



buyer's PROSPECTUS

Tuesday, March 21 @ 10AM 2017

169
± acres



Lines approximate



Meeker Co., MN
Dassel Township

Auction Location
Steffes Group Facility
24400 MN Hwy 22 South, Litchfield, MN 55355

Land Located
2 miles west of Dassel, MN on Hwy 12

Land Auction

Willard Nordberg Estate, Owner

Contact **320.693.9371**
Eric Gabrielson 701.238.2570

Picturesque farmland with highway frontage and Washington Creek meandering through the property. This land is adjacent to existing housing.

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, April 21, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2017 Taxes Prorated to Date of Closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- 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, April 21, 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.**

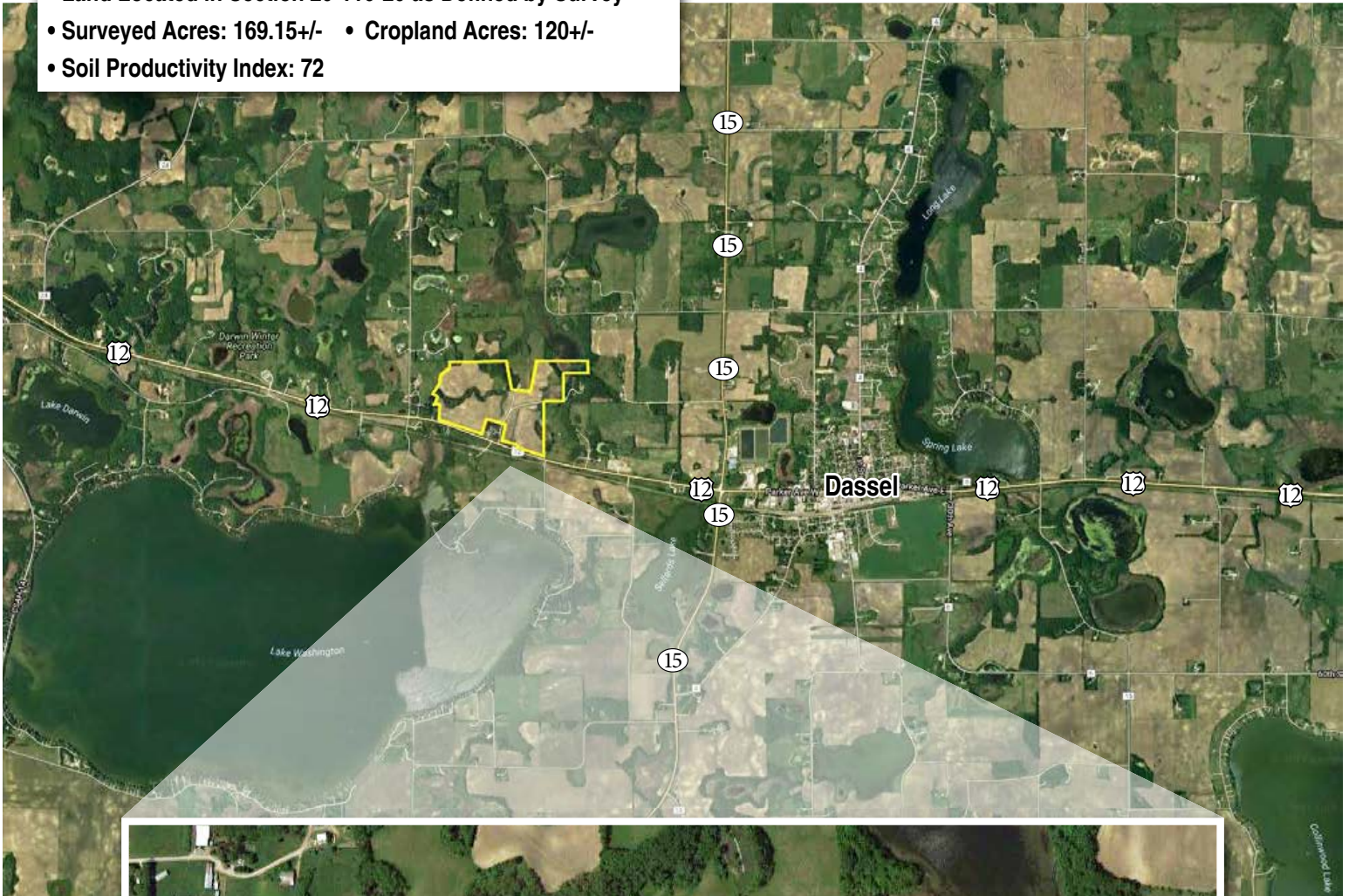
AVOID OVER OR UNDER BIDDING

- 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

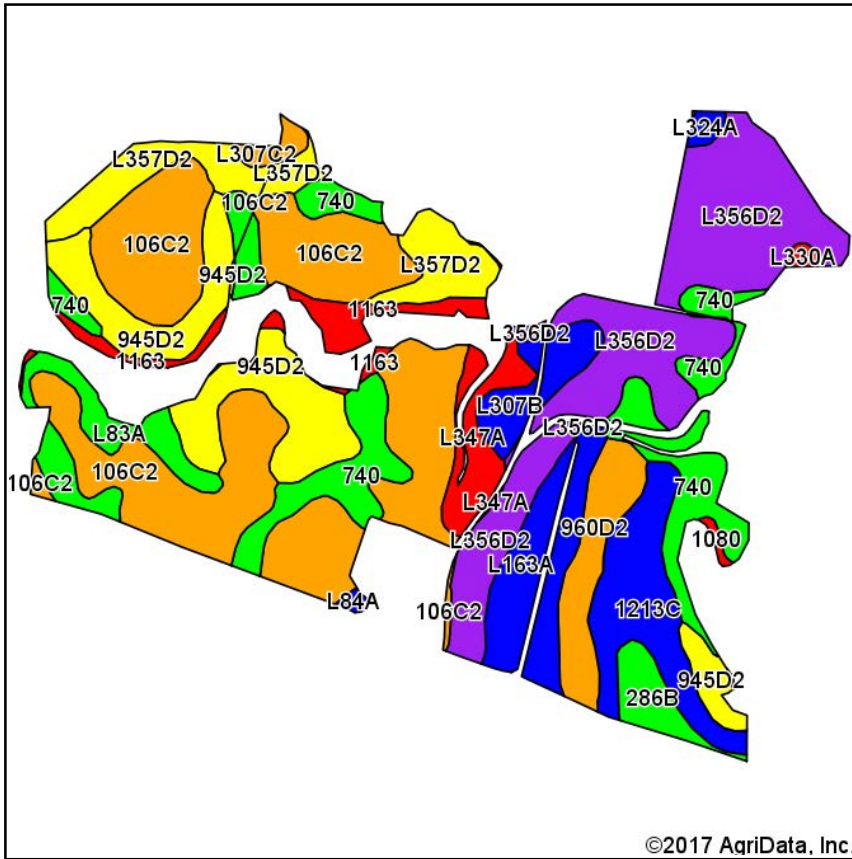
- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid **before** the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

- Land Located in Section 29-119-29 as Defined by Survey
- Surveyed Acres: 169.15+/- • Cropland Acres: 120+/-
- Soil Productivity Index: 72



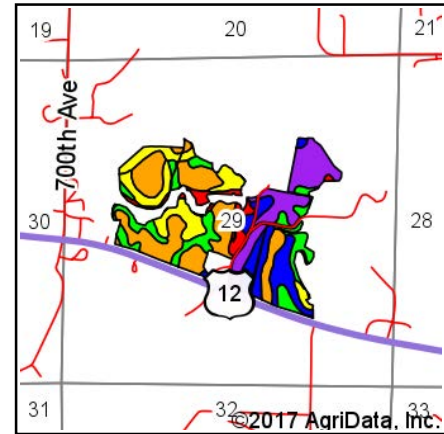
- Land Located: Section 29-119-29 as Defined by Survey • Surveyed Acres: 169.15+/- • Cropland Acres: 120+/-
- Soil Productivity Index: 72





Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Minnesota**
 County: **Meeker**
 Location: **29-119N-29W**
 Township: **Dassel**
 Acres: **117.31**
 Date: **2/21/2017**



Maps Provided By:

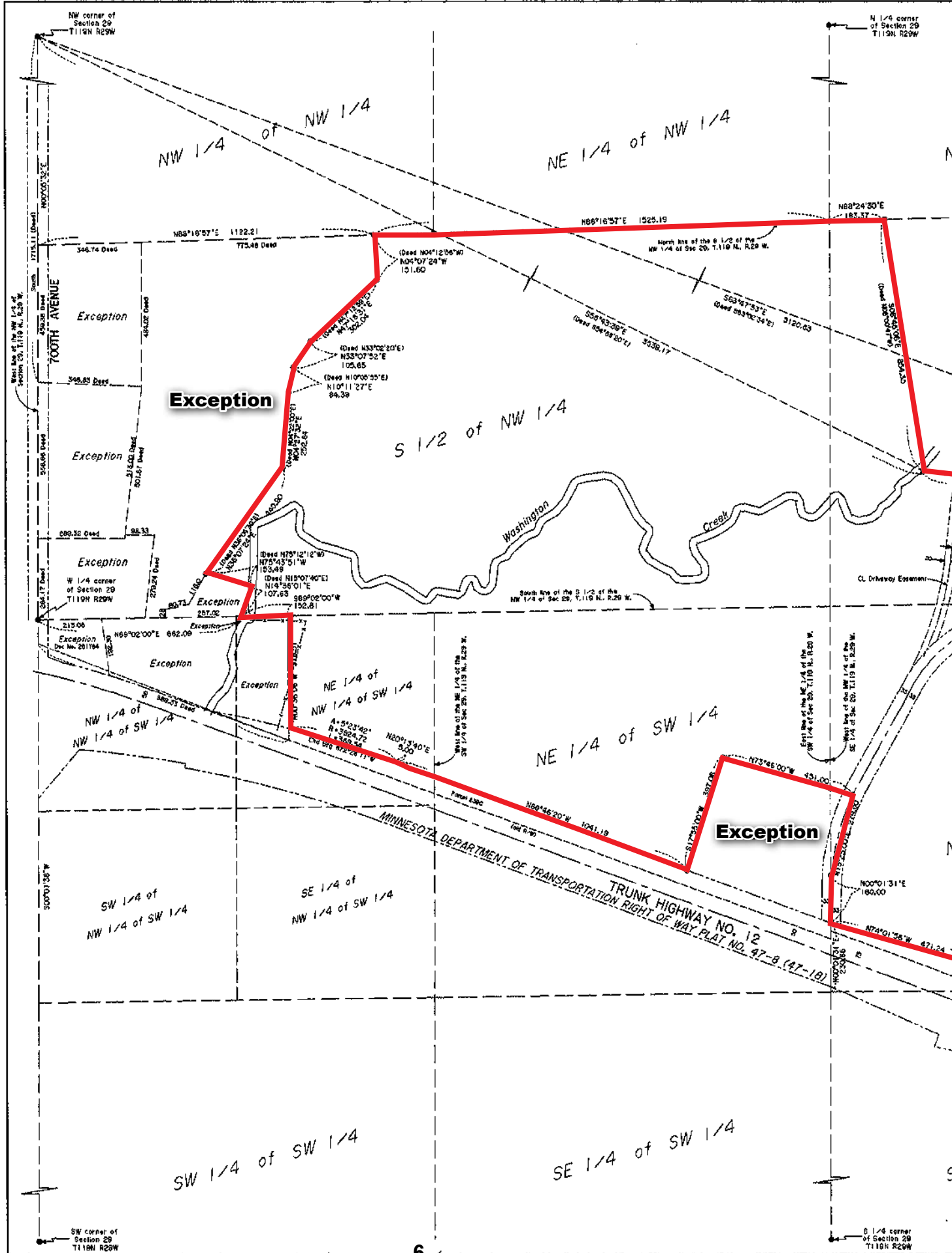
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: MN093, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	30.11	25.7%		IIIe	76
L356D2	Sunburg-Wadenill complex, 12 to 18 percent slopes, moderately eroded	20.25	17.3%		IVe	59
740	Hamel-Glencoe complex, 0 to 2 percent slopes	12.75	10.9%		IIw	93
945D2	Lester-Storden complex, 10 to 16 percent slopes, moderately eroded	11.99	10.2%		IVe	67
L357D2	Koronis-Sunburg complex, 12 to 18 percent slopes, moderately eroded	7.22	6.2%		IVe	61
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	7.16	6.1%		IIIe	84
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.13	5.2%		IIIw	86
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.46	3.8%		IVe	76
L83A	Webster clay loam, 0 to 2 percent slopes	4.13	3.5%		IIw	93
L347A	Klossner and Lundlake soils, 0 to 1 percent slopes, ponded	3.08	2.6%		VIIIw	5
1163	Cohoctah loam, 0 to 2 percent slopes, frequently flooded	3.07	2.6%		Vw	20
L307B	Koronis loam, 2 to 6 percent slopes	2.94	2.5%		IIe	88
286B	Shorewood silty clay loam, 3 to 6 percent slopes	2.07	1.8%		IIe	95
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	0.77	0.7%		IIIe	77
L324A	Forestcity, overwash-Forestcity complex, 1 to 4 percent slopes	0.47	0.4%		IIw	90
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	0.28	0.2%		VIIIw	5
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	0.23	0.2%		VIIIw	5
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.20	0.2%		IIIw	86
Weighted Average						71.8

Area Symbol: MN093, Soil Area Version: 10. *c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.



CERTIFICATE OF SURVEY FOR DOROTHY NORDBERG ESTATE

Remaining property in Section 29, T.119 N., R.29 W. Meeker County, Minnesota, according to abstracts provided.

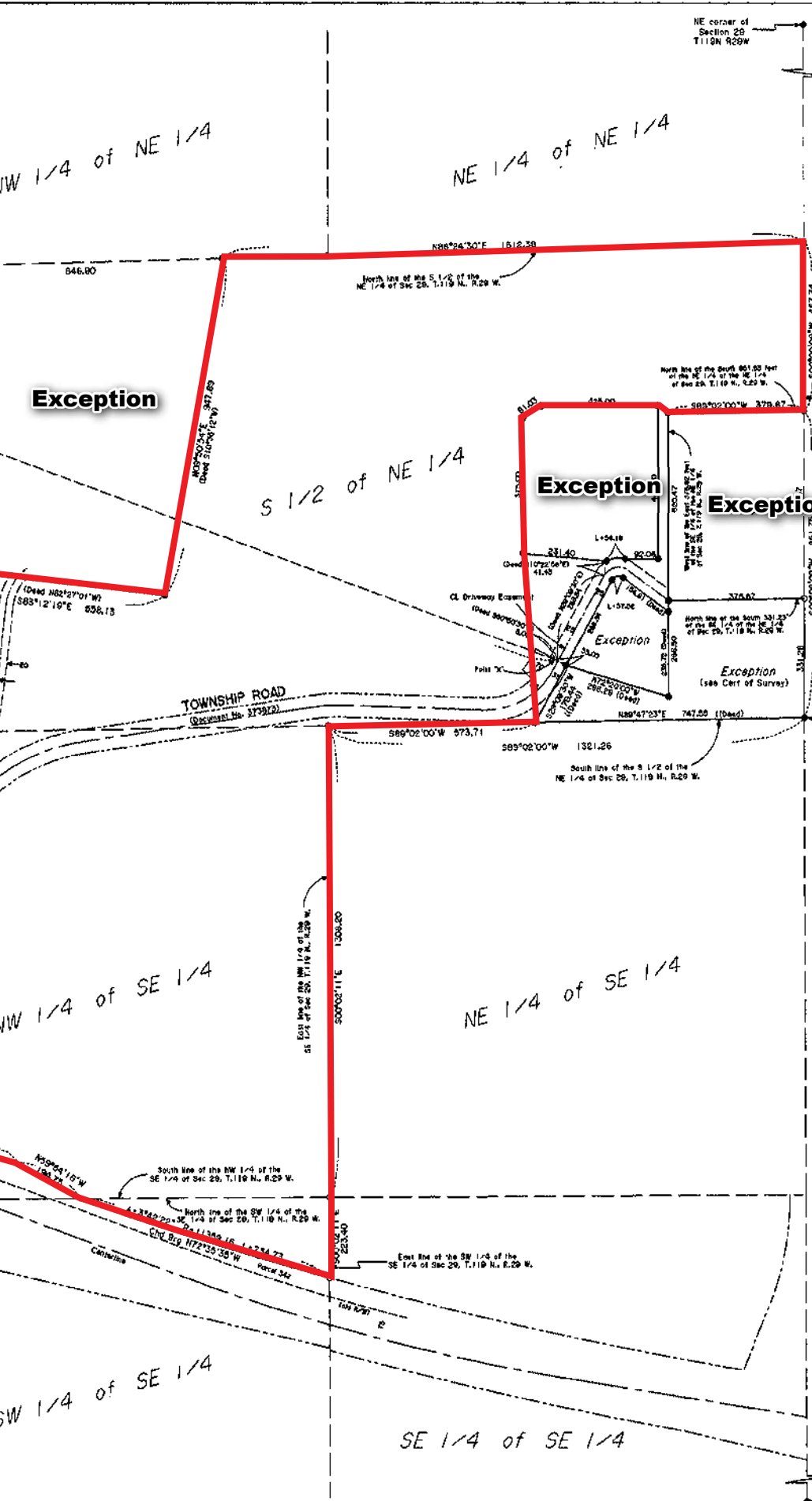
Total Area Remaining = 169.15 Acres

Survey Notes:

1. This survey was done without the benefit of any title work. Additional easements, restrictions or encumbrances may exist and this survey is subject to revision upon receipt of a current title commitment or attorney's title opinion.

2. The Exceptions to that part of the surveyed property lying within the South Half of the Northwest Quarter of Section 29, T.119 N., R.29 W., have been described using an assumed bearing of South for the west line of said Northwest Quarter.

3. The Exceptions to that part of the surveyed property lying within the South Half of the Northeast Quarter of Section 29, T.119 N., R.29 W., have been described using an assumed bearing of North 00 degrees 50 minutes 51 seconds East for the west line of the Northwest Quarter of said Section 29.



The orientation of the bearings shown on this survey are based on the Meeker County Coordinate System, 1966 adjustment, with some dead bearings noted.

- Denotes iron monument found
- Denotes iron monument set

I hereby certify that this Survey, Plan or Report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Jeffrey R. Rousch
Jeffrey R. Rousch

Date: Mar 12, 2016 Lic. No. 274279

PELLINEN LAND SURVEYING, INC.
 P O Box 35
 Hutchlison, Minnesota 55350
 Phone (320) 567-4769
 Fax (320) 567-3792
 JOB NO 15131 BK P-416 Pg 34

SE corner of Section 29 T.119 N. R.29 W.

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# 07-0446040 RCPT# 3642
TC 3.733 3.705

DASSEL TWP

		Values and Classification	
		Taxes Payable Year	
		2015	2016
Step 1	Estimated Market Value:	373.300	370.500
	Homestead Exclusion:		
	Taxable Market Value:	373.300	370.500
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		RUVC NON-HSTI	RUVC NON-HSTI
	Sent in March 2015		
Step 2	Proposed Tax		3,056.00
	* Does Not Include Special Assessments		
	Sent in November 2015		
Step 3	Property Tax Statement		
	First half Taxes:		1,539.00
	Second half Taxes:		1,539.00
	Total Taxes Due in 2016:		3,078.00

Property ID Number: 07-0446040
Property Description: SECT-29 TWP-119 RANG-29
S 1/2 NW 1/4 EX 07-0446001 & EX
07-0446002 & EX 07-0446003 & EX

NANCY OLSON ET AL 26523-T
ACRES 117.96



\$\$\$ 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 homestead credit refund.....	<input type="checkbox"/>		.00
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.....	<input type="checkbox"/>	.00	
Property Tax and Credits			
3. Property taxes before credits		3,018.00	3,078.00
4. A. Agricultural market value credits to reduce your property tax00	.00
B. Other credits to reduce your property tax00	.00
5. Property taxes after credits		3,018.00	3,078.00
Property Tax by Jurisdiction			
6. County		1,790.25	1,834.60
7. City or Town		646.26	653.11
8. State General Tax00	.00
9. School District: 466			
A. Voter approved levies		331.11	317.56
B. Other local levies		243.36	265.80
10. Special Taxing Districts:			
A. MID MN DEVELOPMENT		7.02	6.93
B.			
C.			
D.			
11. Non-school voter approved referenda levies00
12. Total property tax before special assessments		3,018.00	3,078.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,018.00	3,078.00

Notes

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# 07-0452000 RCPT# 3647
TC 1.263 1.241

DASSEL TWP

		Values and Classification	
		Taxes Payable Year	
		2015	2016
Step 1	Estimated Market Value:	126.300	124.100
	Homestead Exclusion:		
	Taxable Market Value:	126.300	124.100
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		RUVC NON-HSTI	RUVC NON-HSTI
		EXEMPT	EXEMPT
	Sent in March 2015		
Step 2	Proposed Tax		1,024.00
	* Does Not Include Special Assessments		
	Sent in November 2015		
Step 3	Property Tax Statement		
	First half Taxes:		515.00
	Second half Taxes:		515.00
	Total Taxes Due in 2016:		1,030.00

Property ID Number: 07-0452000
Property Description: SECT-29 TWP-119 RANG-29
SW 1/4 NE 1/4 & SE 1/4 NE 1/4 EX
07-0452001/452003/452040/452050/4520

NANCY OLSON ET AL 26523-T
ACRES 57.58

\$\$\$ 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 homestead credit refund.....	<input type="checkbox"/>		.00
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.....	<input type="checkbox"/>	.00	
Property Tax and Credits			
3. Property taxes before credits		1,020.00	1,030.00
4. A. Agricultural market value credits to reduce your property tax00	.00
B. Other credits to reduce your property tax00	.00
5. Property taxes after credits		1,020.00	1,030.00
Property Tax by Jurisdiction			
6. County		604.62	613.52
7. City or Town		218.65	218.77
8. State General Tax00	.00
9. School District: 466			
A. Voter approved levies		112.03	106.36
B. Other local levies		82.33	89.03
10. Special Taxing Districts:			
A. MID MN DEVELOPMENT		2.37	2.32
B.			
C.			
D.			
11. Non-school voter approved referenda levies00
12. Total property tax before special assessments		1,020.00	1,030.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,020.00	1,030.00

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2016

PROPERTY TAX STATEMENT

PRCL# 07-0460000 RCPT# 3664

TC 153 153

Property ID Number: 07-0460000
Property Description: SECT-29 TWP-119 RANG-29
PTNW 1/4 SW 1/4 E OF WASH CRK & N OF
RD EX 07-0461000 & EX 07-0460001 &

NANCY OLSON ET AL 26523-T
ACRES 4.81

DASSEL TWP

		Values and Classification	
		Taxes Payable Year	
		2015	2016
Step 1	Estimated Market Value:	15,300	15,300
	Homestead Exclusion:		
	Taxable Market Value:	15,300	15,300
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2015			
Step 2	Proposed Tax		126.00
	* Does Not Include Special Assessments		
Sent in November 2015			
Step 3	Property Tax Statement		
	First half Taxes:		64.00
	Second half Taxes:		64.00
	Total Taxes Due in 2016:		128.00



\$\$\$ 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 homestead credit refund.....			.00
File by August 15th. IF 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.....		.00	
Property Tax and Credits			
3. Property taxes before credits		124.00	128.00
4. A. Agricultural market value credits to reduce your property tax00	.00
B. Other credits to reduce your property tax00	.00
5. Property taxes after credits		124.00	128.00
Property Tax by Jurisdiction			
6. County		73.67	76.65
7. City or Town		26.49	26.97
8. State General Tax00	.00
9. School District: 466			
A. Voter approved levies		13.57	13.11
B. Other local levies		9.98	10.98
10. Special Taxing Districts:			
A. MID MN DEVELOPMENT29	.29
B.			
C.			
D.			
11. Non-school voter approved referenda levies00
12. Total property tax before special assessments		124.00	128.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		124.00	128.00

Notes

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2016

PROPERTY TAX STATEMENT

PRCL# 07-0456001 RCPT# 3658

TC 102 102

Property ID Number: 07-0456001
Property Description: SECT-29 TWP-119 RANG-29
PT SW 1/4 SE 1/4 LYG NLY OF ROW HWY
EX RD

NANCY OLSON ET AL 26523-T
ACRES 1.86

DASSEL TWP

		Values and Classification	
		Taxes Payable Year	
		2015	2016
Step 1	Estimated Market Value:	10,200	10,200
	Homestead Exclusion:		
	Taxable Market Value:	10,200	10,200
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2015			
Step 2	Proposed Tax		84.00
	* Does Not Include Special Assessments		
Sent in November 2015			
Step 3	Property Tax Statement		
	First half Taxes:		84.00
	Second half Taxes:		.00
	Total Taxes Due in 2016:		84.00

\$\$\$ 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 homestead credit refund.....			.00
File by August 15th. IF 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.....		.00	
Property Tax and Credits			
3. Property taxes before credits		82.00	84.00
4. A. Agricultural market value credits to reduce your property tax00	.00
B. Other credits to reduce your property tax00	.00
5. Property taxes after credits		82.00	84.00
Property Tax by Jurisdiction			
6. County		48.45	49.77
7. City or Town		17.66	17.98
8. State General Tax00	.00
9. School District: 466			
A. Voter approved levies		9.05	8.74
B. Other local levies		6.65	7.32
10. Special Taxing Districts:			
A. MID MN DEVELOPMENT19	.19
B.			
C.			
D.			
11. Non-school voter approved referenda levies00
12. Total property tax before special assessments		82.00	84.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		82.00	84.00

MINNESOTA
MEEKER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9294
Prepared : Feb 21, 2017
Crop Year : 2017

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
170.17	123.56	123.56	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	123.56	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	13.70	0.00	0	37	
Oats	2.50	0.00	0	60	
Corn	71.40	0.00	0	139	
TOTAL	87.60	0.00			

NOTES

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Tract Number : 10888

Description :
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : LEON NORDBERG, JANET MIDTLING, HOWARD NORDBERG, NANCY OLSON, MANDY RUBENSTEIN, NICK NORDBERG, ALEX NORDBERG
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
170.17	123.56	123.56	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	123.56	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	13.70	0.00	0	37
Oats	2.50	0.00	0	60
Corn	71.40	0.00	0	139
TOTAL	87.60	0.00		

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:

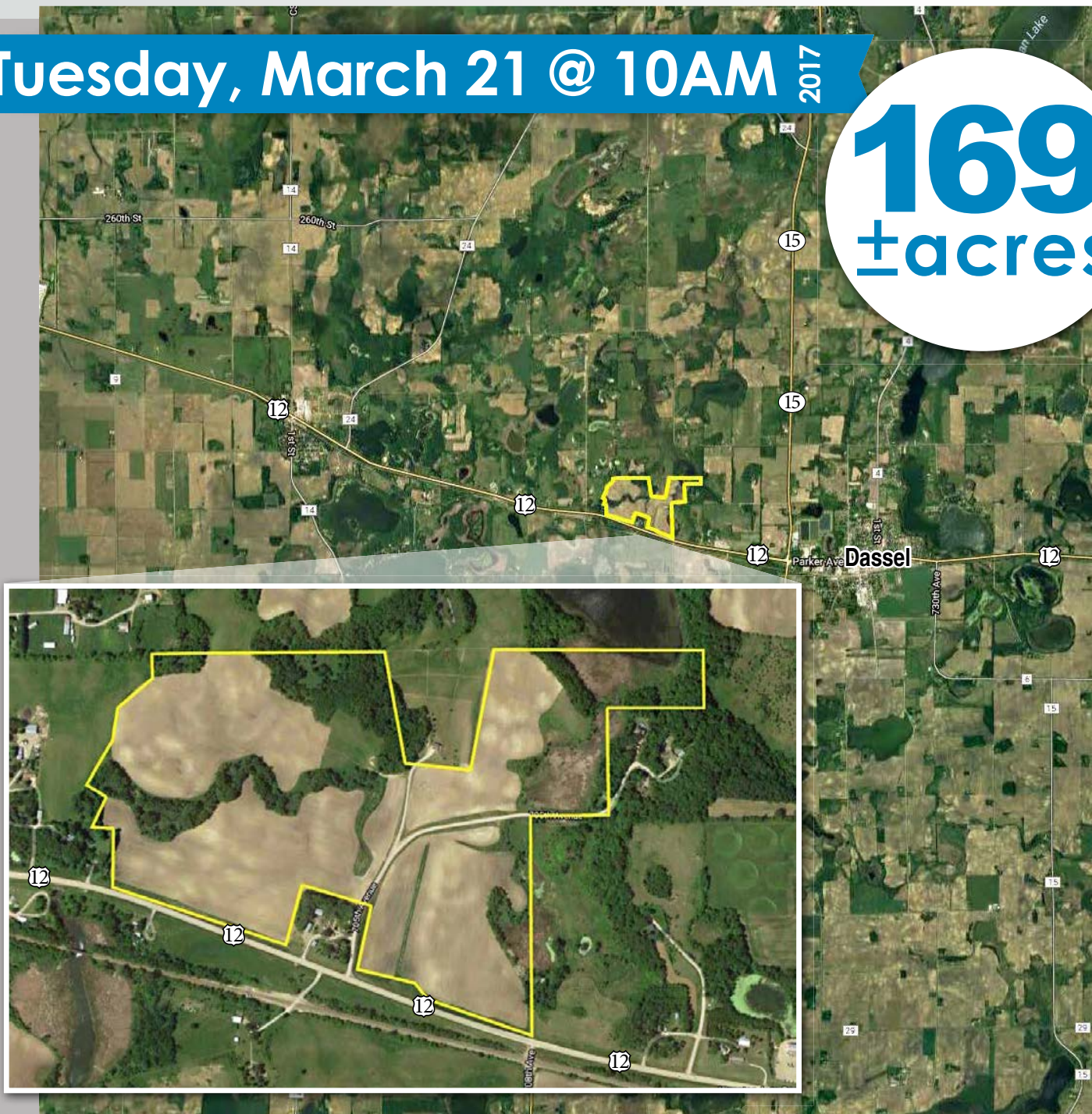


Land Auction

Meeker County, MN

Tuesday, March 21 @ 10AM 2017

169
± acres



SteffesGroup.com

