



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



WRIGHT COUNTY, MINNESOTA **LAND AUCTION**

Auctioneer's Note: An exceptional opportunity to acquire 268.11± acres of prime farmland in Stockholm Township, Wright County, MN. This productive land will be offered in three tracts; surveys have been completed. The parcels have been organically certified since 2018. Don't miss your chance to invest in quality farmland in a sought-after location.

268± ACRES



LIVE ONSITE & WEBCAST:
Friday, September 19, 2025 | 10AM CDT 2025
23579 MN Hwy 22 South, Litchfield, MN 55355

**LIVE
ONSITE**



Contact Steffes Group Representative Eric Gabrielson, (701) 238-2570, or visit SteffesGroup.com.

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

Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees 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.



TERMS & CONDITIONS

- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Offer to Purchase at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the closing company 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.
- 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 **Warranty Deed.**
- **2025 Taxes paid by seller.**
- **2026 Taxes by buyer.**
- **2025 Rent to seller.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- 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 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.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT**

SALE PRICE.

- **THE PROPERTY WILL BE SOLD SUBJECT TO 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, express 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 to either 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.

CLOSING

Balance of the purchase price is due in cash at closing on or before **Tuesday, October 21, 2025.** Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

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 wells.

EASEMENTS AND SURVEY

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

Tract 2 & 3 have a Highway Right of Way Easement and a Drainage Easement.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

a lender. Have your financing arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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



Selling Choice
with the Privilege

Tracts #1-3 (Wright County, MN) will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Wright Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	116.58		
Tract #2	65.54		
Tract #3	86.64		

Notes



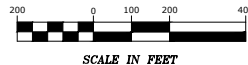
BOUNDARY SURVEY ~PARCEL 1~ ~for~ Bryant Wangard ~Part of~ Sections 23 & 24, Township 118, Range 28, Stockholm Twp., Wright County, Minnesota



LEGEND

- DENOTES IRON MONUMENT FOUND IN 2012, AS LABELED
- DENOTES IRON MONUMENT SET IN 2012, MARKED RLS# 45356
- ⊕ DENOTES WRIGHT COUNTY SECTION CORNER

GRAPHIC SCALE



LEGAL DESCRIPTION

The Northeast Quarter of the Northeast Quarter of Section 23, Township 118, Range 28, Wright County, Minnesota.

ALSO

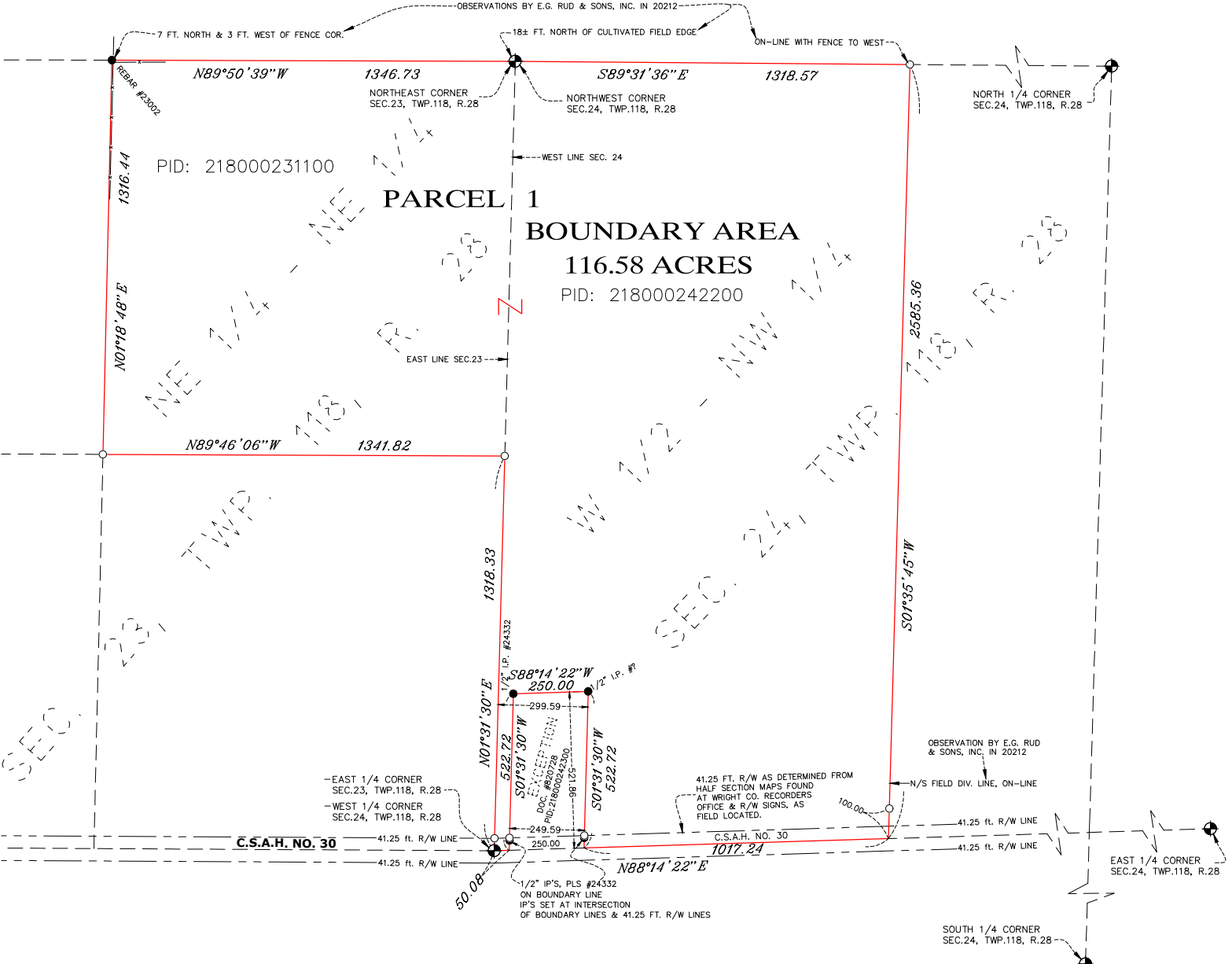
The West Half of the Northwest Quarter of Section 24, Township 118, Range 28, Wright County, Minnesota, excepting therefrom the East 249.59 feet of the West 299.59 feet of the South 521.86 feet of the Southwest Quarter of the Northwest Quarter of said Section 24.

This tract contains 116.58 acres and is subject to any and all easements of record.



Q:\CIVIL-3D-PROJECTS\1. 2025 PROJECTS\250746BS\CURRENT\250746BS_PARCEL_6.DWG

Tract 1 Survey



NOTES

- A field survey of the parcels shown hereon was completed in 2012. No field work has been completed on/for these parcels since. This Boundary Sketch was prepared based on a previous survey by E.G. Rud & Sons, Inc. in 2012.
- Bearings shown are on Wright County Coordinate System NAD83 (86adj.)
- Parcel ID Numbers: 218000242200 & 218000231100.
- This map was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Subject to revision upon receipt of a current title commitment or an attorney's title opinion.

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

KURT D. NELSON

Date: 16JULY25 License No. 45356

DRAWN BY: EMS		JOB NO: 250746	DATE: 07/16/25
CHECK BY: KDN			
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

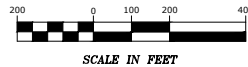
BOUNDARY SURVEY ~PARCEL 1~ ~for~ Bryant Wangard ~Part of~ Sections 23 & 24, Township 118, Range 28, Stockholm Twp., Wright County, Minnesota



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GRAPHIC SCALE



LEGAL DESCRIPTION

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ALSO

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Tract 1 Aerial Survey



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Date: 16JULY25 License No. 45356

DRAWN BY:	EMS	JOB NO:	250746	DATE:	07/16/25
CHECK BY:	KDN				
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		

BOUNDARY SURVEY ~PARCELS 2 & 3~

~for~ Bryant Wangard

~Part of~ Northwest Quarter, Section 28, Township 118, Range 28,
Stockholm Township, Wright County, Minnesota



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 45356/52705
- DENOTES TILE INTAKE
- ⊠ DENOTES WOODEN LATH SET ON BOUNDARY LINE
- M. DENOTES MEASURED BEARING (WRIGHT CO. COORD. NAD83 (86 adj.))
- (D) DENOTES BEARING PER RECORD DEED

GRAPHIC SCALE



SCALE IN FEET

PARCEL 2, PROPOSED DESCRIPTION

Part of the Northwest Quarter of Section 26, Township 118, Range 28, Wright County, Minnes described as follows:

Beginning at the northwest corner of said Northwest Quarter;
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the W line of said Northwest Quarter 1075.00 feet;
thence North 90 degrees 00 minutes 00 seconds East 600.00 feet;
thence easterly 2068.20 feet to a point on the east line of said Northwest Quarter distant 1075.00 feet southerly of the northeast corner of said Northwest Quarter, as measured along said east line;
thence northerly along said East line 1075.00 feet to the North line of said Northwest Quarter
thence westerly along said North line 2689.21 feet to the point of beginning.

This parcel contains 65.54 acres and is subject to any and all easements of record.

PARCEL 3, PROPOSED DESCRIPTION

Part of the Northwest Quarter of Section 26, Township 118, Range 28, Wright County, Minnes described as follows:

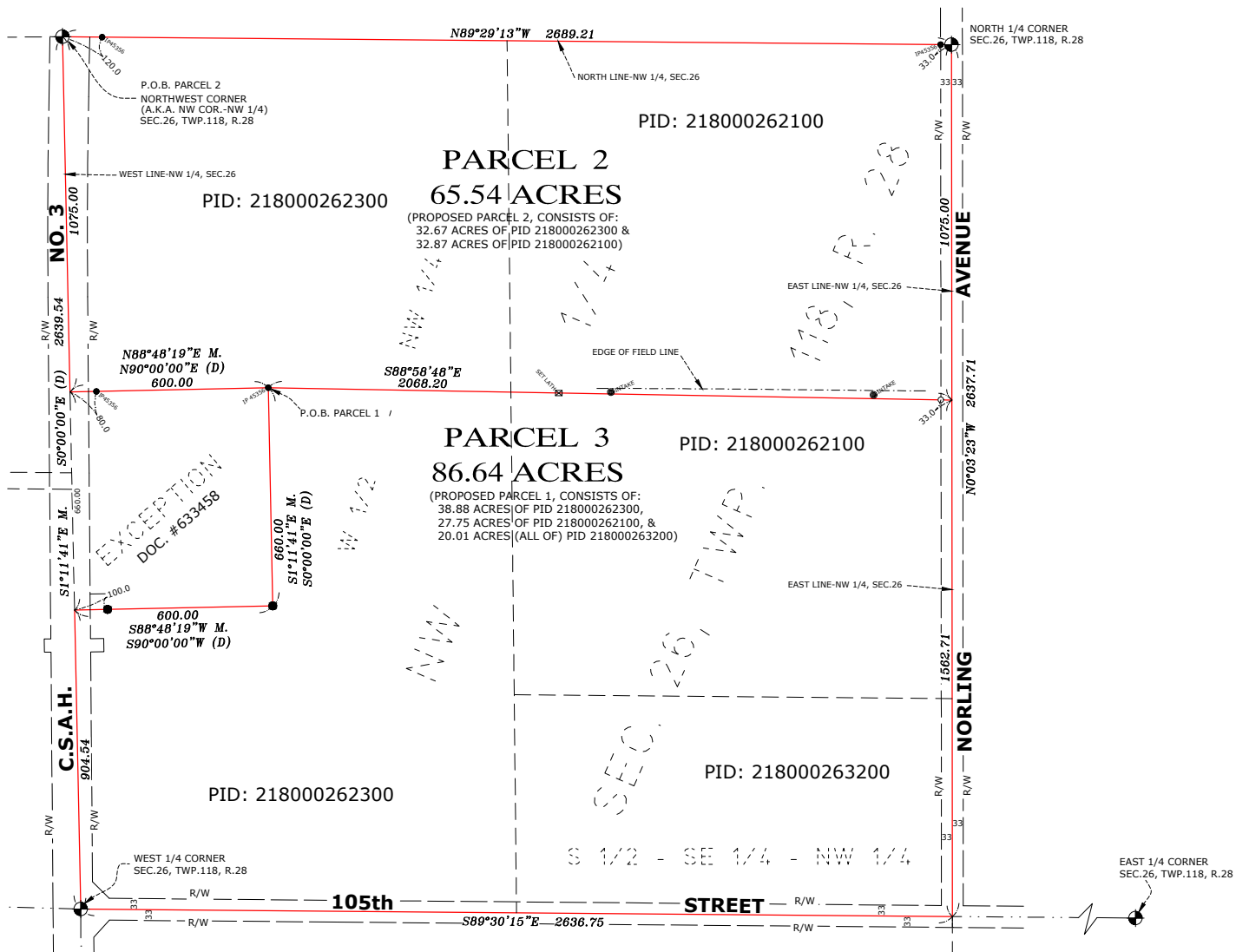
Commencing at the northwest corner of said Northwest Quarter;
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the w line of said Northwest Quarter 1075.00 feet;
thence North 90 degrees 00 minutes 00 seconds East 600.00 feet to the point of beginning of the parcel to be described;
thence South 00 degrees 00 minutes 00 seconds East 660.00 feet;
thence South 90 degrees 00 minutes 00 seconds West 600.00 feet to said West line of said Northwest Quarter;
thence South 00 degrees 00 minutes 00 seconds East along said West line 904.54 feet to the South line of said Northwest Quarter;
thence easterly along said South line 2636.75 feet to the East line of said Northwest Quarter;
thence northerly along said East line 1562.71 feet, more or less, to a point on said east line distant 1075.00 feet southerly of the northeast corner of said Northwest Quarter, as measure along said east line;
thence westerly 2068.20 feet to the point of beginning.

This parcel contains 86.64 acres and is subject to any and all easements of record.



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Tract 2 & 3 Survey



NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/10/25.
- Measured bearings shown are on Wright County Coordinate System NAD83 (86adj.).
- Bearings used in the proposed descriptions are based on the West line of the Northwest Quarter of Section 26, T.118, R. 28, to have an assumed bearing of South 00 degrees 00 minutes 00 seconds East, the same orientation of the parcel described in Warranty Deed Doc. No. 633458.
- Parent Parcel ID Numbers: 218000262300, 218000262100 & 218000263200.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

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KURT D. NELSON

Date: 17JULY25 License No. 45356

DRAWN BY:	EMS	JOB NO:	250746	DATE:	07/11/25
CHECK BY:	KDN	FIELD CREW:	JWM & LAD		
1	18JUL25	PARCEL NUMBERS IN TITLE	KDN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

250746

BOUNDARY SURVEY ~PARCELS 2 & 3~

~for~ Bryant Wangard

~Part of~ Northwest Quarter, Section 28, Township 118, Range 28,
Stockholm Township, Wright County, Minnesota



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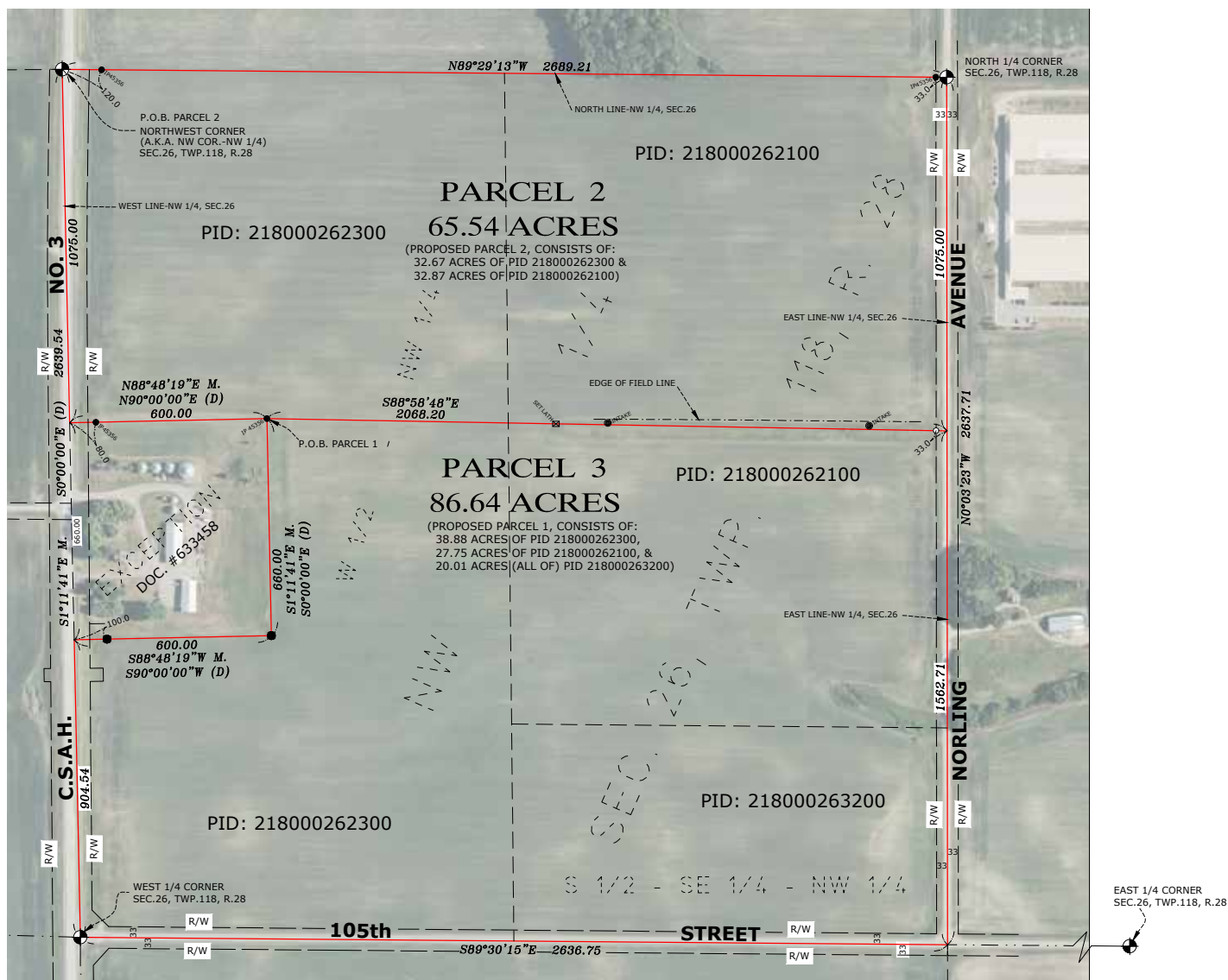
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Q:\CIVIL-3D-PROJECTS\1 2025 PROJECTS\250746BS\CURRENT\250746BS-PARCELS_1-2.DWG



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Date: 17JULY25 License No. 45356

DRAWN BY: EMS		JOB NO: 250746	DATE: 07/11/25
CHECK BY: KDN		FIELD CREW: JWM & LAD	
1	18JUL25	PARCEL NUMBERS IN TITLE	KDN
2			
3			
NO.	DATE	DESCRIPTION	BY

Aerial Map

WRIGHT COUNTY, MN – STOCKHOLM TOWNSHIP

Auction Location: Steffes Group Facility, 23579 MN Hwy 22 S, Litchfield, MN 55355

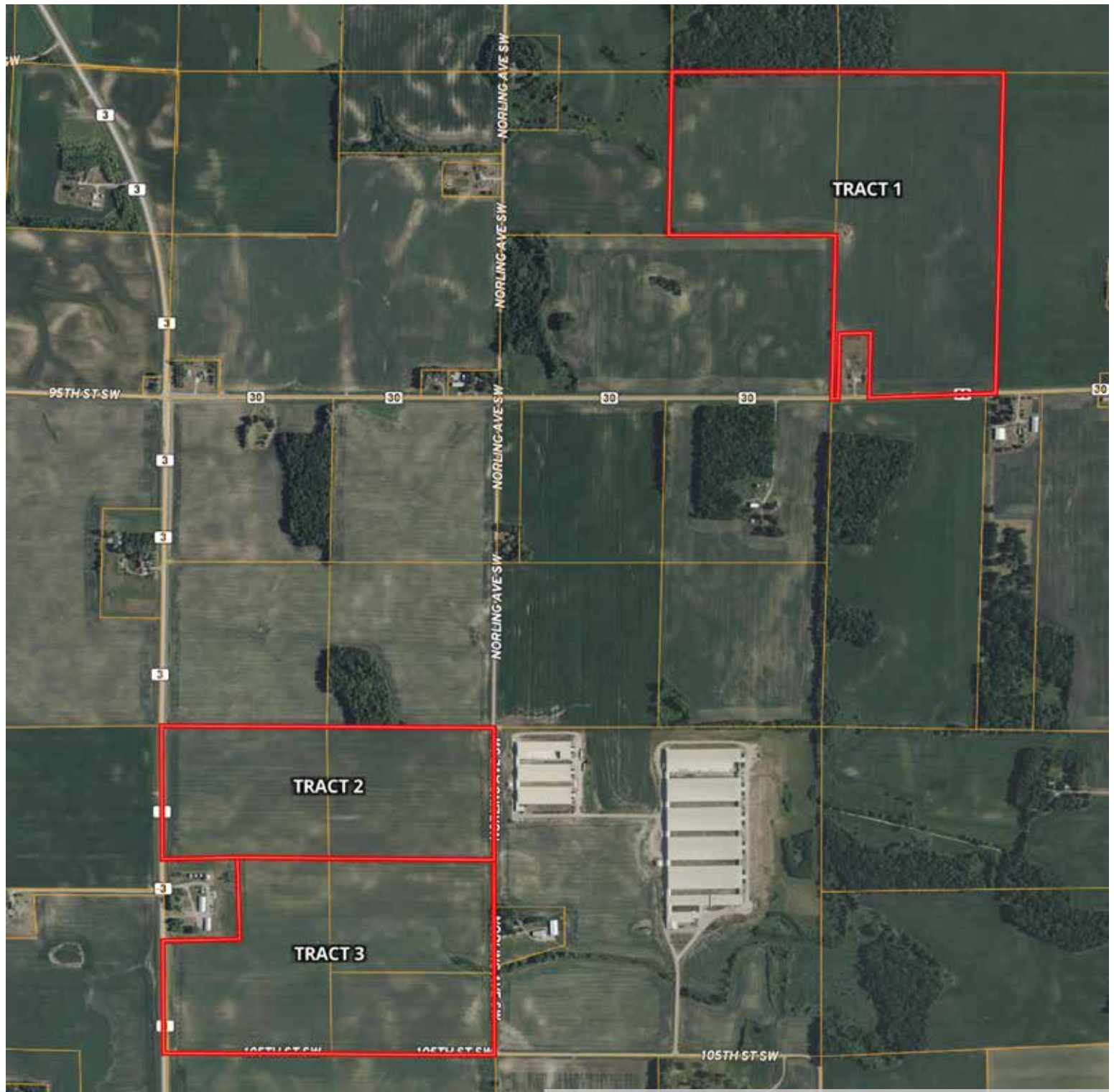
Land Located: Tract 1: From Cokato, MN 4.5 miles south on County Rd 3 SW, 1.2 miles east on County Rd 30 SW. Land is on the north side of the road.

Tract 2 & 3: From Cokato, MN 5.2 miles south on County Rd 3 SW. Land is on the east side of the road.

Total Acres: 268.76±

PID #: 218-000-242200, 218-000-231100, 218-000-262300, 218-000-262100, & 218-000-263200

To Be Sold in 3 Tracts!

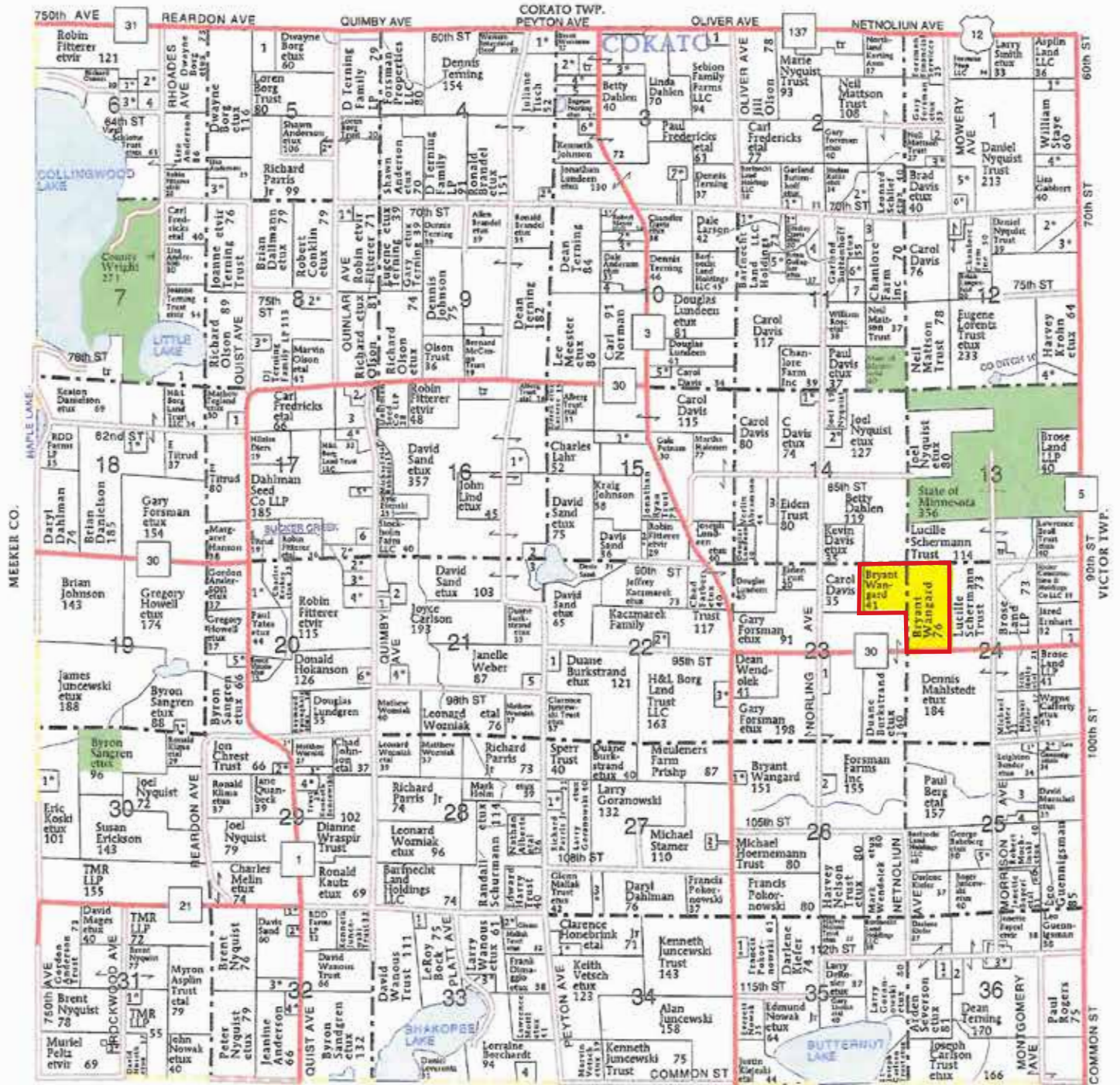


T-118-N

STOCKHOLM PLAT

(Last modified: 11/11/2015)

R-28-W



MCLEOD CO

Tract 1 Details

Description: The Northeast Quarter of the Northeast Quarter of Section 23, Township 118, Range 28, Wright County, Minnesota. ALSO The West Half of the Northwest Quarter of Section 24, Township 118, Range 28, Wright County, Minnesota, excepting therefrom the East 249.59 feet of the West 299.59 feet of the South 521.86 feet of the Southwest Quarter of the Northwest Quarter of said Section 24.

Total Acres: 116.58± (See Survey, Parcel 1)

Cropland Acres: Approximately 113.61±

PID #: 218-000-242200 & 218-000-231100

Soil Productivity Index: 91.2

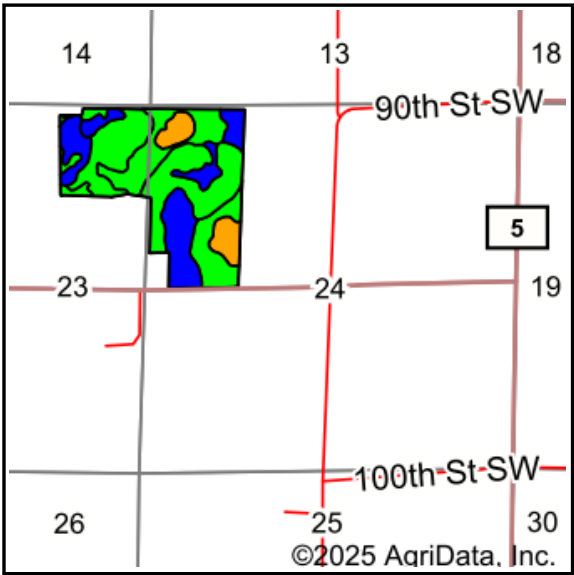
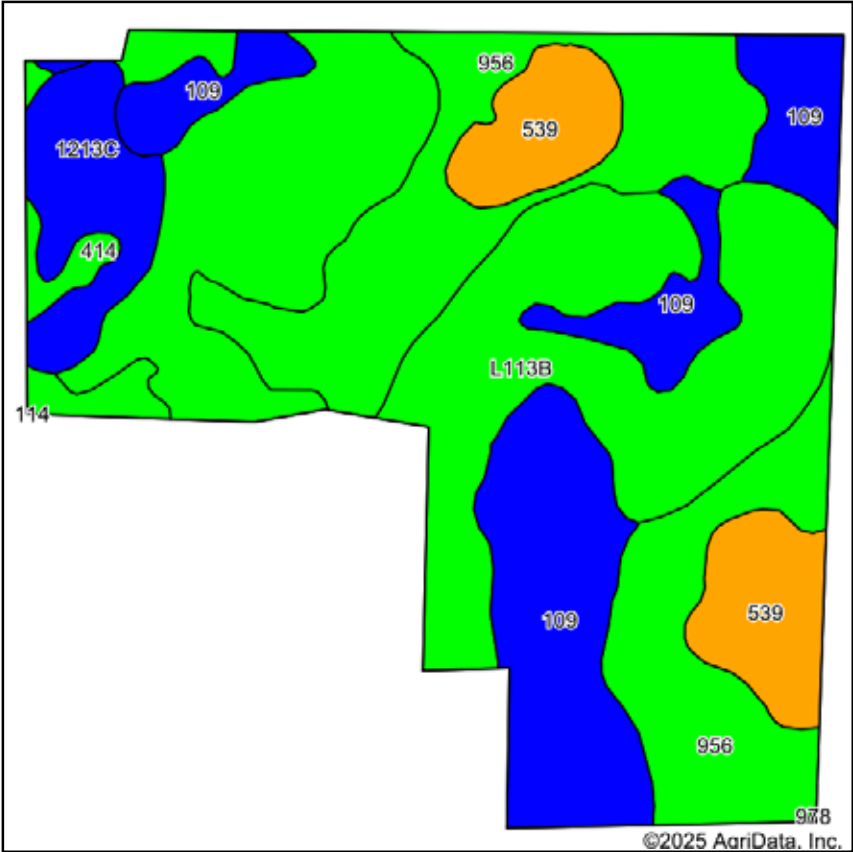
Soils: ReedslakeLe Sueur complex, 1 to 6 percent slopes (37.6%), CanisteoGlencoe complex, 0 to 2 percent slopes (25.2%), Cordova clay loam, 0 to 2 percent slopes (20.1%), Klossner muck, 0 to 1 percent slopes (8.9%), CokatoStorden complex, 6 to 12 percent slopes, eroded (6.0%), Hamel loam, 0 to 2 percent slopes (2.2%)

Taxes (2025): \$7,328.00

2 Building Entitlements



Tract 1 Soils Map



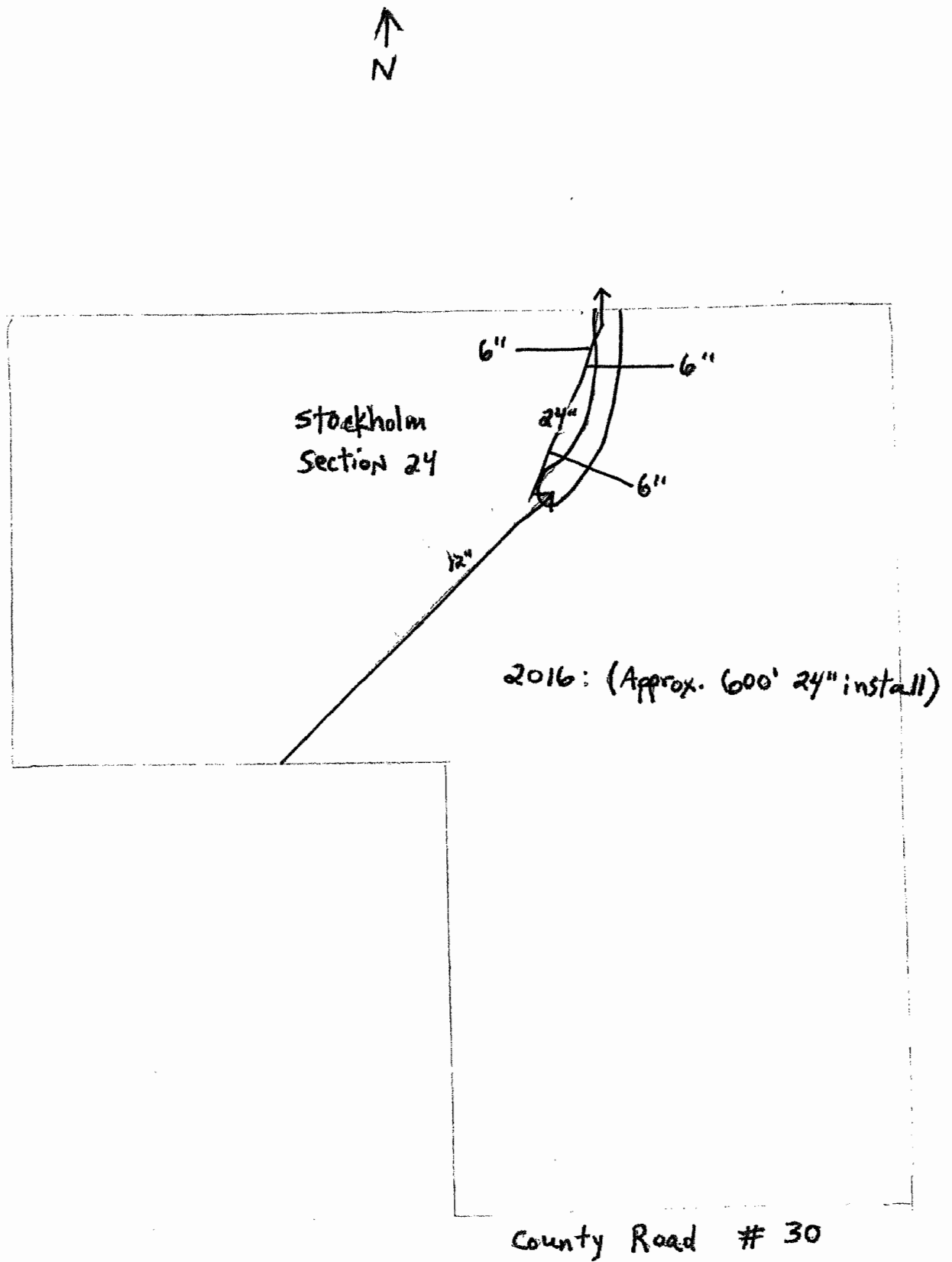
Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	41.26	37.6%		Ile	98
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	27.62	25.2%		IIw	91
109	Cordova clay loam, 0 to 2 percent slopes	22.11	20.1%		IIw	87
539	Klossner muck, 0 to 1 percent slopes	9.79	8.9%		IIIw	77
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	6.57	6.0%		IIIe	84
414	Hamel loam, 0 to 2 percent slopes	2.46	2.2%		IIw	94
Weighted Average					2.15	91.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 Tile Map



Tract 1 Tax Statements



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

Property ID#: RP218-000-242200
Taxpayer ID#: 265648

TAX STATEMENT		
2024 Values for Taxes Payable in		2025
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
Taxes Payable Year:		20242025
Step 1	Estimated Market Value:	734,700687,600
	Homestead Exclusion:	
	Taxable Market Value:	595,500588,100
	New Improvements:	
	Property Classification:	AG NON HSTDAG NON HSTD
	Green Acres	Green Acres
PROPOSED TAX <i>Sent in November 2024</i>		
Step 2	Proposed Tax:	3,498.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	2,445.00
	Second-half Taxes:	2,445.00
	Total Taxes Due in 2025:	4,890.00

\$\$\$
REFUNDS?

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

2-26-25_v2

2025
Property Tax Statement

Property Address:

Property Description:
SECT-24 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 75.93 AC W1/2 OF NW1/4 EX TR
DES ON DOC820728(242300)

Special Assessment Breakdown:
CD 10 2023 EXPENSES 5YR 772.16
CD 10 DITCH ASSESSMENT 610.76

Taxes Payable Year		2024	2025
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.			0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
3. Your property taxes before credits		3,493.16	4,055.60
4. Credits that reduce your property taxes			
A. Agricultural and rural land credits		333.20	548.52
B. Other credits		0.00	0.00
5. Property taxes after credits		3,159.96	3,507.08
6. County		2,008.04	2,091.48
LAKE IMPROVEMENT		0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)		734.72	814.80
8. State General Tax		0.00	0.00
9. School District (0466)			
A. Voter approved levies		135.64	135.74
B. Other local levies		281.56	465.06
10. Special Taxing Districts			
A. Other Special Taxing Districts		0.00	0.00
B. Tax Increment		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		3,159.96	3,507.08
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		1,860.04	1,382.92
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,020.00	4,890.00



Tract 1 Tax Statements



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

Property ID#: RP218-000-231100

Taxpayer ID#: 265648

TAX STATEMENT

2024 Values for Taxes Payable in

2025

VALUES & CLASSIFICATION		
Sent in March 2024		
	Taxes Payable Year:	2024
		2025
Step 1	Estimated Market Value:	341,600
	Homestead Exclusion:	
	Taxable Market Value:	317,200
	New Improvements:	
	Property Classification:	AG NON HSTD
	Green Acres	Green Acres

Step	PROPOSED TAX	Sent in November 2024
2	Proposed Tax:	1,864.00

PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	1,219.00
	Second-half Taxes:	1,219.00
	Total Taxes Due in 2025:	2,438.00



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.

2-26-25_v2

2025

Property Tax Statement

Property Address:**Property Description:**

SECT-23 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 40.65 AC NE1/4 OF NE1/4

Special Assessment Breakdown:

CD 10 2023 EXPENSES 5YR	318.30
CD 10 DITCH ASSESSMENT	251.78

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 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	
3. Your property taxes before credits	1,860.72	2,160.14
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	177.48	292.22
B. Other credits	0.00	0.00
5. Property taxes after credits	1,683.24	1,867.92
6. County	1,069.64	1,113.80
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	391.36	434.06
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	72.26	72.32
B. Other local levies	149.98	247.74
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	1,683.24	1,867.92
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	766.76	570.08
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,450.00	2,438.00



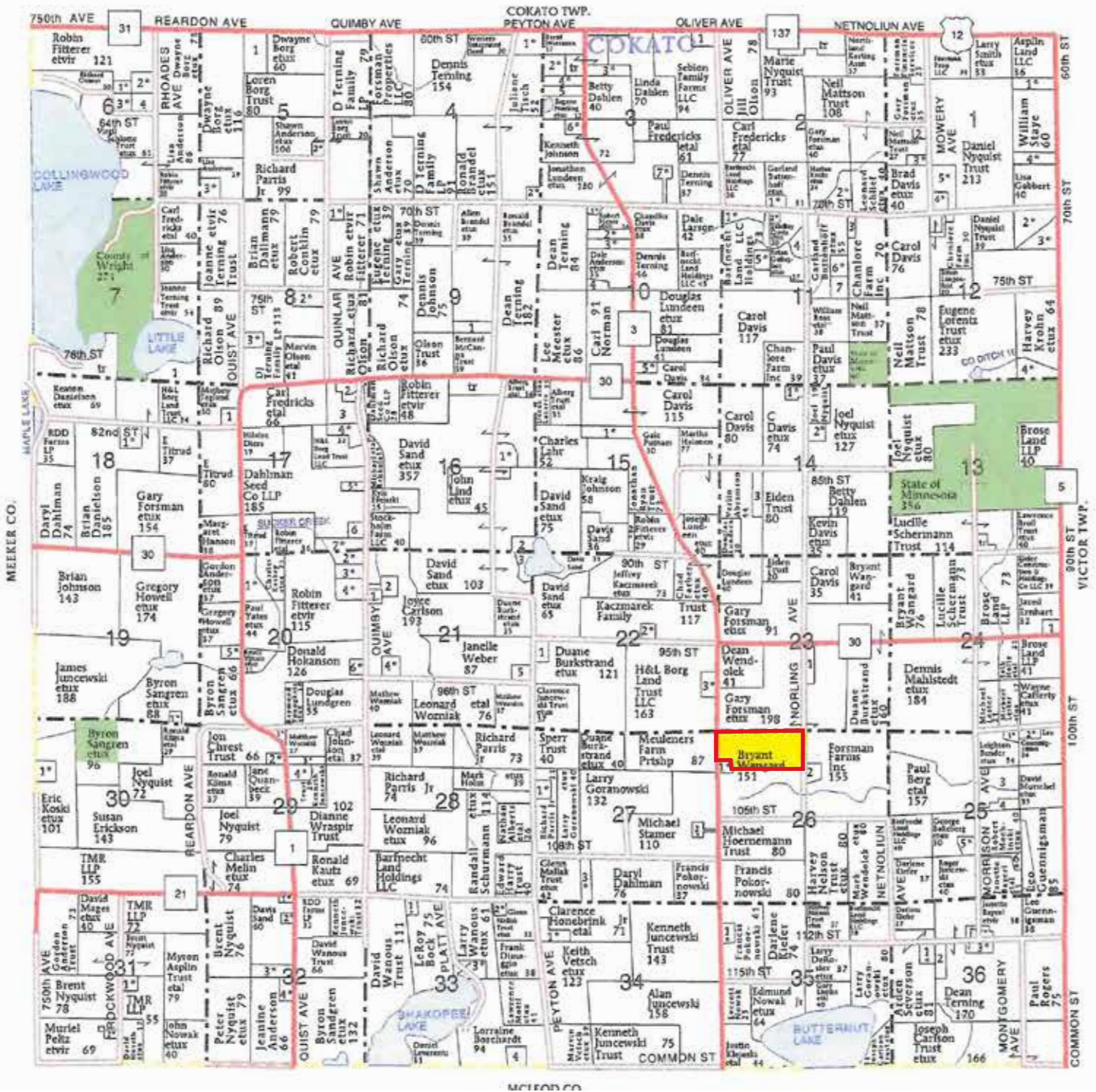
Tract 1 Drone Photography



T-118-N

STOCKHOLM PLAT

R-28-W



Tract 2 Details

Description: Part of the Northwest Quarter of Section 26, Township 118, Range 28, Wright County, Minnesota described as follows: Beginning at the northwest corner of said Northwest Quarter; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the West line of said Northwest Quarter 1075.00 feet; thence North 90 degrees 00 minutes 00 seconds East 600.00 feet; thence easterly 2068.20 feet to a point on the east line of said Northwest Quarter distant 1075.00 feet southerly of the northeast corner of said Northwest Quarter, as measured along said east line; thence northerly along said East line 1075.00 feet to the North line of said Northwest Quarter; thence westerly along said North line 2689.21 feet to the point of beginning.

Total Acres: 65.54± (See Survey, Parcel 2)

Cropland Acres: Approximately 65.26±

PID #: 218-000-262300 (That part of, new legal & PID# to be assigned) & 218-000-262100 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 95

Soils: ReedslakeLe Sueur complex, 1 to 6 percent slopes (49.1%), CanisteoGlencoe complex, 0 to 2 percent slopes (31.9%), Le Sueur loam, 1 to 3 percent slopes (13.5%), Cordova clay loam, 0 to 2 percent slopes (4.2%), CokatoStorden complex, 6 to 12 percent slopes, eroded (0.8%), Glencoe clay loam, 0 to 1 percent slopes (0.5%)

Taxes (2025): \$6,620.00 (For entire land. New tax amount TBD)

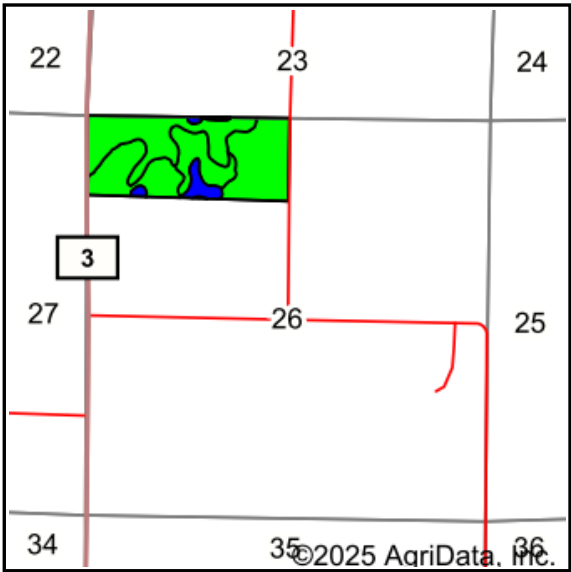
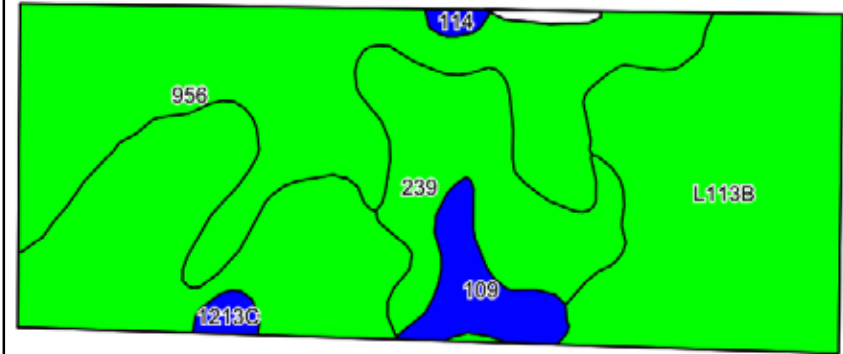
1 Building Entitlement

Highway Right of Way Easement

Drainage Easement



Tract 2 Soils Map

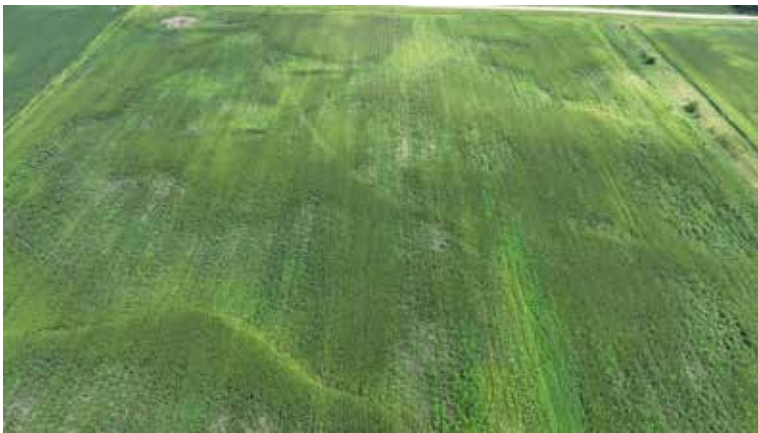


©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	32.00	49.1%		Ile	98
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	20.84	31.9%		Ilw	91
239	Le Sueur loam, 1 to 3 percent slopes	8.78	13.5%		Iw	97
109	Cordova clay loam, 0 to 2 percent slopes	2.77	4.2%		Ilw	87
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	0.54	0.8%		IIIe	84
114	Glencoe clay loam, 0 to 1 percent slopes	0.33	0.5%		IIIw	86
Weighted Average					1.88	95

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 & 3 Tax Statements



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

Property ID#: RP218-000-262100
Taxpayer ID#: 265648

TAX STATEMENT		
2024 Values for Taxes Payable in		2025
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
Taxes Payable Year:		20242025
Step 1	Estimated Market Value:	535,300501,900
	Homestead Exclusion:	
	Taxable Market Value:	455,700450,000
	New Improvements:	
	Property Classification:	AG NON HSTDAG NON HSTD
	Green Acres	Green Acres
PROPOSED TAX <i>Sent in November 2024</i>		
Step 2	Proposed Tax:	2,676.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	1,547.00
	Second-half Taxes:	1,547.00
	Total Taxes Due in 2025:	3,094.00

\$\$\$
REFUNDS?

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

2-26-25_v2

2025	Property Tax Statement
Property Address:	
Property Description: SECT-26 TWP-118 RANGE-028 UNPLATTED LAND STOCKHOLM TWP 60.62 AC E1-2 OF NW EXC S 1-2 OF SE NW	
Special Assessment Breakdown: CD 10 2023 EXPENSES 5YR 228.70 CD 10 DITCH ASSESSMENT 180.98	

Taxes Payable Year		2024	2025
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.			0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
3. Your property taxes before credits		2,673.88	3,104.04
4. Credits that reduce your property taxes			
A. Agricultural and rural land credits		254.98	419.72
B. Other credits		0.00	0.00
5. Property taxes after credits		2,418.90	2,684.32
6. County		1,537.40	1,601.14
LAKE IMPROVEMENT		0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)		562.24	623.46
8. State General Tax		0.00	0.00
9. School District (0466)		103.80	103.86
A. Voter approved levies			
B. Other local levies		215.46	355.86
10. Special Taxing Districts			
A. Other Special Taxing Districts		0.00	0.00
B. Tax Increment		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		2,418.90	2,684.32
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		551.10	409.68
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,970.00	3,094.00



Tract 2 & 3 Tax Statements



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

Property ID#: RP218-000-262300

Taxpayer ID#: 265648

TAX STATEMENT			2025
2024 Values for Taxes Payable in			
VALUES & CLASSIFICATION			Sent in March 2024
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	631,000	592,500
	Homestead Exclusion:		
	Taxable Market Value:	542,300	535,600
	New Improvements:		
	Property Classification:	AG NON HSTD	AG NON HSTD
		Green Acres	Green Acres
PROPOSED TAX			Sent in November 2024
Step 2	Proposed Tax:		3,184.00
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		1,763.00
	Second-half Taxes:		1,763.00
	Total Taxes Due in 2025:		3,526.00

\$\$\$
REFUNDS?

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

2-26-25_v2

2025

Property Tax Statement

Property Address:

Property Description:
SECT-26 TWP-118 RANGE-028
UNPLATTED LAND STOCKHOLM
TWP 70.91 AC W1/2 OF NW1/4 EX TR
DES ON DOC 633458

Special Assessment Breakdown:
CD 10 2023 EXPENSES 5YR 185.04
CD 10 DITCH ASSESSMENT 146.40

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 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	
3. Your property taxes before credits		3,181.58	3,694.10
4. Credits that reduce your property taxes			
A. Agricultural and rural land credits		303.42	499.54
B. Other credits		0.00	0.00
5. Property taxes after credits		2,878.16	3,194.56
6. County		1,829.12	1,905.32
LAKE IMPROVEMENT		0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)		669.10	742.06
8. State General Tax		0.00	0.00
9. School District (0466)			
A. Voter approved levies		123.52	123.62
B. Other local levies		256.42	423.56
10. Special Taxing Districts			
A. Other Special Taxing Districts		0.00	0.00
B. Tax Increment		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		2,878.16	3,194.56
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		445.84	331.44
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,324.00	3,526.00



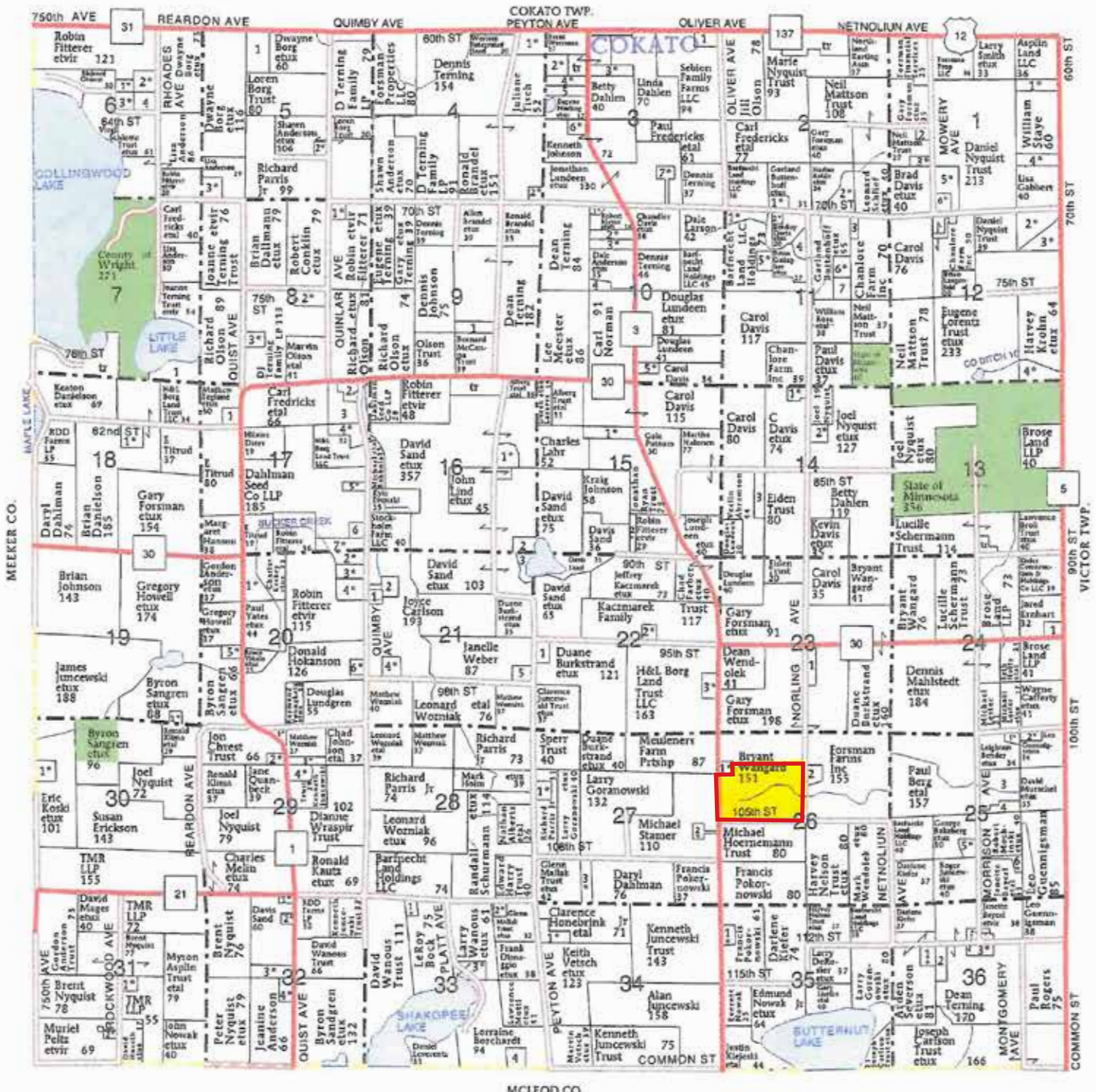
Tract 2 Drone Photography



T-118-N

STOCKHOLM PLAT
(Landowners)

R-28-W



Tract 3 Details

Description: Part of the Northwest Quarter of Section 26, Township 118, Range 28, Wright County, Minnesota described as follows: Commencing at the northwest corner of said Northwest Quarter; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the west line of said Northwest Quarter 1075.00 feet; thence North 90 degrees 00 minutes 00 seconds East 600.00 feet to the point of beginning of the parcel to be described; thence South 00 degrees 00 minutes 00 seconds East 660.00 feet; thence South 90 degrees 00 minutes 00 seconds West 600.00 feet to said West line of said Northwest Quarter; thence South 00 degrees 00 minutes 00 seconds East along said West line 904.54 feet to the South line of said Northwest Quarter; thence easterly along said South line 2636.75 feet to the East line of said Northwest Quarter; thence northerly along said East line 1562.71 feet, more or less, to a point on said east line distant 1075.00 feet southerly of the northeast corner of said Northwest Quarter, as measured along said east line; thence westerly 2068.20 feet to the point of beginning.

Total Acres: 86.64± (See Survey, Parcel 3)

Cropland Acres: Approximately 84.75±

PID #: 218-000-262300 (part), 218-000-262100 (part), & 218-000-263200

Soil Productivity Index: 89.2

Soils: CanisteoGlencoe complex, 0 to 2 percent slopes (29.4%), AngusLe Sueur complex, 1 to 6 percent slopes (18.4%), CokatoStorden complex, 6 to 12 percent slopes, eroded (18.3%), Cordova clay loam, 0 to 2 percent slopes (11.1%), ReedslakeÅLe Sueur complex, 1 to 6 percent slopes (10.1%), Klossner muck, 0 to 1 percent slopes (5.8%), LesterStorden complex, 6 to 10 percent slopes, moderately eroded (4.3%), Lester loam, 6 to 10 percent slopes, moderately eroded (1.3%), Hamel loam, 0 to 2 percent slopes (1.2%), Angus loam, 2 to 6 percent slopes (0.1%)

Taxes (2025): \$7,574.00

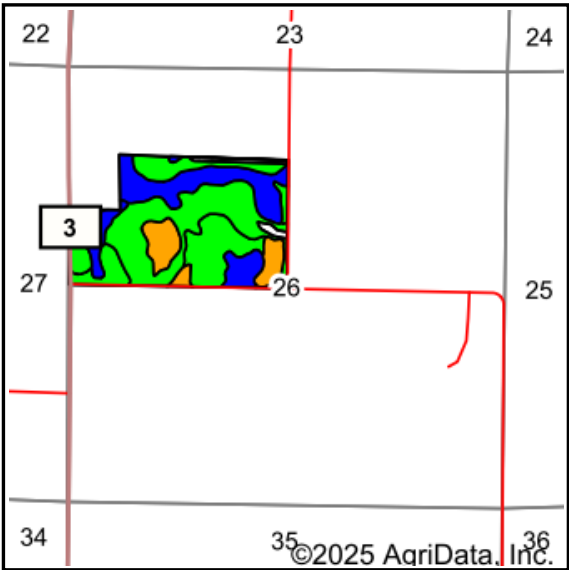
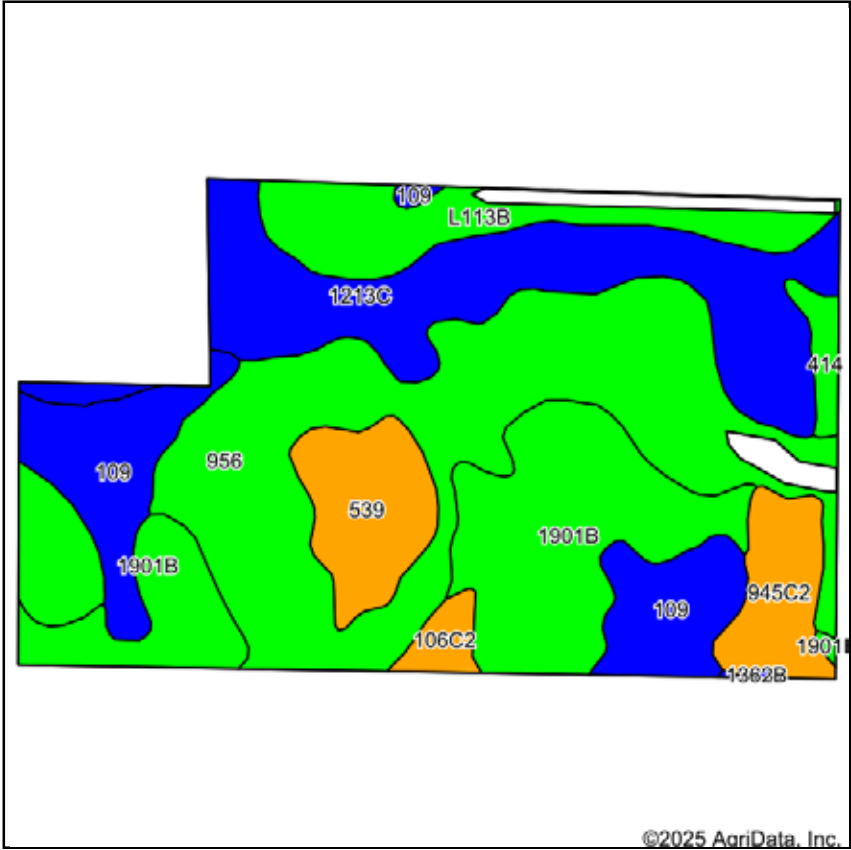
2 Building Entitlements

Highway Right of Way Easement

Drainage Easement



Tract 3 Soils Map



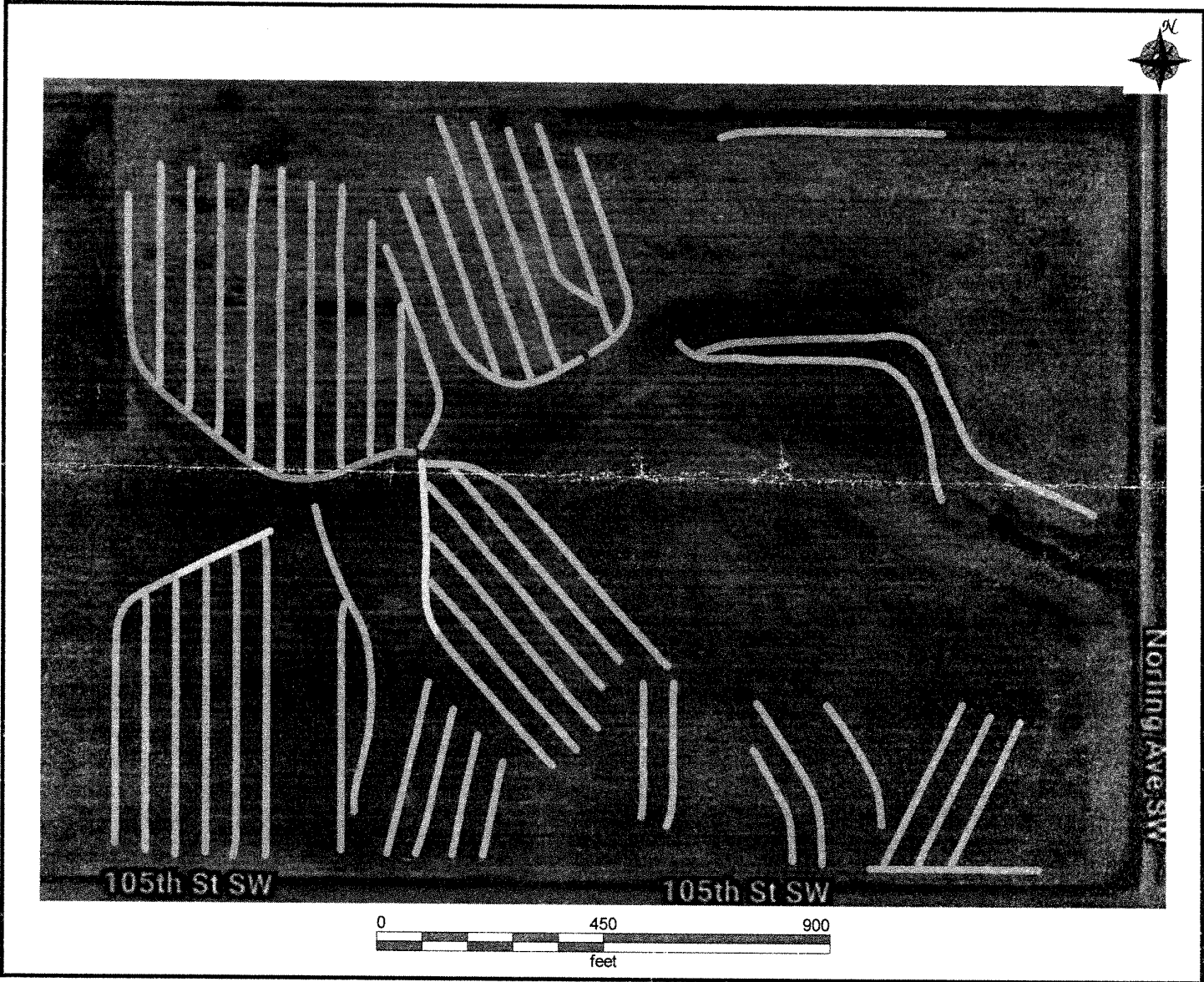
Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	24.96	29.4%		IIw	91
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	15.58	18.4%		Ile	95
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	15.49	18.3%		IIIe	84
109	Cordova clay loam, 0 to 2 percent slopes	9.40	11.1%		IIw	87
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	8.57	10.1%		Ile	98
539	Klossner muck, 0 to 1 percent slopes	4.92	5.8%		IIIw	77
945C2	Lester-Storden complex, 6 to 10 percent slopes, moderately eroded	3.65	4.3%		IIIe	79
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.07	1.3%		IIIe	76
414	Hamel loam, 0 to 2 percent slopes	1.03	1.2%		IIw	94
1362B	Angus loam, 2 to 6 percent slopes	0.08	0.1%		Ile	90
Weighted Average					2.30	89.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



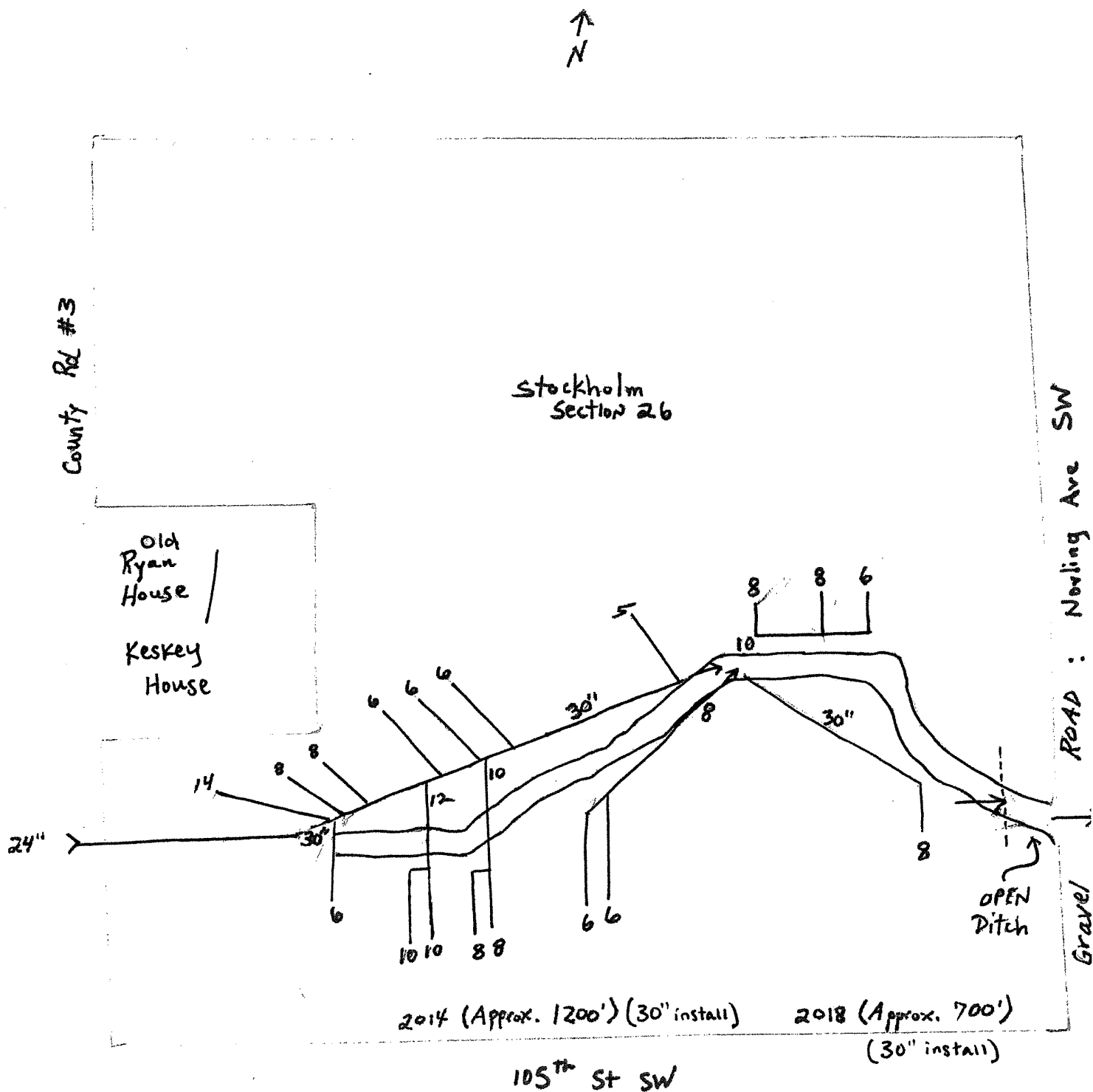
Name



Client: Wangard, Bryant
Farm: Stockholm
Name: stockholm 05072019

4 inch	21444.10 ft
5 inch	561.42 ft
6 inch	1198.54 ft

Tract 3 Tile Map



Tract 3 Tax Statements



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

Property ID#: RP218-000-263200
Taxpayer ID#: 265648

TAX STATEMENT		
2024 Values for Taxes Payable in		2025
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
Taxes Payable Year:	2024	2025
Estimated Market Value:	207,800	193,600
Homestead Exclusion:		
Taxable Market Value:	148,500	146,700
New Improvements:		
Property Classification:	AG NON HSTD	AG NON HSTD
	Green Acres	Green Acres
PROPOSED TAX <i>Sent in November 2024</i>		
Proposed Tax:		872.00
PROPERTY TAX STATEMENT		
First-half Taxes:		477.00
Second-half Taxes:		477.00
Total Taxes Due in 2025:		954.00

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.

2-26-25_v2

2025

Property Tax Statement

Property Address:

Property Description:

Special Assessment Breakdown:

SECT-26 TWP-118 RANGE-028

UNPLATTED LAND STOCKHOLM

TWP 20.00 AC S1/2 OF SE1/4 OF

NW1/4

CD 10 2023 EXPENSES 5YR

CD 10 DITCH ASSESSMENT

Taxes Payable Year	2024	2025
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.		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
3. Your property taxes before credits	871.68	1,012.44
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	83.10	136.82
B. Other credits	0.00	0.00
5. Property taxes after credits	788.58	875.62
6. County	501.32	522.50
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF STOCKHOLM)	183.22	203.24
8. State General Tax	0.00	0.00
9. School District (0466)		
A. Voter approved levies	33.84	33.86
B. Other local levies	70.20	116.02
10. Special Taxing Districts		
A. Other Special Taxing Districts	0.00	0.00
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	788.58	875.62
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	105.42	78.38
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	894.00	954.00



Tract 3 Drone Photography



Tract 1 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

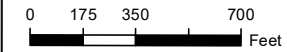
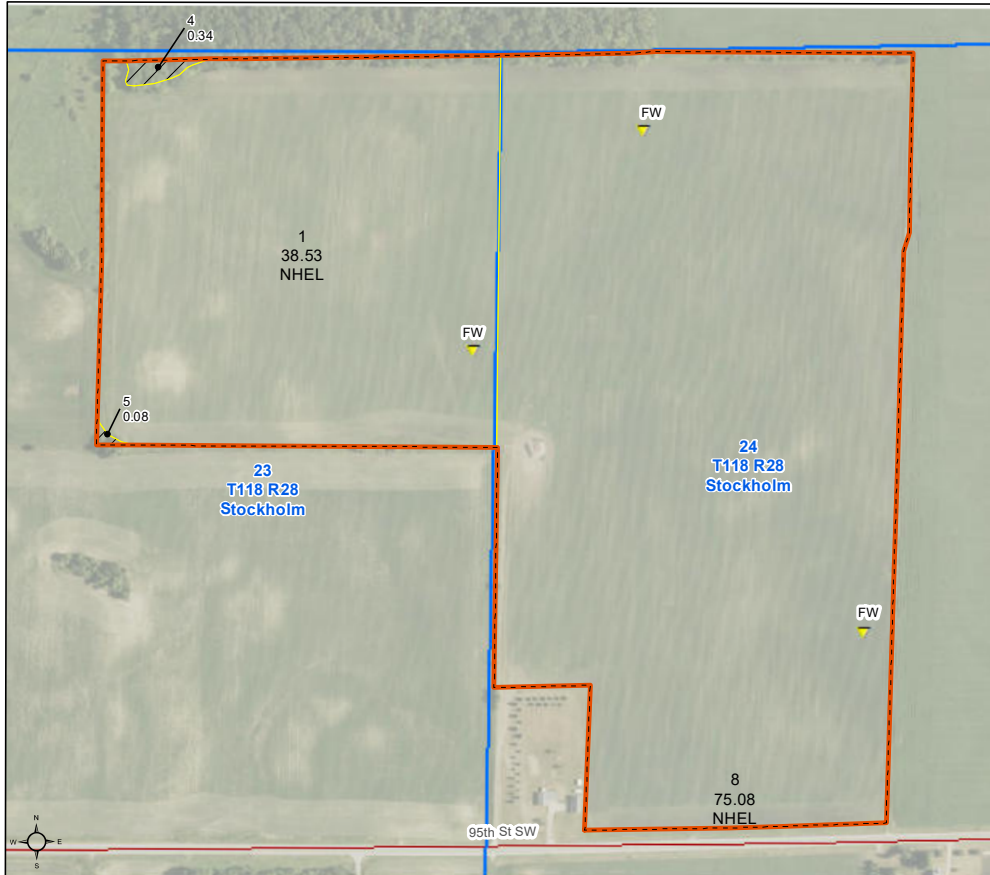
McLeod County, Minnesota

Farm 7209

Tract 10095

2025 Program Year

Map Created April 14, 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: 113.61 acres

Tract Number : 10095

Description : STOC SEC23,24
FSA Physical Location : MINNESOTA/WRIGHT
ANSI Physical Location : MINNESOTA/WRIGHT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BRYANT WANGARD
Other Producers : JOSEPH FITZGERALD, MATTHEW JOSEPH FITZGERALD
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
114.03	113.61	113.61	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	113.61	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	50.30	0.00	143
Soybeans	47.00	0.00	43

TOTAL **97.30** **0.00**

Tract 2 & 3 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

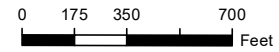
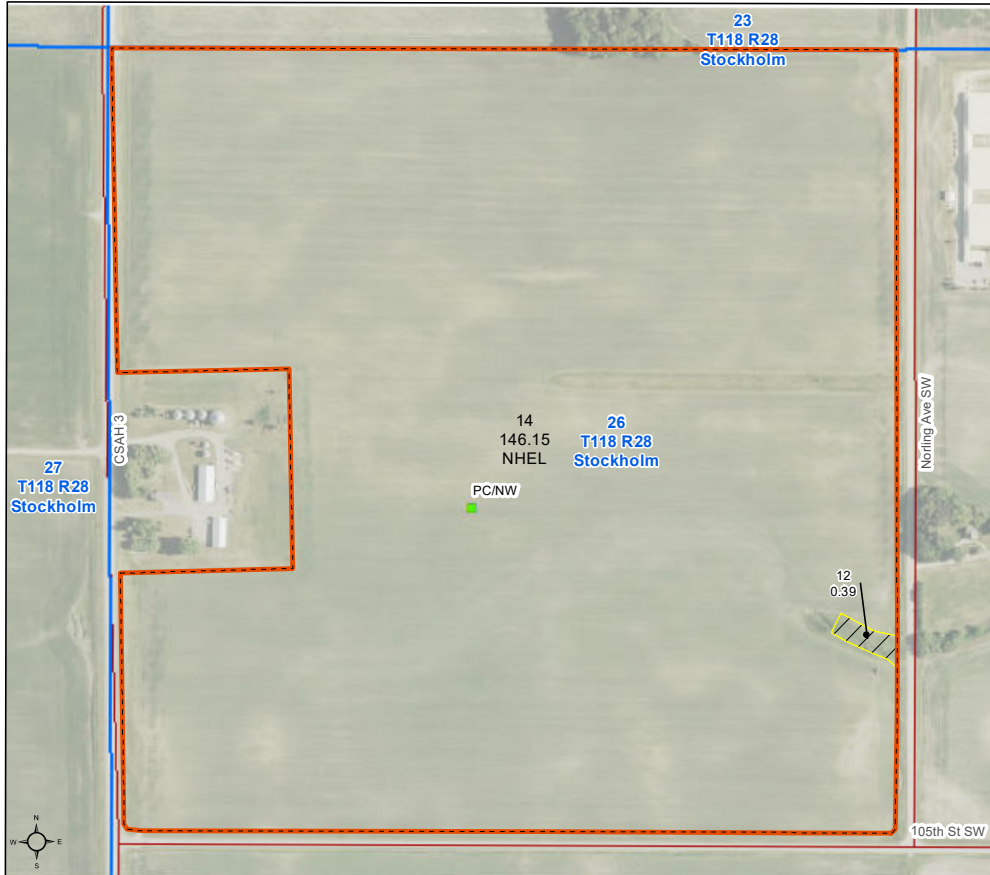
McLeod County, Minnesota

Farm 7209

Tract 10043

2025 Program Year

Map Created April 14, 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: 146.15 acres

Tract Number : 10043

Description : NW4 Sec 26 Stockholm WR
FSA Physical Location : MINNESOTA/WRIGHT
ANSI Physical Location : MINNESOTA/WRIGHT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BRYANT WANGARD
Other Producers : MATTHEW JOSEPH FITZGERALD, JOSEPH FITZGERALD
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
146.54	146.15	146.15	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	146.15	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	71.45	0.00	149
Soybeans	71.45	0.00	36

TOTAL 142.90 0.00

Earnest Money Receipt & Purchase Agreement



SteffesGroup.com

DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter accepted for _____ \$ _____

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

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before _____, Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

W1Rev0418

WRIGHT COUNTY
MINNESOTA



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