



buyer's PROSPECTUS

Friday, December 2 @ 10AM 2016

**190
± acres**

offered in
4 tracts



McLeod Co., MN

Hale Township Section 9

Auction Location

On site at 23313 Ideal Ave,
Silver Lake, MN 55581

Land Located

From the Jct of Hwy 7 & Co. Rd. 2 head north 4 miles, then 1 mile west on Co. Rd. 5, and south 1/2 mile on Ideal Ave. Land on west side of road.

Century Farm Land Auction

190+/- acres of productive McLeod County, MN farmland. This land has been in the family for over 125 years and will be offered for sale at public auction in 4 tracts. There are approximately 140+/- drain tiled tillable acres in addition to a building site.

Ervin Nowak & Teresa Nowak, Owner

Contact **320.693.9371**
Eric Gabrielson 701.238.2570



24400 MN Hwy 22 South, Litchfield, MN 55355

Ashley Huhn MN47-002, Eric Gabrielson MN47-006,
Randy Kath MN47-007, Scott Steffes MN14-51

SteffesGroup.com

TERMS: 10% down upon signing purchase agreement with balance due at closing in 30 days. 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 **Friday, January 13, 2017**.
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2016 taxes paid by seller.** 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 **Friday, January 13, 2017**. 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.

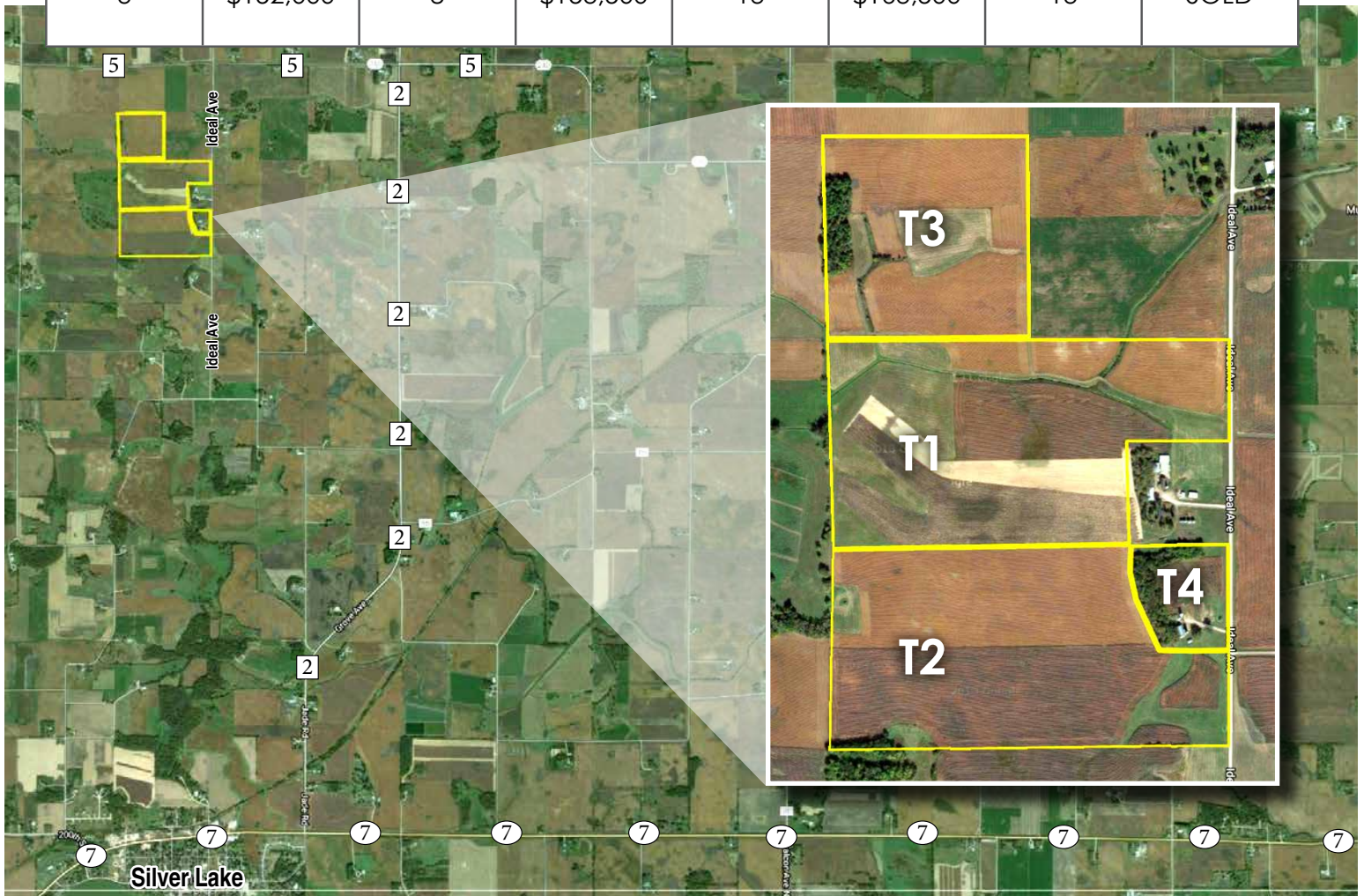
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the 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!

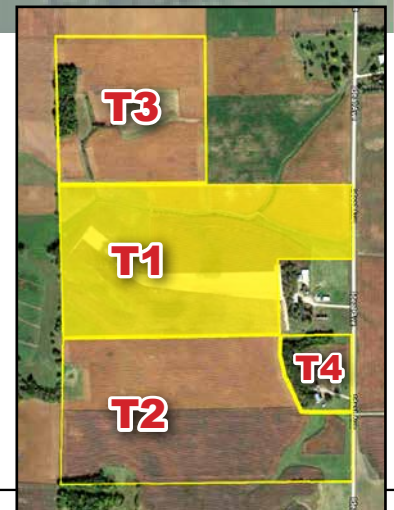
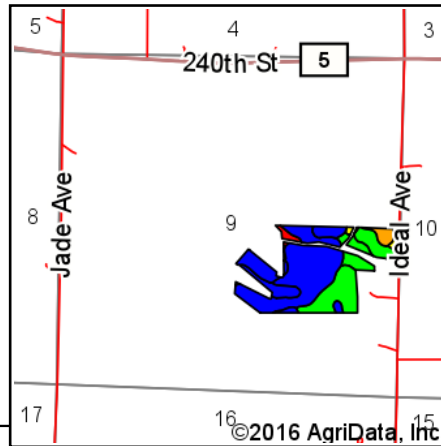
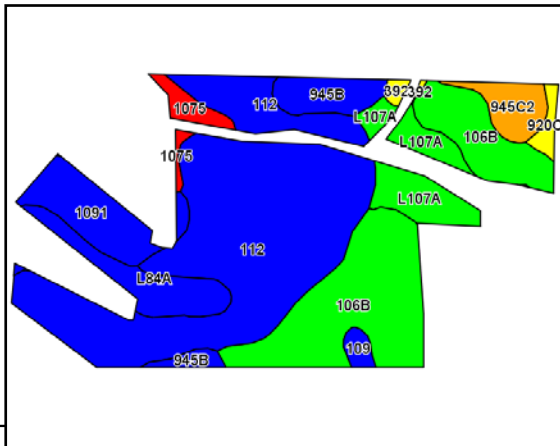
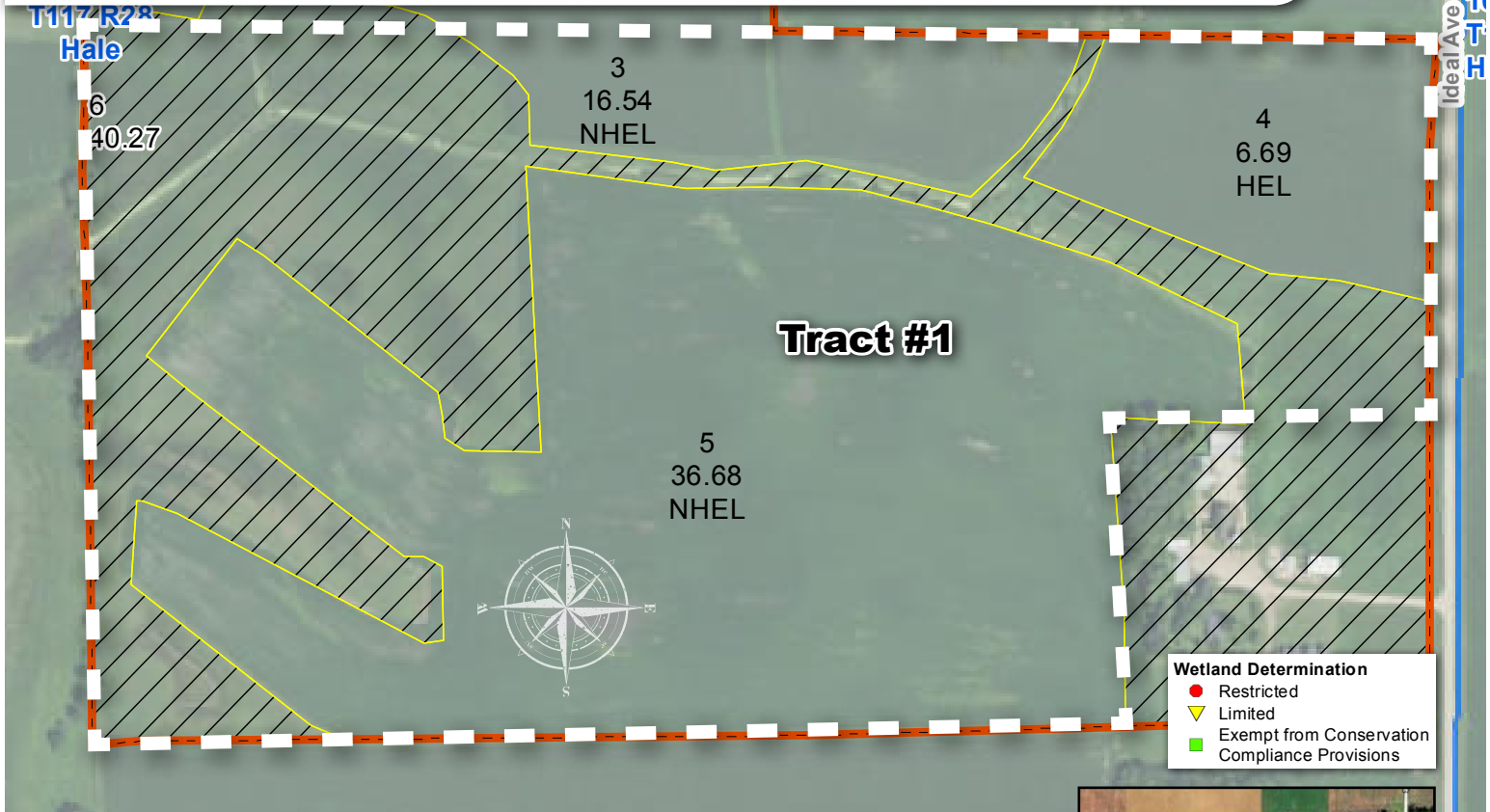
TRACT NUMBER	ROUND 1	BIDDER	ROUND 2	BIDDER	ROUND 3	BIDDER	
1	\$168,000	8	\$168,000	8	\$168,000	8	SOLD
2	\$140,000	7	\$140,000	7	\$140,000	7	SOLD
3	\$152,000	8	\$153,500	13	\$163,500	13	SOLD





Tract 1:

- **Description:** N1/2 SE1/4 less 10.13AC farmstead 9-117-28 • **Deeded Acres:** 69.87+/- • **Cropland Acres:** 50+/-
- **Soil Productivity Index:** 87 **Tract Note:** 70 acres less farmstead with predominately Harps clay loam & Lester loam soils.



Area Symbol: MN085, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
112	Harps clay loam, 0 to 2 percent slopes	21.89	44.2%	[Blue]	Ilw	90
106B	Lester loam, 2 to 6 percent slopes	11.89	24.0%	[Green]	Ile	*m 91
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	3.45	7.0%	[Light Green]	Ilw	91
1091	Klossner, sandy substratum-Harps-Mayer complex	3.45	7.0%	[Dark Blue]	Ilw	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.78	5.6%	[Dark Blue]	IIIw	*m 86
945B	Lester-Storden complex, 2 to 6 percent slopes	2.25	4.5%	[Blue]	Ile	87
945C2	Lester-Storden complex, 6 to 12 percent slopes, eroded	1.63	3.3%	[Orange]	IIIe	79
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	0.99	2.0%	[Red]	VIIIw	*m 5
920C2	Clarion-Storden-Esterville complex, 6 to 12 percent slopes, eroded	0.50	1.0%	[Yellow]	IIIe	70
109	Cordova clay loam, 0 to 2 percent slopes	0.45	0.9%	[Blue]	Ilw	*m 87
392	Biscay clay loam, 0 to 2 percent slopes	0.26	0.5%	[Yellow]	Ilw	*m 69
Weighted Average						*m 87

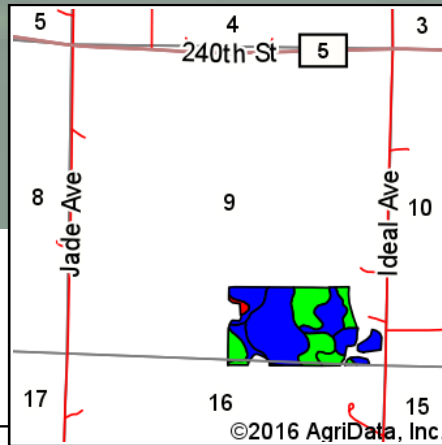
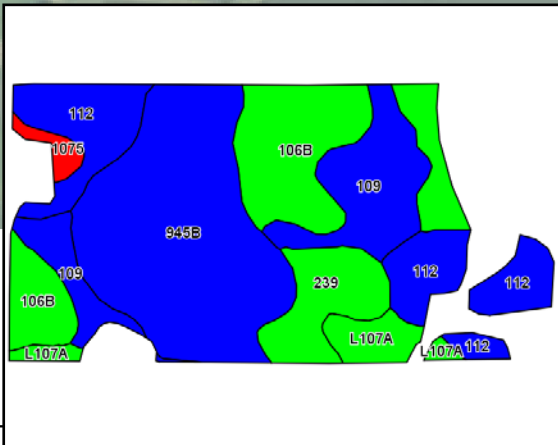
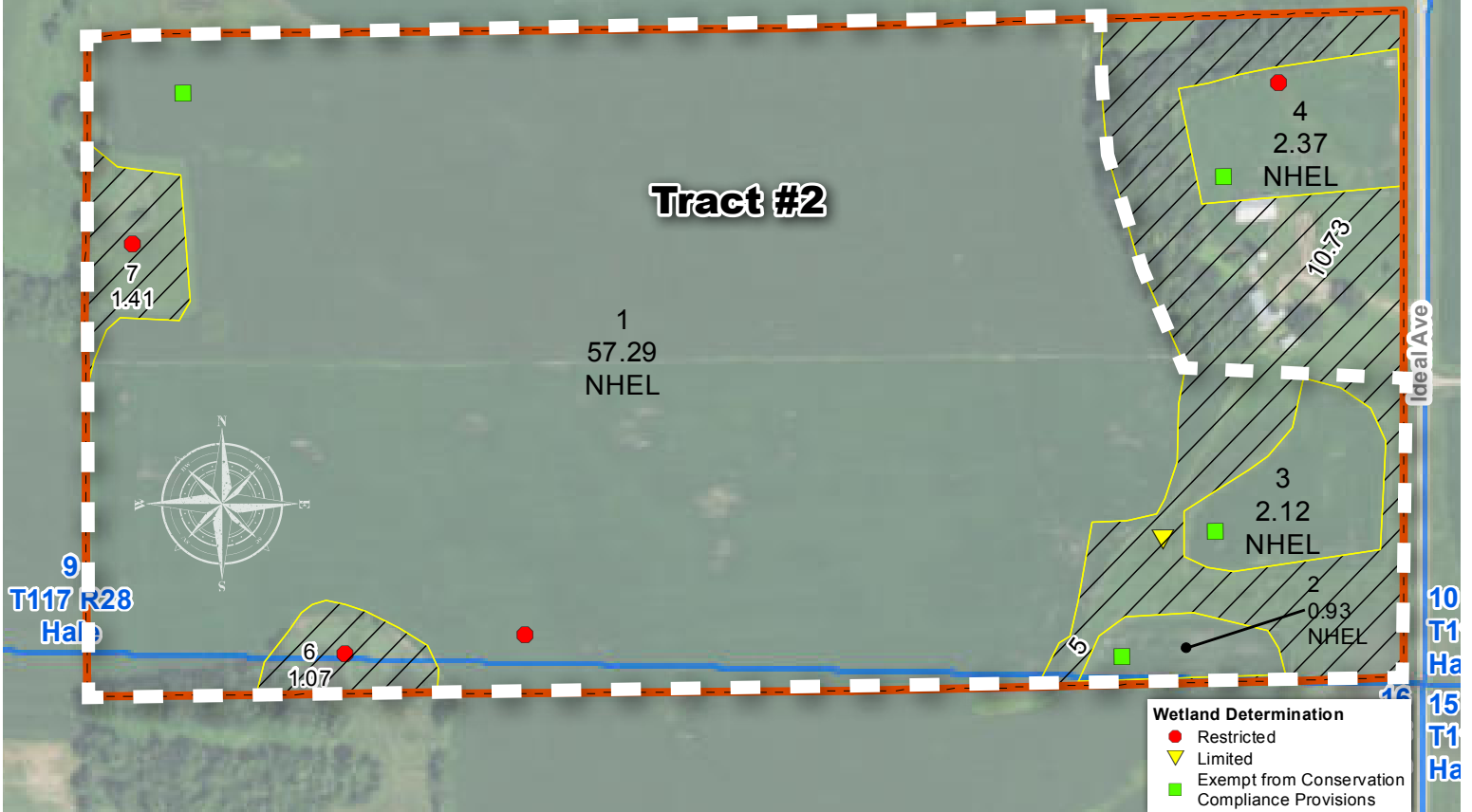
Area Symbol: MN085, Soil Area Version: 13. *m: Productivity index updated on 3/14/2016. *c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.



Tract 2:

- **Description:** S1/2 SE1/4 less 10.05AC building site 9-117-28 • **Deeded Acres:** 69.95+/- • **Cropland Acres:** 60+/-
- **Grassland Acres:** 9+/- • **Soil Productivity Index:** 88

Tract Note: 70 acre tract less building site with Lester-Storden complex & Lester loam soils.



Area Symbol: MN085, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
945B	Lester-Storden complex, 2 to 6 percent slopes	20.38	33.8%	Blue	Ile	87
106B	Lester loam, 2 to 6 percent slopes	12.63	20.9%	Green	Ile	*m 91
112	Harps clay loam, 0 to 2 percent slopes	10.24	17.0%	Blue	IIw	90
109	Cordova clay loam, 0 to 2 percent slopes	8.82	14.6%	Blue	IIw	*m 87
239	Le Sueur loam, 1 to 3 percent slopes	4.72	7.8%	Green	Iw	*m 97
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.74	4.5%	Green	IIw	91
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	0.81	1.3%	Red	VIIIw	*m 5
Weighted Average						*m 88.2

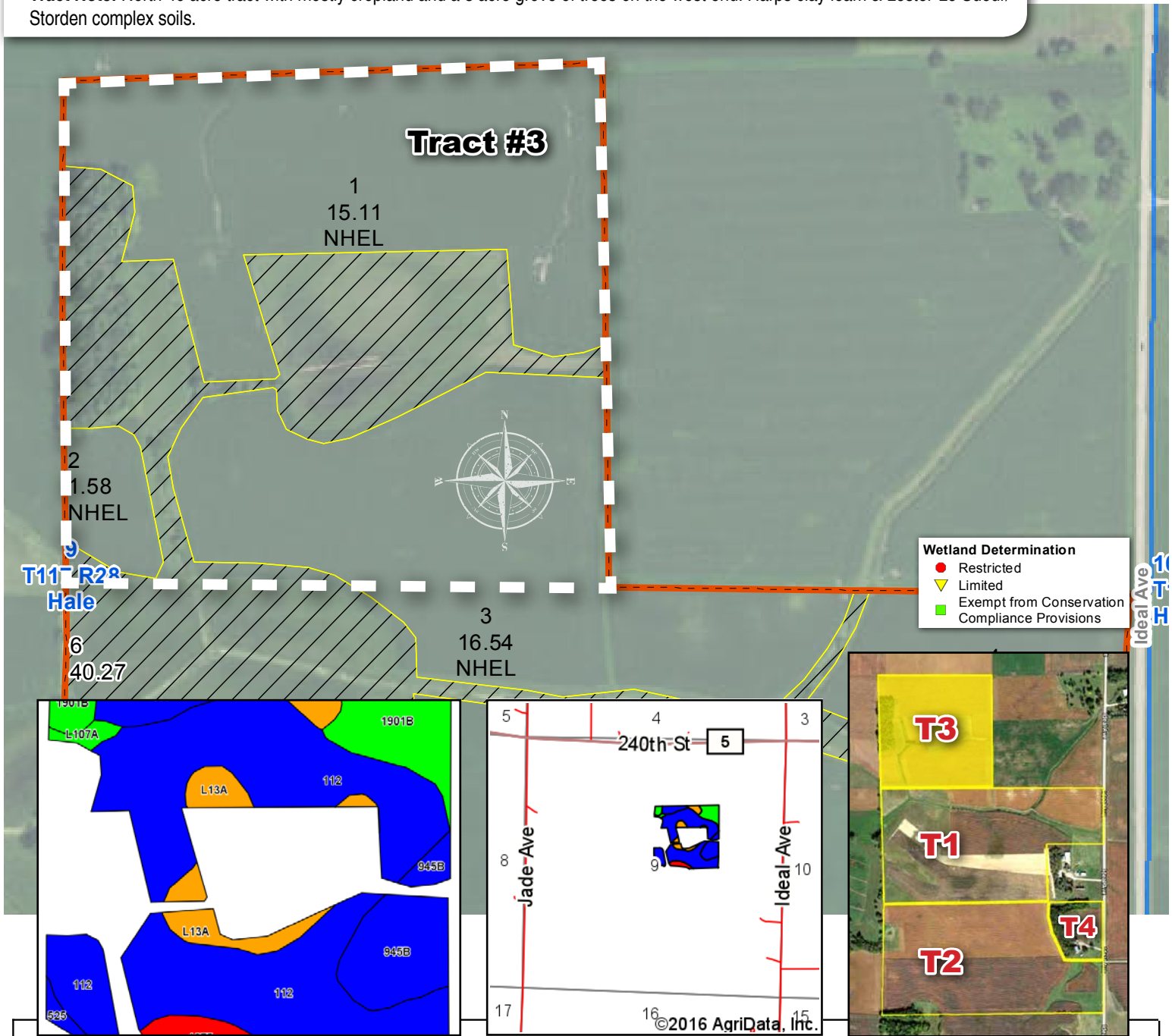
Area Symbol: MN085, Soil Area Version: 13. *m: Productivity index updated on 3/14/2016. *c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.



Tract 3:

- **Description:** SW1/4 NE1/4 9-117-28 • **Deeded Acres:** 40+/- • **Cropland Acres:** 28+/-
- **Grassland/Wooded Acres:** 12+/- • **Soil Productivity Index:** 86

Tract Note: North 40 acre tract with mostly cropland and a 3 acre grove of trees on the west end. Harps clay loam & Lester-Le Sueur/Storden complex soils.



Area Symbol: MN085, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
112	Harps clay loam, 0 to 2 percent slopes	16.39	58.8%	[Blue]	IIw	90
1901B	Lester-Le Sueur complex, 1 to 6 percent slopes	3.43	12.3%	[Green]	Ile	95
945B	Lester-Storden complex, 2 to 6 percent slopes	2.84	10.2%	[Orange]	Ile	87
L13A	Klossner muck, 0 to 1 percent slopes	1.61	5.8%	[Yellow]	IIIw	*m 77
109	Cordova clay loam, 0 to 2 percent slopes	1.45	5.2%	[Blue]	IIw	*m 87
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	0.96	3.4%	[Red]	VIIIw	*m 5
945C2	Lester-Storden complex, 6 to 12 percent slopes, eroded	0.73	2.6%	[Orange]	IIIe	79
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.26	0.9%	[Green]	IIw	91
525	Muskego soils, 0 to 1 percent slopes	0.21	0.8%	[Blue]	IIIw	*m 81
Weighted Average						*m 86.1

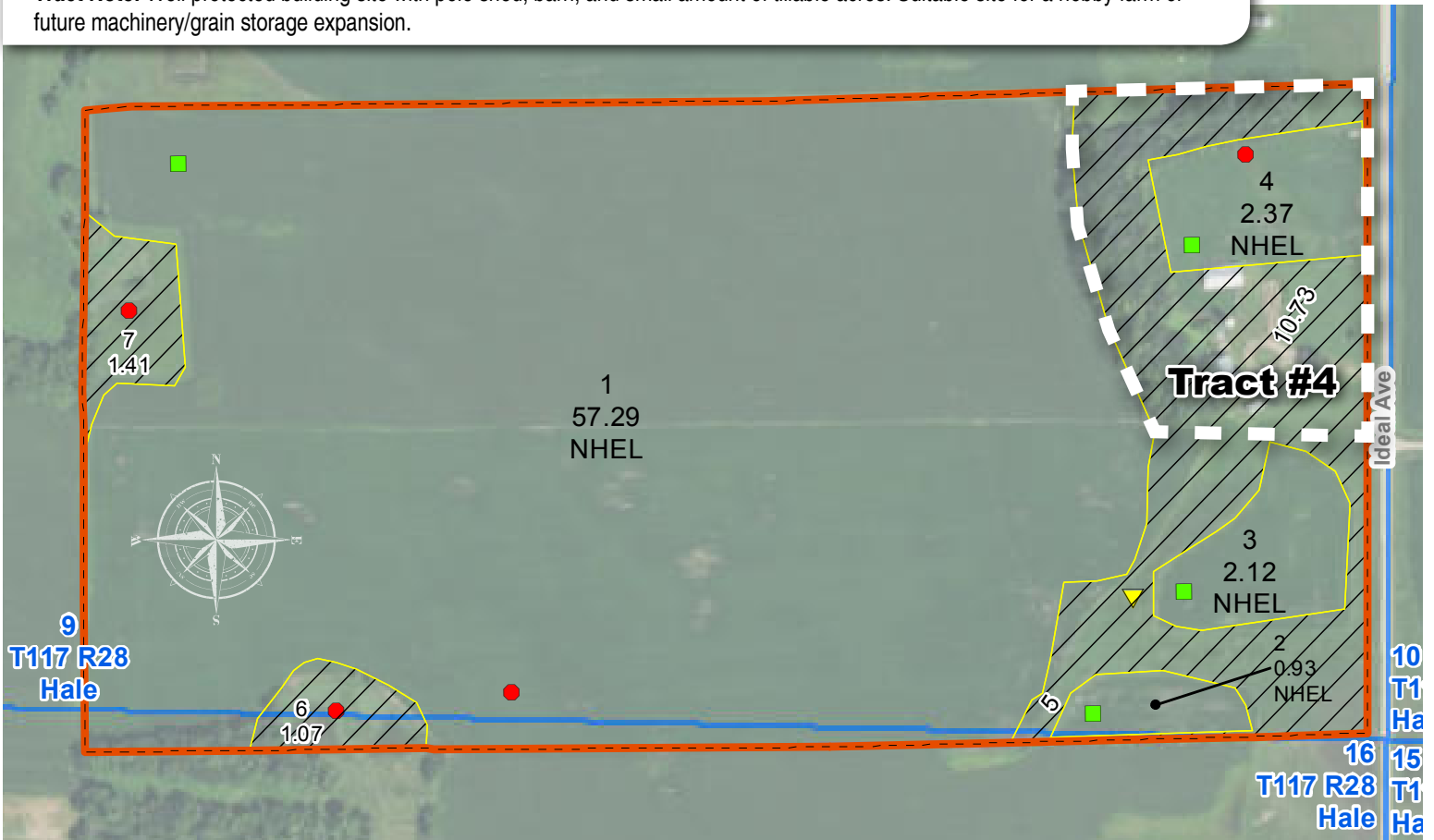
Area Symbol: MN085, Soil Area Version: 13. *m: Productivity index updated on 3/14/2016. *c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.



Tract 4:

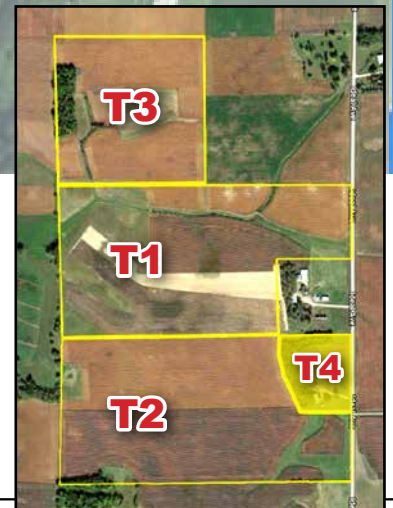
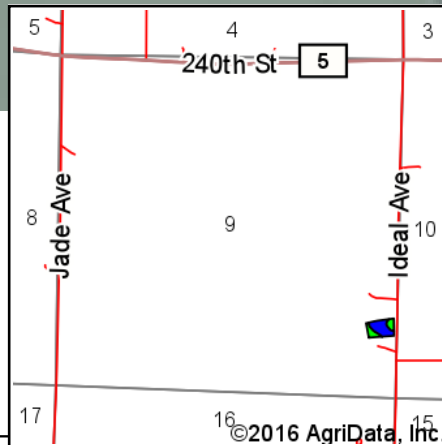
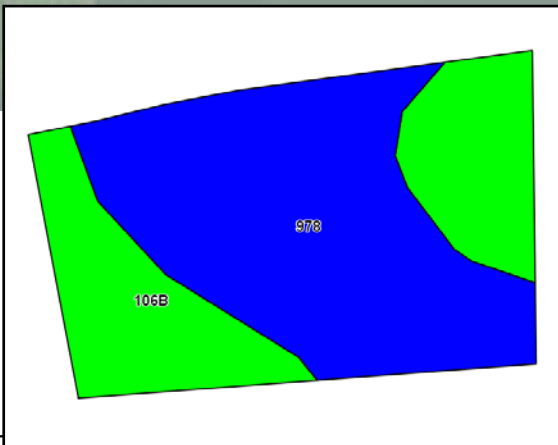
- **Description:** Tract "B" as defined by survey 9-117-28 • **Surveyed Acres:** 10.05+/- • **Cropland Acres:** 2.37+/-
- 40' x 75' Pole Shed • 32' x 66' Barn • (1) Building Entitlement

Tract Note: Well protected building site with pole shed, barn, and small amount of tillable acres. Suitable site for a hobby farm or future machinery/grain storage expansion.



Wetland Determination

- Restricted
- ▼ Limited
- Exempt from Conservation Compliance Provisions



Area Symbol: MN085, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
978	Cordova-Rolfe complex, 0 to 2 percent slopes	1.45	61.2%	 	IIw	*m 86
106B	Lester loam, 2 to 6 percent slopes	0.92	38.8%	 	Ile	*m 91
Weighted Average						*m 87.9

Area Symbol: MN085, Soil Area Version: 13. *m: Productivity index updated on 3/14/2016. *c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.



CINDY SCHULTZ FORD
 MCLEOD COUNTY AUDITOR-TREASURER
 2391 HENNEPIN AVE. N.
 GLENCOE, MN 55336
 320-864-1273
 www.co.mcleod.mn.us

BILL: 2146

Property ID#: R 05.009.0400

Taxpayer:

ERVIN J & TERESA NOWAK

23313 IDEAL AVE
 SILVER LAKE MN 55381

TAXPAYER ID: 20189

Description:

Sect-09 Twp-117 Range-028 80.00 AC
 N 1/2 SE 1/4 EX W 20 AC & S 1/2 SW 1/4 NE 1/4

23313 IDEAL AVE SILVER LAKE MN

2016 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	20 2015	20 2016
	Estimated Market Value:	620,000	610,900
	Improvements Excluded:		
	Homestead Exclusion:	27,300	27,500
	Taxable Market Value:	592,700	583,400
	New Improvements/ Expired Exclusions:		
	Property Classification:	AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
<i>Sent in March 2015</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		2,376.00
<i>Sent in November 2015</i>			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:		1,263.00
	Second-half Taxes:		1,263.00
	Total Taxes Due in 2016:		2,526.00

\$\$\$

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.

Taxes Payable Year:		2015	2016
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. <input type="checkbox"/>		\$ 818.00
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 742.00	
Property Tax and Credits			
3.	Property taxes before credits.	\$ 2,496.00	\$ 2,870.65
4.	Credits that reduce your property tax		
	A. Agriculture Market Value Credits	490.00	490.00
	B. Other Credits		
5.	Property taxes after credits	\$ 2,006.00	\$ 2,380.65
Property Tax by Jurisdiction			
6.	County MCLEOD COUNTY	\$ 1,382.01	\$ 1,414.59
7.	City or Town TOWN OF HALE	284.87	292.76
8.	State General Tax		
9.	School District 2859		
	A. Voter approved levies	63.03	331.85
	B. Other local levies	271.37	336.49
10.	Special Taxing Districts		
	A. COUNTY WIDE	4.72	4.96
	B.		
	C.		
	D.		
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	\$ 2,006.00	\$ 2,380.65
Special Assessments on Your Property			
13.	Special assessments Principal: 145.35 Interest:	\$	\$ 145.35
	JOINT DITCH 145.35		
14.	YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 2,006.00	\$ 2,526.00





CINDY SCHULTZ FORD
 MCLEOD COUNTY AUDITOR-TREASURER
 2391 HENNEPIN AVE. N.
 GLENCOE, MN 55336
 320-864-1273
 www.co.mcleod.mn.us

BILL: 2147

Property ID#: R 05.009.0500

Taxpayer:

ERVIN J & TERESA NOWAK

23313 IDEAL AVE
 SILVER LAKE MN 55381

TAXPAYER ID: 20189

Description:

Sect-09 Twp-117 Range-028 40.00 AC
 W 20 AC N 1/2 SE 1/4 & N 1/2 SW 1/4 NE 1/4

2016 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	20 2015	20 2016
	Estimated Market Value:	201,300	198,600
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	201,300	198,600
	New Improvements/ Expired Exclusions:		
Property Classification:	AG HMSTD	AG HMSTD	
<i>Sent in March 2015</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		810.00
<i>Sent in November 2015</i>			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:		444.00
	Second-half Taxes:		444.00
	Total Taxes Due in 2016:		888.00

\$\$\$

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.

Taxes Payable Year:		2015	2016
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. <input type="checkbox"/>		\$
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$	
Property Tax and Credits			
3.	Property taxes before credits.	\$ 694.00	\$ 809.66
4.	Credits that reduce your property tax		
A. Agriculture Market Value Credits			
B. Other Credits			
5.	Property taxes after credits	\$ 694.00	\$ 809.66
Property Tax by Jurisdiction			
6.	County MCLEOD COUNTY	\$ 522.12	\$ 516.41
7.	City or Town TOWN OF HALE	107.52	106.89
8.	State General Tax		
9.	School District 2859		
A. Voter approved levies			96.98
B. Other local levies		62.58	87.57
A. COUNTY WIDE		1.78	1.81
B.			
C.			
D.			
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	\$ 694.00	\$ 809.66
Special Assessments on Your Property			
13.	Special assessments Principal: 78.34 Interest:	\$	\$ 78.34
JOINT DITCH 78.34			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$ 694.00	\$ 888.00





CINDY SCHULTZ FORD
 MCLEOD COUNTY AUDITOR-TREASURER
 2391 HENNEPIN AVE. N.
 GLENCOE, MN 55336
 320-864-1273
 www.co.mcleod.mn.us

BILL: 2148

Property ID#: R 05.009.0600

Taxpayer:

ERVIN J & TERESA NOWAK

23313 IDEAL AVE
 SILVER LAKE MN 55381

TAXPAYER ID: 20189

Description:

Sect-09 Twp-117 Range-028 80.00 AC
 S 1/2 SE 1/4

23161 IDEAL AVE SILVER LAKE MN

2016 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	20 2015	20 2016
	Estimated Market Value:	542,800	528,900
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	542,800	528,900
	New Improvements/ Expired Exclusions:		
Step 2	Property Classification:	AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
	<i>Sent in March 2015</i>		
Step 3	PROPOSED TAX		
	Proposed Tax:		2,154.00
<i>Sent in November 2015</i>			
PROPERTY TAX STATEMENT			
	First-half Taxes:		1,263.00
	Second-half Taxes:		1,263.00
	Total Taxes Due in 2016:		2,526.00

\$\$\$

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.

Taxes Payable Year:		2015	2016
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. <input type="checkbox"/>		\$
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$	
Property Tax and Credits			
3.	Property taxes before credits.	\$ 1,868.00	\$ 2,155.61
4.	Credits that reduce your property tax		
		A. Agriculture Market Value Credits	
		B. Other Credits	
5.	Property taxes after credits	\$ 1,868.00	\$ 2,155.61
Property Tax by Jurisdiction			
6.	County MCLEOD COUNTY	\$ 1,404.61	\$ 1,374.52
7.	City or Town TOWN OF HALE	289.88	284.71
8.	State General Tax		
9.	School District 2859		
		A. Voter approved levies	258.33
		B. Other local levies	168.71
		A. COUNTY WIDE	4.80
		B.	4.81
		C.	
		D.	
10.	Special Taxing Districts		
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	\$ 1,868.00	\$ 2,155.61
Special Assessments on Your Property			
13.	Special assessments	Principal: 370.39	Interest: 370.39
	COUNTY DITC	335.00	
	JOINT DITCH	35.39	
14.	YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 1,868.00	\$ 2,526.00





CINDY SCHULTZ FORD
 MCLEOD COUNTY AUDITOR-TREASURER
 2391 HENNEPIN AVE. N.
 GLENCOE, MN 55336
 320-864-1273
 www.co.mcleod.mn.us

BILL: 2147

Property ID#: R 05.009.0500

Taxpayer:

ERVIN J & TERESA NOWAK

23313 IDEAL AVE
 SILVER LAKE MN 55381

TAXPAYER ID: 20189

Description:

Sect-09 Twp-117 Range-028 40.00 AC
 W 20 AC N 1/2 SE 1/4 & N 1/2 SW 1/4 NE 1/4

2016 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	20 2015	20 2016
	Estimated Market Value:	201,300	198,600
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	201,300	198,600
	New Improvements/ Expired Exclusions:		
Property Classification:	AG HMSTD	AG HMSTD	
<i>Sent in March 2015</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		810.00
<i>Sent in November 2015</i>			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:		444.00
	Second-half Taxes:		444.00
	Total Taxes Due in 2016:		888.00

\$\$\$

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.

Taxes Payable Year:		2015	2016
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. <input type="checkbox"/>		\$
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$	
Property Tax and Credits			
3.	Property taxes before credits.	\$ 694.00	\$ 809.66
4.	Credits that reduce your property tax		
		A. Agriculture Market Value Credits	
		B. Other Credits	
5.	Property taxes after credits	\$ 694.00	\$ 809.66
Property Tax by Jurisdiction			
6.	County MCLEOD COUNTY	\$ 522.12	\$ 516.41
7.	City or Town TOWN OF HALE	107.52	106.89
8.	State General Tax		
9.	School District 2859		
		A. Voter approved levies	96.98
		B. Other local levies	62.58
		A. COUNTY WIDE	1.78
		B.	1.81
		C.	
		D.	
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	\$ 694.00	\$ 809.66
Special Assessments on Your Property			
13.	Special assessments Principal: 78.34 Interest:	\$	\$ 78.34
		JOINT DITCH 78.34	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$ 694.00	\$ 888.00



Abbreviated 156 Farm Records

FARM: 6670

Minnesota

U.S. Department of Agriculture

Prepared: 8/26/16 10:38 AM

McLeod

Farm Service Agency

Crop Year: 2016

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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 ERVIN NOWAK	Farm Identifier COMB # 3948 & 5951 '13	Recon Number 2013 27085 34
-------------------------------------	--	--------------------------------------

Farms Associated with Operator:
5950

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
192.79	139.31	139.31	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	139.31	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
-----------------------	-------------------------------	--------------------	----------------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	63.68		147	0.0
SOYBEANS	62.32		40	0.0
Total Base Acres:	126.0			

Tract Number: 8259 **Description:** A8,S2SE4(9)HALE **FAV/WR History**

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
75.92	62.71	62.71	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	62.71	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	28.66		147	0.0
SOYBEANS	28.05		40	0.0
Total Base Acres:	56.71			

Owners: ERVIN NOWAK

TERESA A NOWAK

Other Producers: None

Abbreviated 156 Farm Records

FARM: 6670

Minnesota

U.S. Department of Agriculture

Prepared: 8/26/16 10:38 AM

McLeod

Farm Service Agency

Crop Year: 2016

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

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.

Tract Number: 8878 Description: SWNE,N2SE(9)HALE

**FAV/WR
History**

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
116.87	76.6	76.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	76.6	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	35.02		147	0.0
SOYBEANS	34.27		40	0.0
Total Base Acres:	69.29			

Owners: ERVIN NOWAK

Other Producers: None



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 _____ \$ _____

- 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.
- 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.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- 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.
- North Dakota Taxes: _____
- 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.
- Closing of the sale is to be on or before _____ Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.
- 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.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



Century Farm
Land Auction
McLeod Cty, MN

Friday, December 2 @ 10AM 2016

**190
± acres**

*offered in
4 tracts*



SteffesGroup.com