



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

65 YEARS
Built on Trust.

WRIGHT COUNTY, MINNESOTA LAND AUCTION

Auctioneer's Note: 143± acres of prime farmland being sold in 3 tracts in Stockholm Township, Wright County, MN is coming up on public auction. This property has been in the same family for over 80 years, making its availability a truly special occasion. The land features approximately 133± tillable acres with an average CPI of 91.3 making it ideal for farming or investment. With its rich history and unmatched potential, this is a once-in-a-lifetime chance to acquire a legacy property in a sought-after location. As a chapter is ending for this family, a new chapter is ready to be started by another. Whether you are a farmer looking to expand your operation or an investor seeking quality farmland, you don't want to miss this opportunity.

**143±
ACRES**



Opening: Thursday, March 6 | 8AM
Closing: Thursday, March 13 | 1PM^{CST} 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 6 AND WILL END AT 1PM THURSDAY, MARCH 13.

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 14, 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. Property 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 ABSOLUTE.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

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

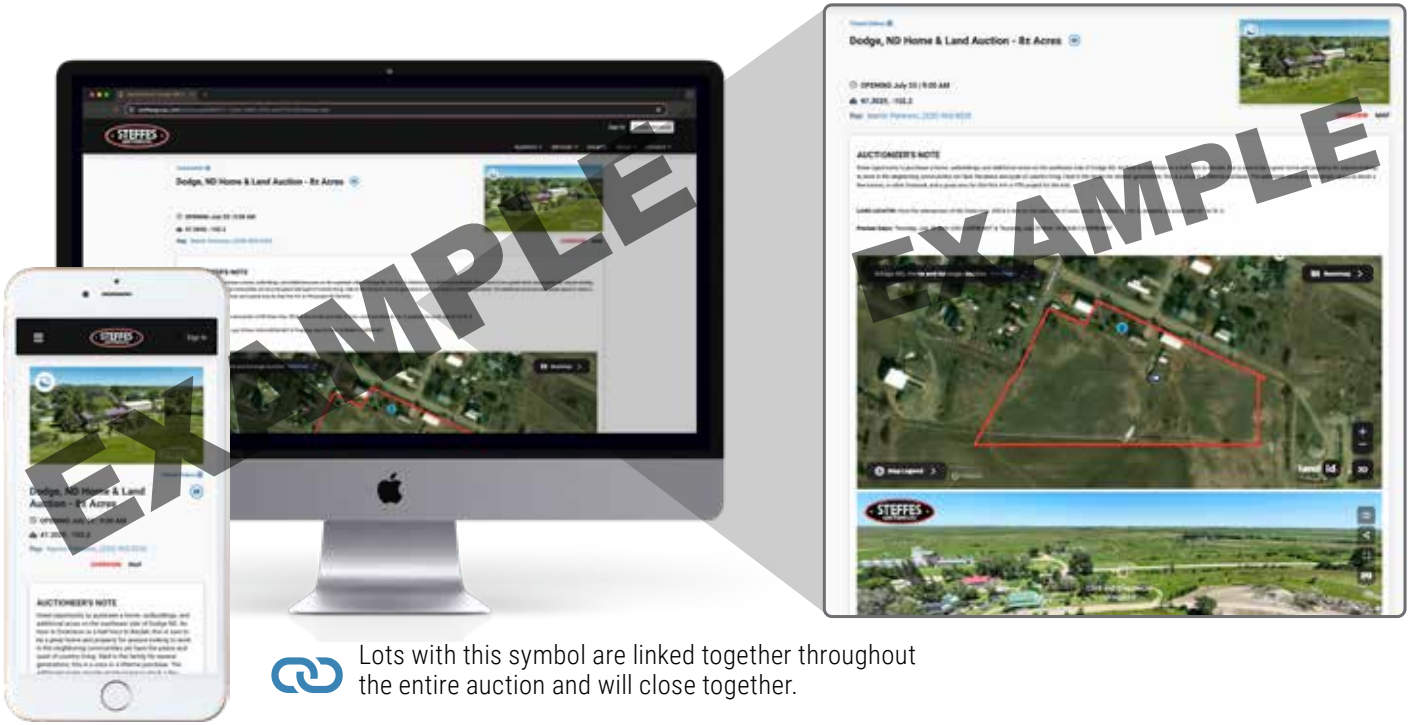
THE BIDDING STRATEGY

- 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

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

STOCKHOLM PLAT
(Landowners)

R-28-W



Aerial Map

WRIGHT COUNTY, MN – STOCKHOLM TOWNSHIP

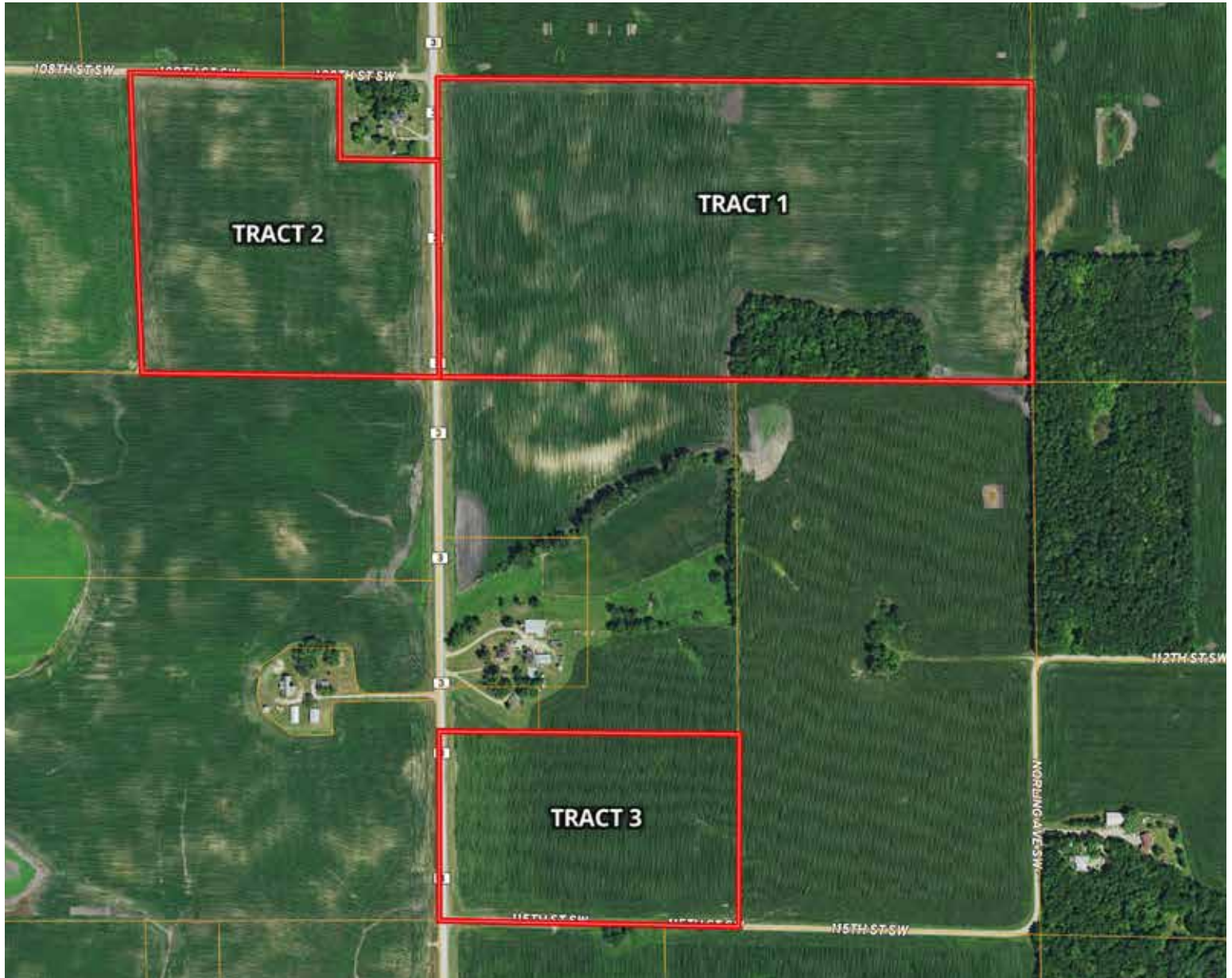
Land Located: From Cokato, MN, 5.9 miles south on Broadway Ave S/County Rd 3 SW. Land is on the east and west side of the road.

Description: SECT-26 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 80.00AC S 1-2 SW, SECT-27 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 37.22AC SE1/4 OF SE1/4 EX TR DES IN BK314-411, & SECT-35 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 61.48AC W1/2 OF NW1/4 EX TR DES ON DOC702779(352301) EX TR DES ON DOC728625(352200)

Total Acres: 143.18±

PID #: 218-000-263300, 218-000-274400, & 218-000-352300

To Be Sold in 3 Tracts!



Tract 1 Details

Description: SECT-26 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 80.00AC S 1-2 SW

Total Acres: 80±

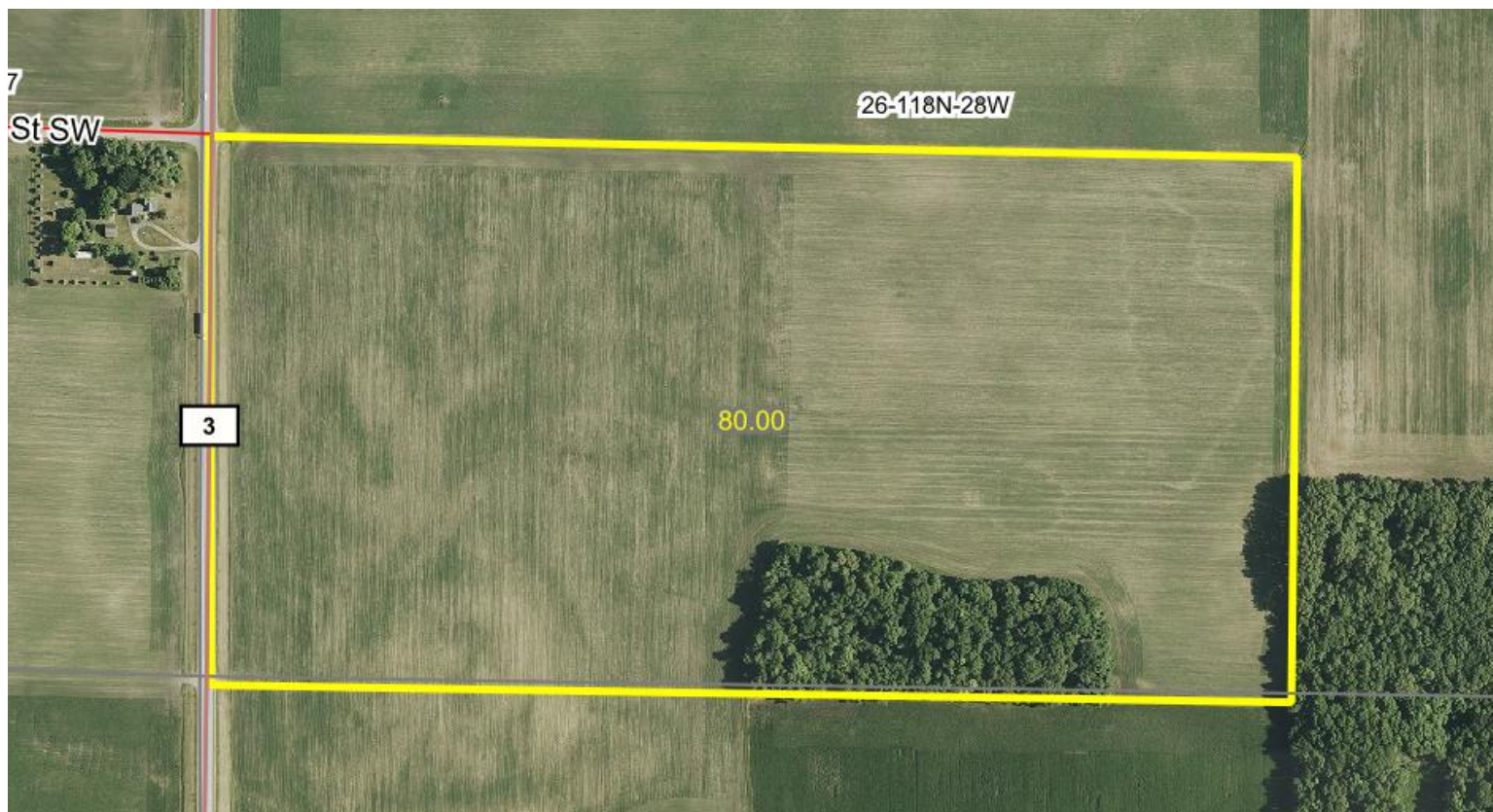
Cropland Acres: Approximately 72.79±

PID #: 218-000-263300

Soil Productivity Index: 91.4

Soils: CanisteoGlencoe complex, 0 to 2 percent slopes (50.6%), Le Sueur loam, 1 to 3 percent slopes (21.3%), Angus loam, 2 to 6 percent slopes (19.2%), Lester loam, 6 to 10 percent slopes, moderately eroded (4.8%), AngusLe Sueur complex, 1 to 6 percent slopes (2.3%), Cordova clay loam, 0 to 2 percent slopes (1.8%)

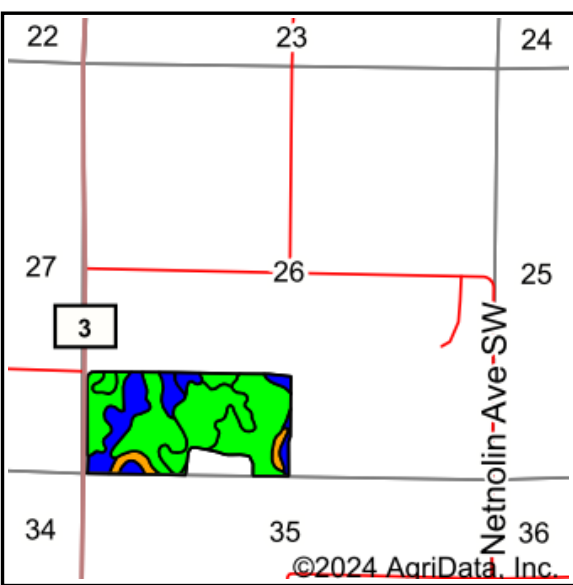
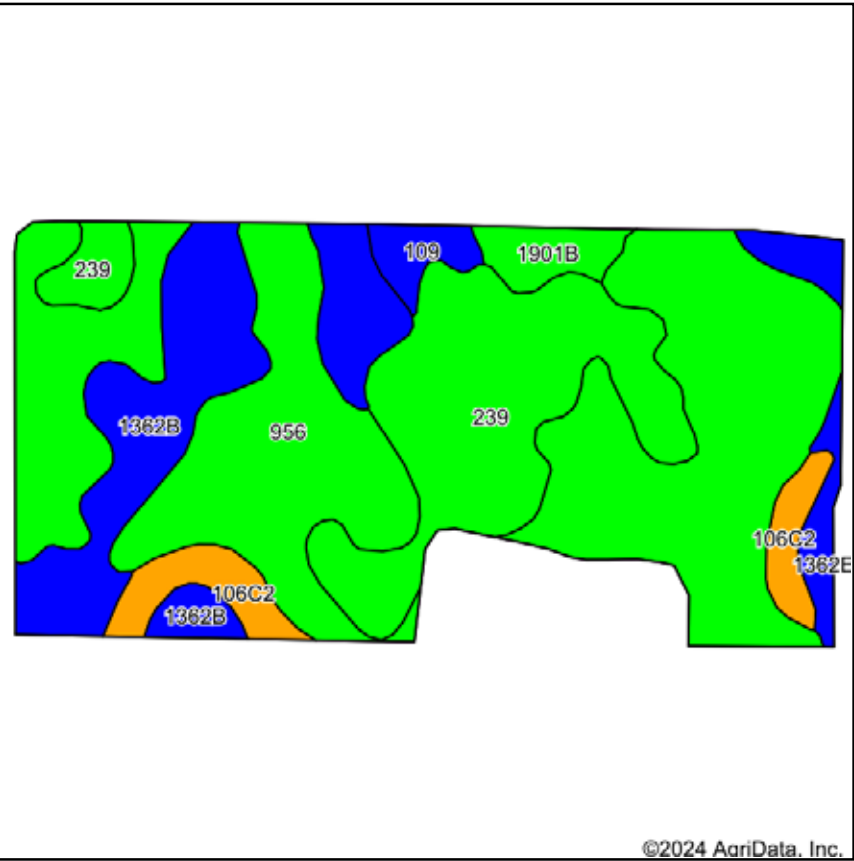
Taxes (2024): \$2,350.70



*Lines are approximate



Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	36.80	50.6%		IIw	91
239	Le Sueur loam, 1 to 3 percent slopes	15.54	21.3%		Iw	97
1362B	Angus loam, 2 to 6 percent slopes	13.99	19.2%		Ile	90
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	3.50	4.8%		IIle	76
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	1.67	2.3%		Ile	95
109	Cordova clay loam, 0 to 2 percent slopes	1.29	1.8%		IIw	87
Weighted Average					1.83	91.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 Tax Statement



Wright County Taxpayer Services
3650 Braddock Ave NE Ste 1400
Buffalo, MN 55313-3673
www.co.wright.mn.us
(763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-263300 Taxpayer ID#: 309398

TAX STATEMENT			2024
2023 Values for Taxes Payable in			
VALUES & CLASSIFICATION			Sent in March 2023
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	556,600	752,200
	Homestead Exclusion:		
	Taxable Market Value:	407,000	598,100
	New Improvements:		
	Property Classification:	AG HSTD RV-RP HMSTD	AG HSTD RV-RP HMSTD
		Green Acres, Rural Preser	Green Acres, Rural Preser
PROPOSED TAX			Sent in November 2023
Step 2	Proposed Tax:		2,350.00
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		1,175.35
	Second-half Taxes:		1,175.35
	Total Taxes Due in 2024:		2,350.70

\$\$\$
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.

2-16-24_v2

2024

Property Tax Statement

Property Address:
,

Property Description:
SECT-26 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 80.00AC S 1-2 SW

Special Assessment Breakdown:

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 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
3. Your property taxes before credits	1,397.74	2,929.30
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	607.74	578.60
B. Other credits		
5. Property taxes after credits	790.00	2,350.70
6. County	503.72	1,512.12
LAKE IMPROVEMENT		
7. City or Town (TOWN OF STOCKHOLM)	207.24	553.08
8. State General Tax		
9. School District (0466)		
A. Voter approved levies	2.60	75.02
B. Other local levies	76.44	210.48
10. Special Taxing Districts		
A. Other Special Taxing Districts		
B. Tax Increment		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	790.00	2,350.70
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	790.00	2,350.70



Tract 2 Details

Description: SECT-27 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 37.22AC SE1/4OF SE1/4EX TR DES IN BK314-411

Total Acres: 37.22±

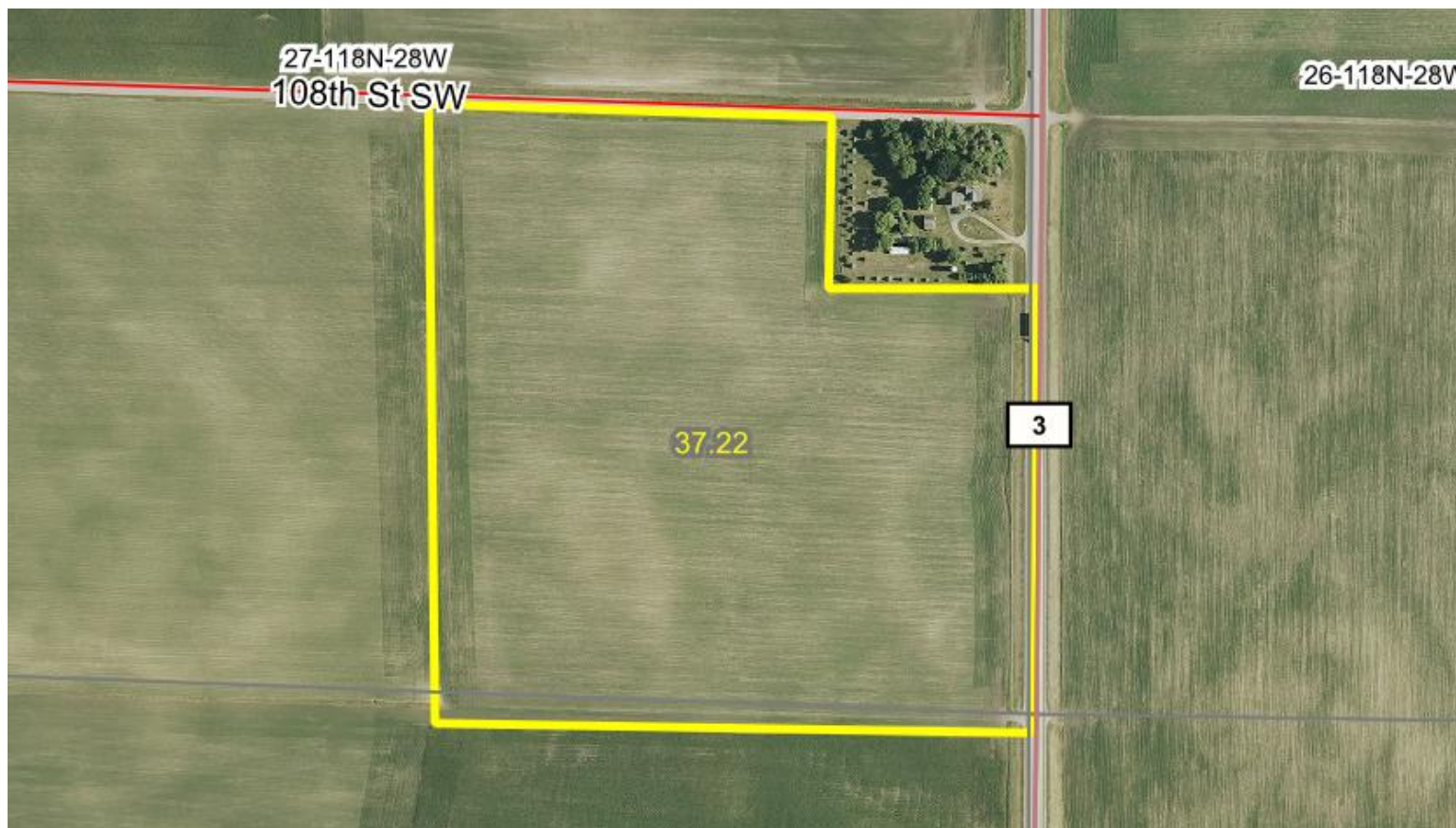
Cropland Acres: 36.16±

PID #: 218-000-274400

Soil Productivity Index: 92.1

Soils: Angus loam, 2 to 6 percent slopes (35.3%), CanisteoGlencoe complex, 0 to 2 percent slopes (32.1%), ReedslakeLe Sueur complex, 1 to 6 percent slopes (25.2%), Cordova clay loam, 0 to 2 percent slopes (7.0%), CokatoStorden complex, 6 to 12 percent slopes, eroded (0.4%)

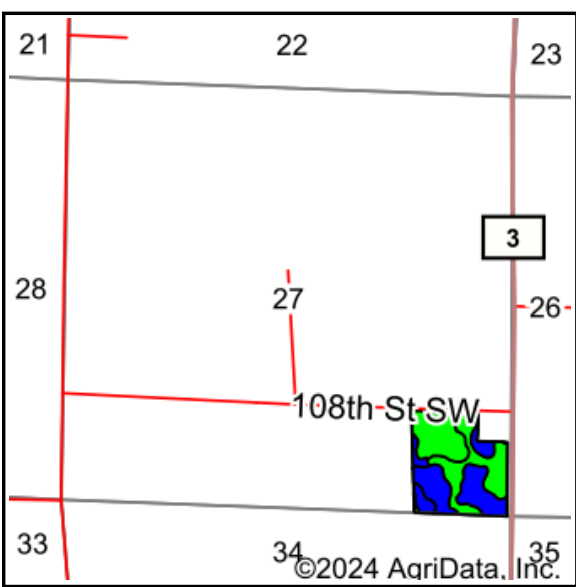
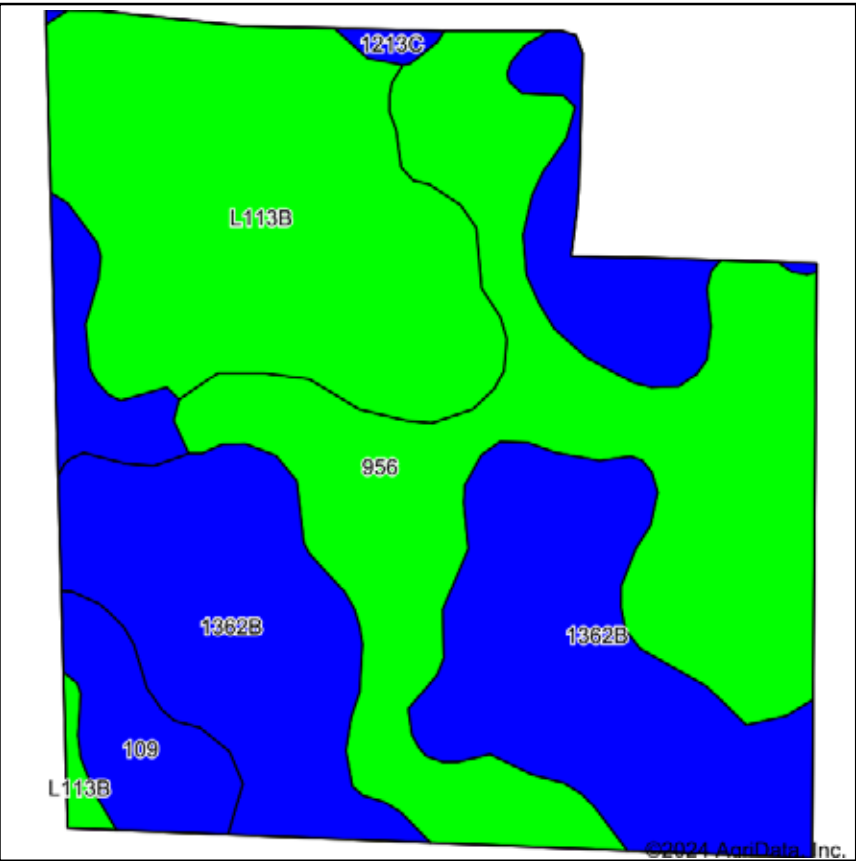
Taxes (2024): \$1,242.00



*Lines are approximate



Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1362B	Angus loam, 2 to 6 percent slopes	11.25	35.3%		Ile	90
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.23	32.1%		IIw	91
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	8.04	25.2%		Ile	98
109	Cordova clay loam, 0 to 2 percent slopes	2.22	7.0%		IIw	87
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	0.14	0.4%		IIIe	84
Weighted Average					2.00	92.1

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 Tax Statement



Wright County Taxpayer Services
3650 Braddock Ave NE Ste 1400
Buffalo, MN 55313-3673
www.co.wright.mn.us
(763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-274400 Taxpayer ID#: 309398

TAX STATEMENT

2023 Values for Taxes Payable in 2024

VALUES & CLASSIFICATION		Sent in March 2023	
Taxes Payable Year:	2023	2024	
Step 1	Estimated Market Value:	212,100	300,500
	Homestead Exclusion:		
	Taxable Market Value:	189,000	280,000
	New Improvements:		
	Property Classification:	AG HSTD	AG HSTD
		Green Acres	Green Acres

PROPOSED TAX		Sent in November 2023	
Step 2	Proposed Tax:		1,240.00

PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	621.00
	Second-half Taxes:	621.00
	Total Taxes Due in 2024:	1,242.00

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REFUNDS?

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

2-16-24_v2

2024 Property Tax Statement

Property Address:

Property Description:
SECT-27 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 37.22AC SE1/4OF SE1/4EX TR
DES IN BK314-411

Special Assessment Breakdown:

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 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
3. Your property taxes before credits	650.14	1,372.82
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	66.14	130.82
B. Other credits		
5. Property taxes after credits	584.00	1,242.00
6. County	358.30	789.74
LAKE IMPROVEMENT		
7. City or Town (TOWN OF STOCKHOLM)	144.24	288.46
8. State General Tax		
9. School District (0466)		
A. Voter approved levies	26.88	53.26
B. Other local levies	54.58	110.54
10. Special Taxing Districts		
A. Other Special Taxing Districts		
B. Tax Increment		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	584.00	1,242.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	584.00	1,242.00



BOUNDARY SURVEY

~for~ ALAN POKORNOWSKI

~Part of~ W1/2-NW1/4, Sec. 35, T. 118, R. 28
Stockholm Township, Wright County, MN

PARCEL 1 PROPOSED DESCRIPTION

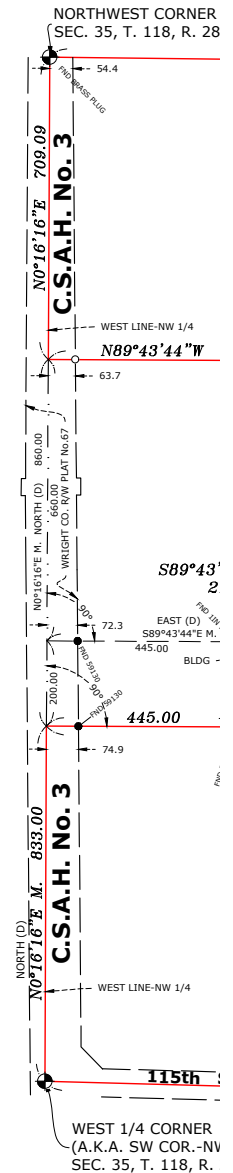
Part of the West Half of the Northwest Quarter of Section 35, Township 118, Range 28, Wright County, Minnesota, described as follows:
Commencing at the southwest corner of said Northwest Quarter;
thence on an assumed bearing of North 00 degrees 16 minutes 16 seconds East along the west line of said Northwest Quarter 833.00 feet;
thence South 89 degrees 43 minutes 44 seconds East, perpendicular to said west line, 445.00 feet to the point of beginning of the tract to be described;
thence North 00 degrees 16 minutes 16 seconds East, parallel with said west line 200.00 feet;
thence South 89 degrees 43 minutes 44 seconds East, perpendicular to the last described line 215.00 feet;
thence North 00 degrees 16 minutes 16 seconds East, parallel with said west line 660.00 feet;
thence North 89 degrees 43 minutes 44 seconds West, perpendicular to the last described line 660.00 feet to said west line of the Northwest Quarter;
thence North 00 degrees 16 minutes 16 seconds East, along said west line 709.09 feet to the north line of said Northwest Quarter;
thence South 89 degrees 19 minutes 44 seconds East, along said north line 1317.81 feet to the east line of said West Half of the Northwest Quarter;
thence South 00 degrees 11 minutes 10 seconds East along said east line 1559.94 feet to the intersection of a line bearing South 89 degrees 43 minutes 44 seconds East from the point of beginning;
thence North 89 degrees 43 minutes 44 seconds West along the last described line 885.22 feet to the point of beginning.

This tract contains 35.51 acres and is subject to any and all easements of record.

PARCEL 2 PROPOSED DESCRIPTION

Part of the West Half of the Northwest Quarter of Section 35, Township 118, Range 28, Wright County, Minnesota, described as follows:
Beginning at the southwest corner of said Northwest Quarter;
thence on an assumed bearing of North 00 degrees 16 minutes 16 seconds East along the west line of said Northwest Quarter 833.00 feet;
thence South 89 degrees 43 minutes 44 seconds East, perpendicular to said west line, 1330.22 feet to the east line of said West Half of the Northwest Quarter;
thence South 00 degrees 11 minutes 10 seconds East along said east line 863.02 feet to the south line of said Northwest Quarter;
thence North 88 degrees 26 minutes 38 seconds West along said south line 1337.45 feet to the point of beginning.

This tract contains 25.96 acres and is subject to any and all easements of record.



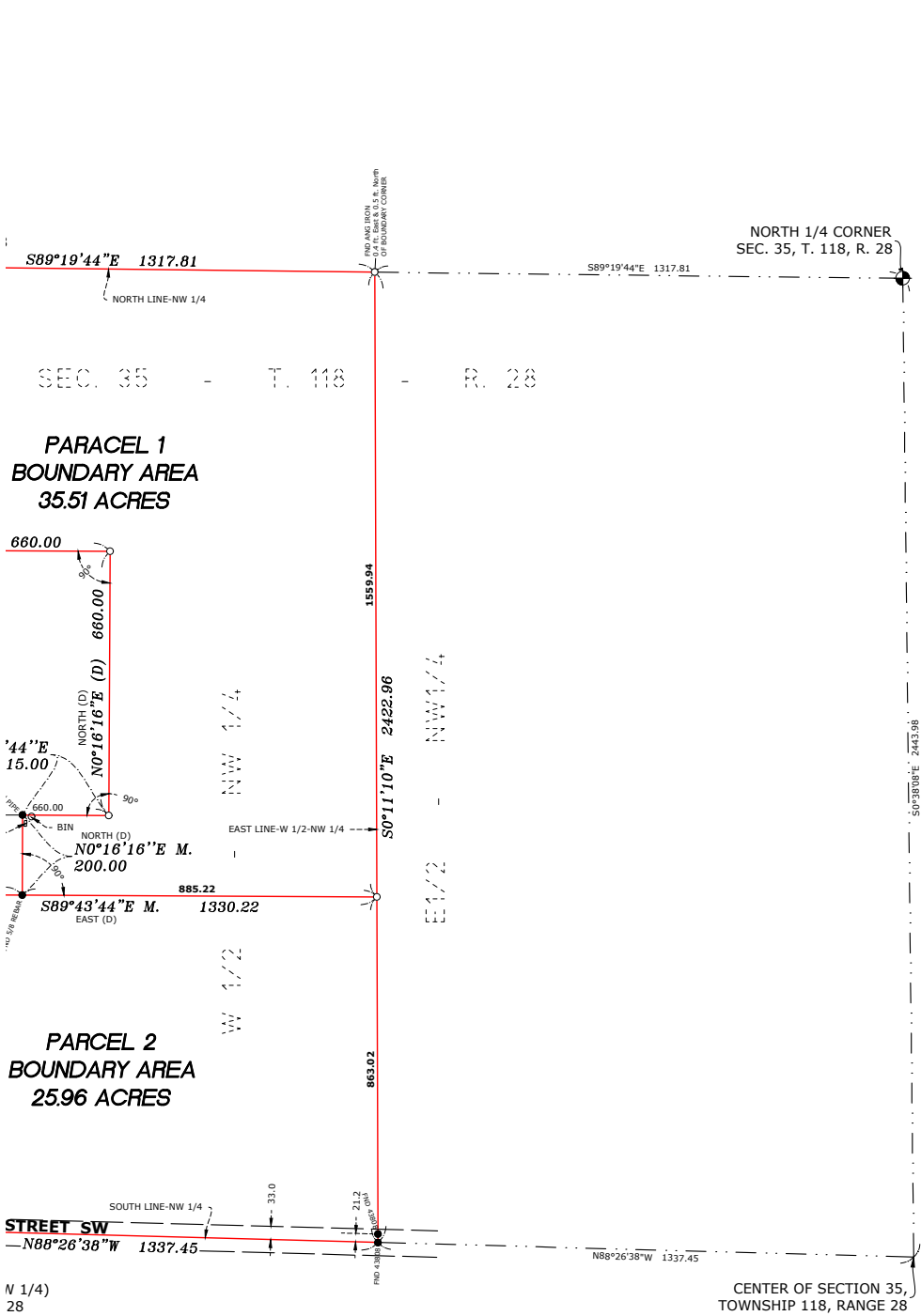
NOTES

- Field survey was completed by I
- Bearings shown are based on th
- Parent Parcel ID Number: 2180
- This survey was prepared witho
- restrictions and/or encumbranc
- subject to revision upon receipt

E. G. RUD & SONS, INC.
Professional Land Surveyors
335 Main Ave., P.O. Box 988
Gaylord, MN 55334
Tel. (507) 237-5212
www.egrud.com

S:\RUD\CAD\24PROJ\240234BS FROM HUTCH 3-21-24\CURRENT\24.0234BS.DWG

Tract 3 Survey



E.G. Rud and Sons, Inc. on 21MAR24.
ie Wright County Coordinate System NAD 83 (86 adj.).
00352200.
ut the benefit of title work. Additional easements,
es may exist other than those shown hereon. Survey
of a current title commitment or an attorney's title opinion.

I hereby certify that this survey, plan
or report was prepared by me or under
my direct supervision and that I am a
duly Registered Land Surveyor under
the laws of the State of Minnesota.

Kurt D. Nelson

KURT D. NELSON

Date: 30MAR24 License No. 45356

DRAWN BY:	SW	JOB NO:	24.0234	DATE:	25MAR24
CHECK BY:	KDN	FIELD CREW:	JWM		
1					
2					
3					
NO.	DATE	DESCRIPTION		BY	

Tract 3 Details

Description: SECT-35 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 118, RANGE 28, WRIGHT COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 16 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 833

Total Acres: 25.96±

Cropland Acres: Approximately 24.25±

PID #: 218-000-352300

Soil Productivity Index: 90.3

Soils: Angus loam, 2 to 6 percent slopes (47.5%), Cordova clay loam, 0 to 2 percent slopes (19.7%), AngusLe Sueur complex, 1 to 6 percent slopes (14.3%), Le Sueur loam, 1 to 3 percent slopes (13.1%), Lester loam, 6 to 10 percent slopes, moderately eroded (5.4%)

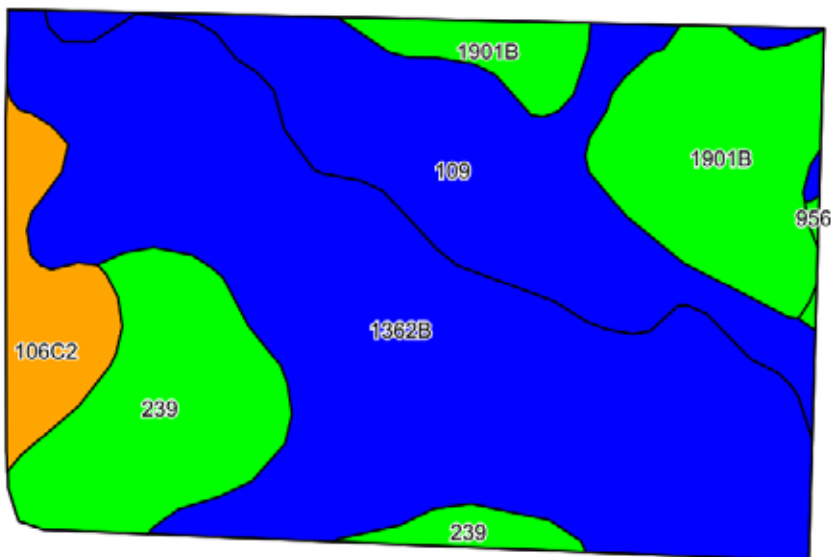
Taxes (2024): \$1,816.00 (For entire 61.48 acres. New tax amount TBD)



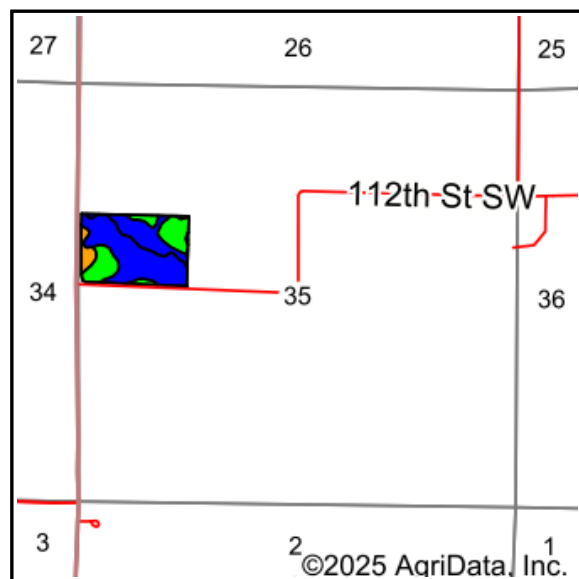
*Lines are approximate



Tract 3 Soils Map



©2025 AgriData, Inc.



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1362B	Angus loam, 2 to 6 percent slopes	11.50	47.5%		Ile	90
109	Cordova clay loam, 0 to 2 percent slopes	4.78	19.7%		Ilw	87
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	3.47	14.3%		Ile	95
239	Le Sueur loam, 1 to 3 percent slopes	3.18	13.1%		Iw	97
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.32	5.4%		IIIe	76
Weighted Average					1.92	90.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 3 Tax Statement



Wright County Taxpayer Services
3650 Braddock Ave NE Ste 1400
Buffalo, MN 55313-3673
www.co.wright.mn.us
(763) 682-7574 or (763) 682-7577

Property ID#: RP218-000-352300
Taxpayer ID#: 309398

TAX STATEMENT

2023 Values for Taxes Payable in 2024

VALUES & CLASSIFICATION <i>Sent in March 2023</i>		
Taxes Payable Year:	2023	2024
Estimated Market Value:	340,300	473,100
Homestead Exclusion:		
Taxable Market Value:	300,400	434,000
New Improvements:		
Property Classification:	AG HSTD RV-RP HMSTD	AG HSTD RV-RP HMSTD
	Green Acres, Rural Preser	Green Acres, Rural Preser

Step 1

PROPOSED TAX *Sent in November 2023*

Proposed Tax:	1,816.00
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Step 2

PROPERTY TAX STATEMENT

First-half Taxes:	908.00
Second-half Taxes:	908.00
Total Taxes Due in 2024:	1,816.00

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REFUNDS?

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

2-16-24_v2

2024

Property Tax Statement

Property Address:

Property Description:

SECT-35 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 61.48AC W1/2 OF NW1/4 EX TR
DES ON DOC702779(352301) EX TR
DES ON DOC728625(352200)

Special Assessment Breakdown:

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 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
3. Your property taxes before credits	1,033.14	2,126.20
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	105.14	310.20
B. Other credits		
5. Property taxes after credits	928.00	1,816.00
6. County	569.28	1,160.68
LAKE IMPROVEMENT		
7. City or Town (TOWN OF STOCKHOLM)	229.26	424.52
8. State General Tax		
9. School District (0466)		
A. Voter approved levies	42.74	68.68
B. Other local levies	86.72	162.12
10. Special Taxing Districts		
A. Other Special Taxing Districts		
B. Tax Increment		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	928.00	1,816.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	928.00	1,816.00



Tract 1 FSA Map & Abbreviated 156 Farm Records



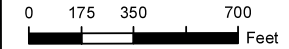
Wright County, Minnesota

Farm 6369

Tract 5880

2024 Program Year

Map Created June 03, 2024



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 34.41 acres

Tract Number : 5880

Description : STOC SEC26

FSA Physical Location : MINNESOTA/WRIGHT

ANSI Physical Location : MINNESOTA/WRIGHT

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : Wetland converted between December 23, 1985 and November 28, 1990

Owners : LARRY POKORNOWSKI

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.42	34.41	34.41	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	34.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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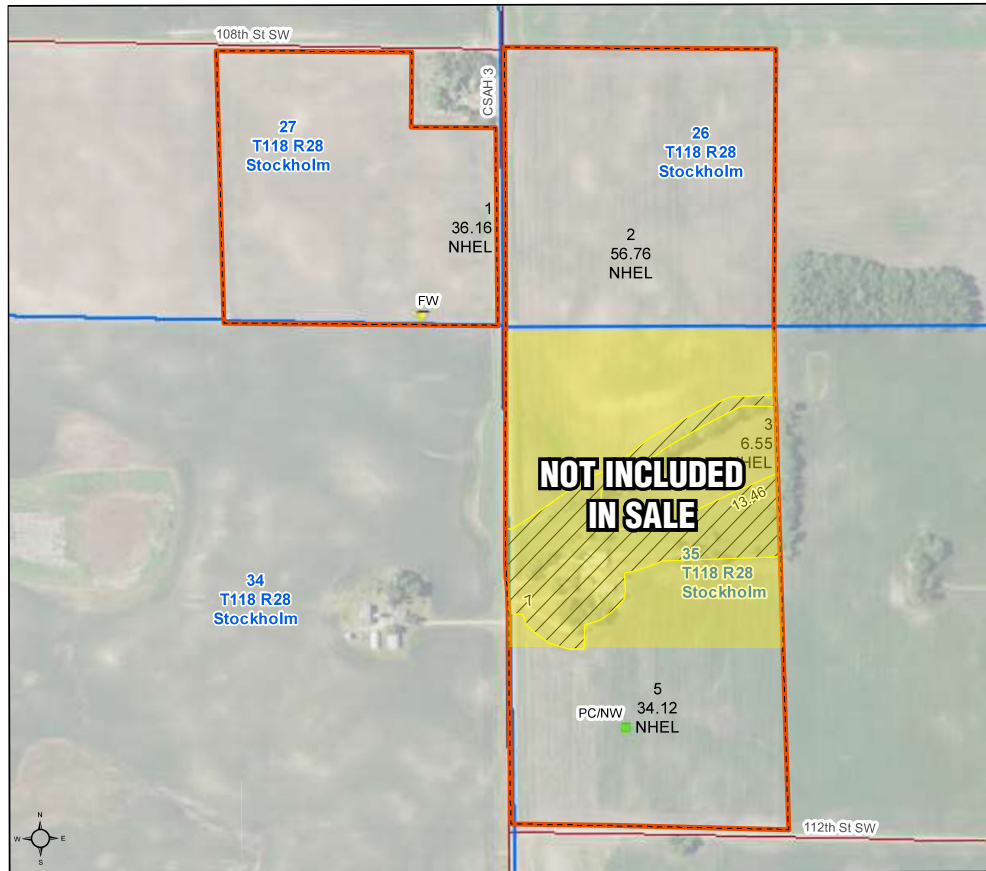
NOTES

Tract 1, 2, & 3 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Wright County, Minnesota



Farm 6371

Tract 7772

2024 Program Year

Map Created June 03, 2024

0 250 500 1,000
Feet

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

Common Land Unit

Non-Cropland
Cropland
Tract Boundary

Wetland Determination Identifiers

Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 133.59 acres

Tract Number : 7772

Description : S27/28 & 35 - Stockholm

FSA Physical Location : MINNESOTA/WRIGHT

ANSI Physical Location : MINNESOTA/WRIGHT

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : LARRY POKORNOWSKI, [REDACTED]

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.05	133.59	133.59	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	133.59	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	65.38	0.00	156
Soybeans	62.82	0.00	40

TOTAL

128.20

0.00

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

WRIGHT COUNTY
MINNESOTA



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