



OPENS: THURSDAY, APRIL 6

CLOSES: THURSDAY, APRIL 13 | 1PM CDT 2023

LANDAUCTION

TIMED ONLINE



196± Acres

Westbank Township, Swift County

Auctioneer's Note: Steffes Group is honored to present 196± acres of prime land located in Swift County, MN on public auction. With 40± acres enrolled in CRP until 2033 and 156± acre parcel with 140± acres being tillable, this a great opportunity to expand your farming operation or investment portfolio. Tillable acres have a CPI rating of 80, making it ideal for various farming operations. Don't miss out on this once-in-a-lifetime opportunity to own one or both of these parcels of land.

Scan for Details!



📍 Parcels located east of Appleton, MN in Westbank Township

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

Contact Eric Gabrielson, 701.238.2570 at Steffes Group, 320.693.9371

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

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

The auction begins on Thursday, April 6 and will end at 1PM on Thursday, April 13. 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: **Friday, May 12, 2023**

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

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

- **2023 Taxes:** Prorated to close

- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

TIMED ONLINE BIDDING PROCESS

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties. All bidding will be on a per acre basis. Example: **39.20 acres x your bid.**

#1 Tract 1

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

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

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.

[More Details](#)

 **Timed Online**

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

Request to Bid

Watch Lot

US \$3,000,000 (1)
 US \$245,580.00
 (\$1.86 X \$3,000.00)

THIS IS AN AUCTION! TO THE HIGHEST BIDDER.

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



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

APRIL 2023						
S	M	T	W	TH	F	S
						1
2	3	4	5	Opens 6	7	8
9	10	11	12	Closes 13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						



*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J6A	McDonaldsville silty clay, 0 to 2 percent slopes	63.91	39.5%	Blue	IIw	85
J9A	Estelline silt loam, 0 to 2 percent slopes	34.86	21.5%	Orange	IIIs	75
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	27.50	17.0%	Yellow	IIIw	78
J27A	Hantho silt loam, 1 to 3 percent slopes	12.26	7.6%	Green	Ie	98
J8B	Egeland sandy loam, 2 to 6 percent slopes	9.67	6.0%	Light Green	IIIe	68
J12A	Marysland loam, 0 to 2 percent slopes	6.80	4.2%	Yellow	IIw	65
J21A	Hamar loamy fine sand, 0 to 2 percent slopes	3.18	2.0%	Purple	IVw	52
J38B	Zell-Eckman complex, 2 to 6 percent slopes	3.14	1.9%	Blue	IIIe	85
J20A	Clontarf sandy loam, 1 to 3 percent slopes	0.63	0.4%	Yellow	IIIs	62
Weighted Average					2.22	80.1

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

Tract 1 - 156± Acres

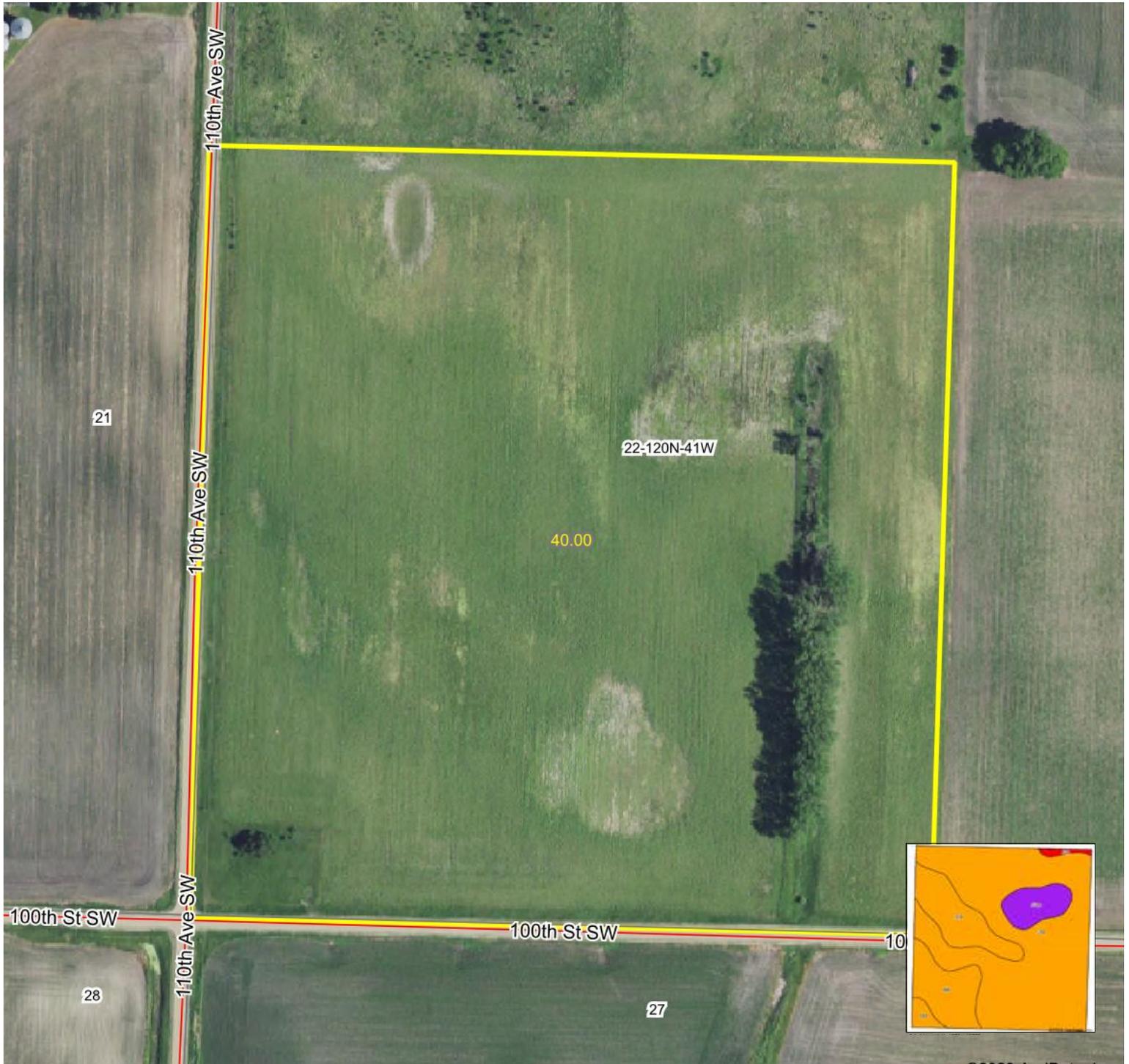
Westbank Township

PID #: 21-0038-000 **Description:** Sect-08 Twp-120 Range-41 **2022 Taxes:** \$5,400 **Approximately 140± tillable acres**

Location: From Appleton, MN, 8.4 miles east on 90th St. SW, 1.0 mile north on 130th Ave SW, .8 miles east on 80th ST. SW. Land is on the north side of the road.

This parcel has a house, a working well, utilities are connected in the yard, rural internet fiber on site but not connected. Included with parcel is a MN DNR Water Permit, that will be transferred to the new owner.





*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J3A	Arveson sandy loam, 0 to 2 percent slopes	26.93	67.3%	Orange	IIw	74
J8A	Egeland sandy loam, 0 to 2 percent slopes	9.94	24.8%	Orange	IIIIs	74
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	2.78	7.0%	Purple	IIIw	55
J5A	Fossum sandy loam, 0 to 2 percent slopes	0.35	0.9%	Red	IIIw	47
Weighted Average					2.33	72.4

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

Tract 2 - 40± Acres

Westbank Township

PID #: 21-0117-000 & 21-0117-100 Description: Sect-22 Twp-120 Range-41 2022 Taxes: \$1,106
CRP Contract through 9/30/33, \$174/acre w/37.39 acres

Location: From Appleton, MN, 10.4 miles east on 90th St. SW, .8 miles south on 110th Ave SW. Land is on the east side of the road.



Farm 1392

Tract 1978

2023 Program Year

Map Created December 01, 2022



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

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 37.39 acres

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

Tract Number	: 1978
Description	: TW21 S22 SW4SW4
FSA Physical Location	: MINNESOTA/SWIFT
ANSI Physical Location	: MINNESOTA/SWIFT
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	: CURTIS D FUNKHOUSER
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.53	37.39	37.39	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	37.39	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.00	34.40	0
Soybeans	0.00	2.62	0
TOTAL	0.00	37.02	

This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 27 151	2. SIGN-UP NUMBER 51
	3. CONTRACT NUMBER 11603	4. ACRES FOR ENROLLMENT 37.39
7A. COUNTY OFFICE ADDRESS (Include Zip Code) SWIFT COUNTY FARM SERVICE AGENCY 1430 UTAH AVE BENSON, MN 56215-3715	5. FARM NUMBER 0001392	6. TRACT NUMBER(S) 0001978
7B. TELEPHONE NUMBER (Include Area Code): (320) 842-7201 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/18 TO: (MM-DD-YYYY) 9/30/33

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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 174.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 6,506	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0001978	0001	CP23A	37.39	4,113
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): CURTIS D FUNKHOUSER 102 SHEPARD RD NW ALEXANDRIA, MN 56308-5302	(2) SHARE 100.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) 7-23-18
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 9-6-18
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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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original – County Office Copy
 Owner's Copy
 Operator's Copy

9-6-18
 DA

RONALD A. VADNAIS
 SWIFT COUNTY TREASURER
 P.O. BOX 207
 BENSON, MN 56215
 320-843-3544
 www.swiftcounty.com

2022

PROPERTY TAX STATEMENT

PRCL# 21-0038-000 RCPT# 2751
 TC 6.860 6.549

Property ID Number: 21-0038-000
 Property Description: SECT-08 TWP-120 RANG-41 SE1/4

1220 80TH STREET SW

CURTIS D FUNKHOUSER
 102 SHEPARD RD N W
 ALEXANDRIA MN 56308

3088-T
 ACRES 156.00

WESTBANK

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	686,000	654,900
	Homestead Exclusion:		
	Taxable Market Value:	686,000	654,900
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		RES NON-HSTD	RES NON-HSTD
	Sent in March 2021		
Step 2	Proposed Tax		5,120.00
	* Does Not Include Special Assessments		
	Sent in November 2021		
Step 3	Property Tax Statement		
	First half Taxes:		2,700.00
	Second half Taxes:		2,700.00
	Total Taxes Due in 2022		5,400.00

\$\$\$ 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:	2021	2022
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	
3. Property taxes before credits	5,716.71	5,749.89
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	567.55	614.65
5. Property taxes after credits	5,149.16	5,135.24
6. County	3,201.42	3,214.40
7. City or Town	905.45	916.14
8. State General Tax	.00	.00
9. School District: 2853		
A. Voter approved levies	513.71	472.82
B. Other local levies	416.21	401.11
10. Special Taxing Districts:		
A. REGION 6W	22.64	22.13
B. RURAL DEV AUTH	89.73	108.64
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,149.16	5,135.24
13. A. 62022 SOLID WASTE FEE		50.00
B. 98771 RED. OF JD #8	128.84	214.76
C. 62021 SOLID WASTE 2021	50.00	
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,328.00	5,400.00

Property Tax and Credits

Property Tax by Jurisdiction

Special Assessments on Your Property

PRIN 264.76
 INT
 TOT 264.76



RONALD A. VADNAIS
 SWIFT COUNTY TREASURER
 P.O. BOX 207
 BENSON, MN 56215
 320-843-3544
 www.swiftcounty.com

2022
 PROPERTY TAX
 STATEMENT

PRCL# 21-0117-000 RCPT# 2752
 TC 1.561 1.45:

Property ID Number: 21-0117-000
Property Description: SECT-22 TWP-120 RANG-41
 SW1/4 OF SW1/4 EXCEPT FOLLOWING
 DESCRIBED BEGIN AT SW CORNER STAKE

CURTIS D FUNKHOUSER 3088-T
 102 SHEPARD RD N W ACRES 39.00
 ALEXANDRIA MN 56308

		Values and Classification	
		Taxes Payable Year	2021
Step 1	Estimated Market Value:	156,100	145,300
	Homestead Exclusion:		
	Taxable Market Value:	156,100	145,300
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HST	
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		1,102.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		553.00
	Second half Taxes:		553.00
	Total Taxes Due in 2022		1,106.00

\$\$\$
 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:	2021	2022
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	1,277.70	1,254.08
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	139.70	148.08
5. Property taxes after credits	1,138.00	1,106.00
Property Tax by Jurisdiction		
6. County	728.72	713.55
7. City or Town	206.04	203.26
8. State General Tax	.00	.00
9. School District: 2853		
A. Voter approved levies	97.53	84.72
B. Other local levies	80.14	75.45
10. Special Taxing Districts:		
A. REGION 6W	5.15	4.91
B. RURAL DEV AUTH	20.42	24.11
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,138.00	1,106.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,138.00	1,106.00





Tract 1



Tract 1



Tract 1



Tract 1



Tract 2



Tract 2



Tract 2



Tract 2



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 _____ \$ _____

- 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



Swift County, Minnesota



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