



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



MEEKER COUNTY, MINNESOTA LAND AUCTION

Auctioneer's Note: 127± acres of productive farmland with a CPI of 83 coming up on public auction in Greenleaf Township, Meeker County, MN. This property presents a fantastic opportunity for those looking to expand their current operation or invest in quality agricultural land. Additionally, the land offers the possibility to build your dream home in the country. Don't miss this chance to secure a valuable piece of farmland with great potential!

127± ACRES



Opening: Wednesday, March 5 | 8AM
Closing: Wednesday, March 12 | 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 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, MARCH 5 AND WILL END AT 1PM WEDNESDAY, MARCH 12.

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, April 11, 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 **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 guaranties 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.

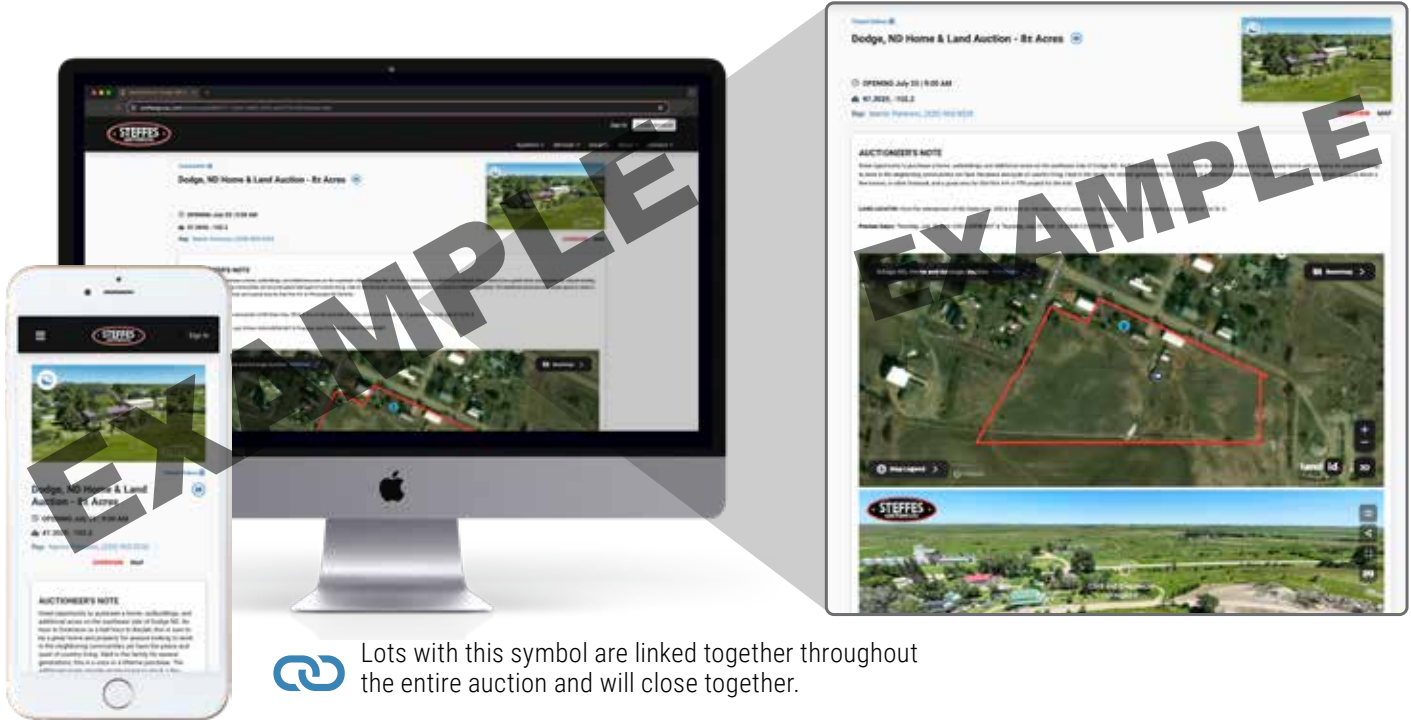
THE BIDDING STRATEGY

- 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	4	OPENS 5	6	7	8
9	10	11	CLOSES 12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

T-118-N

GREENLEAF PLAT

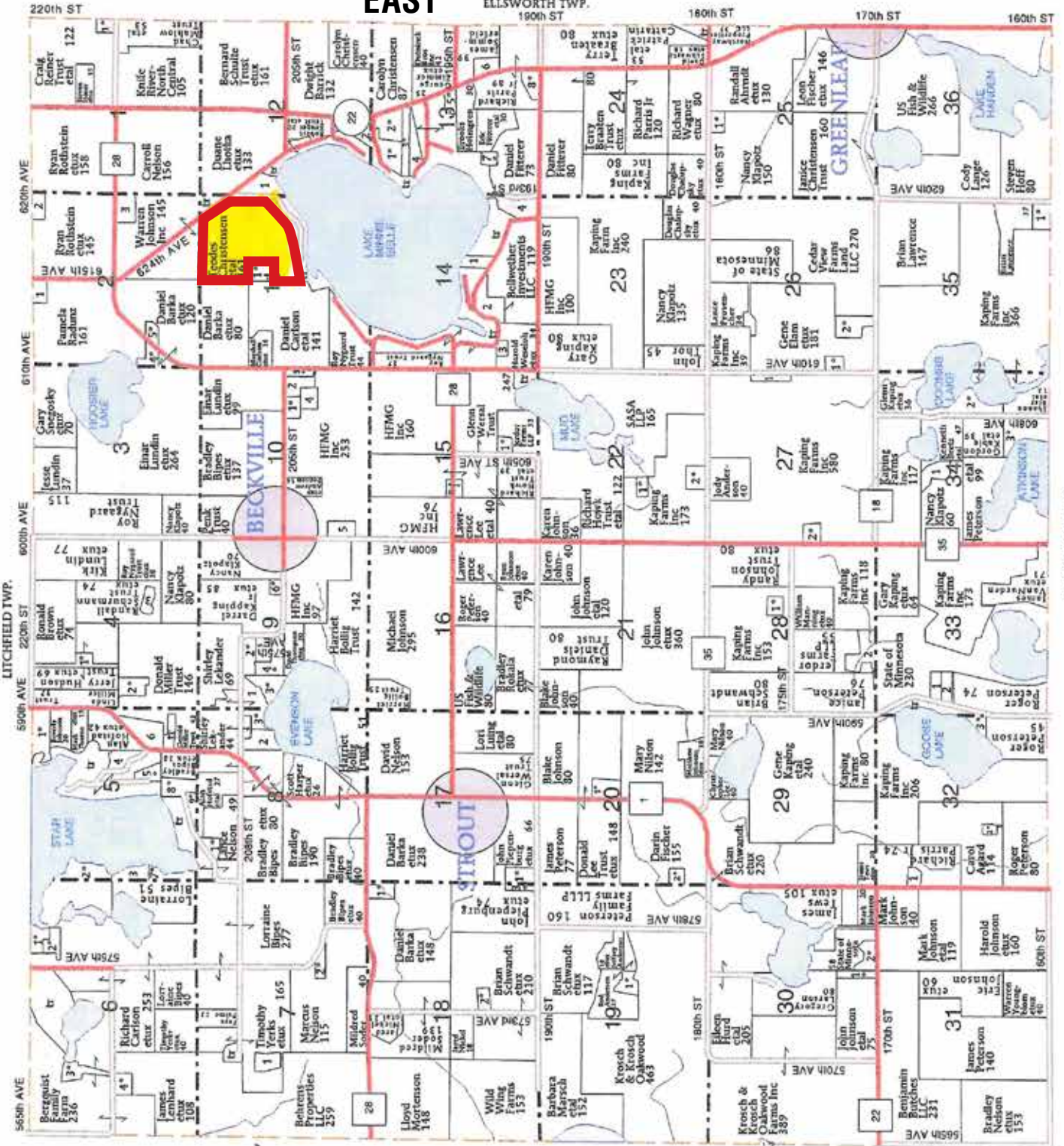
R-31-W

EAST

ELLSWORTH TWP.

NORTH

SOUTH



DANIELSON TWP.

WEST

Tract Details

MEEKER COUNTY, MN - GREENLEAF TOWNSHIP

Land Located: From Litchfield, MN, 5.8 miles south on MN-22 S/Sibley Ave .2 miles west on 205th St., .5 north on 624th Ave. Land is on the west side of the road.

Description: The North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 11, Township 118 North, Range 31 West, Meeker County, Minnesota, lying westerly of 624th Avenue, formerly County Road No. 288 and formerly State Highway No. 22, EXCEPT Blaha's North Shore, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Meeker County, Minnesota. AND That part of Government Lot 1 and that part of Government Lot 2, all being in Section 11, Township 118 North, Range 31 West, Meeker County, Minnesota, lying northerly of the following described line: Commencing at the North Quarter corner of said Section 11; thence on an assumed bearing of South 00 degrees 23 minutes 44 seconds East along the west line of said N1/2 of the NE1/4 and the west line of said Government Lot 2, a distance of 3117.57 feet to the point of beginning of the line herein described; thence North 79 degrees 20 minutes 31 seconds East, a distance of 394.25 feet; thence North 08 degrees 10 minutes 42 seconds West, a distance of 102.44 feet; thence North 63 degrees 23 minutes 29 seconds East, a distance of 275.41 feet; thence South 88 degrees 00 minutes 45 seconds East, a distance of 299.65 feet; thence North 22 degrees 46 minutes 01 second East, a distance of 383.84 feet; thence North 65 degrees 04 minutes 49 seconds East, a distance of 628. 10 feet; thence North 37 degrees 09 minutes 28 seconds East, a distance of 435. 15 feet; thence North 89 degrees 17 minutes 27 seconds East, a distance of 755.46 feet to the east line of said Government Lot 1 and said line terminating thereat. EXCEPT Blaha's North Shore, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Meeker County, Minnesota. ALSO EXCEPT Part of Government Lot Two (2), Section Eleven (11), Township One Hundred Eighteen (118) North, Range Thirty-one (31) West, Commencing 164.0 feet south of the Northwest corner of Government Lot Two (2) to the point of beginning, thence due South along the west line of said Government Lot Two (2), 777.0 feet, thence due East, 625.0 feet, thence due North 777.0 feet, thence due West 625.0 feet to the point of beginning.

Total Acres: 127.8± (Tract A, See Survey)

Cropland Acres: Per FSA 121.27±

PID #: 11-0130000 (That part of, new legal & PID# to be assigned)

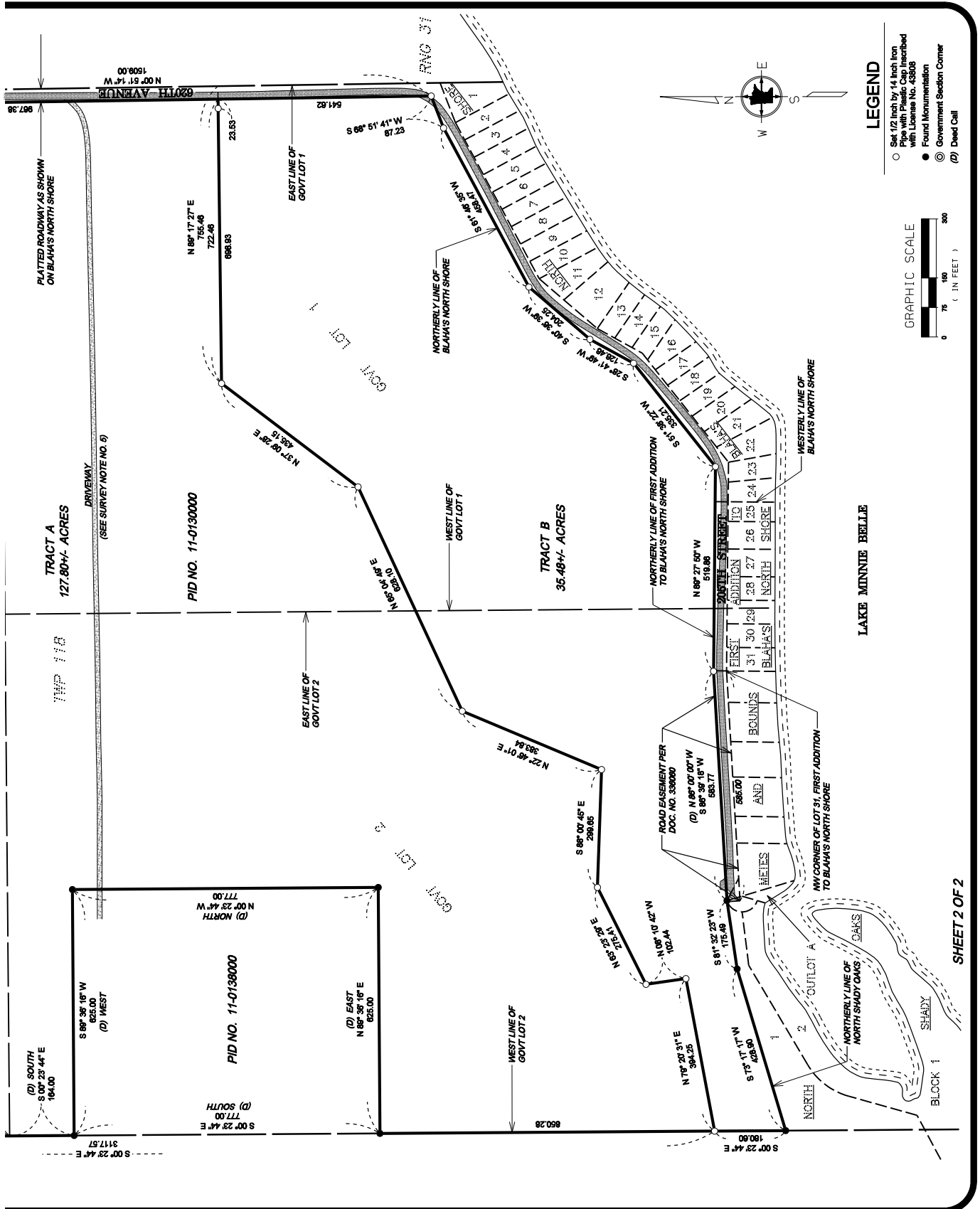
Soil Productivity Index: 83.9

Soils: ClarionSwanlake complex, 2 to 6 percent slopes (16.3%), Uniongrove loam, 0 to 2 percent slopes (10.8%), ClarionStordenHawick complex, 2 to 6 percent slopes (8.9%), Wadenill loam, 2 to 6 percent slopes (8.7%), WadenillSunburg complex, 2 to 6 percent slopes (8.6%), Webster clay loam, 0 to 2 percent slopes (8.3%), HamelGlencoe complex, 0 to 2 percent slopes (6.5%), EsthervilleHawick complex, 2 to 6 percent slopes (4.7%), Harps clay loam, 0 to 2 percent slopes (4.4%), Estherville sandy loam, 0 to 2 percent slopes (3.4%), Cylinder loam, 0 to 2 percent slopes (3.1%), StordenOmsrud complex, 6 to 12 percent slopes, eroded (3.1%), Glencoe clay loam, 0 to 1 percent slopes (2.9%), Nicollet clay loam, 1 to 3 percent slopes (2.1%), Wadena loam, 0 to 2 percent slopes (2.0%), Klossner muck, 0 to 1 percent slopes (1.8%), CanisteoGlencoe complex, 0 to 2 percent slopes (1.7%), DanielsonDanielson, overwash complex, 1 to 4 percent slopes (1.1%), MayerBiscay, depressional complex, 0 to 2 percent slopes (0.8%), OmsrudStorden complex, 10 to 16 percent slopes, moderately eroded (0.8%)

Taxes (2024): \$6,338.00 (For entire land. New tax amount TBD)

Includes ingress/egress driveway easement across parcel.





LEGEND

- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner
- (D) Deed Call



SHEET 2 OF 2

Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
2. Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
4. The centerline of 624th Avenue (F.K.A. County Road No. 288 & F.K.A. State Highway No. 22) is shown to where the centerline of the road is traveled as of February 6, 2025.
5. There is an existing ingress and egress easement for PID No. 11-0139000. It is stated in Document No. 225-03 that the easement is over and across an existing driveway serving the property and is located upon the North Half of the Northeast Quarter (N1/2 of NE1/4), Government Lot One (1) and Government Lot Two (2), all in Section Eleven (11), Township One Hundred Eighteen (118) North, Range Thirty-one (31) West. The width of said easement is not given.

Northstar Surveying
 (320)663-3710
 310 East Depot Street
 Litchfield, MN 55355
 doug.northstar@gmail.com
 paul.northstarsurveying@gmail.com

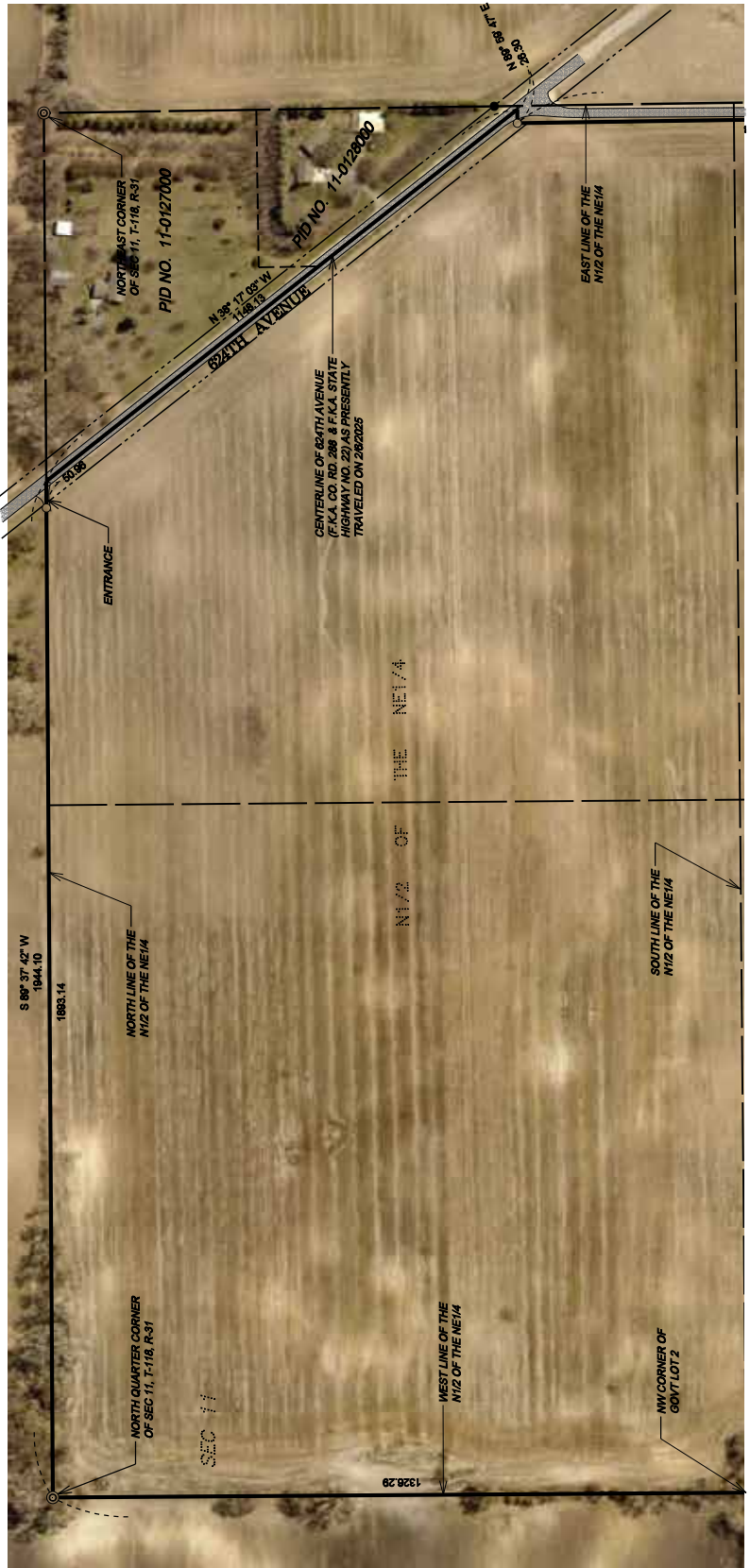
CLIENT NAME:
Christensen Family

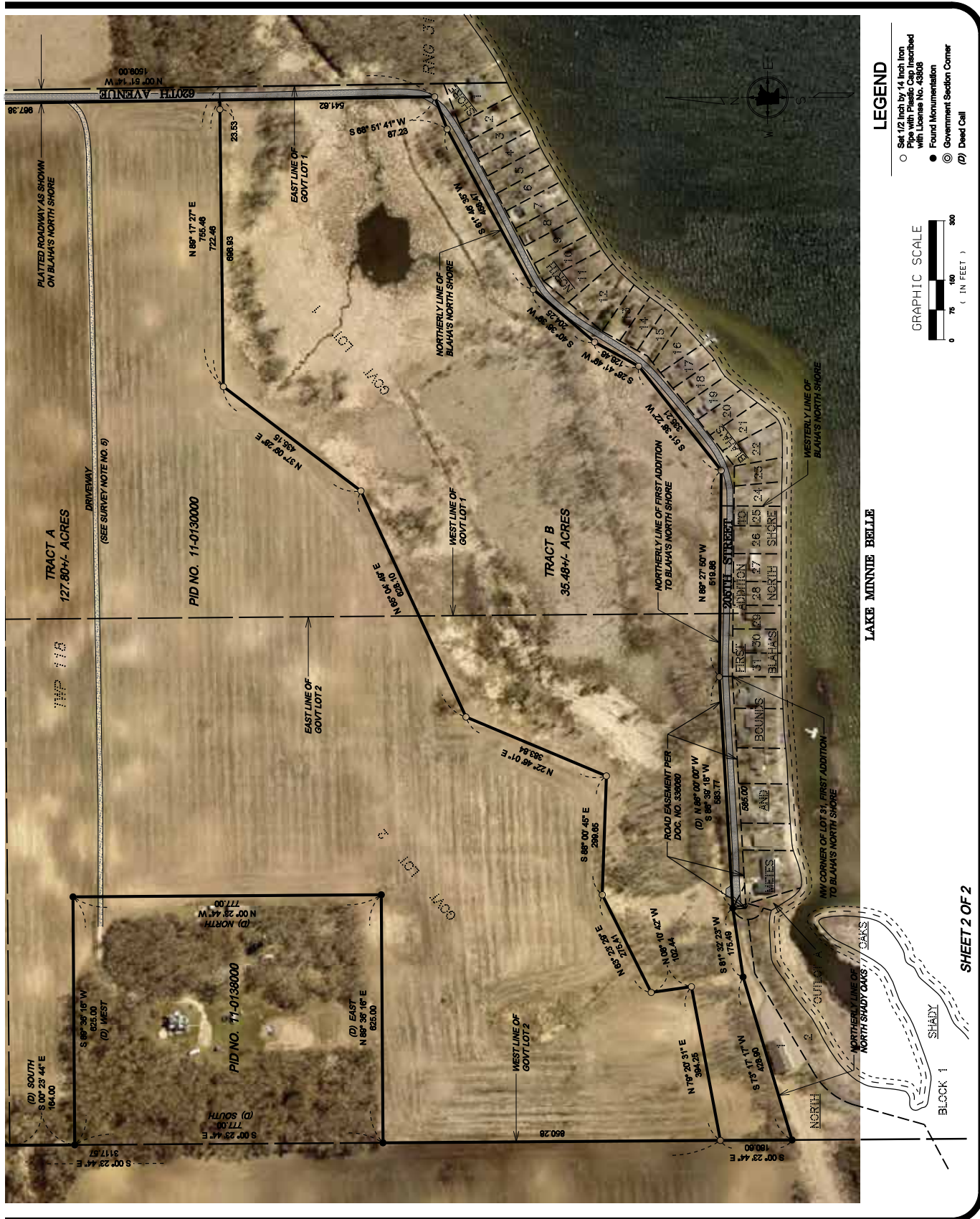
PROJECT ADDRESS:
Sec 11, Twp 118, Rng 31

DATE OF FIELD WORK: February 6, 2025	JOB NO.: 2025006	HORIZONTAL DATUM: Meeker County NAD83 2011
DATE OF MAP: February 12, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: DATE: / / 20	CHECKED BY: DSH	
REVISION: DATE: / / 20		

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

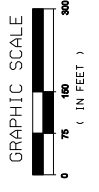
Doug Huhn
 Doug Huhn
 Registration No. 43808 - in the State of Minnesota





LEGEND

- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner
- (D) Deed Call



SHEET 2 OF 2

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A

The North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 11, Township 118 North, Range 31 West, Meeker County, Minnesota, lying westerly of 624th Avenue, formerly County Road No. 288 and formerly State Highway No. 22.

EXCEPT

Blaha's North Shore, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Meeker County, Minnesota.

AND

That part of Government Lot 1 and that part of Government Lot 2, all being in Section 11, Township 118 North, Range 31 West, Meeker County, Minnesota, lying northerly of the following described line: Commencing at the North Quarter corner of said Section 11; thence on an assumed bearing of South 00 degrees 23 minutes 44 seconds East along the west line of said N1/2 of the NE1/4 and the west line of said Government Lot 2, a distance of 3117.57 feet to the point of beginning of the line herein described; thence North 79 degrees 20 minutes 31 seconds East, a distance of 394.25 feet; thence North 08 degrees 10 minutes 42 seconds West, a distance of 102.44 feet; thence North 63 degrees 23 minutes 29 seconds East, a distance of 275.41 feet; thence South 88 degrees 00 minutes 45 seconds East, a distance of 299.65 feet; thence North 22 degrees 46 minutes 01 second East, a distance of 383.84 feet; thence North 65 degrees 04 minutes 49 seconds East, a distance of 628.10 feet; thence North 37 degrees 09 minutes 28 seconds East, a distance of 435.15 feet; thence North 89 degrees 17 minutes 27 seconds East, a distance of 755.46 feet to the east line of said Government Lot 1 and said line terminating thereat.

EXCEPT

Blaha's North Shore, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Meeker County, Minnesota.

ALSO EXCEPT

Part of Government Lot Two (2), Section Eleven (11), Township One Hundred Eighteen (118) North, Range Thirty-one (31) West, Commencing 164.0 feet south of the Northwest corner of Government Lot Two (2) to the point of beginning, thence due South along the west line of said Government Lot Two (2), 777.0 feet, thence due East, 625.0 feet, thence due North 777.0 feet, thence due West 625.0 feet to the point of beginning.

Containing 127.80 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of Government Lot 1 and that part of Government Lot 2, all being in Section 11, Township 118 North, Range 31 West, Meeker County, Minnesota, lying southerly of the following described line: Commencing at the North Quarter corner of said Section 11; thence on an assumed bearing of South 00 degrees 23 minutes 44 seconds East along the west line of said N1/2 of the NE1/4 and the west line of said Government Lot 2, a distance of 3117.57 feet to the point of beginning of the line herein described; thence North 79 degrees 20 minutes 31 seconds East, a distance of 394.25 feet; thence North 08 degrees 10 minutes 42 seconds West, a distance of 102.44 feet; thence North 63 degrees 23 minutes 29 seconds East, a distance of 275.41 feet; thence South 88 degrees 00 minutes 45 seconds East, a distance of 299.65 feet; thence North 22 degrees 46 minutes 01 second East, a distance of 383.84 feet; thence North 65 degrees 04 minutes 49 seconds East, a distance of 628.10 feet; thence North 37 degrees 09 minutes 28 seconds East, a distance of 435.15 feet; thence North 89 degrees 17 minutes 27 seconds East, a distance of 755.46 feet to the east line of said Government Lot 1 and said line terminating thereat.

AND

That part of Government Lot 1 and that part of Government Lot 2, all being in Section 11, Township 118 North, Range 31 West, Meeker County, Minnesota, lying westerly and northerly of the dedicated roadway shown on Blaha's North Shore, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Meeker County, Minnesota, and lying northerly of First Addition to Blaha's North Shore, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Meeker County, Minnesota, and lying northerly of North Shady Oaks, according to the plat thereof as recorded and on file in the office of the County Recorder of Meeker County, Minnesota, and lying northerly of the easement described in Document No. 336060, said easement is described as follows: An easement for township road purposes over and across the following: a strip of land 33 feet wide with said easement being in Government Lot 2 of Section 11, Township 118, Range 31, Meeker County, Minnesota and with said easement being adjacent to and northerly of the following described line: Said line beginning at the northwest corner of Lot 31 of First Addition to Blaha's North Shore, according to the plat thereof as recorded and on file in the office of the County Recorder of Meeker County, Minnesota; thence on a bearing West, it is assumed that the north line of the lots of said plat have a bearing of North 86 degrees West, a distance of 585.00 feet and said line terminating thereat.

Containing 35.48 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.



<p>Northstar <small>(320)893-3710 310 East Depot Street Litchfield, MN 55355 dough.northstar@gmail.com paul.northstarsurveying@gmail.com</small> Surveying</p>	CLIENT NAME:
	Christensen Family
	PROJECT ADDRESS
	Sec 11, Twp 118, Rng 31

DATE OF FIELD WORK: February 6, 2025	JOB NO.: 2025006	HORIZONTAL DATUM: Meeker County NAD83 2011
DATE OF MAP: February 12, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	
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CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

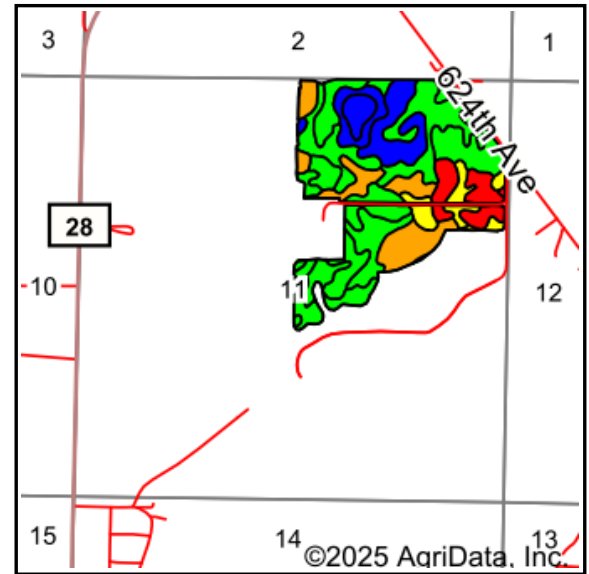
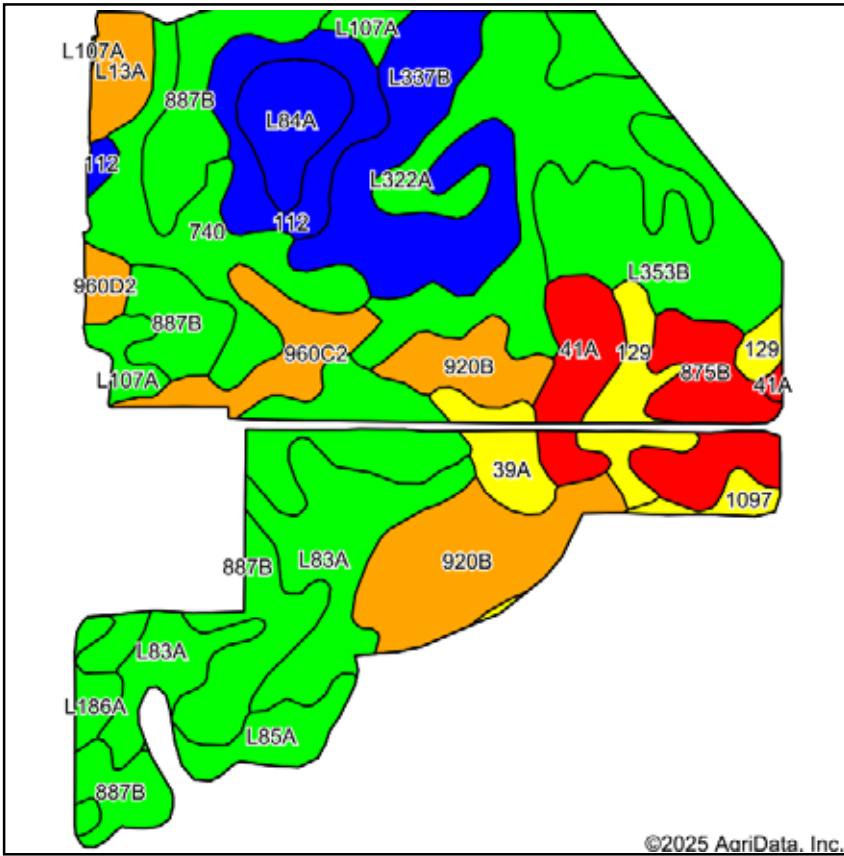
Doug Huhn

 Doug Huhn
 Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
- 4: The centerline of 624th Avenue (F.K.A. County Road No. 288 & F.K.A. State Highway No. 22) is shown to where the centerline of the road is traveled as of February 6, 2025.
- 5: There is an existing ingress and egress easement for PID No. 11-0139000. It is stated in Document No. 225403 that the easement is over and across an existing driveway serving the property and is located upon the North Half of the Northeast Quarter (N1/2 of NE1/4), Government Lot One (1) and Government Lot Two (2), all in Section Eleven (11), Township One Hundred Eighteen (118) North, Range Thirty-one (31) West. The width of said easement is not given.

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.71	16.3%		Ile	92
L322A	Uniongrove loam, 0 to 2 percent slopes	13.16	10.8%		IIw	94
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	10.77	8.9%		Ile	72
L353B	Wadenill loam, 2 to 6 percent slopes	10.61	8.7%		Ile	92
L337B	Wadenill-Sunburg complex, 2 to 6 percent slopes	10.48	8.6%		Ile	88
L83A	Webster clay loam, 0 to 2 percent slopes	10.10	8.3%		IIw	93
740	Hamel-Glencoe complex, 0 to 2 percent slopes	7.86	6.5%		IIw	93
875B	Estherville-Hawick complex, 2 to 6 percent slopes	5.68	4.7%		IIIs	43
112	Harps clay loam, 0 to 2 percent slopes	5.35	4.4%		IIw	90
41A	Estherville sandy loam, 0 to 2 percent slopes	4.07	3.4%		IIIs	44
129	Cylinder loam, 0 to 2 percent slopes	3.76	3.1%		IIs	65
960C2	Storden-Omsrud complex, 6 to 12 percent slopes, eroded	3.74	3.1%		IIle	78
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.52	2.9%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.52	2.1%		Iw	99
39A	Wadena loam, 0 to 2 percent slopes	2.44	2.0%		IIs	66
L13A	Klossner muck, 0 to 1 percent slopes	2.14	1.8%		IIIw	77
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.11	1.7%		IIw	91
L186A	Danielson-Danielson, overwash complex, 1 to 4 percent slopes	1.39	1.1%		IIw	93
1097	Mayer-Biscay, depressional complex, 0 to 2 percent slopes	1.02	0.8%		IIw	70
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.94	0.8%		IVe	76
Weighted Average					2.15	83.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FSA Map & Abbreviated 156 Farm Records



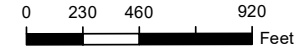
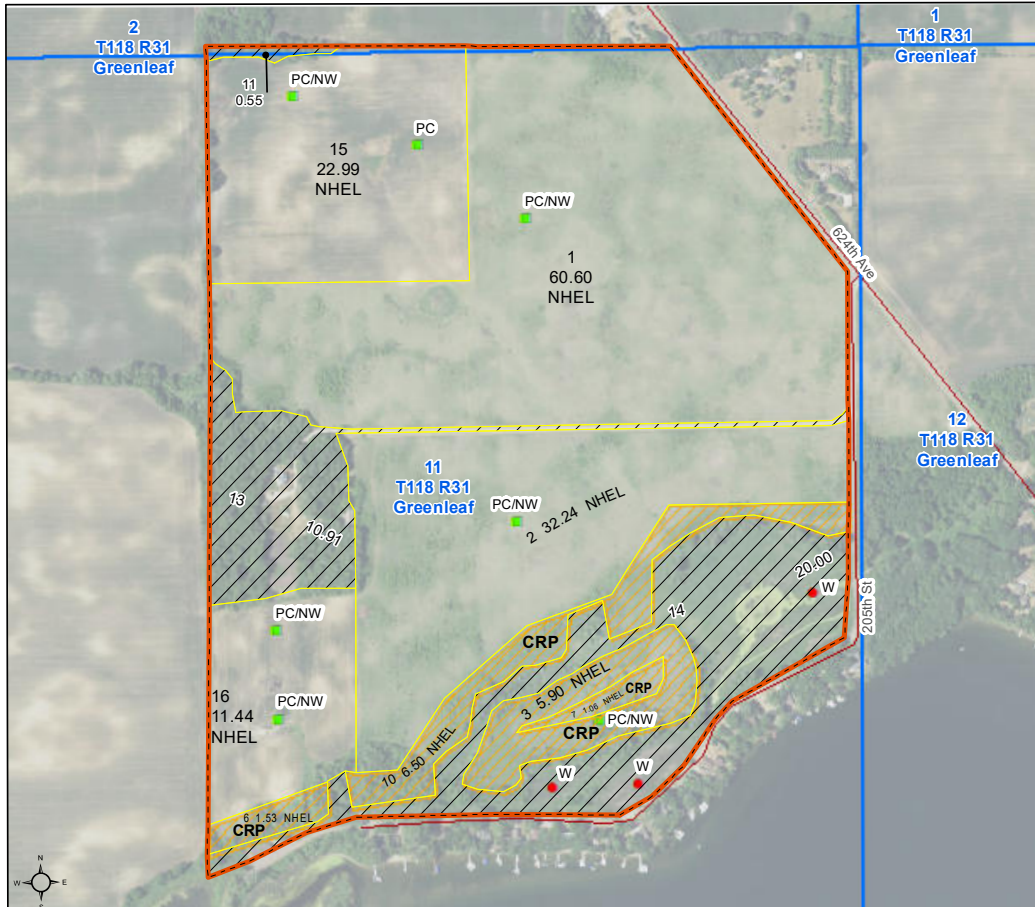
Meeker County, Minnesota

Farm 7903

Tract 864

2025 Program Year

Map Created January 14, 2025



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: 142.26 acres

Tract Number : 864

Description : F-12/LOTS 1,2/N2NE4/11/GR
FSA Physical Location : MINNESOTA/MEEKER
ANSI Physical Location : MINNESOTA/MEEKER
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 : ESTATE OF TEODES KATHRYN CHRISTENSEN
Other Producers : TEODES K CHRISTENSEN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
173.72	142.26	142.26	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	127.27	0.00	14.99	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	127.23	14.97	124

TOTAL **127.23** **14.97**



*Lines are approximate



Tax Statement



Sharon M. Euerle
 Meeker County Treasurer
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2024

PROPERTY TAX STATEMENT

PRCL# 11-0130000 RCPT# 6921
 TC 8.578 11.550

GREENLEAF TWP

Property ID Number: 11-0130000
Property Description: SECT-11 TWP-118 RANG-31
 LOTS 1 & 2 EX PLATTED & N 1/2 NE 1/4
 W OF HWY EX RD & EX PTS

		Values and Classification	
		2023	2024
Step 1		Taxes Payable Year	
Estimated Market Value:		857,800	1,155,000
Homestead Exclusion:			
Taxable Market Value:		857,800	1,155,000
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
		RUVC NON-HSTI	RUVC NON-HSTI
Sent in March 2023		EXEMPT	EXEMPT
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		6,286.00
		Sent in November 2023	
Step 3	Property Tax Statement		
	First half Taxes:		3,169.00
	Second half Taxes:		3,169.00
	Total Taxes Due in 24		6,338.00

\$\$\$ 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.

		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund00
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 refund00
Property Tax and Credits	3. Property taxes before credits	6,692.80	7,369.65
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax	934.80	1,031.65
	5. Property taxes after credits	5,758.00	6,338.00
Property Tax by Jurisdiction	6. County	3,679.00	3,985.73
	7. City or Town	1,114.89	1,288.52
	8. State General Tax00	.00
	9. School District: 465		
	A. Voter approved levies	377.94	420.84
	B. Other local levies	569.62	625.93
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	16.55	16.98
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	5,758.00	6,338.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	TOT .00		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,758.00	6,338.00



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

MEEKER COUNTY
MINNESOTA



SteffesGroup.com | (320) 693-9371
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