

buyer's PROSPECTUS

Wright County, MN

Land Auction

FRIDAY, MARCH 6, 2015 • 11AM

Auction Location: Steffes Group facility, 24400 MN Hwy 22 S, Litchfield, MN 55355.
Land Location: From Waverly, MN 2 ½ miles N on Co Rd 8. Land will be on right (east) side of road.

65^{+/-}
acres

**Wallace Gates
Estate, OWNER**

Contact Eric Gabrielson at Steffes Group, 701.238.2570

TERMS: Ten percent down upon signing purchase agreement with balance due at closing in 30 days.
This is a 5% buyer's premium auction.

WRIGHT COUNTY LAND AUCTION



Steffes Group, Inc.
24400 MN Hwy 22 South, Litchfield, MN 55355
Eric Gabrielson MN47-006 (Agent), Ashley Huhn MN47-002,
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, April 8, 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 Date of 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.
- 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, April 8, 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

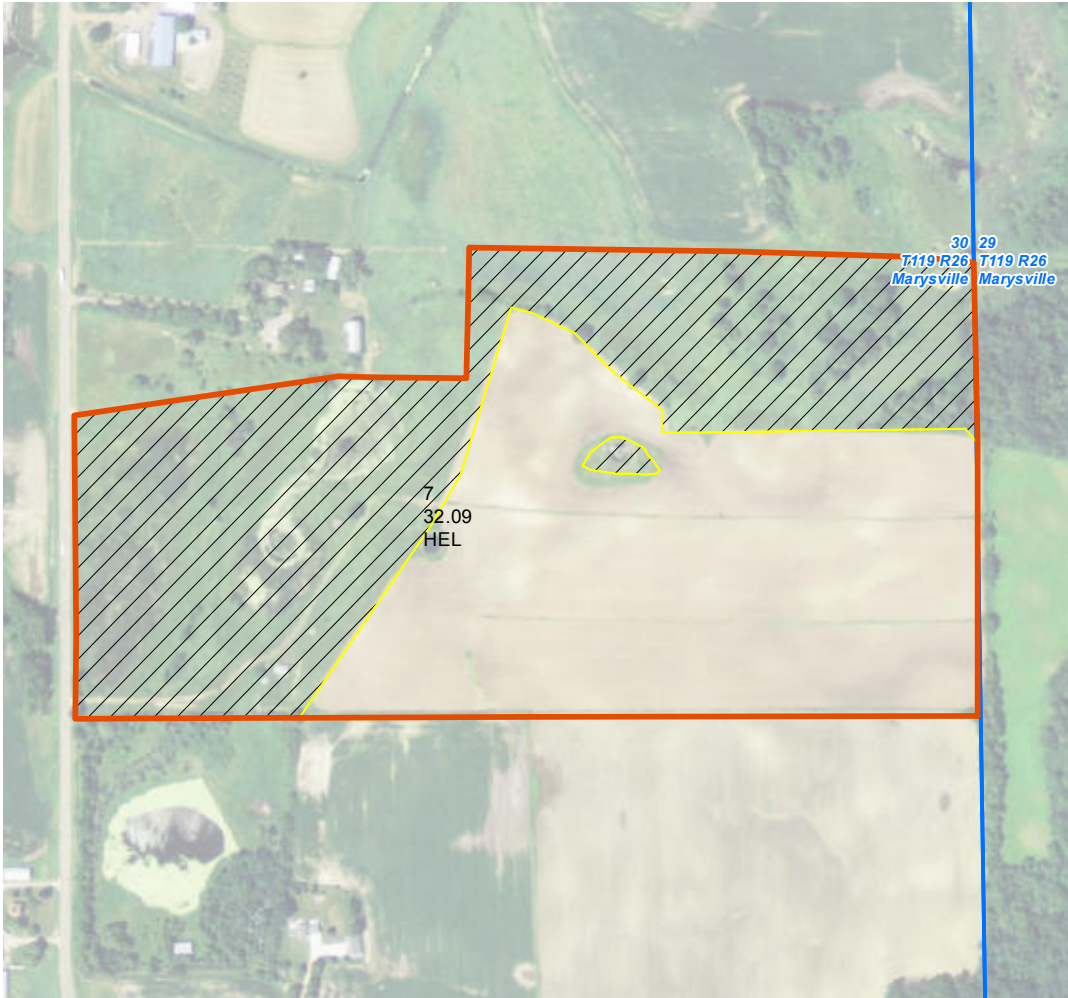
- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid **before** the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Wright County, MN - Marysville Map



Wright County, MN - Marysville Aerial Map

(Lines Approximate)



Farm 5519 Tract 5572



2015 Program Year

Map Created January 26, 2015

Common Land Unit

- Cropland
- Non-cropland

- Conservation Reserve Program

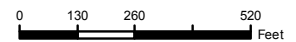
Wetland Determination Identifiers

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

- Tract Boundary

- Section Line

1:4,800



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

NAG = for GZ

Canola = Spring for seed

Sunflower = oil or non-oil for grain



Wright County, Minnesota

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.

WRIGHT COUNTY, MN LAND AUCTION

Legal Description:

65+/- Acres located in N1/2 SE1/4 30-119-26 (Marysville Township)

Tillable Acres: 31+/-

Fenced Pasture Acres: 34+/-

1 Building Entitlement

Available at public auction is this 65 acre tract of land located NW of Waverly and NE of Howard Lake. This land features beautiful views, a 2 car garage, and a small livestock corral. It is located on a major tar road and is easily accessible. Join us March 6th for a chance to acquire this parcel of land.



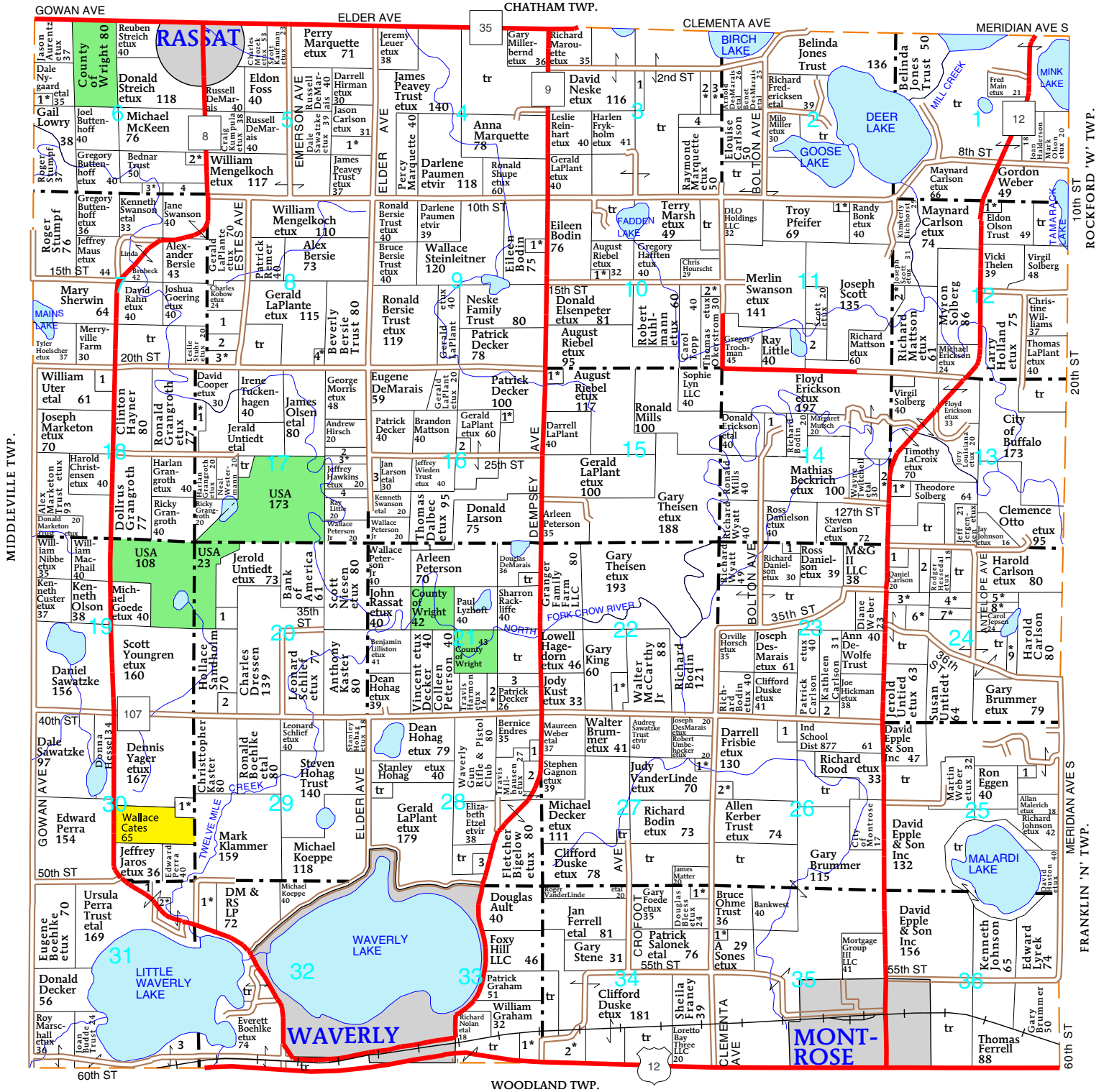
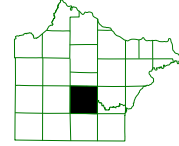
Wright County, MN - Marysville Township Plat Map (Lines Approximate)

T-119-N

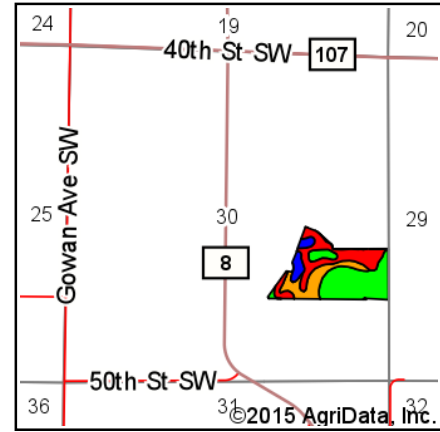
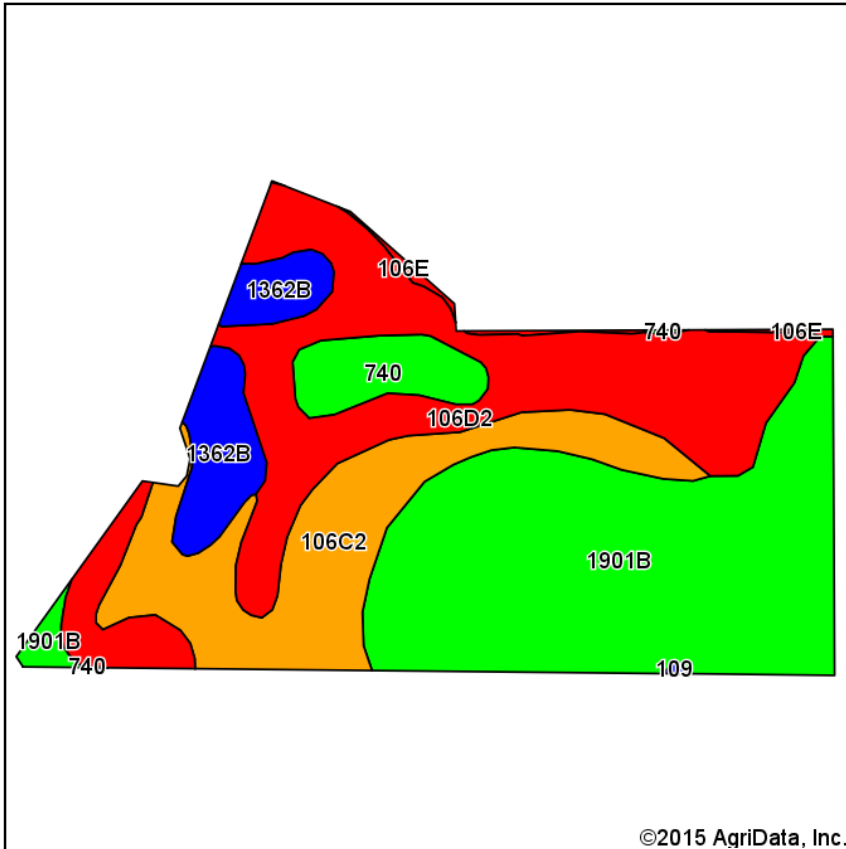
MARYSVILLE PLAT

R-26-W

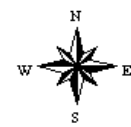
(Landowners)



Wright County, MN - Marysville Township Soil Map (Lines Approximate)



State: **Minnesota**
 County: **Wright**
 Location: **30-119N-26W**
 Township: **Marysville**
 Acres: **31.91**
 Date: **2/9/2015**



Maps Provided By:
surety
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	12.48	39.1%		Ile	94
106D2	Lester loam, 10 to 16 percent slopes, moderately eroded	9.66	30.3%		IVe	*e 67
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	5.92	18.6%		IIIe	77
1362B	Angus loam, 2 to 6 percent slopes	2.19	6.9%		Ile	90
740	Hamel-Glencoe, depressional, complex, 0 to 3 percent slopes	1.44	4.5%		IIw	93
106E	Lester loam, 16 to 22 percent slopes	0.22	0.7%		VIe	*e 34
Weighted Average						81.9

Area Symbol: MN171, Soil Area Version: 8

*e: NRCS has omitted index. Values obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.



2014 Property Tax Statement



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#: R211-000-304101

Taxpayer ID Number: 6358
 WALLACE H CATES
 2490 CATES RNCH
 HAMEL MN 55340

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

TAX STATEMENT		2014
2013 Values for Taxes Payable in		
VALUES & CLASSIFICATION <i>Sent in March 2013</i>		
	Taxes Payable Year:	2013 2014
Step 1	Estimated Market Value:	371,800 377,700
	Improvements Excluded:	
	Homestead Exclusion:	
	Taxable Market Value:	371,800 377,700
	New Improvements/ Expired Exclusions*:	
	Property Classification:	AG NHSTD AG NHSTD
Property Description: Sect-30 Twp-119 Range-026 UNPLATTED LAND MARYSVILLE TWP 65.00 AC TH PRT OF N1/2OF SE1/4&S1/2OF NE1/4DES BEG NE COR OF N1/2OF SE1/4TH N88D27°51"W ALG LN IF EXTED WOULD INT/SEC W LN OF S1/2OF NE1/4 31FT N FR SW COR		
PROPOSED TAX <i>Sent in November 2013</i>		
Step 2	Proposed Tax:	3,626.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	2,191.00
	Second-half Taxes:	2,191.00
	Total Taxes Due in 2014:	4,382.00

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	3,597.00	4,232.00
4. Credits that reduce your property taxes		
A. Agricultural market value credit		
B. Other credits		
5. Property taxes after credits	3,597.00	4,232.00

Property Tax by Jurisdiction

6. County	1,646.91	1,641.28
7. City or Town (TOWN OF MARYSVILLE)	615.63	627.74
8. State General Tax		
9. School District (2687)		
A. Voter approved levies	1,004.49	1,645.83
B. Other local levies	329.97	317.15
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,597.00	4,232.00

Special Assessments on Your Property

13. Special assessments	125.00	150.00
FIRE DEPT 51610-0	Principal \$ 150.00	

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS **3,722.00 4,382.00**



Abbreviated 156 EZ

Minnesota
Wright

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5519
Prepared: 2/9/15 4:25 PM
Crop Year: 2015
Page: 1 of 1

Report ID: FSA-156EZ

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
	SAME	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
65.53	32.09	32.09	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	32.09	0.0	0.0	N			

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
OATS	2.3	65	65	0.0	0.0
CORN	9.7	96	96	0.0	0.0
Total Base Acres:	12.0				

Tract Number: 5572 Description: MARY SEC30

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
65.53	32.09	32.09	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	32.09	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
OATS	2.3	65	65	0.0	0.0
CORN	9.7	96	96	0.0	0.0
Total Base Acres:	12.0				

Owners: WALLACE H CATES

Other Producers: None

Land Photos



Land 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

Land Auction

Friday, March 6, 2015 | 11AM



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