



# buyer's PROSPECTUS

**Saturday, June 18 @ 10AM** 2016

**Preview/Open House**  
**Saturday, June 4**  
**12 - 3PM**

**65**  
**± acres**  
offered in  
3 tracts



**Meeker Cty, MN**  
Forest Prairie Township

**Auction Location**

On site at 65636 355th St., Watkins, MN 55389

**Directions to Farmstead**

From Watkins, MN 1/2 mile west on Hwy 55, south on Co. Rd. 2 3-3/4 miles, west on 355th St 1/4 mile.



## MN Real Estate Auction

This property features a well-protected 3BD, 3B home located on a paved road and near Clear Lake. There are a number of outbuildings including an indoor riding arena, a lighted outdoor riding arena, and a shop. With ample storage and space, this property could appeal to someone looking for a hobby farm, horse property, or business location.

**Broken Wheel Farms**  
**Dale & Mary Loch, Owners**

Contact **320.693.9371**  
Randy Kath 701.429.8894



Barn



Indoor Riding Arena



Garage

**24400 MN Hwy 22 South, Litchfield, MN 55355**

Ashley Huhn MN47-002, Eric Gabrielson MN47-006,  
Randy Kath MN47-007, Scott Steffes MN14-51,  
Brad Olstad MN14-70, Bob Steffes MN14-09, Max Steffes MN14-031

**SteffesGroup.com**

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

# 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 **Tuesday, July 19, 2016.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **Taxes to be prorated to day 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.
- 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 **Tuesday, July 19, 2016.** 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.**

### **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



# Tract 1



Lines approximate

**Legal Description:** TBD by Survey  
**Surveyed Acres:** 10.66+/-

### House Info:

**1,933 sq. ft. 3BD, 3B 1-1/2 Story Home  
Built in 1933**

- Wrap around exterior deck
- Finished basement
- Concrete foundation

### Utilities:

- Central air
- Central vacuum
- Propane/EFA heat
- Wood burning stove
- Gas range
- Washer/dryer
- Well water
- Mound septic system

### Outbuilding Info

#### 100' x 70' Indoor Riding Arena

- 28' high center
- Cover-all steel frame
- (2) 4' walk through doors
- (2) 14' x 14' overhead garage doors
- 110v utilities indoor/outdoor lights
- Sand floor

#### 167' x 88' Outdoor Riding Arena

- Lighted

#### 60' x 28' Barn

- Steel roof/siding
- Electricity & water
- Hay loft
- Working barn cleaner
- 64' x 32' Lean-to

- (10) Stalls w/ Priefert steel fronts
- Concrete floors
- Insulated
- Tack room
- Steel roof/siding
- 12 x 12 Adjoining Tach Room

#### 60 x 40' Shop

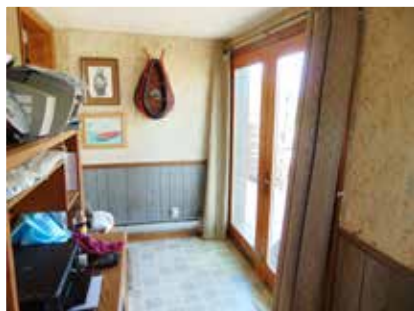
- 28' x 40' of shop is heated/insulated
- 32' x 40' of shop is cold storage
- (2) 14' x 12' O/H doors
- Sliding door
- Concrete floors
- Concrete apron
- Pole frame

#### 28' x 24' 2-Car Garage

- (2) 10' x 7' O/H doors
- Steel roof/siding
- 110v power
- Pole frame
- Concrete floors



# Property Pictures

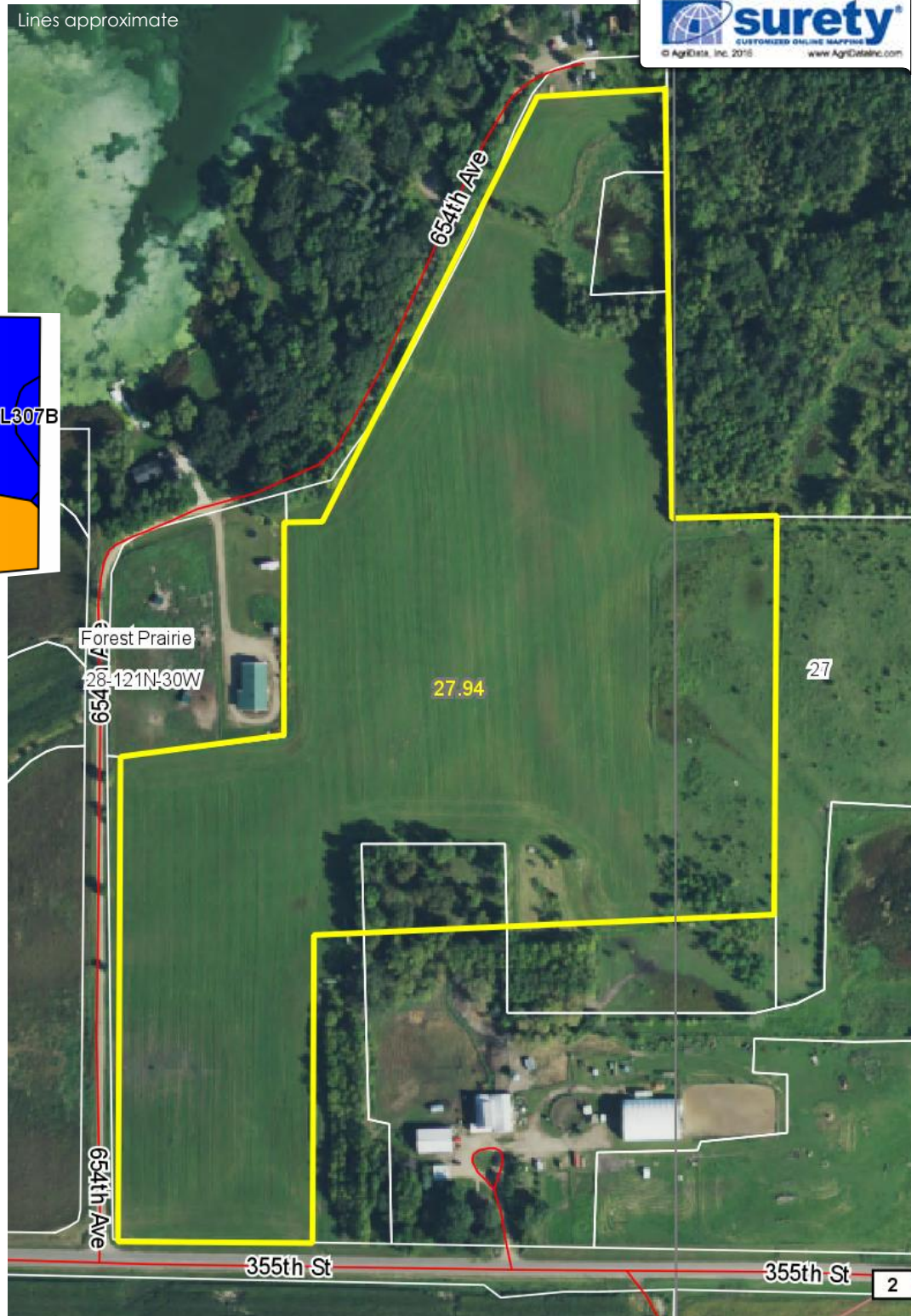
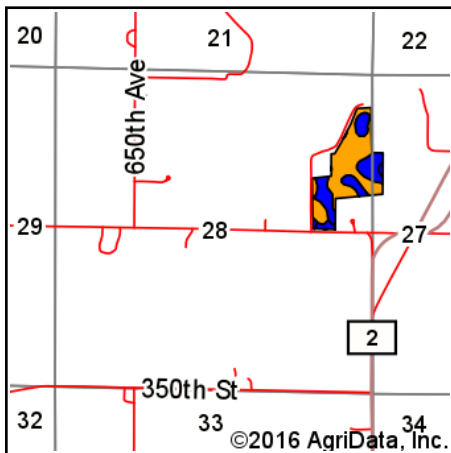
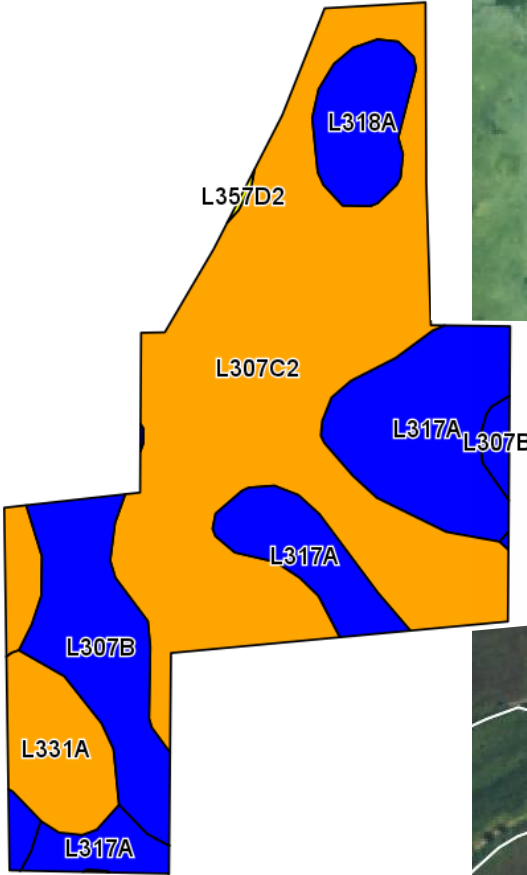


# Tract 2

Legal Description: TBD by Survey Hay/Cropland Acres: 27+/-  
 Surveyed Acres: 27.94



Lines approximate



Area Symbol: MN093, Soil Area Version: 9

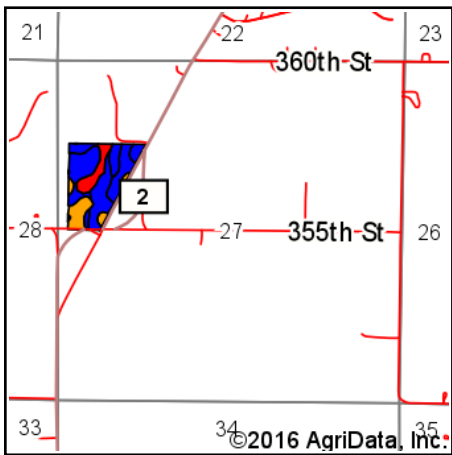
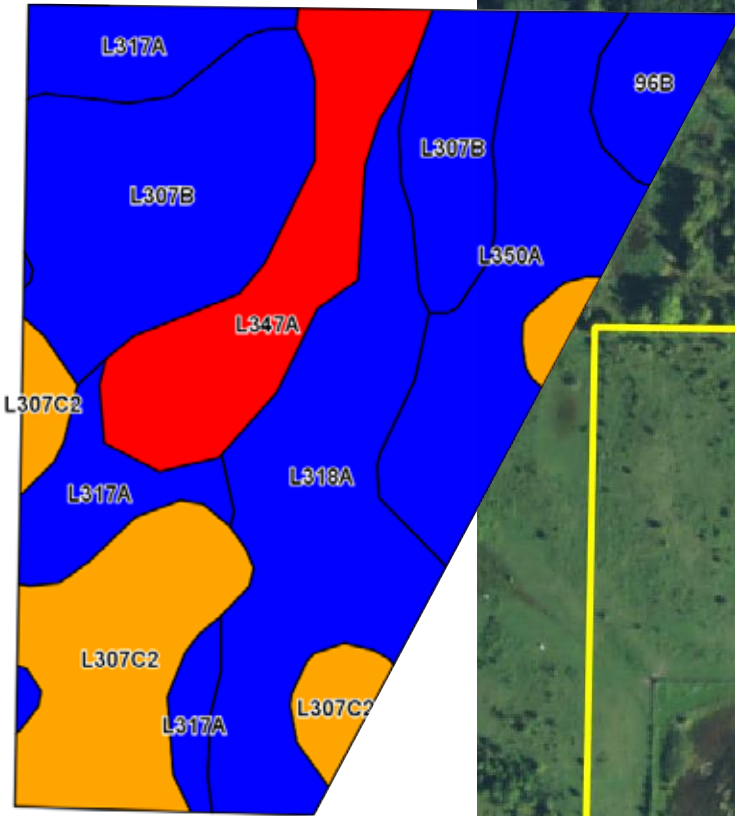
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	15.28	54.7%		IIIe	77
L317A	Barry loam, 0 to 2 percent slopes	5.67	20.3%		IIw	87
L307B	Koronis loam, 2 to 6 percent slopes	3.57	12.8%		Ile	88
L331A	Klossner muck, lundlake catena, 0 to 1 percent slopes	1.82	6.5%		IIIw	77
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	1.60	5.7%		IIIw	86
<b>Weighted Average</b>						<b>81</b>

Area Symbol: MN093, Soil Area: 9 \*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

# Tract 3

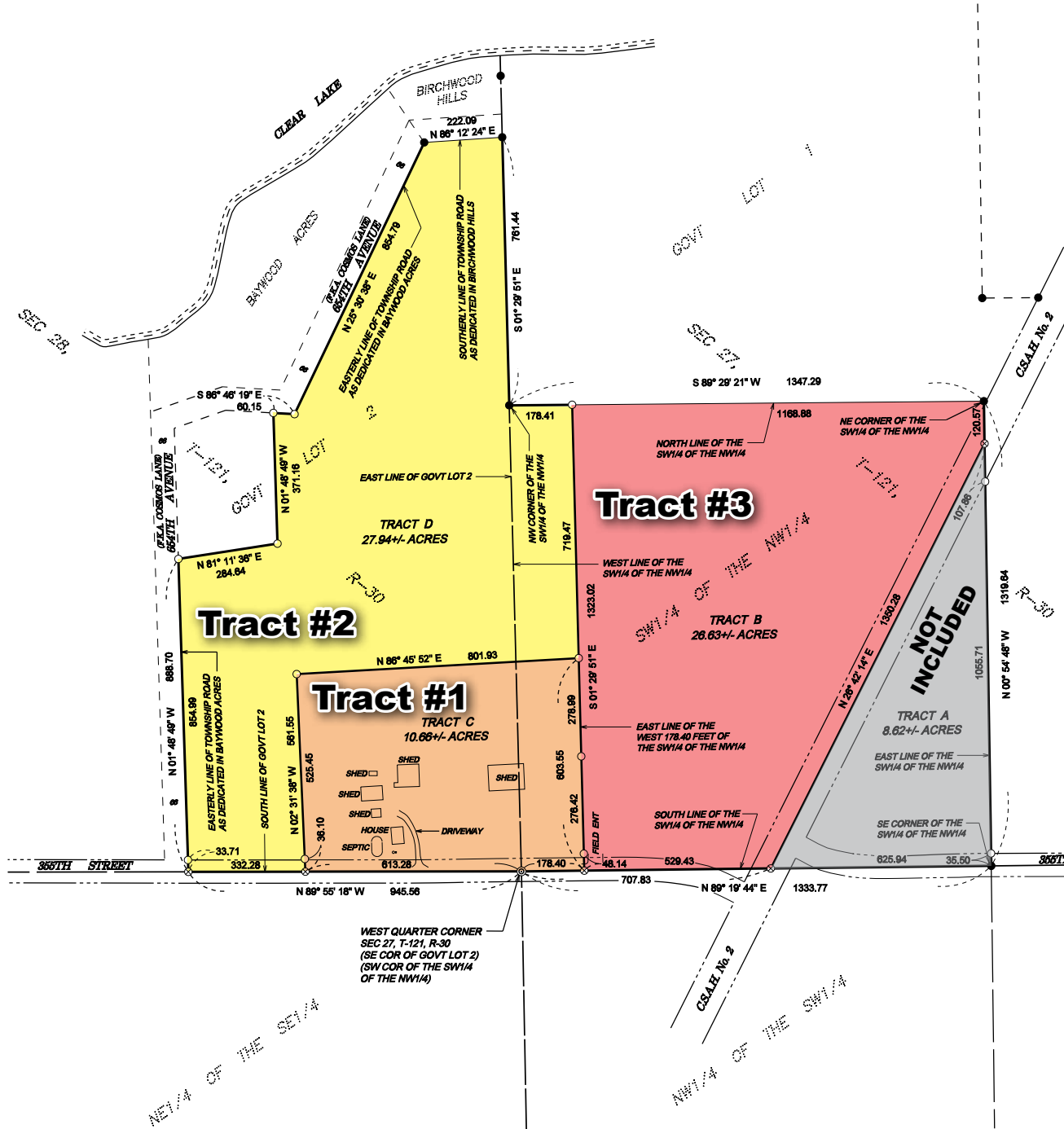
Legal Description: TBD by Survey  
 Surveyed Acres: 26.63+/-

Pasture/Recreational Acres: 26+/-  
 (2) Building Entitlements




Area Symbol: MN093, Soil Area Version: 9						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L307B	Koronis loam, 2 to 6 percent slopes	5.87	22.6%		Ile	88
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	5.02	19.3%		IIIw	86
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	4.27	16.4%		IIIe	77
L350A	Marcellon loam, 0 to 3 percent slopes	3.74	14.4%		Iw	*m 90
L347A	Klossner and Lundlake soils, 0 to 1 percent slopes, ponded	3.18	12.2%		VIIIw	5
L317A	Barry loam, 0 to 2 percent slopes	2.92	11.2%		IIw	87
96B	Collinwood silty clay loam, 3 to 6 percent slopes	1.00	3.8%		Ile	86
<b>Weighted Average</b>						<b>*m 75.8</b>

Area Symbol: MN093, Soil Area: 9 \*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.





DATE OF FIELD WORK: April 15, 2016	JOB NO.: 16066	HORIZONTAL DATUM: NAD83 1986
DATE OF MAP: May 9, 2016	DRAFTED BY: PMH	Meeker County
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20		



**Northstar**  
Surveying

(520)693-3710  
310 East Depot Street  
Litchfield, MN 55355  
ns\_doug@qwestoffice.net  
ns\_chuck@qwestoffice.net

**CLIENT NAME:**  
Dale Loch

**PROJECT ADDRESS**  
65636 355th Street  
Watkins, MN

Surveyed Descriptions

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30, Meeker County, Minnesota, lying southeasterly of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 19 minutes 44 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, 707.88 feet to the point of beginning of the line herein described; thence North 26 degrees 43 minutes 14 seconds East, 1260.26 feet to a point on east line of said Southwest Quarter of the Northwest Quarter 120.87 feet south of the northeast corner and said line there terminating.

Containing 8.82 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30, Meeker County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 19 minutes 44 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, 178.40 feet to the point of beginning of the tract herein described; thence continuing North 89 degrees 19 minutes 44 seconds East along last said line, 629.45 feet; thence North 26 degrees 43 minutes 14 seconds East, 1360.26 feet to a point on east line of said Southwest Quarter of the Northwest Quarter 120.87 feet south of the northeast corner; thence North 00 degrees 54 minutes 48 seconds West along said east line of the Southwest Quarter of the Northwest Quarter, 120.87 feet to the northeast corner of said Southwest Quarter of the Northwest Quarter; thence South 89 degrees 29 minutes 21 seconds West along the north line of said Southwest Quarter of the Northwest Quarter, 1168.98 feet to the intersection with east line of the west 178.40 feet of said Southwest Quarter of the Northwest Quarter as measured along the south line thereof; thence South 01 degrees 29 minutes 51 seconds East along last said line, 1262.02 feet to the point of beginning.

Containing 26.83 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT C**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30 AND that part of Government Lot 2, Section 28, Township 121, Range 30, all in Meeker County, Minnesota, described as follows: Beginning at the southeast corner of said Government Lot 2, also being the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 19 minutes 44 seconds West along the south line of said Government Lot 2, a distance of 613.98 feet; thence North 02 degrees 31 minutes 39 seconds West, 691.55 feet to the point of beginning of the tract herein described; thence returning South 02 degrees 31 minutes 39 seconds East along last said line, 691.55 feet to said south line of Government Lot 2; thence North 89 degrees 19 minutes 44 seconds West along last said line, 332.28 feet to the easterly line of Cosmos Lane as platted in BAYWOOD ACRES, as of public record Meeker County, Minnesota; thence North 01 degrees 48 minutes 49 seconds West along last said line, 888.70 feet; thence North 81 degrees 11 minutes 36 seconds East, 284.64 feet; thence North 01 degrees 48 minutes 49 seconds East, 371.15 feet to the southerly line of said Cosmos Lane; thence South 86 degrees 46 minutes 19 seconds East along last said line, 601.5 feet to easterly line of said Cosmos Lane; thence North 26 degrees 30 minutes 38 seconds East along last said line, 864.79 feet to the most easterly corner of said BAYWOOD ACRES, also being the southwesterly corner of Cosmos Lane as platted in HIRCHWOOD HILLS, as of public record Meeker County, Minnesota; thence North 86 degrees 12 minutes 24 seconds East along the southerly line of said Cosmos Lane as platted in said HIRCHWOOD HILLS, 222.09 feet to the east line of said Government Lot 2; thence South 01 degrees 29 minutes 51 seconds East along last said line, 761.44 feet to the north line of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 29 minutes 21 seconds East along last said line, 178.41 feet to the east line of the west 178.40 feet of said Southwest Quarter of the Northwest Quarter as measured along the south line thereof; thence South 01 degrees 29 minutes 51 seconds East along last said line, 719.47 feet to its intersection with a line bearing North 86 degrees 45 minutes 52 seconds East from the point of beginning; thence South 86 degrees 45 minutes 52 seconds West along last said line, 801.98 feet to the point of beginning.

Containing 10.86 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

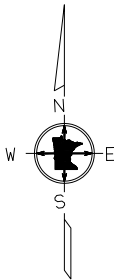
**PROPOSED LEGAL DESCRIPTION FOR TRACT D**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30 AND that part of Government Lot 2, Section 28, Township 121, Range 30, all in Meeker County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 2, also being the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 19 minutes 44 seconds West along the south line of said Government Lot 2, a distance of 613.98 feet; thence North 02 degrees 31 minutes 39 seconds West, 691.55 feet to the point of beginning of the tract herein described; thence returning South 02 degrees 31 minutes 39 seconds East along last said line, 691.55 feet to said south line of Government Lot 2; thence North 89 degrees 19 minutes 44 seconds West along last said line, 332.28 feet to the easterly line of Cosmos Lane as platted in BAYWOOD ACRES, as of public record Meeker County, Minnesota; thence North 01 degrees 48 minutes 49 seconds West along last said line, 888.70 feet; thence North 81 degrees 11 minutes 36 seconds East, 284.64 feet; thence North 01 degrees 48 minutes 49 seconds East, 371.15 feet to the southerly line of said Cosmos Lane; thence South 86 degrees 46 minutes 19 seconds East along last said line, 601.5 feet to easterly line of said Cosmos Lane; thence North 26 degrees 30 minutes 38 seconds East along last said line, 864.79 feet to the most easterly corner of said BAYWOOD ACRES, also being the southwesterly corner of Cosmos Lane as platted in HIRCHWOOD HILLS, as of public record Meeker County, Minnesota; thence North 86 degrees 12 minutes 24 seconds East along the southerly line of said Cosmos Lane as platted in said HIRCHWOOD HILLS, 222.09 feet to the east line of said Government Lot 2; thence South 01 degrees 29 minutes 51 seconds East along last said line, 761.44 feet to the north line of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 29 minutes 21 seconds East along last said line, 178.41 feet to the east line of the west 178.40 feet of said Southwest Quarter of the Northwest Quarter as measured along the south line thereof; thence South 01 degrees 29 minutes 51 seconds East along last said line, 719.47 feet to its intersection with a line bearing North 86 degrees 45 minutes 52 seconds East from the point of beginning; thence South 86 degrees 45 minutes 52 seconds West along last said line, 801.98 feet to the point of beginning.

Containing 27.94 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**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. 43908 - In the State of Minnesota



"TRACT A" IS NOT PART OF THE AUCTION

Surveyor's Notes

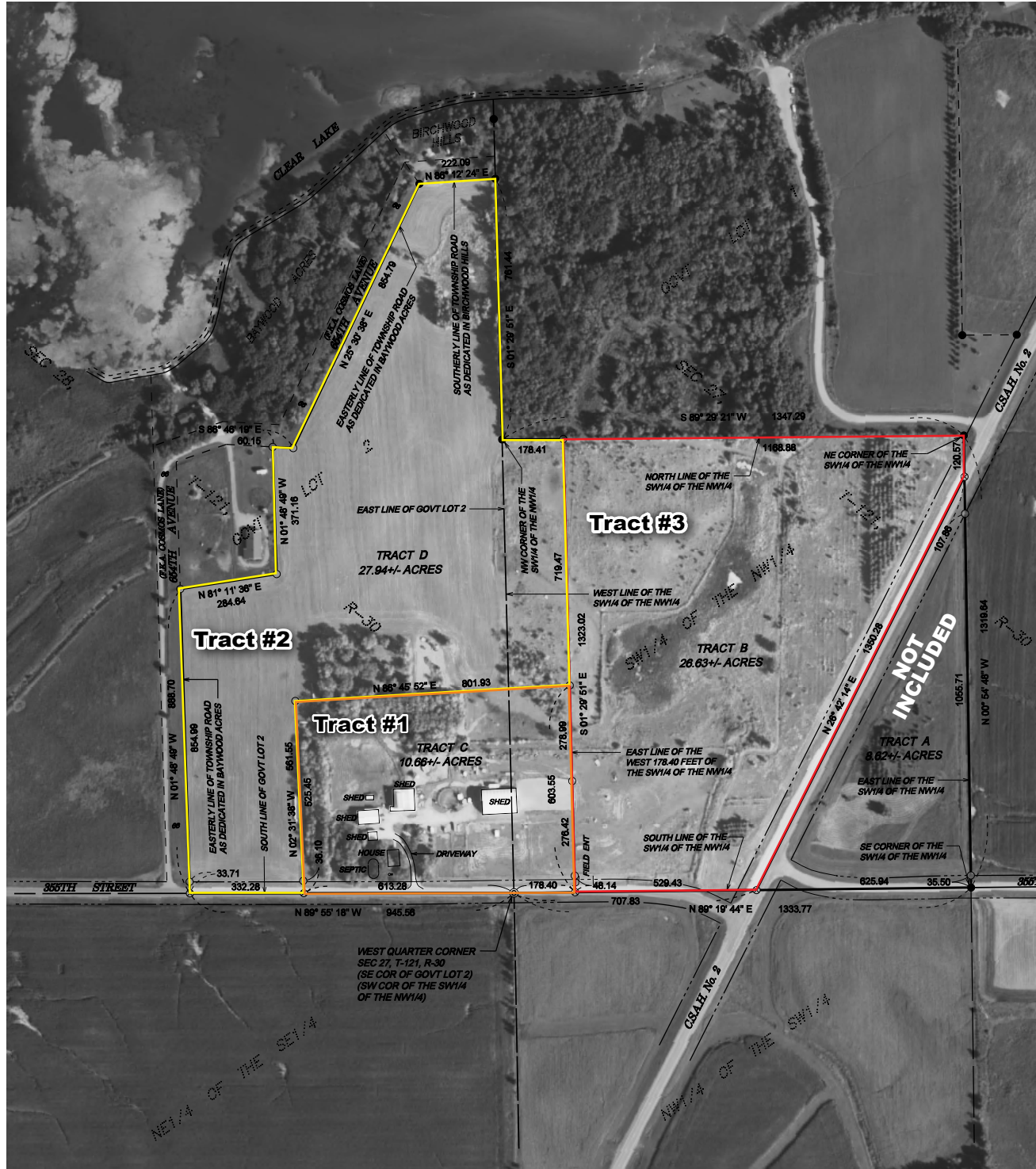
Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property information is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title insurance policy.

Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, utility lines, setback lines, agreements or other similar matters.

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# Aerial Survey



## LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊗ Set PK Nail

## GRAPHIC SCALE



DATE OF FIELD WORK: April 15, 2016	JOB NO: 16066	HORIZONTAL DATUM: NAD83 1986
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REVISION: _____ DATE _____, 20		



**Northstar**  
Surveying

**CLIENT NAME:**  
Dale Loch

---

**PROJECT ADDRESS**  
65636 355th Street  
Watkins, MN

(320)693-3710  
310 East Depot Street  
Litchfield, MN 55355  
na\_doug@qwestoffice.net  
na\_chuck@qwestoffice.net

Surveyed Descriptions

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30, Meeker County, Minnesota, lying southeasterly of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 19 minutes 44 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, 707.83 feet to the point of beginning of the line herein described; thence North 26 degrees 42 minutes 14 seconds East, 1350.28 feet to a point on east line of said Southwest Quarter of the Northwest Quarter 120.57 feet south of the northeast corner and said line there terminating.

Containing 8.68 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30, Meeker County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 19 minutes 44 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, 178.40 feet to the point of beginning of the tract herein described; thence continuing North 89 degrees 19 minutes 44 seconds East along last said line, 529.43 feet; thence North 26 degrees 42 minutes 14 seconds East, 1350.28 feet to a point on east line of said Southwest Quarter of the Northwest Quarter 120.57 feet south of the northeast corner; thence North 00 degrees 54 minutes 48 seconds West along said east line of the Southwest Quarter of the Northwest Quarter, 120.57 feet to the northeast corner of said Southwest Quarter of the Northwest Quarter; thence South 89 degrees 29 minutes 21 seconds West along the north line of said Southwest Quarter of the Northwest Quarter, 1189.98 feet to the intersection with east line of the west 178.40 feet of said Southwest Quarter of the Northwest Quarter as measured along the south line thereof; thence South 01 degrees 29 minutes 51 seconds East along last said line, 1329.03 feet to the point of beginning.

Containing 26.68 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT C**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30 AND that part of Government Lot 2, Section 26, Township 121, Range 30, all in Meeker County, Minnesota, described as follows: Beginning at the southwest corner of said Government Lot 2, also being the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 55 minutes 19 seconds West along the south line of said Government Lot 2, a distance of 618.26 feet; thence North 02 degrees 31 minutes 38 seconds West, 561.55 feet; thence North 86 degrees 45 minutes 52 seconds East, 801.58 feet to the east line of the west 178.40 feet of said Southwest Quarter of the Northwest Quarter as measured along the south line thereof; thence South 01 degrees 29 minutes 51 seconds East along last said line, 608.05 feet to the south line of said Southwest Quarter of the Northwest Quarter; thence South 89 degrees 19 minutes 44 seconds West along last said line, 178.40 feet to the point of beginning.

Containing 10.68 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

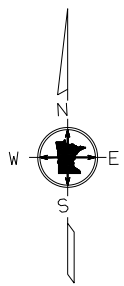
**PROPOSED LEGAL DESCRIPTION FOR TRACT D**

That part of the Southwest Quarter of the Northwest Quarter, Section 27, Township 121, Range 30 AND that part of Government Lot 2, Section 26, Township 121, Range 30, all in Meeker County, Minnesota, described as follows: Commencing at the southwest corner of said Government Lot 2, also being the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 55 minutes 19 seconds West along the south line of said Government Lot 2, a distance of 618.26 feet; thence North 02 degrees 31 minutes 38 seconds West, 561.55 feet to the point of beginning of the tract herein described; thence returning South 02 degrees 31 minutes 38 seconds East along last said line, 561.55 feet to said south line of Government Lot 2; thence North 89 degrees 55 minutes 19 seconds West along last said line, 382.26 feet to the easterly line of Cosmos Lane as platted in BAYWOOD ACRES, as of public record Meeker County, Minnesota; thence North 01 degrees 49 minutes 49 seconds West along last said line, 888.70 feet; thence North 51 degrees 11 minutes 36 seconds East, 284.84 feet; thence North 01 degrees 48 minutes 49 seconds East, 371.16 feet to the southerly line of said Cosmos Lane; thence South 86 degrees 45 minutes 19 seconds East along last said line, 601.16 feet to easterly line of said Cosmos Lane; thence North 25 degrees 30 minutes 39 seconds East along last said line, 854.79 feet to the most easterly corner of said BAYWOOD ACRES, also being the southwesterly corner of Cosmos Lane as platted in BIRCHWOOD HILLS, as of public record Meeker County, Minnesota; thence North 86 degrees 12 minutes 24 seconds East along the southerly line of said Cosmos Lane as platted in said BIRCHWOOD HILLS, 223.09 feet to the east line of said Government Lot 2; thence South 01 degrees 29 minutes 51 seconds East along last said line, 761.44 feet to the north line of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 29 minutes 21 seconds East along last said line, 178.41 feet to the east line of the west 178.40 feet of said Southwest Quarter of the Northwest Quarter as measured along the south line thereof; thence South 01 degrees 29 minutes 51 seconds East along last said line, 719.47 feet to its intersection with a line bearing North 86 degrees 45 minutes 52 seconds East from the point of beginning; thence South 86 degrees 45 minutes 52 seconds West along last said line, 801.58 feet to the point of beginning.

Containing 37.94 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**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 Hahn*  
Doug Hahn  
Registration No. 48808 - In the State of Minnesota



"TRACT A" IS NOT PART OF THE AUCTION

Surveyor's Notes

Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

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.

STREET

# Tax Statements

**Sharon M. Euerle**  
**Meeker Co. Treas.**  
 325 North Sibley  
 Litchfield, MN 55355-2155  
 320-693-5345  
 www.co.meeker.mn.us

**2016**

**PROPERTY TAX STATEMENT**

FOREST PRAIRIE TWP

PRCL# 10-0310000 RCPT# 6114  
 ESC# 31 WELLS FARGO RE TAX S  
 TC 1.122 1.122

**Property ID Number:** 10-0310000  
**Property Description:** SECT-27 TWP-121 RANG-30  
 SW 1/4 NW 1/4

DALE F & MARY G LOCH  
 65636 355TH ST  
 WATKINS MN 55389

19889-T

ACRES 40.00

		Values and Classification	
		Taxes Payable Year	2015 2016
Step 1	Estimated Market Value:	149,500	149,500
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	149,500	149,500
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI FRAC HST	AGRI FRAC HST
Sent in March 2015			
Step 2	<b>Proposed Tax</b>		1,098.00
* Does Not Include Special Assessments			
Sent in November 2015			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		554.00
	Second half Taxes:		554.00
	<b>Total Taxes Due in 2016:</b>		<b>1,108.00</b>

**\$\$\$ 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.*

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....

File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....

		Taxes Payable Year:	2015	2016
		<input type="checkbox"/>		.00
3. Property taxes before credits .....			1,048.00	1,108.00
4. A. Agricultural market value credits to reduce your property tax .....			.00	.00
B. Other credits to reduce your property tax .....			.00	.00
5. <b>Property taxes after credits</b> .....			1,048.00	1,108.00
8. County .....			538.16	554.89
7. City or Town .....			267.52	278.20
8. State General Tax .....			.00	.00
9. School District: 739				
A. Voter approved levies .....			135.31	154.80
B. Other local levies .....			82.09	91.65
10. Special Taxing Districts:				
A. MID MN DEVELOPMENT .....			2.11	2.10
B. CLEARWATER .....			22.81	26.36
C. ....				
D. ....				
11. Non-school voter approved referenda levies .....				.00
12. Total property tax before special assessments .....			1,048.00	1,108.00
Special Assessments on Your Property				
13. A. ....				
B. ....				
C. ....				
D. ....				
E. ....				
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....			1,048.00	1,108.00



# Tax Statements

**Sharon M. Euerle**  
**Meeker Co. Treas.**  
 325 North Sibley  
 Litchfield, MN 55355-2155  
 320-693-5345  
 www.co.meeker.mn.us

**2016**

**PROPERTY TAX STATEMENT**

PRCL# 10-033000 RCPT# 6148  
 ESC# 31 WELLS FARGO RE TAX S  
 TC 2.815 2.782

FOREST PRAIRIE TWP

**Property ID Number:** 10-0330000  
**Property Description:** SECT-28 TWP-121 RANG-30  
 E 47 AC LOT 2 EX PLAT & EX 1 AC & EX  
 PT GL 2 COMM SE COR TH SW957.64' E

DALE F & MARY G LOCH  
 65636 355TH ST  
 WATKINS MN 55389

19889-T  
 ACRES 33.62

		Values and Classification	
		Taxes Payable Year	2015 2016
Step 1	Estimated Market Value:	352.700	349.000
	Homestead Exclusion:	13.200	13.300
	Taxable Market Value:	339.500	335.700
	New Improve/Expired Excls:		
	Property Class:	AGRI FRAC HST	AGRI FRAC HST
Sent in March 2015			
Step 2	Proposed Tax		2.712.00
* Does Not Include Special Assessments			
Sent in November 2015			
Step 3	Property Tax Statement		
	First half Taxes:		1.380.00
	Second half Taxes:		1.380.00
	Total Taxes Due in 2016:		2.760.00

**\$\$\$ 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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....

File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.....

		Taxes Payable Year:	2015	2016
		<input type="checkbox"/>		1,296.59
			1,235.37	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		2,865.00	3,005.00
	4. A. Agricultural market value credits to reduce your property tax .....		245.00	245.00
	B. Other credits to reduce your property tax .....		.00	.00
	5. <b>Property taxes after credits</b> .....		2,620.00	2,760.00
<b>Property Tax by Jurisdiction</b>	8. County .....		1,223.62	1,255.16
	7. City or Town .....		608.63	628.33
	8. State General Tax .....		.00	.00
	9. School District: 739			
	A. Voter approved levies .....		423.97	482.52
	B. Other local levies .....		307.08	329.72
	10. Special Taxing Districts:			
	A. MID MN DEVELOPMENT .....		4.80	4.74
	B. CLEARWATER .....		51.90	59.53
	C. ....			
	D. ....			
	11. Non-school voter approved referenda levies .....			.00
	12. Total property tax before special assessments .....		2,620.00	2,760.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		2,620.00	2,760.00



# Property Pictures



# 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 received 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.

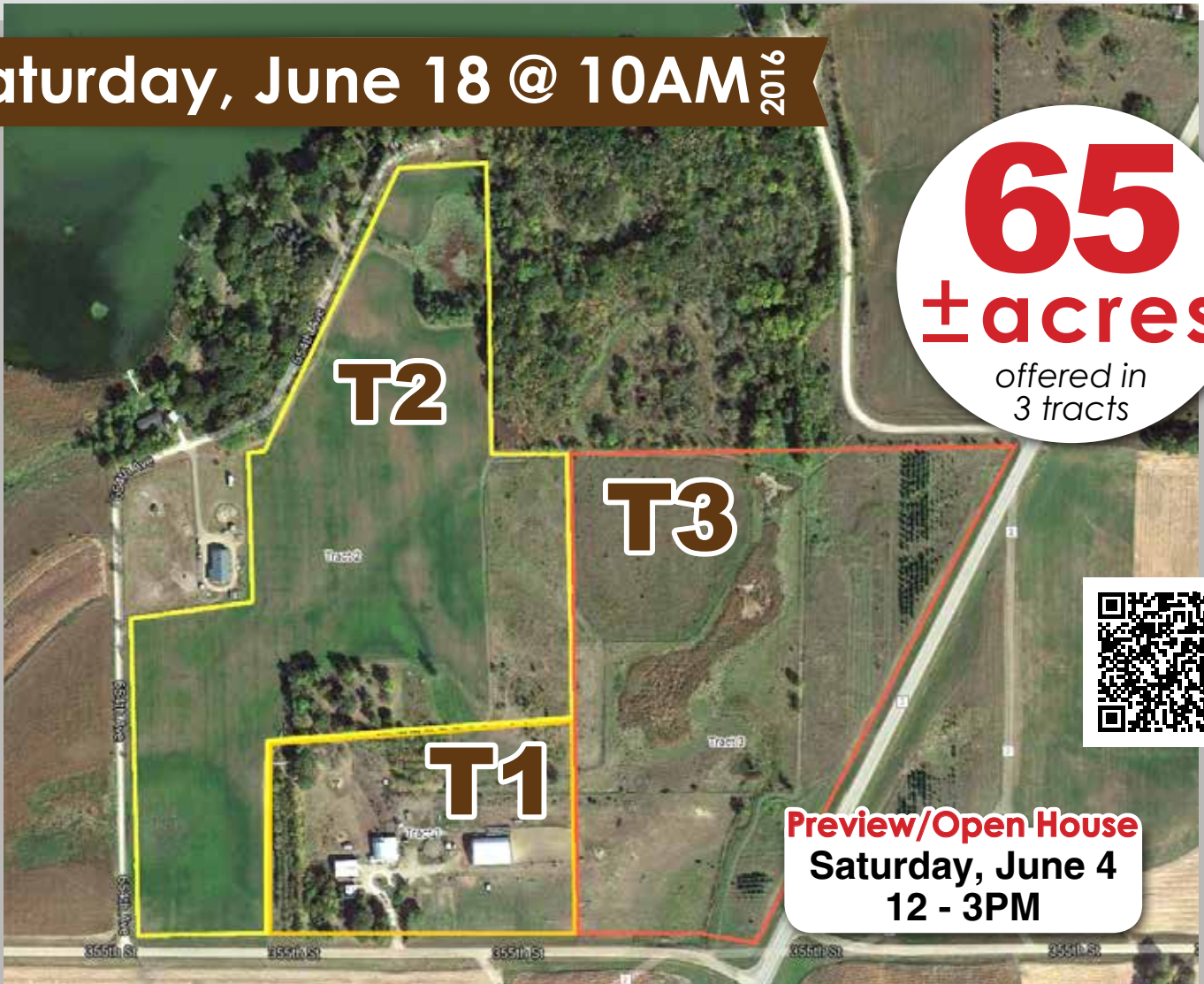
Seller's Printed Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# MN Real Estate Auction

Saturday, June 18 @ 10AM <sup>2016</sup>



**65**  
**± acres**  
offered in  
3 tracts



**Preview/Open House**  
**Saturday, June 4**  
**12 - 3PM**



SteffesGroup.com