



# buyer's PROSPECTUS

Friday, September 16 @ 10AM 2016

**139**  
**± acres**

offered in  
3 tracts



**Renville Cty, MN**  
Boon Lake Township

**Auction Location**

On site 88416 520th St., Buffalo Lake, MN 55314

**Driving Directions**

From Cosmos, MN go south 2-1/2 miles on State Hwy. 4, east 3-1/2 miles on Co. Rd. 7, south 1-1/2 miles on 520th St. Property Located on east side of road.

## Land & Dairy Auction

- Land Located in Section 7-116-31 subject to survey
- Surveyed Acres: 139.61+/-
- Cropland Acres: 128+/-
- Preview By Appointment

**Scott Radtke, Owner**

Contact **320.693.9371**  
Randy Kath 701.429.8894



House



Dairy



Shed

**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:** This is a 5% Buyer's Premium Auction.  
10% down upon signing purchase agreement with balance due at close in 30 days.

# 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 **Monday, October 17, 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 **Monday, October 17, 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.

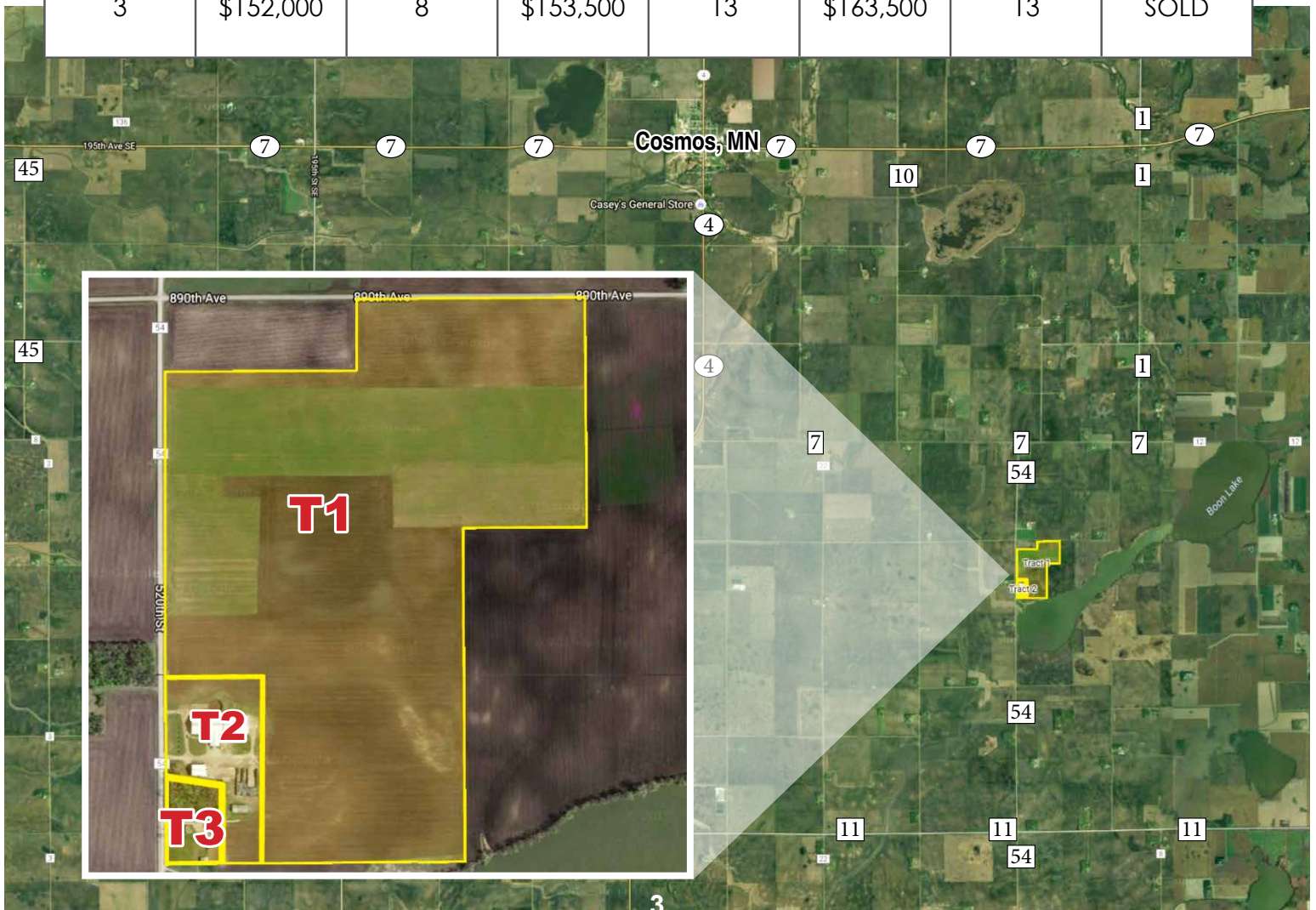
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the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



# Renville County, MN Real Estate Details



Modern dairy facility built in 2000, addition 2005. Permitted for 299 animal units, easily expandable. Double 8 para-bone parlor with DeLaval auto take offs, 3" low line, Mueller 3000 gal. bulk tank, plate cooler, DeLaval OE wash control, DeLaval vacuum pump, Alto parlor pressure washing system. Holding pen 30'x24' with crowd gate and in floor heat, grooved concrete. Utility room, vet room, and office. Free stall barn 96'x324', center drive through feeding, center slope, headlocks, 203 free stalls, 1-section pack barn, curtain sides and misters. Breeding/treatment area 22'x24' with palpation rail and treatment chute. Calving room 16'x28' with calving chute and headlocks. Concrete manure storage, concrete ramp, 8' deep.

(3) Drive through concrete bunkers with asphalt floor, 8'x8' precast sidewalls, (1) 152'x50', (2) 152'x32'.

Machine shed 60x80' painted steel built in 2000, 16' sidewalls, 40x60 concrete, (2) 14'x20' sliding doors.

Machine shed 40'x90', galvanized, 13' sidewalls, (2) 13'x16' sliding doors, (1) 13'x20' sliding door.

Farm house with addition in 1950's, complete remodel in 2000, 34'x26', 2-story, central air, new furnace 2015, entry way wash/dry, 1-bath, 2-bed includes appliances. Septic updated 2016, propane and electric heat, 10'x28' deck, detached 3-car garage 24'x38' with (3) 9'x7' overhead doors, 200 amp service, concrete floor.

Livestock shed 32'x40' galvanized with fenced outlet.

Storage shed 18'x16' galvanized

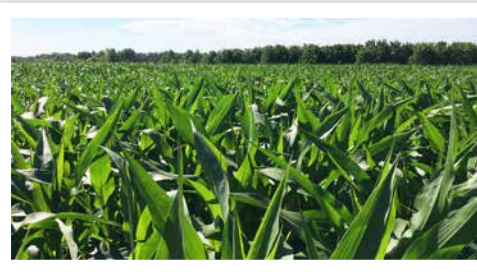
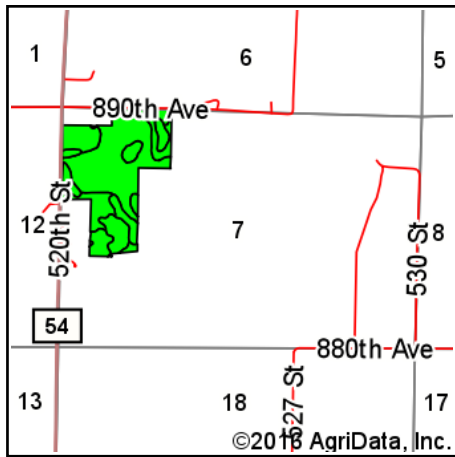
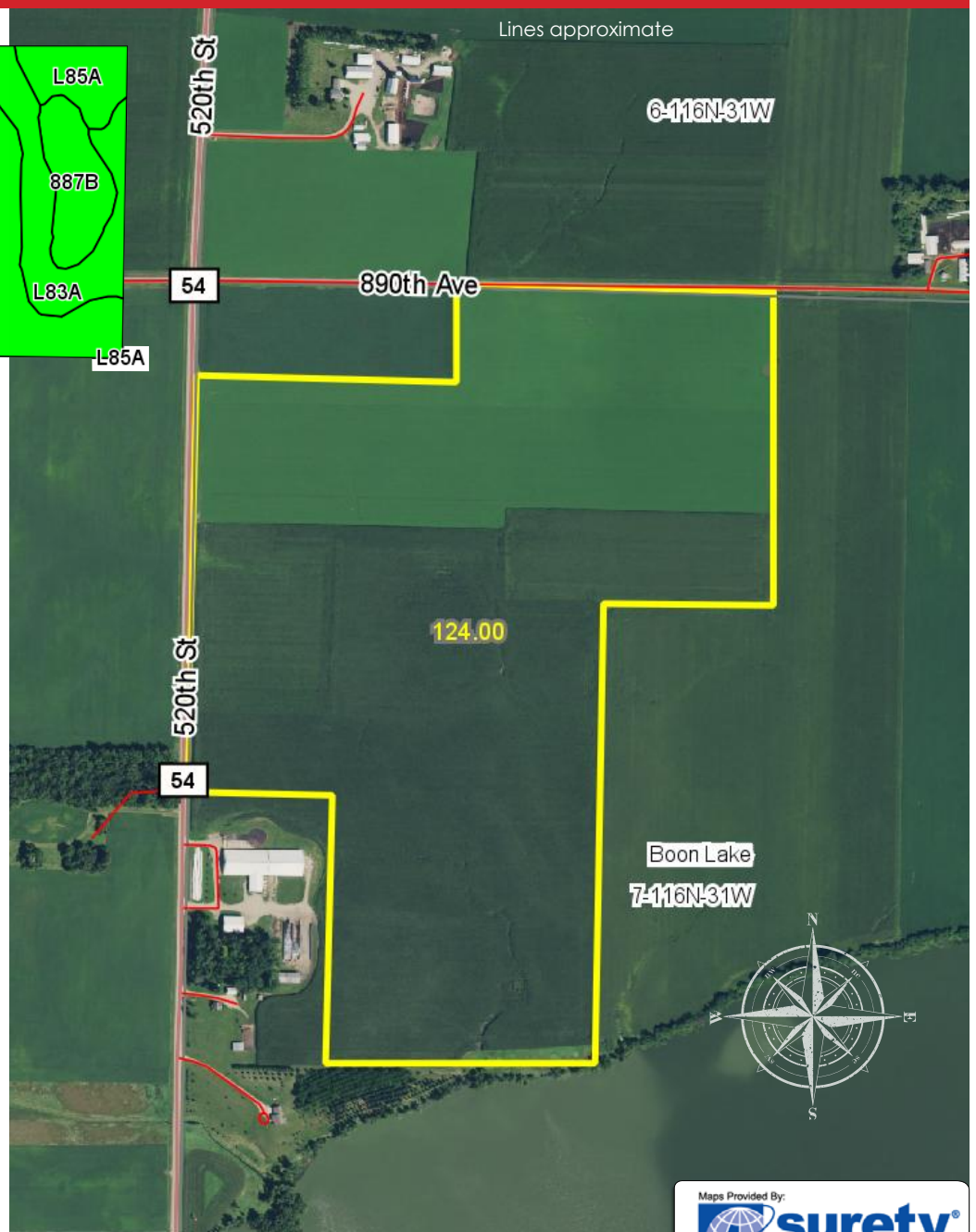
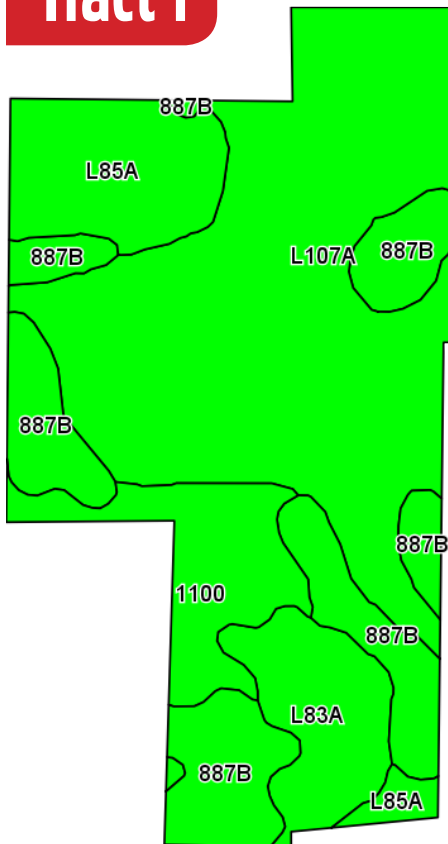
Storage shed 10'x12' wood

133 acres approx. 125 tillable with weighted average of 93.3 productivity index. Soils to include Canisteo-Glencoe complex, Clarion-Swan Lake complex, Nicollet Clay Loam, Webster Clay Loam, and Nicollet silty Clay Loam.

Tile drains to county ditch.



# Tract 1



## Tract 1:

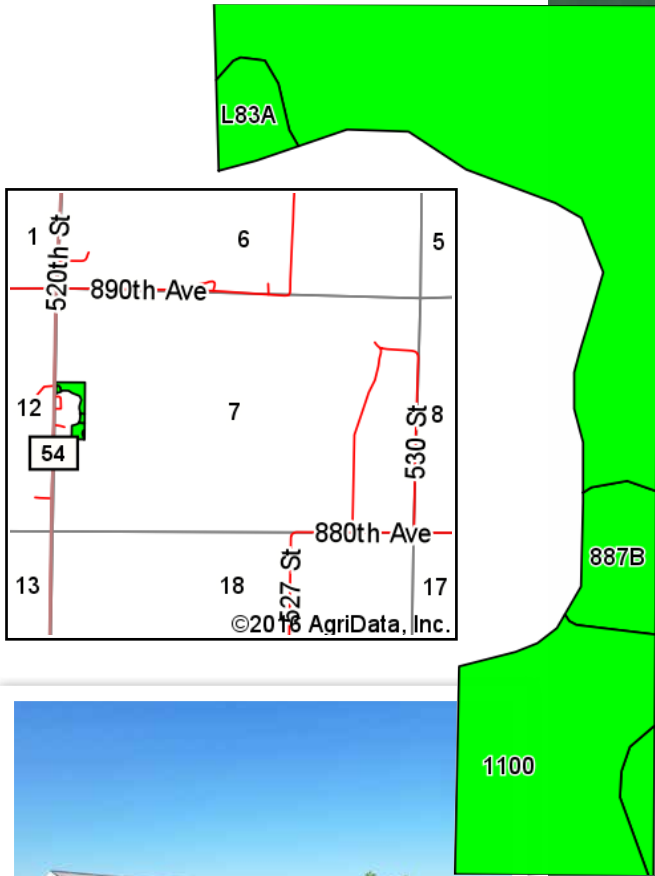
- **Description:** Tract "C" as defined by survey Section 7-116-31
- **Surveyed Acres:** 124.79+/-
- **Cropland Acres:** 121+/-
- **Soil Productivity Index:** 93

**Tract Note:** High quality drain tiled farmland featuring Canisteo-Glencoe complex, Clarion-Swanlake Complex, and Webster/Nicollet Clay Loam soils.

Area Symbol: MN129, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	57.15	48.3%		IIw	91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	24.13	20.4%		IIe	92
L83A	Webster clay loam, 0 to 2 percent slopes	14.04	11.9%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.71	11.6%		Iw	*m 99
1100	Nicollet silty clay loam, 1 to 3 percent slopes	9.26	7.8%		I	100
<b>Weighted Average</b>						<b>*m 93.1</b>

Area Symbol: MN129, Soil Area Version: 12 \*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

# Tract 2



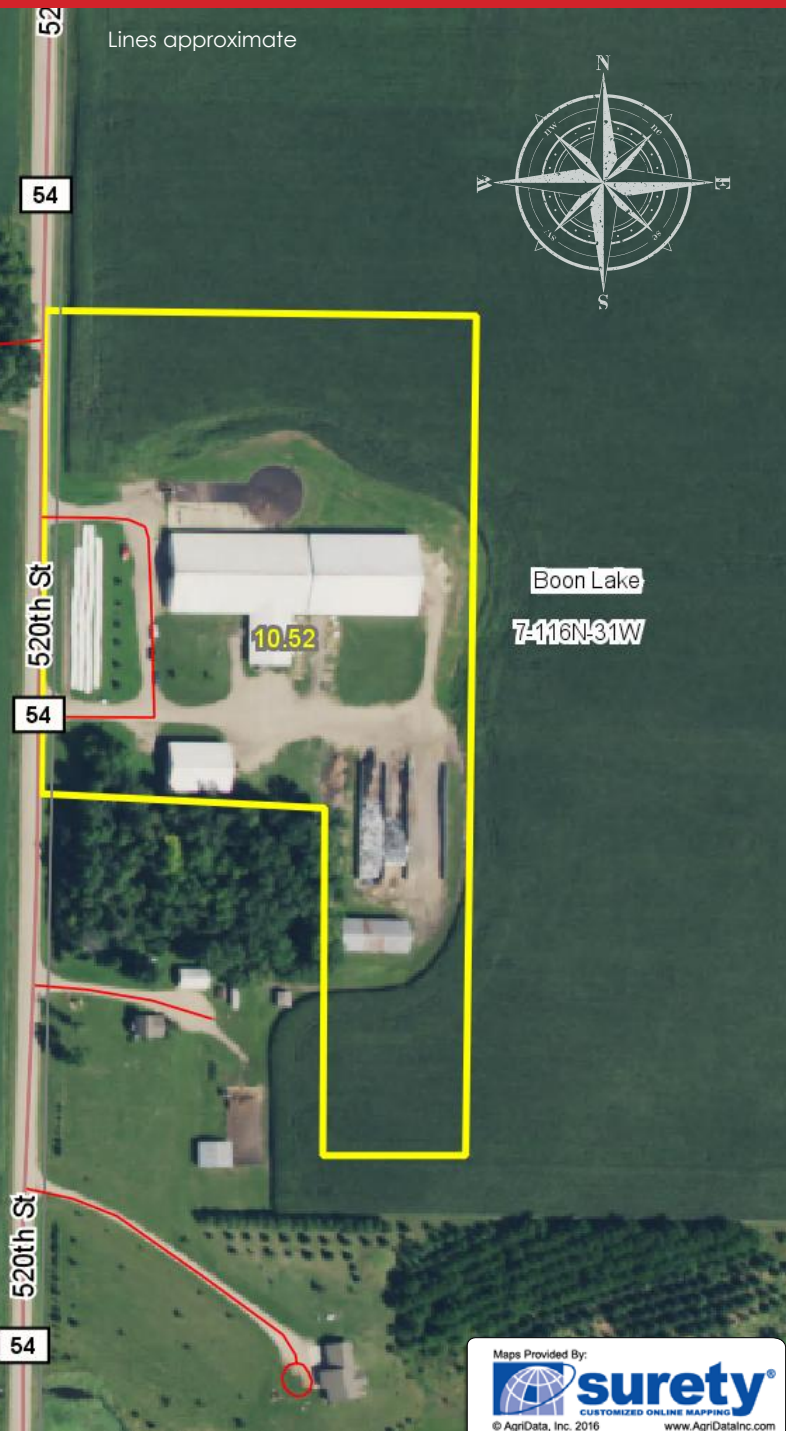
## Tract 2:

- **Description:** Tract "B" as defined by survey Section 7-116-31
- **Surveyed Acres:** 10.52+/-
- **Cropland Acres:** 7+/-
- **Dairy Info:**
  - (3) Drive through concrete bunkers with asphalt floor, 8'x8' precast sidewalls, (1) 152'x50', (2) 152'x32'.
  - 60x80' Machine shed painted steel built in 2000, 16' sidewalls, 40x60 concrete, (2) 14'x20' sliding doors.
  - 40'x90' Machine shed, galvanized, 13' sidewalls, (2) 13'x16' sliding doors, (1) 13'x20' sliding door.

**Tract Note:** Modern dairy facility built in 2000, addition 2005. Permitted for 299 animal units, easily expandable. Double 8 para-bone parlor with DeLaval auto take offs, 3" low line, Mueller 3000 gal. bulk tank, plate cooler, DeLaval OE wash control, DeLaval vacuum pump, Alto parlor pressure washing system. Holding pen 30'x24' with crowd gate and in floor heat, grooved concrete. Utility room, vet room, and office. Free stall barn 96'x324', center drive through feeding, center slope, headlocks, 203 free stalls, 1-section pack barn, curtain sides and misters. Breeding/treatment area 22'x24' with palpation rail and treatment chute. Calving room 16'x28' with calving chute and headlocks. Concrete manure storage, concrete ramp, 8' deep.

Area Symbol: MN129, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1100	Nicollet silty clay loam, 1 to 3 percent slopes	6.03	86.1%		I	100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.67	9.6%		Ile	92
L83A	Webster clay loam, 0 to 2 percent slopes	0.30	4.3%		IIw	93
<b>Weighted Average</b>						<b>98.9</b>

Area Symbol: MN129, Soil Area Version: 12 \*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

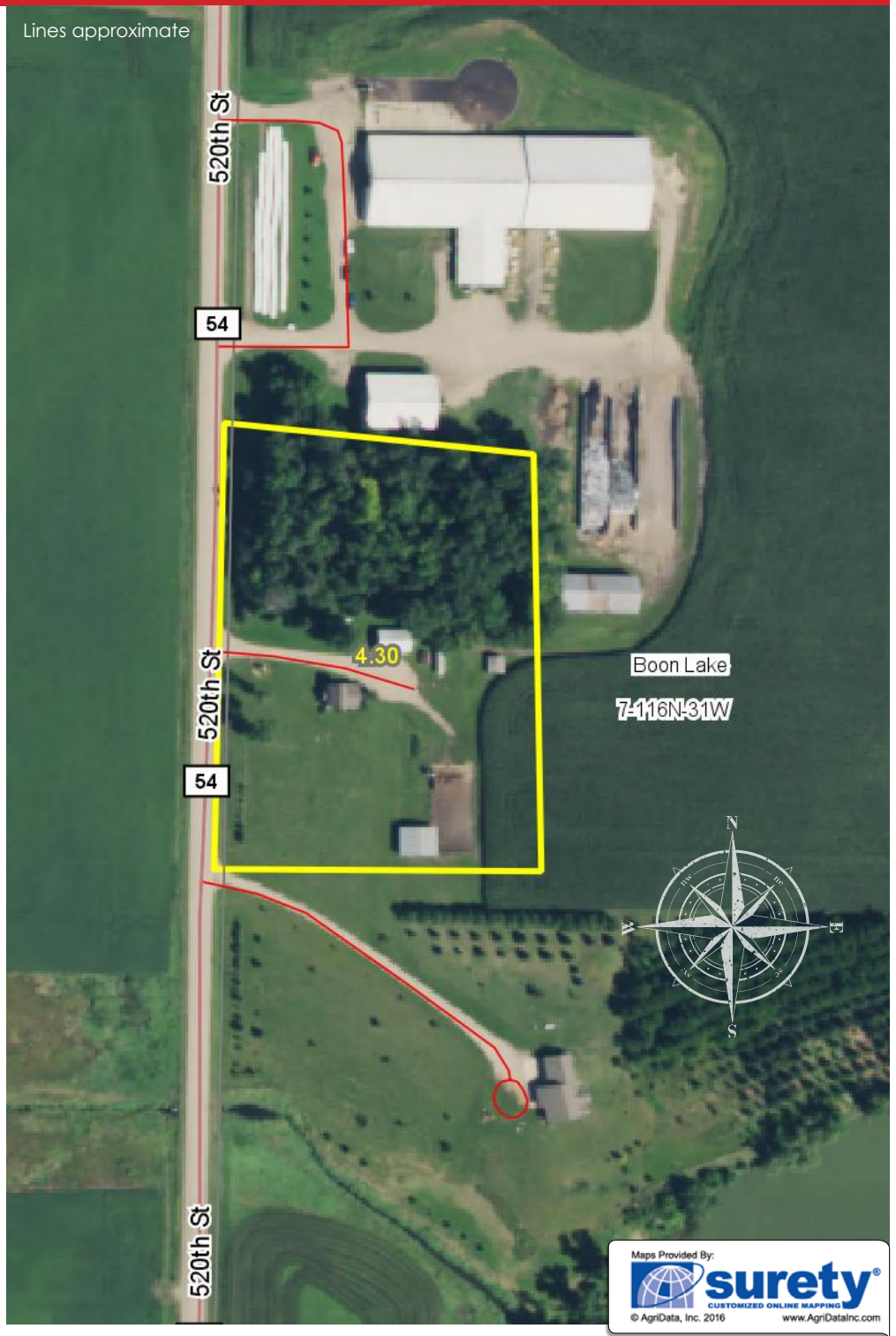


# Tract 3

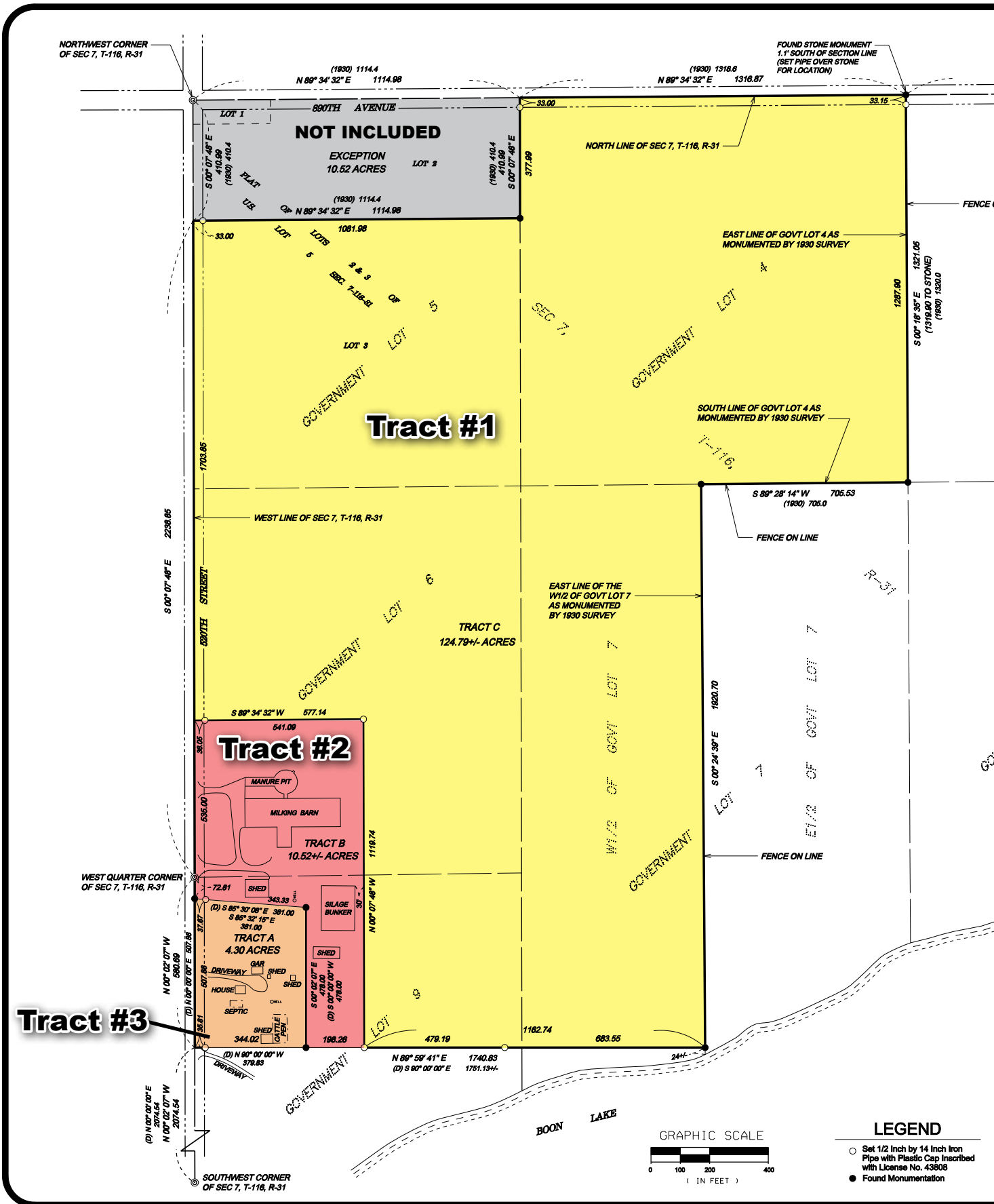
Lines approximate

## Tract 3:

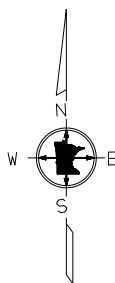
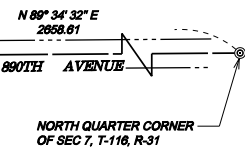
- **Description:** Tract "A" as defined by survey Section 87-116-31
- **Surveyed Acres:** 4.30+/-
- Farm house with addition in 1950's, complete remodel in 2000, 34'x26', 2-story, central air, new furnace 2015, entry way wash/dry, 1-bath, 2-bed includes appliances. Septic updated 2016, propane and electric heat, 10'x28' deck, detached 3-car garage 24'x38' with (3) 9'x7' overhead doors, 200 amp service, concrete floor.
- 32'x40' Galvanized steel livestock shed with fenced outlet
- 18'x16' Galvanized steel storage shed
- 10' x 12' Wood storage shed



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**Northstar**  
 (320) 693-3710  
 310 East Depot Street  
 Litchfield, MN 55355  
 ns\_doug@qwestoffice.net  
 ns\_chuck@qwestoffice.net

**Surveying**

**CLIENT NAME:**

Scott Radtke

**PROJECT ADDRESS**

88568 520th Street  
 Buffalo Lake, MN

DATE OF FIELD WORK: August 4, 2016

JOB NO: 16194

HORIZONTAL DATUM:

DATE OF MAP: August 8, 2016

DRAFTED BY: PMH

NAD83 1996

REVISION: DATE: \_\_\_\_\_, 20\_\_\_\_

CHECKED BY: DSH

VERTICAL DATUM:

REVISION: DATE: \_\_\_\_\_, 20\_\_\_\_

N/A

**Surveyed Descriptions**

**EXISTING LEGAL DESCRIPTION FOR TRACT A PER DOCUMENT NUMBER 31780**

Part of Government Lot Number 9 in Section 7, Township 116, Range 31, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 minutes 00 seconds East along said West line 507.88 feet; thence South 85 degrees 30 minutes 08 seconds East 381.00 feet; thence South 00 degrees 00 minutes 00 seconds West 478.00 feet; thence North 90 degrees 00 minutes 00 seconds West 379.88 feet to the point of beginning.

Containing 4.30 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 Government Lot 6 and that part of Government Lot 9 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 02 minutes 07 seconds West along the west line of said Section 7 for 2682.42 feet to the point of beginning of the tract of land herein described; thence South 85 degrees 32 minutes 15 seconds East for 381.00 feet; thence South 00 degrees 02 minutes 07 seconds East for 478.00 feet; thence North 89 degrees 59 minutes 41 seconds East for 198.26 feet; thence North 00 degrees 07 minutes 48 seconds West for 1119.74 feet; thence South 89 degrees 34 minutes 32 seconds West for 877.14 feet to the intersection with the west line of said Section 7; thence South 00 degrees 07 minutes 48 seconds East along said west line for 536.00 feet to the West Quarter corner of said Section 7; thence South 00 degrees 02 minutes 07 seconds East along said west line for 72.61 feet to the point of beginning and there terminating.

Containing 10.62 Acres, more or less.  
 Subject to assessments of record.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT C**

All of Government Lot 4 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

All of Government Lot 5 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

EXCEPT

Lots 1 and 2 of the PLAT OF LOTS 2 & 3 OF U.S. LOT 5 SEC. 7-116-31 in Government Lot 5 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

The West Half of Government Lot 7 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

EXCEPT

That part of the West Half of Government Lot 7 lying southerly of the following described line: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the line to be described; thence South 90 degrees 00 minutes 00 seconds East for 1761.13 feet, more or less, to the East line of said West Half of Government Lot 7 and there terminating.

All of Government Lot 6 and all of Government Lot 9 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

EXCEPT

Part of Government Lot Number 9 in Section 7, Township 116, Range 31, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 minutes 00 seconds East along said West line 507.88 feet; thence South 85 degrees 30 minutes 08 seconds East 381.00 feet; thence South 00 degrees 00 minutes 00 seconds West 478.00 feet; thence North 90 degrees 00 minutes 00 seconds West 379.88 feet to the point of beginning.

EXCEPT

That part of Government Lot 6 and that part of Government Lot 9 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 02 minutes 07 seconds West along the west line of said Section 7 for 2682.42 feet to the point of beginning of the tract of land herein described; thence South 85 degrees 32 minutes 15 seconds East for 381.00 feet; thence South 00 degrees 02 minutes 07 seconds East for 478.00 feet; thence North 89 degrees 59 minutes 41 seconds East for 198.26 feet; thence North 00 degrees 07 minutes 48 seconds West for 1119.74 feet; thence South 89 degrees 34 minutes 32 seconds West for 877.14 feet to the intersection with the west line of said Section 7; thence South 00 degrees 07 minutes 48 seconds East along said west line for 536.00 feet to the West Quarter corner of said Section 7; thence South 00 degrees 02 minutes 07 seconds East along said west line for 72.61 feet to the point of beginning and there terminating.

EXCEPT

That part of Government Lot 9 lying southerly of the following described line: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the line to be described; thence South 90 degrees 00 minutes 00 seconds East for 1761.13 feet, more or less, to the East line of said West Half of Government Lot 7 and there terminating.

Containing 124.79 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. 48808 - In the State of Minnesota

ON LINE  
 GOVERNMENT LOT 3

GOVERNMENT LOT 8

BOON LAKE

(1930) 1114.4 DENOTES DISTANCE FROM 1930 SURVEY ON FILE AT THE RENVILLE COUNTY RECORDER'S OFFICE

(D) N 90° 00' 00" W 379.83 DENOTES DEED BEARING AND DISTANCE

**Surveyor's Notes**

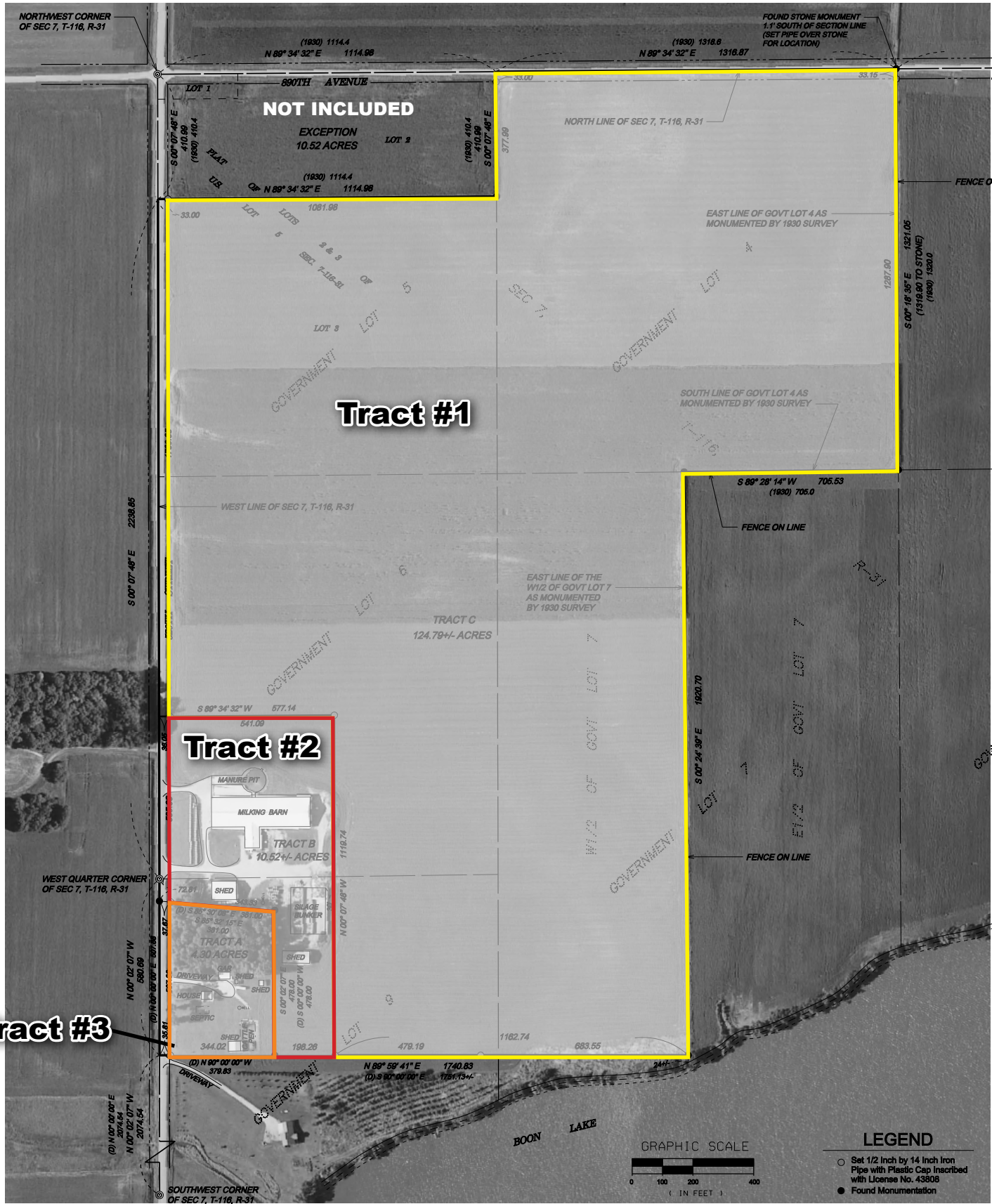
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of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

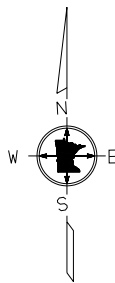
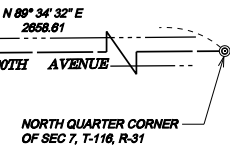
2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

4: The description of the West Half of Government Lot 7 and the exceptions in Government Lot 5 of Lot 1 and Lot 2 were determined by previous survey of 1980 by the County Surveyor, Chamberlain.

# Aerial Survey





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

**CLIENT NAME:**

Scott Radtke

**PROJECT ADDRESS**

88568 520th Street  
 Buffalo Lake, MN

DATE OF FIELD WORK: August 4, 2016  
 DATE OF MAP: August 8, 2016  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO: 16194  
 DRAFTED BY: PMH  
 CHECKED BY: DSH

HORIZONTAL DATUM:  
 NAD83 1986  
 Renville County  
 VERTICAL DATUM:  
 N/A

**Surveyed Descriptions**

**EXISTING LEGAL DESCRIPTION FOR TRACT A PER DOCUMENT NUMBER 317080**

Part of Government Lot Number 9 in Section 7, Township 116, Range 31, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 minutes 00 seconds East along said West line 507.88 feet; thence South 86 degrees 30 minutes 08 seconds East 381.00 feet; thence South 00 degrees 00 minutes 00 seconds West 478.00 feet; thence North 90 degrees 00 minutes 00 seconds West 379.88 feet to the point of beginning.

Containing 4.80 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

That part of Government Lot 6 and that part of Government Lot 9 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 02 minutes 07 seconds West along the west line of said Section 7 for 2682.42 feet to the point of beginning of the tract of land herein described; thence South 85 degrees 32 minutes 15 seconds East for 381.00 feet; thence South 00 degrees 02 minutes 07 seconds East for 478.00 feet; thence North 89 degrees 59 minutes 41 seconds East for 186.28 feet; thence North 00 degrees 07 minutes 48 seconds West for 1119.74 feet; thence South 89 degrees 34 minutes 32 seconds West for 677.14 feet to the intersection with the west line of said Section 7; thence South 00 degrees 07 minutes 48 seconds East along said west line for 636.00 feet to the West Quarter corner of said Section 7; thence South 00 degrees 02 minutes 07 seconds East along said west line for 72.81 feet to the point of beginning and there terminating.

Containing 10.82 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT C**

All of Government Lot 4 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

All of Government Lot 5 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

**EXCEPT**  
 Lots 1 and 2 of the PLAT OF LOTS 2 & 3 OF U.S. LOT 5 SEC. 7-116-31 in Government Lot 5 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

The West Half of Government Lot 7 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

**EXCEPT**  
 That part of the West Half of Government Lot 7 lying southerly of the following described line: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the line to be described; thence South 90 degrees 00 minutes 00 seconds East for 1781.13 feet, more or less, to the East line of said West Half of Government Lot 7 and there terminating.

All of Government Lot 8 and all of Government Lot 9 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota.

**EXCEPT**  
 Part of Government Lot Number 9 in Section 7, Township 116, Range 31, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 minutes 00 seconds East along said West line 507.88 feet; thence South 86 degrees 30 minutes 08 seconds East 381.00 feet; thence South 00 degrees 00 minutes 00 seconds West 478.00 feet; thence North 90 degrees 00 minutes 00 seconds West 379.88 feet to the point of beginning.

**EXCEPT**  
 That part of Government Lot 6 and that part of Government Lot 9 in Section 7, Township 116 North, Range 31 West, Renville County, Minnesota, described as follows: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 02 minutes 07 seconds West along the west line of said Section 7 for 2682.42 feet to the point of beginning of the tract of land herein described; thence South 85 degrees 32 minutes 15 seconds East for 381.00 feet; thence South 00 degrees 02 minutes 07 seconds East for 478.00 feet; thence North 89 degrees 59 minutes 41 seconds East for 186.28 feet; thence North 00 degrees 07 minutes 48 seconds West for 1119.74 feet; thence South 89 degrees 34 minutes 32 seconds West for 677.14 feet to the intersection with the west line of said Section 7; thence South 00 degrees 07 minutes 48 seconds East along said west line for 636.00 feet to the West Quarter corner of said Section 7; thence South 00 degrees 02 minutes 07 seconds East along said west line for 72.81 feet to the point of beginning and there terminating.

**EXCEPT**  
 That part of Government Lot 9 lying southerly of the following described line: Commencing at the southwest corner of said Section 7; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the West line of said Section 7 a distance of 2074.54 feet to the point of beginning of the line to be described; thence South 90 degrees 00 minutes 00 seconds East for 1781.13 feet, more or less, to the East line of said West Half of Government Lot 7 and there terminating.

Containing 134.79 Acres, more or less.  
 Subject to easements 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. 43806 - in the State of Minnesota

LOT  
 GOVERNMENT

LOT  
 GOVERNMENT

BOON LAKE

(1930) 1114.4 DENOTES DISTANCE FROM 1930 SURVEY ON FILE AT THE RENVILLE COUNTY RECORDER'S OFFICE  
 (D) N 90° 00' 00" W 379.83 DENOTES DEED BEARING AND DISTANCE

**Surveyor's Notes**

- 1: 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.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
- 4: The description of the West Half of Government Lot 7 and the exceptions in Government Lot 5 of Lot 1 and Lot 2 were determined by previous survey of 1980 by the County Surveyor, Chamberlain.

# Tax Statements

Marc Iverson  
 Renville Co. Auditor-Treasurer  
 500 East DePue, Ste 202  
 Olivia, MN 56277-1475  
 (320) 523-2071  
 www.co.renville.mn.us

**2016**

**PROPERTY TAX STATEMENT**

PRCL# 05-01620-00 RCPT# 1538  
 TC 6.047 5.140

BOON LAKE TOWNSHIP

Property ID Number: 05-01620-00  
 Property Description: SECT-07 TWP-116 RANG-31  
 LOT 6 -EX TRACT 2- & LOT 4 & LOT 3  
 IN US LOT 5 & LOT 9 - EX TRACTS 1,2

SCOTT A RADTKE  
 88416 520TH ST  
 BUFFALO LAKE MN 55314

18162-T  
 ACRES 118.50

		Values and Classification		
		Taxes Payable Year	2015	2016
Step 1	Estimated Market Value:	1,209,300	1,027,900	
	Homestead Exclusion:			
Step 2	Taxable Market Value:	1,209,300	1,027,900	
	New Improve/Expired Excls:			
Property Class:		AGRI HSTD	AGRI HSTD	
Sent in March 2015				
Step 2		<b>Proposed Tax</b>		
		* Does Not Include Special Assessments		2,154.00
Sent in November 2015				
Step 3		<b>Property Tax Statement</b>		
		First half Taxes:	1,078.00	
		Second half Taxes:	1,078.00	
		Total Taxes Due in 2016:	2,156.00	

**\$\$\$**  
 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.

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

		Taxes Payable Year: 2015	2016
			.00
		<input type="checkbox"/>	
		.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits	2,104.00	2,156.00
	4. A. Agricultural market value credits to reduce your property tax	.00	.00
	B. Other credits to reduce your property tax	.00	.00
5. Property taxes after credits		2,104.00	2,156.00
<b>Property Tax by Jurisdiction</b>	6. County	1,525.48	1,554.51
	7. City or Town	335.37	355.69
	8. State General Tax	.00	.00
	9. School District: 2159		
	A. Voter approved levies	.00	.00
	B. Other local levies	201.06	205.86
	10. Special Taxing Districts:		
A. MID MN REG. DEVL.	10.95	11.26	
B. RENVILLE COUNTY HRA	31.14	28.68	
C.			
D.			
11. Non-school voter approved referenda levies		.00	
12. Total property tax before special assessments	2,104.00	2,156.00	
<b>Special Assessments on Your Property</b>	13. A.		
	B.		
	C.		
	D.		
	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,104.00	2,156.00



# Tax Statements

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 Renville Co. Auditor-Treasurer  
 500 East DePue, Ste 202  
 Olivia, MN 56277-1475  
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 www.co.renville.mn.us

**2016**

**PROPERTY TAX STATEMENT**

PRCL# 05-01622-00 RCPT# 1540

TC 2.087 2.036

BOON LAKE TOWNSHIP

Property ID Number: 05-01622-00  
 Property Description: SECT-07 TWP-116 RANG-31  
 TRACT 2 IN O L 6 & 9

SCOTT A RADTKE  
 88416 520TH ST  
 BUFFALO LAKE MN 55314

18162-T  
 ACRES 10.00

		Values and Classification	
		Taxes Payable Year	
		2015	2016
Step 1	Estimated Market Value:	417,300	407,000
	Homestead Exclusion:		
	Taxable Market Value:	417,300	407,000
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2015			
Step 2	Proposed Tax		408.00
	* Does Not Include Special Assessments		
Sent in November 2015			
Step 3	Property Tax Statement		
	First half Taxes:		238.00
	Second half Taxes:		238.00
	Total Taxes Due in 2016:		476.00

**\$\$\$**  
 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.

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

Property Tax and Credits		Taxes Payable Year:	
		2015	2016
3. Property taxes before credits		727.08	853.51
4. A. Agricultural market value credits to reduce your property tax		453.08	445.51
B. Other credits to reduce your property tax		.00	.00
5. Property taxes after credits		274.00	408.00
Property Tax by Jurisdiction			
6. County		198.89	294.04
7. City or Town		43.53	67.38
8. State General Tax		.00	.00
9. School District: 2159	A. Voter approved levies	.00	.00
	B. Other local levies	26.10	39.00
10. Special Taxing Districts:	A. MID MN REG. DEVL.	1.43	2.14
	B. RENVILLE COUNTY HRA	4.05	5.44
	C.		
	D.		
11. Non-school voter approved referenda levies			.00
12. Total property tax before special assessments		274.00	408.00
Special Assessments on Your Property			
13. A. 40445 ENVIRONMENTAL ASSM'T			68.00
	B.		
PRIN 68.00	C.		
INT	D.		
TOT 68.00	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		274.00	476.00



# 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 \_\_\_\_\_ \$

- 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:

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



# Land & Dairy Auction

Friday, September 16 @ 10AM 2016



**139**  
± acres  
offered in  
3 tracts



SteffesGroup.com