

MCLEOD COUNTY
MINNESOTA

OPENS: WEDNESDAY, MARCH 8

CLOSES: THURSDAY, MARCH 16 | 1PM CDT 2023

LANDAUCTION

TIMED ONLINE



108± Acres

Hutchinson Township, McLeod County

Auctioneer's Note: It's time to take advantage of a rare opportunity to own 108± acres of prime agricultural land in McLeod County! These newly surveyed parcels of land are perfect for farmers looking to expand their operations or investors wanting to add to their portfolio, with a CPI of 74 ensuring productive soil. This is the perfect chance for you to secure a valuable asset that can provide long-term benefits for you and your family. Come and see why McLeod County is the place to be for farming and land investment!



Scan for Details!



From Hutchinson, MN MN-Highway 7, 1.0 miles north on Bluff St. NE, .6 miles east on N High Dr., 5 miles north on County Hwy 7/County Rd 7, 1.0 miles east on 240th St., .2 miles north on Major Ave.

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Contact Eric Gabrielson, 701.238.2570 at Steffes Group, 320.693.9371

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. Ashley Huhn, MN47-002 | Eric Gabrielson MN47-006 | Randy Kath, MN47-007

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, March 8 and will end at 1PM on Thursday, March 16. 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 or before: Monday, April 17, 2023**

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

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by a **Limited Warranty Deed.**

- **2023 Taxes: Prorated to close**

- 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 guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding

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

THE BIDDING STRATEGY

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

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. All bidding will be on a per acre basis. Example: **39.20 acres x your bid.**

#1 Tract 1



Tract 1 – 81.86± Acres with Tillable
 Kingston Township
 PID #: 13-0122-000
 Description: Sect-07 Twp-120 Range-29
 2022 Taxes: \$1,352

Being sold by the acre [More Photos](#)

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.

[More Details](#)

 **Timed Online**

Closing: Thursday, Mar 9, 1:00 PM CST
 Lot Location: Kimball, MN
[Map It](#)

Request to Bid

US \$3,000.00/X (1)
 US \$245,580.00
 (\$1.86 X \$3,000.00)

[Watch Lot](#)

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 his or her highest and best bid. **PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



Lots with this symbol are linked together throughout the entire auction and will close together.

MARCH 2023

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

Tract 1 - 69.43± Acres

Hutchinson Township

Location: From Hutchinson, MN MN-Highway 7, 1.0 miles north on Bluff St. NE, .6 miles east on N High Dr., 5 miles north on County Hwy 7/County Rd 7, 1.0 miles east on 240th St., .2 miles north on Major Ave. Land is located on the west side of the road.

PID #: 08-002-0125 (That part of, new legal & PID# to be assigned) & 08-002-0400 (That part of, new legal & PID# to be assigned)

Description: Sect-02 Twp-117 Range-029 **2023 Taxes:** \$1,696 (For entire land. New tax amount TBD)



*Lines are Approximate

Area Symbol: MN085, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	26.78	38.6%		IIIe	84	
978	Cordova-Rolfe complex, 0 to 2 percent slopes	11.17	16.1%		IIw	86	
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.76	15.5%		IVe	76	
960F	Belview-Omsrud complex, 22 to 40 percent slopes	6.74	9.7%		VIIe	12	
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	5.01	7.2%		Ile	98	
L13A	Klossner muck, 0 to 1 percent slopes	4.68	6.7%		IIw	77	
414	Hamel loam, 0 to 2 percent slopes	3.43	4.9%		IIw	94	
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	0.86	1.2%		VIIIw	5	
Weighted Average					3.32	76.1	

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

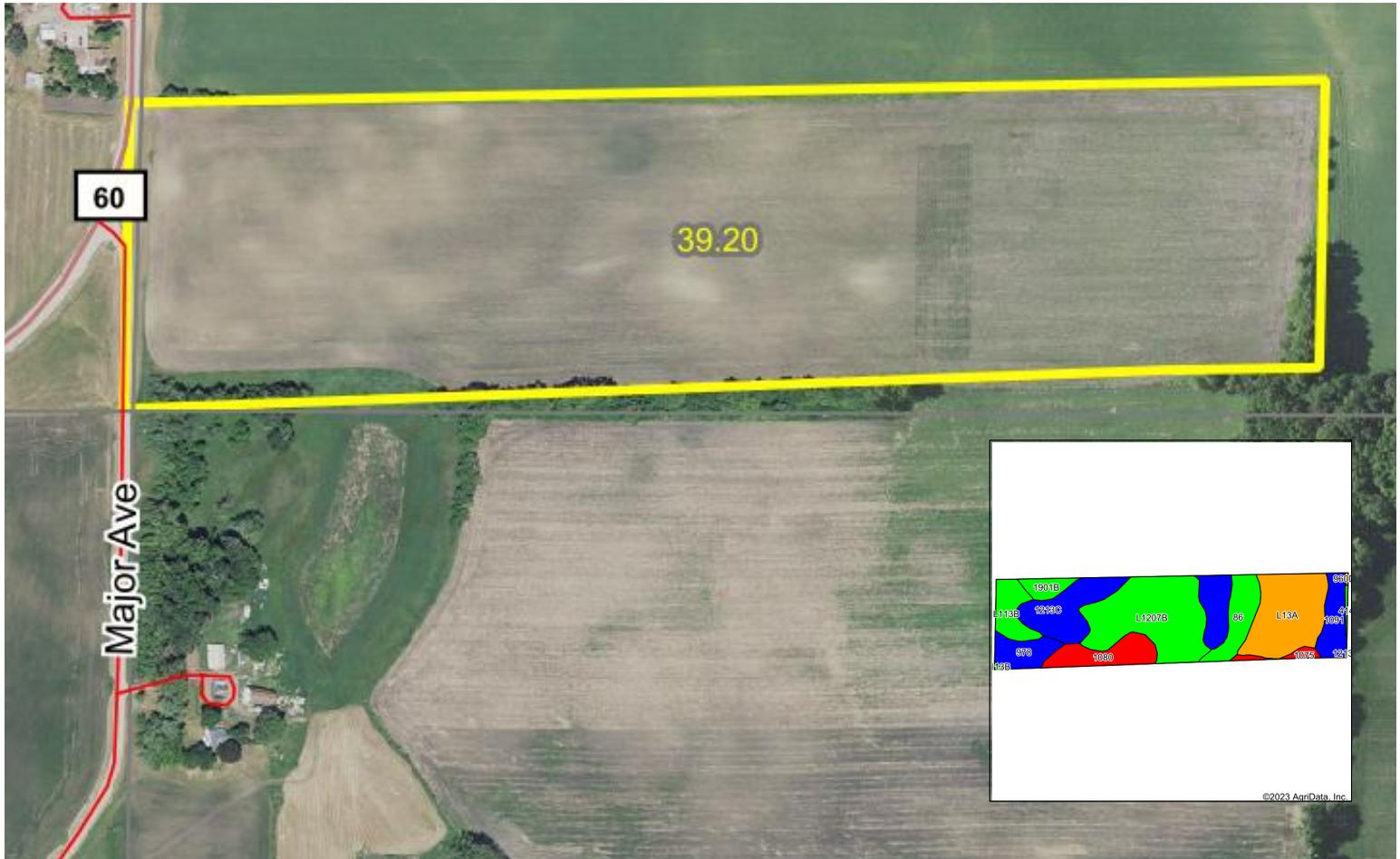


Tract 2 - 39.2± Acres

Hutchinson Township

Location: From Hutchinson, MN MN-Highway 7, 1.0 miles north on Bluff St. NE, .6 miles east on N High Dr., 5 miles north on County Hwy 7/County Rd 7, 1.0 miles east on 240th St. Land is located on the east side of the road.

PID #: 08-001-0200 **Description:** Sect-01 Twp-117 Range-029 **2023 Taxes:** \$784

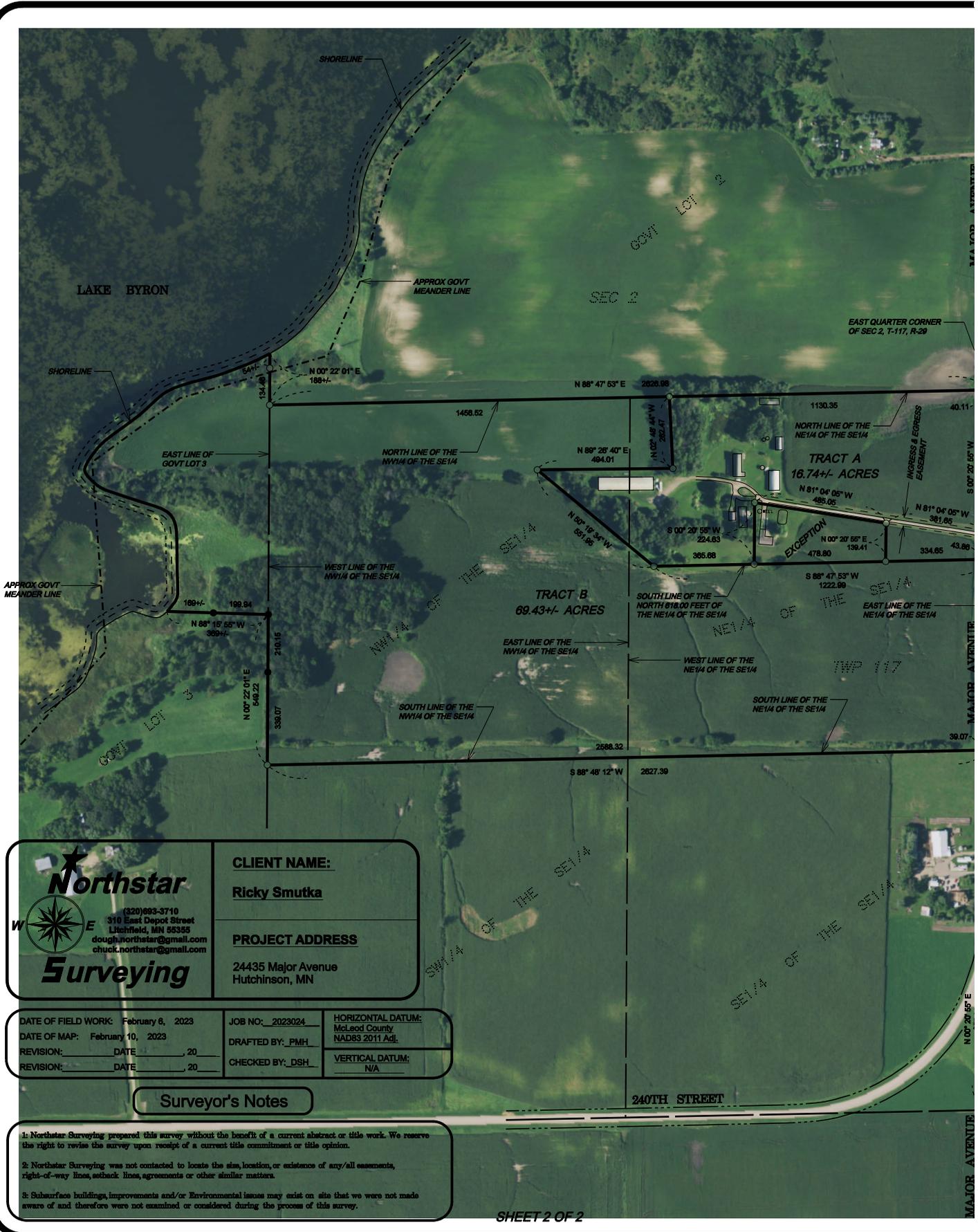


*Lines are Approximate

Area Symbol: MN085, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	10.14	25.9%		Ile	95
L13A	Klossner muck, 0 to 1 percent slopes	7.22	18.4%		IIIw	77
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	7.11	18.1%		IIIe	84
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	3.07	7.8%		VIIIw	5
86	Canisteo clay loam, 0 to 2 percent slopes	2.92	7.4%		IIw	93
1091	Klossner, sandy substratum-Harps-Mayer complex	2.41	6.1%		IIw	82
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	2.32	5.9%		Ile	98
978	Cordova-Rolfe complex, 0 to 2 percent slopes	2.19	5.6%		IIw	86
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	1.11	2.8%		Ile	95
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	0.57	1.5%		VIIIw	5
414	Hamel loam, 0 to 2 percent slopes	0.14	0.4%		IIw	94
Weighted Average					2.92	80.1

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.





Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55335
 dough.northstar@gmail.com
 chuck.northstar@gmail.com

Surveying

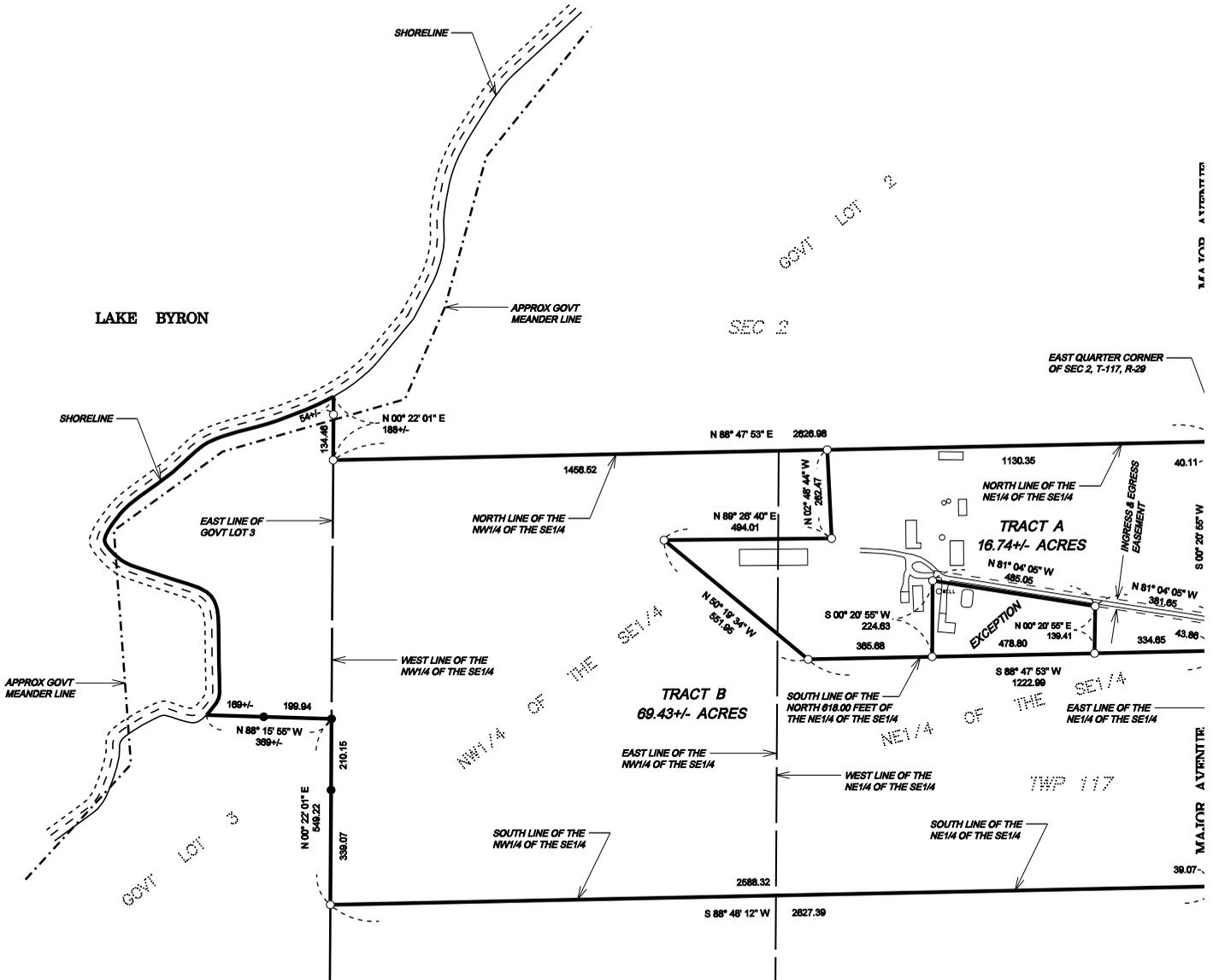
CLIENT NAME:
 Ricky Smutka

PROJECT ADDRESS
 24435 Major Avenue
 Hutchinson, MN

DATE OF FIELD WORK: February 6, 2023	JOB NO: 2023024	HORIZONTAL DATUM: McLeod County NAD83 2011 Adj.
DATE OF MAP: February 10, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



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

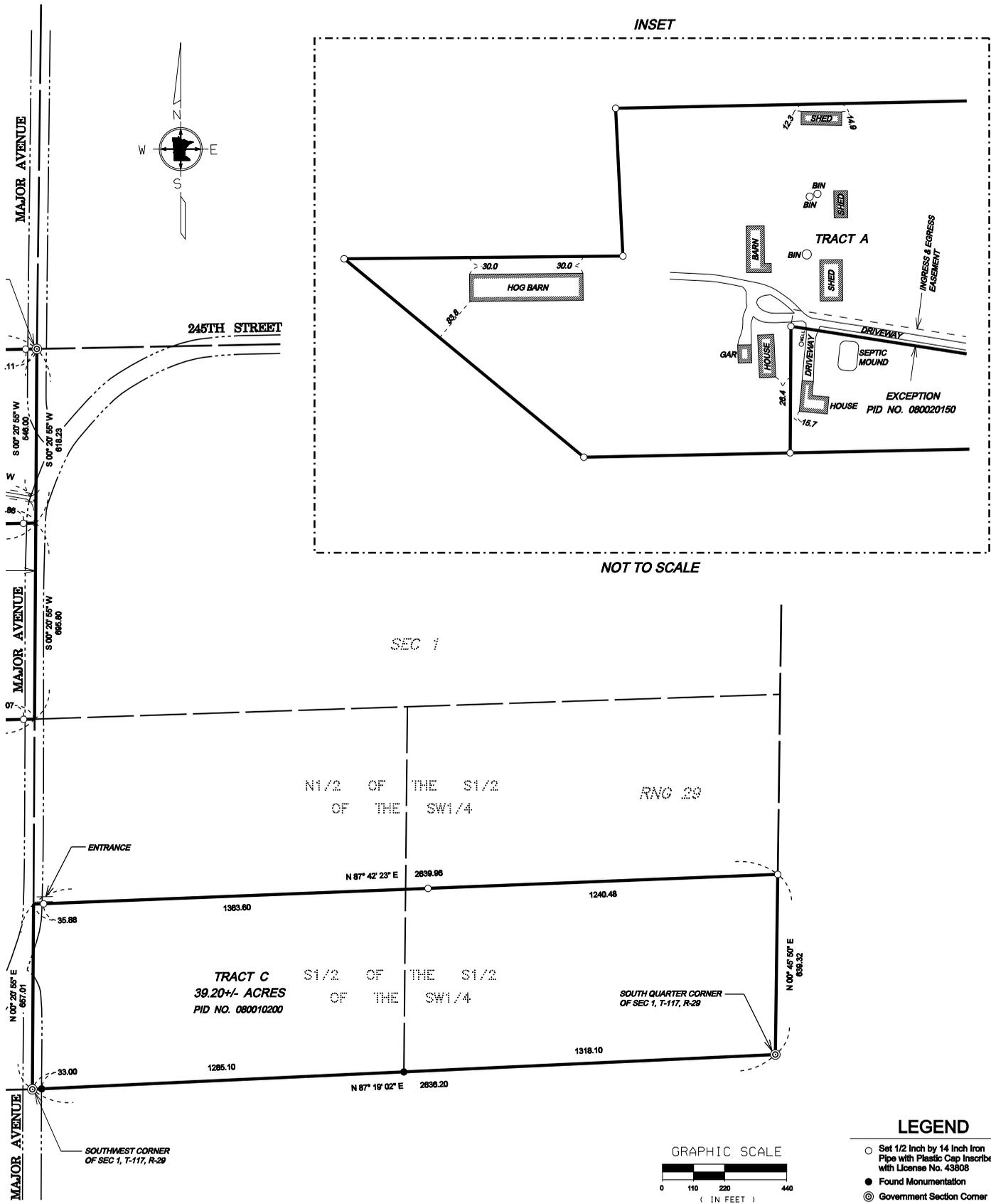
CLIENT NAME:
 Ricky Smutka

PROJECT ADDRESS
 24435 Major Avenue
 Hutchinson, MN

DATE OF FIELD WORK: February 6, 2023	JOB NO: 2023024	HORIZONTAL DATUM: McLeod County NAD83 2011 Adj.
DATE OF MAP: February 10, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20__		

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.





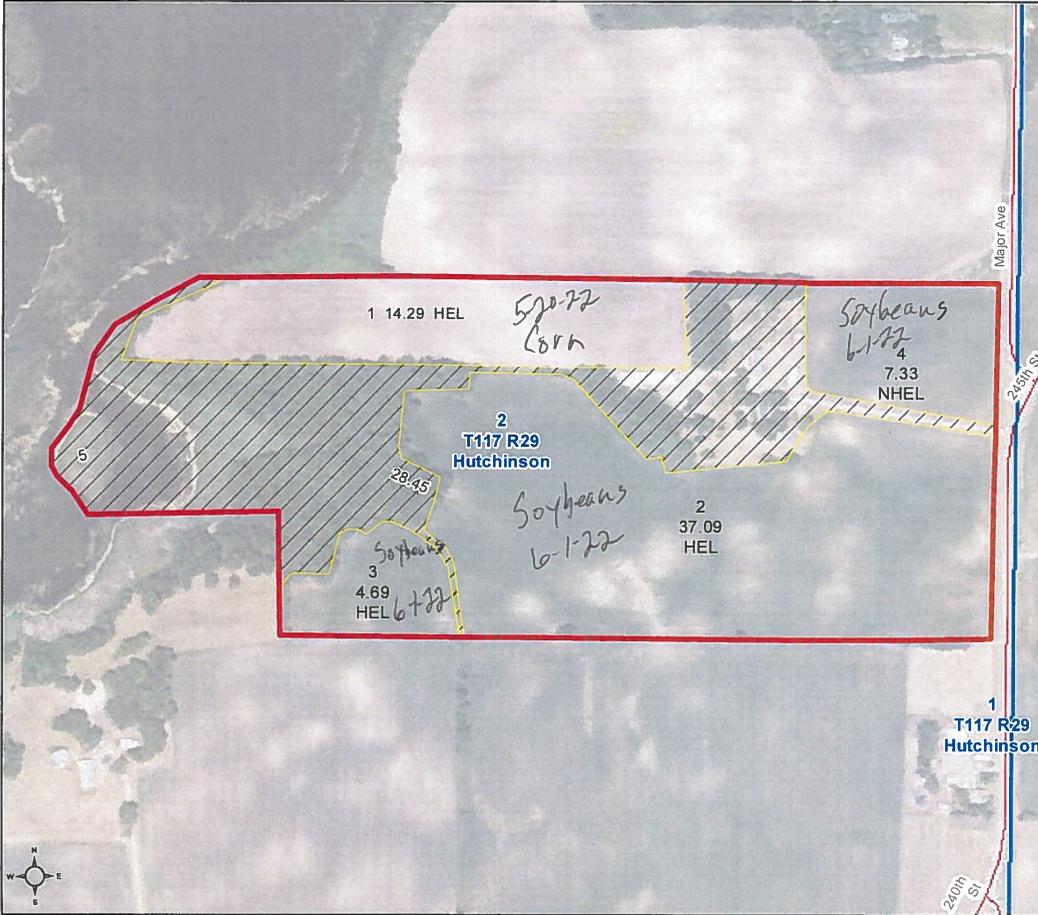
McLeod County, Minnesota

Farm 813

Tract 1757

2022 Program Year

Map Created April 18, 2022



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: 63.40 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Tract Number	: 1757
Description	: SE4(2)HUT
FSA Physical Location	: MINNESOTA/MCLEOD
ANSI Physical Location	: MINNESOTA/MCLEOD
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: RICKY ALLAN SMUTKA
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
91.85	63.40	63.40	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	63.40	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	31.90	0.00	157
Soybeans	31.50	0.00	41
TOTAL	63.40	0.00	



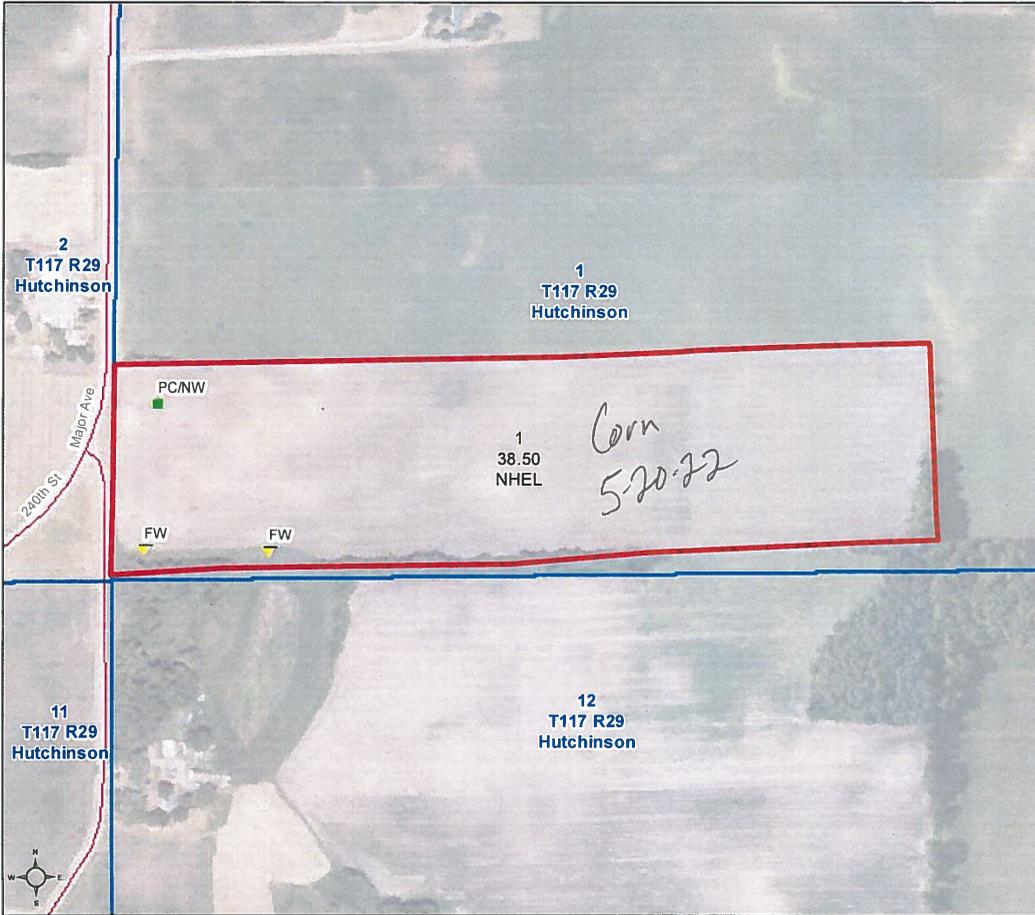
McLeod County, Minnesota

Farm 813

Tract 1758

2022 Program Year

Map Created April 18, 2022



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: 38.50 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Tract Number : 1758
Description : SW4(1)HUT
FSA Physical Location : MINNESOTA/MCLEOD
ANSI Physical Location : MINNESOTA/MCLEOD
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 : RICKY ALLAN SMUTKA
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.50	38.50	38.50	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	38.50	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	18.30	0.00	157
Soybeans	18.70	0.00	41
TOTAL	37.00	0.00	



CONNIE M. KURTZWEG
AUDITOR-TREASURER
520 CHANDLER AVE N
 GLENCOE, MN 55336-2823
 (320) 864-1234
 www.mcleodcountymn.gov

TAXPAYER(S):

MIDCOUNTRY BANK
 201 MAIN ST S
 HUTCHINSON MN 55350

Property Information

Property ID: 080020400

Property Address:**Property Description:**

SECT-02 TWP-117 RANGE-029 52.50 AC NW 1/4 SE 1/4 & N 11.54
 AC OF LOT 3 & S 1 ROD NE 1/4 SE 1/4

TCA: 0801 ACRES: 52.5 LINKED PROPERTY: 6 of 8

PROPOSED TAXES 2023

THIS IS NOT A BILL. DO NOT PAY.

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year:	2022	2023
1	Estimated Market Value	\$232,400	\$262,500
	Homestead Exclusion	\$0	\$0
	Other Exclusion/Deferrals	\$0	\$0
	Taxable Market Value	\$232,400	\$262,500
	Class	AG HSTD	AG HSTD
PROPOSED TAX			
2	Property Taxes before credits		\$1,101.30
	School building bond credit		-\$167.30
	Agricultural market value credit		
	Other credits		
	Property Taxes after credits		\$934.00
PROPERTY TAX STATEMENT Coming in 2023			
The time to provide feedback on PROPOSED LEVIES is NOW			
It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2022	Proposed 2023	
STATE GENERAL TAX		\$0.00	\$0.00	
MCLEOD COUNTY MCLEOD COUNTY COMMISSIONERS 520 N CHANDLER AVE GLENCOE, MN 55336	DECEMBER 8, 2022 6:00 PM MCLEOD CO GOVERNMENT CTR	\$678.94	\$674.78	
TOWN OF HUTCHINSON GOPHER CAMPFIRE CLUB 24718 COUNTY RD 7 HUTCHINSON, MN 55350	BUDGET SET AT ANNUAL MEETING MARCH 2022	\$95.74	\$87.60	
SCHOOL DISTRICT 0423 SCHOOL DISTRICT 0423 111 SE HASSAN ST HUTCHINSON, MN 55350 320-587-2860	DECEMBER 12, 2022 6:01 PM HUTCHINSON CITY CENTER			
	Voter Approved Levies	\$94.70	\$66.20	
	Other Levies	\$109.00	\$103.06	
		\$0.00	\$0.00	
Other Special Tax Districts		\$2.40	\$2.36	
Tax Increment		\$0.00	\$0.00	
Fiscal Disparity		\$0.00	\$0.00	
TOTAL EXCLUDING ANY SPECIAL ASSESSMENTS		\$980.78	\$934.00	-4.8 %



CONNIE M. KURTZWEG
AUDITOR-TREASURER
520 CHANDLER AVE N
 GLENCOE, MN 55336-2823
 (320) 864-1234
 www.mcleodcountymn.gov

TAXPAYER(S):

MIDCOUNTRY BANK
 201 MAIN ST S
 HUTCHINSON MN 55350

Property Information

Property ID: 080020125

Property Address:**Property Description:**

SECT-02 TWP-117 RANGE-029 22.90 AC NE 1/4 SE 1/4 EX .5 AC &
 EX N 618.00' OF E 1170'

TCA: 0802 ACRES: 22.9 LINKED PROPERTY: 4 of 8

PROPOSED TAXES 2023

THIS IS NOT A BILL. DO NOT PAY.

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year:	2022	2023
1	Estimated Market Value	\$232,300	\$252,000
	Homestead Exclusion	\$0	\$0
	Other Exclusion/Deferrals	\$0	\$0
	Taxable Market Value	\$232,300	\$252,000
	Class	AG HSTD	AG HSTD
PROPOSED TAX			
2	Property Taxes before credits		\$893.70
	School building bond credit		-\$67.56
	Agricultural market value credit		-\$64.14
	Other credits		
	Property Taxes after credits		\$762.00
PROPERTY TAX STATEMENT			
3	Coming in 2023		
The time to provide feedback on PROPOSED LEVIES is NOW			
It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2022	Proposed 2023	
STATE GENERAL TAX		\$0.00	\$0.00	
MCLEOD COUNTY MCLEOD COUNTY COMMISSIONERS 520 N CHANDLER AVE GLENCOE, MN 55336	DECEMBER 8, 2022 6:00 PM MCLEOD CO GOVERNMENT CTR	\$627.44	\$601.24	
TOWN OF HUTCHINSON GOPHER CAMPFIRE CLUB 24718 COUNTY RD 7 HUTCHINSON, MN 55350	BUDGET SET AT ANNUAL MEETING MARCH 2022	\$88.38	\$77.98	
SCHOOL DISTRICT 2859 SCHOOL DISTRICT 2859 1621 E 16TH ST GLENCOE, MN 55336 320-864-2491	DECEMBER 12, 2022 6:00 PM GSL SCHOOL ROOM 443 DOOR 32			
	Voter Approved Levies	\$30.86	\$19.90	
	Other Levies	\$71.44	\$60.76	
		\$0.00	\$0.00	
Other Special Tax Districts		\$2.22	\$2.12	
Tax Increment		\$0.00	\$0.00	
Fiscal Disparity		\$0.00	\$0.00	
TOTAL EXCLUDING ANY SPECIAL ASSESSMENTS		\$820.34	\$762.00	-7.1 %



CONNIE M. KURTZWEG
AUDITOR-TREASURER
520 CHANDLER AVE N
 GLENCOE, MN 55336-2823
 (320) 864-1234
 www.mcleodcountymn.gov

TAXPAYER(S):

MIDCOUNTRY BANK
 201 MAIN ST S
 HUTCHINSON MN 55350

Property Information

Property ID: 080010200

Property Address:**Property Description:**

SECT-01 TWP-117 RANGE-029 40.00 AC S 1/2 S 1/2 SW 1/4

TCA: 0802 ACRES: 40 LINKED PROPERTY: 8 of 8

PROPOSED TAXES 2023

THIS IS NOT A BILL. DO NOT PAY.

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year:	2022	2023
1	Estimated Market Value	\$211,400	\$239,100
	Homestead Exclusion	\$0	\$0
	Other Exclusion/Deferrals	\$0	\$0
	Taxable Market Value	\$211,400	\$239,100
	Class	AG HSTD	AG HSTD
PROPOSED TAX			
2	Property Taxes before credits		\$848.12
	School building bond credit		-\$64.12
	Agricultural market value credit		
	Other credits		
	Property Taxes after credits		\$784.00
PROPERTY TAX STATEMENT Coming in 2023			
The time to provide feedback on PROPOSED LEVIES is NOW			
It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2022	Proposed 2023	
STATE GENERAL TAX		\$0.00	\$0.00	
MCLEOD COUNTY MCLEOD COUNTY COMMISSIONERS 520 N CHANDLER AVE GLENCOE, MN 55336	DECEMBER 8, 2022 6:00 PM MCLEOD CO GOVERNMENT CTR	\$616.96	\$614.58	
TOWN OF HUTCHINSON GOPHER CAMPFIRE CLUB 24718 COUNTY RD 7 HUTCHINSON, MN 55350	BUDGET SET AT ANNUAL MEETING MARCH 2022	\$87.08	\$79.78	
SCHOOL DISTRICT 2859 SCHOOL DISTRICT 2859 1621 E 16TH ST GLENCOE, MN 55336 320-864-2491	DECEMBER 12, 2022 6:00 PM GSL SCHOOL ROOM 443 DOOR 32			
	Voter Approved Levies	\$34.72	\$24.86	
	Other Levies	\$70.83	\$62.62	
		\$0.00	\$0.00	
Other Special Tax Districts		\$2.20	\$2.16	
Tax Increment		\$0.00	\$0.00	
Fiscal Disparity		\$0.00	\$0.00	
TOTAL EXCLUDING ANY SPECIAL ASSESSMENTS		\$811.79	\$784.00	-3.4 %





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 _____ \$ _____

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



McLeod County, Minnesota

