

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



## MEEKER COUNTY, MINNESOTA

# **TOWNSHIP HALL AUCTION**

**Auctioneer's Note:** The Township of Danielson, Meeker County, MN is offering .46± acres with a 2-stall garage on public auction. This property has served the township for many years and is now being offered to the public. This well-situated parcel offers potential for a variety of future uses - whether you are seeking a unique building site, a storage site, or simply an investment in rural Minnesota real estate. Don't miss this chance to own this unique parcel.

0.46±



Opening: Wednesday, May 28 | 8AM Closing: Wednesday, June 4 | 1PM 2025

TIMED ONLINE



Contact Steffes Representative Eric Gabrielson (701) 238-2570, or visit SteffesGroup.com.

#### 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 guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

#### All announcements on auction day take precedence over previously advertised information.

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



## SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

#### THE AUCTION BEGINS ON WEDNESDAY, MAY 28 AND WILL END AT 1PM WEDNESDAY, JUNE 4.

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: Tuesday, July 8, 2025.

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

 Seller will provide an abstract of title updated to a current date. Property will be conveyed by a Warranty Deed.

- 2025 Taxes: Paid by Buyer.
- 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.
- Purchasing the property at a price you can afford.

#### **HOW IS THIS ACCOMPLISHED?**

- 1. Estimate comparative value.
- Experienced buyers always decide what to pay before the bidding begins.
- 3. Inspect the property carefully.
- Compare with other properties available in the area.
- Check the selling price of previously sold properties.
- 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.

Meeker County, MN

## **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!



# **MAY/JUNE 2025**

S	M	т	W	TH	F	S
11	12	13	14	15	16	17
18	19	20	21 OPENS	22	23	24
25	26	27	28	29	30	31
JUNE ' <b>1</b>	2	3	CLOSES <b>4</b>	5	6	7
8	9	10	11	12	13	14

3 SteffesGroup.com

## **Tract Details**

#### MEEKER COUNTY, MN - TOWNSHIP OF DANIELSON

Land Located: From Grove City, MN, 7.7 miles south on MN-4 S, .6 miles west on County Rd 28, 400' north on 530th Ave. Township is on the west side of the road. 20211 530th Ave., Grove City, MN 56243

**Description:** Sect-9 Twp-118 Range-32 PT OF S 1/2 SW 1/4 DESC AS BEG 165' S & 33' W OF NE COR TH W51' S183' E51' N183' TO POB & BEG NW COR OF ABOVE TRCT TH W3 1/2 RODS S178' E3 1/2 RODS N178' TO POB

Total Acres: 0.46± PID #: 05-0077001

Taxes (2025): Township taxes are \$0 (private party taxes will differ)

#### 2-STALL BUILDING

- 33'x43'
- · (2) Overhead doors
- · Concrete block walls & concrete floor
- · Modine high efficiency heater
- LP tank

- · Steel siding
- 100-amp service
- All personal property will be removed.
- An easement will be given to the township for the storage container currently on the parcel to remain on the property for the township's use.



Meeker County, MN

## Drone Photography



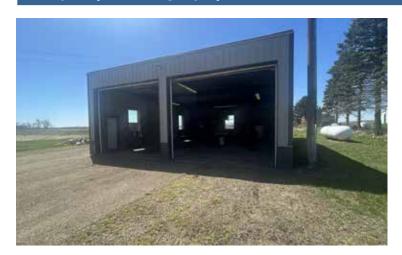


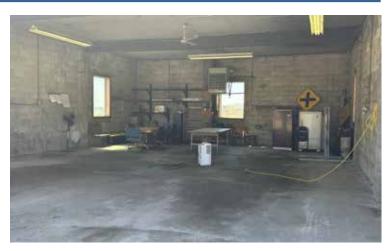






# Property Photography











Meeker County, MN

## Earnest Money Receipt & Purchase Agreement



## SteffesGroup.com

	DATE:		
	to the form of		
sumot	intheform of		
n and described as follows:			
	\$		
	\$		
	·····s		
	· · · · · · · · · · · · · · · · · · ·		
, subject to the Terms and Condition osit is reasonable; that the parties hav ay be difficult or impossible to ascert	rriting by BUYER and SELLER. By this deposit BUYER is of the Buyer's Prospectus, and agrees to close as we endeavored to fix a deposit approximating SELLER'S tain; that failure to close as provided in the above addition to SELLER'S other remedies.		
	current date, or (ii) an ALTA title insurance commitment ng ordinances, building and use restrictions and brances or defects.		
nated,exceptthatBUYER may wain fails, neglects,or refuses to comple mages for such failure to consummat	ntaining a written statement of defects is delivered to live defects and elect to purchase. However, if said sale is lete purchase, and to make payment promptly as above so te the purchase. Payment shall not constitute an election actific performance. Time is of the essence for all		
er concerning the amount of reales	state taxes or special assessments, which shall be		
lestate taxes and installment of spe	cialassessments due and payable inBUYER		
of the real estate taxes and installments and special assessments due and			
are Homestead,	Non-Homestead. SELLER		
pt as follows:			
eed, free and clear of all encum branc	ces except in special assessments, existing		
	. Possession will be at closing.		
oflead based paint, and any and all	chase for conditions including but not limited to water I structural or environmental conditions that may . Buyer hereby indemnifies Seller for any damage		
agent or party hereto. This contrac	ither party has relied upon any oral or written ct shall control with respect to any provisions that		
	ters that a survey may show. Seller and Seller's agent REAGE OR BOUNDARY LOCATION.		
Seller:			
Seller's Printed Name & Add	dress:		
o Sipadievitinn, e aa e i	S default, or otherwise as agreed in with subject to the Terms and Condition so tits reasonable; that the parties has ay be difficult or impossible to ascer it that such forfeiture is a remedy in ser: (i) an abstract of title updated to a wide good and marketable title. Zoni roads shall not be deemed encume thin sixty (60) days after notice coinated, except that BUYER may wan fails, neglects, or refuses to complimages for such failure to consum may YER, included, but not limited to specifie to the subject of th		

Drafted By: Saul Ewing Arnstein & Lehr LLP

# MEEKER COUNTY MINNESOTA



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