: Fillmore	849.46	843.94	
7. City or town BRISTOL TOWNSHIP	330.36	290.54	
8. State General Tax	0.00	0.00	
9. School District 2198			
A. Voter approved levies	0.00	0.00	
B. Other local levies	168.18	149.52	
10. Special Taxing Districts			
A. Other taxing districts	0.00	0.00	
B. Tax increment financing	0.00	0.00	
11. Non-school voter approved referenda levies	0.00	0.00	
12. Total property tax before special assessments	\$1,348.00	\$1,284.00	
Special Assessments on Your Property			
13. Special assessments	PRINCIPAL:	INT:	\$0.00
			\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,348.00	\$1,284.00	



Tract 1



Tract 1

Description: SECT-09 TWP-101 RANGE-011 33.61 AC PT OF S ½ NW 1/4 & PART OF NW 1/4 SW 1/4

Total Acres: 33.61±

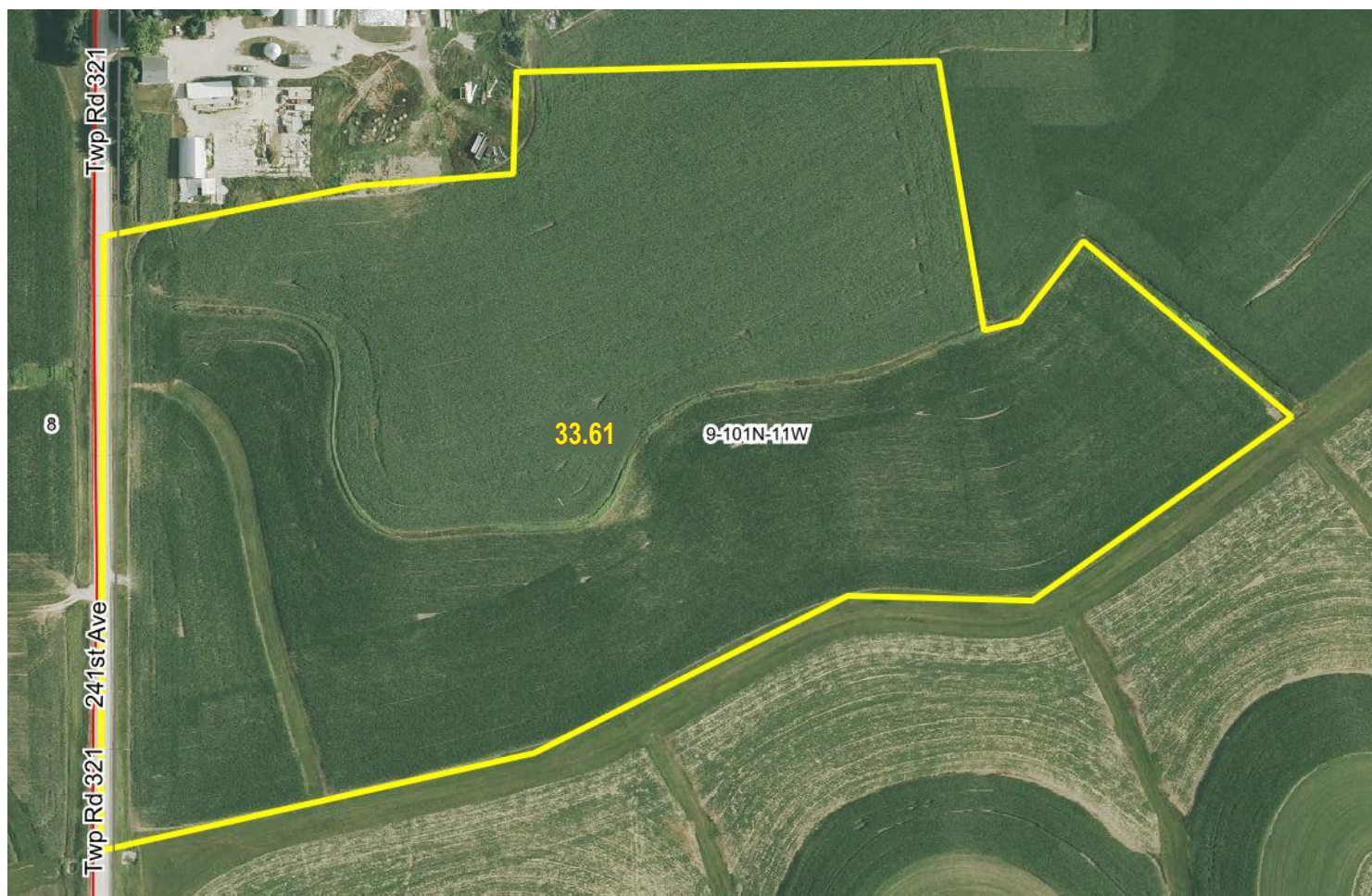
Cropland Acres: 32.64±

PID #: 21.0083.000

Soil Productivity Index: 87.3

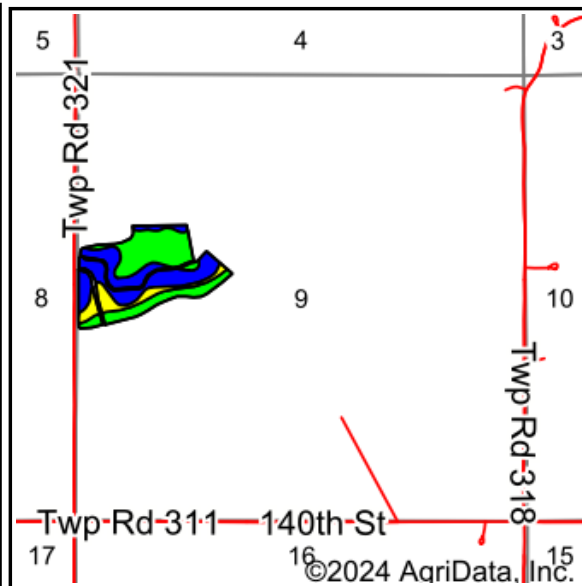
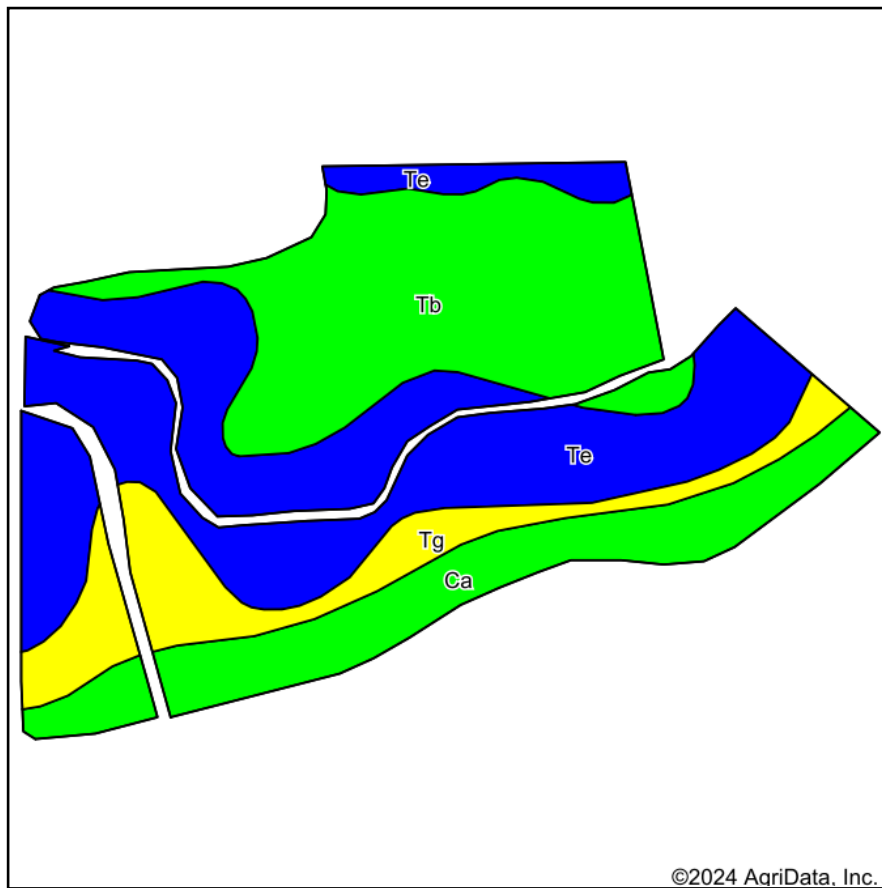
Soils: TamaDowns complex, driftless, 6 to 12 percent slopes, moderately eroded (82.0%), TamaDowns complex, driftless, 2 to 6 percent slopes (17.1%), Chaseburg and Judson silt loams, 0 to 1 percent slopes (0.9%)

Taxes (2024): \$658.00



*Lines are approximate





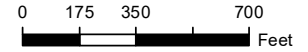
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Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	12.95	41.9%		IIIe	86
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	9.05	29.4%		IIe	93
Ca	Chaseburg and Judson silt loams, 0 to 1 percent slopes	4.89	15.9%		I	94
Tg	Tama-Downs complex, driftless, 12 to 18 percent slopes, moderately eroded	3.93	12.8%		IVe	67
Weighted Average					2.52	86.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



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 Number : 31803

Description : Part S2NW4 Sec 9 Bristol
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TERRANCE J PFAFF
Other Producers : None
Recon ID : 27-045-2019-103

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.64	32.64	32.64	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	32.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.39	0.00	56
Corn	18.61	0.00	166
Barley	1.00	0.00	48

TOTAL **20.00** **0.00**



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0083.000**

Taxpayer ID#: 49661

Property Address: ,

Property Description: SECT-09 TWP-101 RANGE-011 33.61 AC PT OF S 1/2 NW 1/4 & PART OF NW 1/4 SW 1/4

Tax Statement		
2023 Values for Taxes Payable in 2024		
Values and Classification		
Step 1	Taxes Payable Year:	2023 2024
	Estimated Market Value:	\$244,400 \$316,100
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$244,400 \$316,100
	New Improvements:	\$0 \$0
	Property Classification:	AG HSTD AG HSTD
<i>Sent in March 2023</i>		
Step 2	Proposed Tax	
	2024 Proposed Property Tax:	\$648.00
<i>Sent in November 2023</i>		
Step 3	1st Half Taxes:	\$329.00
	2nd Half Taxes:	\$329.00
	Total Taxes Due in 2024:	\$658.00

\$\$\$ 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.

2-13-24 v2

Tax Detail for Your Property:			2023	2024
Taxes Payable Year:			2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
Property Tax and Credits				
3. Property taxes before credits			\$632.80	\$706.18
4. Credits that reduce your property taxes:				
A. Agricultural market value credit			42.80	48.18
B. Other Credits			0.00	0.00
5. Property taxes after credits			\$590.00	\$658.00
Property Tax by Jurisdiction				
6. County: Fillmore			371.88	432.34
7. City or town BRISTOL TOWNSHIP			144.54	149.00
8. State General Tax			0.00	0.00
9. School District 2198			0.00	0.00
A. Voter approved levies			0.00	0.00
B. Other local levies			73.58	76.66
10. Special Taxing Districts			0.00	0.00
A. Other taxing districts			0.00	0.00
B. Tax increment financing			0.00	0.00
11. Non-school voter approved referenda levies			0.00	0.00
12. Total property tax before special assessments			\$590.00	\$658.00
Special Assessments on Your Property				
13. Special assessments			PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$590.00	\$658.00



Tract 2



Tract 2

Description: SECT-08 TWP-101 RANGE-011 52.00 AC E 104 RDS S1/2 NE1/4

Total Acres: 52±

Cropland Acres: 50.14±

PID #: 21.0073.000

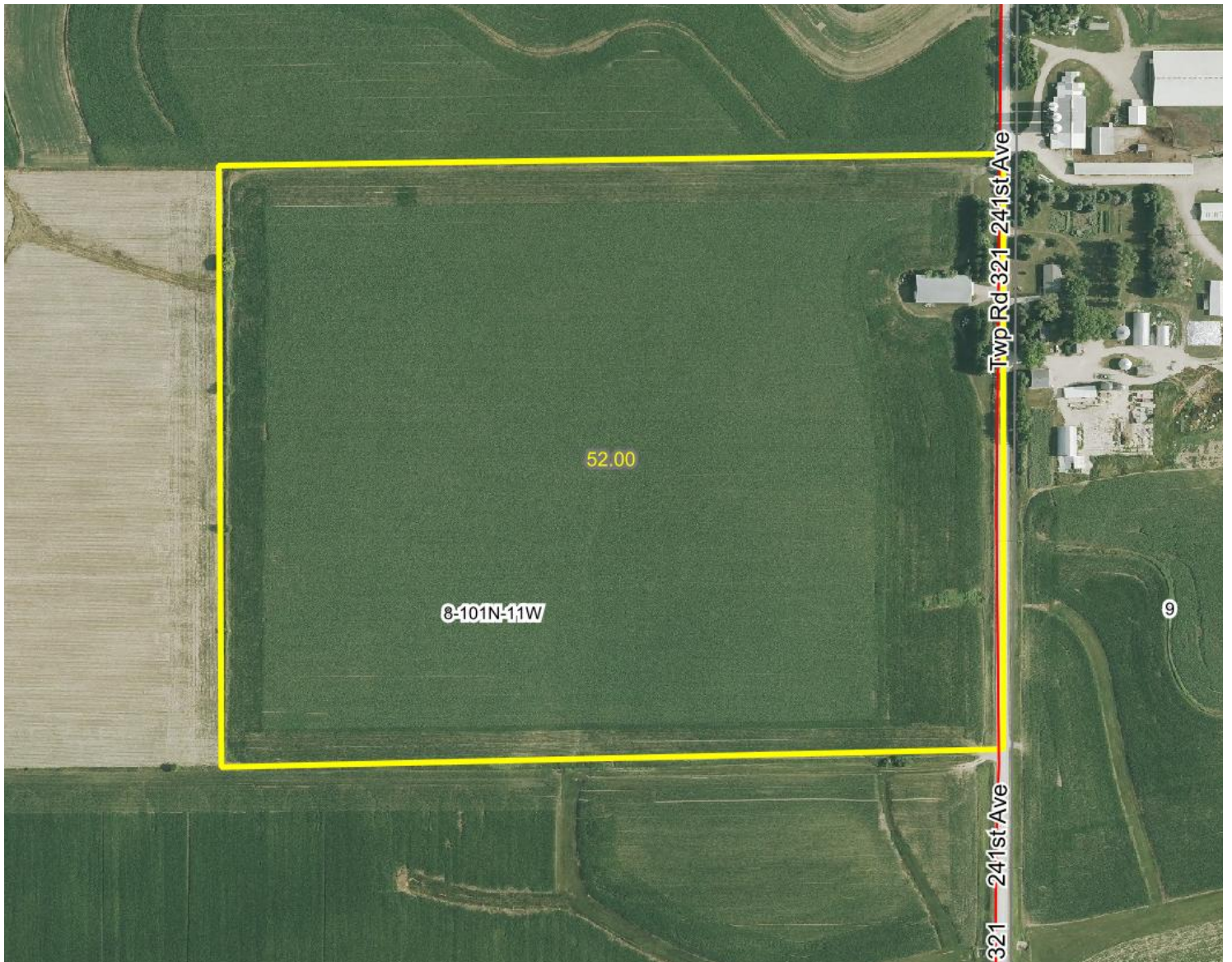
Soil Productivity Index: 92.7

Soils: TamaDowns complex, driftless, 2 to 6 percent slopes (96.2%), TamaDowns complex, driftless, 6 to 12 percent slopes, moderately eroded (3.8%)

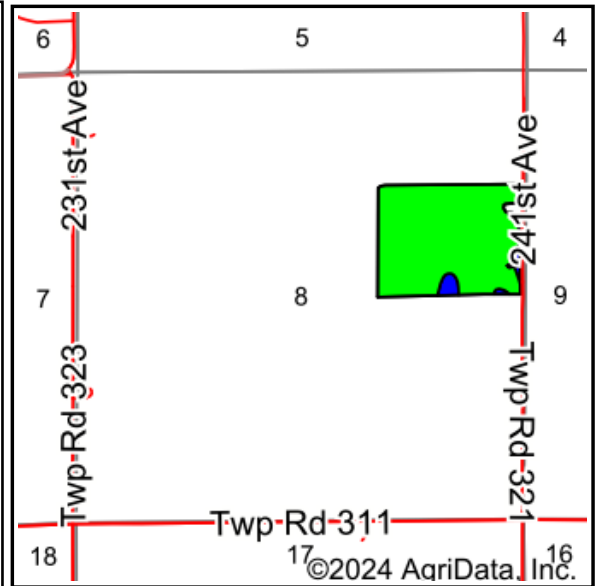
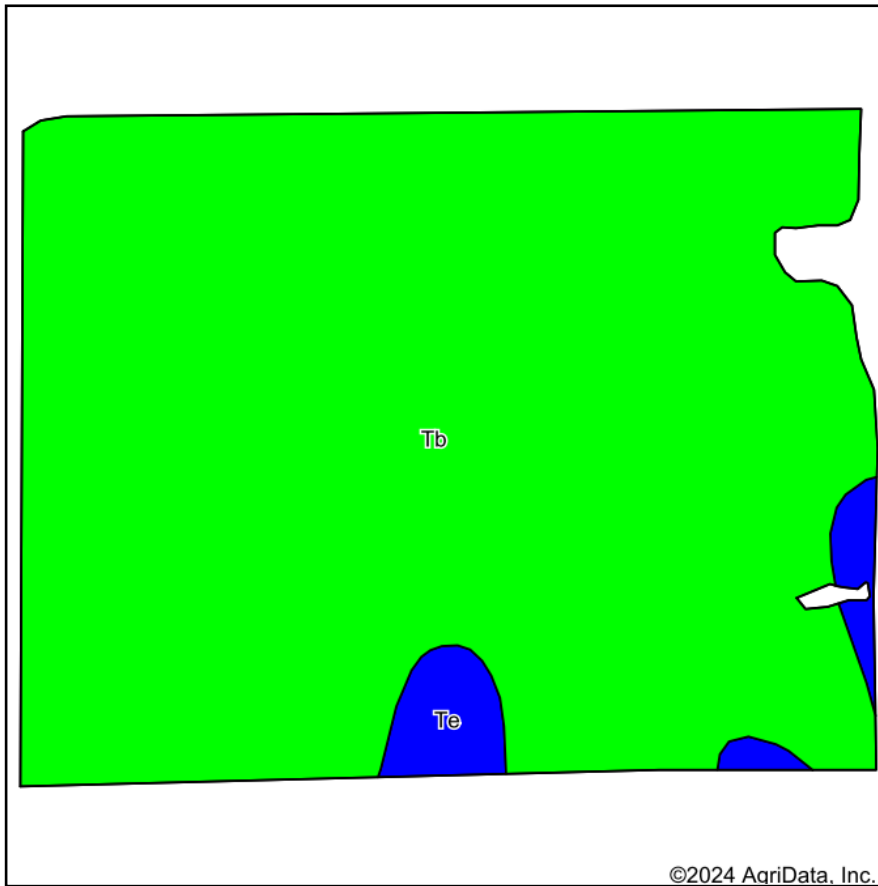
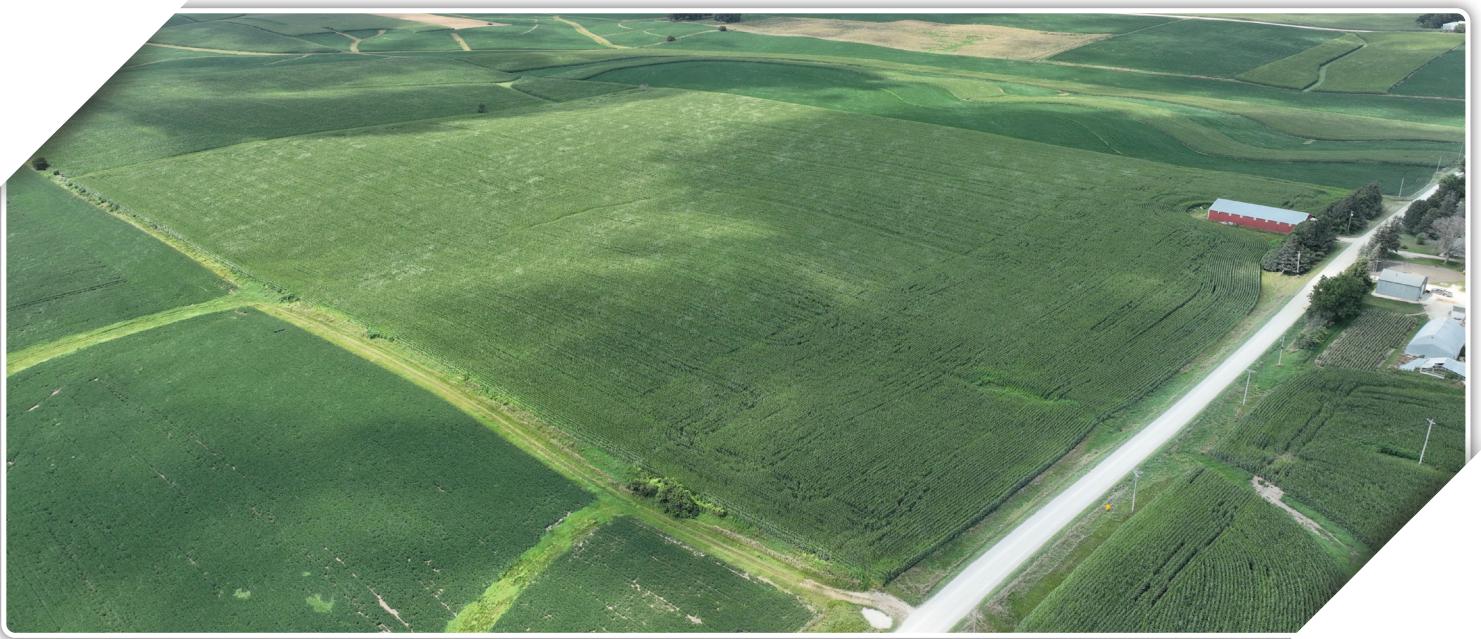
Taxes (2024): \$772.00

Machine Shed Details

- 60'x120'
- 14' sidewalls
- Post frame construction
- Dirt floor
- Bi-fold door



*Lines are approximate

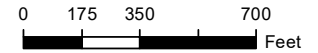
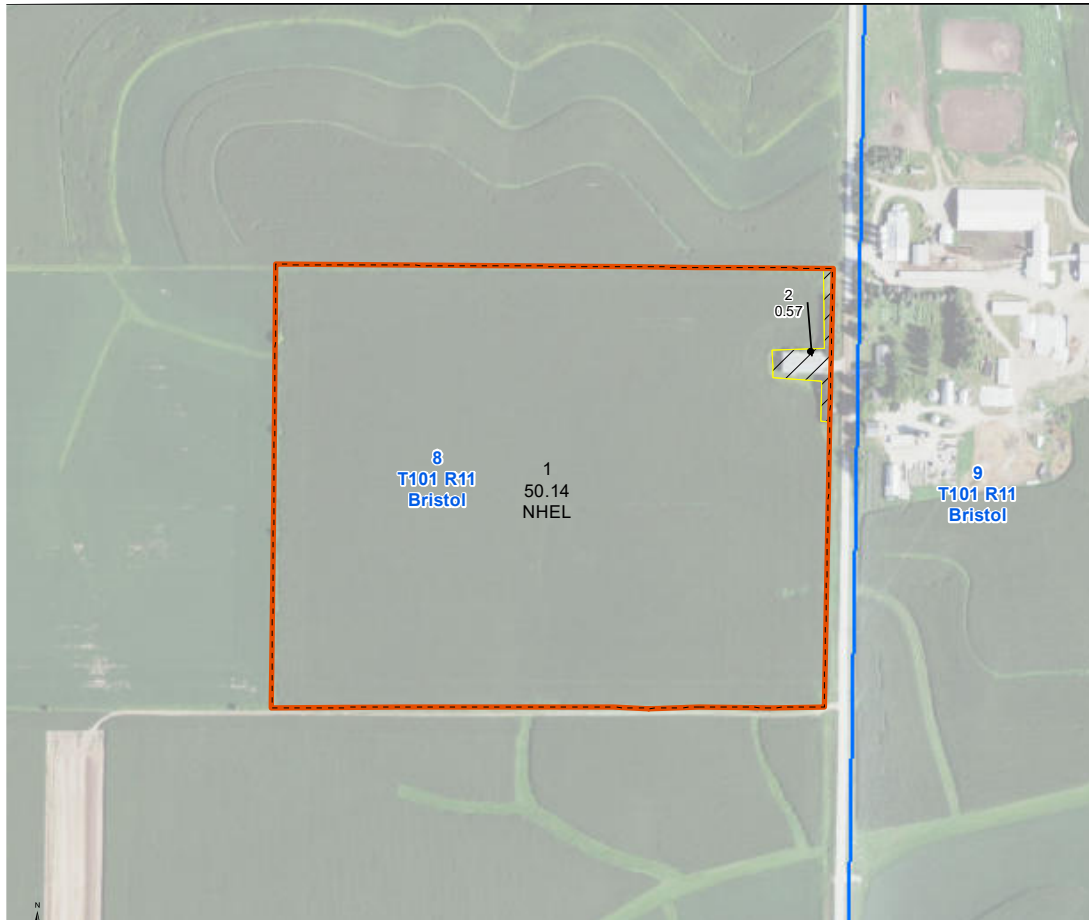


Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	47.09	96.2%		Ile	93
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	1.86	3.8%		IIle	86
Weighted Average					2.04	92.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 29368

Description : PTS2NE4 8 BRISTOL
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TERRANCE J PFAFF
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.71	50.14	50.14	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	50.14	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	27.15	0.00	164

TOTAL 27.15 0.00



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0073.000**

Taxpayer ID#: 49661

Property Address: ,

Property Description:SECT-08 TWP-101 RANGE-011 52.00 AC E 104 RDS S1/2 NE1/4

Tax Statement		
2023 Values for Taxes Payable in 2024		
Values and Classification		
Step 1	Taxes Payable Year:	2023 2024
	Estimated Market Value:	\$411,300 \$524,700
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$411,300 \$524,700
	New Improvements:	\$0 \$0
Property Classification:	AG HSTD AG HSTD	
<i>Sent in March 2023</i>		
Step 2	Proposed Tax	
	2024 Proposed Property Tax:	\$752.00
<i>Sent in November 2023</i>		
Step 3	1st Half Taxes:	\$386.00
	2nd Half Taxes:	\$386.00
	Total Taxes Due in 2024:	\$772.00

\$\$\$ 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.

2-13-24 v2

Tax Detail for Your Property:			2023	2024
Taxes Payable Year:			2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
Property Tax and Credits				
3. Property taxes before credits			\$1,064.50	\$1,172.06
4. Credits that reduce your property taxes:				
A. Agricultural market value credit			398.50	400.06
B. Other Credits			0.00	0.00
5. Property taxes after credits			\$666.00	\$772.00
Property Tax by Jurisdiction				
6. County: Fillmore			433.52	521.60
7. City or town BRISTOL TOWNSHIP			168.68	179.74
8. State General Tax			0.00	0.00
9. School District 2198			0.00	0.00
A. Voter approved levies			0.00	0.00
B. Other local levies			63.80	70.66
10. Special Taxing Districts			0.00	0.00
A. Other taxing districts			0.00	0.00
B. Tax increment financing			0.00	0.00
11. Non-school voter approved referenda levies			0.00	0.00
12. Total property tax before special assessments			\$666.00	\$772.00
Special Assessments on Your Property				
13. Special assessments			PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$666.00	\$772.00



Tract 3



Tract 3

Description: SECT-20 TWP-101 RANGE-011 40.00 AC NE1/4 NW1/4

Total Acres: 40±

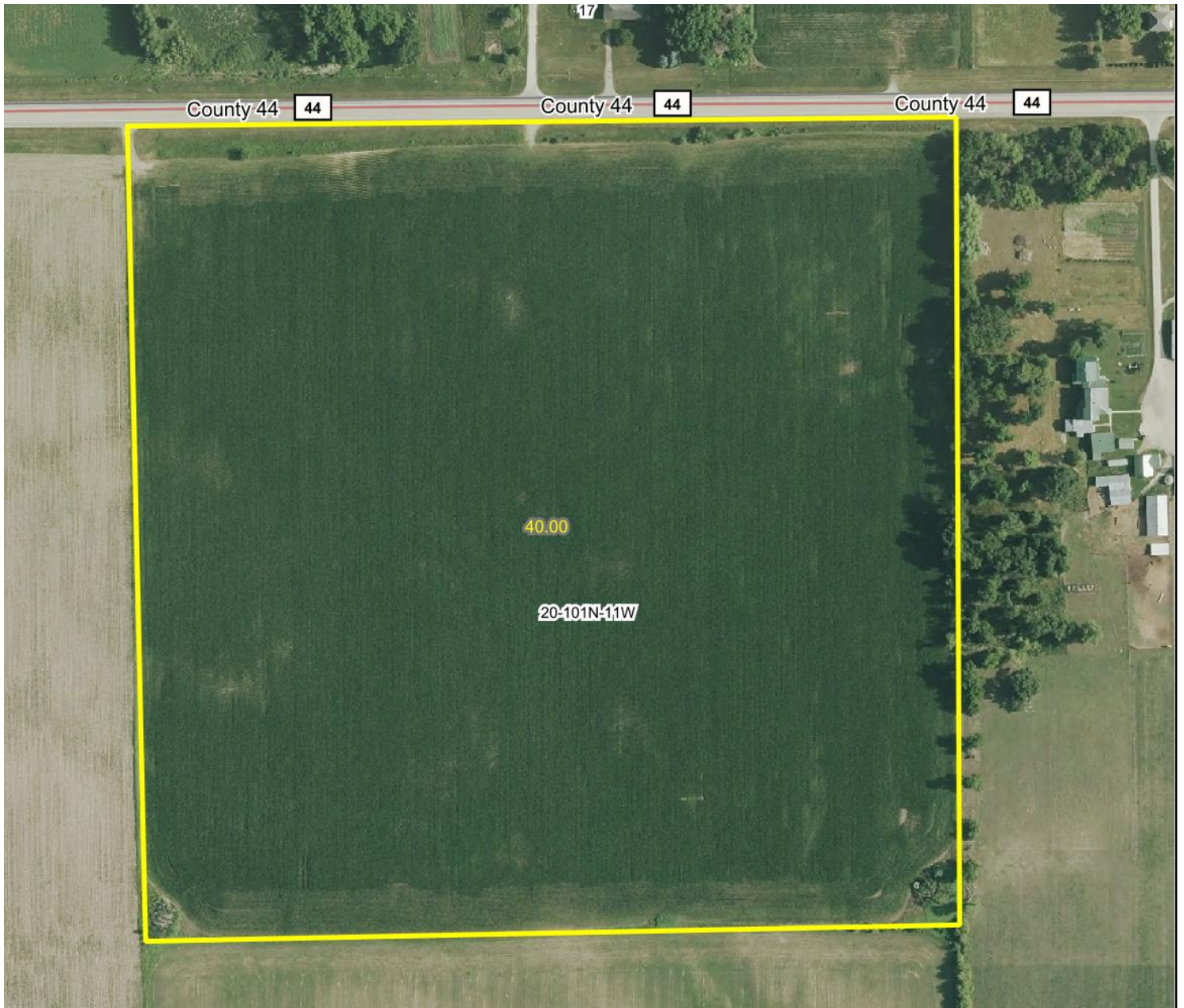
Cropland Acres: 37.96±

PID #: 21.0176.000

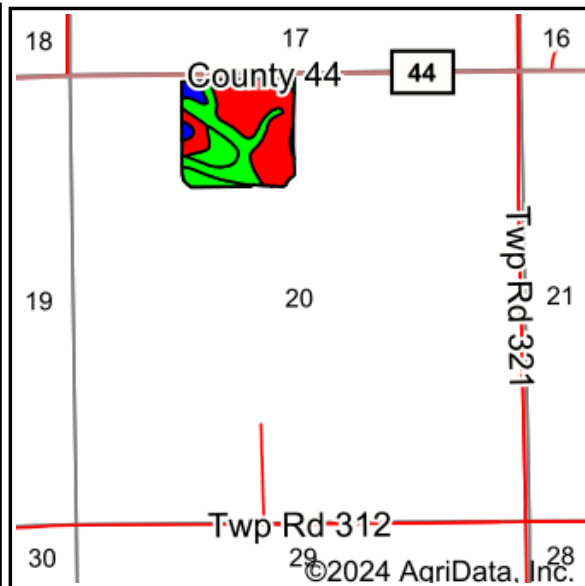
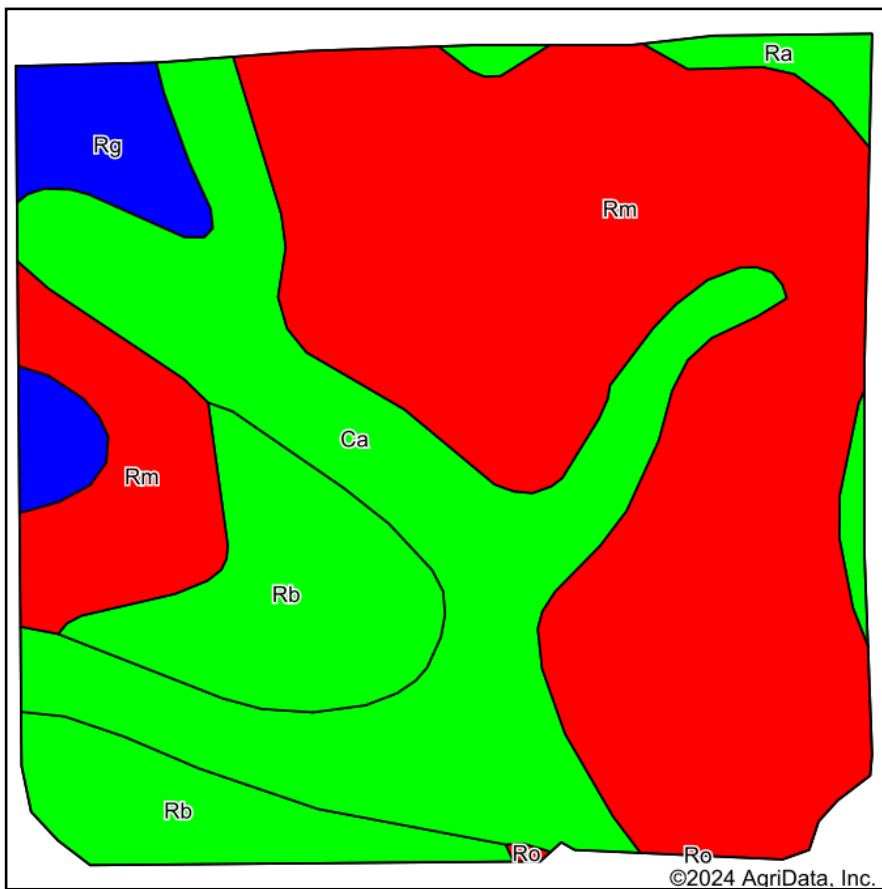
Soil Productivity Index: 58.7

Soils: Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes (53.0%), Chaseburg and Judson silt loams, 0 to 1 percent slopes (25.8%), Racine and Ostrander silt loams, 2 to 6 percent slopes (13.9%), Renova silt loam, 2 to 6 percent slopes (4.9%), Racine and Ostrander silt loams, 0 to 2 percent slopes (2.4%)

Taxes (2024): \$442.00



*Lines are approximate



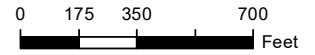
Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Rm	Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes	20.00	53.0%		Vle	28
Ca	Chaseburg and Judson silt loams, 0 to 1 percent slopes	9.72	25.8%		I	94
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	5.26	13.9%		Ile	94
Rg	Renova silt loam, 2 to 6 percent slopes	1.85	4.9%		Ile	85
Ra	Racine and Ostrander silt loams, 0 to 2 percent slopes	0.89	2.4%		Is	99
Weighted Average					3.84	58.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 2725

Description : K8/1B/AB/SEC20/BRISTOL
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : WILLIAM J PFAFF
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.46	37.96	37.96	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	37.96	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	21.26	0.00	164

TOTAL 21.26 0.00



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0176.000**

Taxpayer ID#: 49661

Property Address: ,

Property Description:SECT-20 TWP-101 RANGE-011 40.00 AC NE1/4 NW1/4

Tax Statement		
2023 Values for Taxes Payable in 2024		
Values and Classification		
Step 1	Taxes Payable Year:	2023 2024
	Estimated Market Value:	\$225,500 \$292,700
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$225,500 \$292,700
	New Improvements:	\$0 \$0
Property Classification:	AG HSTD AG HSTD	
<i>Sent in March 2023</i>		
Step 2	Proposed Tax	
	2024 Proposed Property Tax:	\$426.00
<i>Sent in November 2023</i>		
Step 3	1st Half Taxes:	\$221.00
	2nd Half Taxes:	\$221.00
	Total Taxes Due in 2024:	\$442.00

\$\$\$ 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.

2-13-24 v2

Tax Detail for Your Property:			2023	2024
Taxes Payable Year:			2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
Property Tax and Credits				
3. Property taxes before credits			\$584.46	\$654.72
4. Credits that reduce your property taxes:				
A. Agricultural market value credit			172.46	212.72
B. Other Credits			0.00	0.00
5. Property taxes after credits			\$412.00	\$442.00
Property Tax by Jurisdiction				
6. County: Fillmore			265.52	298.22
7. City or town BRISTOL TOWNSHIP			103.02	102.50
8. State General Tax			0.00	0.00
9. School District 2198			0.00	0.00
A. Voter approved levies			0.00	0.00
B. Other local levies			43.46	41.28
10. Special Taxing Districts			0.00	0.00
A. Other taxing districts			0.00	0.00
B. Tax increment financing			0.00	0.00
11. Non-school voter approved referenda levies			0.00	0.00
12. Total property tax before special assessments			\$412.00	\$442.00
Special Assessments on Your Property				
13. Special assessments			PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$412.00	\$442.00



Tract 4



Tract 4

Description: SECT-16 TWP-101 RANGE-011 144.52 AC SW1/4 EX 3.50AC & EXPIECE 140' X 170' TO WEBSTER & EX 11.43AC SW1/4 SW1/4

Total Acres: 133.92± (See Survey, Tract B)

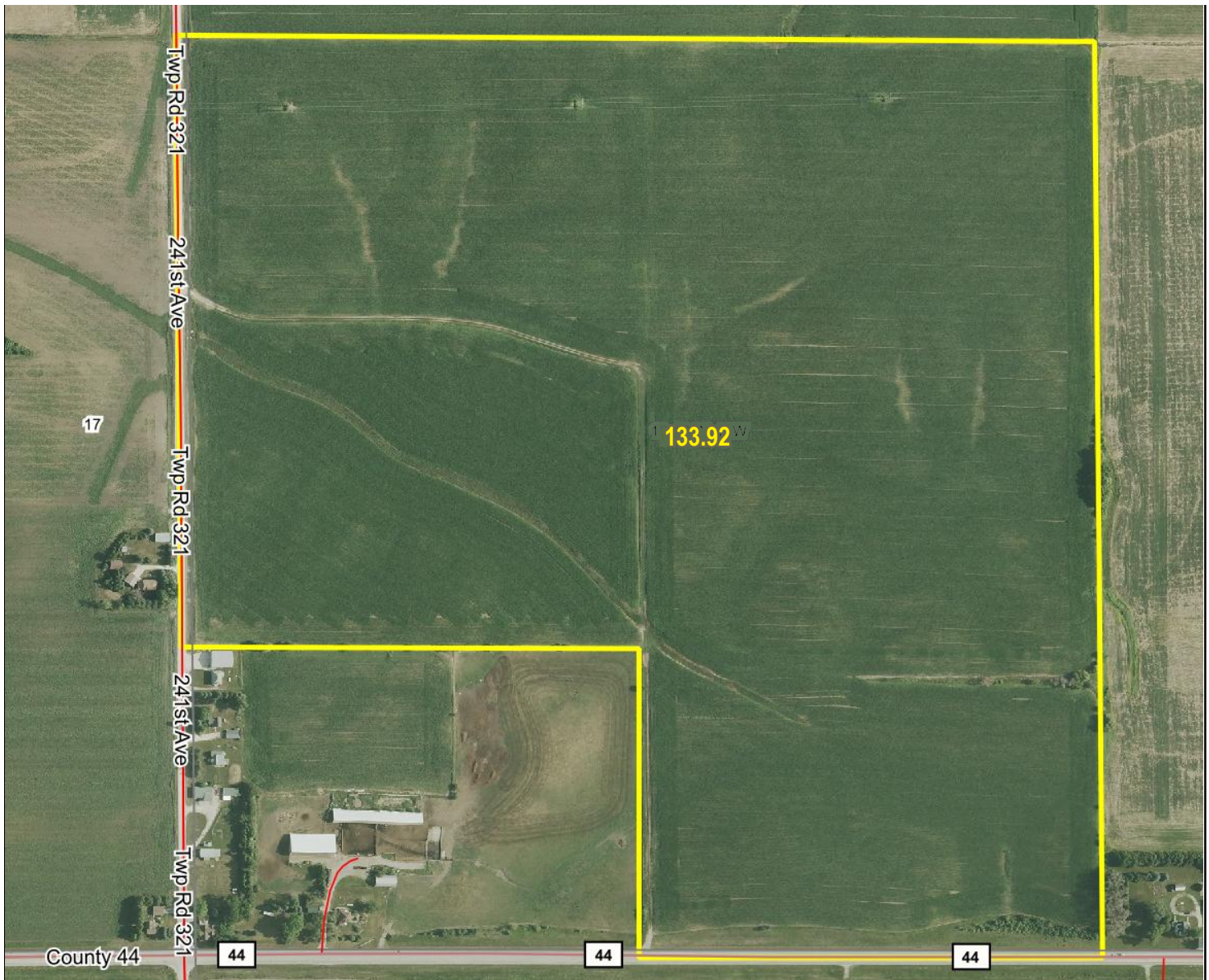
Cropland Acres: 123.85±

PID #: 21.0147.040 (That part of, new legal & PID# to be assigned)

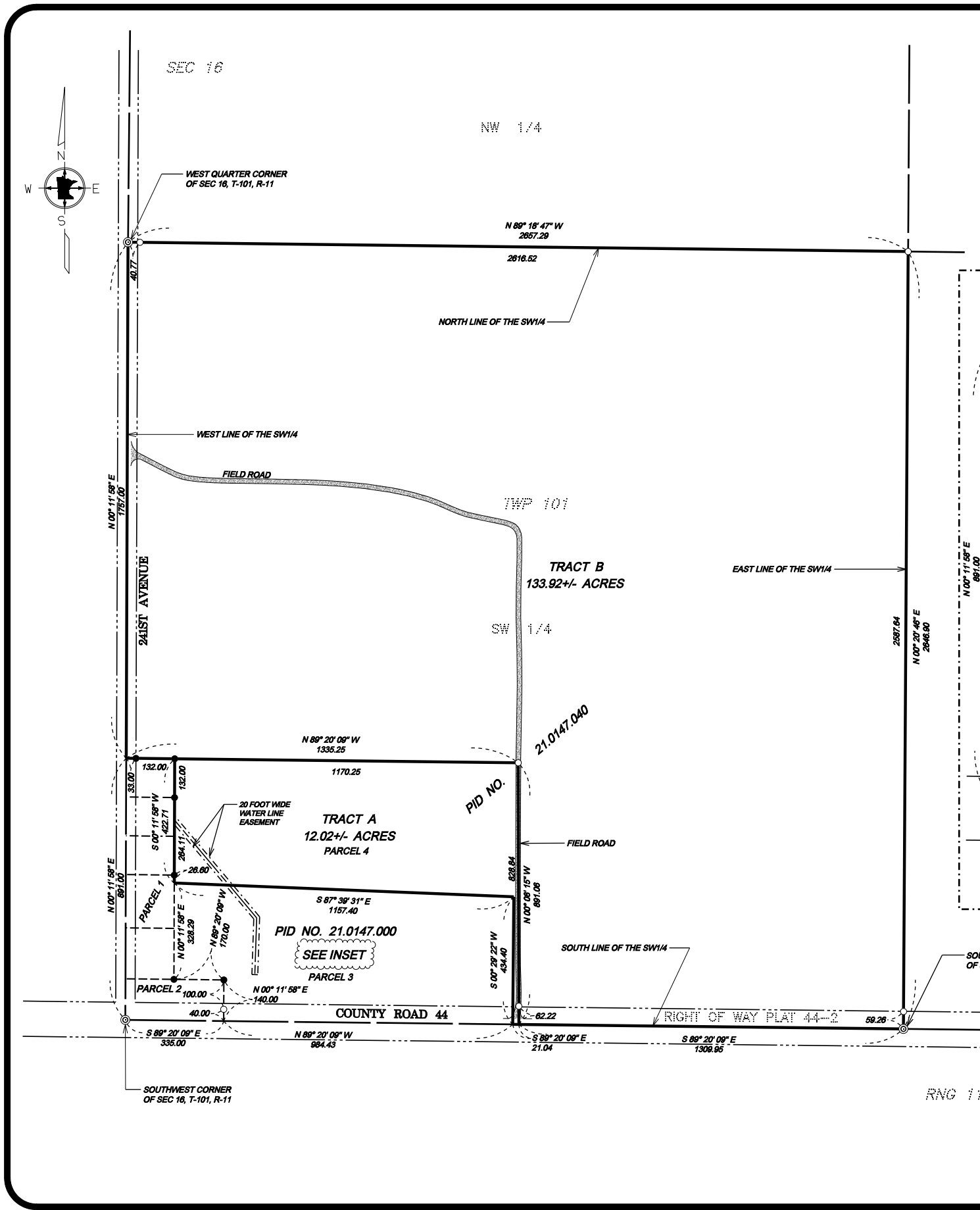
Soil Productivity Index: 72.4

Soils: TamaDowns complex, driftless, 2 to 6 percent slopes (21.9%), Racine and Ostrander silt loams, 2 to 6 percent slopes (14.5%), Chaseburg and Judson silt loams, 0 to 1 percent slopes (13.4%), Rockton and Dodgeville silt loams, shallow, 7 to 11 percent slopes, moderately eroded (12.9%), Racine and Ostrander loams, 12 to 17 percent slopes, moderately eroded (6.3%), Copaston loam, 6 to 12 percent slopes, moderately eroded (6.1%), TamaDowns complex, driftless, 6 to 12 percent slopes, moderately eroded (5.2%), Fayette silt loam, 6 to 12 percent slopes, moderately eroded (4.8%), Renova loam, 12 to 17 percent slopes, moderately eroded (4.4%), Racine and Ostrander silt loams, 7 to 11 percent slopes, moderately eroded (4.2%), Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes (2.7%), Rockton and Dodgeville silt loams, shallow, 12 to 17 percent slopes, moderately eroded (2.0%), Racine and Ostrander silt loams, 0 to 2 percent slopes (0.9%), Nordness silt loam, 6 to 12 percent slopes (0.7%)

Taxes (2024): \$2,500.00 (For entire land. New tax amount TBD)



*Lines are approximate



PROPOSED DESCRIPTION FOR EASEMENT

A 20.00 foot wide easement for water line purposes over, under and across that part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota. The centerline of said easement is described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of North 00 degrees 11 minutes 58 seconds East along the west line of said SW1/4, 891.00 feet; thence South 89 degrees 20 minutes 09 seconds East, parallel with the south line of said SW1/4, 165.00 feet; thence South 00 degrees 11 minutes 58 seconds West, parallel with the west line of said SW1/4, 208.61 feet to the point of beginning of the centerline herein described; thence South 40 degrees 03 minutes 09 seconds East, 435.30 feet; thence South 01 degree 53 minutes 25 seconds West, 193.11 feet and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to a line that is 165.00 feet easterly and parallel with the west line of said SW1/4.

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

CLIENT NAME:

Terrance Pfaff

PROJECT ADDRESS

24175 County Road 44
 Harmony, MN

DATE OF FIELD WORK: August 13, 2024
 DATE OF MAP: August 16, 2024
 Added Easement: August 19, 2024
 REVISION: _____ DATE _____, 20__

JOB NO: 2024189
 DRAFTED BY: PMH
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Fillmore County
 NAD83 2011
 VERTICAL DATUM:
 N/A

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE ATTACHED TO PID NO. 21.0147.000)

That part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of South 89 degrees 20 minutes 09 seconds East along the south line of said SW1/4, 335.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West, parallel with the south line of said SW1/4, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 328.29 feet to the point of beginning of the tract herein described; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to the south line of said SW1/4; thence South 89 degrees 20 minutes 09 seconds East along last said line, 21.04 feet; thence North 00 degrees 08 minutes 15 seconds West, 891.06 feet; thence North 89 degrees 20 minutes 09 seconds West, 1335.25 feet to a line parallel with the west line of said SW1/4 and 10 rods easterly of said west line; thence South 00 degrees 11 minutes 58 seconds West along last said line, 422.71 feet to the point of beginning.

Containing 12.02 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

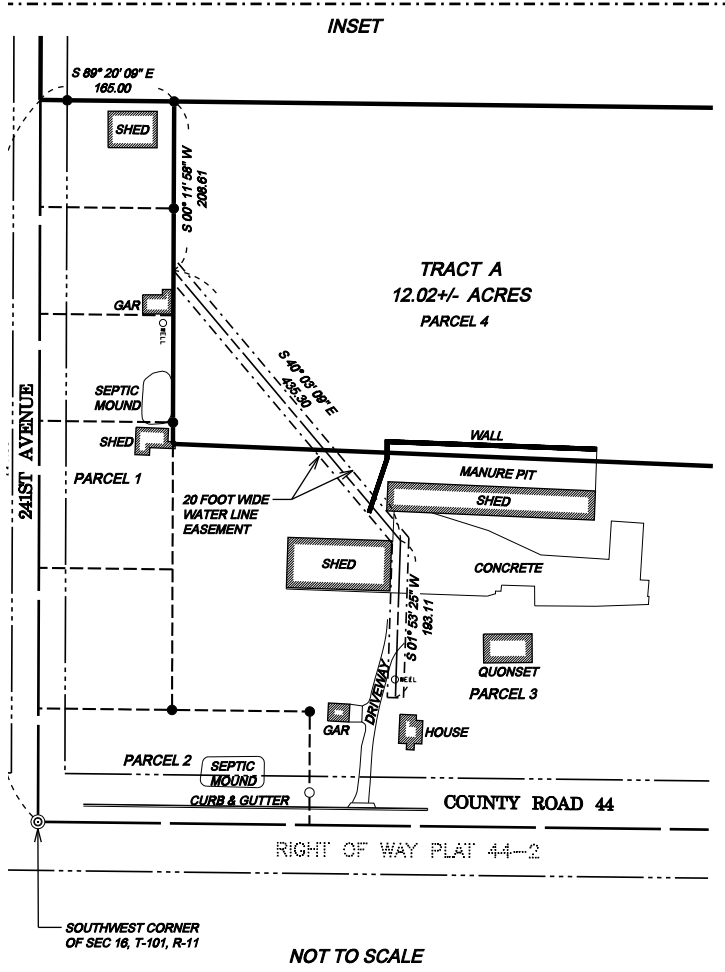
The Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, Except the following four parcels:

- 1: Commencing at the Southwest corner of said Section 16; thence running North 54 rods; thence East 10 rods; thence South 54 rods; thence West 10 rods to the place of beginning.
- 2: Commencing at a point on the section line 165.00 feet East of the Southwest corner of said Section 16 (all bearings assumed); thence North 140.00 feet on a line parallel to the West section line of said section; thence East 170.00 feet on a line parallel to the South section line of said section; thence South 140.00 feet on a line parallel to the West section line of said section; thence West 170.00 feet on the South section line of said section to the point of beginning.
- 3: Commencing at the Southwest Corner of said SW1/4 SW1/4; thence South 89 degrees 20 minutes 09 seconds East (assumed bearing) along the South line of said SW1/4 SW1/4, 335.00 feet to the point of beginning of the tract of land to be herein described; thence North 00 degrees 11 minutes 58 seconds East parallel with the West line of said SW1/4 SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West parallel with said South line, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East parallel with said West line, 328.29 feet; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to said South line of said SW1/4 SW1/4; thence North 89 degrees 20 minutes 09 seconds West along said South line, 984.43 feet to the point of beginning.
- 4: That part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of South 89 degrees 20 minutes 09 seconds East along the south line of said SW1/4, 335.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West, parallel with the south line of said SW1/4, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 328.29 feet to the point of beginning of the tract herein described; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to the south line of said SW1/4; thence South 89 degrees 20 minutes 09 seconds East along last said line, 21.04 feet; thence North 00 degrees 08 minutes 15 seconds West, 891.06 feet; thence North 89 degrees 20 minutes 09 seconds West, 1335.25 feet to a line parallel with the west line of said SW1/4 and 10 rods easterly of said west line; thence South 00 degrees 11 minutes 58 seconds West along last said line, 422.71 feet to the point of beginning.

Containing 133.92 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



UTH QUARTER CORNER
 SEC 16, T-101, R-11

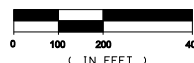
Surveyor's Notes

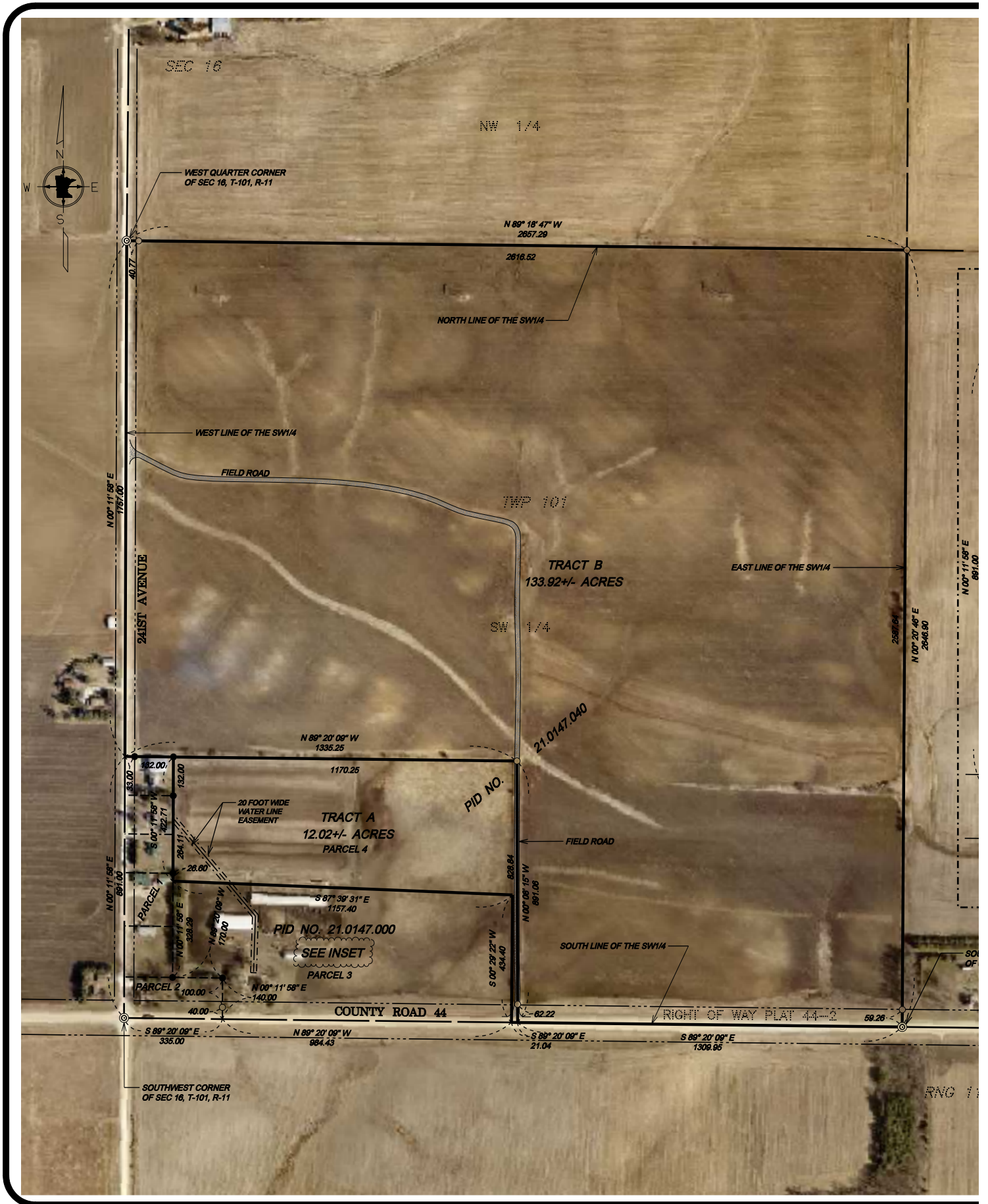
- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all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

LEGEND

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

GRAPHIC SCALE





PROPOSED DESCRIPTION FOR EASEMENT

A 20.00 foot wide easement for water line purposes over, under and across that part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota. The centerline of said easement is described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of North 00 degrees 11 minutes 58 seconds East along the west line of said SW1/4, 891.00 feet; thence South 89 degrees 20 minutes 09 seconds East, parallel with the south line of said SW1/4, 165.00 feet; thence South 00 degrees 11 minutes 58 seconds West, parallel with the west line of said SW1/4, 206.61 feet to the point of beginning of the centerline herein described; thence South 40 degrees 03 minutes 09 seconds East, 435.30 feet; thence South 01 degree 53 minutes 25 seconds West, 193.11 feet and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to a line that is 165.00 feet easterly and parallel with the west line of said SW1/4.

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

CLIENT NAME:

Terrance Pfaff

PROJECT ADDRESS

24175 County Road 44
 Harmony, MN

DATE OF FIELD WORK: August 13, 2024
 DATE OF MAP: August 16, 2024
 Added Easement: August 19, 2024
 REVISION: _____ DATE _____, 20__

JOB NO: 2024189
 DRAFTED BY: PMH
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Fillmore County
 NAD83 2011
 VERTICAL DATUM:
 N/A

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE ATTACHED TO PID NO. 21.0147.000)

That part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of South 89 degrees 20 minutes 09 seconds East along the south line of said SW1/4, 335.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West, parallel with the south line of said SW1/4, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 328.29 feet to the point of beginning of the tract herein described; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to the south line of said SW1/4; thence South 89 degrees 20 minutes 09 seconds East along last said line, 21.04 feet; thence North 00 degrees 08 minutes 15 seconds West, 891.06 feet; thence North 89 degrees 20 minutes 09 seconds West, 1335.25 feet to a line parallel with the west line of said SW1/4 and 10 rods easterly of said west line; thence South 00 degrees 11 minutes 58 seconds West along last said line, 422.71 feet to the point of beginning.

Containing 12.02 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, Except the following four parcels:

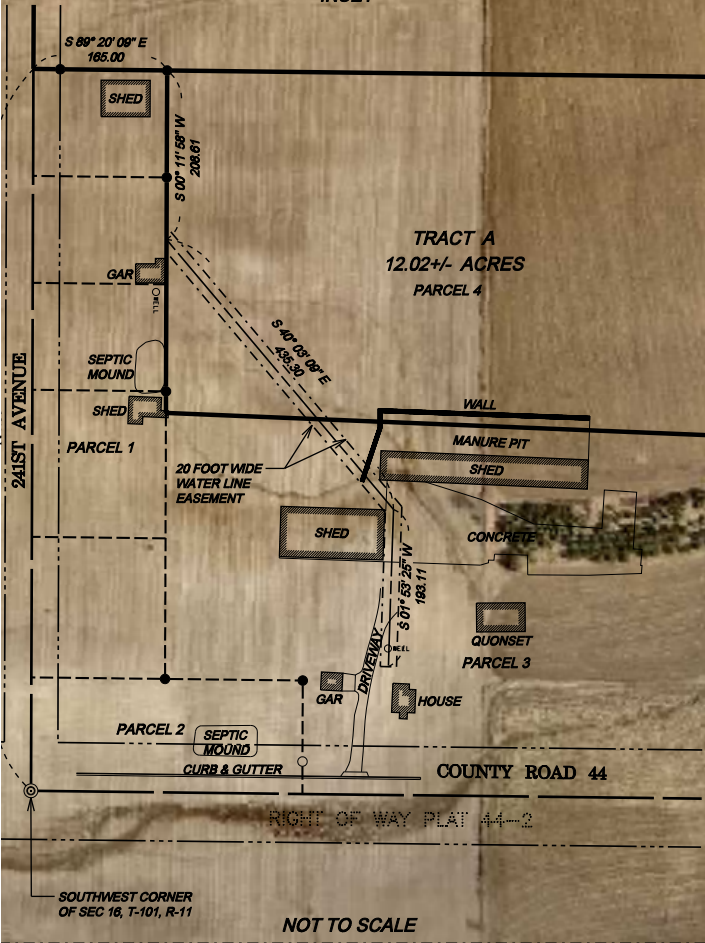
- 1: Commencing at the Southwest corner of said Section 16; thence running North 54 rods; thence East 10 rods; thence South 54 rods; thence West 10 rods to the place of beginning.
- 2: Commencing at a point on the section line 165.00 feet East of the Southwest corner of said Section 16 (all bearings assumed); thence North 140.00 feet on a line parallel to the West section line of said section; thence East 170.00 feet on a line parallel to the South section line of said section; thence South 140.00 feet on a line parallel to the West section line of said section; thence West 170.00 feet on the South section line of said section to the point of beginning.
- 3: Commencing at the Southwest Corner of said SW1/4 SW1/4; thence South 89 degrees 20 minutes 09 seconds East (assumed bearing) along the South line of said SW1/4 SW1/4, 335.00 feet to the point of beginning of the tract of land to be herein described; thence North 00 degrees 11 minutes 58 seconds East parallel with the West line of said SW1/4 SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West parallel with said South line, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East parallel with said West line, 328.29 feet; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to said South line of said SW1/4 SW1/4; thence North 89 degrees 20 minutes 09 seconds West along said South line, 984.43 feet to the point of beginning.
- 4: That part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of South 89 degrees 20 minutes 09 seconds East along the south line of said SW1/4, 335.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West, parallel with the south line of said SW1/4, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 328.29 feet to the point of beginning of the tract herein described; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to the south line of said SW1/4; thence South 89 degrees 20 minutes 09 seconds East along last said line, 21.04 feet; thence North 00 degrees 08 minutes 15 seconds West, 891.06 feet; thence North 89 degrees 20 minutes 09 seconds West, 1335.25 feet to a line parallel with the west line of said SW1/4 and 10 rods easterly of said west line; thence South 00 degrees 11 minutes 58 seconds West along last said line, 422.71 feet to the point of beginning.

Containing 133.92 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

INSET



NOT TO SCALE

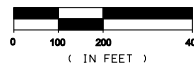
Surveyor's Notes

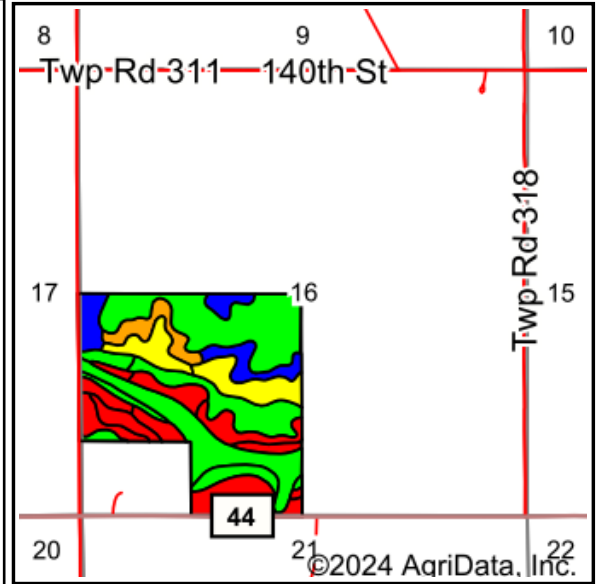
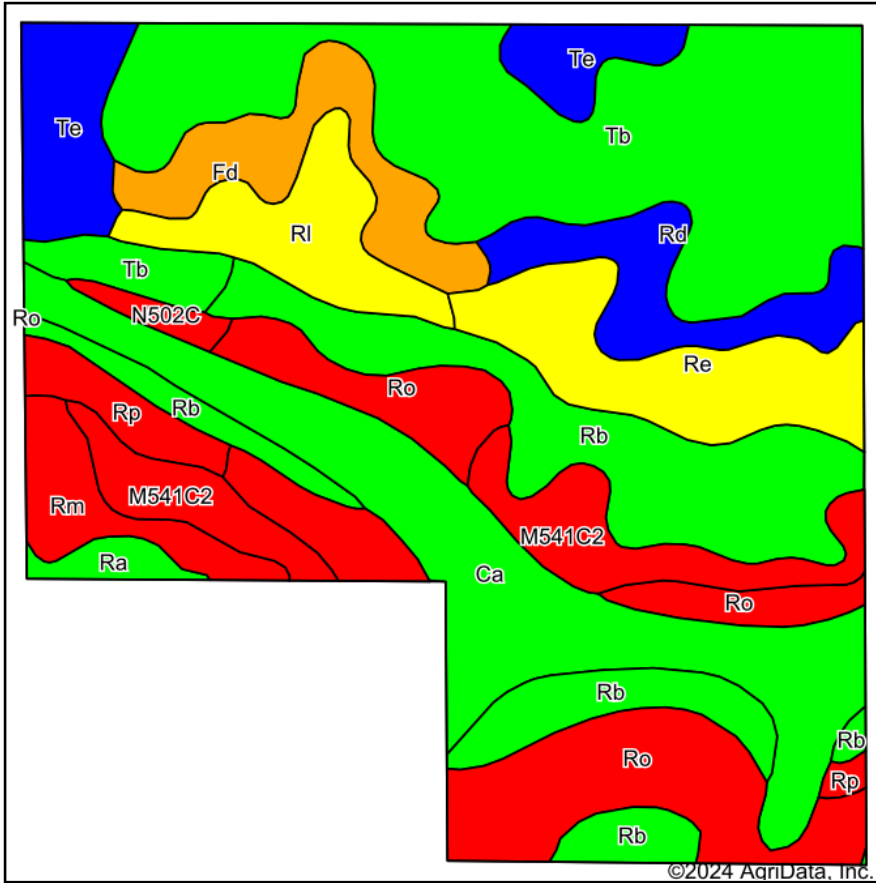
- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all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

LEGEND

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

GRAPHIC SCALE





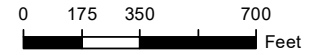
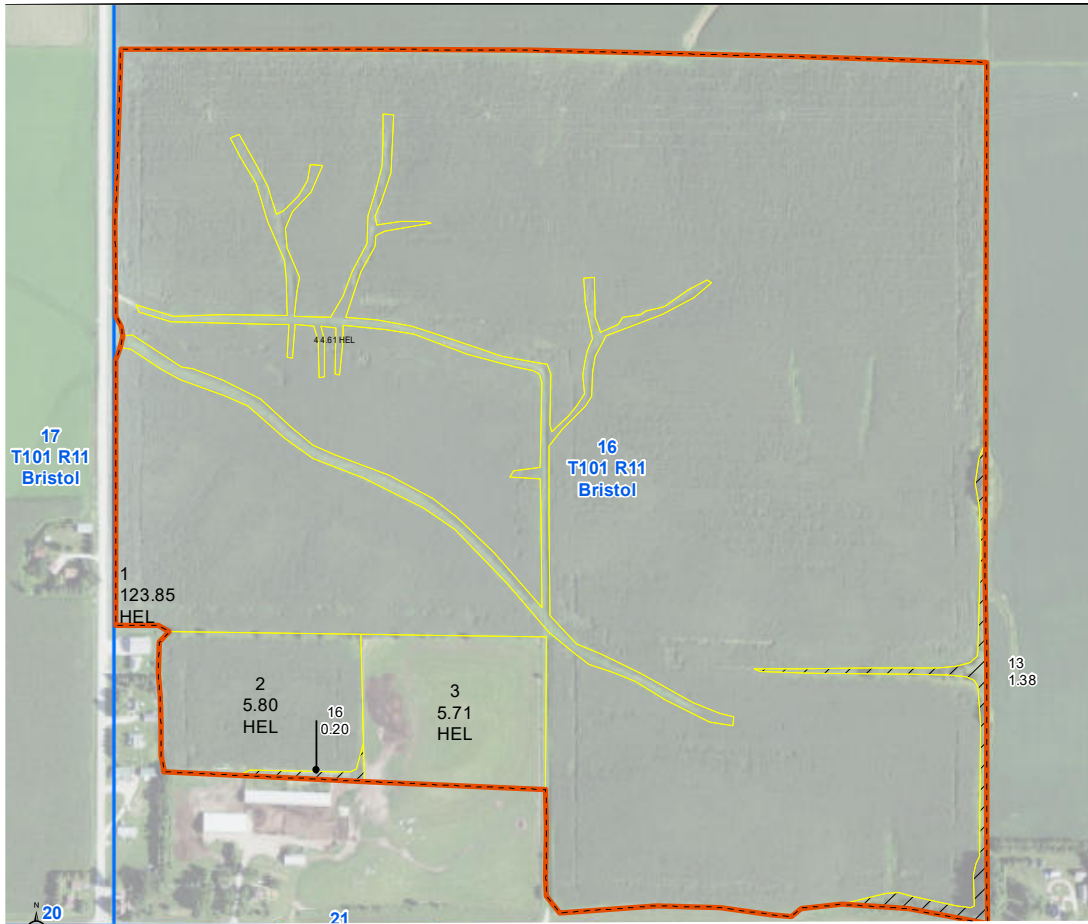
Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	29.46	21.9%	IIIe	IIe	93
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	19.37	14.5%	IIIe	IIe	94
Ca	Chaseburg and Judson silt loams, 0 to 1 percent slopes	17.86	13.4%	IIIe	I	94
Ro	Rockton and Dodgeville silt loams, shallow, 7 to 11 percent slopes, moderately eroded	17.20	12.9%	IIIe	VIe	27
Re	Racine and Ostrander loams, 12 to 17 percent slopes, moderately eroded	8.41	6.3%	IIIe	IVe	67
M541C2	Copaston loam, 6 to 12 percent slopes, moderately eroded	8.12	6.1%	IIIe	VIe	27
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	6.90	5.2%	IIIe	IIIe	86
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	6.35	4.8%	IIIe	IIIe	72
Ri	Renova loam, 12 to 17 percent slopes, moderately eroded	5.82	4.4%	IIIe	IVe	62
Rd	Racine and Ostrander silt loams, 7 to 11 percent slopes, moderately eroded	5.54	4.2%	IIIe	IIIe	82
Rm	Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes	3.59	2.7%	IIIe	VIe	28
Rp	Rockton and Dodgeville silt loams, shallow, 12 to 17 percent slopes, moderately eroded	2.65	2.0%	IIIe	VIe	24
Ra	Racine and Ostrander silt loams, 0 to 2 percent slopes	1.18	0.9%	IIIe	Is	99
N502C	Nordness silt loam, 6 to 12 percent slopes	0.92	0.7%	IIIe	VIIs	30
Weighted Average					3.19	72.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 29369

Description : PWSW4 16 BRISTOL
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TERRANCE J PFAFF
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
141.55	139.97	139.97	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	139.97	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	76.46	0.00	164

TOTAL 76.46 0.00



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0147.040**

Taxpayer ID#: 49661

Property Address: ,

Property Description: SECT-16 TWP-101 RANGE-011 144.52 AC SW1/4 EX 3.50AC & EXPIECE 140' X 170' TO WEBSTER & EX 11.43AC SW1/4 SW1/4

Tax Statement		
2023 Values for Taxes Payable in 2024		
Values and Classification		
Step 1	Taxes Payable Year:	2023 2024
	Estimated Market Value:	\$923,900 \$1,201,000
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$923,900 \$1,201,000
	New Improvements:	\$0 \$0
Property Classification:		AG HSTD AG HSTD
<i>Sent in March 2023</i>		
Step 2	Proposed Tax	
	2024 Proposed Property Tax:	\$2,458.00
<i>Sent in November 2023</i>		
Step 3	1st Half Taxes:	\$1,250.00
	2nd Half Taxes:	\$1,250.00
	Total Taxes Due in 2024:	\$2,500.00

\$\$\$ 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.

2-13-24 v2

Tax Detail for Your Property:		2023	2024
Taxes Payable Year:			
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$2,391.76	\$2,682.96
4. Credits that reduce your property taxes:			
A. Agricultural market value credit		161.76	182.96
B. Other Credits		0.00	0.00
5. Property taxes after credits		\$2,230.00	\$2,500.00
Property Tax by Jurisdiction			
6. County: Fillmore		1,405.34	1,642.88
7. City or town BRISTOL TOWNSHIP		546.46	565.90
8. State General Tax		0.00	0.00
9. School District 2198		0.00	0.00
A. Voter approved levies		0.00	0.00
B. Other local levies		278.20	291.22
10. Special Taxing Districts		0.00	0.00
A. Other taxing districts		0.00	0.00
B. Tax increment financing		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		\$2,230.00	\$2,500.00
Special Assessments on Your Property			
13. Special assessments	PRINCIPAL: INT:	\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,230.00	\$2,500.00



Tract 5



Tract 5

Description: SECT-04 TWP-101 RANGE-011 10.50 AC N550' OF W831.6' S1/2SW1/4

Property Address: 15158 241st Ave, Preston, MN 55965

Total Acres: 10.50±

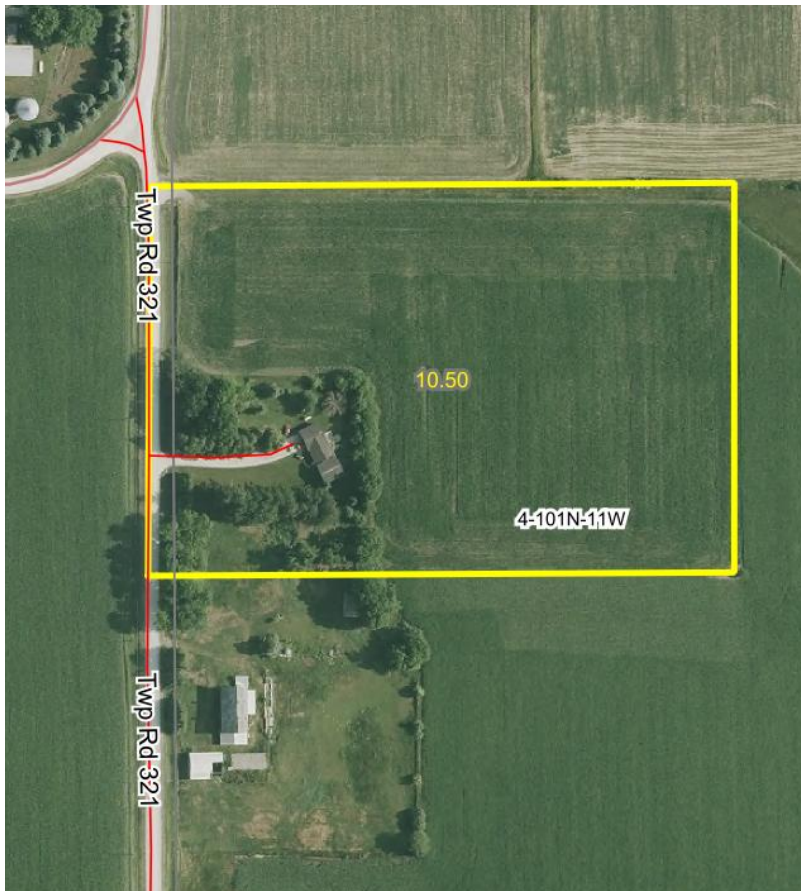
Cropland Acres: 8.52±

PID #: 21.0038.020

Soil Productivity Index: 92.7

Soils: TamaDowns complex, driftless, 2 to 6 percent slopes (96.1%), TamaDowns complex, driftless, 6 to 12 percent slopes, moderately eroded (3.9%)

Taxes (2024): \$776.00



*Lines are approximate



Tract 6

House Details

- Built in 1989
- Split Level
- (4) Bedrooms
- New carpet in upstairs bedrooms & staircases
- (2) Bathrooms, both bathrooms have new toilets and faucets
- Kitchen, new sink & faucet
- Laundry
- Dining room
- Living room
- New wood look plank vinyl flooring in kitchen, laundry, dining room, bathrooms, foyer & basement
- Fully finished basement w/gas fireplace
- (2) Family rooms
- Storage room
- Utility room
- Appliances included: refrigerator, stove, microwave, & dishwasher
- LP Heat
- New Amana heating unit
- Water softener
- Water heater
- New interior lighting
- New interior & exterior doors
- Vinyl siding
- Brick fascia
- Architectural shingle roof, new in 2024
- Attached 2-car garage, cement floor w/basement access
- Deck
- Established yard & trees
- **Shared well agreement in place with neighbor to the south of the parcel**
- **Non-compliant septic to be brought to compliance at the buyer's expense**
- **Gas barrel not included with the real estate.**

WELL AGREEMENT

This agreement made this 30 day of ~~March, 2007~~ ^{June 2004}, by and between Donne D. Tammel and Marilyn A. Tammel, husband and wife, Preston, Minnesota, hereinafter called Grantors, and Kent L. Tammel and Donna Tammel, husband and wife, Preston, Minnesota, hereinafter called Grantees.

WHEREAS, the Grantors own certain premises described as:

The South Half of the Southwest Quarter (S1/2SW1/4) of Section 4, Township 101 North, Range 11 West, except the North 550.0 feet of the West 831.6 feet of the South Half of the Southwest Quarter (S1/2SW1/4) of Section 4, Township 101 North, Range 11 West, all in Fillmore County, Minnesota

upon which there is now currently located a house and well belonging to the Grantors; and,

WHEREAS, the Grantees are own certain premises in Fillmore County, Minnesota, described as follows:

The West 831.6 feet of the South Half of the Southwest Quarter (S1/2SW1/4) of Section 4, Township 101 North, Range 11 West.

and desire to obtain the right to draw and use water from the well now owned by the Grantors on the above described premises.

NOW THEREFORE, in consideration of the covenants contained herein, the parties agree as follows:

1. Grantees shall have the right to install, maintain, and use a water line starting at the Grantors' well and running in a convenient location from the Grantors' well to the Grantees' premises, with the Grantees to be responsible for all costs of installing the line and hooking up the water line to the existing well and pressure pump now owned by the Grantors. Grantees shall be authorized to enter upon the land of the Grantors at any convenient time for purposes of installation, inspection, and maintenance of the water line to be installed.
2. Grantors shall be responsible to maintain and operate the well in a good operating condition at all times.
3. The Grantees shall pay to the Grantors the sum of \$25.00 per month for each month the Grantees draw water from the Grantors' well. This charge shall begin when the Grantees install the pipe to transfer water from the Grantors' well to the Grantees' premises and shall continue until such time as the Grantees no longer draw water from the Grantors' well.

4. The Grantees reserve the right to terminate this agreement upon 30 days notice to the Grantors if the Grantees no longer desire to use water from the Grantors' well.

5. Neither the Grantees nor the Grantors shall be responsible for or have any liability to the other party for anything other than to provide such water as is needed by the Grantees and for the Grantees to pay such monthly charge as is required herein to the Grantors. Both the Grantees and the Grantors shall indemnify and save harmless the other party from any other damages except as are authorized in this paragraph only.

6. This agreement has been entered into in the State of Minnesota and shall be interpreted in accordance with the laws of this state.

7. The rights and duties required herein will automatically follow the conveyance of any of the parcels of land described herein, even if this agreement is not described in such conveyance.

GRANTORS

Donne Tammel

Marilyn Tammel

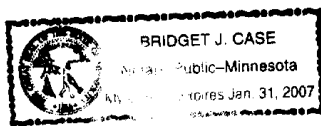
GRANTEES

Kent L. Tammel

Donna Tammel

STATE OF MINNESOTA)
)ss.
 COUNTY OF Fillmore)

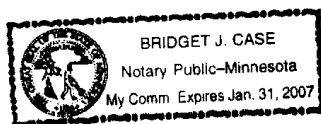
⁴ The foregoing instrument was acknowledged before me this 30 day of June, 2007, by Donne D. Tammel and Marilyn A. Tammel, husband and wife, Grantors.



Bridget J. Case
 Notary Public

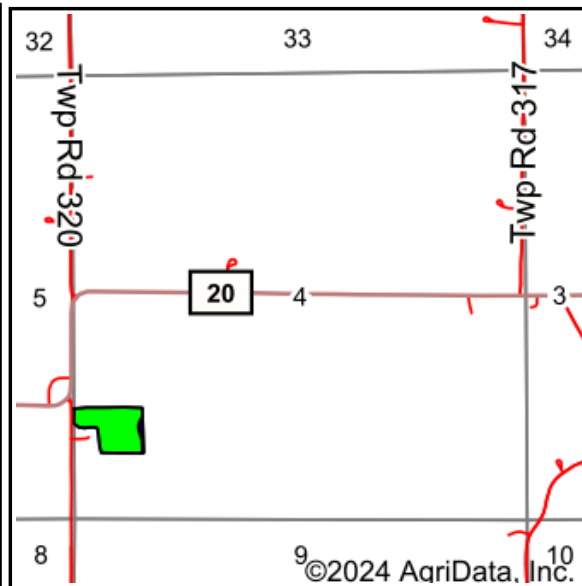
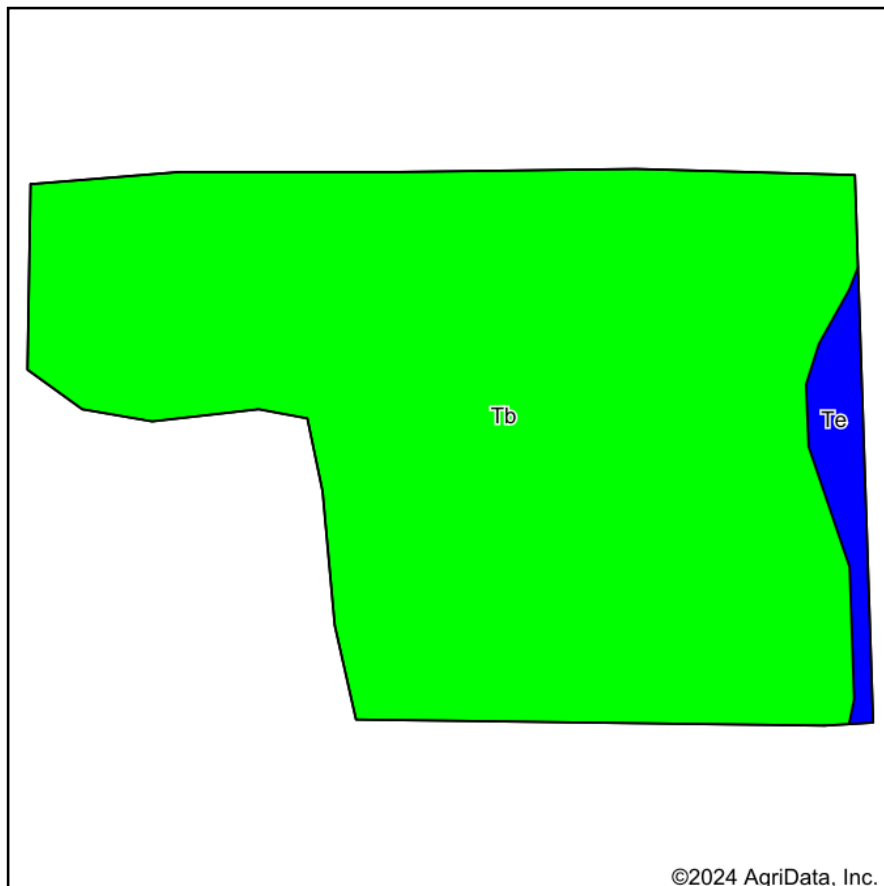
STATE OF MINNESOTA)
)ss.
 COUNTY OF Fillmore)

⁴ The foregoing instrument was acknowledged before me this 30 day of June, 2007, by Kent L. Tammel and Donna Tammel, husband and wife, Grantees.



Bridget J. Case
 Notary Public

This document was drafted by:
 Evavold & Rutgers Law Office, LLC
 305 S. Elm, P.O. Box 39
 Rushford, MN 55971
 (507) 864-7748



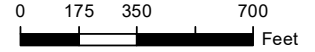
©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Tb	Tama-Downs complex, driftless, 2 to 6 percent slopes	7.40	96.1%		Ile	93
Te	Tama-Downs complex, driftless, 6 to 12 percent slopes, moderately eroded	0.30	3.9%		IIle	86
Weighted Average					2.04	92.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number	: 29365
Description	: PWSW4SW4 4 BRISTOL
FSA Physical Location	: MINNESOTA/FILLMORE
ANSI Physical Location	: MINNESOTA/FILLMORE
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: TERRANCE J PFAFF
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
10.21	8.52	8.52	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	8.52	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	4.61	0.00	164
TOTAL	4.61	0.00	



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0038.020**

Taxpayer ID#: 49661

Property Address: 15158 241ST AVE, PRESTON MN 55965
Property Description:SECT-04 TWP-101 RANGE-011 10.50 AC N550' OF W831.6' S1/2SW1/4

Tax Statement			
2023 Values for Taxes Payable in 2024			
Values and Classification			
Step 1	Taxes Payable Year:	2023	2024
	Estimated Market Value:	\$209,600	\$223,600
	Homestead Exclusion:	\$24,100	\$24,500
	Taxable Market Value:	\$185,500	\$199,100
	New Improvements:	\$0	\$0
	Property Classification:	AG HSTD	AG HSTD
<i>Sent in March 2023</i>			
Step 2	Proposed Tax		
	2024 Proposed Property Tax:		\$766.00
<i>Sent in November 2023</i>			
Step 3	1st Half Taxes:		\$388.00
	2nd Half Taxes:		\$388.00
	Total Taxes Due in 2024:		\$776.00

\$\$\$ 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.

2-13-24 v2

Tax Detail for Your Property:			
Taxes Payable Year:		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$776.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$872.00	
Property Tax and Credits			
3. Property taxes before credits		\$1,046.60	\$958.32
4. Credits that reduce your property taxes:			
A. Agricultural market value credit		174.60	182.32
B. Other Credits		0.00	0.00
5. Property taxes after credits		\$872.00	\$776.00
Property Tax by Jurisdiction			
6. County: Fillmore		372.42	330.32
7. City or town BRISTOL TOWNSHIP		144.66	113.42
8. State General Tax		0.00	0.00
9. School District 2198		89.88	92.94
		265.04	239.32
10. Special Taxing Districts			
A. Other taxing districts		0.00	0.00
B. Tax increment financing		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		\$872.00	\$776.00
Special Assessments on Your Property			
13. Special assessments		PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$872.00	\$776.00



Tract 6



Tract 6

Description: SECT-16 TWP-101 RANGE-011 .50 AC COM AT PT 38R N OF SW CORSEC 16-101-11 TH N8R E10R S8R W10R TO BEG

Property Address: 13116 241st Ave, Harmony, MN 55939

Total Acres: 0.50±

PID #: 21.0147.010

Taxes (2024): \$348.00



*Lines are approximate



Tract 7

House Details

- (3) Bedrooms
- (1) Bathroom
- Kitchen includes stove and refrigerator
- Living room
- Vinyl siding
- Architectural shingles
- LP heat
- 2-car unattached garage
- **Shared well – with well easement**
- **Non-compliant septic to be brought to compliance at the buyer's expense**



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: **R 21.0147.010**

Taxpayer ID#: 49661

Property Address: 13116 241ST AVE, HARMONY MN 55939
Property Description: SECT-16 TWP-101 RANGE-011 .50 AC COM AT PT 38R N OF SW CORSEC 16-101-11 TH N8R E10R S8R W10R TO BEG

Tax Statement		
2023 Values for Taxes Payable in 2024		
Values and Classification		
Step 1	Taxes Payable Year:	2023 2024
	Estimated Market Value:	\$59,900 \$55,800
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$59,900 \$55,800
	New Improvements:	\$0 \$0
	Property Classification:	RES NON HSTD RES NON HSTD
<i>Sent in March 2023</i>		
Step 2	Proposed Tax	
	2024 Proposed Property Tax:	\$344.00
<i>Sent in November 2023</i>		
Step 3	1st Half Taxes:	\$174.00
	2nd Half Taxes:	\$174.00
	Total Taxes Due in 2024:	\$348.00

\$\$\$ 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. 2-13-24 v2

Tax Detail for Your Property:			2023	2024
Taxes Payable Year:				
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
Property Tax and Credits				
3. Property taxes before credits			\$412.00	\$348.00
4. Credits that reduce your property taxes:				
A. Agricultural market value credit			0.00	0.00
B. Other Credits			0.00	0.00
5. Property taxes after credits			\$412.00	\$348.00
Property Tax by Jurisdiction				
6. County: Fillmore			182.02	153.32
7. City or town BRISTOL TOWNSHIP			70.85	52.58
8. State General Tax			0.00	0.00
9. School District 2198			36.78	36.50
A. Voter approved levies			122.35	105.60
B. Other local levies				
10. Special Taxing Districts			0.00	0.00
A. Other taxing districts			0.00	0.00
B. Tax increment financing				
11. Non-school voter approved referenda levies			0.00	0.00
12. Total property tax before special assessments			\$412.00	\$348.00
Special Assessments on Your Property				
13. Special assessments			PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$412.00	\$348.00



Tract 7



Tract 7



DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter received for _____ \$ _____

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

- Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



FILLMORE COUNTY
MINNESOTA

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