



buyer's PROSPECTUS

Friday, July 28 @ 10AM ²⁰¹⁷

204
± acres
offered in
5 tracts

Outdoorsman's Dream Auction

Farmland • Residential Building Sites • Recreational/Hunting Land

REAL ESTATE PREVIEW DATES

Wednesday, July 12 / 4-7PM
or by appointment

Recreational Personal Property to include: Skid Steer Loader, Guns & Ammo, Hunting Gear, Polaris Ranger & RZR side-by-side, deer stands, Pickup, Trailer and more!



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



Dakota Co., MN

Castle Rock Township

Multi-Tract Land Auction & Recreational Personal Property

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

Contact **320.693.9371**
Shelly Weinzetl 763.300.5055

TERMS: 10% down upon signing purchase agreement
with balance due at closing in 30 days.
This is a 5% buyer's premium auction.

REAL ESTATE TERMS & CONDITIONS.

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, August 28, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2017 taxes to be 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.

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 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.

A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Monday, August 28, 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.

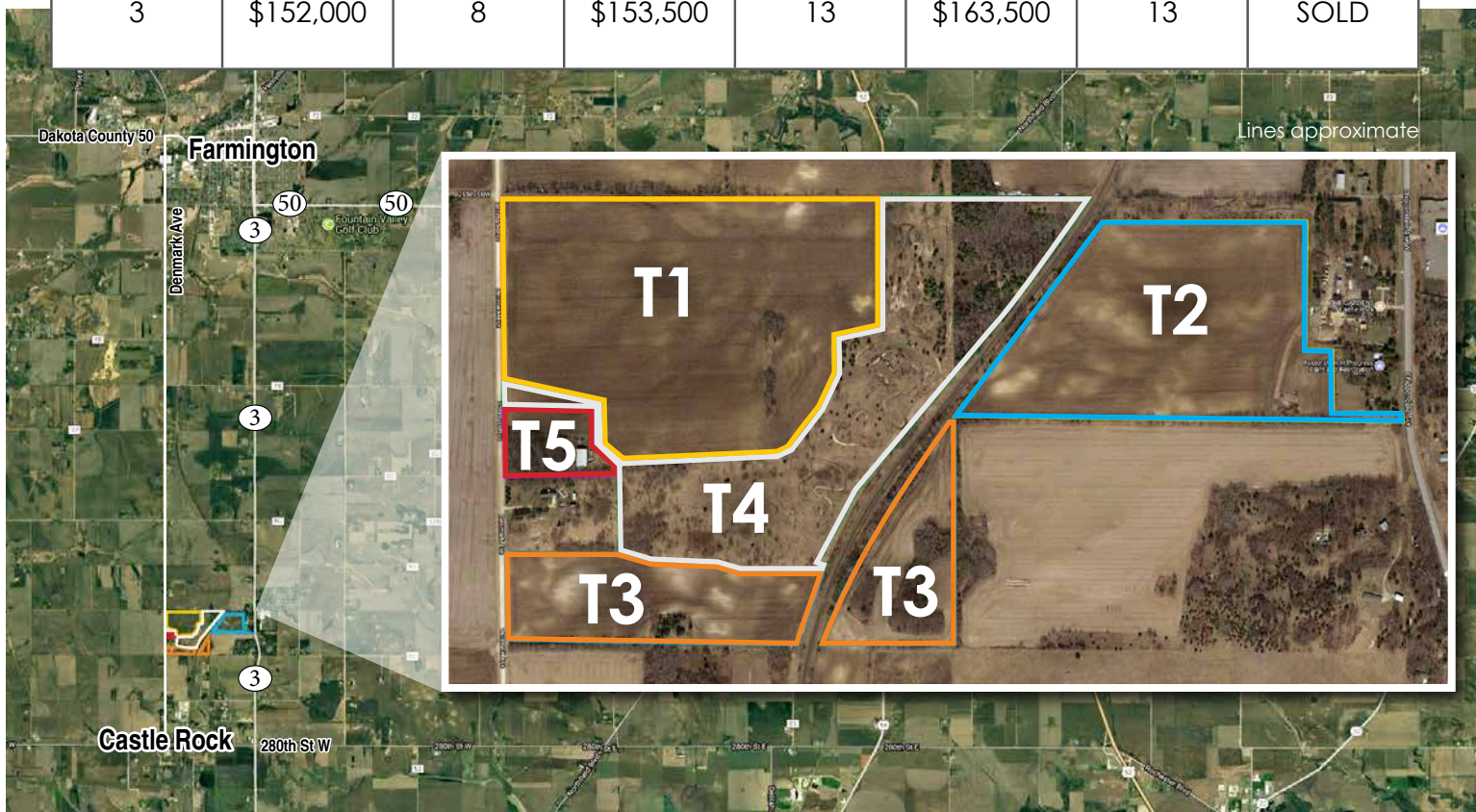
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the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



Auction Location | Onsite: 26752 Denmark Ave., Farmington, MN 55024. From Denmark Ave. & Hwy. 50 intersection in Farmington, MN, 5-1/2 miles south on Denmark Ave. From Castle Rock, MN, take Denmark Ave. north 1-1/2 miles. Property on east side of road.

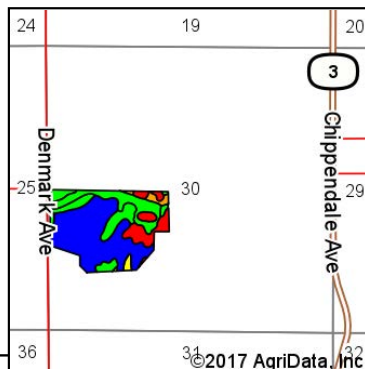
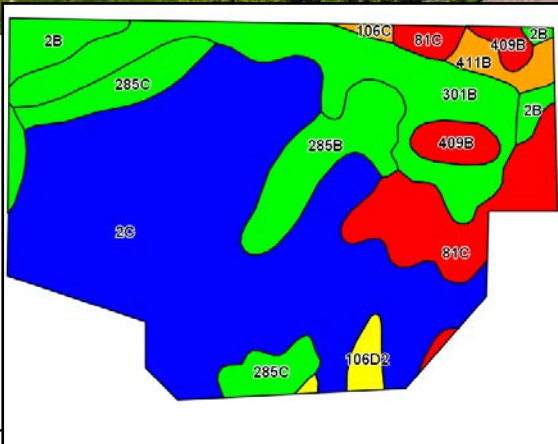
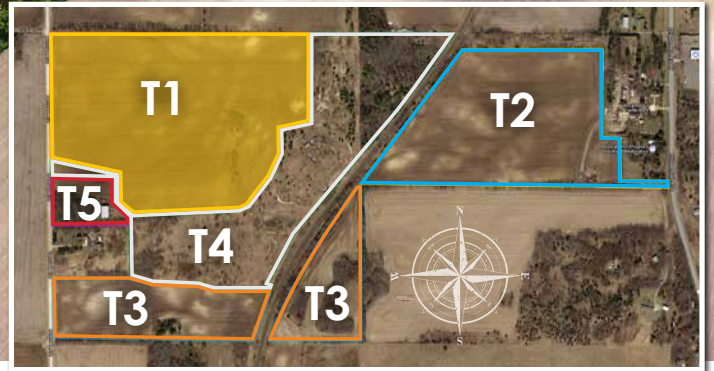
Tracts 1, 3, 4, & 5 Directions | From the intersection of Denmark Ave. & Hwy 50 in Farmington, MN, south 6 miles on Denmark Ave. From Castle Rock, MN, north 1-1/2 miles on Denmark Ave. Property on east side of road. Watch for signs.

Tract 2 Directions | From Farmington, MN, approximately 6 miles south on Hwy. 3. From Castle Rock, MN, 1-1/2 miles north on Hwy. 3. Property on west side of road.

Tract 1

Dakota County, MN

• 66.54 Acres • Known on Survey as Tract B • Land rented for 2017, rents to be prorated. No building entitlement with this tract.



Area Symbol: MN037, Soil Area Version: 12

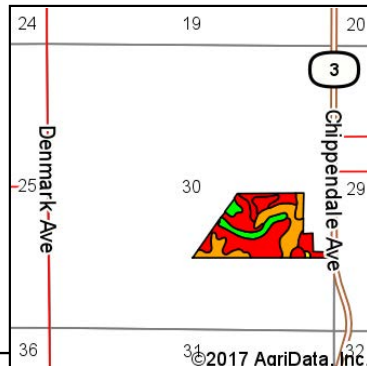
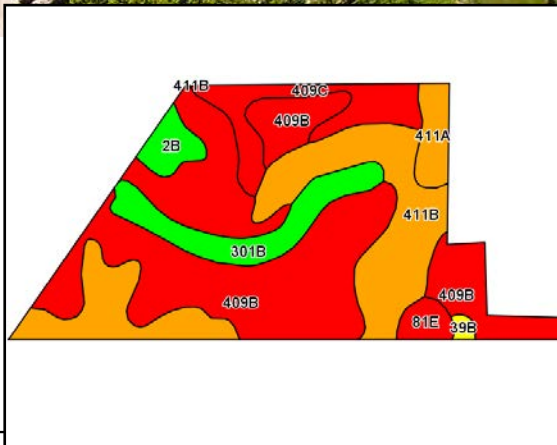
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
2C	Ostrander loam, 6 to 12 percent slopes	33.80	52.4%	Blue	IIIe	90
301B	Lindstrom silt loam, 1 to 4 percent slopes	9.78	15.2%	Light Green	Ile	99
81C	Boone loamy fine sand, 6 to 12 percent slopes	6.08	9.4%	Red	VIIs	21
285B	Port Byron silt loam, 2 to 6 percent slopes	4.14	6.4%	Light Green	Ile	98
285C	Port Byron silt loam, 6 to 12 percent slopes	3.81	5.9%	Light Green	IIIe	91
2B	Ostrander loam, 1 to 6 percent slopes	2.77	4.3%	Light Green	Ile	98
409B	Etter fine sandy loam, 2 to 6 percent slopes	1.80	2.8%	Red	IIIe	48
411B	Waukegan silt loam, 1 to 6 percent slopes	1.24	1.9%	Orange	Ile	75
106D2	Lester loam, 10 to 16 percent slopes, moderately eroded	0.88	1.4%	Yellow	IVe	67
106C	Lester loam, 6 to 10 percent slopes	0.24	0.4%	Orange	IIIe	76
Weighted Average						84

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

Tract 2

Dakota County, MN

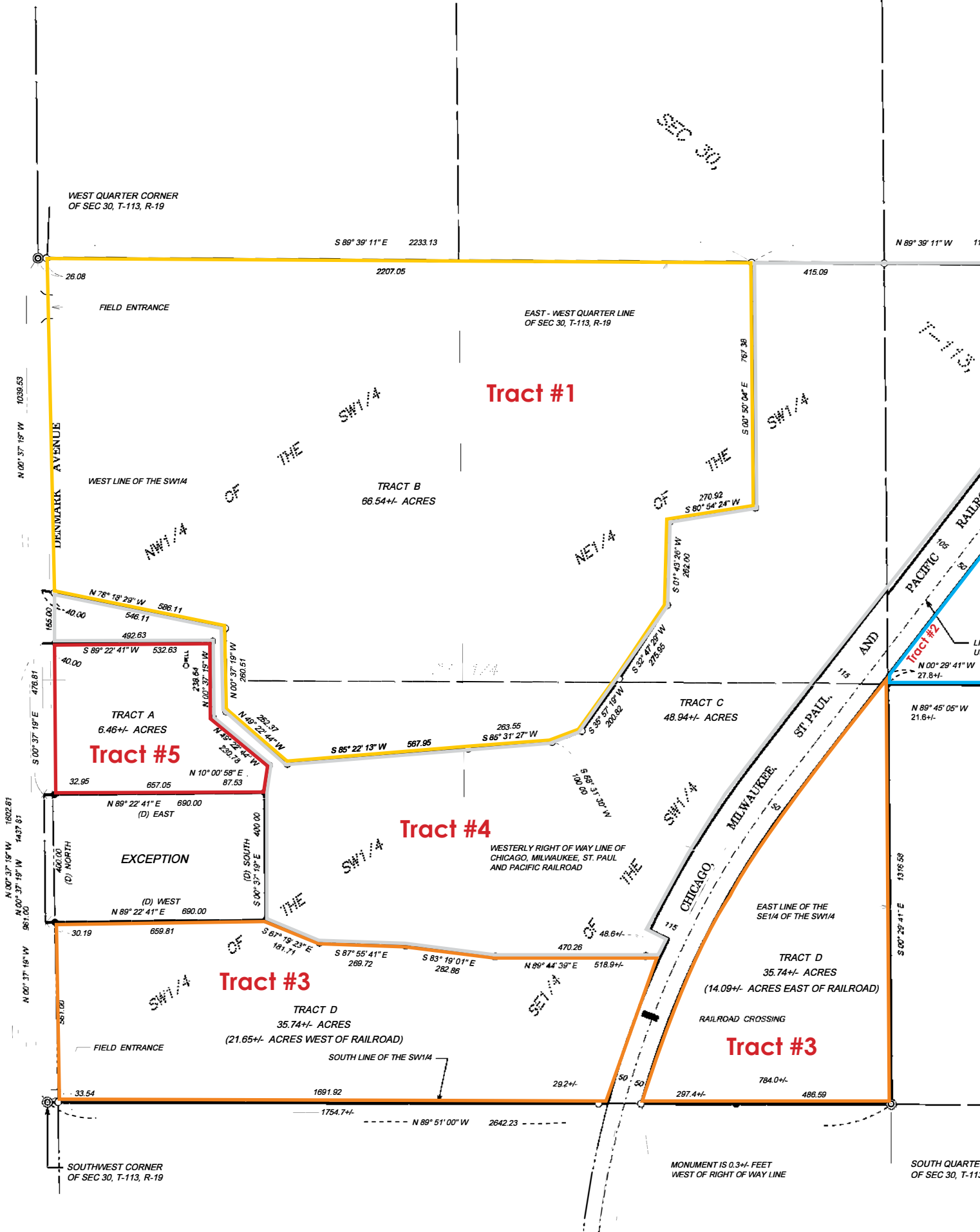
• **46.22 Acres** • Known on Survey as Tract E • A great investment with Highway 3 frontage, located on a tar road near commercial businesses. Land rented for 2017, rents to be prorated. One building entitlement.



Area Symbol: MN037, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
409B	Etter fine sandy loam, 2 to 6 percent slopes	23.23	48.5%		IIIe	48
411B	Waukegan silt loam, 1 to 6 percent slopes	12.43	25.9%		Ile	75
301B	Lindstrom silt loam, 1 to 4 percent slopes	4.16	8.7%		Ile	99
409C	Etter fine sandy loam, 6 to 12 percent slopes	3.95	8.2%		IVe	45
411A	Waukegan silt loam, 0 to 1 percent slopes	1.58	3.3%		IIs	75
2B	Ostrander loam, 1 to 6 percent slopes	1.34	2.8%		Ile	98
81E	Boone loamy fine sand, 12 to 40 percent slopes	0.96	2.0%		VIIIs	9
39B	Wadena loam, 2 to 6 percent slopes	0.25	0.5%		Ile	65
Weighted Average						60.8

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



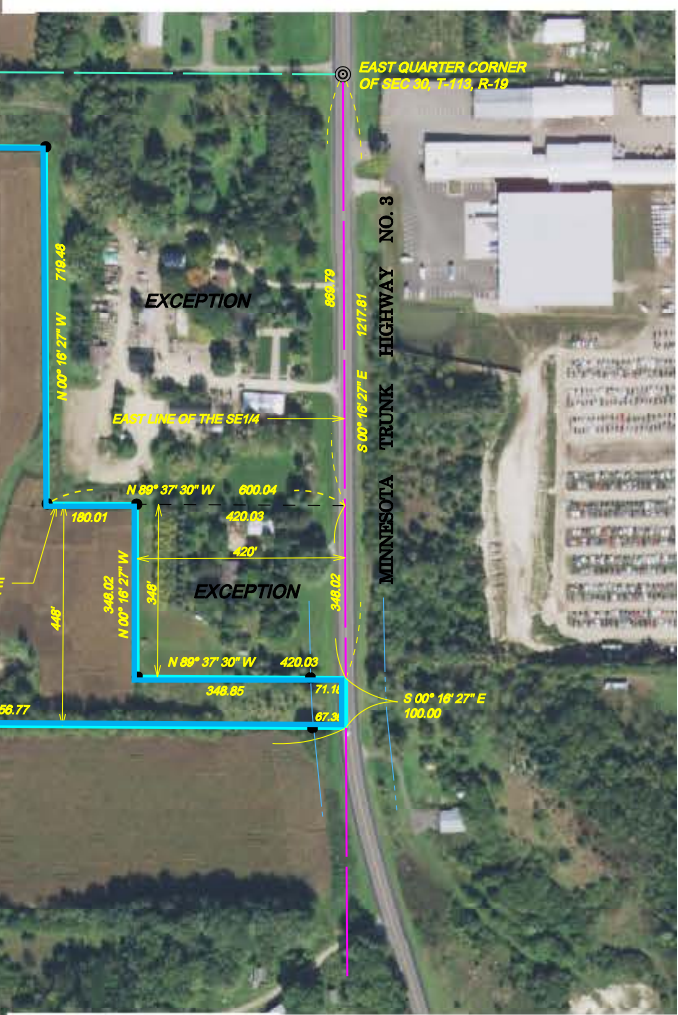
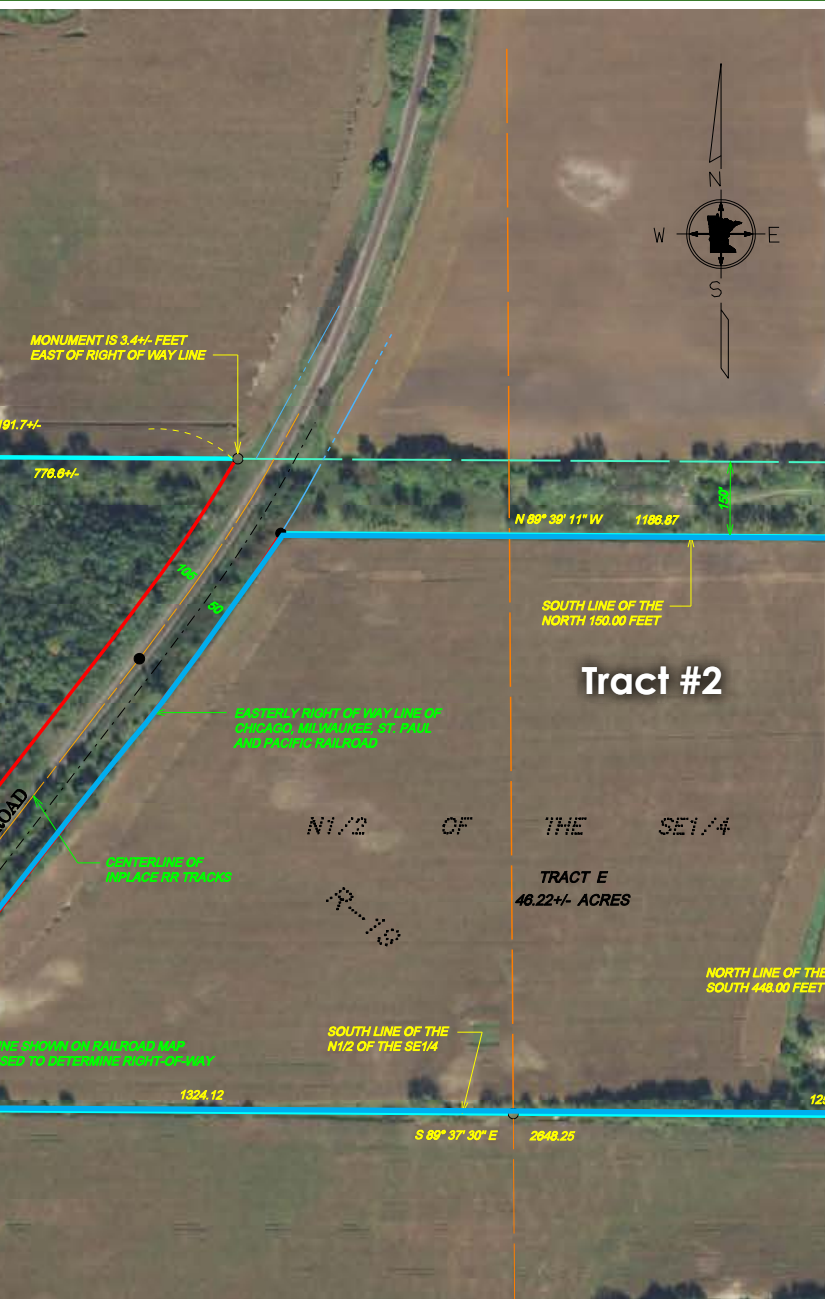
Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_doug@qwestoffice.net
 ns_chuck@qwestoffice.net

Surveying

CLIENT NAME:
 Mike Thomas

PROJECT ADDRESS
 26752 Denmark Avenue
 Farmington, MN

DATE OF FIELD WORK: May 30, 2017	JOB NO.: 17135	HORIZONTAL DATUM: NAD83 Dakota County
DATE OF MAP: June 5, 2017	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		



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 Chicago, Milwaukee, St. Paul and Pacific Railroad right of way was derived from Right of Way and Track Map, dated June 30, 1915, pages V.MINN9 24 and V.MINN9 25. The map is old and vague, therefore the right-of-way lines shown on this survey are approximate.

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



- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
 - Found Monumentation
 - ⊙ Government Section Corner
- (D) DENOTES DEED BEARING / DISTANCE

Tract #1

Proposed Legal Description

That part of the Southwest Quarter (SW1/4) of Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 30; thence on an assumed bearing of North 00 degrees 37 minutes 19 seconds West, along the west line of said Southwest Quarter for 1602.81 feet to the point of beginning of the tract of land herein described; thence continue North 00 degrees 37 minutes 19 seconds West along said west line for 1039.53 feet to the West Quarter corner of said Section 30; thence South 89 degrees 39 minutes 11 seconds East, along the East-West Quarter line of said Section 30 for 2233.13 feet; thence South 00 degrees 50 minutes 04 seconds East for 767.38 feet; thence South 80 degrees 54 minutes 24 seconds West for 270.92 feet; thence South 01 degrees 43 minutes 26 seconds West for 262.00 feet; thence South 32 degrees 47 minutes 29 seconds West for 275.95 feet; thence South 35 degrees 57 minutes 19 seconds West for 200.82 feet; thence South 68 degrees 31 minutes 30 seconds West for 100.00 feet; thence South 85 degrees 31 minutes 27 seconds West for 263.55 feet; thence South 85 degrees 22 minutes 13 seconds West for 567.95 feet; thence North 49 degrees 22 minutes 44 seconds West for 252.37 feet; thence North 00 degrees 37 minutes 19 seconds West for 260.51 feet; thence North 78 degrees 18 minutes 29 seconds West for 586.11 feet to the point of beginning and there terminating.

Containing 66.54 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Tract #2

Existing Legal Description

The North 1/2 of the Southeast 1/4 of Section 30, Township 113, Range 19, Dakota County, Minnesota, lying easterly of the easterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and lying southerly and westerly of the following described lines: Commencing at the northeast corner of the Southeast 1/4 of Section 30; thence South 0 degrees 16 minutes 27 seconds East, (assumed bearing) along the East line of said Southeast 1/4, a distance of 869.79 feet to the North line of the South 448.00 feet of said Southeast 1/4 and the point of beginning of the lines to be described; thence North 89 degrees 37 minutes 30 seconds West, along said North line a distance of 600.04 feet; thence North 0 degrees 16 minutes 27 seconds West, parallel to the East line of said Southeast 1/4 a distance of 719.48 feet to the South line of the North 150.00 feet of said Southeast 1/4; thence North 89 degrees 39 minutes 11 seconds West, along said South line a distance of 1186.87 feet to the easterly right-of-way line of said railroad and there terminating.

EXCEPT

The North 348.00 feet of the South 448.00 feet of the East 420.00 feet of the North 1/2 of the Southeast 1/4 of Section 30, Township 113, Range 19, Dakota County, Minnesota.

Containing 46.22 Acres, more or less.
 Subject to easements of record.



Tract #3

Proposed Legal Description

That part of the Southwest Quarter of the Southwest Quarter (SW1/4 of the SW1/4) and that part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, lying westerly of the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and lying southerly of the following described line: Commencing at the Southwest corner of said Section 30; thence on an assumed bearing of North 00 degrees 37 minutes 19 seconds West, along the west line of said SW1/4 of the SW1/4 for 561.00 feet to the point of beginning of the line herein described; thence North 89 degrees 22 minutes 41 seconds East for 690.00 feet; thence South 67 degrees 19 minutes 23 seconds East for 181.71 feet; thence South 87 degrees 55 minutes 41 seconds East for 269.72 feet; thence South 83 degrees 19 minutes 01 seconds East for 282.86 feet; thence North 89 degrees 44 minutes 39 seconds East for 518.9 feet, more or less, to the intersection with the westerly right-of-way line of said railroad and there terminating.

AND

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) and that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, lying easterly of the easterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad.

Containing 35.74 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Tract #4

Proposed Legal Description

That part of the Southwest Quarter (SW1/4) and that part of the North Half of the Southeast Quarter (N1/2 of the SE1/4) all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 30; thence on an assumed bearing of North 00 degrees 37 minutes 19 seconds West, along the west line of said Southwest Quarter for 1437.51 feet to the point of beginning of the tract of land herein described; thence North 89 degrees 22 minutes 41 seconds East for 532.63 feet; thence South 00 degrees 37 minutes 19 seconds East for 238.64 feet; thence South 49 degrees 22 minutes 44 seconds East for 230.78 feet; thence South 10 degrees 00 minutes 58 seconds West for 87.53 feet; thence South 00 degrees 37 minutes 19 seconds East for 400.00 feet; thence South 67 degrees 19 minutes 23 seconds East for 181.71 feet; thence South 87 degrees 55 minutes 41 seconds East for 269.72 feet; thence South 83 degrees 19 minutes 01 seconds East for 282.86 feet; thence North 89 degrees 44 minutes 39 seconds East for 518.9 feet, more or less, to the intersection with the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence northerly along said westerly right-of-way line to the intersection with the East-West Quarter line of said Section 30; thence North 89 degrees 39 minutes 11 seconds West, along said East-West Quarter line to a point 2238.13 feet easterly of the West Quarter corner of said Section 30; thence South 00 degrees 50 minutes 04 seconds East for 767.38 feet; thence South 80 degrees 54 minutes 24 seconds West for 270.92 feet; thence South 01 degrees 43 minutes 26 seconds West for 262.00 feet; thence South 32 degrees 47 minutes 29 seconds West for 275.95 feet; thence South 35 degrees 57 minutes 19 seconds West for 200.82 feet; thence South 68 degrees 31 minutes 30 seconds West for 100.00 feet; thence South 85 degrees 31 minutes 27 seconds West for 263.55 feet; thence South 85 degrees 22 minutes 13 seconds West for 567.95 feet; thence North 49 degrees 22 minutes 44 seconds West for 252.37 feet; thence North 00 degrees 37 minutes 19 seconds West for 260.51 feet; thence North 78 degrees 18 minutes 29 seconds West for 586.11 feet to the intersection with the west line of said SW1/4; thence South 00 degrees 37 minutes 19 seconds East along last said line for 165.00 feet to the point of beginning and there terminating.

Containing 48.94 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Tract #5

Existing Legal Description

That part of the Southwest Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southwest Quarter, all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of said Section 30; thence North 00 degrees 37 minutes 19 seconds West, bearing assumed, along the west line of the Southwest Quarter of the Southwest Quarter of said Section 30, a distance of 961.00 feet to the point of beginning of the land to be described; thence North 89 degrees 22 minutes 41 seconds East, a distance of 690.00 feet; thence North 10 degrees 00 minutes 58 seconds East, a distance of 87.53 feet; thence North 49 degrees 22 minutes 44 seconds West, a distance of 230.78 feet; thence North 00 degrees 37 minutes 19 seconds West, a distance of 238.64 feet; thence South 89 degrees 22 minutes 41 seconds West, a distance of 532.63 feet to the west line of the Northwest Quarter of the Southwest Quarter of said Section 30; thence South 00 degrees 37 minutes 19 seconds East, along the west line of the Northwest Quarter of the Southwest Quarter and the west line of the Southwest Quarter of the Southwest Quarter of said Section 30, a distance of 476.81 feet to the point of beginning.

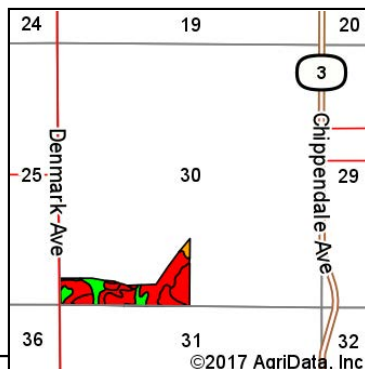
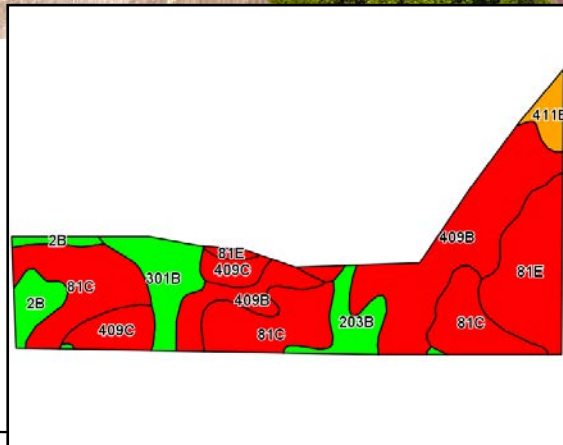
Containing 6.46 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Tract 3

Dakota County, MN

• **35.74 Acres** • Known on Survey as Tract D • A unique tract with 20± tillable acres & 15± wooded acres. The beautiful rolling terrain with mature trees would make a great hobby farm and/or hunting opportunity! Land rented for 2017, rents to be prorated. One building entitlement.



Area Symbol: MN037, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
81C	Boone loamy fine sand, 6 to 12 percent slopes	10.22	28.6%		VIs	21
409B	Etter fine sandy loam, 2 to 6 percent slopes	10.19	28.5%		IIIe	48
81E	Boone loamy fine sand, 12 to 40 percent slopes	5.34	14.9%		VIIIs	9
409C	Etter fine sandy loam, 6 to 12 percent slopes	2.78	7.8%		IVe	45
301B	Lindstrom silt loam, 1 to 4 percent slopes	2.73	7.6%		IIe	99
203B	Joy silt loam, 1 to 5 percent slopes	1.82	5.1%		IIe	98
2B	Ostrander loam, 1 to 6 percent slopes	1.72	4.8%		IIe	98
411B	Waukegan silt loam, 1 to 6 percent slopes	0.94	2.6%		IIe	75
Weighted Average						43.8

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

Tract 4

Dakota County, MN

• **48.94 Acres** • Known on Survey as Tract C • Great recreational property with nearly 50 acres featuring a well-established motocross dirt track. No need to travel "Up North" with this amazing hunting land with large deer & turkeys. If you're looking for a private and secluded place to build a small getaway or your future dream home this is the property for you!



Tract 5

Dakota County, MN

• **6.46 Acres** • Known on Survey as Tract A • Includes: All steel building, 60'x100', 16' side walls, 28' center height, insulated roof & gutters. Approximately 1,200 sq. ft. heated office area with full kitchen, all appliances, including washer & dryer. Built in 2009. New well.



Tax Statements

PLEASE NOTE: Tax statements represent the current 204± acres. New tax statements & Parcel IDs to be determined upon recording of the sale.



Dakota County Treasurer-Auditor
 1590 Highway 55
 Hastings MN 55033
 651-438-4576 Fax 651-438-4399
www.dakotacounty.us

Taxpayer copy
 Save this copy for future reference.
2017 Property Tax Statement

PROPERTY ID: 07-03000-76-030

Tax Description: SECTION 30 TWN 113 RANGE 19
 30 113 19
 PT N 1/2 OF SE 1/4 LYING

TAXPAYER: AMTAC LLC
 2354 FAIRSKIES DR
 SPRING HILL FL 34606

	Payable 2016	Payable 2017
Estimated Market Value:	311,000	311,000
Homestead Exclusion:	0	0
Taxable Market Value:	311,000	311,000
New Imp/Expired Excl:	0	0
Property Class:	AG NON HSTD	AG NON HSTD

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. **If this box is checked, you owe delinquent taxes and are not eligible.** \$0.00

2. Use this amount for the special property tax refund on schedule 1 on Form M1PR. \$0.00

Property Tax and Credits

3. Property taxes before credits	\$3,161.92	\$3,037.30
4. Credits that reduce property taxes		
A. Agricultural Market Value Credits	\$0.00	\$0.00
B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits	\$3,161.92	\$3,037.30

Property Tax by Jurisdiction

6. County:	A. Dakota County Levy	\$888.54	\$870.94
	B. Regional Transit Rail	\$11.10	\$10.64
7. City or Town:	CASTLE ROCK	\$378.22	\$377.70
8. State General Tax		\$0.00	\$0.00
9. School District: 192	A. Voter Approved Levies	\$1,413.12	\$1,301.08
	B. Other Local Levies	\$377.74	\$386.70
10. Special Taxing Districts	A. Metropolitan Special Taxing Districts	\$45.08	\$42.10
	B. Other Special Taxing Districts	\$48.12	\$48.14
	C. Tax Increment	\$0.00	\$0.00
	D. Fiscal Disparity	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$3,161.92	\$3,037.30
	(Total)		
13. Special Assessments		\$0.00	

Principal: \$0.00
 Interest: \$0.00

14. Your Total Property Tax and Special Assessments **\$3,161.92** **\$3,037.30**



Tax Statements

PLEASE NOTE: Tax statements represent the current 204± acres. New tax statements & Parcel IDs to be determined upon recording of the sale.



Dakota County Treasurer-Auditor
 1590 Highway 55
 Hastings MN 55033
 651-438-4576 Fax 651-438-4399
www.dakotacounty.us

Taxpayer copy
 Save this copy for future reference.
2017 Property Tax Statement

PROPERTY ID: 07-03000-50-011

Tax Description: SECTION 30 TWN 113 RANGE 19
 30 113 19
 SW 1/4 LESS RR 5 1/4 A EX

TAXPAYER: MICHAEL D THOMAS
 26752 DENMARK AVE
 FARMINGTON MN 55024

	Payable 2016	Payable 2017
Estimated Market Value:	929,600	929,600
Homestead Exclusion:	0	0
Taxable Market Value:	929,600	929,600
New Imp/Expired Excl:	0	0
Property Class:	AG NON HSTD	AG NON HSTD

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. **If this box is checked, you owe delinquent taxes and are not eligible.** \$0.00

2. Use this amount for the special property tax refund on schedule 1 on Form M1PR. \$0.00

Property Tax and Credits

3. Property taxes before credits	\$7,151.56	\$6,909.64
4. Credits that reduce property taxes		
A. Agricultural Market Value Credits	\$0.00	\$0.00
B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits	\$7,151.56	\$6,909.64

Property Tax by Jurisdiction

6. County:	A. Dakota County Levy	\$2,655.88	\$2,603.26
	B. Regional Transit Rail	\$33.20	\$31.80
7. City or Town:	CASTLE ROCK	\$1,130.50	\$1,129.00
8. State General Tax		\$0.00	\$0.00
9. School District: 659	A. Voter Approved Levies	\$1,776.64	\$1,756.30
	B. Other Local Levies	\$1,276.82	\$1,119.60
10. Special Taxing Districts	A. Metropolitan Special Taxing Districts	\$134.70	\$125.78
	B. Other Special Taxing Districts	\$143.82	\$143.90
	C. Tax Increment	\$0.00	\$0.00
	D. Fiscal Disparity	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$7,151.56	\$6,909.64
	(Total)		
13. Special Assessments		\$0.00	

Principal: \$0.00
 Interest: \$0.00

14. Your Total Property Tax and Special Assessments **\$7,151.56** **\$6,909.64**



Tax Statements

PLEASE NOTE: Tax statements represent the current 204± acres. New tax statements & Parcel IDs to be determined upon recording of the sale.



Dakota County Treasurer-Auditor
 1590 Highway 55
 Hastings MN 55033
 651-438-4576 Fax 651-438-4399
www.dakotacounty.us

Taxpayer copy
 Save this copy for future reference.
2017 Property Tax Statement

PROPERTY ID: 07-03000-75-012

Tax Description: SECTION 30 TWN 113 RANGE 19
 30 113 19
 PT OF NW 1/4 OF SE 1/4

TAXPAYER: MICHAEL D THOMAS
 26752 DENMARK AVE
 FARMINGTON MN 55024

	Payable 2016	Payable 2017
Estimated Market Value:	35,200	35,200
Homestead Exclusion:	0	0
Taxable Market Value:	35,200	35,200
New Imp/Expired Excl:	0	0
Property Class:	AG NON HSTD	AG NON HSTD

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. **If this box is checked, you owe delinquent taxes and are not eligible.** \$0.00

2. Use this amount for the special property tax refund on schedule 1 on Form M1PR. \$0.00

Property Tax and Credits

3. Property taxes before credits	\$357.92	\$343.82
4. Credits that reduce property taxes		
A. Agricultural Market Value Credits	\$0.00	\$0.00
B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits	\$357.92	\$343.82

Property Tax by Jurisdiction

6. County:	A. Dakota County Levy	\$100.58	\$98.58
	B. Regional Transit Rail	\$1.26	\$1.20
7. City or Town:	CASTLE ROCK	\$42.80	\$42.76
8. State General Tax		\$0.00	\$0.00
9. School District: 192	A. Voter Approved Levies	\$159.94	\$147.26
	B. Other Local Levies	\$42.76	\$43.78
10. Special Taxing Districts	A. Metropolitan Special Taxing Districts	\$5.12	\$4.78
	B. Other Special Taxing Districts	\$5.46	\$5.46
	C. Tax Increment	\$0.00	\$0.00
	D. Fiscal Disparity	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$357.92	\$343.82
	(Total)		
13. Special Assessments		\$0.00	

Principal: \$0.00
 Interest: \$0.00

14. Your Total Property Tax and Special Assessments **\$357.92** **\$343.82**





RECREATIONAL PERSONAL PROPERTY TERMS: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.

FIREARM TERMS: Steffes Group, Inc. will require all successful bidders who do not possess an FFL to complete Form 4473 and pass a FBI NICS background check. A \$25 transfer fee per NICS check will apply. Shipping available only to FFL holders. A \$40 shipping and handling fee will apply. Insurance is recommended for an extra fee. Additional shipping fees outside of the continental US.

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:



Multi-Tract Land Auction

& Recreational Personal Property
Dakota County, MN

Friday, July 28 @ 10AM 2017

204
± acres

offered in
5 tracts



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Property Video**

SteffesGroup.com
or scan the code!



SteffesGroup.com