



buyer's PROSPECTUS

Thursday, June 8 @ 2PM 2017

Preview/Inspection:
Saturday, May 20 / 12-2PM
Thursday, May 25 / 6-7PM
or by appointment

plus **10**
± acres



Online
Bidding
Available!



**View Exclusive
Property Video**
SteffesGroup.com
or scan the code!



Mora, MN
Kanabec County

Auction Location

On site at 2277 183rd Ave Mora, MN 55051

Directions to Farmstead

Highway 23 east of Mora, MN to Co Rd 11.
Go south on Co Rd 11 for 2 miles to Co Rd 63 (AKA 183rd Ave) take a left then follow 3/4 miles to property on the right.

Hobby Farm Auction

Contact **320.693.9371**
Shelly Weinzetl 763.300.5055

24400 MN Hwy 22 South, Litchfield, MN 55355

Shelly Weinzetl MN86-79, 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: \$10,000 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 **\$10,000** 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, July 10, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2017 taxes to be prorated.** 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.
- **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,**

July 10, 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.

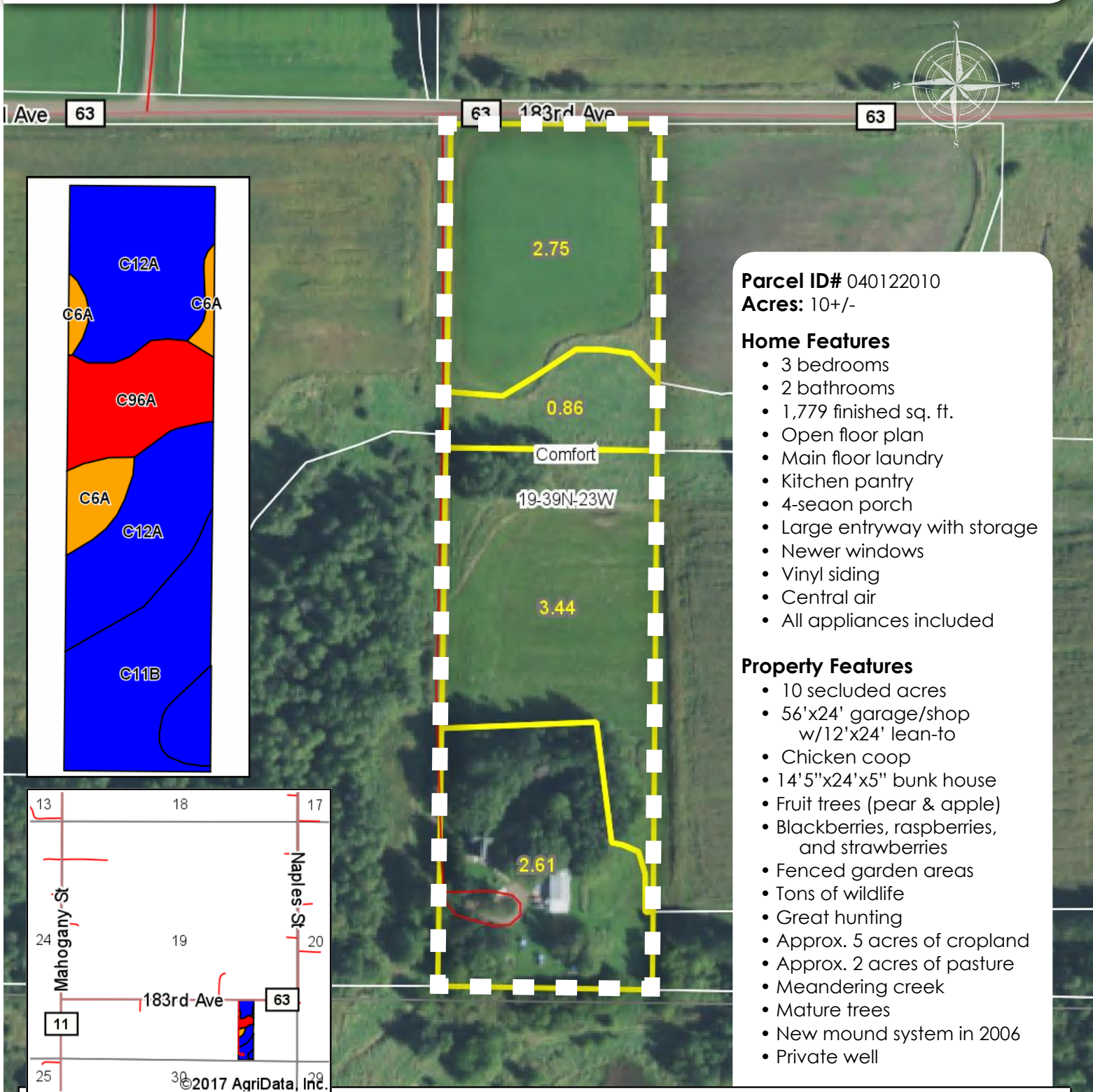


View Exclusive Property Video
at SteffesGroup.com
or scan the code!





Secluded 10-Acre Hobby Farm with an updated 3 bedroom and 2 bath farmhouse. 56'x26' pole shed with overhead doors, concrete floor, and heat. 14'x24' bunk house, chicken coop, and garden shed.



Parcel ID# 040122010

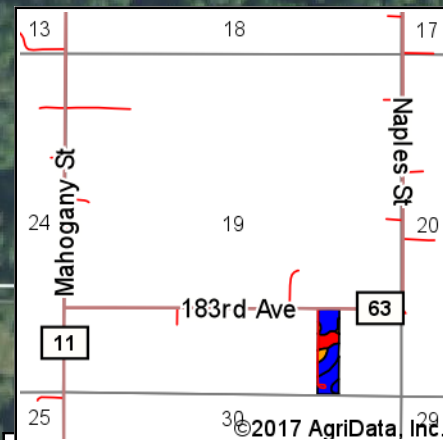
Acres: 10+/-

Home Features

- 3 bedrooms
- 2 bathrooms
- 1,779 finished sq. ft.
- Open floor plan
- Main floor laundry
- Kitchen pantry
- 4-season porch
- Large entryway with storage
- Newer windows
- Vinyl siding
- Central air
- All appliances included

Property Features

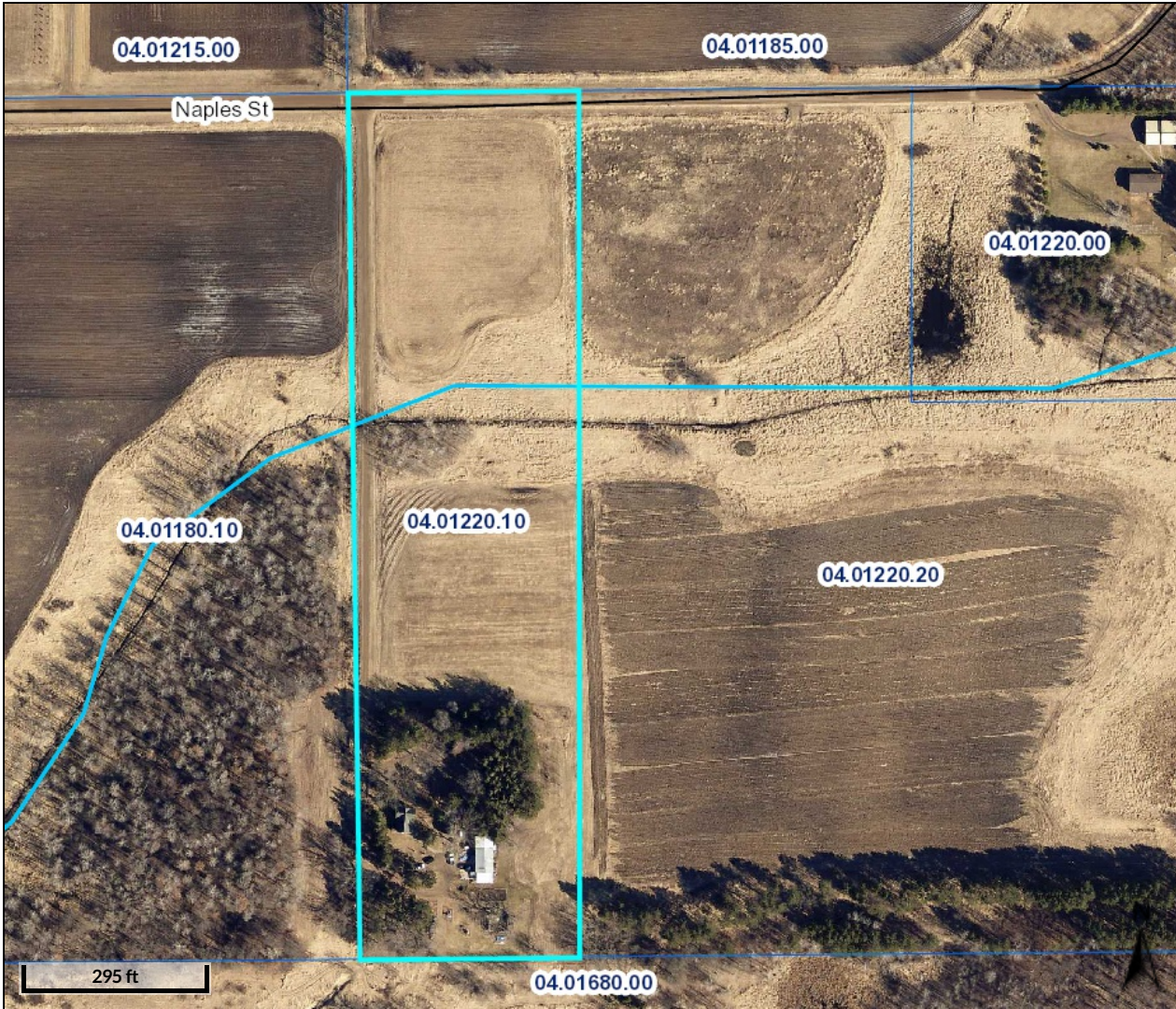
- 10 secluded acres
- 56'x24' garage/shop w/12'x24' lean-to
- Chicken coop
- 14'5"x24'x5" bunk house
- Fruit trees (pear & apple)
- Blackberries, raspberries, and strawberries
- Fenced garden areas
- Tons of wildlife
- Great hunting
- Approx. 5 acres of cropland
- Approx. 2 acres of pasture
- Meandering creek
- Mature trees
- New mound system in 2006
- Private well



Area Symbol: MN065, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C12A	Brennyville, wet-Cebana complex, 0 to 4 percent slopes, stony	5.03	50.3%		IIIw	85
C11B	Mora-Brennyville, wet, complex, 1 to 6 percent slopes, stony	2.53	25.3%		IIIs	82
C96A	Cathro, Twig, and Giese, stony, soils, depressional, 0 to 1 percent slopes	1.62	16.2%		VIw	5
C6A	Cebana silt loam, 0 to 2 percent slopes, stony	0.82	8.2%		IVw	72
Weighted Average						70.2

*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.



Overview



Legend

- Parcels
- Roads**
- MN Highway
- County Highway/Road
- Township Road
- Municipal Road
- State Forest Road
- Roads
- Corp Limits
- Townships
- Streams
- Lakes & Rivers

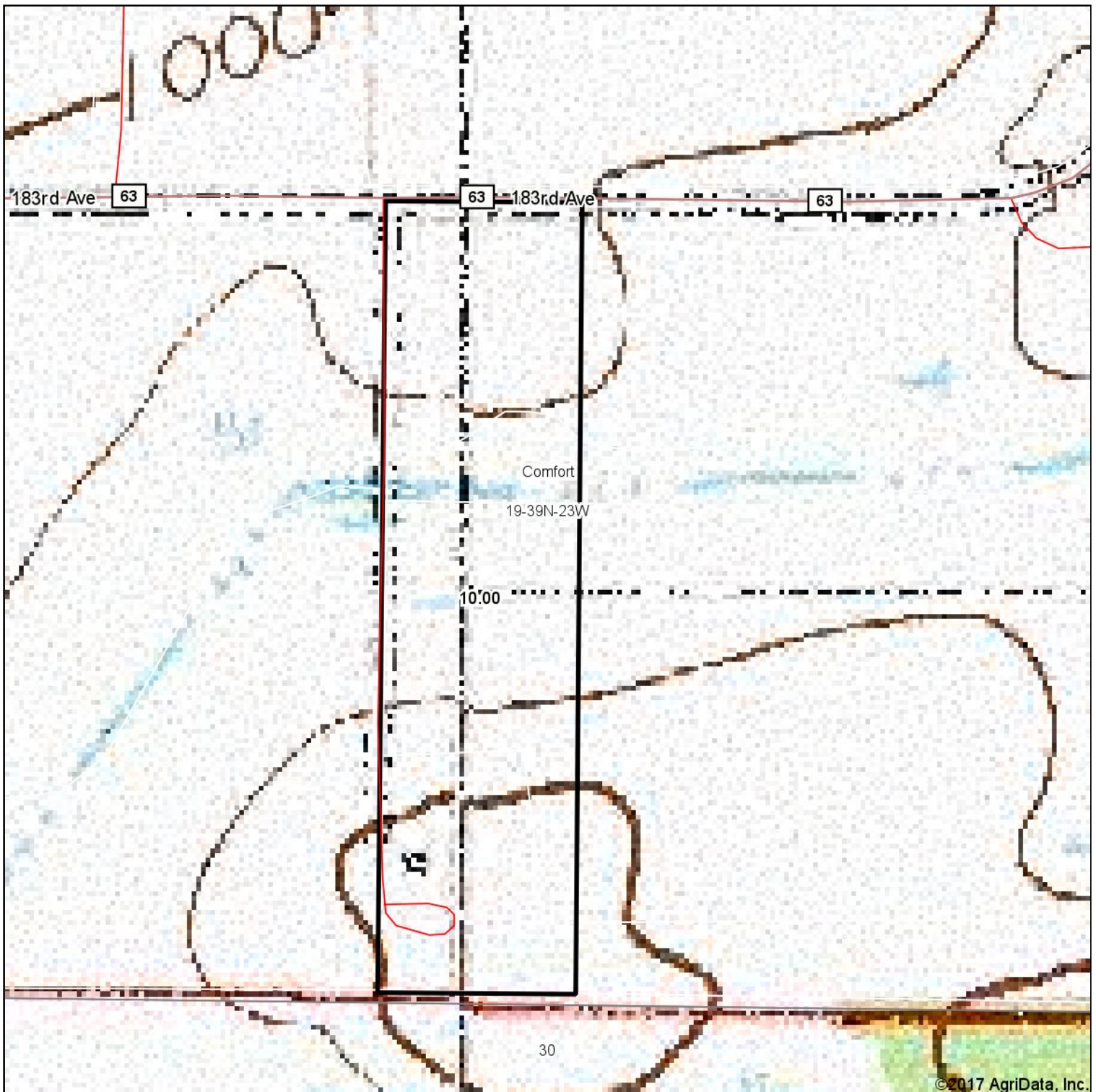
Parcel ID	04.01220.10	Alternate ID	n/a	Owner Address	n/a
Sec/Twp/Rng	19-039-023	Class	201 - RESIDENTIAL		
Property Address	2277 183 AVE MORA	Acres	10		

District COMFORT SCH 0332
Brief Tax Description Sect-19 Twp-039 Range-023 10.00 AC W1/2 OF W1/2 OF SE1/4 OF SE1/4
 (Note: Not to be used on legal documents)

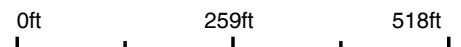
Date created: 5/2/2017
 Last Data Uploaded: 7/5/2016 12:02:28 AM

Developed by
The Schneider Corporation

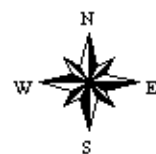




map center: 45° 50' 54.08, -93° 14' 58.74



19-39N-23W
Kanabec County
Minnesota



4/25/2017



Maps Provided By:



© AgriData, Inc. 2017 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



DENISE M. COOPER
 KANABEC COUNTY AUDITOR-TREASURER
 18 N. VINE ST., STE 261A
 MORA, MN 55051-1386
 320-679-6430
www.kanabeccounty.org

PROPERTY ID#: R 04.01220.10

21322
 JERRY & DORIS NORDLOCKEN

Sect-19 Twp-039 Range-023
 10.00 AC
 W1/2 OF W1/2 OF SE1/4 OF SE1/4

2016 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification:	2015 RES HMSTD	2016 RES HMSTD
1	Estimated Market Value:	55,300	93,100
	Homestead Exclusion:	22,100	28,900
	Taxable Market Value:	33,200	64,200
	New Improvements/ Expired Exclusions*:		15,000
	<i>Sent in March 2015</i>		
PROPOSED TAX			
2	Proposed Tax:		1,096.00
<i>Sent in November 2015</i>			
PROPERTY TAX STATEMENT			
3	First-half Taxes:		544.00
	Second-half Taxes:		544.00
	Total Taxes due in 2016:		1,088.00

\$\$\$
 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:

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
- Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

- Property taxes before credits
- A. Agricultural market value credits to reduce your property tax
 B. Other credits to reduce your property tax
- Property taxes after credits

Property Tax by Jurisdiction

- County
- City or Town COMFORT
- State General Tax
- School District 0332
 A. Voter Approved Levies
 B. Other Local Levies
- Special Taxing Districts ECRDC

- Non-school voter approved referenda levies
 - Total property tax before special assessments
- Special Assessments on Your Property**
- Special assessments

	2015	2016
		1,088.00
	556.00	
	556.00	1,088.00
	556.00	1,088.00
	362.02	663.18
	84.27	136.54
	108.93	111.78
	.78	1.47
	556.00	1,088.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	556.00	1,088.00



Minnesota

Kanabec

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5417

Prepared: 4/12/16 1:33 PM

Crop Year: 2016

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
DORIS NORDLOCKEN	2004D 5307	

Farms Associated with Operator:
4192

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
9.67	5.21	5.21	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	5.21	0.0	0.0	0.0		N	

ARC/PLC			
ARC-IC	ARC-CO	PLC	PLC-Default
NONE	NONE	CORN	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	5.2		82	0.0
Total Base Acres:	5.2			

Tract Number: 11834 Description: T39R23 W2W2SE4SE4 S19/COMFORT

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
9.67	5.21	5.21	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	5.21	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	5.2		82	0.0
Total Base Acres:	5.2			

Owners: JERRY NORDLOCKEN

DORIS NORDLOCKEN

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 receipted 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:



Hobby Farm Auction

Thursday, June 8 @ 2PM 2017

plus **10**
± acres

Preview/Inspection:
Saturday, May 20 / 12-2PM
Thursday, May 25 / 6-7PM
or by appointment



Online
Bidding
Available!



**View Exclusive
Property Video**
SteffesGroup.com
or scan the code!

Mora, MN - Kanabec County



SteffesGroup.com