



MURRAY COUNTY, MINNESOTA LAND AUCTION

Opens: Tuesday, September 12

Closes: Tuesday, September 19 | 1PM ^{CDT} 2023

TIMED
ONLINE

📍 Lime Lake & Slayton Townships

Auctioneer's Note: Steffes is honored to present 319± acres prime farmland in Lime Lake and Slayton Townships, Murray County, MN. The land will be sold in 3 tracts on an online only Steffes auction. One tract is 160± acres and has a CPI of 94.7. The second tract is 80± acres and has a CPI of 89.3. The last tract is 79± acres and has a CPI of 89.5. You don't want to miss this once in a lifetime opportunity to own one or more of these parcels.

319± Acres



Jacqueline L Barrett Trust and Raymond E Barrett Trust

Contact Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570, or visit SteffesGroup.com

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

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days.
Scott Steffes, MN14-51 | 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 Tuesday, September 12 and will end at 1PM on Tuesday, September 19. 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: **Wednesday, January 3, 2024**

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

- Seller will provide 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. Property will be conveyed by a **Trustee's Deed.**

- **2023 Taxes: Seller Paid**
- **2024 Taxes: Buyer Paid**
- 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.
- 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. Tract 3 will include an easement for access given to the parcel to the west.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

AVOID OVER OR UNDER BIDDING

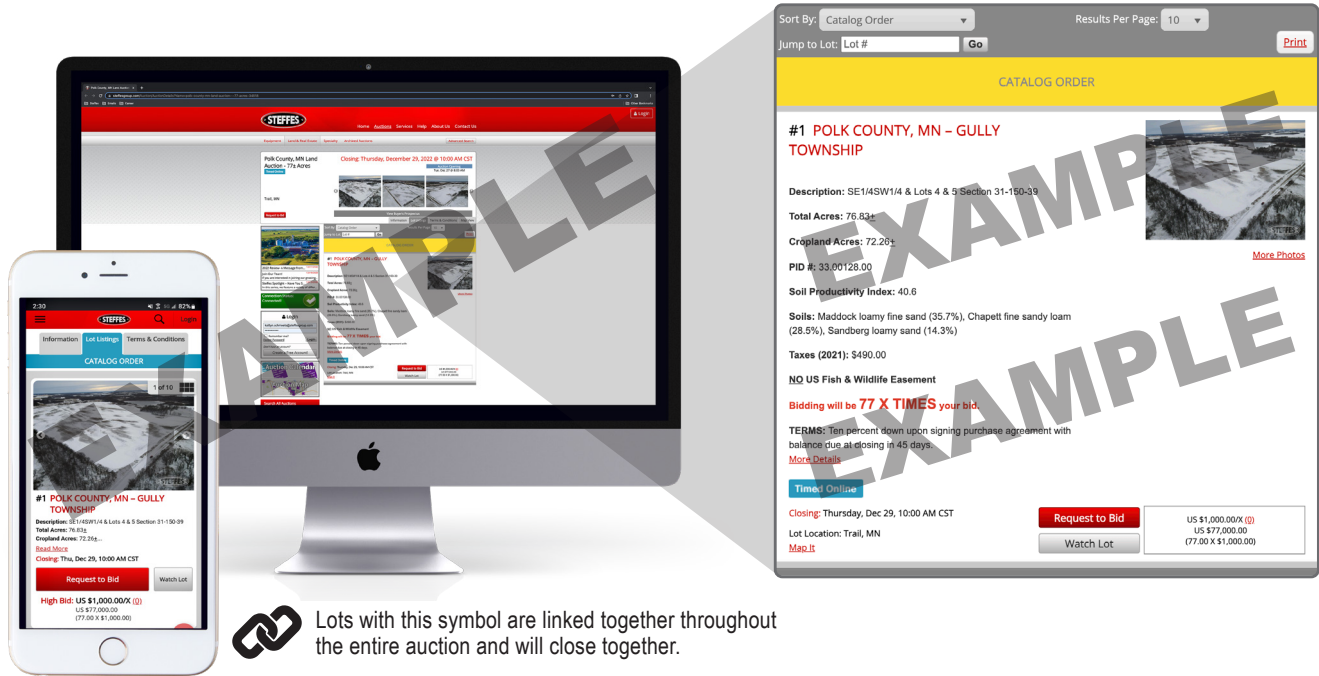
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

THE BIDDING STRATEGY

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

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

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



SEPTEMBER 2023

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

Total Acres: 319± (Pending survey)

PID #: 13-015-0040 (part), 20-002-0070, 13-013-0010

To Be Sold in 3 Tracts!



*Lines are approximate



TRACT 1



TRACT 2

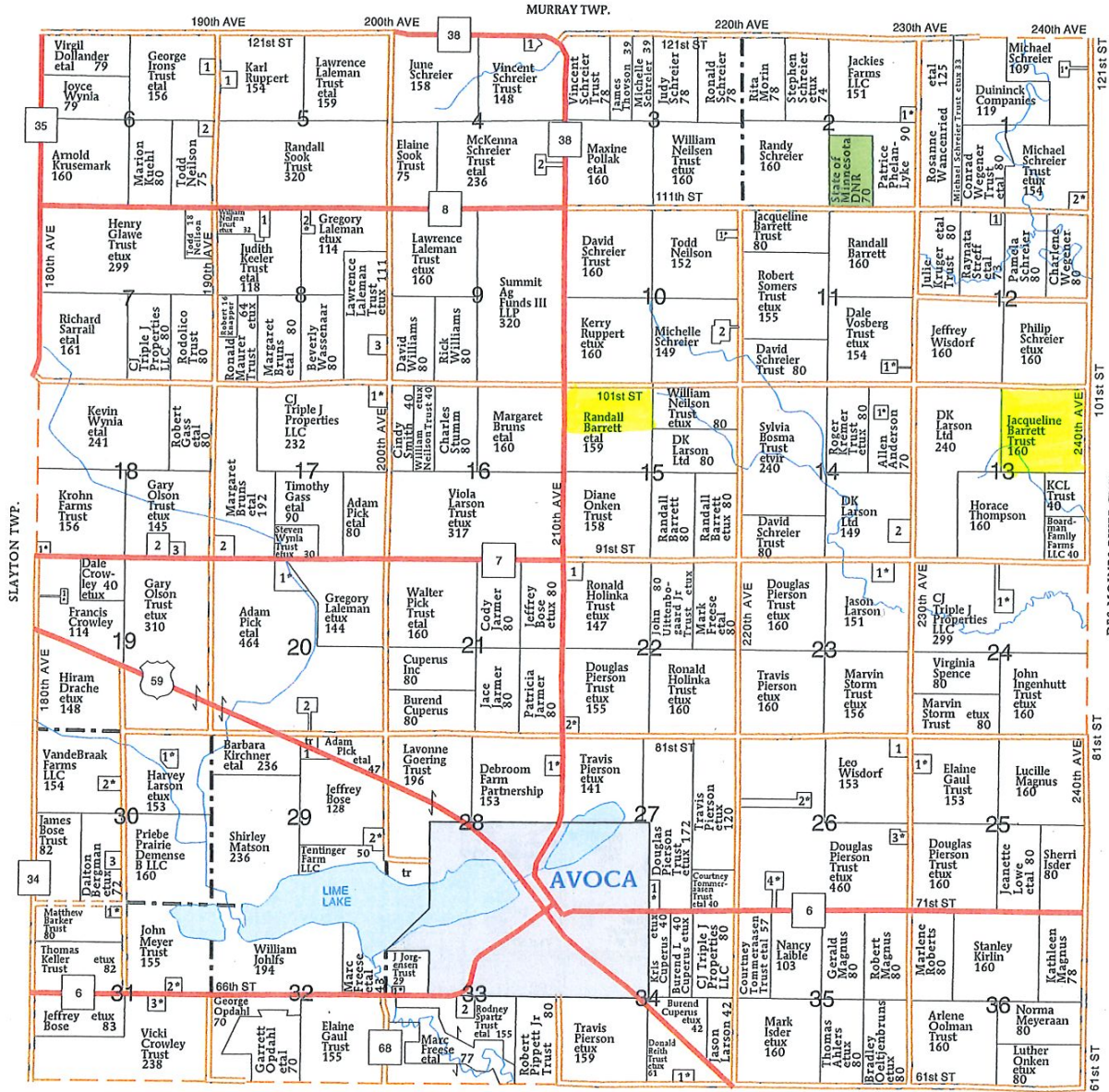


TRACT 3

T-106-N

LIME LAKE PLAT
(Landowners)

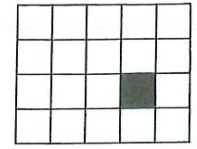
R-40-W



BONDIN TWP.

LIME LAKE TOWNSHIP

SECTION	OWNER	ACRES
SECTION 1	1 SMITH, LARRY ETUX	8
	2 NEILSON, TODD	8
SECTION 2	1 SCHREIER TRUST, MICHAEL ETUX	10
	2 SCHREIER, DAVID ETUX	6
	1 ILLG, ALAN ETUX	5
SECTION 4	1 SCHREIER TRUST	9
	2 SCHREIER, MICHELLE	11
	1 PELTOLA, KAHANI	6
SECTION 5	1 WADDELL, JOHN	5
	2 JOHNSON, LEROY	5
SECTION 8	1 NEILSON, TODD	10
	2 LUSTFIELD, JESSE ETUX	6
	3 MATSON, BRIAN	10
SECTION 10	1 ERICKSON, KEVIN ETUX	8
	2 CANFIELD, STORMY	11
SECTION 11	1 MESSENBRINK SR, THOMAS ETUX	6
SECTION 12	1 SCHREIER, DAVID	5
SECTION 14	1 KREMER TRUST, ROGER ETUX	10
	2 POULSON, TONYA	11
SECTION 17	1 SMITH, LARRY ETUX	8
	2 NEILSON, TODD	8
SECTION 18	1 ORDAHL, GARRETT ETUX	5
	2 OPDAHL, GARRETT	10
	3 PRAIRIE ENTERPRISES SW LLP	5
SECTION 19	1 SCHREIER TRUST	9
	2 SCHREIER, MICHELLE	11
SECTION 20	1 MANDERSCHIED, RICHARD ETUX	14
	2 PICK, ANDREW	13
SECTION 22	1 PICK, ADAM	13
	2 KIRLIN, JULIE ETVIR	5
SECTION 23	1 SCHREIER, KEVIN ETUX	9
	1 LARSON TRUST, JAMES ETUX	21
SECTION 24	1 VANDYKE, DUANE ETUX	7
	1 VANDYKE, JOHN	7
	2 STORM, RODNEY ETUX	8
	3 HAKENEIS, LESLIE ETAL	5
SECTION 26	1 VANDYKE, JOHN	7
	4 BAUMGARTNER, JERRY ETUX	8
SECTION 27	1 MUECKE, SCOTT ETUX	7
	1 PIERSON, TRAVIS ETUX	7
SECTION 29	1 BOSE TRUST, JAMES	5
	2 TENTINGER, ADAM ETUX	8
	1 PENOYER, JODY ETAL	7
SECTION 30	2 REITSMAN, DAVID ETUX	8
	3 TOMFORD, SCOTT	8
	1 JOHNSON, CHRISTIPHER ETUX	5
SECTION 31	2 CHESKIE, NICHOLE ETAL	5
	3 OPDAHL, JUSTIN ETUX	6
	1 DEUSCHLE, LEROY ETUX	5
SECTION 33	2 OPDAHL, GORDON	8
	1 REITH, TRAVIS ETUX	12

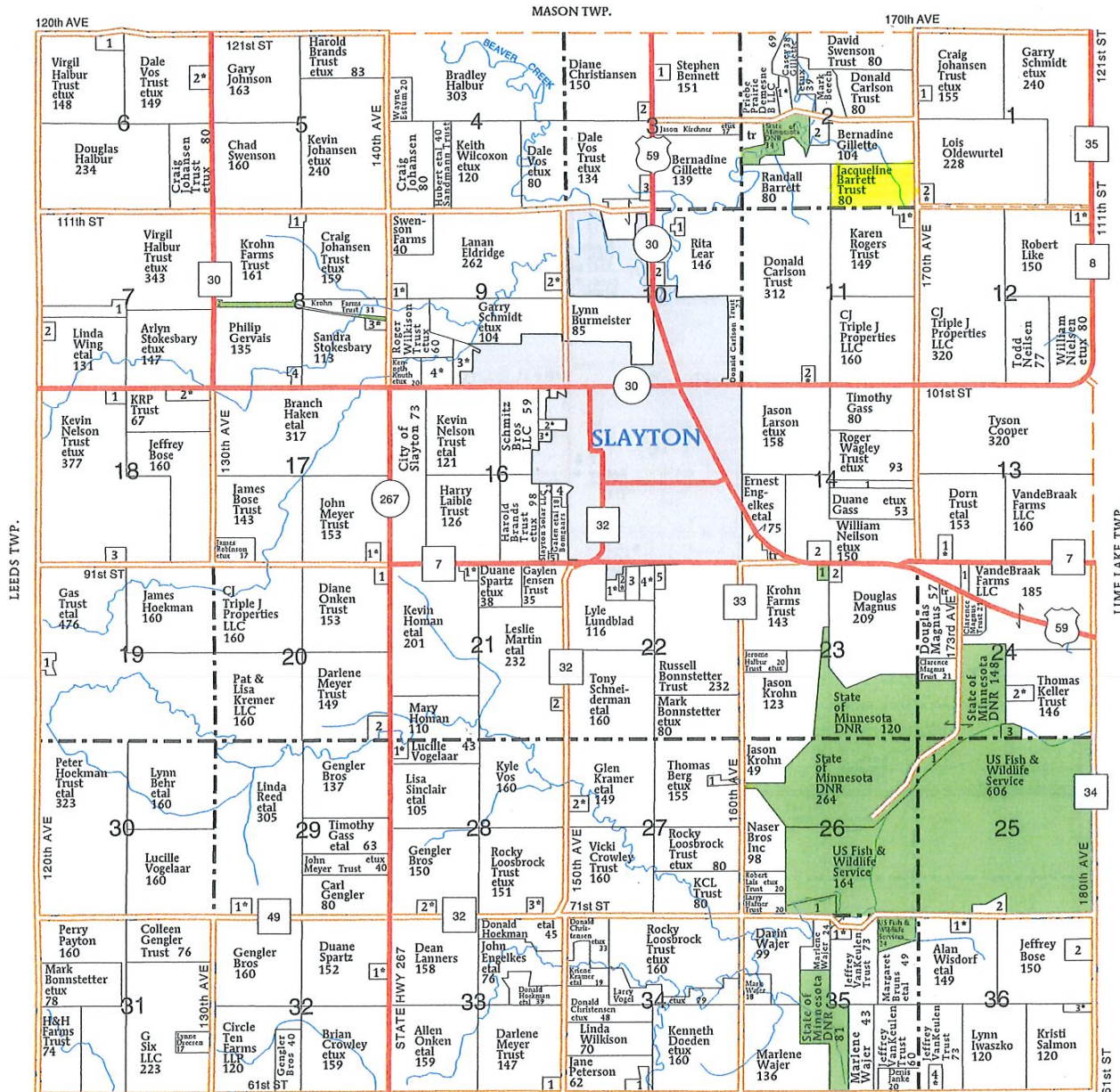


T-106-N

SLAYTON PLAT

(Landowners)

R-41-W



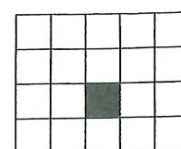
IONA TWP.

SLAYTON TOWNSHIP	
SECTION 1	1 ROBINSON, WILLIAM 5 2 KOEHLER, ROBERT ETUX 12
SECTION 2	1 GIESE, JOSEPH ETUX 11 2 RICHARDSON, KURT 9
SECTION 3	1 LEYSEN, LARRY 8 2 KOHLS TRUST 8 3 GERTSEMA, MICHELLE 9
SECTION 6	1 HALBUR, BRAD 6 2 NELSON, CHRISTOPHER ETUX 13
SECTION 7	1 HALBUR, VIRGIL 8 2 ALLTEL CORPORATE 5
SECTION 8	1 SVENSON, PHILLIP 6 2 STATE OF MINNESOTA DNR 16 3 LIKE, CURTIS ETUX 8 4 NELSON, JEAN 8
SECTION 9	1 SURPRENANT, JAMES ETUX 8 2 JOHNSON, TYLER ETUX 8 3 KELLER TRUST, THOMAS ETUX 14 4 PARKER, RICK ETUX 11

SECTION 10	1 SIEDSCHLAG, JANESE 6 2 SLAYTON CEMETERY ASSN 7
SECTION 11	1 JOHNSON, TERRY ETUX 11 2 JURRENS, BRENT ETUX 7
SECTION 12	1 MAGNUS, MITCHELL ETUX 10
SECTION 13	1 DETERMAN, DONALD ETUX 7
SECTION 14	1 GASS, TIMOTHY 13 2 SPARTZ, TRAVIS 10
SECTION 16	1 DA RUPP 12 2 LUNDY, WILLIAM ETUX 10 3 KOHLS, GUS ETUX 6 4 CITY OF SLAYTON 17 5 CITY OF SLAYTON 8
SECTION 17	1 MEYER, LARRY ETUX 7
SECTION 18	1 BERGLUND, LEEROY 10 2 KAUTZ, WALTER ETUX 13 3 ENGELKES, TERRY 11

SECTION 19	1 TIMS, RANDALL 7
SECTION 20	1 GRIMMIUS, MARSHA 7 2 BLEYENBERG, BOBBY 11
SECTION 21	1 VOGEL, LARRY ETUX 9 2 MARTIN, LESLIE 8
SECTION 22	1 FREEBURG, BRUCE ETUX 13 2 HAASE, DENNIS ETUX 5 3 BEERS, RYAN 9 4 DAVIDSON TRUST, GAYLE ETVR 10 5 CLARK, JERRY 7
SECTION 23	1 STATE OF MINNESOTA 8 2 SLAYTON MEMORIAL GARDEIS INC 5
SECTION 24	1 BYERS, LARRY 16 2 HANSEN, STEVEN ETUX 8 3 US FISH & WILDLIFE SERVICE 12
SECTION 25	1 STATE OF MINNESOTA DNR 18 2 NASERS, ALLEN 12
SECTION 26	1 STATE OF MINNESOTA DNR 24

SECTION 27	1 SALMON, BLAKE 5 2 KRESKO, TOM ETUX 11
SECTION 28	1 OLAFSON, SCOTT ETUX 12 2 SURPTS, NATHAN ETUX 10 3 ENGELKES, JOHN ETUX 9
SECTION 29	1 PAULZINE, DEAN ETUX 14
SECTION 32	1 HERRIG, DAVID ETUX 8
SECTION 33	1 MCNIAB TRUST, MICHAEL 13
SECTION 34	1 WAJER, JASON 8
SECTION 35	1 WAJER, DARIN ETUX 14
SECTION 36	1 VOGES, JAMES ETUX 11 2 CLARK, MARGIE 10 3 BROWN, CORY ETAL 5 4 BEERS, RANDALL ETUX 7



TRACT 1 DETAILS

Description: NE1/4 Section-13 Twp-106 Range-40

Total Acres: 160±

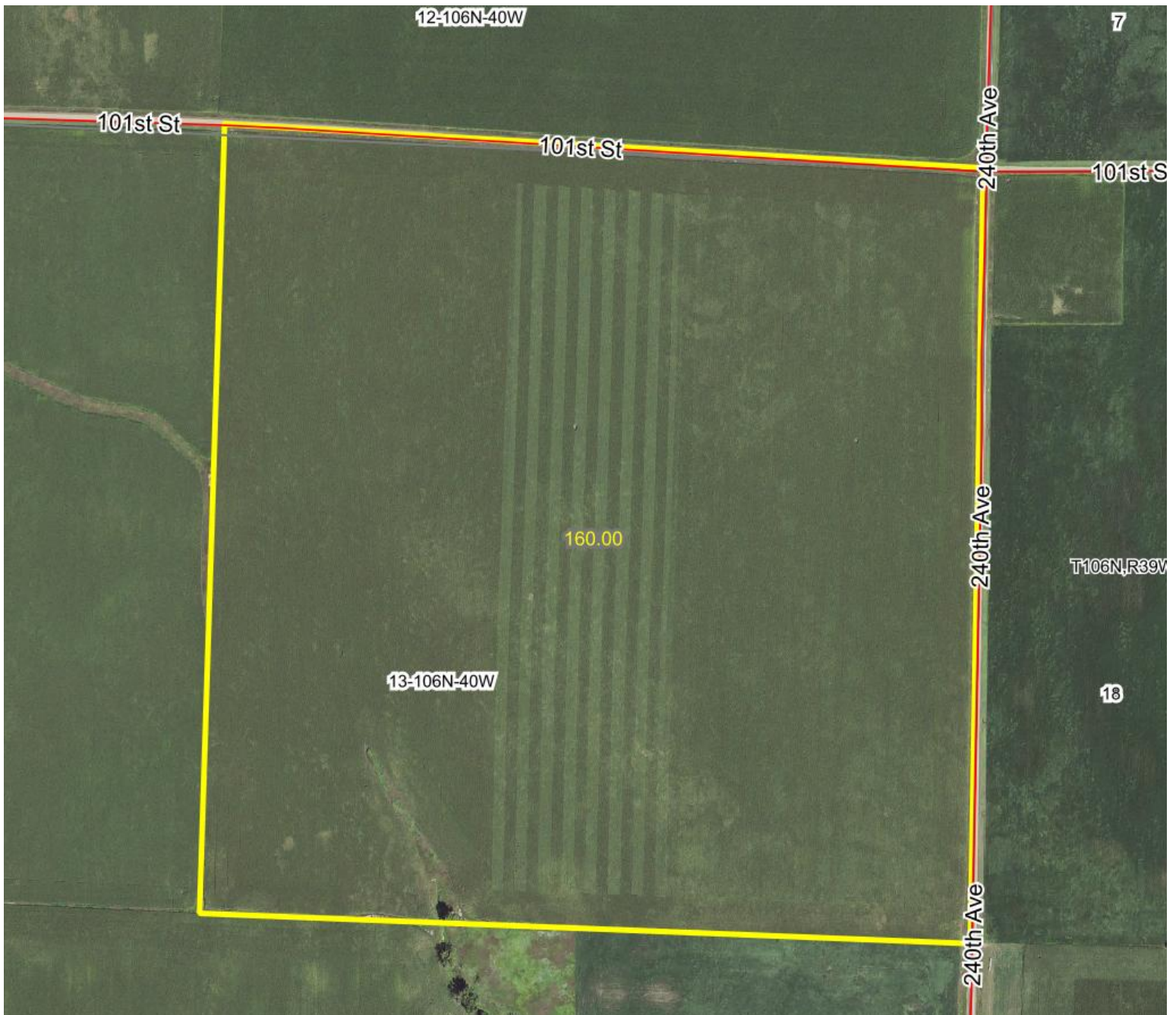
Cropland Acres: 155.5±

PID #: 13-013-0010

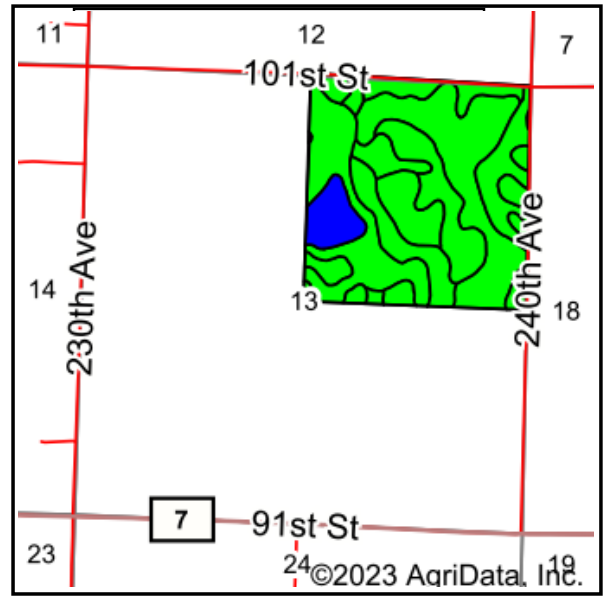
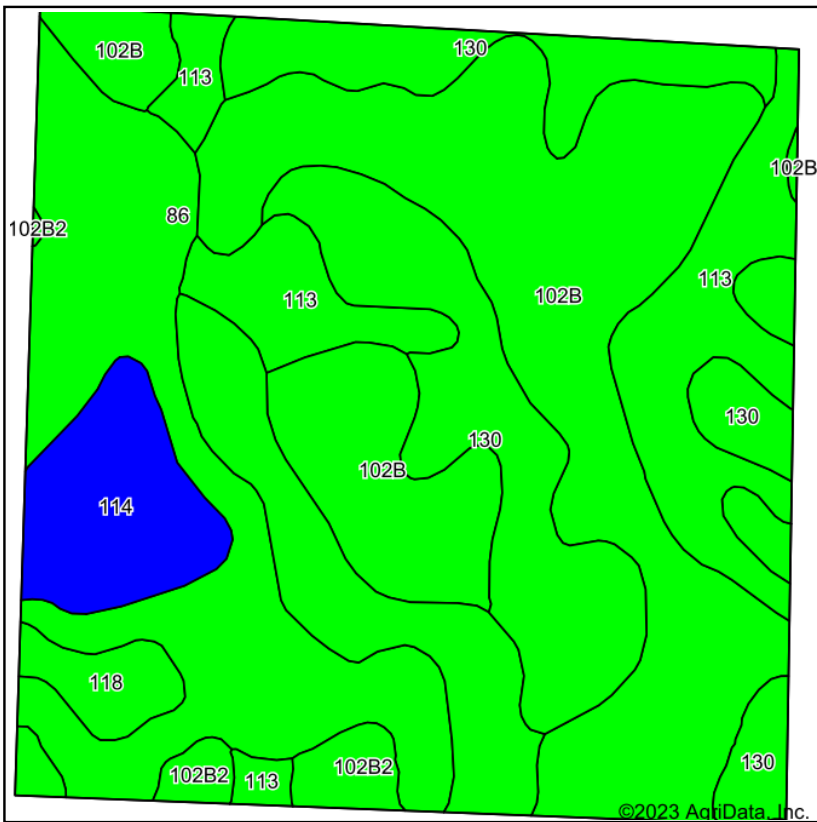
Soil Productivity Index: 94.7

Soils: Clarion loam (33.4%), Nicollet clay loam (18.6%), Canisteo clay loam (18.3%), Webster clay loam (12.3%), Clarion loam, moderately eroded (9.8%), Glencoe silty clay loam (5.7%), Crippin loam (1.8%)

Taxes (2023): \$5,522



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	53.49	33.4%		Ile	95
130	Nicollet clay loam, 1 to 3 percent slopes	29.75	18.6%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	29.27	18.3%		IIw	93
113	Webster clay loam, 0 to 2 percent slopes	19.72	12.3%		IIw	93
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	15.63	9.8%		Ile	95
114	Glencoe silty clay loam, 0 to 1 percent slopes	9.18	5.7%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	2.96	1.8%		Ie	100
Weighted Average					1.85	94.7

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

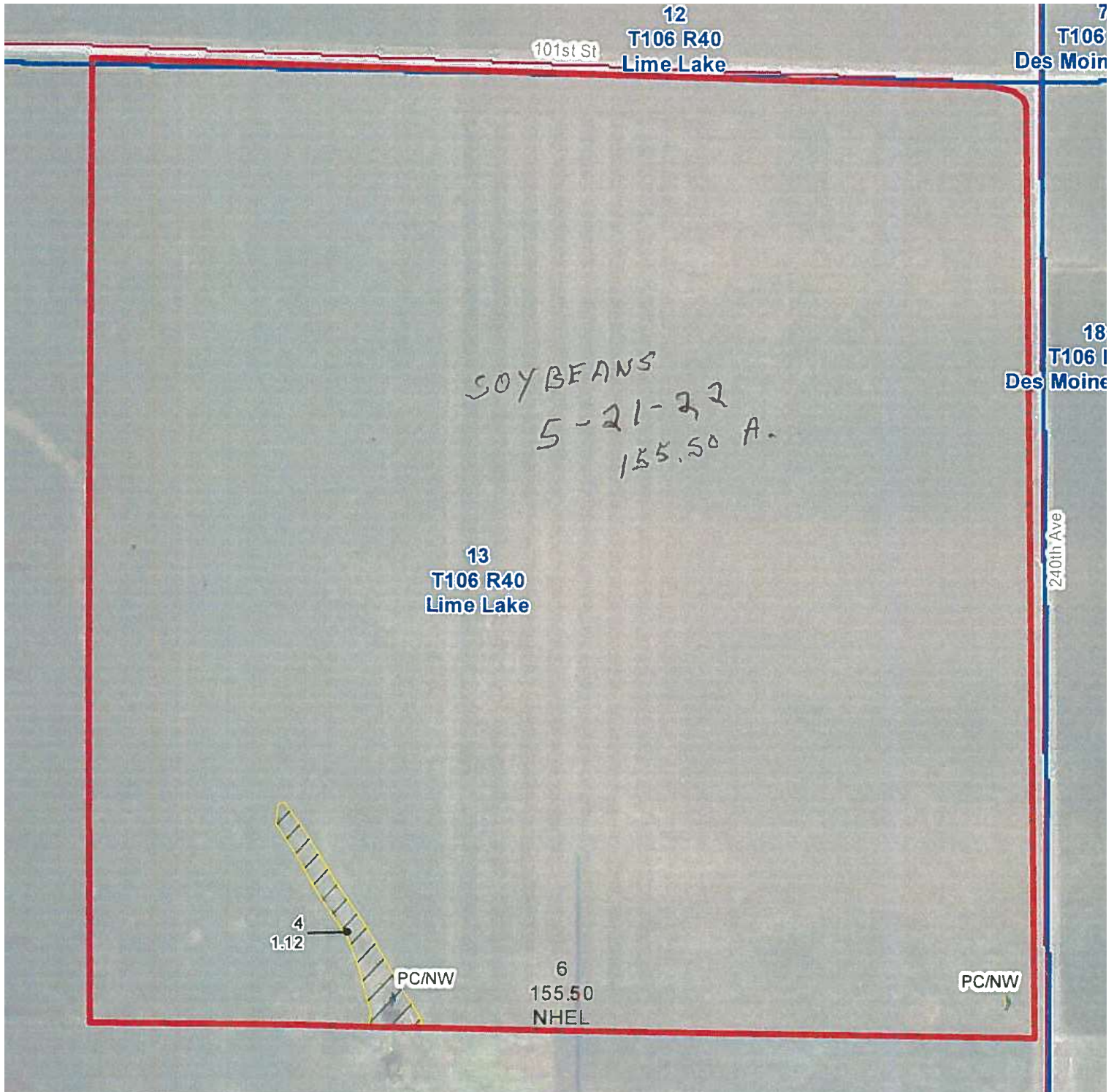
Wetland Determination Identifiers

- & Restricted Use
- * Limited Restrictions
- › Exempt from Conservation Compliance Provisions

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Farm 9303 Tract 1704



Tract Number : 1704
Description : LIME LAKE-13 NE4
FSA Physical Location : MINNESOTA/MURRAY
ANSI Physical Location : MINNESOTA/MURRAY
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 : JACQUELINE L BARRETT IRREVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.62	155.50	155.50	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	155.50	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	75.20	0.00	178
Soybeans	74.90	0.00	44
TOTAL	150.10	0.00	



HEIDI E. WINTER
MURRAY COUNTY AUDITOR - TREASURER
 P.O. BOX 57
 SLAYTON, MN 56172
 507-836-1156
 www.murraycountymn.com

2023

PROPERTY TAX STATEMENT

PRCL# 13-013-0010 RCPT# 3756

TC 12.070 13.980

Property ID Number: 13-013-0010
 Property Description: SECT-13 TWP-106 RANG-40 NE1/4

LIME LAKE TWP

766-T

ACRES 160.00

		Values and Classification		
		Taxes Payable Year	2022	2023
Step 1	Estimated Market Value:	1,207,000	1,398,000	
	Homestead Exclusion:			
1	Taxable Market Value:	1,207,000	1,398,000	
	New Improve/Expired Excls:			
		Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022				
Step 2	Proposed Tax			
		* Does Not Include Special Assessments	5,476.00	
Sent in November 2022				
Step 3	Property Tax Statement			
		First half Taxes:	2,761.00	
		Second half Taxes:	2,761.00	
		Total Taxes Due in 2023	5,522.00	

\$\$\$ 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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	2022	2023
		<input type="checkbox"/>		.00
			.00	
Property Tax and Credits	3. Property taxes before credits		5,630.19	5,725.96
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		175.69	207.46
	5. Property taxes after credits		5,454.50	5,518.50
Property Tax by Jurisdiction	6. County		3,511.42	3,659.02
	7. City or Town		1,186.72	1,159.36
	8. State General Tax .....		.00	.00
	9. School District: 2169	A. Voter approved levies	117.12	88.91
		B. Other local levies	620.41	591.78
	10. Special Taxing Districts:	A. SWRDC	18.83	19.43
		B.		
		C.		
		D.		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		5,454.50	5,518.50
Special Assessments on Your Property	13. A. 70020 911 RURA' SIGN ASMT			3.50
	B.			
PRIN	3.50	C.		
INT		D.		
TOT	3.50	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,458.00	5,522.00



TRACT 2 DETAILS

Description: S1/2 SE1/4 Sect-02 Twp-106 Range-41

Total Acres: 80±

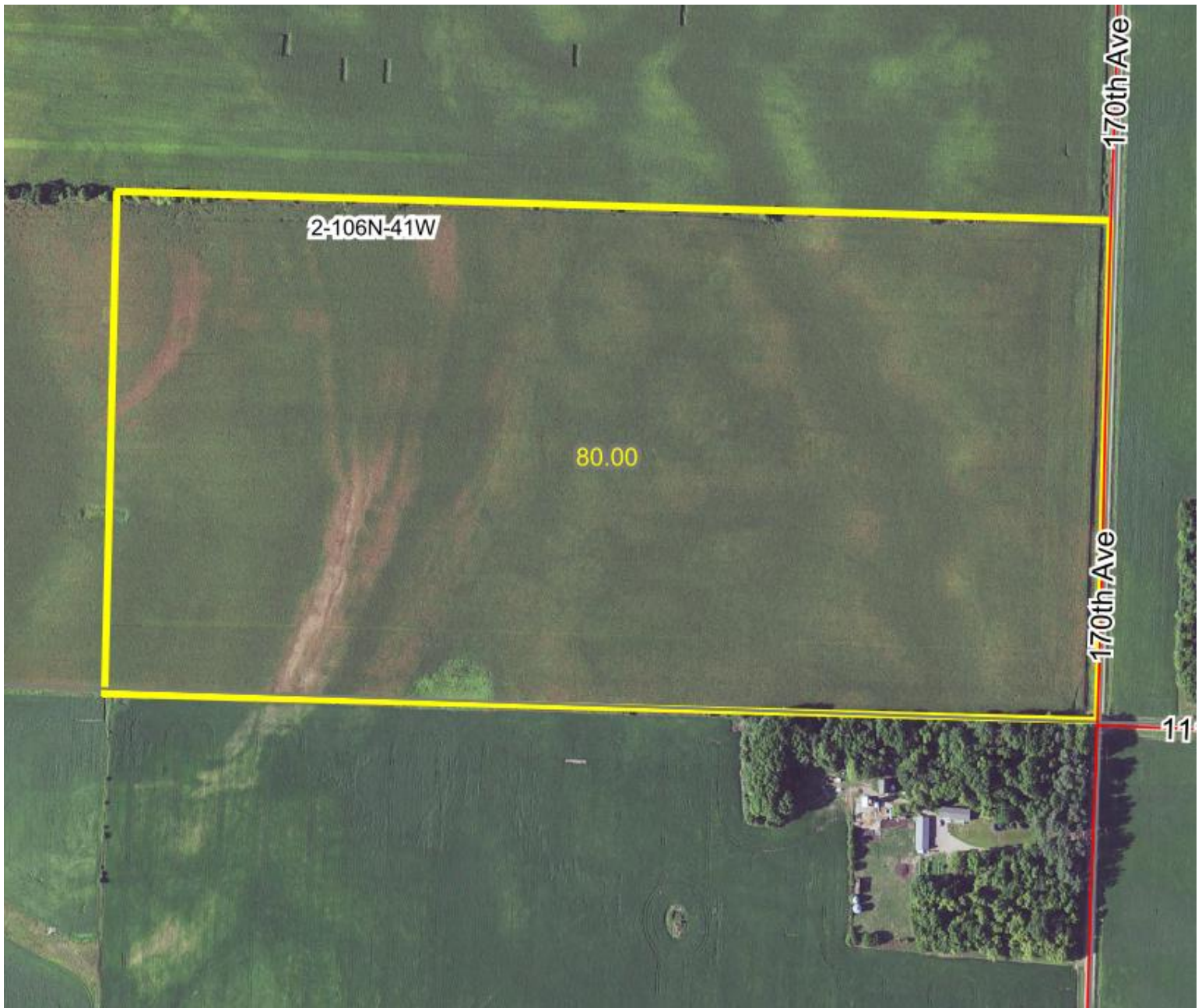
Cropland Acres: 78.72±

PID #: 20-002-0070

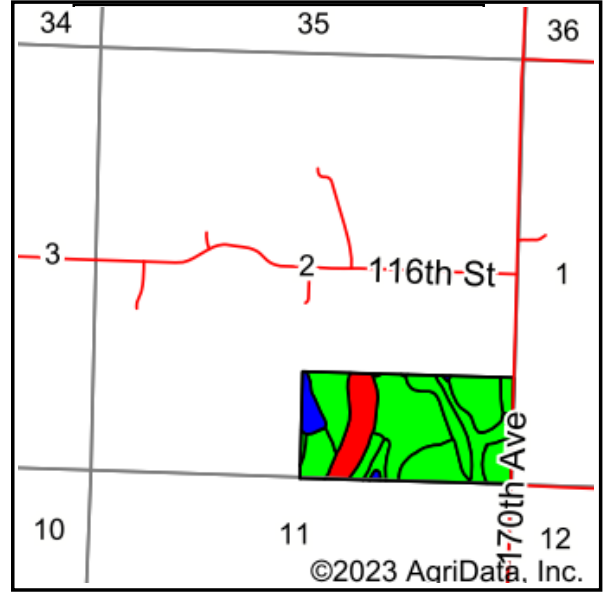
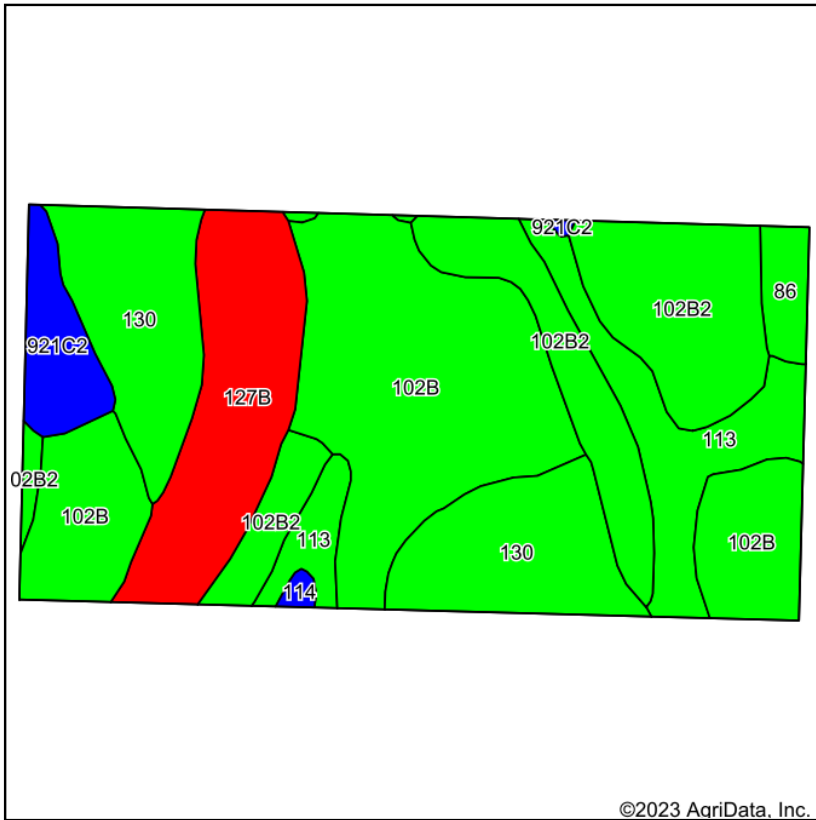
Soil Productivity Index: 89.3

Soils: Clarion loam (32.7%), Clarion loam, moderately eroded (19.6%), Nicollet clay loam (18.3%), Dickman sandy loam (12.7%), Webster clay loam (10.4%), Clarion-Storden complex moderately eroded (4.0%), Canisteo clay loam (2.0%), Glencoe silty clay loam (0.3%)

Taxes (2023): \$2,492



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	26.13	32.7%		IIe	95
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	15.68	19.6%		IIe	95
130	Nicollet clay loam, 1 to 3 percent slopes	14.66	18.3%		Iw	99
127B	Dickman sandy loam, 2 to 6 percent slopes	10.14	12.7%		IIIe	49
113	Webster clay loam, 0 to 2 percent slopes	8.33	10.4%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.22	4.0%		IIIe	87
86	Canisteo clay loam, 0 to 2 percent slopes	1.57	2.0%		IIw	93
114	Glencoe silty clay loam, 0 to 1 percent slopes	0.27	0.3%		IIIw	86
Weighted Average					1.99	89.3

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

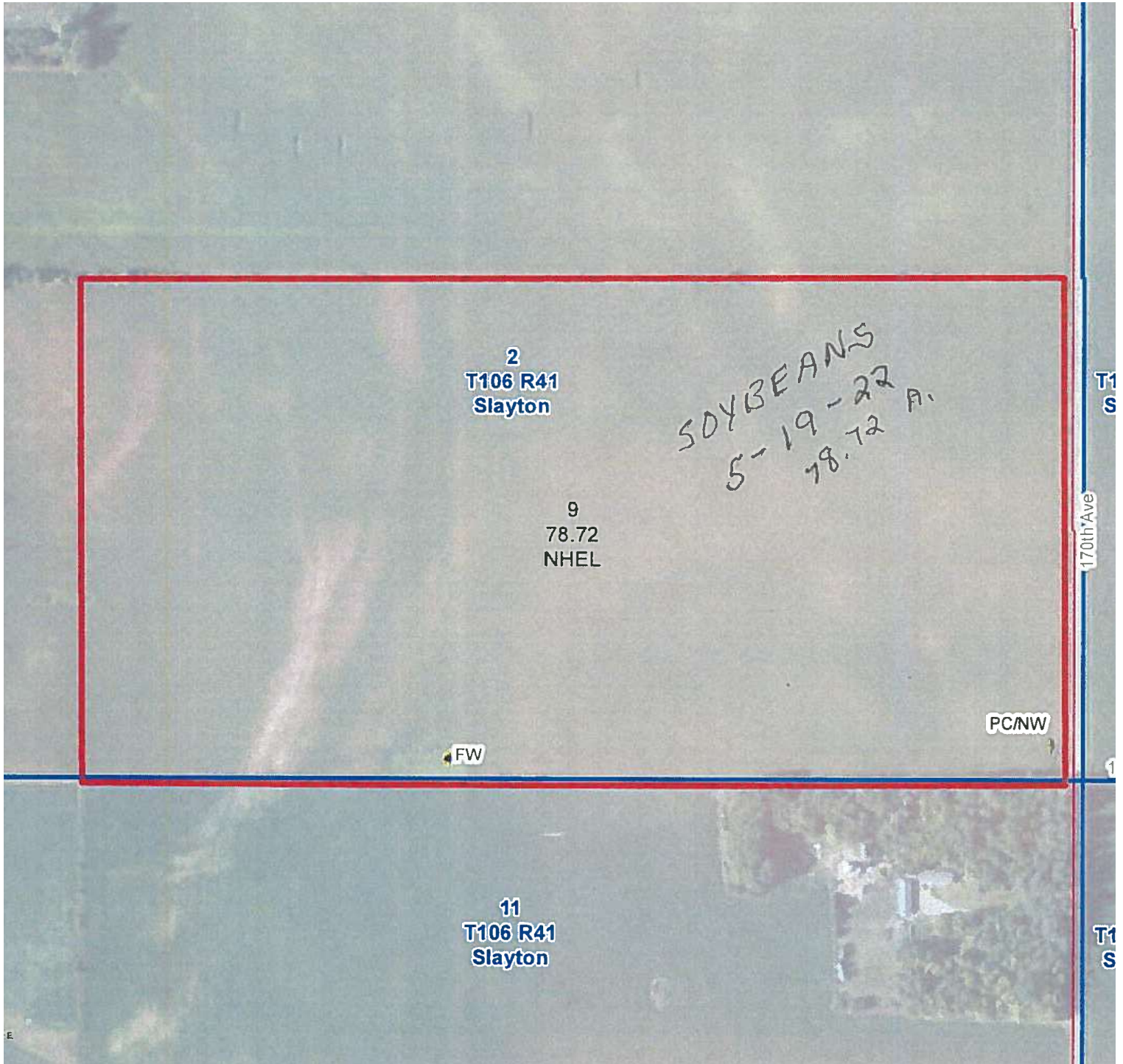
Wetland Determination Identifiers

- & Restricted Use
- * Limited Restrictions
- › Exempt from Conservation Compliance Provisions

Common Land Unit

- Cropland
- Tract Boundary

Farm 9303
Tract 14625



Tract Number : 14625
Description : SLAYTON-2;E2S2S2
FSA Physical Location : MINNESOTA/MURRAY
ANSI Physical Location : MINNESOTA/MURRAY
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 : JACQUELINE L BARRETT IRREVOCABLE TRUST
Other Producers : None
Recon ID : 27-101-2019-15

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.72	78.72	78.72	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	78.72	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	44.50	0.00	178
Soybeans	9.68	0.00	44

TOTAL **54.18** **0.00**



HEIDI E. WINTER
MURRAY COUNTY AUDITOR - TREASURER
 P.O. BOX 57
 SLAYTON, MN 56172
 507-836-1156
 www.murraycountymn.com

Property ID Number: 20-002-0070
Property Description: SECT-02 TWP-106 RANG-41
 S1/2 SE1/4

2023
PROPERTY TAX STATEMENT

SLAYTON TWP

766-T

ACRES 80.00

PRCL# 20-002-0070 RCPT# 6090
 TC 5.801 6.720

		Values and Classification	
		2022	2023
Step 1		Taxes Payable Year	
	Estimated Market Value:	580.100	672.000
	Homestead Exclusion:		
	Taxable Market Value:	580,100	672,000
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2.452.00
Sent in November 2022			
Step 3	Property Tax Statement		
	First half Taxes:		1.246.00
	Second half Taxes:		1.246.00
	Total Taxes Due in 2023		2.492.00

\$\$\$
 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.

		2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
Property Tax and Credits	3. Property taxes before credits	2,513.36	2,570.80
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	84.44	99.72
	5. Property taxes after credits	2,428.92	2,471.08
Property Tax by Jurisdiction	6. County	1,688.23	1,759.16
	7. City or Town	377.18	375.38
	8. State General Tax .....	.00	.00
	9. School District: 2169		
	A. Voter approved levies	56.29	42.74
	B. Other local levies	298.17	284.46
	10. Special Taxing Districts:		
	A. SWRDC	9.05	9.34
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,428.92	2,471.08
Special Assessments on Your Property	13. A. 70020 911 RURAL SIGN ASMT		3.50
	B. 11000 JUD DITCH 10		17.42
	C.		
PRIN 20.92	D.		
INT	E.		
TOT 20.92			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,514.00	2,492.00



TRACT 3 DETAILS

Description: NW1/4, LESS 1 ACRE IN NW CORNER Section-15 Twp-106 Range-40

Total Acres: 79± (Pending Survey)

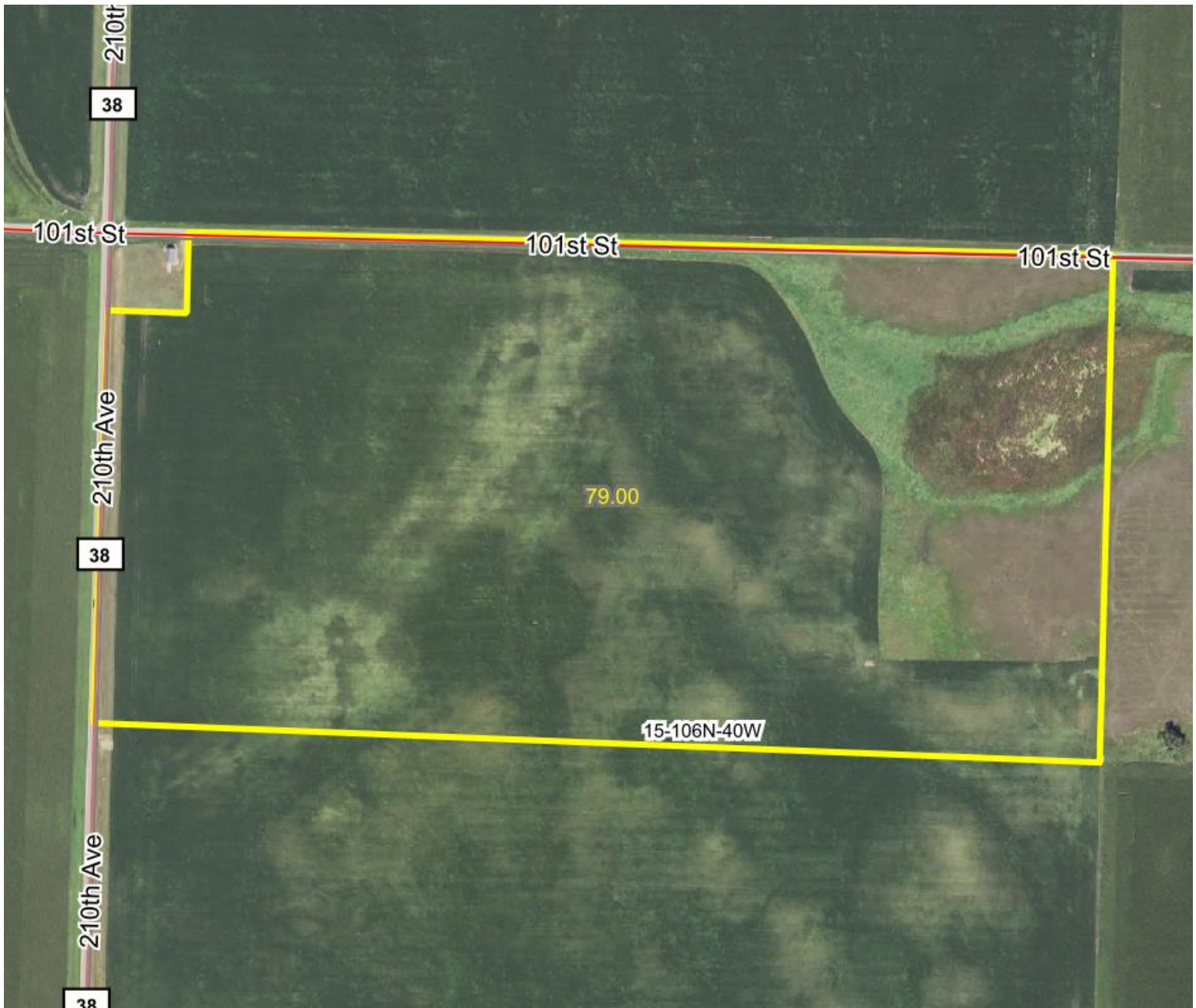
Cropland Acres: Approx. 58.96±

PID #: 13-015-0040 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 89.7

Soils: Webster clay loam (28.2%), Clarion loam (21.9%), Clarion loam, moderately eroded (18.2%), Canisteo clay loam (11.7%), Clarion-Storden complex moderately eroded (7.1%), Nicollet clay loam (6.7%), Glencoe silty clay loam ponded (4.5%), Glencoe silty clay loam (1.8%)

Taxes (2023): \$3,880 (For entire land. New tax amount TBD)



*Lines are approximate

Wetland Determination Identifiers

- & Restricted Use
- * Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Farm 1507 Tract 2088



Tract Number : 2088
Description : LIME LAKE-15 NW4
FSA Physical Location : MINNESOTA/MURRAY
ANSI Physical Location : MINNESOTA/MURRAY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RANDALL BARRETT, RAYMOND E BARRETT REVOCABLE TRUST
Other Producers : None
Recon ID : None

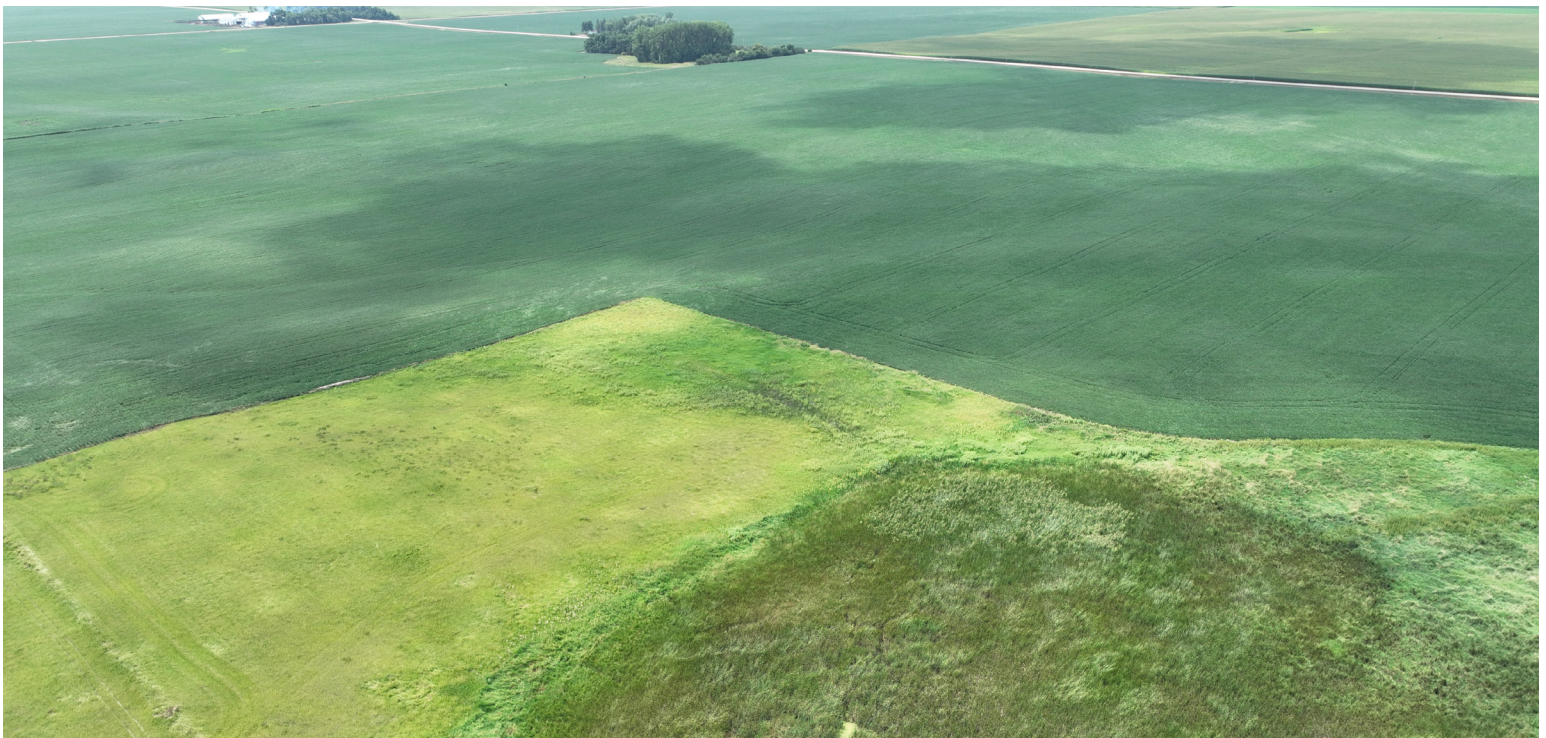
Tract Land Data

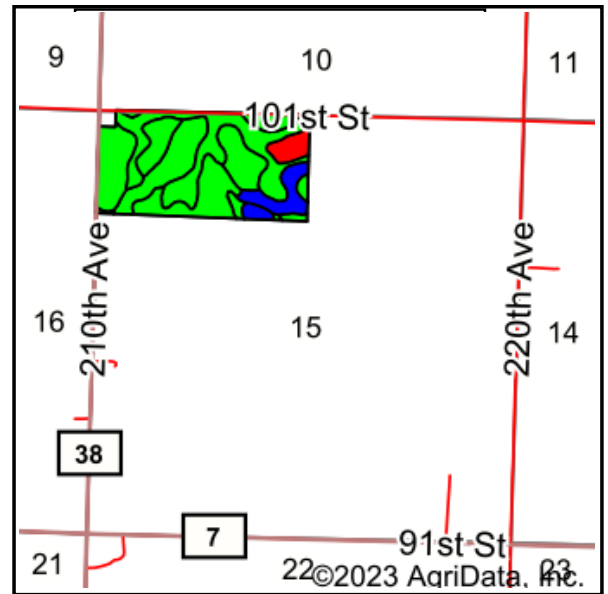
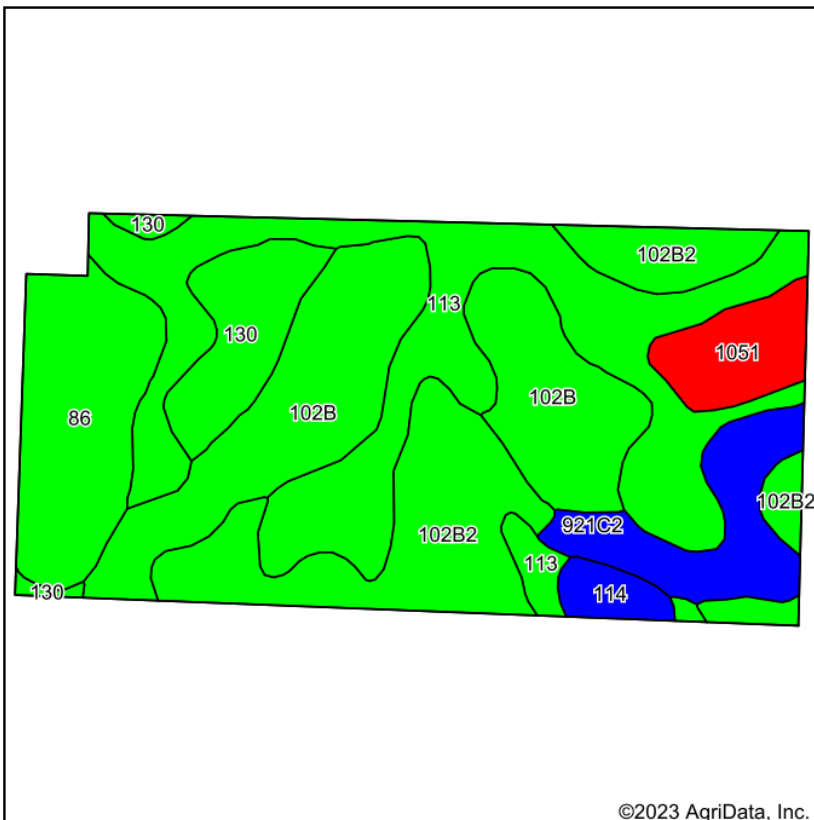
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.81	147.72	147.72	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	138.62	0.00	9.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.00	0.00	160
Soybeans	69.00	0.00	49
TOTAL	138.00	0.00	





Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
113	Webster clay loam, 0 to 2 percent slopes	22.26	28.2%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	17.27	21.9%		IIe	95
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	14.36	18.2%		IIe	95
86	Canisteo clay loam, 0 to 2 percent slopes	9.24	11.7%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.64	7.1%		IIIe	87
130	Nicollet clay loam, 1 to 3 percent slopes	5.30	6.7%		Iw	99
1051	Glencoe silty clay loam, ponded	3.54	4.5%		VIIIw	5
114	Glencoe silty clay loam, 0 to 1 percent slopes	1.39	1.8%		IIIw	86
Weighted Average					2.29	89.7

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

HEIDI E. WINTER
MURRAY COUNTY AUDITOR - TREASURER
 P.O. BOX 57
 SLAYTON, MN 56172
 507-836-1156
 www.murraycountymn.com

2023

PROPERTY TAX STATEMENT

PRCL# 13-015-0040

RCPT# 3772

LIME LAKE TWP

TC 8.456 9.789

Property ID Number: 13-015-0040
Property Description: SECT-15 TWP-106 RANG-40
 NW1/4, LESS 1 ACRE IN NW CORNER
 (TOWN HALL SITE)

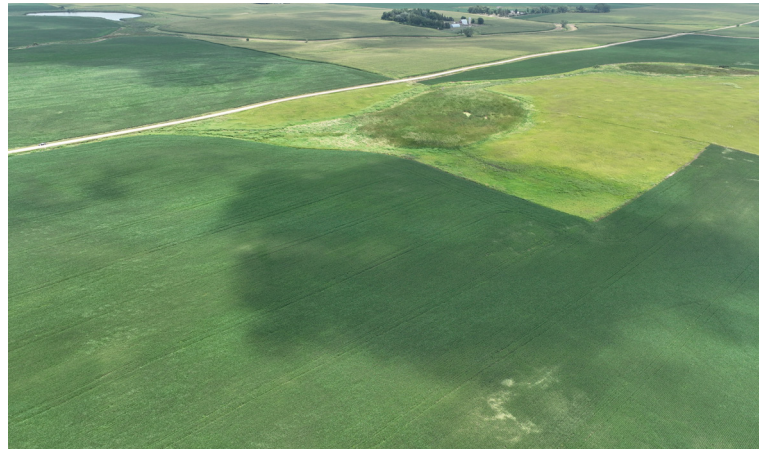
RANDALL BA
 RAYMOND E
 2257 111TH S
 AVOCA

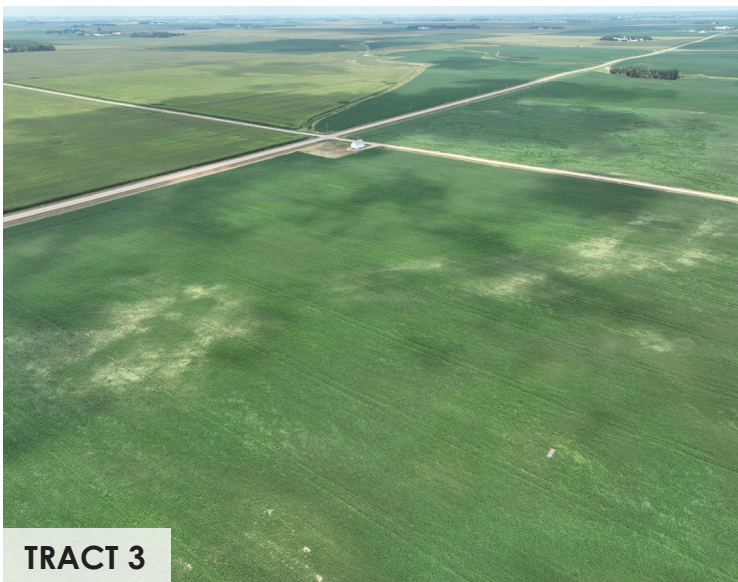
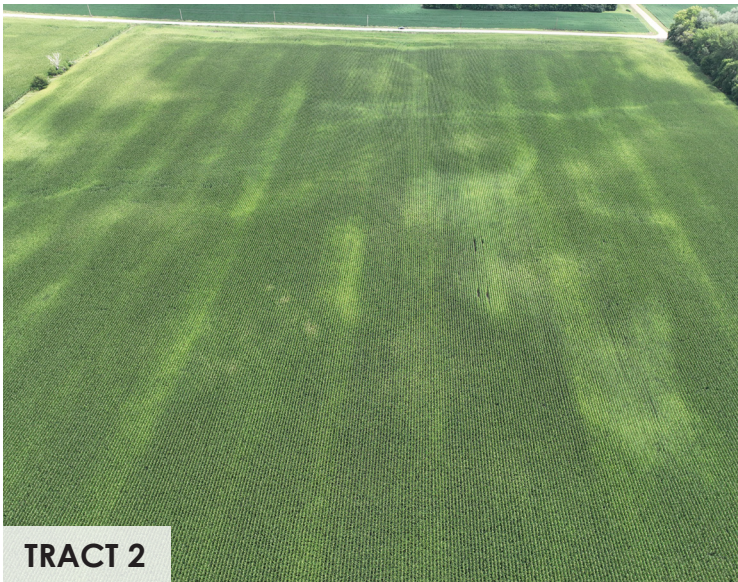
		Values and Classification	
		Taxes Payable Year	2022 2023
Step 1	Estimated Market Value:	1,127,400	1,305,200
	Homestead Exclusion:		
	Taxable Market Value:	1,127,400	1,305,200
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI NON-HSTD
		AGRI NON-HSTD	AGRI HSTD
Sent in March 2022			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		3,834.00
Sent in November 2022			
Step 3	Property Tax Statement		
	First half Taxes:		1,940.00
	Second half Taxes:		1,940.00
	Total Taxes Due in 2023		3,880.00

\$\$\$
 REFUNDS?

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

		Taxes Payable Year: 2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00	
Property Tax and Credits	3. Property taxes before credits	3,944.30	4,008.21
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	123.08	145.27
	5. Property taxes after credits	3,821.22	3,862.94
Property Tax by Jurisdiction	6. County	2,459.93	2,560.90
	7. City or Town	831.39	811.80
	8. State General Tax	.00	.00
	9. School District: 2169		
	A. Voter approved levies	82.06	62.25
	B. Other local levies	434.65	414.38
	10. Special Taxing Districts:		
	A. SWRDC	13.19	13.61
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,821.22	3,862.94
Special Assessments on Your Property	13. A. 70020 911 RURAL SIGN ASMT		3.50
	B. 3500 CO DITCH 35		13.56
	C.		
PRIN 17.06	D.		
INT	E.		
TOT 17.06			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,838.00	3,880.00







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



MURRAY COUNTY
MINNESOTA

SteffesGroup.com | 320.693.9371 | 23579 MN Hwy 22 S, Litchfield, MN 55355