



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



BENTON COUNTY, MINNESOTA HOME & LAND AUCTION

Auctioneer's Note: Don't miss this rare opportunity to purchase 44.1 acres of prime property, being sold as one tract, in Glendorado Township, Benton County, MN. Whether you're looking for a stunning modern home or quality farmland, this auction has something for everyone! This auction includes a modern 3-bedroom, 2-full and 2-half bath home on 22.14± acres & 21.96± acres of farmland and pastureland. Nestled on a spacious lot, the home offers comfort, style and practicality along with the mix of fertile farmland and pastureland, with a county ditch running through it. These parcels are ideal for farming, livestock and recreational purposes with an abundance of wildlife, good for deer hunting. If you are looking for your dream country home with pastureland and some tillable land, this is an auction that you don't want to miss!

**44±
 ACRES**



Opening: Wednesday, February 5 | 8AM
Closing: Wednesday, February 12 | 1PM CST 2025

**TIMED
 ONLINE**

Inspection Date: Thursday, January 30 4:00PM - 6:00PM and Wednesday, February 5 from 11AM - 1PM



Contact Eric Gabrielson at Steffes Group (320) 693-9371 or (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 WEDNESDAY, FEBRUARY 5 AND WILL END AT 1PM WEDNESDAY, FEBRUARY 12.

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: Friday, March 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 UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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



FEBRUARY 2025

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

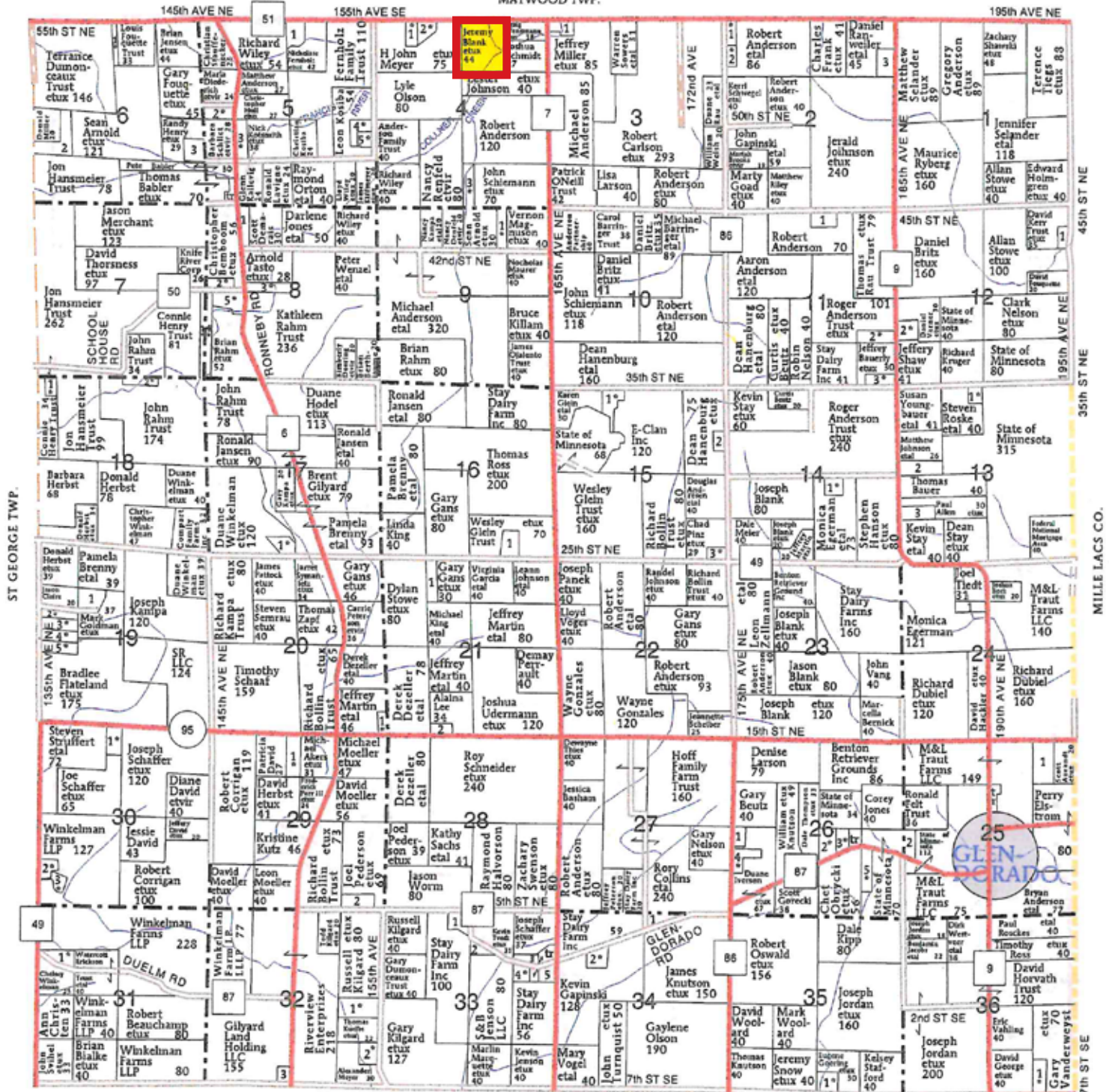
T-36-N

GLENDORADO PLAT

R-28-W

(Landowners)

MAYWOOD TWP.



SHERBURNE CO.

Tract Details

BENTON COUNTY, MN – GLENDORADO TOWNSHIP

Land Located: From Foley, MN, 2.3 miles east on 65th St. NE, 1.0 mile south on Ronneby Rd NE, 1.4 miles east on 55th St. NE. Property is on the south side of the road. 16040 55th St. NE, Foley, MN 56329.

Property Address: 16040 55TH St. NE, Foley, MN 56329

Description: Sect-04 Twp-036 Range-028 21.96 AC E 649 FT OF W 1300 FT OF N1/2 NE1/4 & 22.14 AC W 651 FT OF N 1/2 NE1/4

Total Acres: 44.1±

Cropland Acres: Approximately 16.14±

PID #: 03.00044.00 & 03.00044.03

Soil Productivity Index: 78

Soils: Milaca-Mora complex, 1 to 7 percent slopes, stony (62.2%), Mora-Ronneby complex, 1 to 4 percent slopes, stony (26.6%), Francis-Mahtomedi complex, 2 to 6 percent slopes (6.6%), Warman loam, depressional, 0 to 1 percent slopes (2.2%), Brennyville-Freer complex, 1 to 4 percent slopes, stony (1.4%), Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes (1.0%)

Taxes (2024): \$5,514.00



*Lines are approximate

Tract Details

House Details

- Built in 2008
- Slab on grade
- (3) Bedroom
 - #1: 10'7"x22'1"
 - #2: 10'9"x13'
 - Primary: 13'6"x14'
- (2) Full bathrooms
 - #1: 17'x9"x4'8"
 - Primary: 4'x15'4", jacuzzi tub & double sink
- (2) Half bathrooms
 - Main level: 7'7"x5'
 - Upstairs: 6'3"x5'1"
- Kitchen
 - 13'x16'9"
 - Granite counter tops
 - Island with butcher block top
 - Rustic cherry cabinetry
 - Maple wood floors
 - Walk-in pantry
 - Includes: stainless steel double oven, gas range, refrigerator, dish washer
- Dining Room
 - 11'2"x20'8"
- Living Room
 - 15'x3"x17'6" with wood burning fireplace
- Family Room
 - 18'6"x14'11"
- Office
 - 11'4"x9'5"
- Laundry Room
 - 7'3"x11'6", wash sink, folding island
- Mudroom with lockers
- Utility Room
 - On-Demand hot water heater
 - Water softener
- Upstairs Bonus Room
 - 33'7"x39'7"
- In floor LP boiler heat
- Forced air LP heater with A/C
- Bryant A/C system
- Attached garage
 - 30'3"x26'5"
 - Heated
 - Finished
 - Access to mudroom & utility room
- Concrete basement storm shelter
- Front patio
 - Stamped concrete
 - Covered with pine ceiling
- Fiber optic high speed internet on road getting hooked up Summer 2025
- Well, 28 gallons per minute
- Mound septic system – Septic inspection could not be completed due to winter conditions. If the septic system is later found to be non-compliant, the buyer will be responsible for the inspection and any necessary upgrades or repairs to bring it into compliance at their own expense.

Pole Barn #1 With Heated Shop & Cold Storage

- Built 2012
- Overall size: 48'x96'
- 48'x58' heated shop with 24'x16' overhead door
- Concrete floor
- In-floor heat, LP boiler
- Vaulted ceiling
- Plumbed for water and air lines
- On-demand LP water heater
- 220v outlets for welders
- Addition with plumbed office and bathroom, needs finishing
- 48'x38' cold storage with overhead door
- Septic tank

Cattle Building

- Built 2014
- 65'x185'
- Monoslope
- 16' side wall
- With 5' poured walls
- No curtains
- All concrete floors
- Steel roof
- Fans, 48"
- (3) Waterers
- (6) Pens
- (3) 6-ton self-feeders

Pole Barn #2

- Concrete floor
- Steel roof & siding
- 2021 Manure Pad, with poured walls
- (3) pen composting area
- Large, graveled feed pad, all gravel hauled in 2023
- 10,000± bu bin
- 3,600± bu bin
- 3 phase power service available
- Silo
- Sand volleyball court with lighting
- 4-strand high utensil electric fence
- County drainage ditch, cleaned in 2023
- Feedlot permitted for up to 999 animal units per Benton County

Calf Building

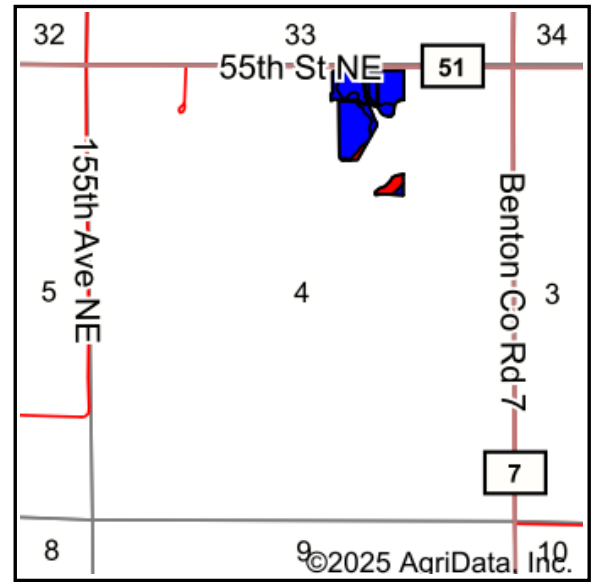
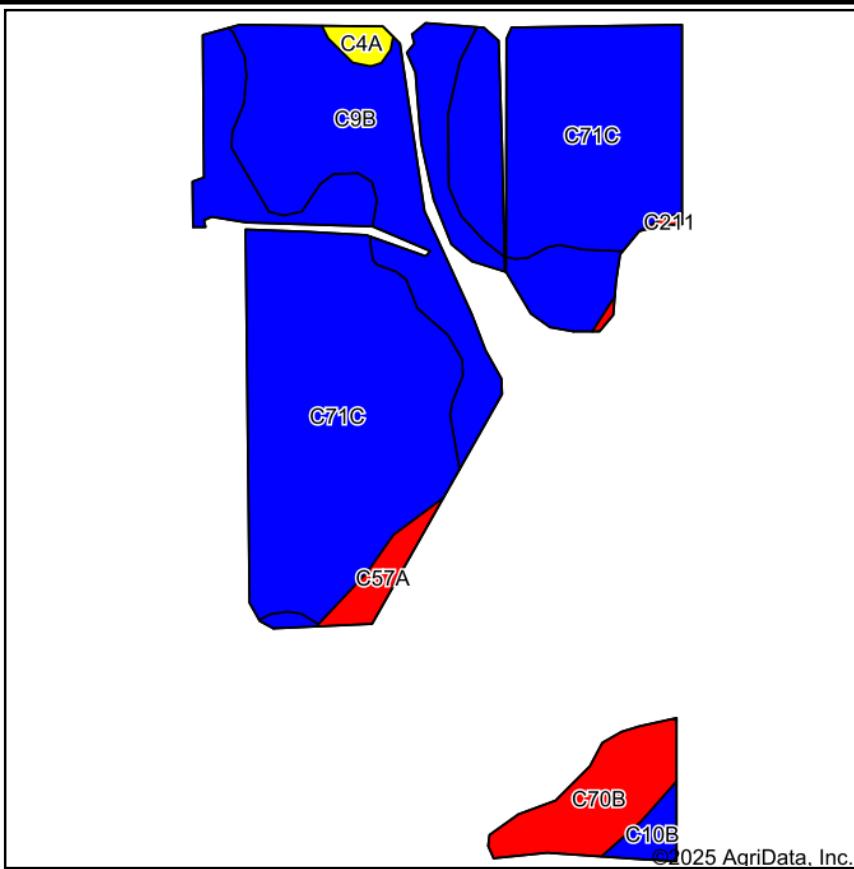
- Built 2016
- 50'x165'
- 16' side wall
- 4' poured walls
- All concrete
- Steel roof
- Feed alley
- (3) Waterers
- (6) Pens
- (6) Fans, 48" diameter

Barn

- Concrete floor
- Block foundation
- Steel roof & siding, new steel in 2012
- Horse stalls
- Upstairs storage with staircase, new plywood floor and shelving
- Electricity/utilities
- Hydrant by barn



Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN009, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C71C	Milaca-Mora complex, 1 to 7 percent slopes, stony	10.04	62.2%	Blue	IIIe	83
C9B	Mora-Ronneby complex, 1 to 4 percent slopes, stony	4.29	26.6%	Blue	IIIs	83
C70B	St. Francis-Mahtomedi complex, 2 to 6 percent slopes	1.07	6.6%	Red	IIIe	33
C57A	Warman loam, depressional, 0 to 1 percent slopes	0.35	2.2%	Red	VIw	15
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	0.23	1.4%	Blue	Ile	82
C4A	Cebana-Giese, frequently ponded-Ronneby complex, 0 to 3 percent slopes, stony	0.16	1.0%	Yellow	IVw	64
Weighted Average					3.06	78

*c: Using Capabilities Class Dominant Condition Aggregation Method



FSA Map & Abbreviated 156 Farm Records



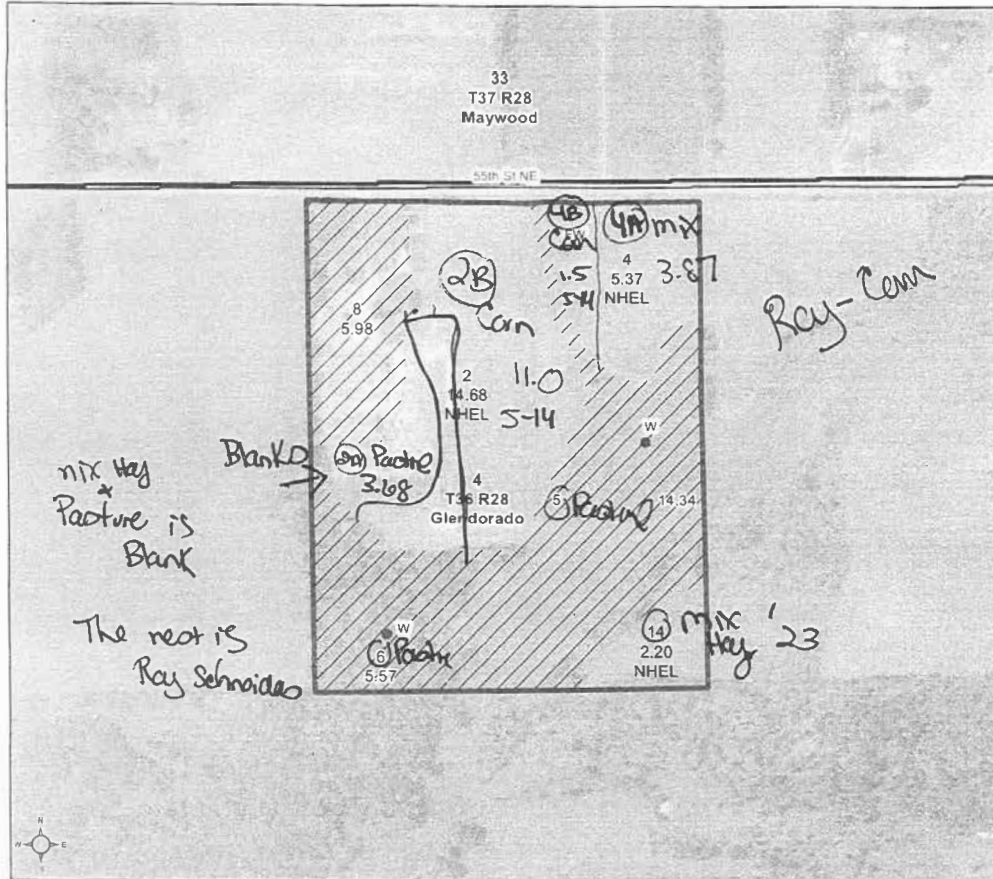
Benton County, Minnesota

Farm 5039

Tract 7710

2024 Program Year

Map Created April 22, 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: 22.25 acres

Tract Number	: 7710
Description	: Sec. 4 NW4NE4, prt of W2N2NE4/Glendorado
FSA Physical Location	: MINNESOTA/BENTON
ANSI Physical Location	: MINNESOTA/BENTON
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	: KRISTI LEE BLANK, JEREMY J BLANK
Other Producers	: BLANK CATTLE AND EQUIPMENT LLC
Recon ID	: 27-009-2007-68

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.14	22.25	22.25	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	22.25	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	20.82	0.00	149
Soybeans	1.43	0.00	36

TOTAL **22.25** **0.00**

Tax Statements

2 6



Benton County
Christine Scherbing, Auditor-Treasurer
531 Dewey Street, PO Box 129
Foley, MN 56329-0129
320.968.5006

Bill: 1084

Property ID #: 03.00044.00

Taxpayer: 122843



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.

Property 16040 55TH ST NE
Address: FOLEY MN 56329

TAX STATEMENT		2024	
2023 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
	Taxes Payable Year:	2023	2024
Step 1	Estimated Market Value:	738,700	879,300
	Homestead Exclusion:		
	Taxable Market Value:	738,700	879,300
	New Improvements:		
	Property Classification:	AG HMSTD	AG HMSTD
Desc: Sect-04 Twp-036 Range-028 22.14 AC W 651 FT OF N1/2 NE1/4			
Sent March 2024			
Step 2	PROPOSED TAX		
	5,240.00 Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:		2,648.00
	Second half taxes due:		2,648.00
Total Taxes Due in 2024:			5,296.00

Taxes Payable Year:	2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	4,236.00	4,786.00
Property Tax and Credits		
3. Property taxes before credits	5,338.46	5,914.94
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	628.46	628.94
B. Other Credits		
5. Property taxes after credits	<u>4,710.00</u>	<u>5,286.00</u>
Property Tax by Jurisdiction		
6. County BENTON COUNTY	2,618.14	2,930.15
7. City or Town GLENDORADO TOWNSHIP	466.05	480.16
8. State General Tax		
9. School District 0051		
A. Voter Approval Levies	629.48	690.30
B. Other Local Levies	996.33	1,185.39
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	<u>4,710.00</u>	<u>5,286.00</u>
Special Assessments on Your Property		
13. Special assessments		
SWF24-0	Int: 10.00 Principal: 10.00	10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,720.00	5,296.00



Tax Statements

3 6



Benton County
Christine Scherbing, Auditor-Treasurer
531 Dewey Street, PO Box 129
Foley, MN 56329-0129
320.968.5006

Bill: 27102

Property ID #: 03.00044.03

Taxpayer: 122843



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.

Property Address:

TAX STATEMENT		2024	
2023 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	63,500	70,000
	Homestead Exclusion:		
	Taxable Market Value:	63,500	70,000
	New Improvements:		
	Property Classification:	AG HMSTD	AG HMSTD
Desc: Sect-04 Twp-036 Range-028 21.96 AC E 649 FT OF W 1300 FT OF N1/2 NE1/4			
Sent March 2024			
Step 2	PROPOSED TAX		
	216.00 Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:		109.00
	Second half taxes due:		109.00
Total Taxes Due in 2024:			218.00

Taxes Payable Year:	2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	0.00
Property Tax and Credits		
3. Property taxes before credits	253.74	248.51
4. Credits that reduce property taxes:		
A. Agricultural Market Value Credits	31.74	30.51
B. Other Credits		
5. Property taxes after credits	222.00	218.00
Property Tax by Jurisdiction		
6. County BENTON COUNTY	155.45	154.80
7. City or Town GLENDORADO TOWNSHIP	27.52	25.24
8. State General Tax		
9. School District 0051		
A. Voter Approval Levies	13.61	13.07
B. Other Local Levies	25.42	24.89
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	222.00	218.00
Special Assessments on Your Property		
13. Special assessments	Int: _____	Principal: _____
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		
	222.00	218.00



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 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

BENTON COUNTY
MINNESOTA



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