



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

65 YEARS
Built on Trust.

BROWN COUNTY, MINNESOTA LAND AUCTION

Auctioneer's Note: Steffes is honored to present this exceptional 126± acre farm, a rare opportunity that has been cherished by the same family since the 1800s. With 38± tillable acres, offering productive farmland and acres enrolled in the FSA CRP program, these parcels provide a fantastic blend of income potential. Sportsmen, take note - this land offers incredible hunting opportunities for a variety of game, making it a prime location for outdoor enthusiasts. Whether you're looking to expand your farming operation, invest in income-producing land, or own a premier hunting retreat, this auction has something for everyone. Don't miss this once in a lifetime opportunity.

**126±
ACRES**



Opening: Tuesday, March 4 | 8AM
Closing: Tuesday, March 11 | 1PM^{CDT 2025}

**TIMED
ONLINE**



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.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

THE AUCTION BEGINS ON TUESDAY, MARCH 4 AND WILL END AT 1PM TUESDAY, MARCH 11.

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: Thursday, April 10, 2025.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title

insurance in the amount of the purchase price. Property will be conveyed by a **Warranty Deed.**

- **2025 Taxes: Prorated to close.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

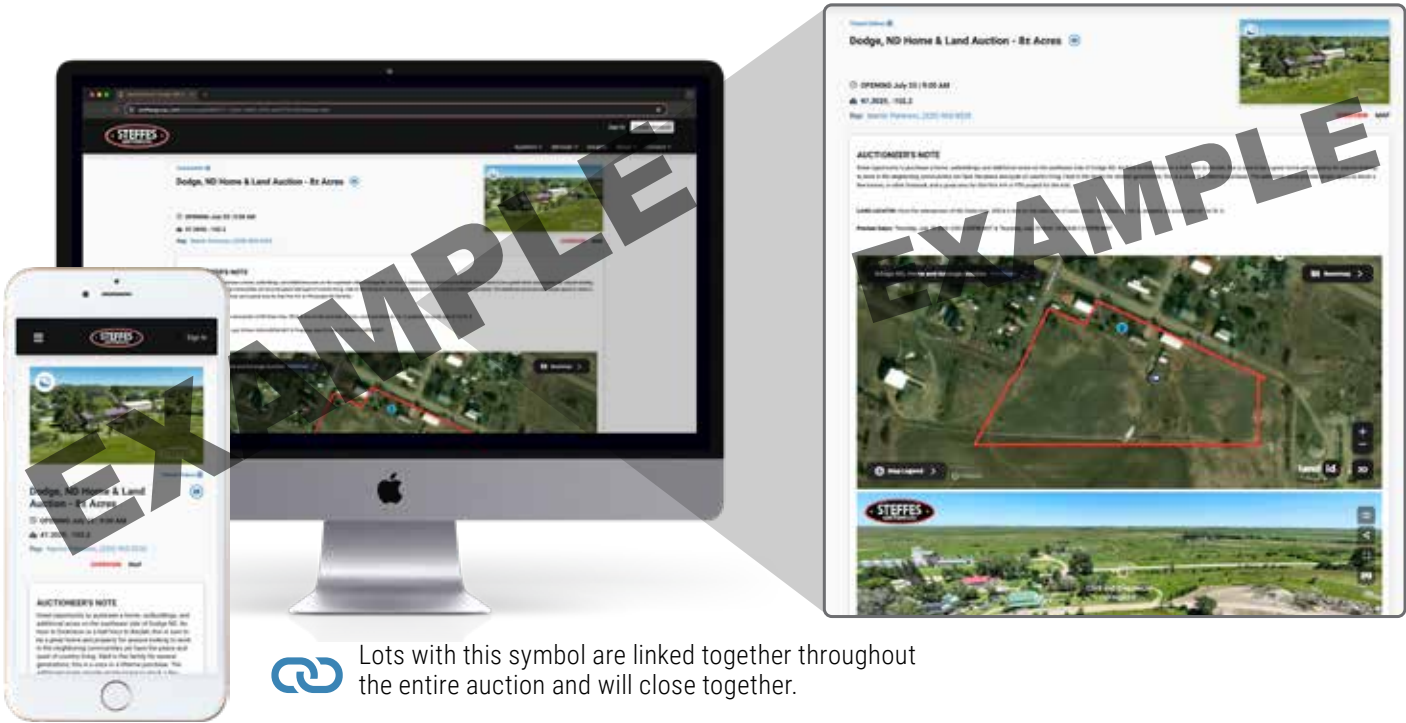
THE BIDDING STRATEGY

- 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.

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!



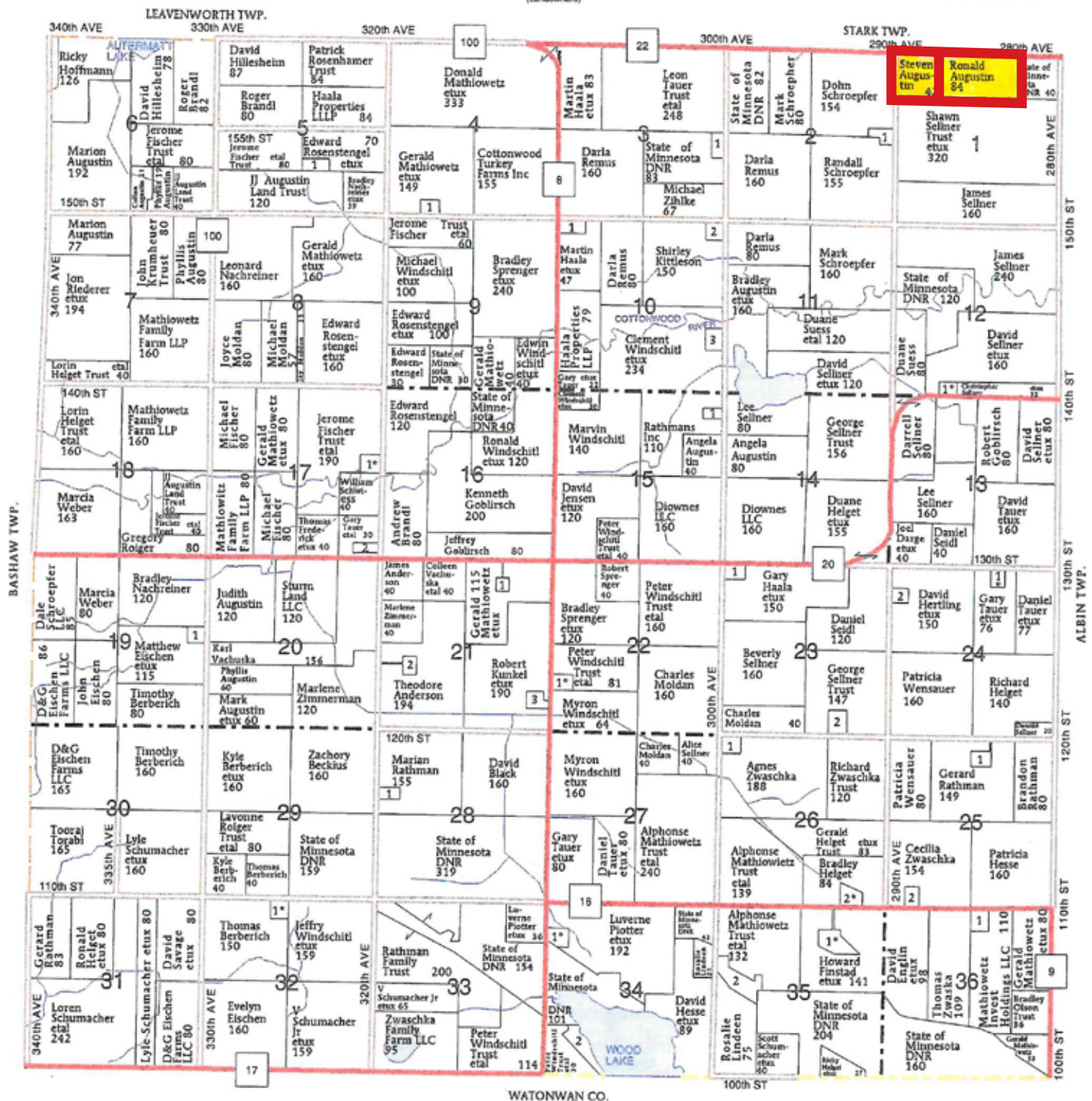
MARCH 2025

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

T-108-N

MULLIGAN PLAT

R-33-W



Aerial Map

BROWN COUNTY, MN - WESTERN TOWNSHIP

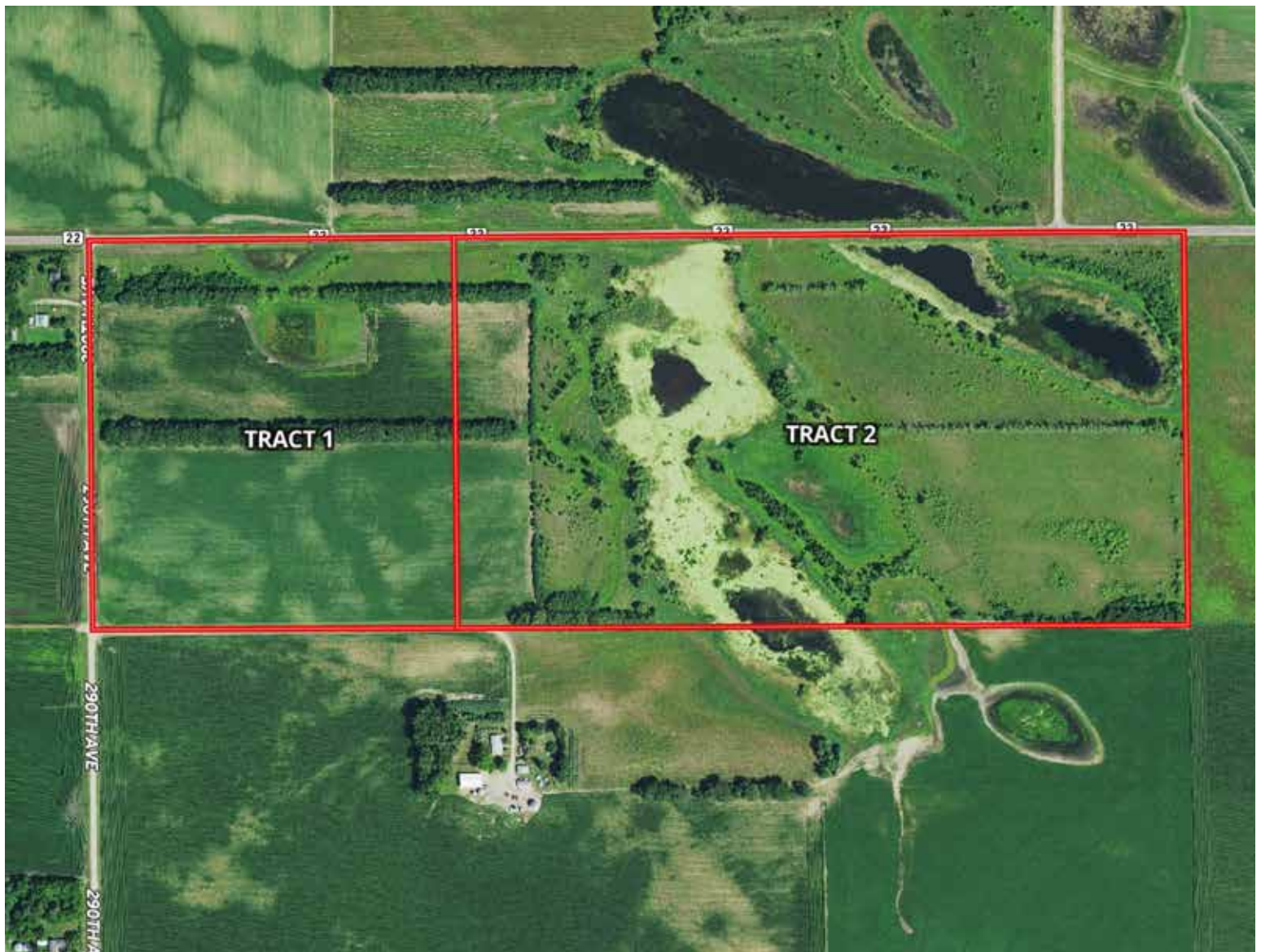
Land Located: From Sleepy Eye, MN, 7.0 miles south on MN-4/3rd Ave SW S, 1.3 miles west on Co Hwy 2/Co Hwy 22/Co Rd 22. Land is located on the south side of the road.

Description: SECT-01 TWP-108 RANGE-033 42.32 AC NW4 OF NW4 & SECT-01 TWP-108 RANGE-033 84.20 AC NE4 OF NW4 & NW4 OF NE4

Total Acres: 126.52±

PID #: 200.001.002.04.010 & 200.001.002.04.040

To Be Sold in 2 Tracts!



Tract 1 Details

Description: SECT-01 TWP-108 RANGE-033 42.32 AC NW4 OF NW4

Total Acres: 42.32±

Cropland Acres: 36.70±

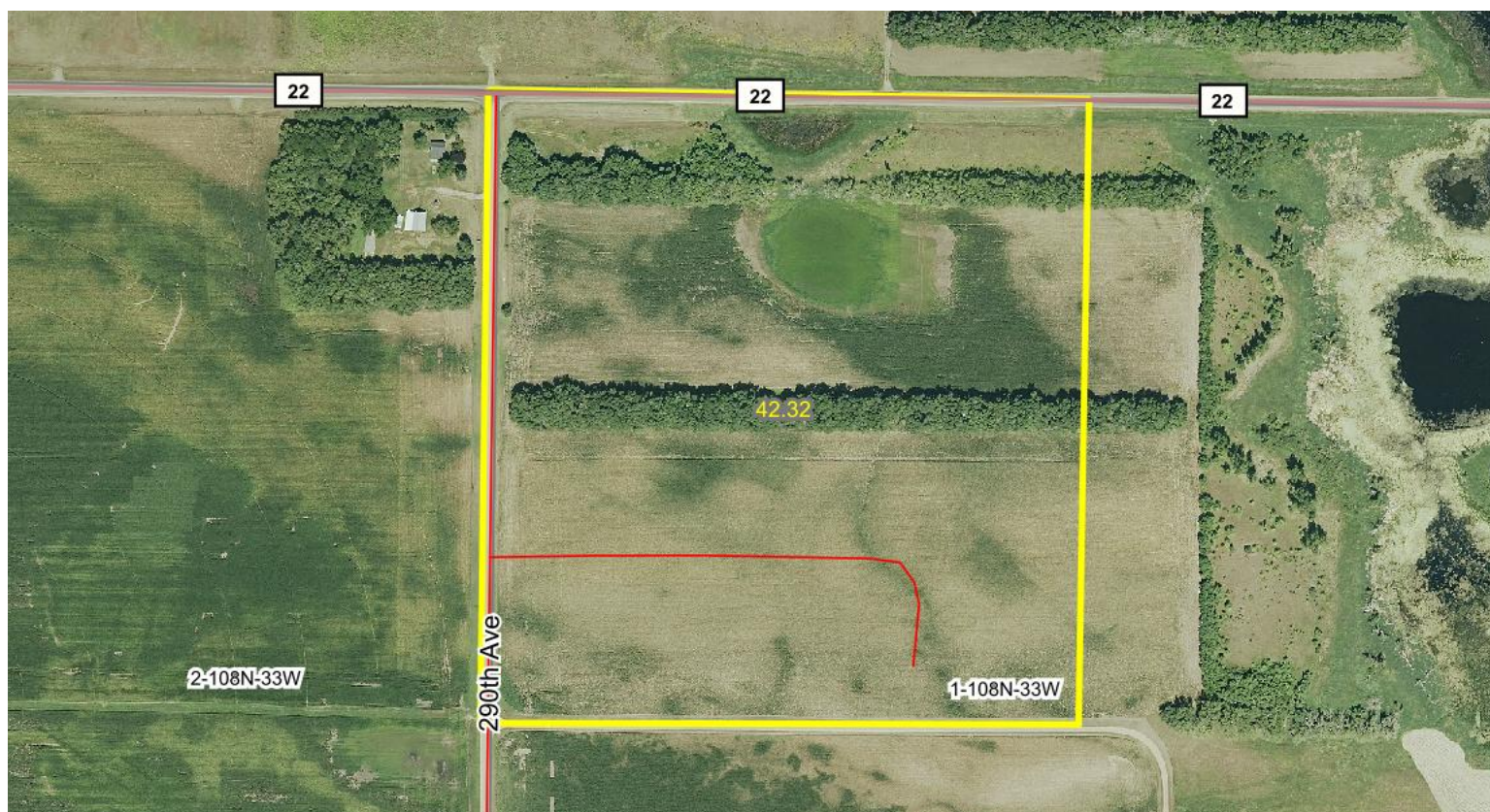
PID #: 200.001.002.04.040

Soil Productivity Index: 50.6

Soils: Dickman sandy loam, moderately wet (27.8%), Dickman sandy loam, 0 to 2 percent slopes (27.4%), Dickman sandy loam, 2 to 6 percent slopes (26.8%), Hanska sandy loam (18.0%)

Taxes (2024): \$28.00

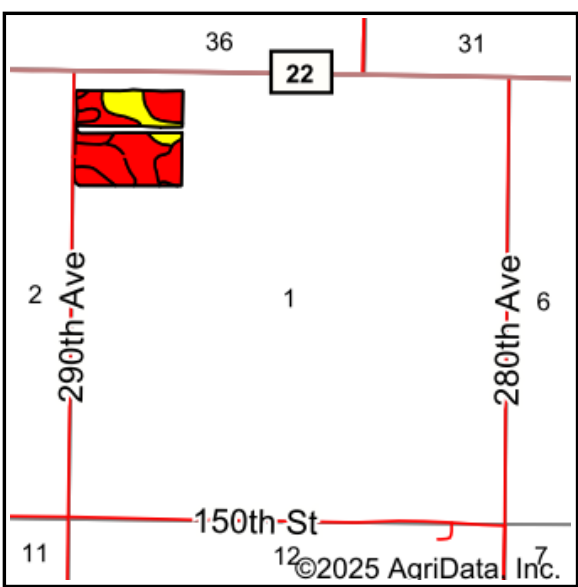
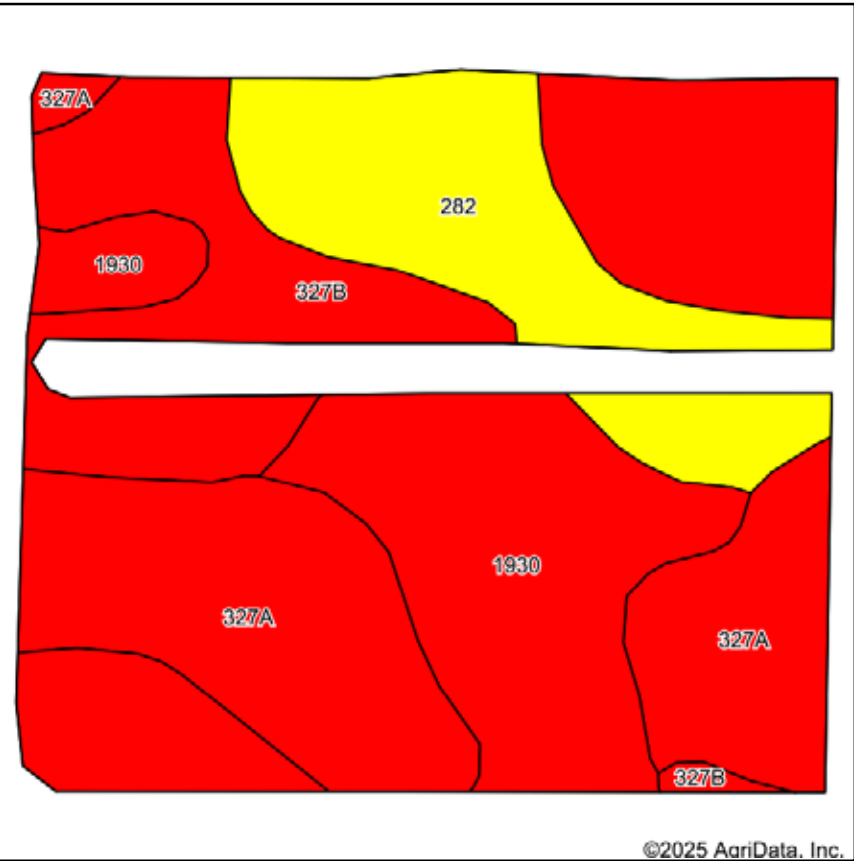
CRP Contract: Annual contract payment \$714.00; contract is through 9-30-2033, 3.55± acres



*Lines are approximate



Tract 1 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1930	Dickman sandy loam, moderately wet	8.62	27.8%		IIIs	47
327A	Dickman sandy loam, 0 to 2 percent slopes	8.49	27.4%		IIIs	49
327B	Dickman sandy loam, 2 to 6 percent slopes	8.30	26.8%		IIIe	49
282	Hanska sandy loam	5.58	18.0%		IIw	61
Weighted Average					2.82	50.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

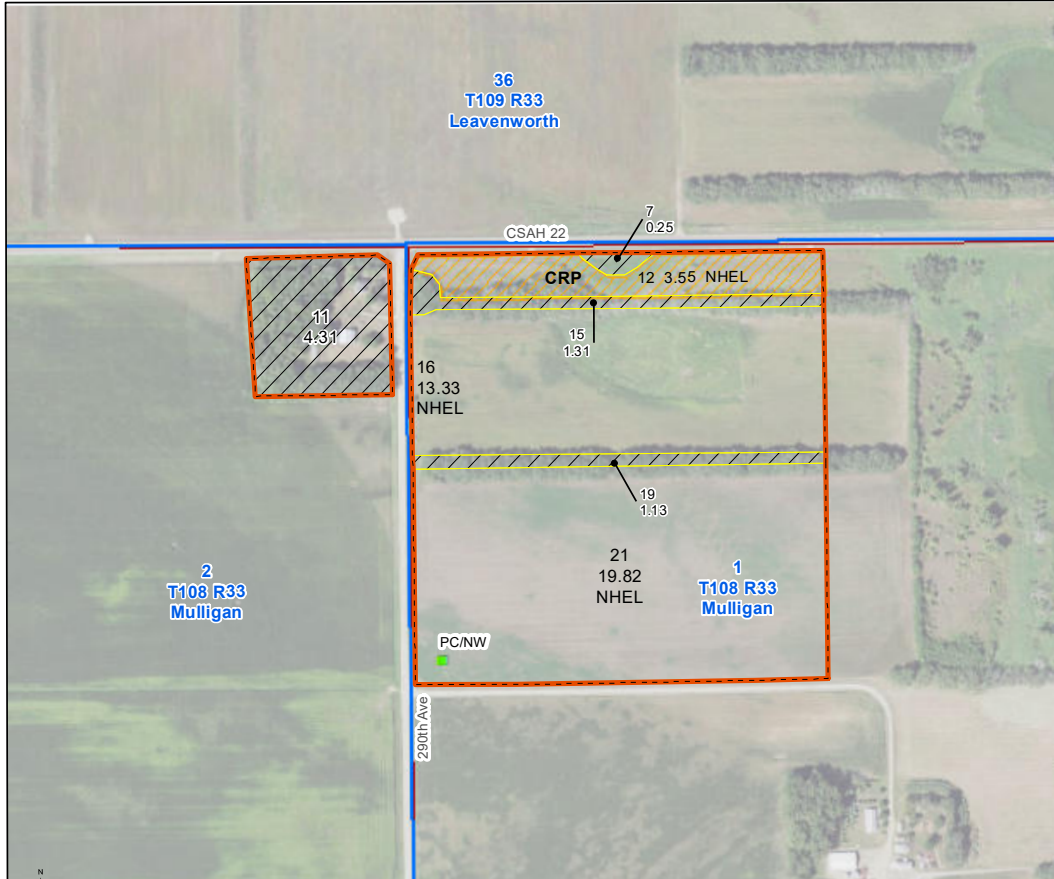
Brown County, Minnesota

Farm 9143

Tract 14311

2024 Program Year

Map Created April 29, 2024



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

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 14311

Description : INNE4NE4S2MU,NW4NW4S1MU
FSA Physical Location : MINNESOTA/BROWN
ANSI Physical Location : MINNESOTA/BROWN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KATHLEEN MEIER, RONALD AUGUSTIN, BRUCE A MEIER, MICHELLE K AUGUSTIN
Other Producers : None
Recon ID : 27-015-2018-225

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
43.70	36.70	36.70	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	33.15	0.00	3.55	0.00	0.00	0.00

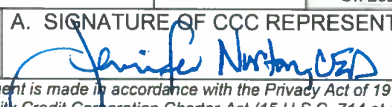
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	21.67	0.00	130
Soybeans	11.48	0.00	34

TOTAL 33.15 0.00

Tract 1 CRP Contract

Page 1 of 2

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	
CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 27 015	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 1229 CEDAR ST NE SLEEPY EYE, MN56085-4381		2. SIGN-UP NUMBER 59	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 794-7997 x2		3. CONTRACT NUMBER 11952A	
5C. COUNTY FSA OFFICE FAX NUMBER (Include Area Code):		4. ACRES FOR ENROLLMENT 3.55	
6. TRACT NUMBER 14311		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033	
8. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.			
9A. Rental Rate Per Acre \$ 201.18		10. Identification of CRP Land (See Page 2 for additional space)	
9B. Annual Contract Payment \$ 714.00		A. Tract No. 14311	B. Field No. 0012
9C. First Year Payment \$		C. Practice No. CP23A	D. Acres 3.55
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share \$ 405.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KATHLEEN MEIER 890 RIDGE RD OWATONNA, MN55060-1935	(2) SHARE 50.00 %	(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-19 13:47:17 CST	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) RONALD AUGUSTIN 325 2ND AVE NE SLEEPY EYE, MN56085-1672	(2) SHARE 50.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BRUCE A MEIER 890 RIDGE RD OWATONNA, MN55060-1935	(2) SHARE 0.00 %	(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-19 13:47:24 CST	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 	
B. DATE (MM-DD-YYYY) 12-30-2024		NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.	
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.			

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Date Printed: 12/17/2024



Natural Resources Conservation Service
United States Department of Agriculture

RECEIVED

AUG 08 2019

NRCS-CPA-026E

9/2012

BROWN CO. FSA

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:		Request Date: 07/01/2019	County: Brown
Agency or Person Requesting Determination:	FSA	Tract No: 14311	FSA Farm No: 1141

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
12	N	N	3.55 ✓	07/29/2019
16	N	N	13.33 ✓	07/29/2019
21	N	N	19.82 ✓	07/29/2019

The Highly Erodible Land determination was completed in the field office

Section II - Wetlands

Fields in this section have had wetland determinations completed. See "Definitions of Wetland Labels" for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date

Certified Wetland determination not completed at this time

The wetland determination was completed in the _____. It was _____ to the person on _____.

Remarks: Fields 12, 16, 21 are NHEL.

I certify that the above determinations are correct and was conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist 	Date 8-1-19
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The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal

Tract 1 Wetland Determination



HEL Determination Tract 14311 Field 12, 16 & 21

Date: 07/29/2019

Legal Description: T108 R33 Section 1
Approximate Acres: 36.7

Field Office: SLEEPY EYE SERVICE CENTER
Agency: NRCS
State and County: MN, Brown County, Minnesota



NHEL

- Townships
- Sections
- Tract 14311

1:3,291 1 inch = 274 feet
90 45 0 90 Meters

Maps are for graphical purposes only. They do not represent a legal survey



Tract 1 Tax Statement



BROWN COUNTY, MN
Kelly Hotovec, Auditor-Treasurer
14 South State Street, PO Box 115
New Ulm, MN 56073-0115
(507) 233-6615
www.co.brown.mn.us

ADDRESS SERVICE REQUESTED

PROPERTY ID#: **R200.001.002.04.040**

TIME SENSITIVE PROPERTY TAX INFO ENCLOSED

To make an online payment, visit www.co.brown.mn.us/pay-taxes.
To pay by phone, please call (877) 690-3729 and enter Jurisdiction Code 2404.

Primary Taxpayer: 51741 KATHLEEN MEIER ETAL

Property Address:

Property Description: SECT-01 TWP-108 RANGE-033 42.32 AC NW4 OF NW4

Tax Statement		2024	
2023 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	\$164,800	\$207,900
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$164,800	\$207,900
	New Improvements:	\$0	\$0
	Property Classification:	AG HSTD	AG HSTD
Sent in March 2023			
PROPOSED TAX			
Step 2	Proposed Tax:		28.00
Sent in November 2023			
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		\$28.00
	Second-half Taxes:		\$0.00
	Total Taxes Due in 2024:		\$28.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax. 3-5-24_v2
REFUNDS? Read the back of this statement to find out how to apply.

Taxes Payable Year:		2023	2024
1.	Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	0.00
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
Property Tax and Credits			
3.	Property taxes before credits	444.76	443.74
4.	Credits that reduce your property taxes		
	A. Agricultural and rural land credits	-368.76	-415.74
	B. Other Credits		
5.	Property taxes after credits	76.00	28.00
Property Tax by Jurisdiction			
6.	County Brown	54.88	20.92
7.	City or Town Mulligan	13.82	4.70
8.	State General Tax		
9.	School District 0084		
	A. Voter approved levies	7.08	2.32
	B. Other local levies	0.22	0.06
	A. Region 9		
	B. EDA		
	C. Tax Increment		
10.	Special Taxing Districts		
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	76.00	28.00
Special Assessments on Your Property			
13.	Special Assessments		
	A.		
	B.		
	C.		
14.	YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	76.00	28.00



Tract 2 Details

Description: SECT-01 TWP-108 RANGE-033 84.20 AC NE4 OF NW4 & NW4 OF NE4

Total Acres: 84.20±

Cropland Acres: 6.93±

PID #: 200.001.002.04.010

Soil Productivity Index: 50.4

Soils: Dickman sandy loam, 2 to 6 percent slopes (52.5%), Dickman sandy loam, 0 to 2 percent slopes (35.7%), Hanska sandy loam (11.8%)

Taxes (2024): \$1,456.00

CRP Contracts: Annual contract payment \$1,758.00; contract is through 9-30-2033, 7.66± acres

Annual contract payment \$6,424.00; contract is through 9-30-2037, 27.98± acres

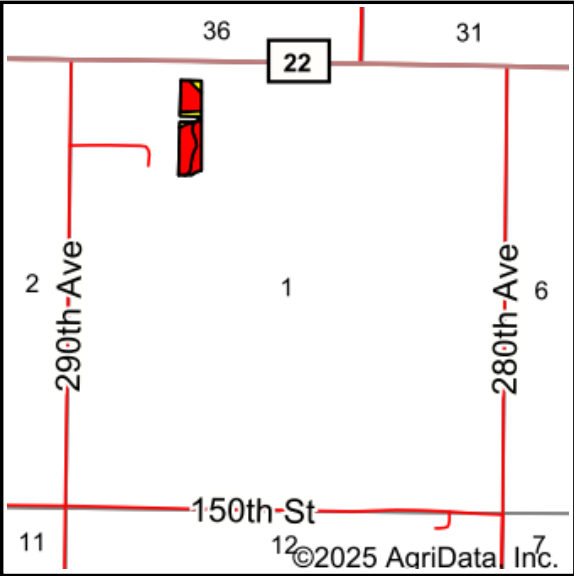
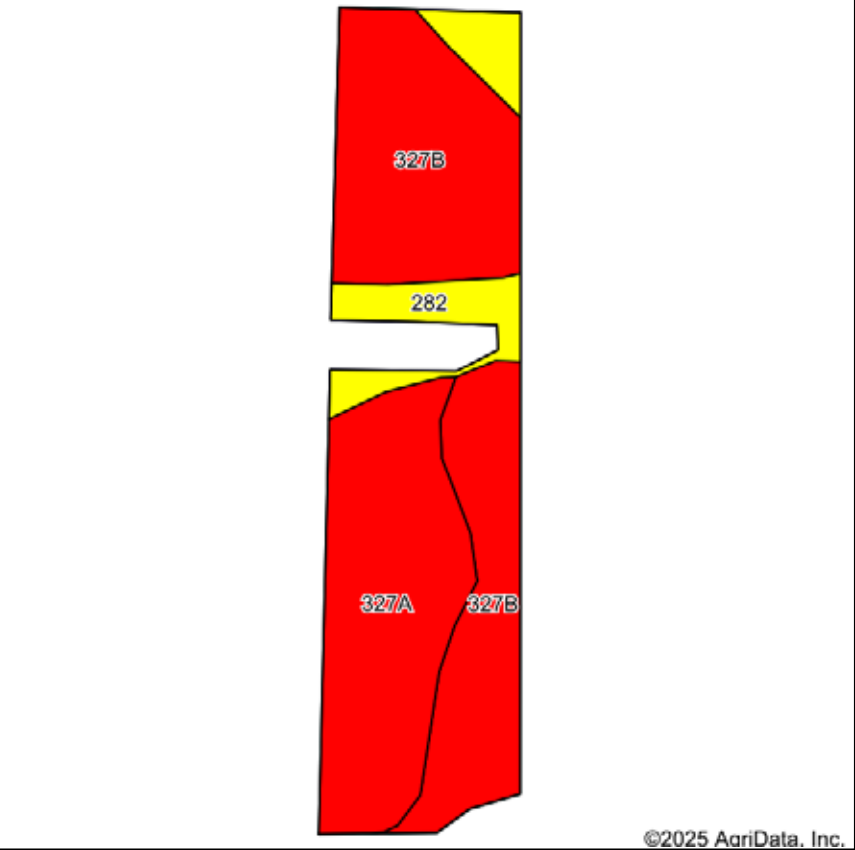
Annual contract payment \$2,488.00; contract is through 9-30-2033, 14.79± acres



*Lines are approximate



Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
327B	Dickman sandy loam, 2 to 6 percent slopes	3.35	52.5%		IIIe	49
327A	Dickman sandy loam, 0 to 2 percent slopes	2.28	35.7%		IIIs	49
282	Hanska sandy loam	0.75	11.8%		IIw	61
Weighted Average					2.88	50.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

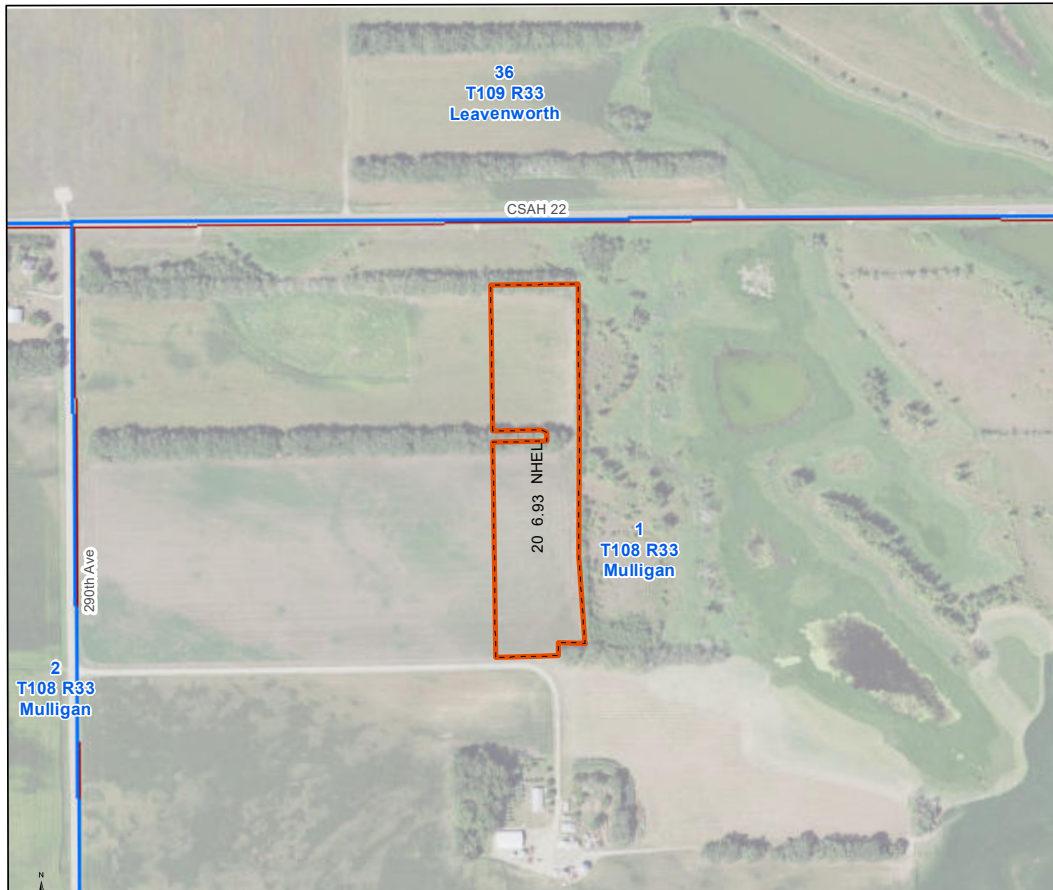


Tract 2 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Brown County, Minnesota

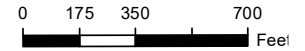


Farm 9198

Tract 14977

2024 Program Year

Map Created April 29, 2024



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forag
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 Number : 14977

Description : PN2NW4S1MU
FSA Physical Location : MINNESOTA/BROWN
ANSI Physical Location : MINNESOTA/BROWN
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 : RONALD AUGUSTIN, KATHLEEN MEIER
Other Producers : DAIN KENNETH MOLDAN
Recon ID : 27-015-2023-130

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
6.93	6.93	6.93	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	15.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

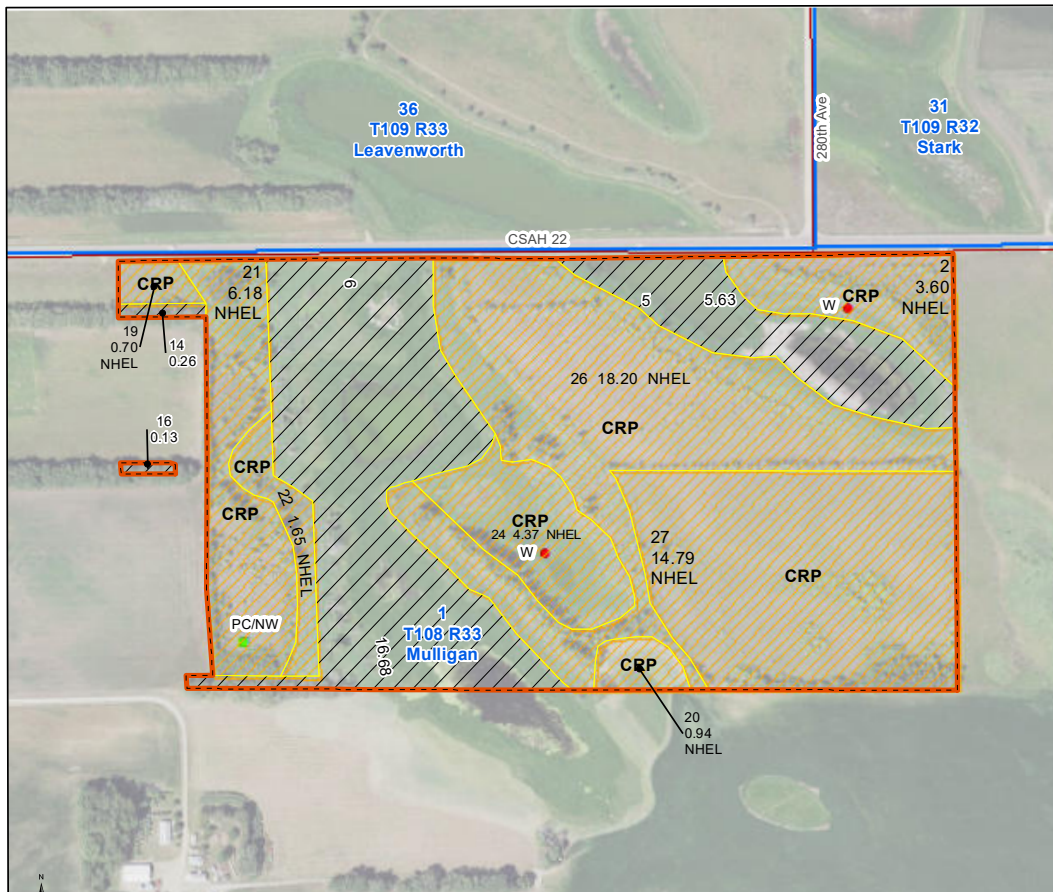
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.23	0.00	171
Soybeans	1.13	0.00	48
TOTAL	15.36	0.00	

Tract 2 FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

Brown County, Minnesota

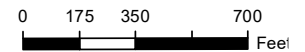


Farm 9199

Tract 14978

2024 Program Year

Map Created April 29, 2024



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

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Number : 14978

Description : PNW4NE4S1MU
FSA Physical Location : MINNESOTA/BROWN
ANSI Physical Location : MINNESOTA/BROWN
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 : RONALD AUGUSTIN, KATHLEEN MEIER
Other Producers : None
Recon ID : 27-015-2023-130

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.13	50.43	50.43	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	0.00	0.00	50.43	0.00	0.00	0.00

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

Tract 2 CRP Contracts

Page 1 of 2

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 015		2. SIGN-UP NUMBER 59	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11953A		4. ACRES FOR ENROLLMENT 7.66	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 1229 CEDAR ST NE SLEEPY EYE, MN56085-4381				6. TRACT NUMBER 14978		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 794-7997 x2				8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre \$ 229.54		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 1,758.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		14978		0019		CP23A	
(Item 9C is applicable only when the first year payment is prorated.)		14978		0020		CP23A	
		14978		0022		CP23A	
						D. Acres	
						E. Total Estimated Cost-Share	
						\$ 80.00	
						\$ 107.00	
						\$ 188.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KATHLEEN MEIER 890 RIDGE RD OWATONNA, MN55060-1935		(2) SHARE 50.00 %		(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-20 13:11:54 CST		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) RONALD AUGUSTIN 325 2ND AVE NE SLEEPY EYE, MN56085-1672		(2) SHARE 50.00 %		(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BRUCE A MEIER 890 RIDGE RD OWATONNA, MN55060-1935		(2) SHARE 0.00 %		(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-20 13:12:00 CST		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse	
(5) DATE (MM-DD-YYYY) 12-20-24							
(5) DATE (MM-DD-YYYY) 12/19/2024							
(5) DATE (MM-DD-YYYY) 12-20-24							
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE (MM-DD-YYYY) 01-28-2025	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p>							
<p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>							

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov USDA is an equal opportunity provider, employer, and lender.

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Date Printed: 12/19/2024

BROWN COUNTY FSA

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CRP-1 (01-08-24)

Page 2 of 2

CONTINUATION OF ITEM 10 – Identification of CRP Land

[illegible]

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Tract 2 CRP Contracts

Page 1 of 1

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 015		2. SIGN-UP NUMBER 59	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11954A		4. ACRES FOR ENROLLMENT 27.98	
				6. TRACT NUMBER 14978		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2037	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 1229 CEDAR ST NE SLEEPY EYE, MN56085-4381				8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 794-7997 x2							
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre \$ 229.54		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 6,424.00		A. Tract No. 14978		B. Field No. 0002		C. Practice No. CP22	
9C. First Year Payment \$		14978		0021		CP22	
(Item 9C is applicable only when the first year payment is prorated.)		14978		0026		CP22	
						D. Acres 3.60	
						E. Total Estimated Cost-Share \$ 432.00	
						\$ 742.00	
						\$ 2,184.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KATHLEEN MEIER 890 RIDGE RD OWATONNA, MN55060-1935		(2) SHARE 50.00 %		(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-20 13:12:24 CST		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) RONALD AUGUSTIN 325 2ND AVE NE SLEEPY EYE, MN56085-1672		(2) SHARE 50.00 %		(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BRUCE A MEIER 890 RIDGE RD OWATONNA, MN55060-1935		(2) SHARE 0.00 %		(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-20 13:12:26 CST		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Spouse	
(5) DATE (MM-DD-YYYY) 12-20-24							
(5) DATE (MM-DD-YYYY) 12/19/2024							
(5) DATE (MM-DD-YYYY) 12-20-24							
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE (MM-DD-YYYY) 01-28-2025	

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Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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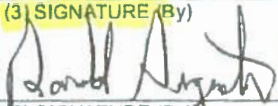

BROWN COUNTY FSA

Date Printed: 12/19/2024

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Tract 2 CRP Contracts

Page 1 of 1

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 015		2. SIGN-UP NUMBER 59	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11955A		4. ACRES FOR ENROLLMENT 14.79	
				6. TRACT NUMBER 14978		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 1229 CEDAR ST NE SLEEPY EYE, MN56085-4381				8. SIGNUP TYPE: SAFE - MN Back Forty Pheasant Habitat SAFE			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 794-7997 x2							
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre		\$ 168.15		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 2,488.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		14978	0019	CP38E-25	14.79
					0027		
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KATHLEEN MEIER 890 RIDGE RD OWATONNA, MN55060-1935		(2) SHARE 50.00 %		(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-20 13:12:39 CST		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
(5) DATE (MM-DD-YYYY) 12-20-24							
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) RONALD AUGUSTIN 325 2ND AVE NE SLEEPY EYE, MN5608 -		(2) SHARE 50.00 %		(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
(5) DATE (MM-DD-YYYY) 12/19/2024							
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BRUCE A MEIER 890 RIDGE RD OWATONNA, MN55060-1935		(2) SHARE 0.00 %		(3) SIGNATURE (By) e-Signed by Kathleen Meier For, if applicable: On 2024-12-20 13:12:41 CST		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
(5) DATE (MM-DD-YYYY) 12-20-24							
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 01-28-2025
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>							

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Date Printed: 12/19/2024



Natural Resources Conservation Service
United States Department of Agriculture

AUG 01 2019

NRCS-CPA-026E
BROWN CO. FSA 9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:		Request Date: 07/01/2019	County: Brown
Agency or Person Requesting Determination:	FSA	Tract No: 14310	FSA Farm No: 1141

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
13	N	N	8.53 ✓	07/29/2019
20	N	N	6.93 ✓	07/29/2019

The Highly Erodible Land determination was completed in the field office

Section II - Wetlands

Fields in this section have had wetland determinations completed. See "Definitions of Wetland Labels" for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
Certified Wetland determination not completed at this time					

The wetland determination was completed in the _____. It was _____ to the person on _____.

Remarks: Fields 13 & 20 are NHEL.

I certify that the above determinations are correct and was conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist 	Date 8-1-19
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The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Tract 2 Wetland Determination



HEL Determination Tract 14310 Field 13 & 20

Date: 07/29/2019

Legal Description: T108 R33 Section 1
Approximate Acres: 15.46

Field Office: SLEEPY EYE SERVICE CENTER
Agency: NRCS
State and County: MN, Brown County, Minnesota



- Townships
- Sections
- Tract 14310
- NHEL

1:5,000 1 inch = 417 feet
140 70 0 140 Meters

Maps are for graphical purposes only. They do not represent a legal survey



Tract 2 Tax Statement



BROWN COUNTY, MN
Kelly Hotovec, Auditor-Treasurer
14 South State Street, PO Box 115
New Ulm, MN 56073-0115
(507) 233-6615
www.co.brown.mn.us

ADDRESS SERVICE REQUESTED

PROPERTY ID#: **R200.001.002.04.010**

TIME SENSITIVE PROPERTY TAX INFO ENCLOSED

Taxpayer(s):

To make an online payment, visit www.co.brown.mn.us/pay-taxes.
To pay by phone, please call (877) 690-3729 and enter Jurisdiction Code 2404.

Primary Taxpayer: 40372 RONALD AUGUSTIN ETAL

Property Address:

Property Description: SECT-01 TWP-108 RANGE-033 84.20 AC NE4 OF NW4 & NW4 OF NE4

Tax Statement		2024	
2023 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	\$271,300	\$341,900
	Homestead Exclusion:	\$0	\$0
	Taxable Market Value:	\$271,300	\$341,900
	New Improvements:	\$0	\$0
	Property Classification:	AG NON HSTD RVL NHSTD	AG NON HSTD RVL NHSTD
Sent in March 2023			
PROPOSED TAX			
Step 2	Proposed Tax:		1,460.00
	Sent in November 2023		
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$728.00
	Second-half Taxes:		\$728.00
	Total Taxes Due in 2024:		\$1,456.00

\$\$\$ You may be eligible for one or even two refunds to reduce your property tax. 3-5-24_v2
REFUNDS? Read the back of this statement to find out how to apply.

Taxes Payable Year:		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Property Tax and Credits			
3. Property taxes before credits		1,462.68	1,456.00
4. Credits that reduce your property taxes	A. Agricultural and rural land credits B. Other Credits	-10.68	
5. Property taxes after credits		1,452.00	1,456.00
Property Tax by Jurisdiction			
6. County Brown		1,055.06	1,076.68
7. City or Town Mulligan		256.82	251.20
8. State General Tax			
9. School District 0084	A. Voter approved levies B. Other local levies	135.92	123.96
10. Special Taxing Districts	A. Region 9 B. EDA C. Tax Increment	4.20	4.16
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,452.00	1,456.00
Special Assessments on Your Property			
13. Special Assessments	A. B. C.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,452.00	1,456.00



Drone Photography





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

WIRev0418

BROWN COUNTY
MINNESOTA



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