

buyer's PROSPECTUS

Multi Tract Farmland & Farmstead Auction Wright County, MN

WEDNESDAY, FEBRUARY 25, 2015 • 10AM

Auction Location: The V by HH, 66 Maple Ave N, Maple Lake, MN 55358.
Land located 4 miles west of Buffalo, MN on Co Road 35W. This will put you at the NE corner of the land. House located south at 773 Dempsey Ave NW, Buffalo, MN 55313



**204+/-
acres**



**Behrenbrinker
Family, OWNERS**



To be Offered in 3 Tracts!

TERMS: This is a five percent Buyer's Premium Auction. Ten percent down upon signing purchase agreement with balance due at close in 30 days.

MULTI TRACT FARMLAND & FARMSTEAD AUCTION



Steffes Group, Inc.
24400 MN Hwy 22 South, Litchfield, MN 55355
Ashley Huhn MN47-002, Eric Gabrielson MN47-006,
Randy Kath MN47-007, Scott Steffes MN14-51
320.693.9371 | 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 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.

TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- 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 Purchase price will be required. Those funds will be placed in the Steffes Group Auction 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.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Wednesday, March 25, 2015.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2015 Real Estate Taxes will be prorated to closing.** 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.
- All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will be offered again. The bidding will continue at the Auctioneer's discretion. Our goal is to realize the highest return to the Seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract Buyers.
- **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 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.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER 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, express 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 to either 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.

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample

contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Wednesday, March 25, 2015.** Closing will take place at a closing company mutually agreeable to both Buyer and Seller.

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 and will be paid by the seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

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 wells.

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.

Sample Multi-Tract Bidding Grid.

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 numbers on the sample grid do not reflect any expected value on the tracts we are selling.

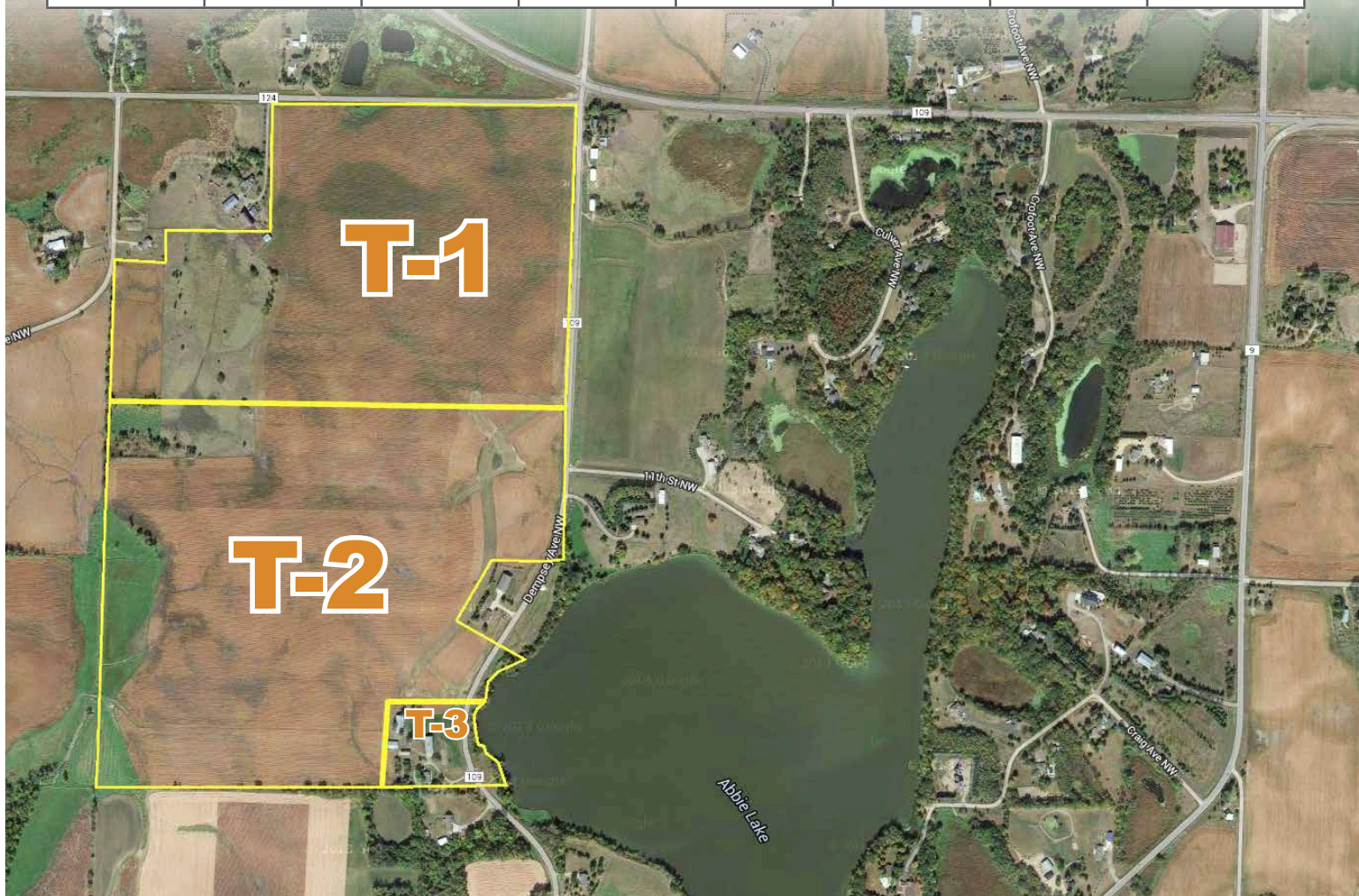
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the highest return to the seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers.

All bidding will be on a per tract basis. We will not have "per acre" bidding.

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 MULTI-TRACT BIDDING GRID AND DOES NOT REPRESENT THIS AUCTION SALE!

TRACT NUMBER	ROUND 1	BIDDER	ROUND 2	BIDDER	ROUND 3	BIDDER	
1	\$168,000	8	\$168,000	8	\$168,000	8	SOLD
2	\$140,000	7	\$140,000	7	\$140,000	7	SOLD
3	\$152,000	8	\$153,500	13	\$163,500	13	SOLD



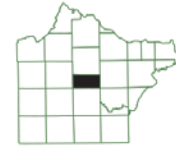
Wright County, MN - Chatham Township Plat Map

(Lines Approximate)

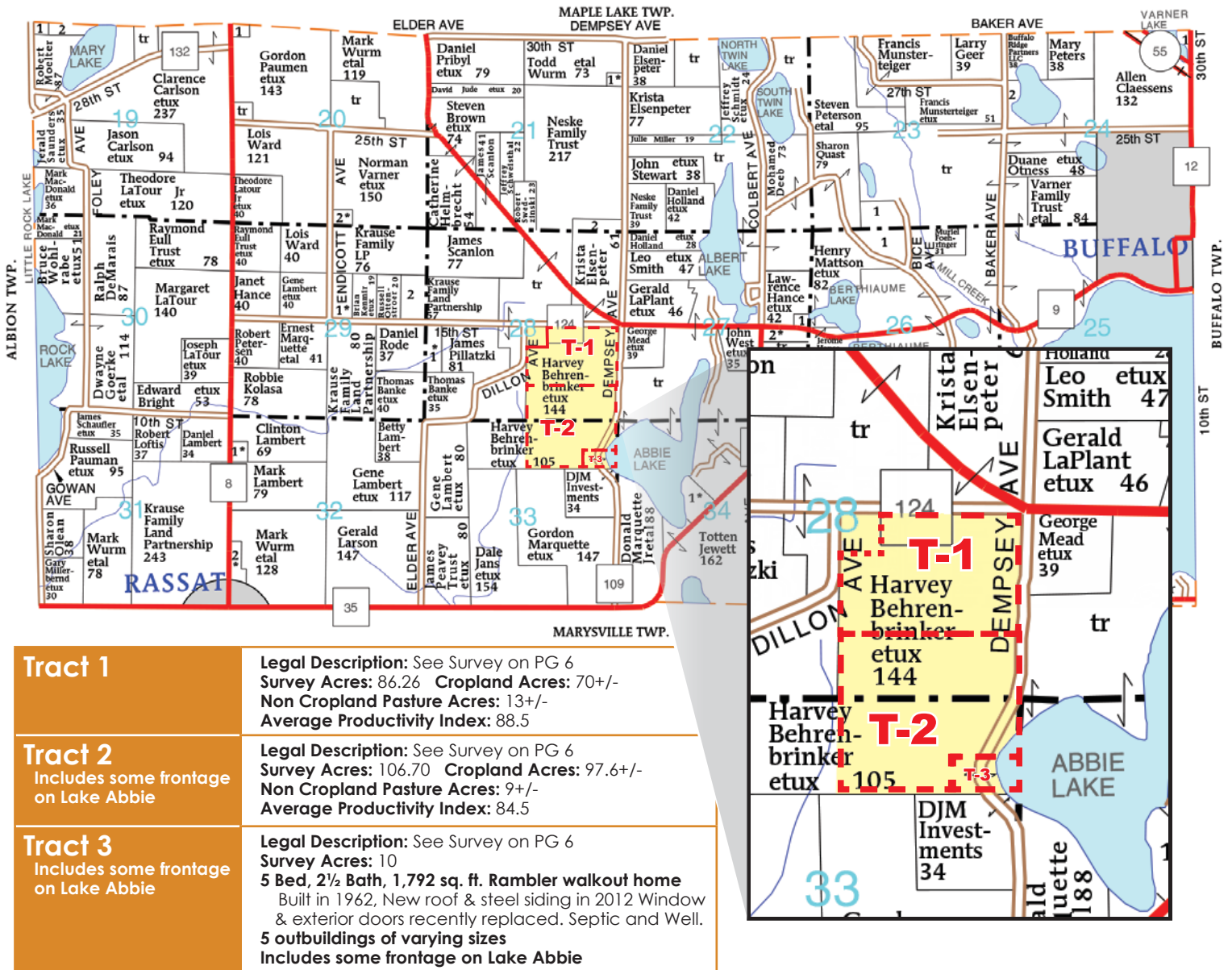
T-120-N

CHATHAM PLAT

(Landowners)



R-26-W



Tract 1

Legal Description: See Survey on PG 6
Survey Acres: 86.26 **Cropland Acres:** 70+/-
Non Cropland Pasture Acres: 13+/-
Average Productivity Index: 88.5

Tract 2

Includes some frontage on Lake Abbie

Legal Description: See Survey on PG 6
Survey Acres: 106.70 **Cropland Acres:** 97.6+/-
Non Cropland Pasture Acres: 9+/-
Average Productivity Index: 84.5

Tract 3

Includes some frontage on Lake Abbie

Legal Description: See Survey on PG 6
Survey Acres: 10
5 Bed, 2½ Bath, 1,792 sq. ft. Rambler walkout home
 Built in 1962, New roof & steel siding in 2012 Window & exterior doors recently replaced. Septic and Well.
5 outbuildings of varying sizes
 Includes some frontage on Lake Abbie

WRIGHT COUNTY, MN FARMLAND & FARMSTEAD

Legal Description: See Survey on PG 6
Acres: 204+/-, located in Sections 86 & 33 of Chatham Township
Cropland Acres: 167.61+/-
10 Acres with House - Lake Abbie Frontage
To Be Offered in 3 Tracts

This 204+/- acre property located 4 miles west of Buffalo, MN offers great things for a number of buyers. There are approximately 165 acres of tillable cropland that contain quality soils with favorable productivity ratings. This cropland would be a great addition to a farmer's operation or an investor's portfolio. The 10 acre tract offers an attractive home and a number of outbuildings.



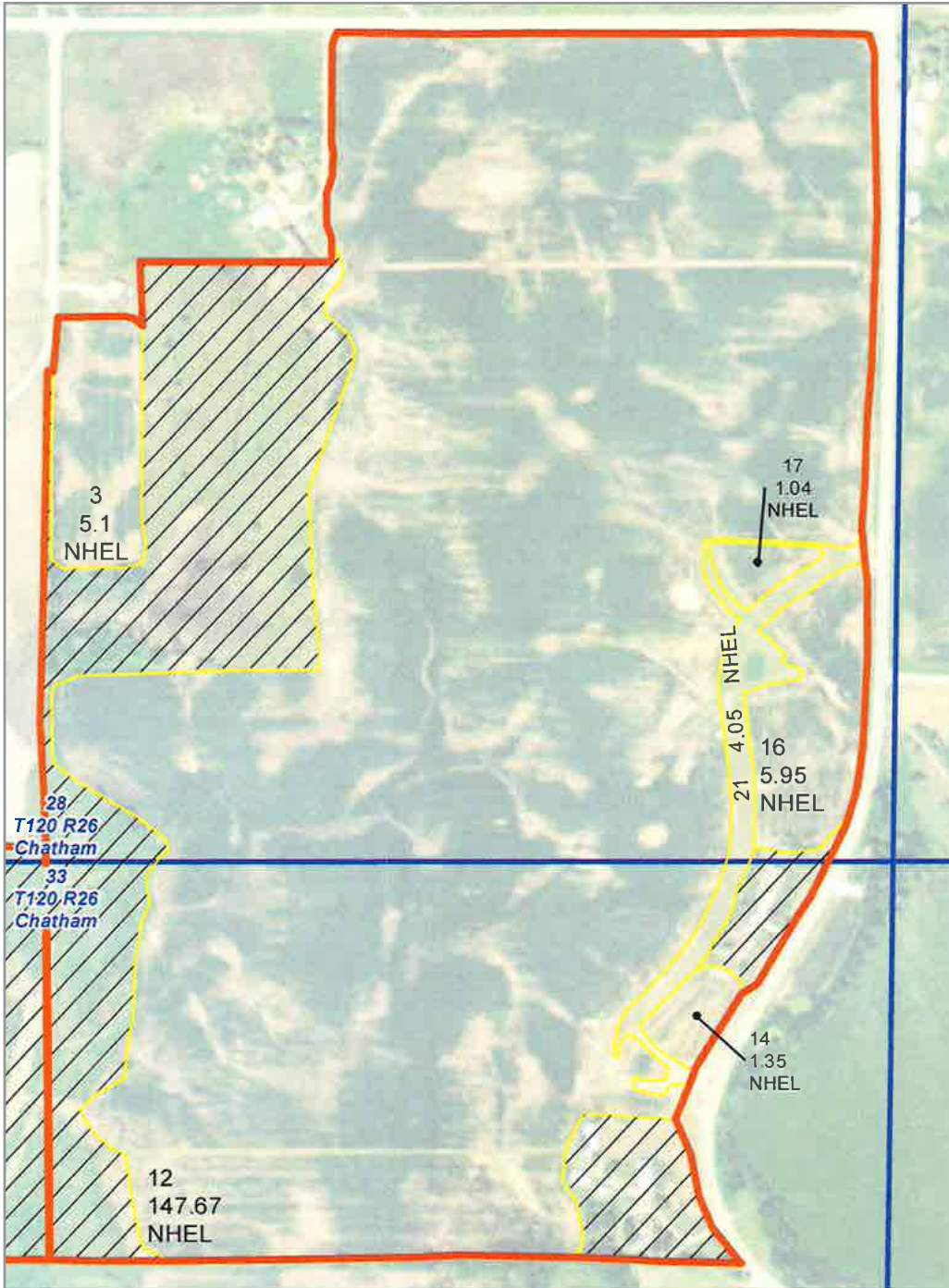
Aerial Map

(Lines Approximate)



United States
Department of
Agriculture

Wright County, Minnesota



Farm 4230

Tract 1837



2015 Program Year

Map Created November 02, 2014

Common Land Unit

Cropland

Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Boundary

Section Line

1:6,639



Unless otherwise noted: crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

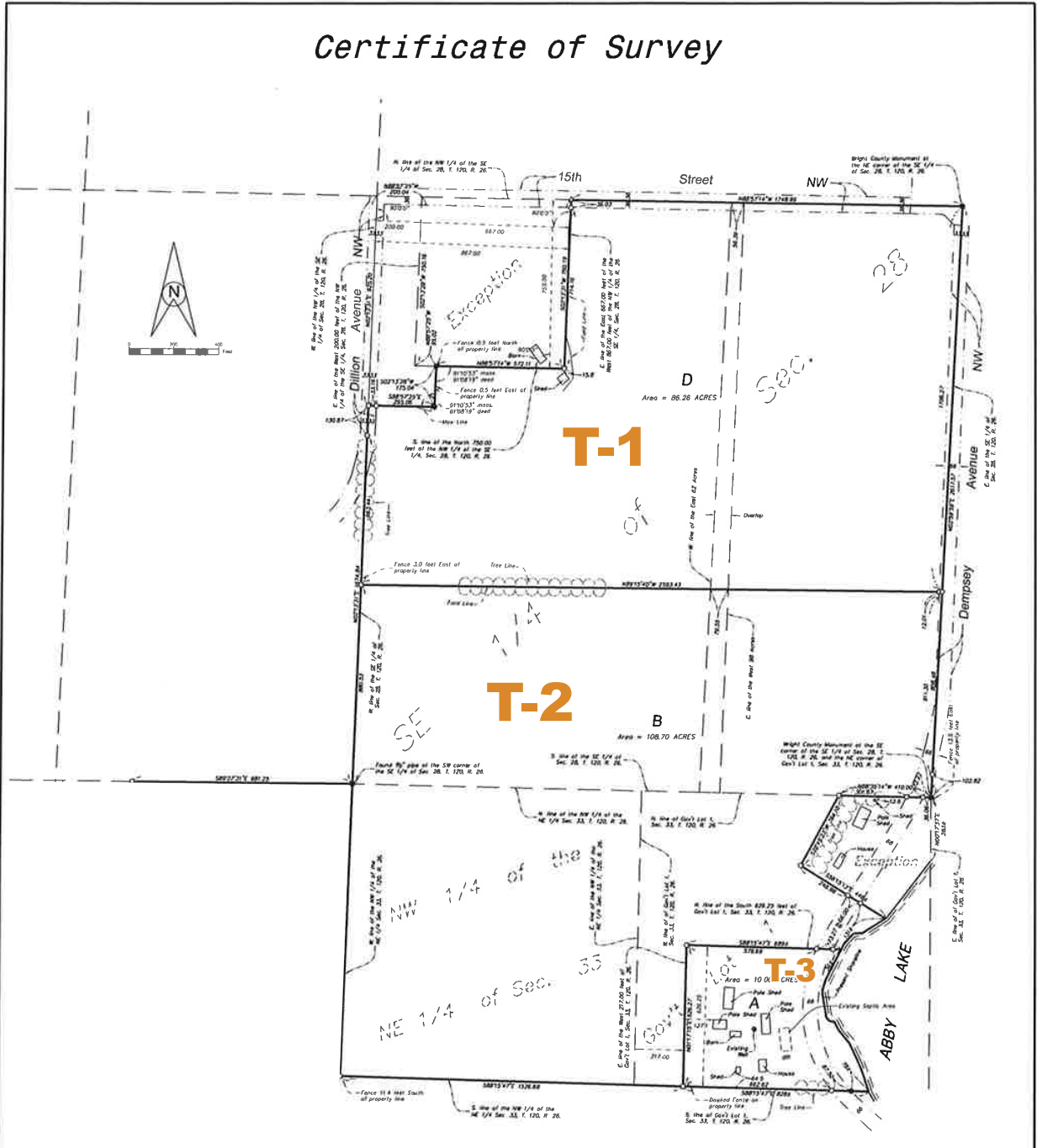
Sunflower = oil or non-oil for grain



USDA 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 the 2013 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Certificate of Survey

Certificate of Survey



SURVEYOR NOTES:

1) The purpose of this survey is to split 10 acres out of Parcel ID No. 203-000-331100 and combine the remainder with Parcel ID No. 203-000-284100.

2) There is an overlap in the existing description for Parcel ID No. 203-000-284100. The description calls for the East 62 acres and the West 98 acres of the Southeast Quarter. This would equal 160 acres. There is actually 155.56 acres in the Southeast Quarter. I have shown this overlap on the survey and have written the proposed property description to correct this. An attorney should be contacted to discuss this.

3) The bearing system in the exceptions is different than for this survey; however, the angles formed by the bearings are the same on both.

PARCEL A (PROPOSED 10 ACRE PARCEL)

That part of the South 626.25 feet of Government Lot 1 of Section 33, Township 120, Range 26, Wright County, Minnesota, that lies East of the West 217.00 feet of said Government Lot 1.

PARCEL B:

The Southeast Quarter of Section 28, Township 120, Range 26, Wright County, Minnesota, and the Northwest Quarter of the Northeast Quarter of Section 33, Township 120, Range 26, Wright County, Minnesota, and Government Lot 1 of Section 33, Township 120, Range 26, Wright County, Minnesota, except therefrom the following three parcels:

- That part of the Southeast Quarter of Section 28, Township 120, Range 26, Wright County, Minnesota, that lies North of the following described line:
Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 82 degrees 59 minutes 59 seconds East, along the East line of said Southeast Quarter, a distance of 317.30 feet to the point of beginning of said line; thence North 89 degrees 15 minutes 40 seconds West to the West line of said Southeast Quarter.
- That part of Government Lot 1, Section 33, Township 120, Range 26, Wright County, Minnesota, described as follows:
Beginning at the Northeast corner of said Government Lot 1; thence on an assumed bearing of North 89 degrees 45 minutes 22 seconds West, along the North line of Government Lot 1, a distance of 410.00 feet; thence South 28 degrees 39 minutes 15 seconds West, a distance of 354.18 feet; thence South 58 degrees 25 minutes 21 seconds East, a distance of 443 feet, more or less, to the water's edge of Abby Lake; thence Northeasterly, along said water's edge, to the East line of said Government Lot 1; thence North 00 degrees 17 minutes 37 seconds East, along said East line, a distance of 203 feet, more or less, to the point of beginning.

edge of Abby Lake; thence Northeasterly, along said water's edge, to the East line of said Government Lot 1; thence North 00 degrees 17 minutes 37 seconds East, along said East line, a distance of 203 feet, more or less, to the point of beginning.

3) That part of the South 626.25 feet of Government Lot 1 of Section 33, Township 120, Range 26, Wright County, Minnesota, that lies East of the West 217.00 feet of said Government Lot 1.

PARCEL C:

The Northeast Quarter of the Northwest Quarter of Section 33, Township 120, Range 26, Wright County, Minnesota, except the North 353.90 feet of the West 350.77 feet thereof.

PARCEL D:

That part of the Southeast Quarter of Section 28, Township 120, Range 26, Wright County, Minnesota, that lies North of the following described line:

Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of North 02 degrees 59 minutes 59 seconds East, along the East line of said Southeast Quarter, a distance of 311.30 feet to the point of beginning of said line; thence North 89 degrees 15 minutes 40 seconds West to the West line of said Southeast Quarter.

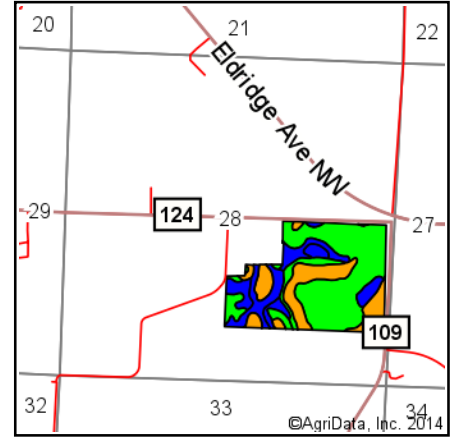
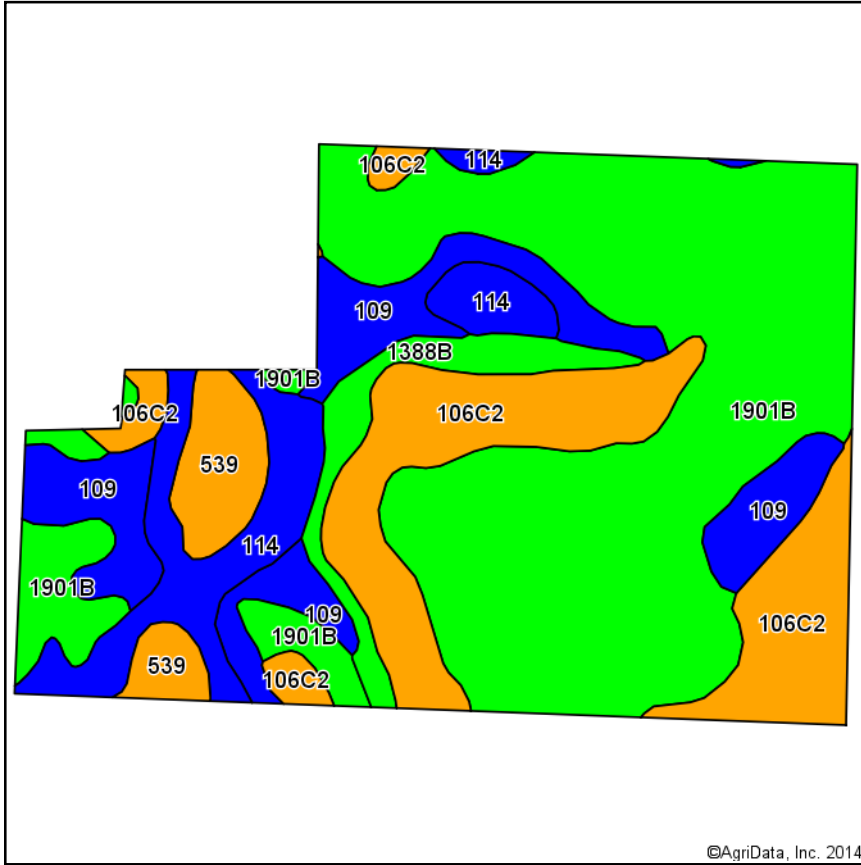
Except therefrom the following two parcels:

- The East 557.0 feet of the West 867.0 feet of the North 750.00 feet of the Northwest Quarter of the Southeast Quarter of Section 28, Township 120, Range 26, Wright County, Minnesota.
- That part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 120, Range 26, Wright County, Minnesota, described as follows:
Beginning at the Northwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 58 minutes 43 seconds East, along the North line of said Northwest Quarter of the Southeast Quarter, a distance of 200.04 feet to the East line of the West 200.00 feet of said Northwest Quarter of the Southeast Quarter; as measured at right angles to the West line thereof; thence South 01 degrees 09 minutes 36 seconds West, along said East line, a distance of 150.16 feet to the South line of the North 750.00 feet of said Northwest Quarter of the Southeast Quarter; as measured at right angles to the North line thereof; thence North 89 degrees 58 minutes 43 seconds East, along said South line, a distance of 83.02 feet; thence South 01 degree 09 minutes 36 seconds West, a distance of 125.04 feet; thence South 89 degrees 58 minutes 43 seconds West, a distance of 295.05 feet to the West line of said Northwest Quarter of the Southeast Quarter; thence Northeasterly, along said West line, a distance of 925.20 feet to the point of beginning.

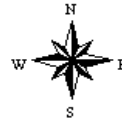
<p>Certificate of Survey on part of the S 1/2 of Section 28 and part of the N 1/2 of Section 33, Township 120, Range 26, Wright County, Minnesota.</p> <p>Revised: Add Parcel C 9-18-14 Add Parcel D 10-1-14</p>	<p>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed and Surveyor under the laws of the State of Minnesota.</p> <p><i>[Signature]</i> Paul E. Otto License #40062 Date: 9-8-14</p>	<p>Requested By: Harvey and Corine Behrenbrinker Trust</p> <p>Date: 10-1-14 Drawn By: T.J.B. Scale: 1"=200' Checked By: P.E.O.</p>	<p>OTTO ASSOCIATES Engineers & Land Surveyors, Inc.</p> <p>www.ottoassociates.com 9 West Division Street Burlington, MN 55313 (763)822-4727 Fax: (763)822-3522</p>	<p>• denotes iron monument found ○ denotes 1/2 inch by 14 inch iron pipe set and marked by 1 brass #40062</p> <p>Project No. 14-0310</p>
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Tract 1 Soil Map

(Lines Approximate)



State: **Minnesota**
 County: **Wright**
 Location: **28-120N-26W**
 Township: **Chatham**
 Acres: **86**
 Date: **12/9/2014**









Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
1901B	Angus-Le Sueur complex, 1 to 5 percent slopes	42.70	49.7%		Ile	94
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	16.28	18.9%		IIle	77
109	Cordova clay loam, 0 to 2 percent slopes	11.03	12.8%		IIw	87
114	Glencoe clay loam, depressionnal, 0 to 1 percent slopes	8.33	9.7%		IIIw	86
539	Klossner muck, 0 to 1 percent slopes	4.09	4.8%		IIIw	76
1388B	Terril loam, moderately wet, 2 to 6 percent slopes	3.57	4.2%		Ile	99
Weighted Average						88.5

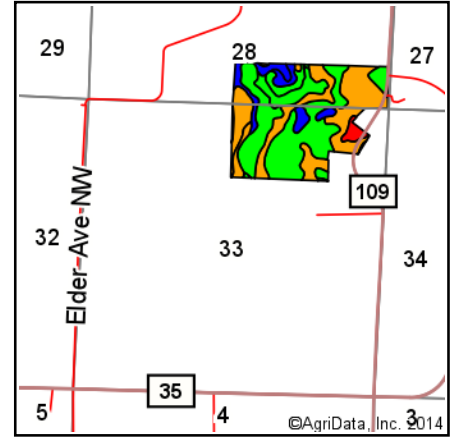
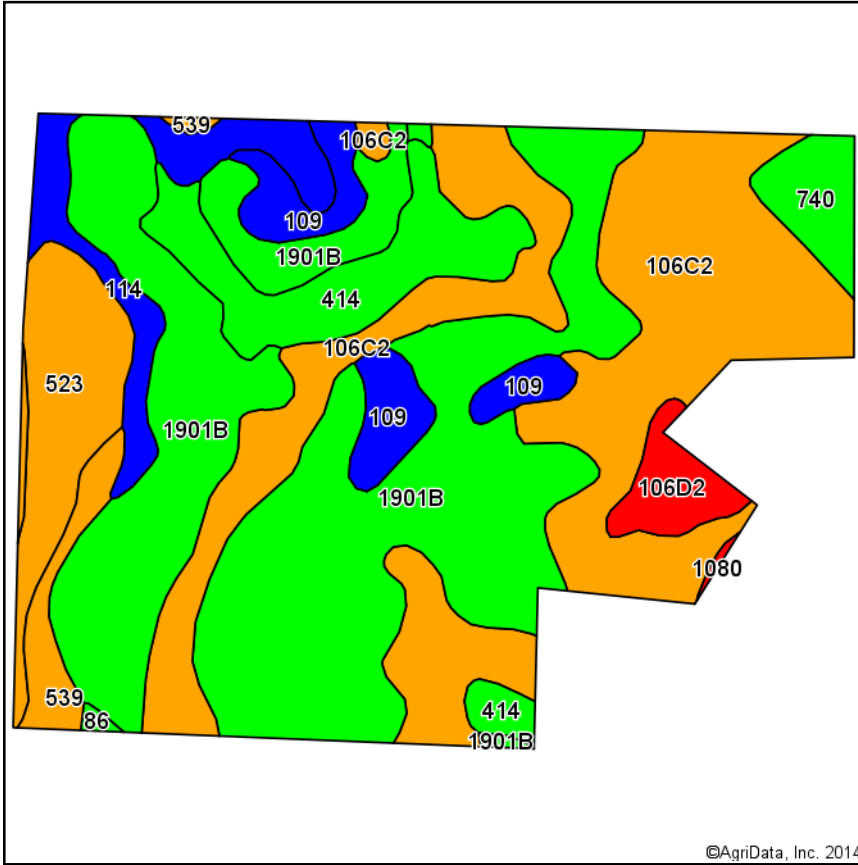
Area Symbol: MN171, Soil Area Version: 8

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

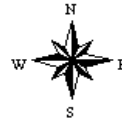


Tract 2 Soil Map

(Lines Approximate)



State: **Minnesota**
 County: **Wright**
 Location: **28-120N-26W**
 Township: **Chatham**
 Acres: **106**
 Date: **12/9/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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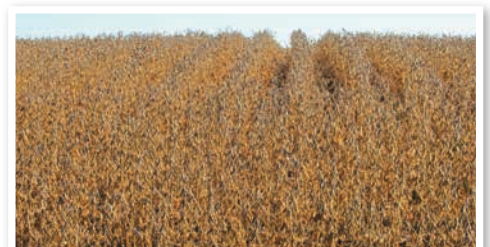
Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
1901B	Angus-Le Sueur complex, 1 to 5 percent slopes	42.70	40.3%		Ile	94
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	31.44	29.7%		IIIe	77
414	Hamel loam, 1 to 3 percent slopes	7.69	7.3%		IIw	94
523	Houghton muck, depressional, 0 to 1 percent slopes	6.47	6.1%		IIIw	74
114	Glencoe clay loam, depressional, 0 to 1 percent slopes	5.07	4.8%		IIIw	86
109	Cordova clay loam, 0 to 2 percent slopes	4.90	4.6%		IIw	87
539	Klossner muck, 0 to 1 percent slopes	2.62	2.5%		IIIw	76
740	Hamel-Glencoe, depressional, complex, 0 to 3 percent slopes	2.50	2.4%		IIw	93
106D2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.24	2.1%		IVe	0
86	Canisteo clay loam, moderately fine substratum, 0 to 2 percent slopes	0.16	0.2%		IIw	93
1388B	Terril loam, moderately wet, 2 to 6 percent slopes	0.11	0.1%		Ile	99
1080	Klossner, Okoboji, and Glencoe soils, ponded, 0 to 1 percent slopes	0.10	0.1%		VIIIw	5
Weighted Average						84.5

Area Symbol: MN171, Soil Area Version: 8

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



2014 Property Tax Statement (1 of 2)



Robert J Hiivala
 WRIGHT COUNTY AUDITOR/TREASURER
 10 SECOND STREET N.W. ROOM 232
 BUFFALO, MN 55313-1194
 763-682-7572 or 763-682-7584
 www.co.wright.mn.us

Property ID#: R203-000-284100

Taxpayer ID Number: 269847
 HARVEY BEHRENBRINKER BYPASS TR
 %STEPHEN C BEHRENBRINKER
 1111 WATER AVE S
 SAUK RAPIDS MN 56379-1043



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.*

TAX STATEMENT		2014
2013	Values for Taxes Payable in	
Step 1	VALUES & CLASSIFICATION	<i>Sent in March 2013</i>
	Taxes Payable Year:	2013 2014
	Estimated Market Value:	629,900 703,800
	Improvements Excluded:	
	Homestead Exclusion:	
	Taxable Market Value:	583,600 674,300
	New Improvements/ Expired Exclusions*:	
	Property Classification:	AG HMSTD AG HMSTD
	Property Description: Sect-28 Twp-120 Range-026 UNPLATTED LAND CHATHAM TWP 143.87 AC E62A OF SE1/4 & W98A OF SE1/4 EX TR DES IN BK45MIS-202 EX TR DES ON DOC840603(284201)	
	THIS PARCEL HAS DEFERRED GREEN ACRE TAXES	
Step 2	PROPOSED TAX	<i>Sent in November 2013</i>
	Proposed Tax:	3,062.00
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	1,533.00
	Second-half Taxes:	1,533.00
	Total Taxes Due in 2014:	3,066.00

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Your Property Tax and Credits

3. Your property taxes before credits	2,762.00	3,066.00
4. Credits that reduce your property taxes		
A. Agricultural market value credit		
B. Other credits		
5. Property taxes after credits	2,762.00	3,066.00

Property Tax by Jurisdiction

6. County	1,293.31	1,464.94
7. City or Town (TOWN OF CHATHAM)	391.16	458.56
8. State General Tax		
9. School District (0877)		
A. Voter approved levies	603.04	670.86
B. Other local levies	474.49	471.64
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,762.00	3,066.00

Special Assessments on Your Property

13. Special assessments		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,762.00	3,066.00



2014 Property Tax Statement (1 of 2)



Robert J Hiivala
 WRIGHT COUNTY AUDITOR/TREASURER
 10 SECOND STREET N.W. ROOM 232
 BUFFALO, MN 55313-1194
 763-682-7572 or 763-682-7584
 www.co.wright.mn.us

Property ID#: R203-000-331100

Taxpayer ID Number: 269847
 HARVEY BEHRENBRINKER BYPASS TR
 %STEPHEN C BEHRENBRINKER
 1111 WATER AVE S
 SAUK RAPIDS MN 56379-1043



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.*

TAX STATEMENT		2014																					
2013	Values for Taxes Payable in																						
Step 1	<p style="text-align: center;">VALUES & CLASSIFICATION <i>Sent in March 2013</i></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr style="border-top: 1px solid black; border-bottom: 1px solid black;"> <th style="text-align: left;">Taxes Payable Year:</th> <th style="text-align: right;">2013</th> <th style="text-align: right;">2014</th> </tr> </thead> <tbody> <tr> <td>Estimated Market Value:</td> <td style="text-align: right;">503,400</td> <td style="text-align: right;">518,400</td> </tr> <tr> <td>Improvements Excluded:</td> <td></td> <td></td> </tr> <tr> <td>Homestead Exclusion:</td> <td style="text-align: right;">19,800</td> <td style="text-align: right;">20,400</td> </tr> <tr> <td>Taxable Market Value:</td> <td style="text-align: right;">460,000</td> <td style="text-align: right;">487,600</td> </tr> <tr> <td>New Improvements/ Expired Exclusions*:</td> <td></td> <td></td> </tr> <tr> <td>Property Classification:</td> <td style="text-align: right;">AG HMSTD</td> <td style="text-align: right;">AG HMSTD</td> </tr> </tbody> </table> <p>Property Description: Sect-33 Twp-120 Range-026 UNPLATTED LAND CHATHAM TWP 67.39 AC NW1/4OF NE1/4&LT1EX TR DES IN BK315-331 ALSO EX TR DES ON DOC 1133996 (ADDED TO -331101)</p> <p>THIS PARCEL HAS DEFERRED GREEN ACRE TAXES</p>	Taxes Payable Year:	2013	2014	Estimated Market Value:	503,400	518,400	Improvements Excluded:			Homestead Exclusion:	19,800	20,400	Taxable Market Value:	460,000	487,600	New Improvements/ Expired Exclusions*:			Property Classification:	AG HMSTD	AG HMSTD	
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Step 2	<p style="text-align: center;">PROPOSED TAX <i>Sent in November 2013</i></p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>Proposed Tax:</td> <td style="text-align: right;">2,998.00</td> </tr> </tbody> </table>	Proposed Tax:	2,998.00																				
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Step 3	<p style="text-align: center;">PROPERTY TAX STATEMENT</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>First-half Taxes:</td> <td style="text-align: right;">1,529.00</td> </tr> <tr> <td>Second-half Taxes:</td> <td style="text-align: right;">1,529.00</td> </tr> <tr> <td>Total Taxes Due in 2014:</td> <td style="text-align: right;">3,058.00</td> </tr> </tbody> </table>	First-half Taxes:	1,529.00	Second-half Taxes:	1,529.00	Total Taxes Due in 2014:	3,058.00																
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Total Taxes Due in 2014:	3,058.00																						

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Your Property Tax and Credits

3. Your property taxes before credits	3,265.00	3,233.00
4. Credits that reduce your property taxes		
A. Agricultural market value credit	230.00	230.00
B. Other credits		
5. Property taxes after credits	3,035.00	3,003.00

Property Tax by Jurisdiction

6. County	1,297.47	1,312.73
7. City or Town (TOWN OF CHATHAM)	392.62	410.83
8. State General Tax		
9. School District (0877)		
A. Voter approved levies	818.22	623.13
B. Other local levies	526.69	656.31
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,035.00	3,003.00

Special Assessments on Your Property

13. Special assessments	45.00	55.00
FIRE DEPT 51020-0	55.00	

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,080.00	3,058.00
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Abbreviated 156 EZ

Minnesota	U.S. Department of Agriculture	FARM: 4230
Wright	Farm Service Agency	Prepared: 11/7/14 11:51 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2015
		Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name		Farm Identifier					Recon Number	
Farms Associated with Operator:								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
241.15	189.54	189.54	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	189.54	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	117.4	101	121	0.0	0.0
SOYBEANS	67.7	34	41	0.0	0.0
Total Base Acres:	185.1				

Tract Number: 1837 Description: CHAT SEC28,33 FAV/WR History: N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
241.15	189.54	189.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	189.54	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	117.4	101	121	0.0	0.0	
SOYBEANS	67.7	34	41	0.0	0.0	
Total Base Acres:	185.1					

Owners: HARVEY J BEHRENBRINKER

Producer Farm Data Report	Date: 11/7/14 11:49 AM
Crop Year: 2015	Page: 1
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.	

Producer Name and Address				Recording County Office Name							
HARVEY J BEHRENBRINKER 773 DEMPSEY AVE NW BUFFALO MN 55313-4422				Wright, Minnesota							
Telephone: (763) 682-1450											
Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland					
1	1	241.15	189.54	189.54	0.0	189.54					
State & County	Farm	Tract	Relationship to Farm Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
Wright, MN	4230	1837	Owner	HARVEY J BEHRENBRINKER	241.15	189.54	189.54	0.0	189.54	N	N

HEL Codes	SA = HEL: Sys Applied SNA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required 2YR = HEL: 2-yr Implement	DNC = Determination Not Complete N = Not HEL	Wetland Codes	WL = Wetland N = No Wetland	DNC = Determination Not Complete
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Property Details/Tract Photos

House:

54' x 34' home built in 1962. Features 5 bedrooms, 2 ½ baths, finished basement, and a drive-under garage. New steel siding and roof in 2012. Windows and exterior doors have been updated. New well in 2014. New septic in 2002, inspected and passed in 2014.

Outbuildings:

Shed #1 38' x 90' x 14' Pole Shed,
concrete floor, concrete apron,
overhead doors on both ends.
New in 1994

Shed #2 44' x 98' x 12' Pole Shed,
double sliding doors

Shed #3 40' x 60' x 10' Pole Shed,
sliding door

Shed #4 20' x 28' x 10' Pole Shed,
sliding door

Hog Barn 24' x 50' with hay loft,
block foundation,
concrete floor

Grain Bin 4,000+/- bu.

Concrete Silo

This farmstead features 10 acres on a paved lake road located between Maple Lake and Buffalo Minnesota. Features include lake shore along Abby Lake, numerous well cared for outbuildings, landscaped yard, and picturesque views.



Property Photos



Property Photos



Earnest Money Receipt & Purchase Agreement

SteffesGroup.com



EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money 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 receipted for _____ \$ _____

Balance to be paid as follows: In Cash at Closing _____ \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS 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 deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing SELLER at SELLER'S expense shall furnish BUYER an abstract updated to a current date showing good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota 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 state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are _____ Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes: _____

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before _____ Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12: Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

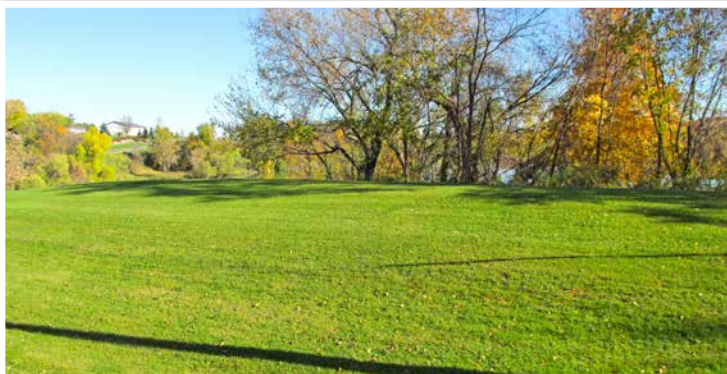
Steffes Group, Inc.

Seller's Printed Name & Address:

**WRIGHT
COUNTY** **MN**

Multi Tract Farmland & Farmstead Auction

Wednesday, February 25, 2014 | 10AM



MULTI TRACT FARMLAND & FARMSTEAD AUCTION



Steffes Group, Inc.
24400 MN Hwy 22 South, Litchfield, MN 55355
Ashley Huhn MN47-002, Eric Gabrielson MN47-006,
Randy Kath MN47-007, Scott Steffes MN14-51
320.693.9371 | SteffesGroup.com