



WRIGHT COUNTY, MINNESOTA

LAND AUCTION

Opening: Thursday, November 14 | 8AM

Closing: Thursday, November 21 | 1PM ^{CST} 2024

TIMED
ONLINE

From Annandale, MN, .2.6 miles southeast on Hwy 55 E/Elm St. E, 2.6 miles north on County Rd 6 NW, .7 miles northeast on MN-24 N, 1.6 miles east on County Rd 39 NW, parcels are to the north on County Rd 7 NW on the west side of the road and to the south on County Rd 7 NW on the east side of the road.

Auctioneer's Note: Don't miss this exceptional opportunity to own a piece of prime land in Corinna Township, Wright County, MN less than a mile from Sugar Lake! This family farm consists of 242.35± acres, being offered in 5 tracts. Three tracts are high-quality farmland, while two are buildable sites with excellent potential. Notably, two of the farmland tracts boast a Crop Productivity Index (CPI) in the 90s. Whether you're looking to expand your farming operation or invest in a future homesite, this auction is one you don't want to miss!

242± 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, NOVEMBER 14 AND WILL END AT 1PM THURSDAY, NOVEMBER 21.

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: **Wednesday, January 8, 2025.**

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

- Seller will provide either 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 **Trustees Deed.**

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

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

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

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



NOVEMBER 2024

S M T W TH F S

1 2

3 4 5 6 7 8 9

10 11 12 13 14 15 16

17 18 19 20 21 22 23

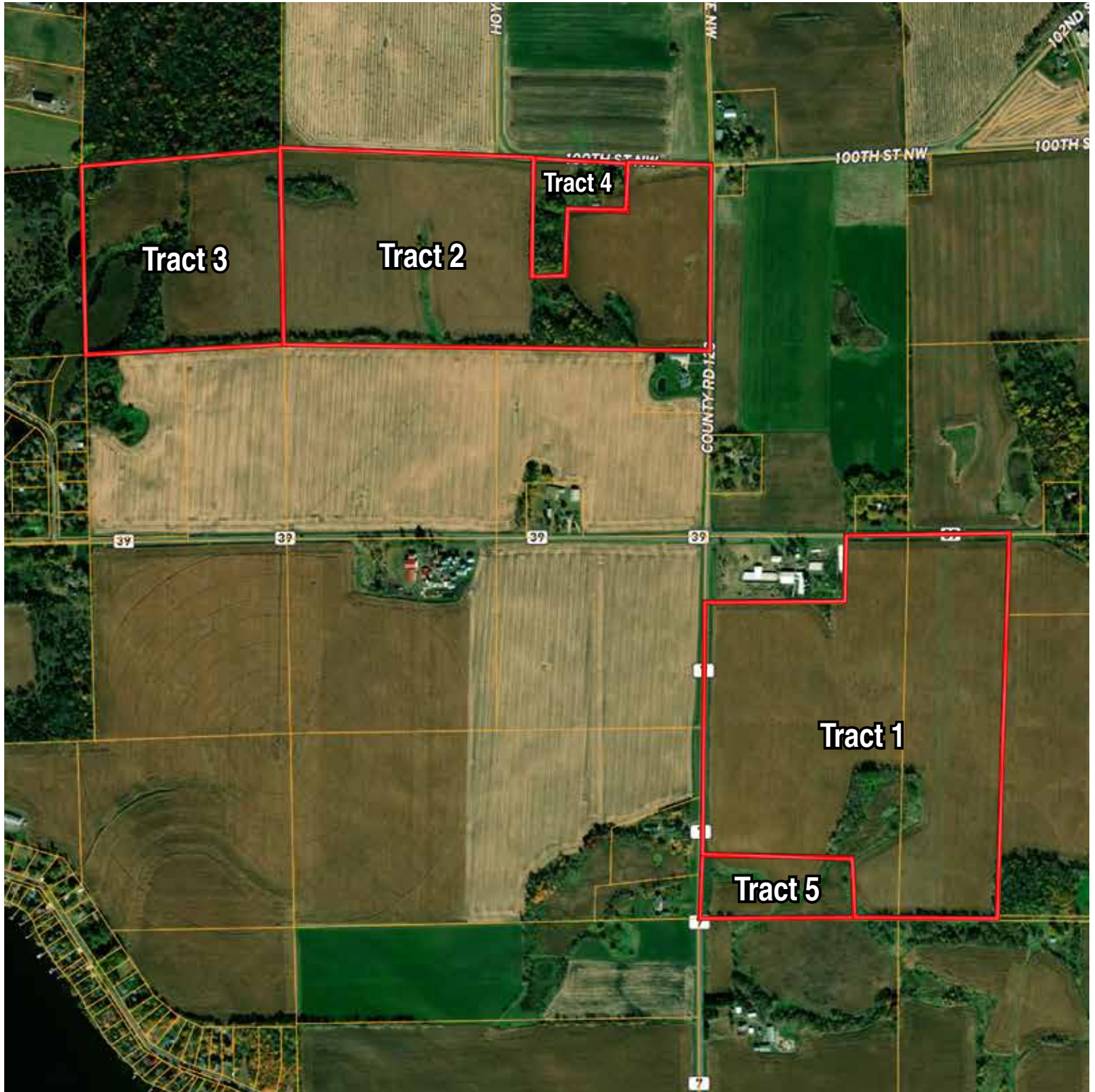
24 25 26 27 28 29 30

WRIGHT COUNTY, MN - CORINNA TOWNSHIP

Total Acres: 242.33±

PID #: 206-000-144100, 206-000-144200, 206-000-142100, & 206-000-151100

To Be Sold in 5 Tracts!



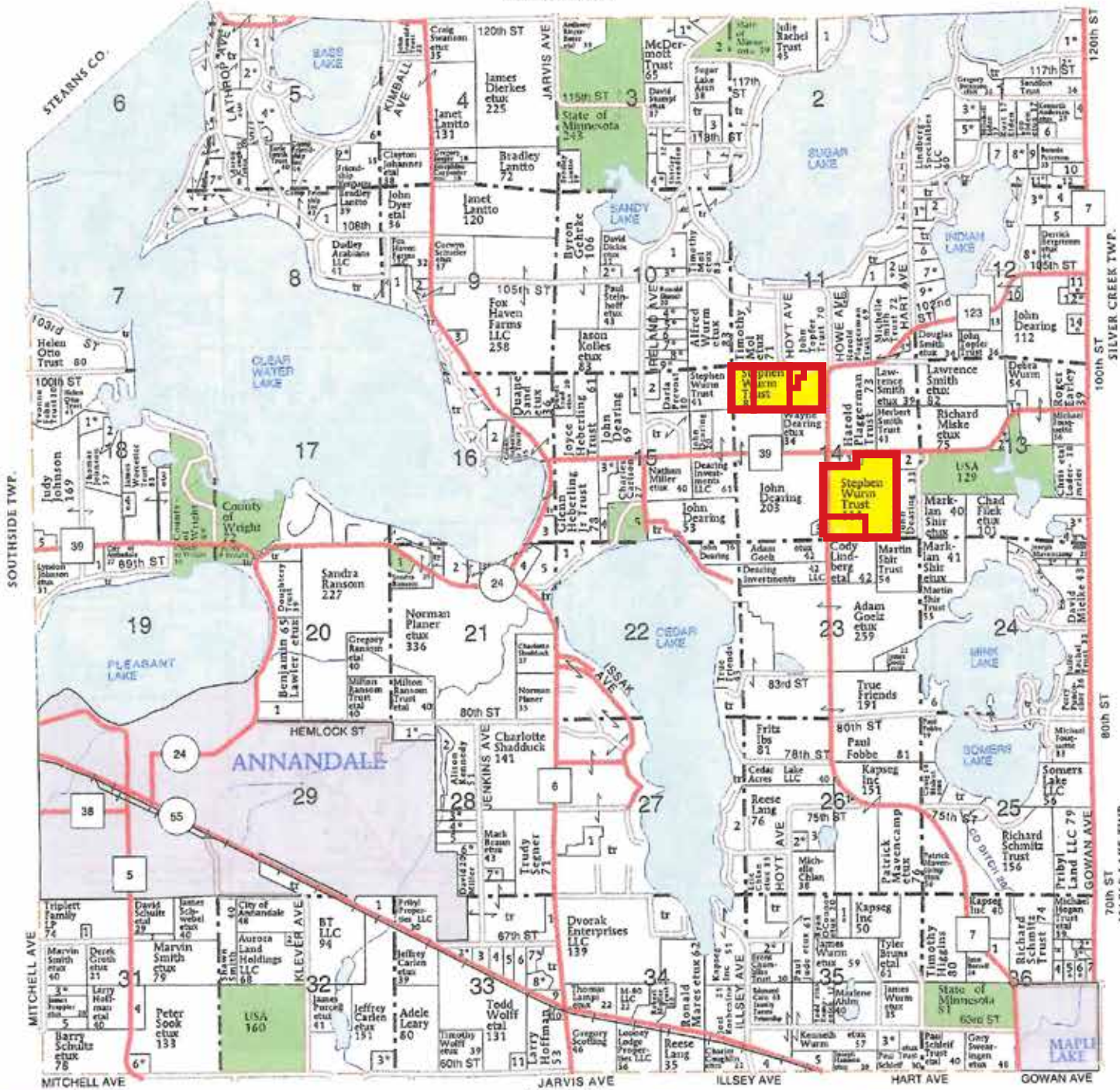
T-121-N

CORINNA PLAT

(Landowners)

R-27-W

CLEARWATER TWP.



SEC 14

SW 1/4 OF THE NE 1/4

SE 1/4 OF THE

N 89° 44' 07" E
947.28

N 89° 44' 07" E
1126.44

COUNTY ROAD NO. 39

PID NO. 206-000-144201
948.95'

N 89° 44' 07" E
947.28

N 01° 15' 08" E
480.16

N 01° 15' 08" E
480.16

ENTRANCE

ENTRANCE

ENTRANCE

NORTH LINE OF THE SE 1/4

E 1/2 OF THE SW 1/4

WEST LINE OF THE SE 1/4

W 1/2 OF THE SE 1/4

IWP 121

TRACT D
104.50+- ACRES

W 1/2 OF THE E 1/2
OF THE SE 1/4

PID NO. 206-000-144200

PID NO. 206-000-144100

EAST LINE OF THE
W 1/2 OF THE E 1/2
OF THE SE 1/4

N 01° 15' 08" E
1173.89

COUNTY ROAD NO. 7

ENTRANCE

S 89° 30' 01" E
1120.10

SOUTH QUARTER CORNER
OF SEC 14, T-121, R-27

N 01° 15' 08" E
375.03

ENTRANCE

TRACT E
9.64+- ACRES

N 01° 15' 08" E
375.03

SOUTH LINE OF THE SE 1/4

S 89° 30' 01" E
1120.10

S 89° 30' 01" E
930.70

S
O

NE 1/4

ENTRANCE

EAST QUARTER CORNER
OF SEC 14, T-121, R-27

OF THE E 1/2
OF THE SE 1/4

SOUTHEAST CORNER
OF SEC 14, T-121, R-27

RNG 27



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

CLIENT NAME:
Steffes Auction

PROJECT ADDRESS
 Sec 14, Twp 121, Rng 27

DATE OF FIELD WORK: October 11, 2024	JOB NO: 2024202	HORIZONTAL DATUM: Wright County NAD83 2011
DATE OF MAP: October 16, 2024	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT D

The West Half of the Southeast Quarter (W1/2 of the SE1/4) and the West Half of the East Half of the Southeast Quarter (W1/2 of the E1/2 of the SE1/4), all being in Section 14, Township 121 North, Range 27 West, Wright County, Minnesota.

EXCEPT

The West 946.95 feet of the North 460.00 feet of the Southeast Quarter (SE1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota.

ALSO EXCEPT

The South 375.00 feet of the West 1120.00 feet of the Southeast Quarter (SE1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota.

Containing 104.50 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT E

The South 375.00 feet of the West 1120.00 feet of the Southeast Quarter (SE1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota.

Containing 9.64 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn

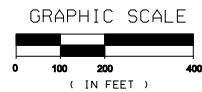
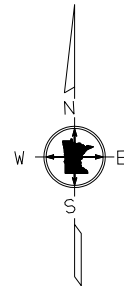
 Doug Huhn
 Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

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

2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

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



LEGEND

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



SHEET 2 OF 2



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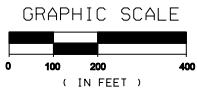
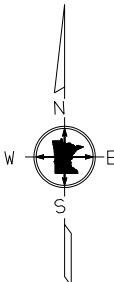
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Doug Huhn

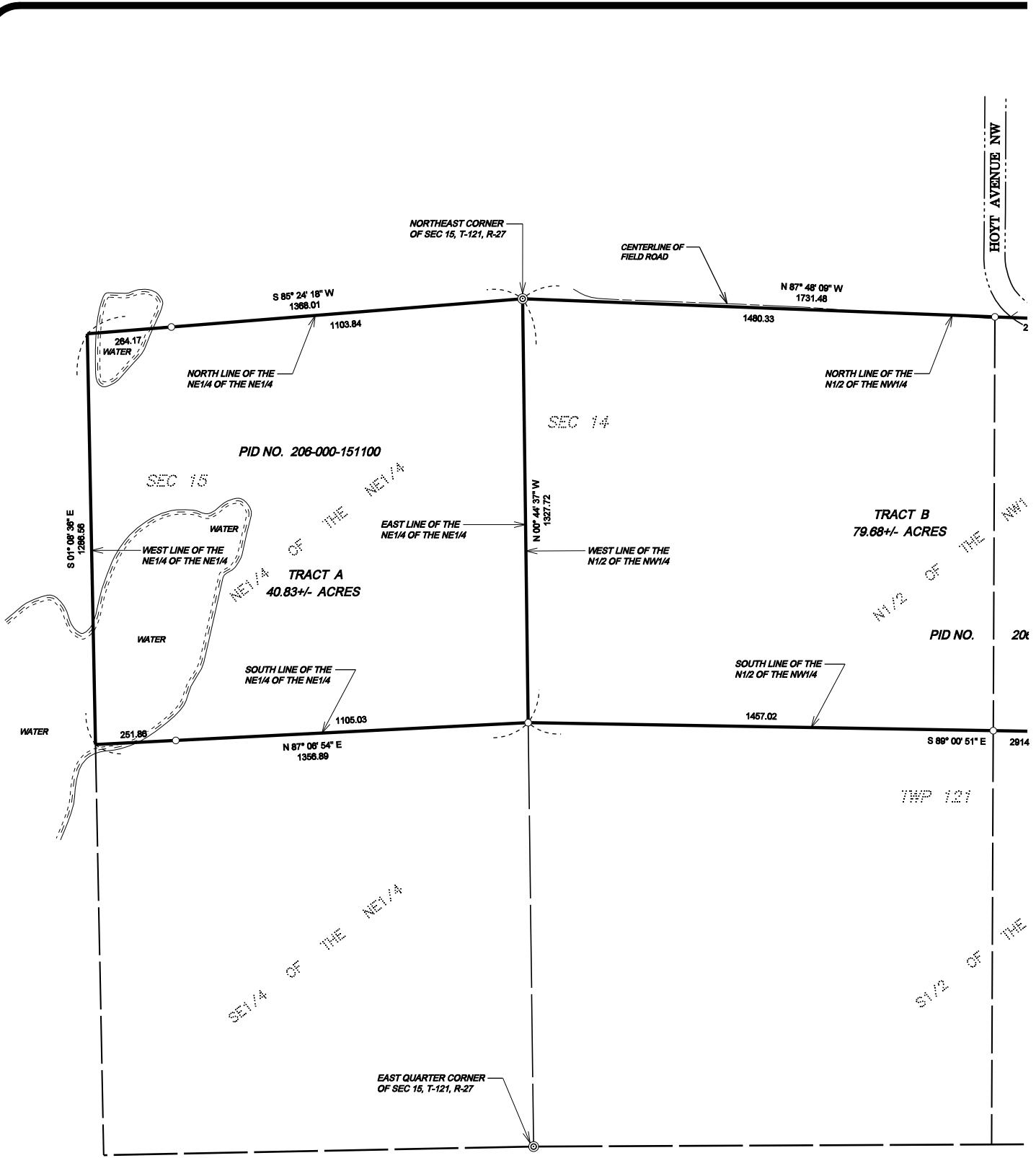
 Doug Huhn
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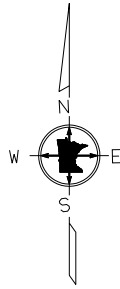
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 - ⊙ Government Section Corner





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REVISION: _____ DATE _____, 20____		

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR TRACT A

The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 15, Township 121 North, Range 27 West, Wright County, Minnesota.

Containing 40.83 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The North Half of the Northwest Quarter (N1/2 of the NW1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota.

EXCEPT
 That part of the North Half of the Northwest Quarter (N1/2 of the NW1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 14; thence on an assumed bearing of North 87 degrees 48 minutes 09 seconds West along the north line of said N1/2 of the NW1/4, 574.01 feet to the point of beginning of the tract of land herein described; thence continue North 87 degrees 48 minutes 09 seconds West along last said line, 655.17 feet; thence South 01 degree 33 minutes 23 seconds West, 802.78 feet; thence North 85 degrees 21 minutes 35 seconds East, 221.95 feet; thence North 00 degrees 13 minutes 18 seconds East, 407.51 feet; thence South 87 degrees 48 minutes 09 seconds East, 454.03 feet; thence North 00 degrees 00 minutes 00 seconds East, 369.29 feet to the point of beginning and there terminating.

Containing 79.68 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of the North Half of the Northwest Quarter (N1/2 of the NW1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 14; thence on an assumed bearing of North 87 degrees 48 minutes 09 seconds West along the north line of said N1/2 of the NW1/4, 574.01 feet to the point of beginning of the tract of land herein described; thence continue North 87 degrees 48 minutes 09 seconds West along last said line, 655.17 feet; thence South 01 degree 33 minutes 23 seconds West, 802.78 feet; thence North 85 degrees 21 minutes 35 seconds East, 221.95 feet; thence North 00 degrees 13 minutes 18 seconds East, 407.51 feet; thence South 87 degrees 48 minutes 09 seconds East, 454.03 feet; thence North 00 degrees 00 minutes 00 seconds East, 369.29 feet to the point of beginning and there terminating.

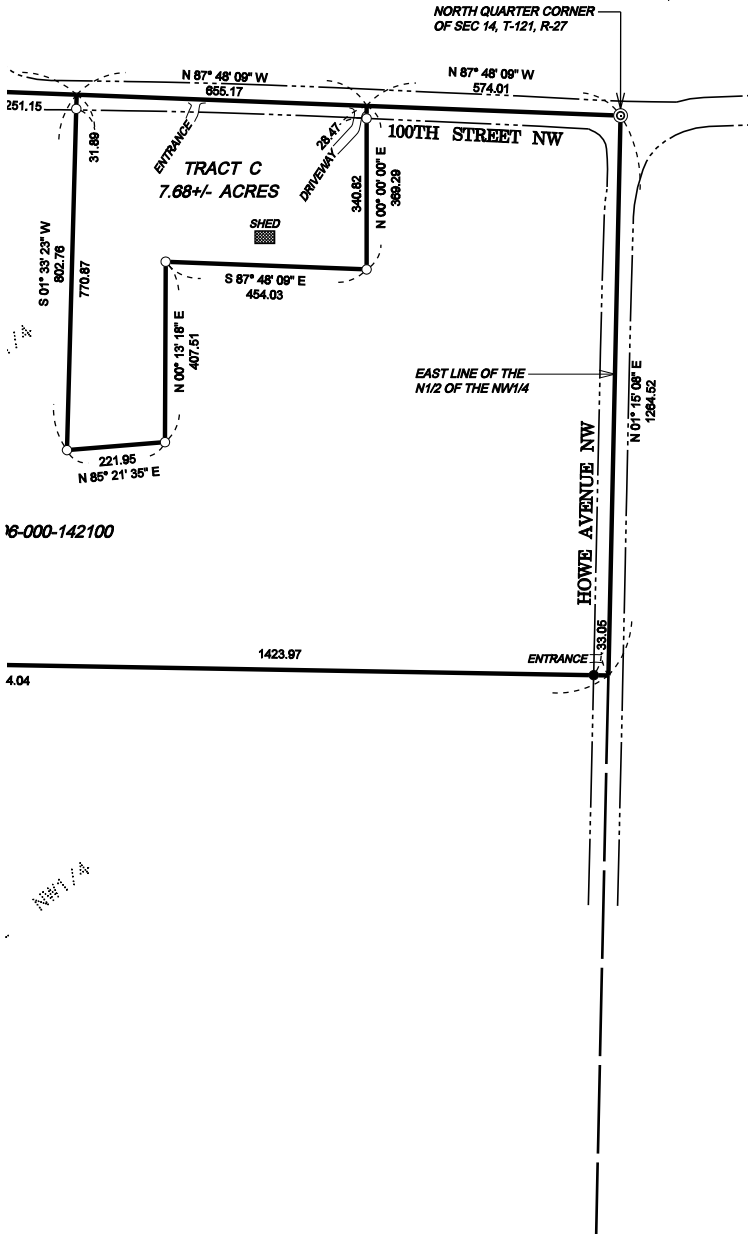
Containing 7.68 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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

Surveyor's Notes

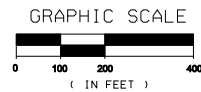
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16-000-142100

4.04

RNG 27



LEGEND

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- Found Monumentation
- ⊙ Government Section Corner





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 310 East Depot Street
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 paul.northstarsurveying@gmail.com
Surveying

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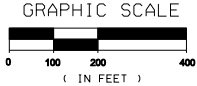
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Total Acres: 104.5± (See Survey, Tract D)

Cropland Acres: Approximately 97.08±

PID #: 206-000-144200 (That part of, new legal & PID# to be assigned) & 206-000-144100

Soil Productivity Index: 90.8

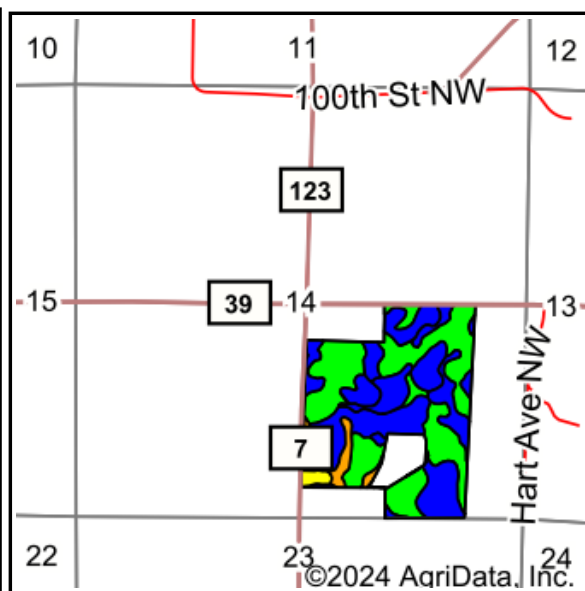
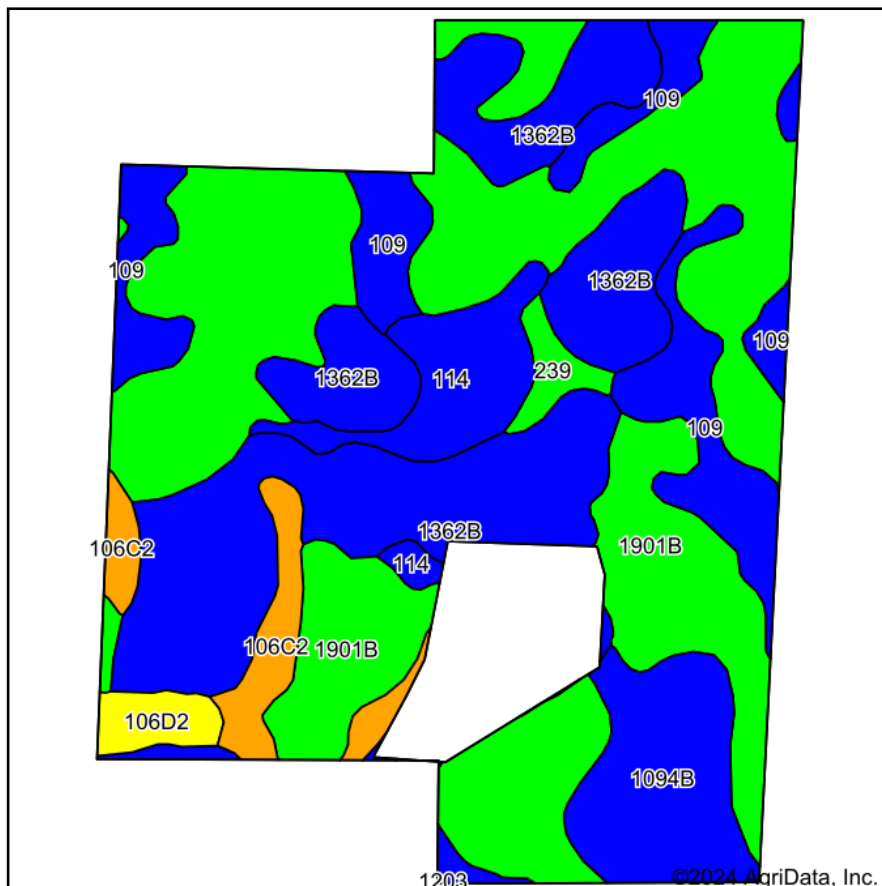
Soils: AngusLe Sueur complex, 1 to 6 percent slopes (44.1%), Angus loam, 2 to 6 percent slopes (25.2%), Cordova clay loam, 0 to 2 percent slopes (11.2%), AngusCordova complex, 0 to 5 percent slopes (7.2%), Glencoe clay loam, 0 to 1 percent slopes (5.8%), Lester loam, 6 to 10 percent slopes, moderately eroded (3.8%), Lester loam, 10 to 16 percent slopes, moderately eroded (1.5%), Le Sueur loam, 1 to 3 percent slopes (1.2%)

Taxes (2024): \$3,604.00 (For entire land. New tax amount TBD)

(1) Building Entitlement



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	43.03	44.1%	Green	Ile	95
1362B	Angus loam, 2 to 6 percent slopes	24.42	25.2%	Blue	Ile	90
109	Cordova clay loam, 0 to 2 percent slopes	10.87	11.2%	Blue	IIw	87
1094B	Angus-Cordova complex, 0 to 5 percent slopes	6.95	7.2%	Blue	Ile	89
114	Glencoe clay loam, 0 to 1 percent slopes	5.59	5.8%	Blue	IIIw	86
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	3.67	3.8%	Orange	IIIe	76
106D2	Lester loam, 10 to 16 percent slopes, moderately eroded	1.42	1.5%	Yellow	IVe	67
239	Le Sueur loam, 1 to 3 percent slopes	1.13	1.2%	Green	Iw	97
Weighted Average					2.11	90.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Description: The North Half of the Northwest Quarter (N1/2 of the NW1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota. EXCEPT That part of the North Half of the Northwest Quarter (N1/2 of the NW1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 14; thence on an assumed bearing of North 87 degrees 48 minutes 09 seconds West along the north line of said N1/ of the NW1/4, 574.01 feet to the point of beginning of the tract of land herein described; thence continue North 87 degrees 48 minutes 09 seconds West along last said line, 655.17 feet; thence South 01 degree 33 minutes 3 2 seconds West, 80 .76 feet; thence North 85 degrees 1 minutes 35 seconds East, 2 1.95 feet; thence North 00 degrees 13 minutes 18 seconds East, 407.51 feet; thence South 87 degrees 48 minutes 09 seconds East, 454.03 feet; thence 2 North 00 degrees 00 minutes 00 2seconds East, 369.29 feet to the 2 point of beginning and there terminating.

Total Acres: 79.68± (See Survey, Tract B)

Cropland Acres: Approximately 65.79±

PID #: 206-000-142100 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 89.7

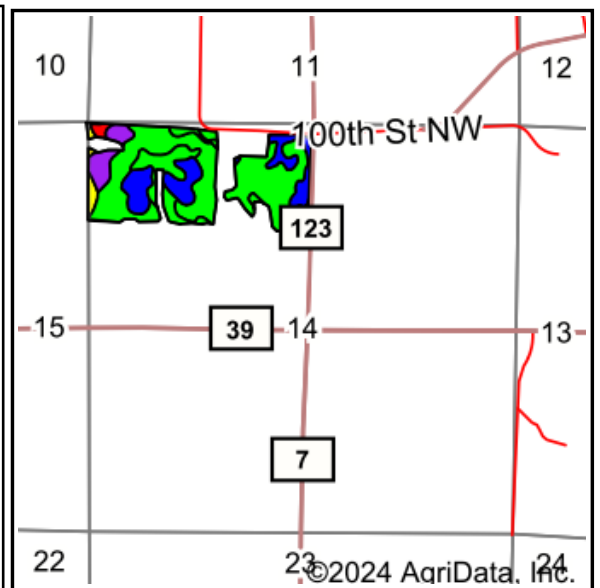
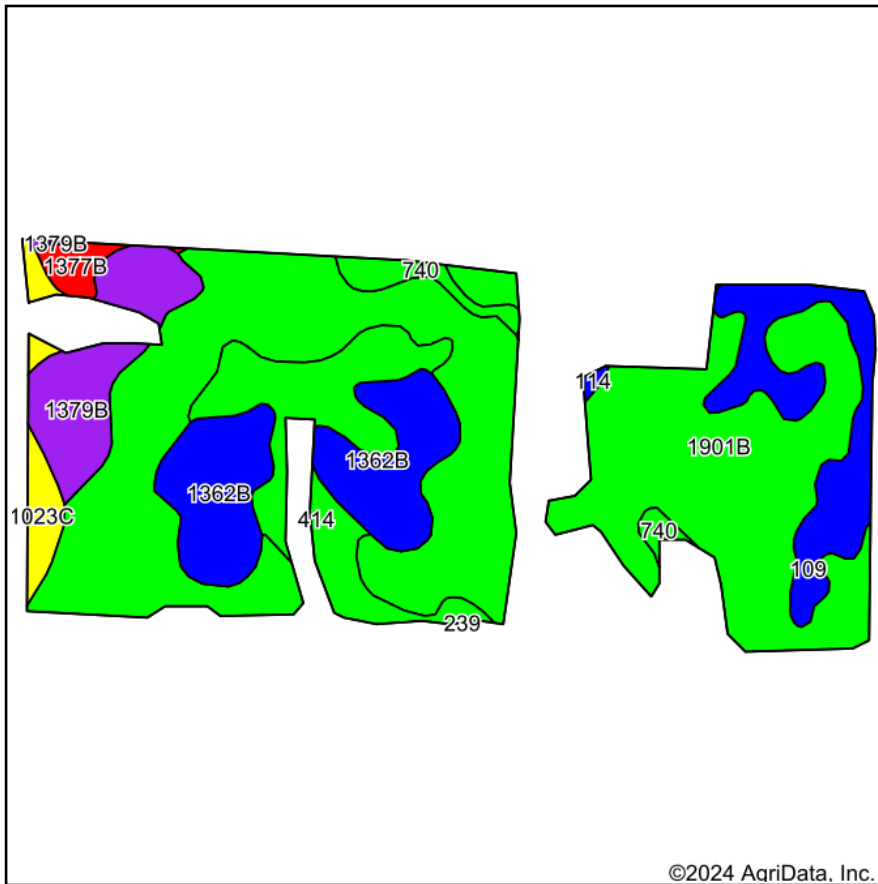
Soils: AngusLe Sueur complex, 1 to 6 percent slopes (56.9%), Angus loam, 2 to 6 percent slopes (12.1%), Hamel loam, 0 to 2 percent slopes (10.3%), Cordova clay loam, 0 to 2 percent slopes (8.2%), DorsetAlmora complex, 1 to 4 percent slopes (6.7%), LesterMalardi complex, 6 to 12 percent slopes, eroded (2.4%), HamelGlencoe complex, 0 to 2 percent slopes (2.0%), DorsetTwo Inlets complex, 2 to 6 percent slopes (1.2%), Glencoe clay loam, 0 to 1 percent slopes (0.2%)

Taxes (2024): \$2,566.00 (For entire land. New tax amount TBD)

(1) Building Entitlement



*Lines are approximate



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Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	37.46	56.9%		Ile	95
1362B	Angus loam, 2 to 6 percent slopes	7.99	12.1%		Ile	90
414	Hamel loam, 0 to 2 percent slopes	6.78	10.3%		IIlw	94
109	Cordova clay loam, 0 to 2 percent slopes	5.37	8.2%		IIlw	87
1379B	Dorset-Almora complex, 1 to 4 percent slopes	4.41	6.7%		IIIs	55
1023C	Lester-Malardi complex, 6 to 12 percent slopes, eroded	1.57	2.4%		IIle	70
740	Hamel-Glencoe complex, 0 to 2 percent slopes	1.30	2.0%		IIlw	93
1377B	Dorset-Two Inlets complex, 2 to 6 percent slopes	0.80	1.2%		IIIs	45
114	Glencoe clay loam, 0 to 1 percent slopes	0.11	0.2%		IIIw	86
Weighted Average					2.10	89.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Description: The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 15, Township 121 North, Range 27 West, Wright County, Minnesota.

Total Acres: 40.83± (See Survey, Tract A)

Cropland Acres: Approximately 26.2±

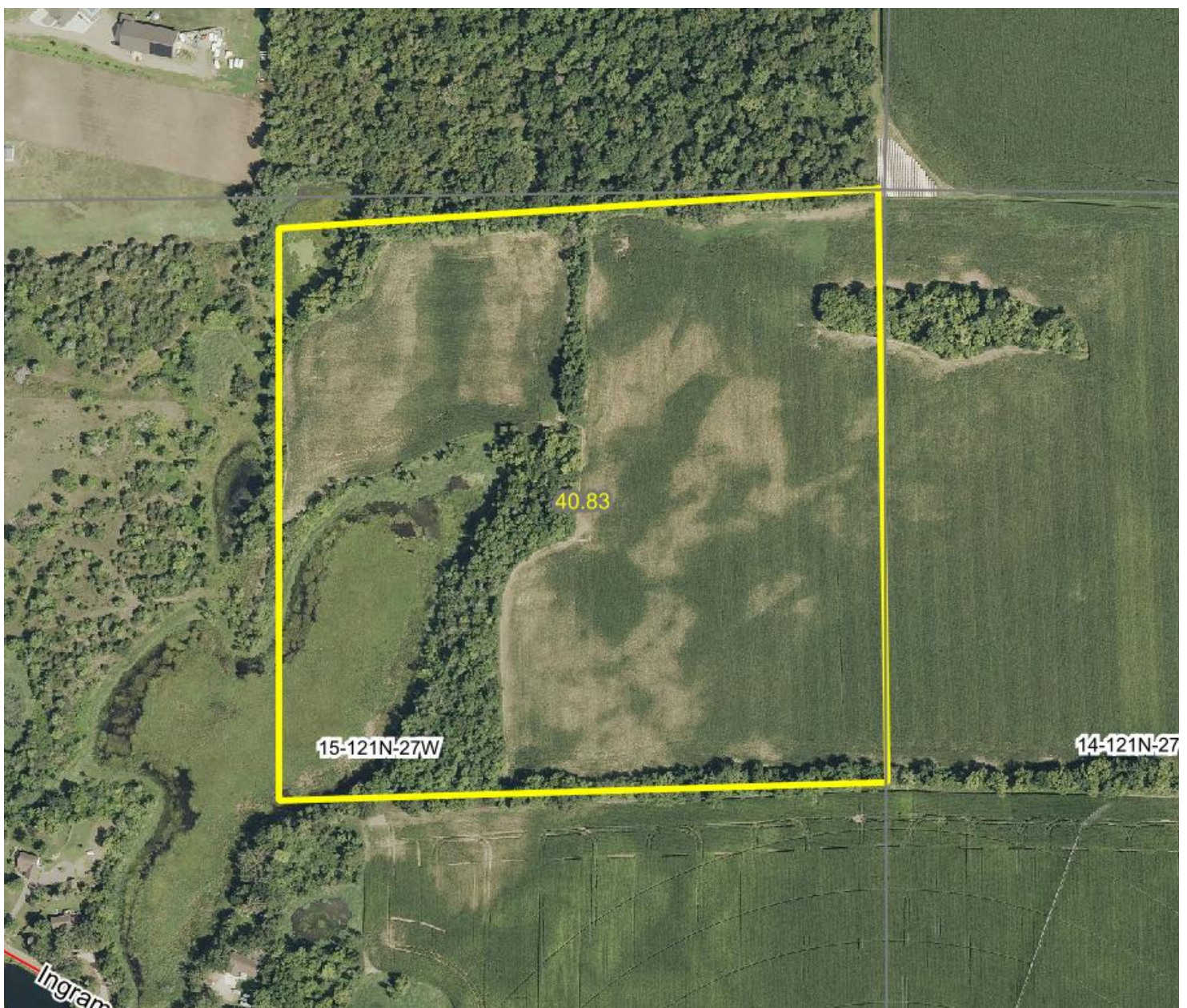
PID #: 206-000-151100

Soil Productivity Index: 51.8

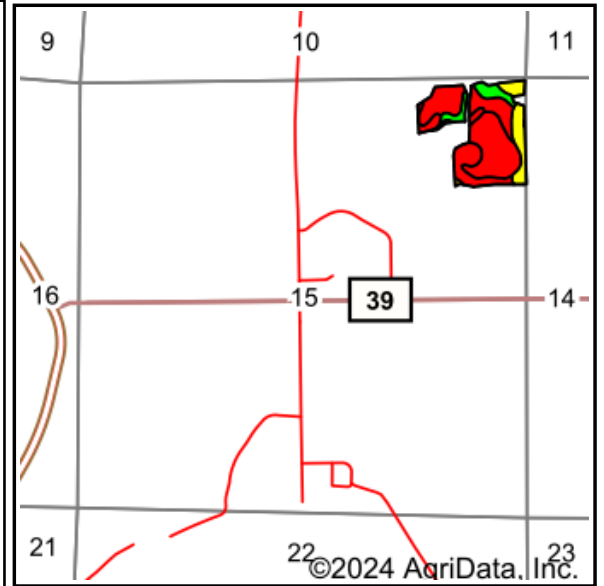
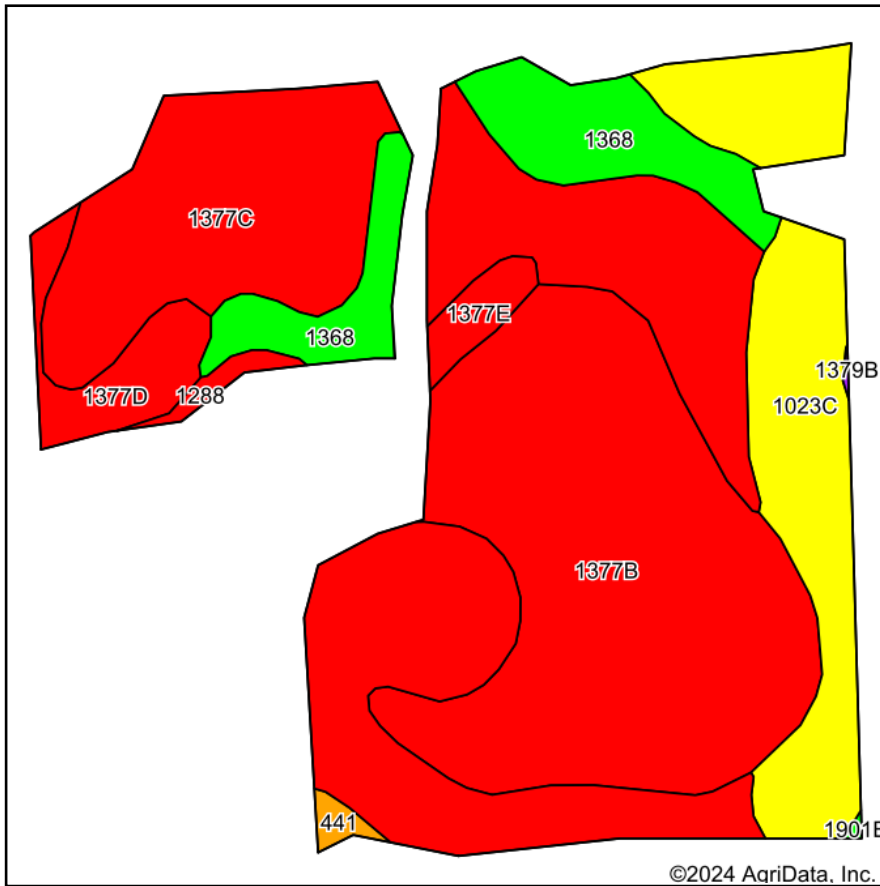
Soils: DorsetTwo Inlets complex, 6 to 12 percent slopes (39.1%), DorsetTwo Inlets complex, 2 to 6 percent slopes (31.3%), Lester-Malardi complex, 6 to 12 percent slopes, eroded (14.6%), Southhaven loam, 0 to 2 percent slopes (8.9%), DorsetTwo Inlets complex, 12 to 20 percent slopes (3.5%), DorsetTwo Inlets complex, 20 to 35 percent slopes (1.5%), Seelyeville and Markey soils, ponded, 0 to 1 percent slopes (0.6%), Almora loam, 0 to 2 percent slopes (0.5%)

Taxes (2024): \$946.00

(1) Building Entitlement



*Lines are approximate



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1377C	Dorset-Two Inlets complex, 6 to 12 percent slopes	10.26	39.1%		IVe	44
1377B	Dorset-Two Inlets complex, 2 to 6 percent slopes	8.19	31.3%		IIIIs	45
1023C	Lester-Malardi complex, 6 to 12 percent slopes, eroded	3.83	14.6%		IIIe	70
1368	Southhaven loam, 0 to 2 percent slopes	2.34	8.9%		I	95
1377D	Dorset-Two Inlets complex, 12 to 20 percent slopes	0.91	3.5%		VIe	34
1377E	Dorset-Two Inlets complex, 20 to 35 percent slopes	0.38	1.5%		VIIe	13
1288	Seelyeville and Markey soils, ponded, 0 to 1 percent slopes	0.17	0.6%		VIIIw	5
441	Almora loam, 0 to 2 percent slopes	0.12	0.5%		IIs	78
Weighted Average					3.40	51.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Description: That part of the North Half of the Northwest Quarter (N1/2 of the NW1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 14; thence on an assumed bearing of North 87 degrees 48 minutes 09 seconds West along the north line of said N1/ of the NW1 /4, 57 4.01 feet to the point of beginning of the tract of land herein described; thence continue North 87 degrees 48 minutes 09 seconds West along last said line, 655.17 feet; thence South 01 degree 33 minutes 3 2 seconds West, 80 .76 feet; thence North 85 degrees 1 minutes 35 seconds East, 2 1.95 feet; thence North 00 degrees 13 minutes 18 seconds East, 407.51 feet; thence South 87 degrees 48 minutes 09 seconds East, 454.03 feet; thence 2 North 00 degrees 00 minutes 00 2seconds East, 369.29 feet to the 2 point of beginning and there terminating.

Total Acres: 7.68± (See Survey, Tract C)

Cropland Acres: Approximately 1.36±

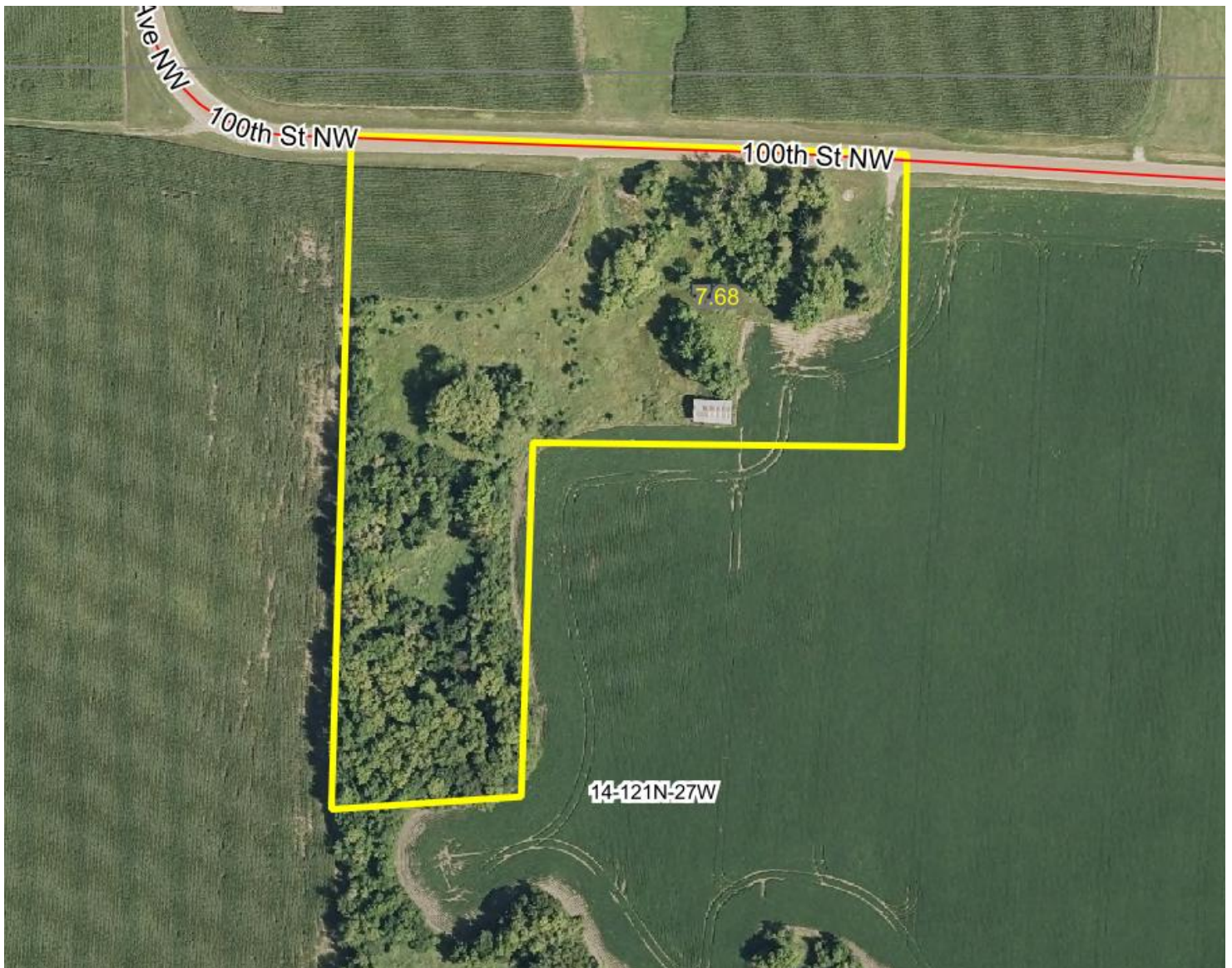
PID #: 206-000-142100

Soil Productivity Index: 94.3

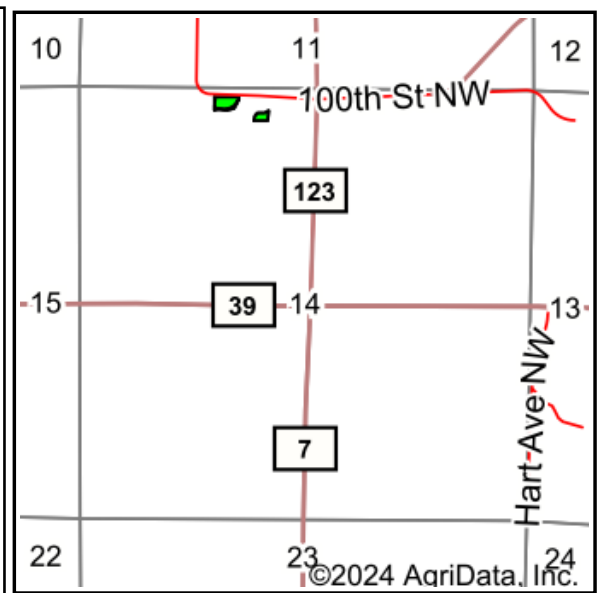
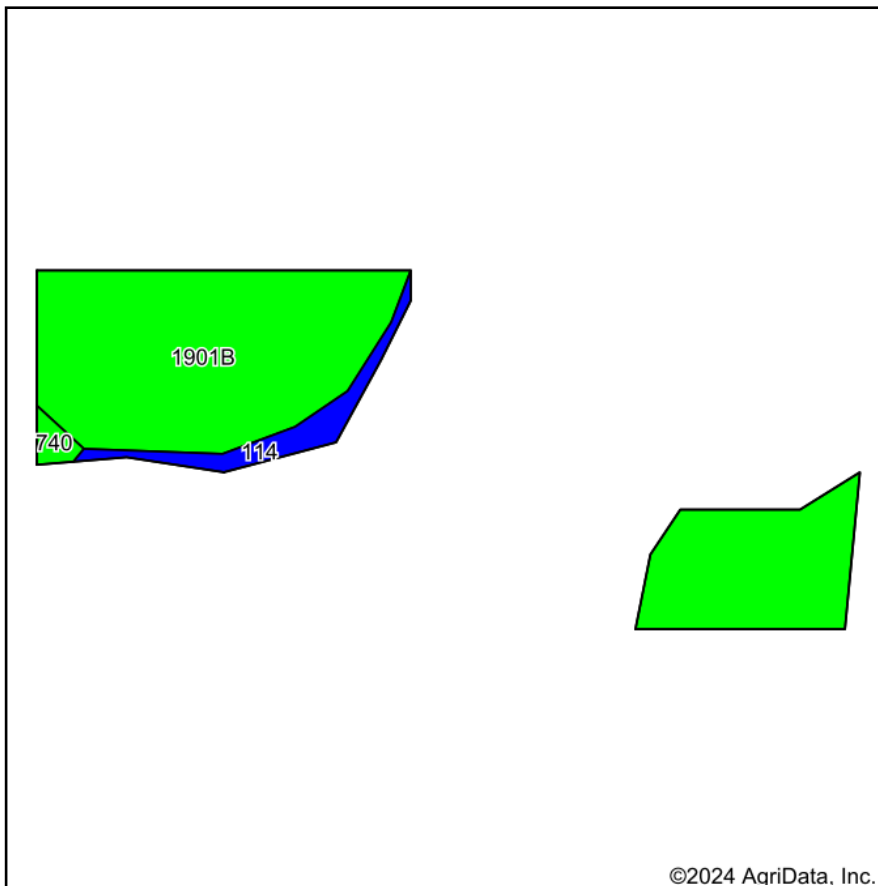
Soils: AngusLe Sueur complex, 1 to 6 percent slopes (92.6%), Glencoe clay loam, 0 to 1 percent slopes (7.4%)

Taxes (2024): \$2,566.00 (For entire land. New tax amount TBD)

(1) Building Entitlement



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	1.26	92.6%	 	Ile	95
114	Glencoe clay loam, 0 to 1 percent slopes	0.10	7.4%	 	IIIw	86
Weighted Average					2.07	94.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Description: The South 375.00 feet of the West 1120.00 feet of the Southeast Quarter (SE1/4) of Section 14, Township 121 North, Range 27 West, Wright County, Minnesota.

Total Acres: 9.64± (See Survey, Tract E)

Cropland Acres: Approximately 3.31±

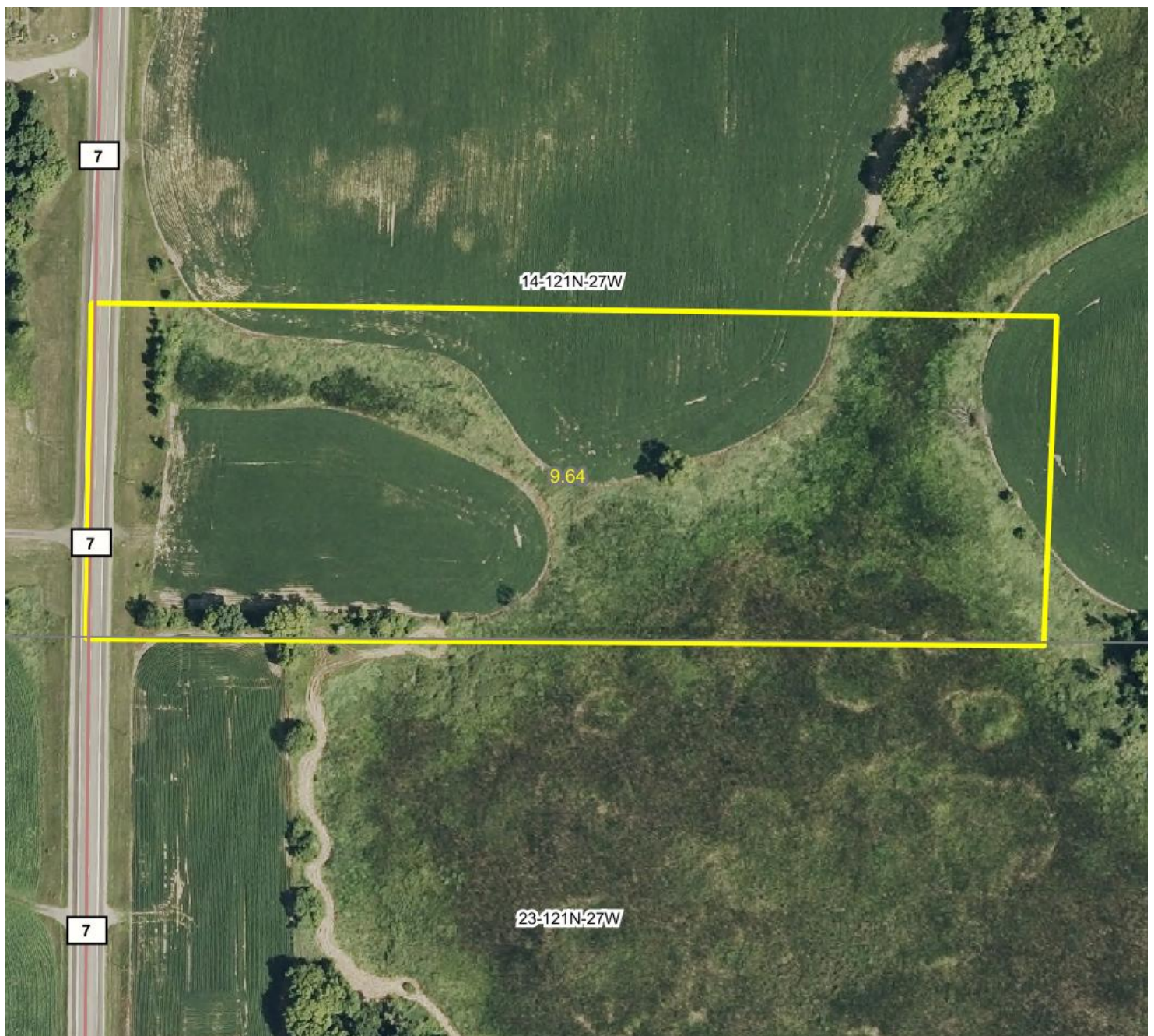
PID #: 206-000-144200

Soil Productivity Index: 80.4

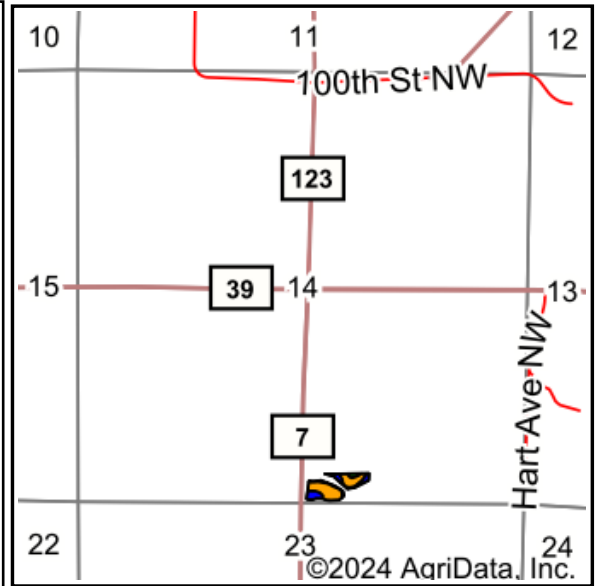
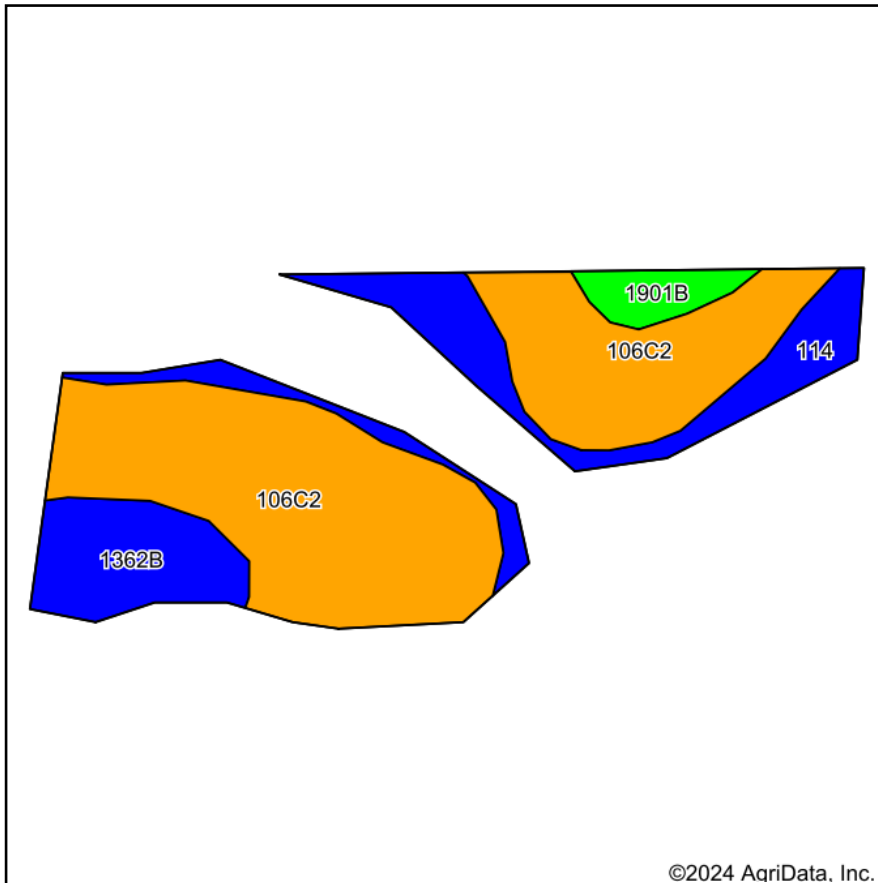
Soils: Lester loam, 6 to 10 percent slopes, moderately eroded (64.4%), Glencoe clay loam, 0 to 1 percent slopes (19.0%), Angus loam, 2 to 6 percent slopes (12.4%), AngusLe Sueur complex, 1 to 6 percent slopes (4.2%)

Taxes (2024): \$2,174.00 (For entire land. New tax amount TBD)

(1) Building Entitlement



*Lines are approximate

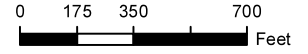


Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	2.13	64.4%		IIIe	76
114	Glencoe clay loam, 0 to 1 percent slopes	0.63	19.0%		IIIw	86
1362B	Angus loam, 2 to 6 percent slopes	0.41	12.4%		Ile	90
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	0.14	4.2%		Ile	95
Weighted Average					2.83	80.4

*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 Cropland Total: 98.90 acres



Tract Number : 3260

Description : CORI SEC14 F11
FSA Physical Location : MINNESOTA/WRIGHT
ANSI Physical Location : MINNESOTA/WRIGHT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEPHEN WURM IRREVOCABLE TRUST
Other Producers : LOIS JEAN WURM, JOHN MICHAEL WURM
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.83	98.90	98.90	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	98.90	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	61.00	0.00	134
Soybeans	37.80	0.00	36

TOTAL 98.80 0.00



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#: RP206-000-144100

Taxpayer ID#: 212701

TAX STATEMENT

2023 Values for Taxes Payable in 2024

VALUES & CLASSIFICATION		Sent in March 2023	
Taxes Payable Year:	2023	2024	
Estimated Market Value:	253,700	336,900	
Homestead Exclusion:			
Taxable Market Value:	199,900	237,900	
New Improvements:			
Property Classification:	AG NON HSTD RV-RP NHSTD	AG NON HSTD RV-RP NHSTD	
		Green Acres, Rural Preser	Green Acres, Rural Preser

PROPOSED TAX		Sent in November 2023	
Step 2	Proposed Tax:		1,298.00

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		715.00
	Second-half Taxes:		715.00
	Total Taxes Due in 2024:		1,430.00



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-14 TWP-121 RANGE-027
 UNPLATTED LAND CORINNA TWP
 41.53 AC W1/2 OF E1/2 OF SE1/4

Special Assessment Breakdown:
 DITCH ASSESSMENT 2020 134.44

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	1,416.72	1,641.84
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	168.06	283.96
B. Other credits	62.30	62.32
5. Property taxes after credits	1,186.36	1,295.56
6. County	723.18	771.60
LAKE IMPROVEMENT		
7. City or Town (TOWN OF CORINNA)	256.84	279.74
8. State General Tax		
9. School District (0881)		
A. Voter approved levies	33.20	35.06
B. Other local levies	173.14	209.16
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	1,186.36	1,295.56
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	137.64	134.44
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,324.00	1,430.00



Tract 1



Tract 1



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#: RP206-000-144200

Taxpayer ID#: 212701

TAX STATEMENT 2024

2023 Values for Taxes Payable in

VALUES & CLASSIFICATION		<i>Sent in March 2023</i>	
Taxes Payable Year:	2023	2024	
Estimated Market Value:	400,100	531,900	
Homestead Exclusion:			
Taxable Market Value:	312,400	371,800	
New Improvements:			
Property Classification:	AG NON HSTD RV-RP NHSTD	AG NON HSTD RV-RP NHSTD	
		Green Acres, Rural Preser	Green Acres, Rural Preser

PROPOSED TAX		<i>Sent in November 2023</i>	
Step 2	Proposed Tax:	2,016.00	

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:	1,087.00	
	Second-half Taxes:	1,087.00	
	Total Taxes Due in 2024:	2,174.00	



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-14 TWP-121 RANGE-027
 UNPLATTED LAND CORINNA TWP
 72.63 AC W1/2OF SE1/4EX
 W946.95FT OF N460FT OF SE1/4

Special Assessment Breakdown:
 DITCH ASSESSMENT 2020 160.26

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	2,213.51	2,566.44
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	262.64	443.74
B. Other credits	108.95	108.96
5. Property taxes after credits	1,841.92	2,013.74
6. County	1,123.42	1,200.68
LAKE IMPROVEMENT		
7. City or Town (TOWN OF CORINNA)	399.20	435.18
8. State General Tax		
9. School District (0881)		
A. Voter approved levies	50.84	53.86
B. Other local levies	268.46	324.02
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	1,841.92	2,013.74
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	164.08	160.26
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,006.00	2,174.00



Tract 1



Tract 5



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#: RP206-000-142100

Taxpayer ID#: 212701

TAX STATEMENT 2024

2023 Values for Taxes Payable in

VALUES & CLASSIFICATION		Sent in March 2023	
Taxes Payable Year:	2023	2024	
Estimated Market Value:	527,100	702,000	
Homestead Exclusion:			
Taxable Market Value:	409,400	489,600	
New Improvements:			
Property Classification:	AG NON HSTD RV-RP NHSTD	AG NON HSTD RV-RP NHSTD	

Green Acres, Rural Preser Green Acres, Rural Preser

PROPOSED TAX		Sent in November 2023	
Step 2	Proposed Tax:	2,482.00	

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:	1,283.00	
	Second-half Taxes:	1,283.00	
	Total Taxes Due in 2024:	2,566.00	



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:
7617 100TH ST NW, ANNANDALE MN 55302

Property Description:
SECT-14 TWP-121 RANGE-027
UNPLATTED LAND CORINNA TWP
87.36 AC N1/2 OF NW1/4

Special Assessment Breakdown:
Spec Assess in Prior Yr Only
MAPLE LAKE FIRE 85.00

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	2,682.25	2,842.94
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	224.20	230.88
B. Other credits	131.05	131.06
5. Property taxes after credits	2,327.00	2,481.00
6. County	1,474.52	1,575.94
LAKE IMPROVEMENT		
7. City or Town (TOWN OF CORINNA)	523.30	570.86
8. State General Tax		
9. School District (0876)		
A. Voter approved levies	80.42	83.70
B. Other local levies	248.76	250.50
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	2,327.00	2,481.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	85.00	85.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,412.00	2,566.00



Tract 2



Tract 4



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#: RP206-000-151100

Taxpayer ID#: 212701

TAX STATEMENT 2024

2023 Values for Taxes Payable in

VALUES & CLASSIFICATION		Sent in March 2023	
Taxes Payable Year:	2023	2024	
Estimated Market Value:	220,800	293,700	
Homestead Exclusion:			
Taxable Market Value:	159,300	188,900	
New Improvements:			
Property Classification:	AG NON HSTD RV-RP NHSTD	AG NON HSTD RV-RP NHSTD	
		Green Acres, Rural Preser	Green Acres, Rural Preser

PROPOSED TAX		Sent in November 2023	
Step 2	Proposed Tax:	948.00	

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:	473.00	
	Second-half Taxes:	473.00	
	Total Taxes Due in 2024:	946.00	



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-15 TWP-121 RANGE-027
 UNPLATTED LAND CORINNA TWP
 40.83 AC NE NE

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. <input type="checkbox"/> File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
3. Your property taxes before credits	1,042.49	1,096.34
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	87.24	89.08
B. Other credits	61.25	61.26
5. Property taxes after credits	894.00	946.00
6. County	566.66	601.28
LAKE IMPROVEMENT		
7. City or Town (TOWN OF CORINNA)	201.48	218.02
8. State General Tax		
9. School District (0876)		
A. Voter approved levies	30.06	31.06
B. Other local levies	95.80	95.64
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	894.00	946.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	894.00	946.00



Tract 3



Tract 3





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



WRIGHT COUNTY
MINNESOTA

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