



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



SIBLEY COUNTY, MINNESOTA **HOBBY FARM AUCTION**

Auctioneer's Note: Located in Sibley County, this 5± acre hobby farm presents an ideal opportunity for those seeking rural living with room to grow. The property features a country home surrounded by mature trees and outbuildings perfect for hobby farming, storage, or a peaceful retreat. Whether you're looking to settle into country life or invest in a rural property, this parcel offers the character and flexibility to fit your vision. In addition to this site, the adjoining farmland will be sold separately through a timed online auction ending November 13 at 1:00PM CDT. Don't miss these two opportunities to own a parcel in Sibley County, MN.

**5±
 ACRES**

Open House: July 24 4:00PM-6:00PM & August 5 11:00AM-2:00PM



Opening: Wednesday, August 6 | 8AM
Closing: Wednesday, August 13 | 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 WEDNESDAY, AUGUST 6 AND WILL END AT 1PM WEDNESDAY, AUGUST 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: FRIDAY, SEPTEMBER 12, 2025.**

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 **Personal Representatives 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.

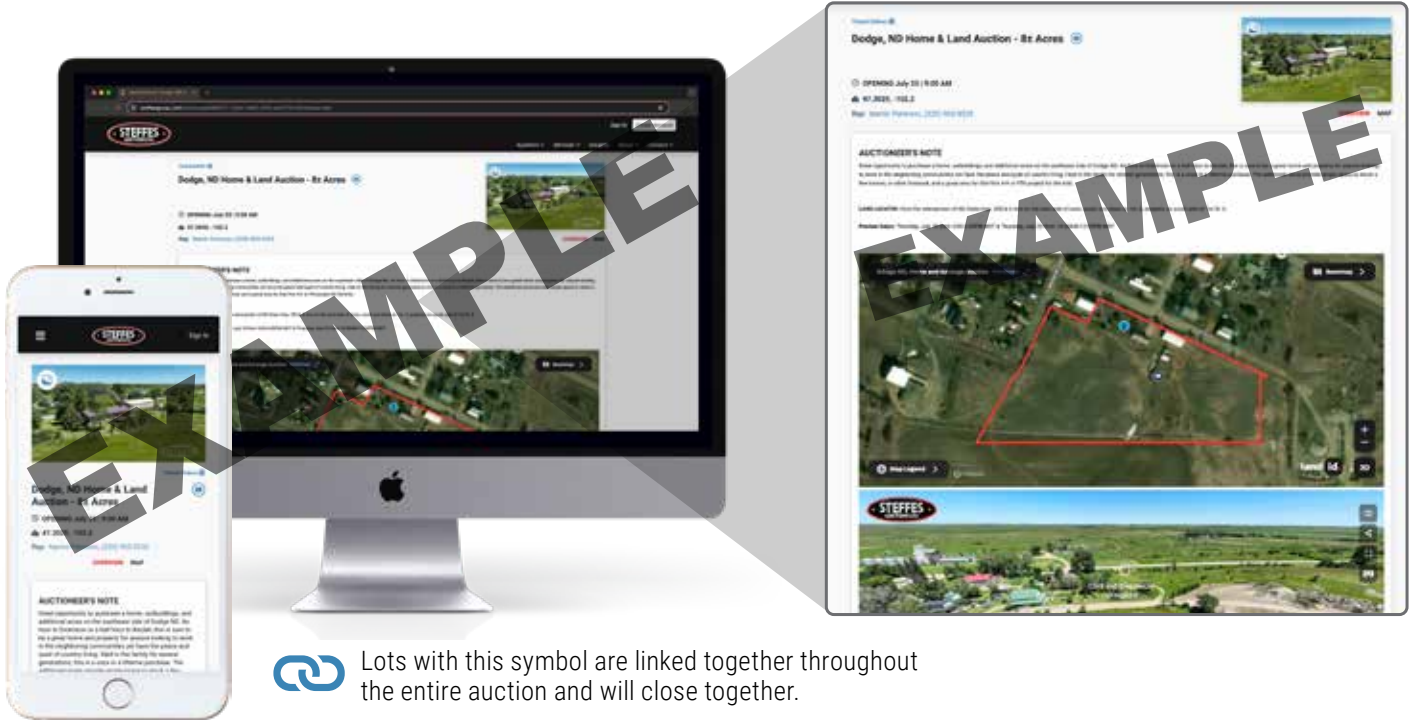
THE BIDDING STRATEGY

- 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!



AUGUST 2025

| 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 |
| 24/31 | 25 | 26 | 27 | 28 | 29 | 30 |

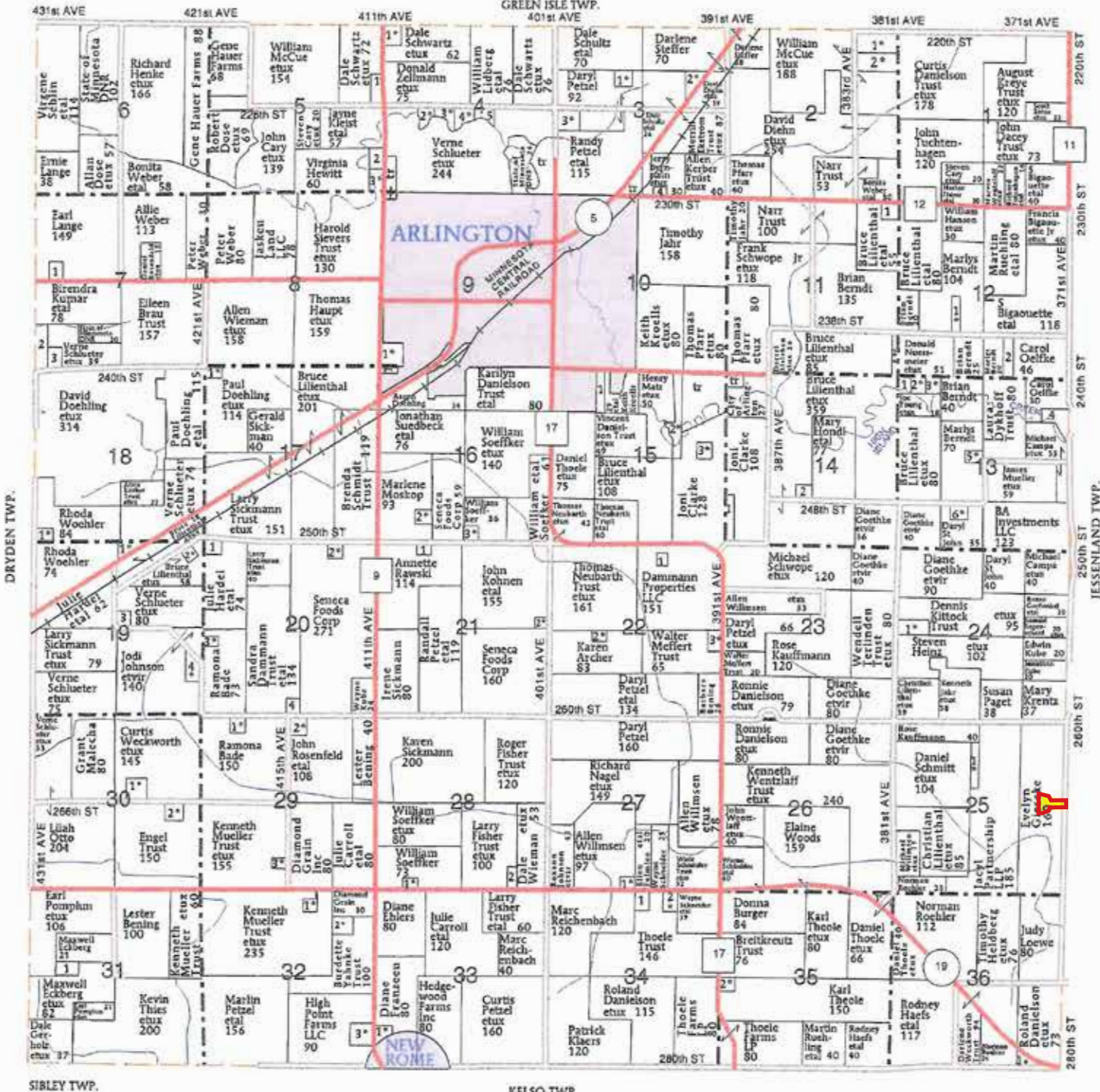
T-113-N

ARLINGTON PLAT

R-27-W

(Landowners)

GREEN ISLE TWP.



Tract Details

SIBLEY COUNTY, MN - ARLINGTON TOWNSHIP

Land Located: From Arlington, MN, .8 miles southwest on MN-5W, 2.8 miles south on 411th Ave., 3.6 miles east on MN-19 E, .6 miles east on 276th St., 1.0 north on 371st Ave. Property is on the west side of the road.

Description: Part of the East Half of the Northeast Quarter and part of the East Half of the Southeast Quarter, all being in Section 25, Township 113, Range 27, Sibley County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 25; thence on and assumed bearing of North 00 degrees 11 minutes 51 seconds East along the east line of said Northeast Quarter a distance of 31.00 feet to the point of beginning of the parcel to be described; thence South 89 degrees 43 minutes 41 seconds West 549.64 feet; thence South 12 degrees 03 minutes 44 seconds West 129.38 feet; thence South 72 degrees 54 minutes 01 seconds West 163.79 feet; thence North 87 degrees 59 minutes 14 seconds West 208.44 feet; thence North 01 degrees 13 minutes 51 seconds East 452.96 feet; thence North 77 degrees 46 minutes 21 seconds East 434.90 feet; thence South 06 degrees 26 minutes 44 seconds East 350.51 feet; thence North 89 degrees 35 minutes 39 seconds East 467.54 feet to said East line of the Northeast Quarter; thence South 00 degrees 11 minutes 51 seconds West along said East line 30.00 feet to the point of beginning.

Total Acres: 5.15±

PID #: 09-2504-000 (That part of, new legal & PID# to be assigned)

Taxes (2025): \$6,462.00 (For entire land. New tax amount TBD)



House and Building Information

HOUSE DETAILS

42'x31'

(3) Bedrooms
10'x8"x11'5"
10'7"x10'
11'x14'

(1) Full bathroom, 10'8"x4'6"
(1) 1/2 Bathroom, 5'4"x7'7"
Kitchen, 12'x10'4"
Dining room, 10'8"x12'6"
Living room, 20'x13'
Laundry room, laundry shoot
Utility room
Partially finished basement
Appliances to include, Amana refrigerator, Amana oven/stove, Amana microwave, Whirlpool dishwasher, Maytag washer & dryer, water heater, Aquatro, water softener, Centri pro-pump control, Plumbstar USA sump pump
Bryant forced air furnace, new in 2019
Central A/C, recent work completed
Unattached 2-car garage, 23'7"x26', with openers, partially finished, insulated walls
Septic system is being inspected if found to be non-compliant, will need to be brought to compliance at the buyer's expense
(1) Well – New tank & piping in house
(1) Capped well
LP tank owned
Asphalt shingle roof, new within 10 years

Machine Shed
60'x40', electric overhead door, sliding door & service door, part concrete/dirt floor

Loafing Shed
(2) **Small outbuildings, water & electric**



Interior Photography



Tax Statements



MARILEE PETERSON
SIBLEY COUNTY AUDITOR - TREASURER
P.O. BOX 51
GAYLORD, MN 55334
507-237-4070
WWW.SIBLEYCOUNTY.GOV

2025

PROPERTY TAX STATEMENT

ARLINGTON TWP

TAXES PAID BY ACH

TC 10.190 11.587

Property ID Number: 09-2504-000 ACRES 160.00
Property Description: SECT-25 TWP-113 RANG-27
E 1/2 OF NE 1/4 & E 1/2 OF SE 1/4

| | | Values and Classification | |
|---|----------------------------|---------------------------|-----------|
| | | 2024 | 2025 |
| Step 1 | Estimated Market Value: | 1,798,200 | 2,096,300 |
| | Homestead Exclusion: | 13,273 | 22,583 |
| | Taxable Market Value: | 1,784,927 | 2,073,717 |
| | New Improve/Expired Excls: | | |
| | Property Class: | AGRI HSTD | AGRI HSTD |
| Sent in March 2024 | | | |
| Step 2 | Proposed Tax | | 6,478.00 |
| * Does Not Include Special Assessments Sent in November 2024 | | | |
| Step 3 | Property Tax Statement | | |
| | First half Taxes: | | 3,231.00 |
| | Second half Taxes: | | 3,231.00 |
| | Total Taxes Due in 2025 | | 6,462.00 |



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

| | | 2024 | 2025 |
|--|---|--------------------------|----------|
| 1. 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 | | <input type="checkbox"/> | 1,850.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund | | 2,008.00 | |
| Property Tax and Credits | 3. Property taxes before credits | 7,147.29 | 7,707.79 |
| | 4. A. Agricultural and rural land credits | 490.00 | 490.00 |
| | B. Other credits to reduce your property tax | 715.29 | 773.79 |
| | 5. Property taxes after credits | 5,942.00 | 6,444.00 |
| Property Tax by Jurisdiction | 6. County | 3,587.34 | 3,893.29 |
| | 7. City or Town | 929.31 | 1,151.14 |
| | 8. State general tax | .00 | .00 |
| | 9. School District 2310 | | |
| | A. Voter approved levies | 593.43 | 577.66 |
| | B. Other local levies | 660.57 | 672.55 |
| | 10. Special taxing districts | | |
| | A. REGION 9 DEVELOPMENT | 12.24 | 13.39 |
| | B. HIGH ISLAND WATERSHED | 125.28 | 135.97 |
| | C. MULTI COUNTY HRA | 33.83 | .00 |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | 5,942.00 | 6,444.00 |
| Special Assessments on Your Property | 13. A 72600 SLD WSTE | 18.00 | 18.00 |
| | B. | | |
| PRIN | 18.00 C. | | |
| INT | D. | | |
| TOT | 18.00 E. | | |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | 5,960.00 | 6,462.00 |

2 2nd Half Pay Stub 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT MAKE CHECKS PAYABLE TO: SIBLEY COUNTY AUDITOR - TREASURER IF YOU PAY YOUR TAXES LATE YOU WILL BE CHARGED A PENALTY SEE BACK FOR DATE

1 1st Half Pay Stub 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT MAKE CHECKS PAYABLE TO: SIBLEY COUNTY AUDITOR - TREASURER IF YOU PAY YOUR TAXES LATE YOU WILL BE CHARGED A PENALTY SEE BACK FOR DATE



Drone Photography



Upcoming Auction - Sibley County, MN Land Auction - 154± Acres

IN ADDITION TO SIBLEY COUNTY, MN HOBBY FARM AUCTION - 5± ACRES, THE ADJOINING FARMLAND WILL BE SOLD SEPARATE THROUGH A TIMED ONLINE AUCTION:

Total Acres: 154±

Opening: Thursday, November 6, 2025

Closing: Thursday, November 13, beginning 1PM CDT

SIBLEY COUNTY, MN LAND AUCTION

**154±
ACRES**



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 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

SIBLEY COUNTY
MINNESOTA



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