



Steffes Group, Inc.

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

TIMED ONLINE

BIG STONE COUNTY, MINNESOTA LAND AUCTION

**312±
Acres**



OPENING *March 10 | 8AM*

CLOSING *March 17 | 10AM* CST 2026

Auctioneer's Note:

We are pleased to offer 310.54± acres in Big Stone County at public auction, being sold in three individual parcels. This property presents a desirable mix of productive farmland and quality recreational land, creating opportunities for farmers, investors, and outdoor enthusiasts alike. Tract 1 is primarily a hunting and recreational parcel featuring natural cover and wildlife habitat, along with 12± acres of farmland that is currently rented for the 2026 crop season. Tracts 2 and 3 consist of productive tillable farmland, both of which are also rented for the 2026 crop season. Together, these parcels offer flexibility for buyers seeking diversified, mixed-use land ownership. The property will be offered at auction, providing bidders the opportunity to purchase individual tracts or multiple parcels.



For more details, visit SteffesGroup.com or Contact:
Steffes Group Representative Scott Gillespie, (320) 2693-9371

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction. 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 in the 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 TUESDAY, MARCH 10 AND WILL END AT 10AM TUESDAY, MARCH 17.

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 for signing through email using DocuSign.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Thursday, May 7, 2026.**

Closing will take place at the Realty Title in Ortonville, MN.

- 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.**

- **2026 Taxes: Buyer paid.**

- **2026 Rent: To Buyer**
- **Land is rented for the 2026 crop season.**

- 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 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 the end of 2026 crop season per current rental agreement.

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

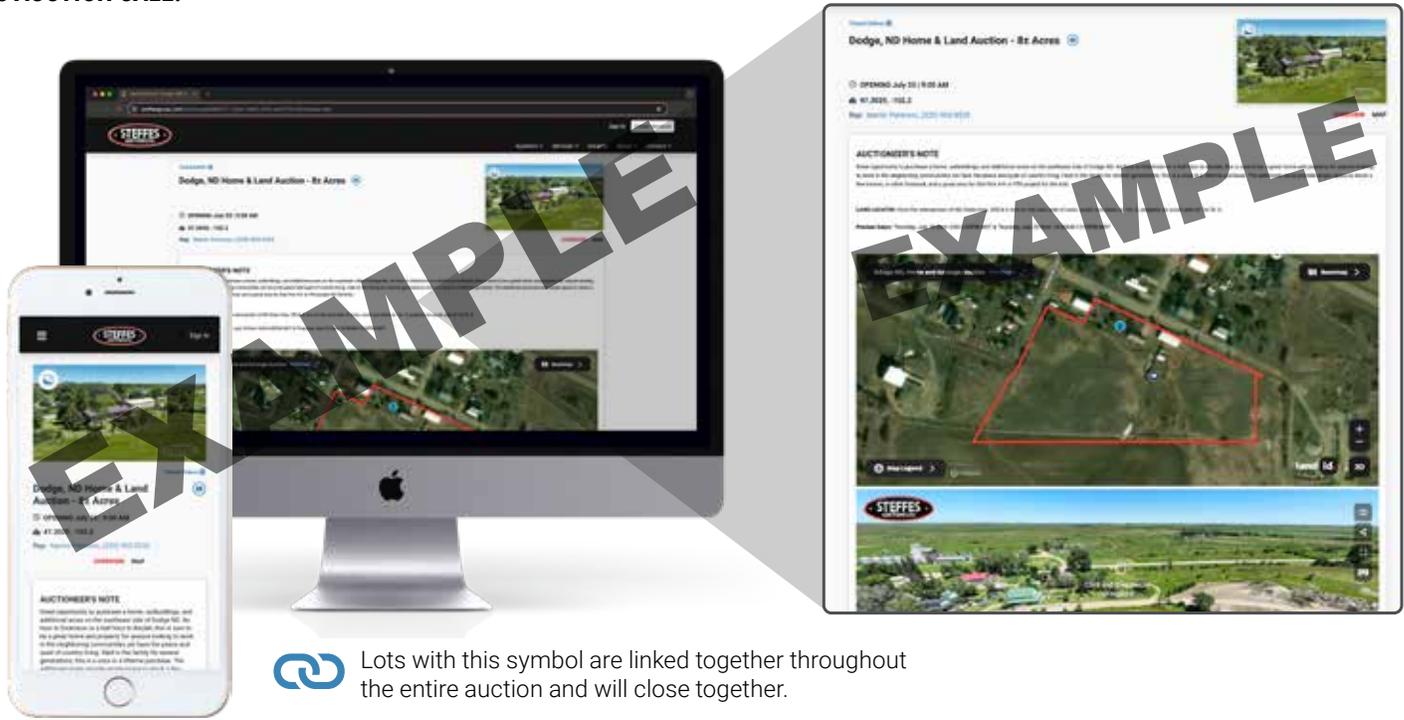
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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!



AUCTION DATES

MARCH

2026

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

SURVEY PLAT OF: LOT C OF THE SW1/4 OF SECTION 4, T 122 N, R 47 W & GOVT LOT 4 OF SECTION 9, T 122 N, R 47 W & LOT D OF THE SW1/4 OF SECTION 4, T 122 N, R 47 W & GOVT LOT 3 & GOVT LOT 4 OF SECTION 9, T 122 N, R 47 W, BIG STONE COUNTY, MINNESOTA

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.

DOCUMENT NO. _____

FILED _____

AT _____ M. AND RECORDED

IN BOOK _____ OF _____

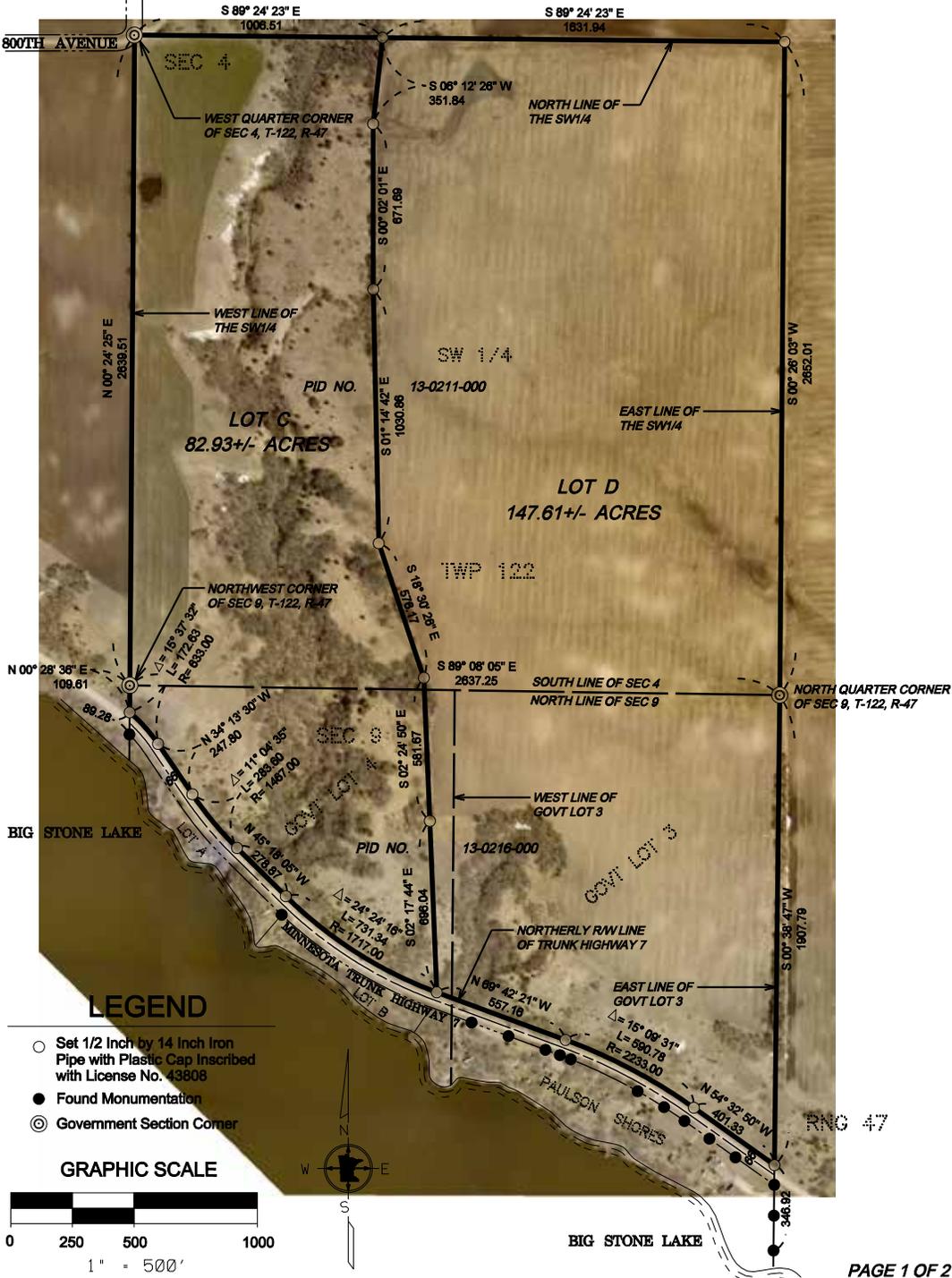
ON PAGE _____

LAURA BERGER
COUNTY RECORDER
BIG STONE COUNTY, MN

BY _____ DEPUTY

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

DATE _____



LOT C OF THE SW1/4 OF SECTION 4, T 122 N, R 47 W & GOVT LOT 4 OF SECTION 9,
T 122 N, R 47 W & LOT D OF THE SW1/4 OF SECTION 4, T 122 N, R 47 W & GOVT
LOT 3 & GOVT LOT 4 OF SECTION 9, T 122 N, R 47 W, BIG STONE COUNTY, MINNESOTA

LOT C

That part of the Southwest Quarter (SW1/4) of Section 4, Township 122 North, Range 47 West, Big Stone County, Minnesota, and that part of Government Lot 4 of Section 9, Township 122 North, Range 47 West, Big Stone County, Minnesota lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 7 and lying westerly of the following described line:

Commencing at the West Quarter corner of said Section 4; thence on an assumed bearing of South 89 degrees 24 minutes 23 seconds East along the north line of said SW1/4, a distance of 1006.51 feet to the point of beginning of the line herein described;

thence South 06 degrees 12 minutes 26 seconds West, a distance of 351.84 feet;

thence South 00 degrees 02 minutes 01 seconds East, a distance of 671.69 feet;

thence South 01 degrees 14 minutes 42 seconds East, a distance of 1030.86 feet;

thence South 18 degrees 30 minutes 26 seconds East, a distance of 576.17 feet;

thence South 02 degrees 24 minutes 50 seconds East, a distance of 581.67 feet;

thence South 02 degrees 17 minutes 44 seconds East, a distance of 696.04 feet to the northerly right of way line of said Minnesota Trunk Highway No. 7 and said line terminating thereat.

Containing 82.93 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

LOT D

That part of the Southwest Quarter (SW1/4) of Section 4, Township 122 North, Range 47 West, Big Stone County, Minnesota, and that part of Government Lot 3 and that part of Government Lot 4 of Section 9, Township 122 North, Range 47 West, Big Stone County, Minnesota lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 7 and lying easterly of the following described line:

Commencing at the West Quarter corner of said Section 4; thence on an assumed bearing of South 89 degrees 24 minutes 23 seconds East along the north line of said SW1/4, a distance of 1006.51 feet to the point of beginning of the line herein described;

thence South 06 degrees 12 minutes 26 seconds West, a distance of 351.84 feet;

thence South 00 degrees 02 minutes 01 seconds East, a distance of 671.69 feet;

thence South 01 degrees 14 minutes 42 seconds East, a distance of 1030.86 feet;

thence South 18 degrees 30 minutes 26 seconds East, a distance of 576.17 feet;

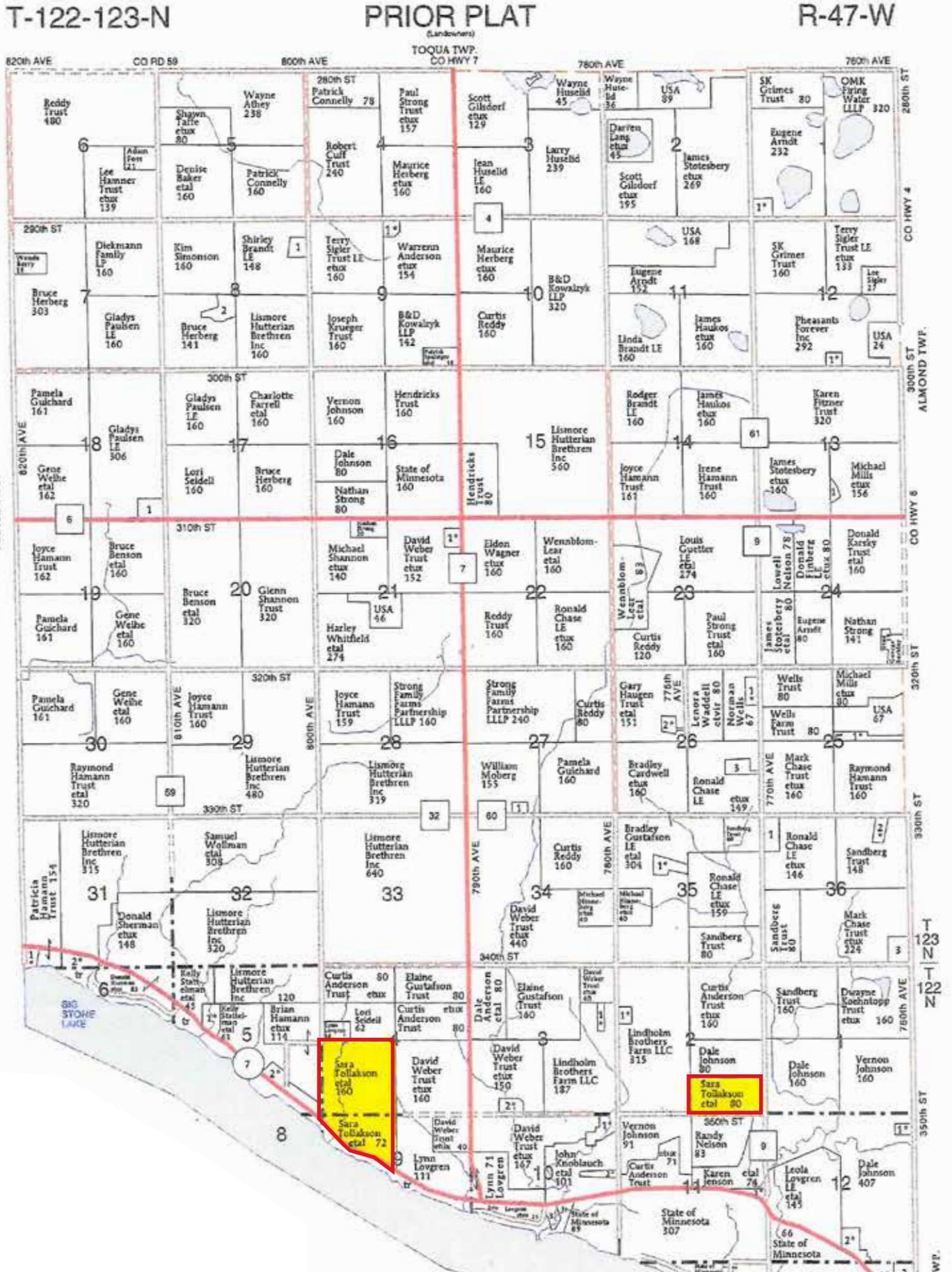
thence South 02 degrees 24 minutes 50 seconds East, a distance of 581.67 feet;

thence South 02 degrees 17 minutes 44 seconds East, a distance of 696.04 feet to the northerly right of way line of said Minnesota Trunk Highway No. 7 and said line terminating thereat.

Containing 147.61 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.



BIG STONE COUNTY, MN – PRIOR TOWNSHIP

Land Located: Tract 1 & 2 From Ortonville, MN, 10.0 miles northwest on MN-7 W. Land is on the north side of the road. Tract 3 From Ortonville, MN, 7.0 miles northwest on MN-7 W, .7 miles north on 770th Ave. Land is on the west side of the road.

Description: The South Half of the Southeast Quarter (S½SE¼), Section Two (2), Township One Hundred Twenty-two (122) North, Range Forty-seven (47) West of the 5th P.M., Big Stone County, Minnesota & The Southwest Quarter (SW¼) of Section Four (4), Township One Hundred Twenty-two (122) North, Range Forty-seven (47) West of the 5th P.M., Big Stone County, Minnesota & Government Lots Three (3) and Four (4), Section Nine (9), Township One Hundred Twentytwo (122) North, Range Forty-seven (47) West of the 5th P.M., lying North and East of Trunk Highway No. 7 (formerly No. 103) as now used and located, Big Stone County, Minnesota Parcel Number: 13-0216-000

Total Acres: 310.54±

PID #: PID # 13-0211-000, 13-0216-000, & 13-0191-000

To Be Sold in 3 Tracts!



Description: That part of the Southwest Quarter (SW1/4) of Section 4, Township 122 North, Range 47 West, Big Stone County, Minnesota, and that part of Government Lot 4 of Section 9, Township 122 North, Range 47 West, Big Stone County, Minnesota lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 7 and lying westerly of the following described line: Commencing at the West Quarter corner of said Section 4; thence on an assumed bearing of South 89 degrees 24 minutes 23 seconds East along the north line of said SW1/4, a distance of 1006.51 feet to the point of beginning of the line herein described; thence South 06 degrees 12 minutes 26 seconds West, a distance of 351.84 feet; thence South 00 degrees 02 minutes 01 seconds East, a distance of 671.69 feet; thence South 01 degrees 14 minutes 42 seconds East, a distance of 1030.86 feet; thence South 18 degrees 30 minutes 26 seconds East, a distance of 576.17 feet; thence South 02 degrees 24 minutes 50 seconds East, a distance of 581.67 feet; thence South 02 degrees 17 minutes 44 seconds East, a distance of 696.04 feet to the northerly right of way line of said Minnesota Trunk Highway No. 7 and said line terminating thereat.

Total Acres: 82.93± (See survey, Lot C)

Cropland Acres: 15.36±

PID #: 13-0211-000 (That part of, new legal & PID# to be assigned) & 13-0216-000 (That part of, new legal & PID# to be assigned)

Crop Productivity Index: 85

Soils: AazdahlLakepark complex, 0 to 4 percent slopes (26.2%), AazdahlFormdaleBalaton clay loams, 0 to 4 percent slopes (21.7%), AazdahlQuamLakepark complex, 0 to 4 percent slopes (21.7%), EsmondHeimdalSisseton complex, 2 to 6 percent slopes (18.7%), LangheiBarnesDarnen complex, 5 to 30 percent slopes (11.7%)

Taxes (2025): \$4,658.00 (For entire land. New tax amount TBD)

NO US Fish & Wildlife Easement

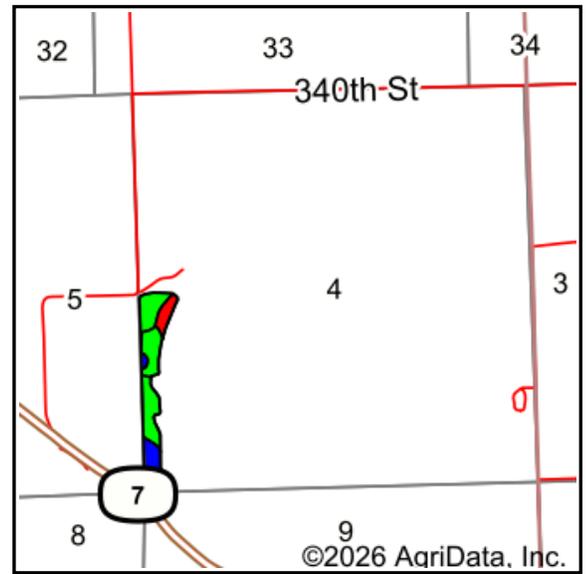
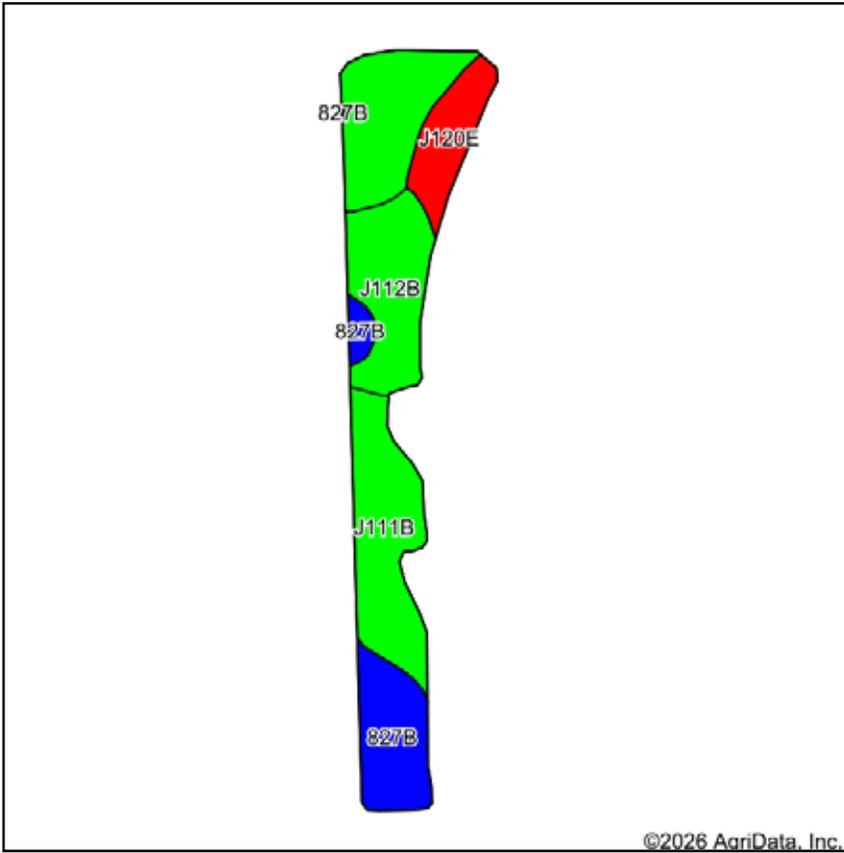
Receives \$1,548.54 in rent on 12.29 acres for 2026 crop season

One portable deer stand will be removed from the property and is not included in real estate.

There are other permanent deer stands that will be included with the real estate.







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Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J111B	Aazdahl-Lakepark complex, 0 to 4 percent slopes	3.89	26.2%		IIc	99
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	3.22	21.7%		IIc	93
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	3.22	21.7%		IIw	93
827B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	2.78	18.7%		IIIe	84
J120E	Langhei-Barnes-Darnen complex, 5 to 30 percent slopes	1.73	11.7%		IVe	25
Weighted Average					2.42	85

*c: Using Capabilities Class Dominant Condition Aggregation Method





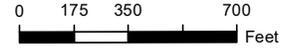
Big Stone County, Minnesota

Farm 5116

Tract 5953

2025 Program Year

Map Created April 02, 2025



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

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 15.36 acres

Tract Number : 5953

Description : WpartSW1/4 LPrior 4
FSA Physical Location : MINNESOTA/BIG STONE
ANSI Physical Location : MINNESOTA/BIG STONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JESSE WASHBURN, SCOTT WASHBURN, SARA TOLLAISON, AMY MARIE LEON, JESSICA JO WEBSTER
Other Producers : LYNN LOVGREN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.36	15.36	15.36	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	15.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

BIG STONE COUNTY
 20 2ND STREET SE
 ORTONVILLE, MN 56278-1544
 PH. (320) 839-6366
 www.bigstonecounty.gov

2025

PROPERTY TAX STATEMENT

PRIOR

PRCL# 13-0211-000 RCPT# 3423
 TC 6.760 7.060

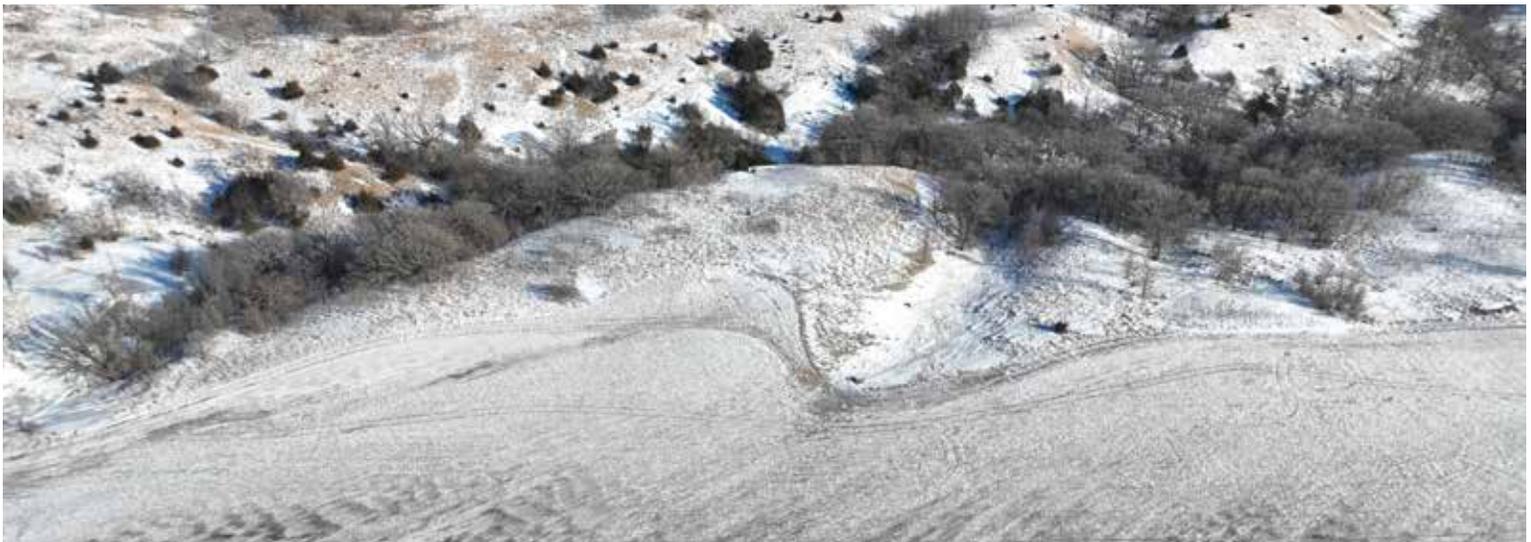
Property ID Number: 13-0211-000
 Property Description: SECT-04 TWP-122 RANG-47
 SW 1/4

Values and Classification		
Taxes Payable Year	2024	2025
Step 1	Estimated Market Value: 676,000 706,000 Homestead Exclusion: Taxable Market Value: 676,000 706,000 New Improve/Expired Excls: Property Class: AGRI NON-HSTD AGRI NON-HSTD Sent in March 2024	
Step 2	Proposed Tax * Does Not Include Special Assessments Sent in November 2024 3,552.00	
Step 3	Property Tax Statement First half Taxes: 1,786.00 Second half Taxes: 1,786.00 Total Taxes Due in 2025 3,572.00	

\$\$\$ REFUNDS?

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

Taxes Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>		.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....	.00	
Property Tax and Credits		
3. Property taxes before credits	3,176.86	3,738.84
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	120.86	166.84
5. Property taxes after credits	3,056.00	3,572.00
Property Tax by Jurisdiction		
6. County	2,338.62	2,723.54
7. City or Town	216.18	242.93
8. State General Tax .....	.00	.00
9. School District: 2903		
A. Voter approved levies	30.11	40.98
B. Other local levies	318.24	383.53
10. Special Taxing Districts:		
A. REGION 6W	17.85	17.58
B. UPPER MN RIVER WATERSHED.....	135.00	163.44
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,056.00	3,572.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,056.00	3,572.00



BIG STONE COUNTY
 20 2ND STREET SE
 ORTONVILLE, MN 56278-1544
 PH. (320) 839-6366
 www.bigstonecounty.gov

2025
PROPERTY TAX STATEMENT

PRCL# 13-0216-000 RCPT# 3451
 TC 2.059 2.146

PRIOR

		Values and Classification	
		Taxes Payable Year	
		2024	2025
Step	Estimated Market Value:	205.900	214.600
1	Homestead Exclusion:		
	Taxable Market Value:	205.900	214.600
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		EXEMPT	EXEMPT
	Sent in March 2024		
Step	Proposed Tax		
2	* Does Not Include Special Assessments		1,080.00
	Sent in November 2024		
Step	Property Tax Statement		
3	First half Taxes:		543.00
	Second half Taxes:		543.00
	Total Taxes Due in 2025		1,086.00

Property ID Number: 13-0216-000
 Property Description: SECT-09 TWP-122 RANG-47
 LOTS 3 & 4 N OF HWY (EX RD)

\$\$\$
REFUNDS?

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

Taxes Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....	.00	
Property Tax and Credits		
3. Property taxes before credits	966.81	1,136.72
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	36.81	50.72
5. Property taxes after credits	930.00	1,086.00
Property Tax by Jurisdiction		
6. County	711.48	828.11
7. City or Town	65.85	73.84
8. State General Tax .....	.00	.00
9. School District: 2903		
A. Voter approved levies	9.17	12.45
B. Other local levies	96.94	116.58
10. Special Taxing Districts:		
A. REGION 6W	5.44	5.34
B. UPPER MN RIVER WATERSHED.....	41.12	49.68
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	930.00	1,086.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	930.00	1,086.00



Description: That part of the Southwest Quarter (SW1/4) of Section 4, Township 122 North, Range 47 West, Big Stone County, Minnesota, and that part of Government Lot 3 and that part of Government Lot 4 of Section 9, Township 122 North, Range 47 West, Big Stone County, Minnesota lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 7 and lying easterly of the following described line: Commencing at the West Quarter corner of said Section 4; thence on an assumed bearing of South 89 degrees 24 minutes 23 seconds East along the north line of said SW1/4, a distance of 1006.51 feet to the point of beginning of the line herein described; thence South 06 degrees 12 minutes 26 seconds West, a distance of 351.84 feet; thence South 00 degrees 02 minutes 01 seconds East, a distance of 671.69 feet; thence South 01 degrees 14 minutes 42 seconds East, a distance of 1030.86 feet; thence South 18 degrees 30 minutes 26 seconds East, a distance of 576.17 feet; thence South 02 degrees 24 minutes 50 seconds East, a distance of 581.67 feet; thence South 02 degrees 17 minutes 44 seconds East, a distance of 696.04 feet to the northerly right of way line of said Minnesota Trunk Highway No. 7 and said line terminating thereat.

Total Acres: 147.61± (See survey, Lot D)

Cropland Acres: 127.13±

PID #: 13-0211-000 (That part of, new legal & PID# to be assigned) & 13-0216-000 (That part of, new legal & PID# to be assigned)

Crop Productivity Index: 87.8

Soils: Fram loam, 1 to 4 percent slopes (21.8%), EsmondHeimdalSisseton complex, 2 to 6 percent slopes (20.0%), Aazdahl-BalatonFlom complex, 0 to 3 percent slopes (16.4%), EsmondSissetonHeimdal, complex, 2 to 12 percent slopes, moderately eroded (14.8%), FlomAazdahlQuam complex, 0 to 4 percent slopes (13.5%), AazdahlQuamLakepark complex, 0 to 4 percent slopes (4.9%), AazdahlFormdaleBalaton clay loams, 0 to 4 percent slopes (4.2%), AazdahlLakepark complex, 0 to 4 percent slopes (4.2%), Esmond loam, 18 to 45 percent slopes, bouldery (0.2%)

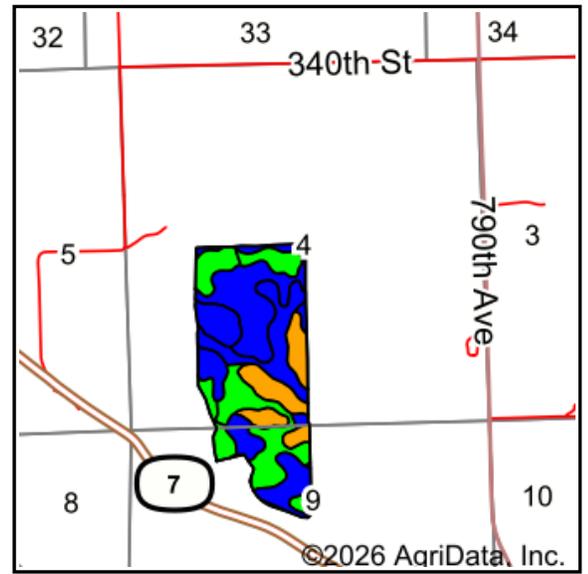
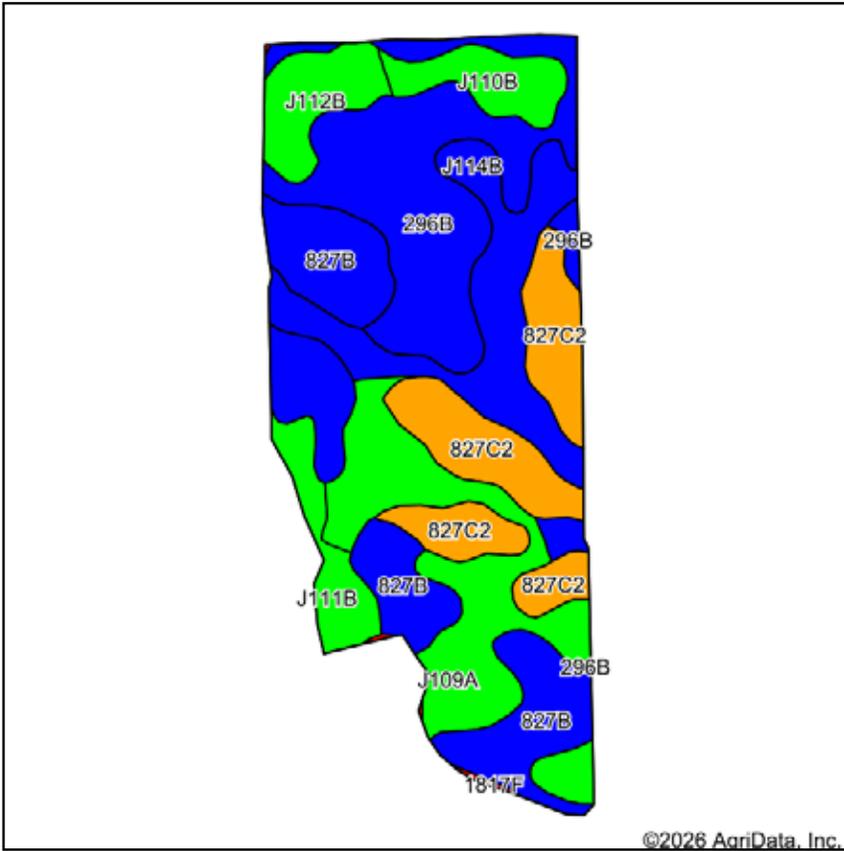
Taxes (2025): \$4,658.00 (For entire land. New tax amount TBD)

NQ US Fish & Wildlife Easement

Receives \$19,832.28 in rent on 127.13 acres for 2026 crop season







Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
296B	Fram loam, 1 to 4 percent slopes	27.37	21.8%		IIe	90
827B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	25.36	20.0%		IIIe	84
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	20.74	16.4%		IIc	95
827C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	18.76	14.8%		IVe	75
J114B	Flom-Aazdahl-Quam complex, 0 to 4 percent slopes	17.14	13.5%		IIIw	90
J112B	Aazdahl-Quam-Lakepark complex, 0 to 4 percent slopes	6.26	4.9%		IIw	93
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	5.35	4.2%		IIc	93
J111B	Aazdahl-Lakepark complex, 0 to 4 percent slopes	5.28	4.2%		IIc	99
1817F	Esmond loam, 18 to 45 percent slopes, bouldery	0.29	0.2%		VIIe	4
Weighted Average					2.64	87.8



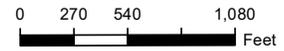
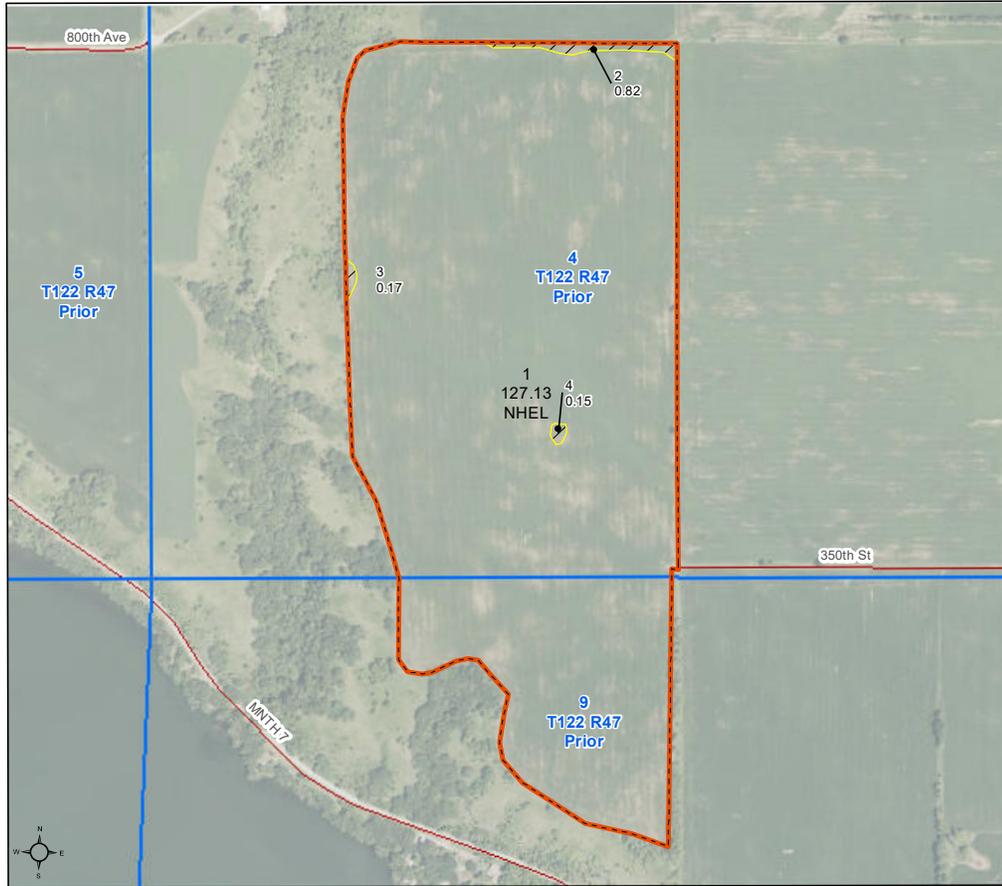


Farm 855

Tract 558

2025 Program Year

Map Created April 02, 2025



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: 127.13 acres

Tract Number : 558

Description : SW4 SEC,4, LOTS 3-4 SEC.9 L. PRIOR
FSA Physical Location : MINNESOTA/BIG STONE
ANSI Physical Location : MINNESOTA/BIG STONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JESSE WASHBURN, SCOTT WASHBURN, SARA TOLLAKSON, AMY MARIE LEON, JESSICA JO WEBSTER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
128.28	128.18	128.18	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	128.18	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	30.30	0.00	59
Corn	30.30	0.00	140
Soybeans	60.60	0.00	33

TOTAL 121.20 0.00

Description: The South Half of the Southeast Quarter (S½SE¼), Section Two (2), Township One Hundred Twenty-two (122) North, Range Forty-seven (47) West of the 5th P.M., Big Stone County, Minnesota

Total Acres: 80±

Cropland Acres: 73.86±

PID #: 13-0191-000

Crop Productivity Index: 80.9

Soils: EsmondSissetonHeimdal, complex, 2 to 12 percent slopes, moderately eroded (52.5%), Lindaas silty clay loam (30.6%), Fram loam, 1 to 4 percent slopes (11.5%), Gonvick loam, 1 to 4 percent slopes (2.7%), Svea loam, 1 to 3 percent slopes (2.5%), Bigstone silty clay loam, ponded (0.2%)

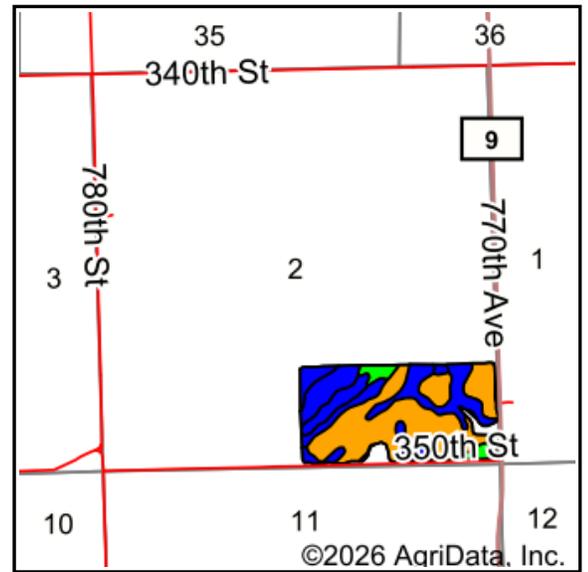
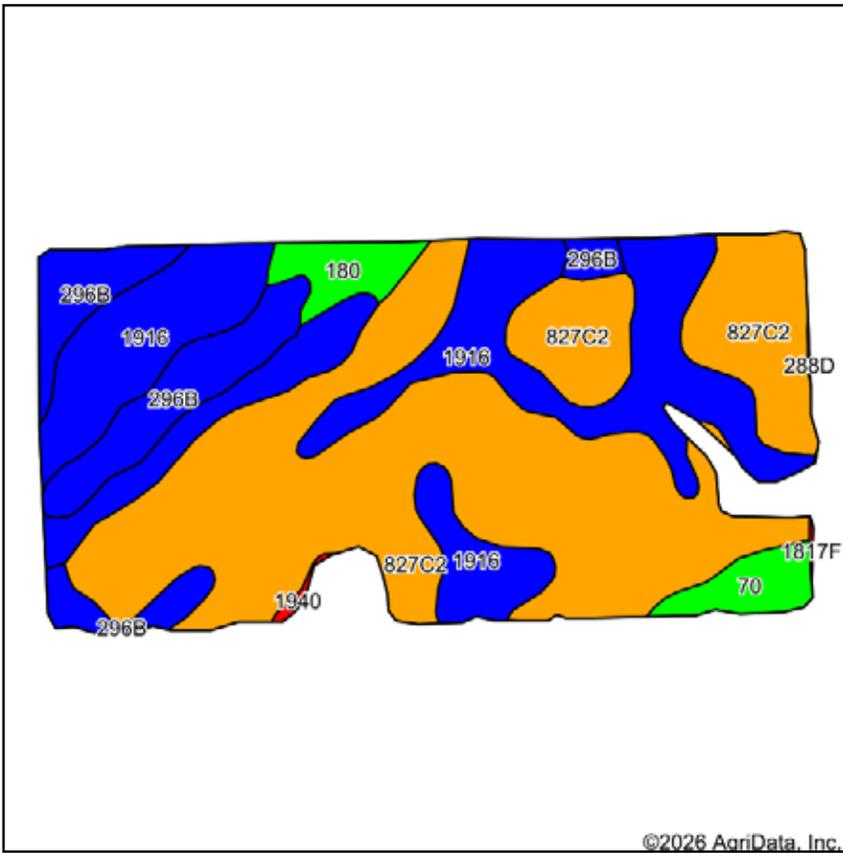
Taxes (2025): \$2,338.00

NQ US Fish & Wildlife Easement

Receives \$11,253.00 in rent on 72.6 acres for 2026 crop season







Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
827C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	38.52	52.5%		IVe	75
1916	Lindaas silty clay loam	22.48	30.6%		IIw	85
296B	Fram loam, 1 to 4 percent slopes	8.41	11.5%		Ile	90
180	Gonvick loam, 1 to 4 percent slopes	1.98	2.7%		Iw	98
70	Svea loam, 1 to 3 percent slopes	1.86	2.5%		Ile	99
1940	Bigstone silty clay loam, ponded	0.16	0.2%		VIIIw	5
Weighted Average					3.04	80.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



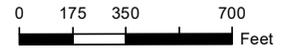
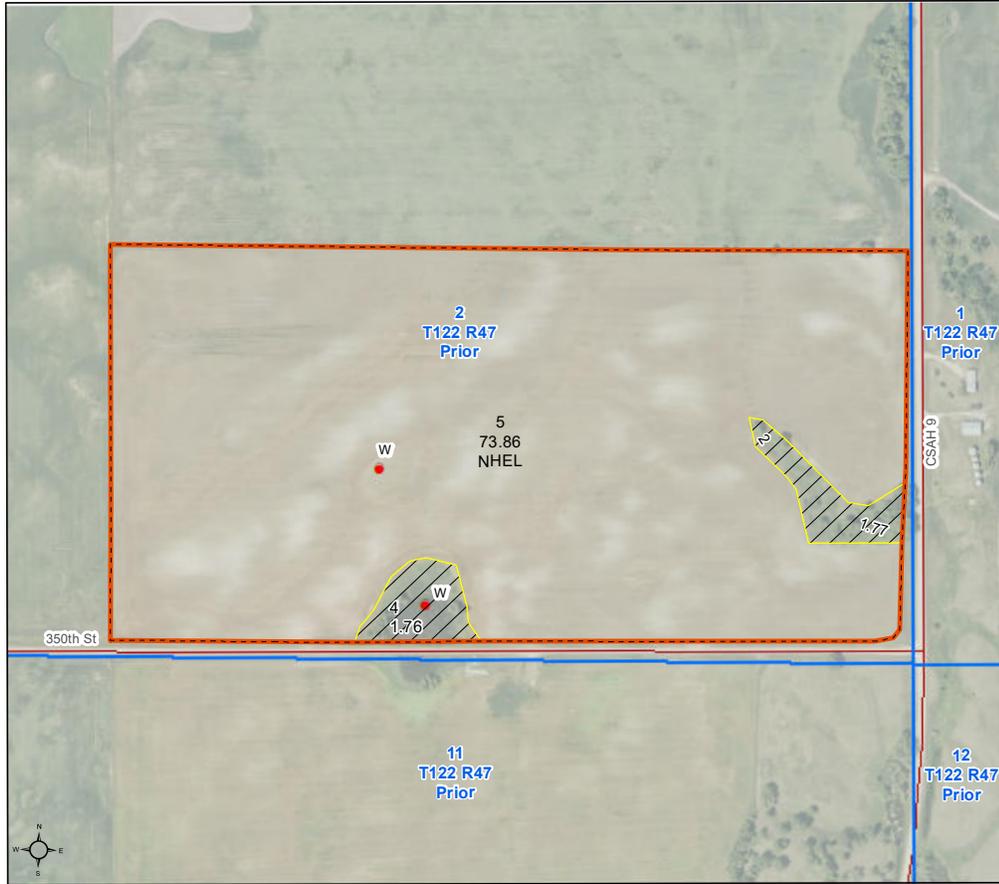


Farm 856

Tract 566

2025 Program Year

Map Created April 02, 2025



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: 73.86 acres

Tract Number : 566

Description : S2SE4 SEC.2 LOWER PRIOR
FSA Physical Location : MINNESOTA/BIG STONE
ANSI Physical Location : MINNESOTA/BIG STONE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JESSE WASHBURN, SCOTT WASHBURN, SARA TOLLAKSON, AMY MARIE LEON, JESSICA JO WEBSTER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.39	73.86	73.86	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	73.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	18.20	0.00	43
Corn	18.20	0.00	120
Soybeans	36.30	0.00	35

TOTAL 72.70 0.00

BIG STONE COUNTY
20 2ND STREET SE
ORTONVILLE, MN 56278-1544
PH. (320) 839-6366
www.bigstonecounty.gov

2025

PROPERTY TAX STATEMENT

PRCL# 13-0191-000 RCPT# 3401
TC 4.331 4.622

Property ID Number: 13-0191-000
Property Description: SECT-02 TWP-122 RANG-47
S 1/2 SE 1/4

Table with 3 columns: Step, Description, and Values for 2024 and 2025. Includes sections for Estimated Market Value, Homestead Exclusion, Proposed Tax, and Property Tax Statement.

\$\$\$ 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.

- 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund...
2. Use these amounts on Form M1PR to see if you are eligible for a special refund...
Property Tax and Credits
Property Tax by Jurisdiction
Special Assessments on Your Property
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Table with 3 columns: Taxes Payable Year (2024, 2025), Description, and Amount. Includes a checkbox for homestead credit refund eligibility.





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 receipted 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 warrants 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

BIG STONE COUNTY
MINNESOTA

312± ACRES



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

