



buyer's PROSPECTUS

Friday, August 25 @ 10AM ²⁰¹⁷

Preview/Inspection:
Thursday, Aug. 3 / 4-6PM
Thursday, Aug. 17 / 4-6PM
or by appointment

108
± acres
offered in
6 tracts



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



Lake Manuella

Meeker Co., MN
Ellsworth Township

Auction Onsite

21555 Co. Rd. 9, Litchfield, MN 55355

Directions

From Darwin, MN, 2 miles west on Hwy. 12 to Co. Rd. 9, south 4 miles to property.

Multi-Tract Auction

Barrick Living Trust, Owner

Contact **320.693.9371**
Eric Gabrielson 701.238.2570



24400 MN Hwy 22 South, Litchfield, MN 55355

Eric Gabrielson MN47-006, Ashley Huhn MN47-002,
Randy Kath MN47-007, Shelly Weinzell MN86-79, Scott Steffes MN14-51,
Brad Olstad MN14-70, Bob Steffes MN14-09, Max Steffes MN14-031

SteffesGroup.com

TERMS: Ten percent 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, September 27, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by Trustee 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 COURT APPROVAL.**

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, September 27, 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!

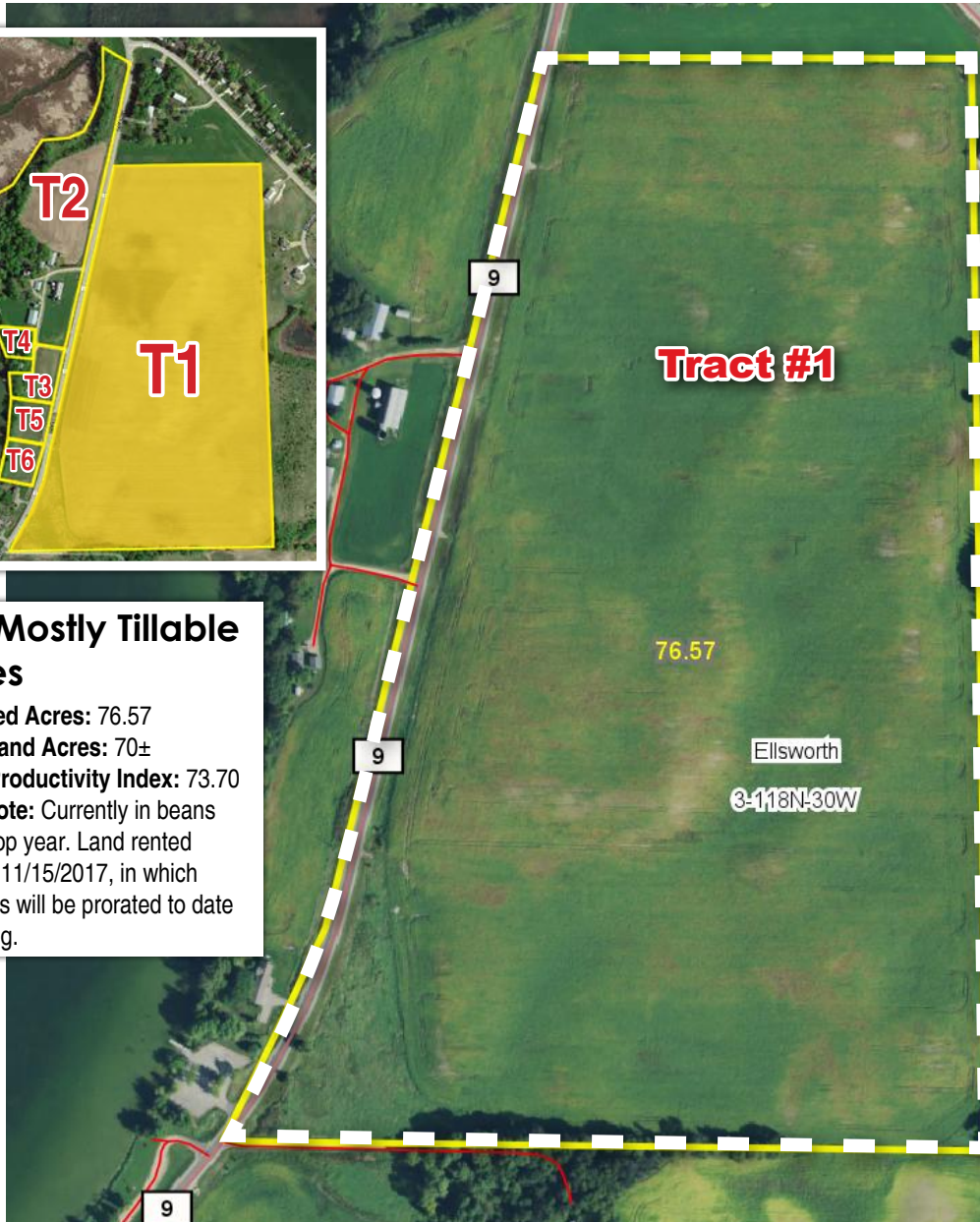
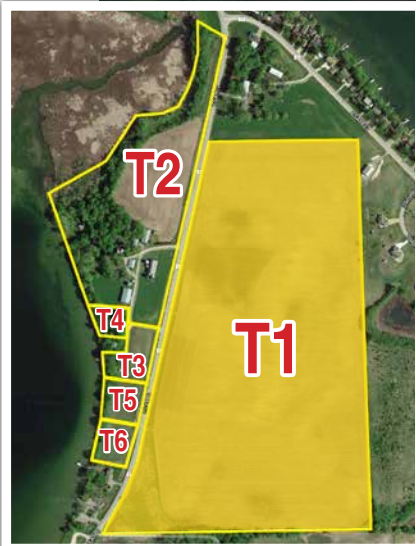
TRACT NUMBER	ROUND 1	BIDDER	ROUND 2	BIDDER	ROUND 3	BIDDER	
1	\$168,000	8	\$168,000	8	\$168,000	8	SOLD
2	\$140,000	7	\$140,000	7	\$140,000	7	SOLD
3	\$152,000	8	\$153,500	13	\$163,500	13	SOLD



Meeker County Land

(Ellsworth Township)

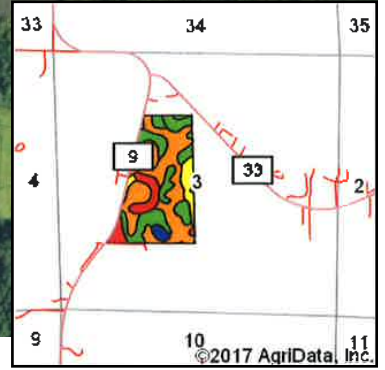
21555 Co. Rd. 9, Litchfield, MN.
From Darwin, MN, 2 miles west on Hwy. 12 to Co. Rd. 9, south 4 miles to property.



75± Mostly Tillable Acres

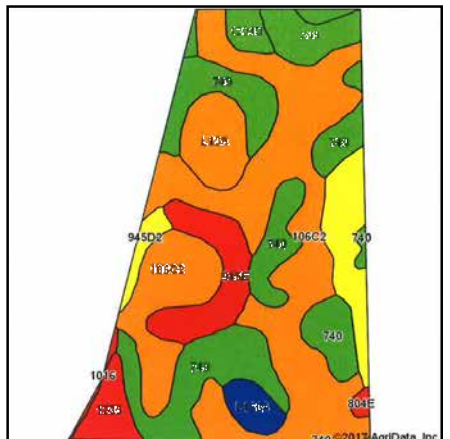
- Deeded Acres: 76.57
- Cropland Acres: 70±
- Soil Productivity Index: 73.70

Tract Note: Currently in beans 2017 crop year. Land rented through 11/15/2017, in which proceeds will be prorated to date of closing.



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	31.44	42.6%		IIIe	76
740	Hamel-Glencoe complex, 0 to 2 percent slopes	18.24	24.7%		IIw	93
945D2	Lester-Storden complex, 10 to 16 percent slopes, moderately eroded	5.67	7.7%		IVe	67
945E	Lester-Belview complex, 22 to 40 percent slopes	5.08	6.9%		VIIe	6
L13A	Klossner muck, 0 to 1 percent slopes	3.95	5.3%		IIIw	77
239	Le Sueur loam, 1 to 3 percent slopes	2.89	3.9%		Iw	97
1203	Muskego, Blue Earth, and Houghton soils, ponded	2.27	3.1%		VIIIw	5
1204B	Reedlake loam, 2 to 6 percent slopes	1.96	2.7%		IIe	98
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.72	2.3%		IIIw	86
804E	Koronis-Sunburg-Hawick complex, 18 to 40 percent slopes	0.34	0.5%		VIe	23
1016	Udorthents, Loamy (cut and fill land)	0.28	0.4%		VIe	0
Weighted Average						73.7



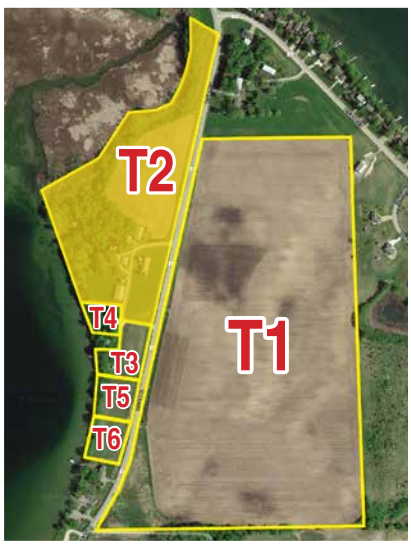
*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.



21± Acre Farm to include lake shore, tillable acres, house, buildings & grain storage

- Deeded Acres: 21.31
- Cropland Acres: 7±
- Soil Productivity Index: 87

Tract Note: Tillable acres in hay & beans 2017 crop year. In the Barrick family since November 1953.



Older farm house

- 2 story
- LP heat
- New furnace in 2009
- Septic will need updating
- Shared well, no well agreement

Detached garage

- 36'x26'
- (2) 9' wide x 8' tall garage doors

Lake Front Shelter

- 33' wide
- Wood frame
- Wood siding
- Steel roof
- Concrete floor
- Screened in with utilities
- Dock included

Lake front storage shed

- 8'x10'
- Wood frame
- Steel siding
- Steel roof

Wood frame pole barn

- 54' wide x 90' long
- Steel siding
- Steel roof

Wood framed pole barn

- 30' wide x 50' long
- Steel siding & roof

Wood framed pole barn

- 82'x40'
- Steel siding

Hip Roof barn

- 32'x87'
- Hayloft bale conveyor
- Concrete floor
- 18'x87' lean-to

Granary

- 26'x14'
- Steel siding
- Shingle roof

Garden Shed

- 9'x10.5, wood

Butler grain bin

- 5 ring tall
- 18' diameter
- 6" unload auger
- With floor
- Wide corrugation
- Drying fan
- Stirator & bin sweep

GSI grain bin

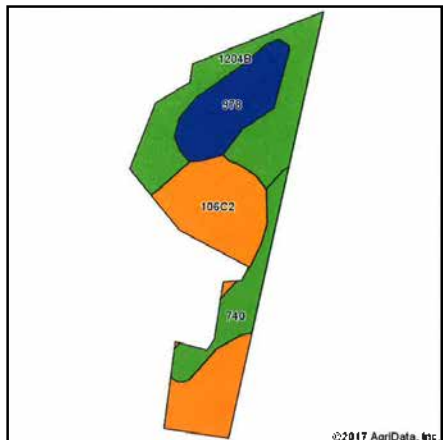
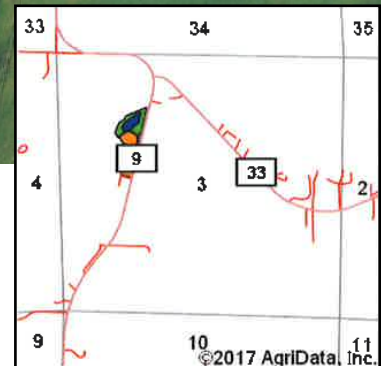
- 5 ring
- 20' diameter
- No floor
- Wide corrugation
- Cooling fan

Harvestore silo

- 23' diameter x 4' tall
- 7 ring tall

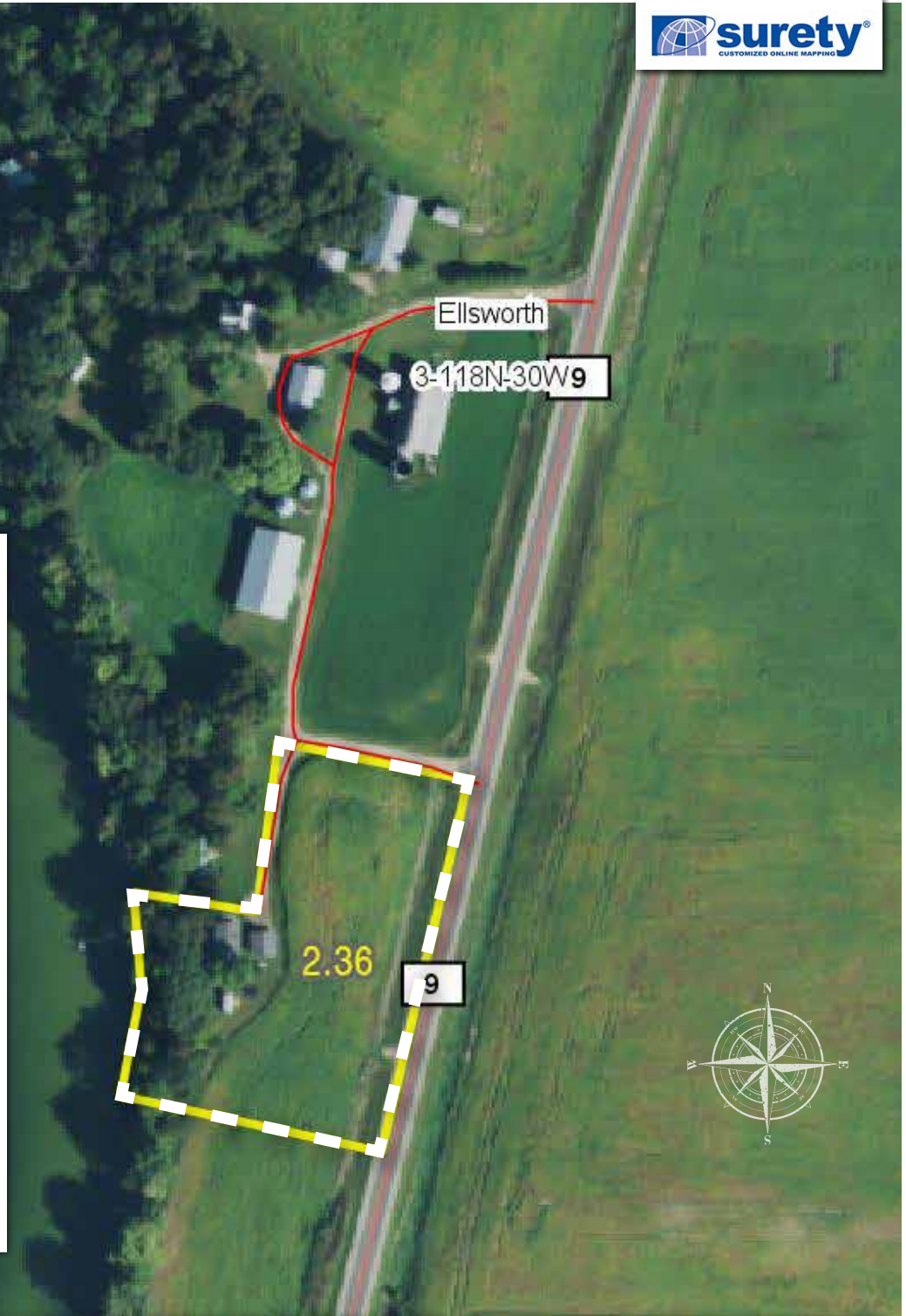
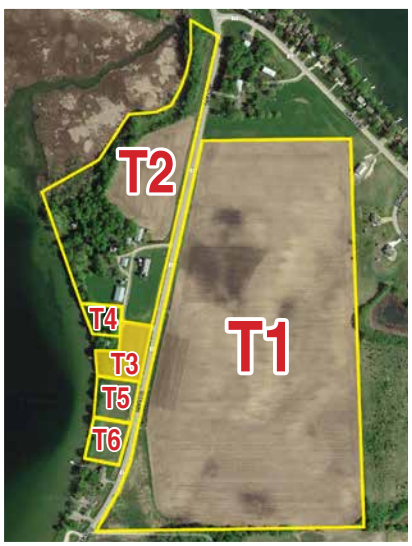
Rockite silo

- Approx. 30' tall
- 20' diameter



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	3.13	36.7%		IIIe	76
12048	Reedslake loam, 2 to 6 percent slopes	2.74	32.1%		Ile	98
978	Cordova-Rolle complex, 0 to 2 percent slopes	1.59	18.6%		IIw	86
740	Hamel-Glencoe complex, 0 to 2 percent slopes	1.08	12.6%		IIw	93
Weighted Average						87.1

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



2.36± Acre Lake Home with detached garage

Lake Home

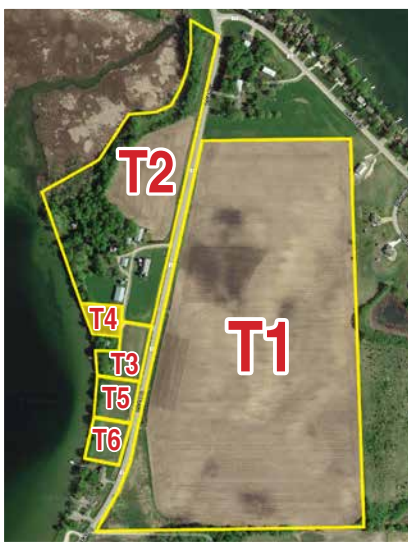
- Remodeled mid-90's
- 24'x45' long w/finished basement
- 2 Bedrooms
- 2 Bathrooms
- Electric heat & LP fireplace (Off peak electric)
- Water softener new in Approx. 2012
- Steel siding
- New treated lumber deck in 2012
- New roof in 2011
- Shared well, no well agreement
- Septic will need updating
- Dock included
- Excludes appliances & portable storage shed

Detached Garage

- (2) Car detached garage
- (2) Overhead garage doors
- Walls are insulated
- Concrete floor
- Masonite siding on garage

Monthly rental income, proceeds to be prorated to date of closing.

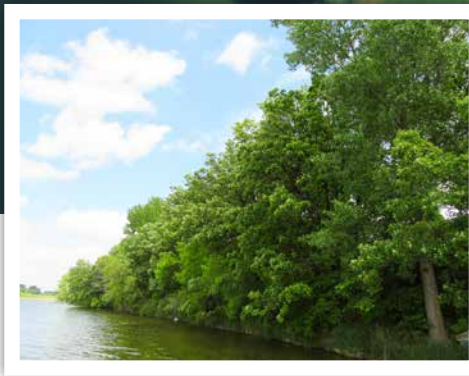


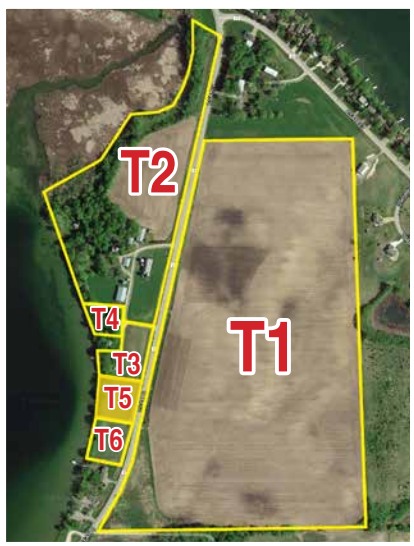


1± Acre Cabin

- Built in mid-sixties
- 2 Bedroom
- 1 Bathroom
- Fireplace
- Vaulted ceiling
- Water heater/electric base board heat
- Poured foundation
- Crawl space for servicing
- 3 season porch
- Holding tank septic system, needs updating
- Shared well, no well agreement
- New roof in 2009
- Concrete staircase to lake
- 8'x8' wood shed w/shingle roof
- Dock included
- Excludes boat lift

Seasonal rental income, proceeds to be prorated to date of closing.

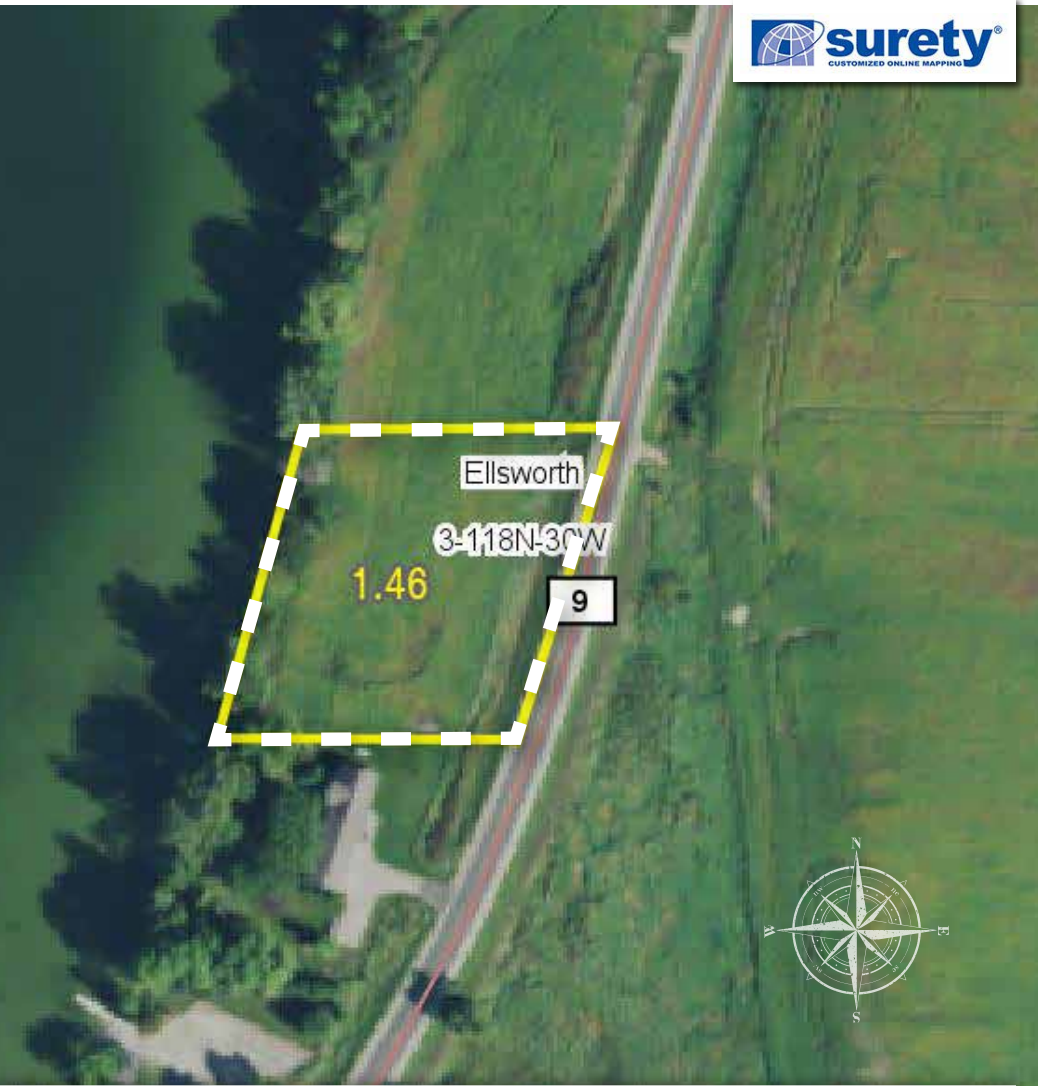
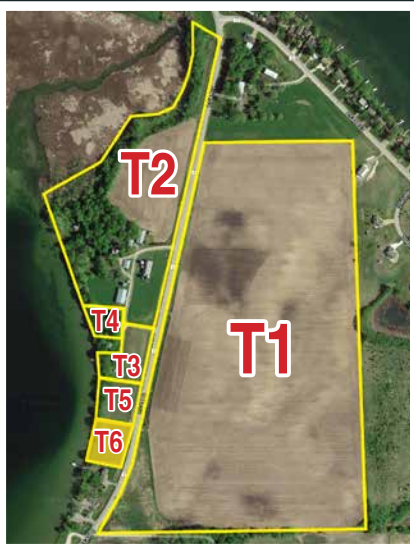




1.45± Acre Lake Lot

- On Co. Rd. 9, paved road
- No building entitlement
- Lake Manuella shoreline





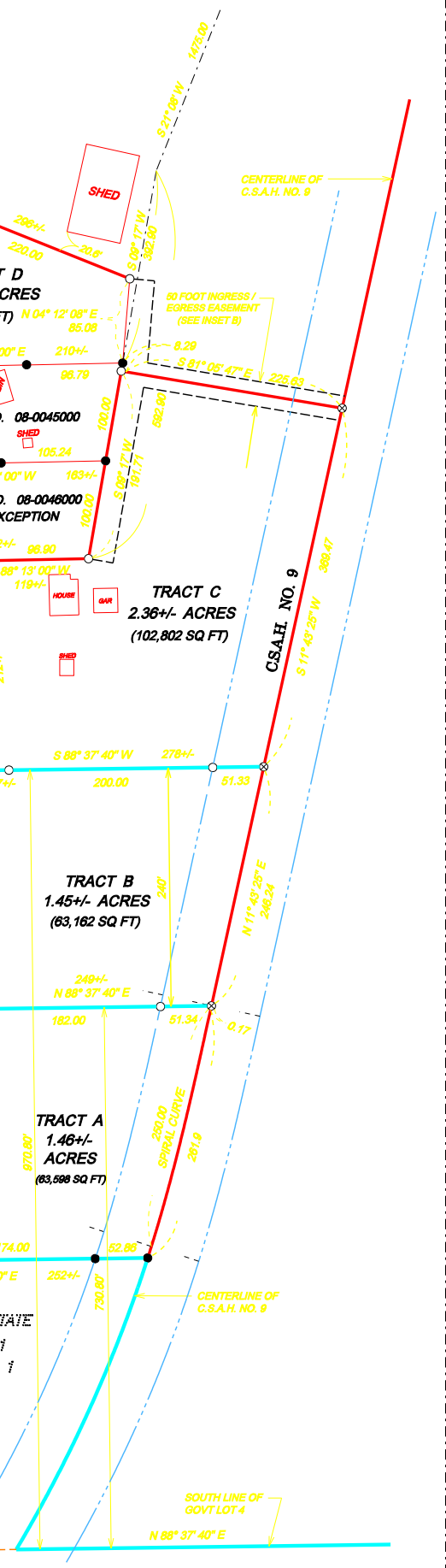
1.46± Acre Lake Lot

- On Co. Rd. 9, paved road
- No building entitlement
- Lake Manuella shoreline



INSET A

NOT TO SCALE



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

CLIENT NAME:
 Barrick Family Trust

PROJECT ADDRESS
 Part of Section 3, Twp-118, Rng-30

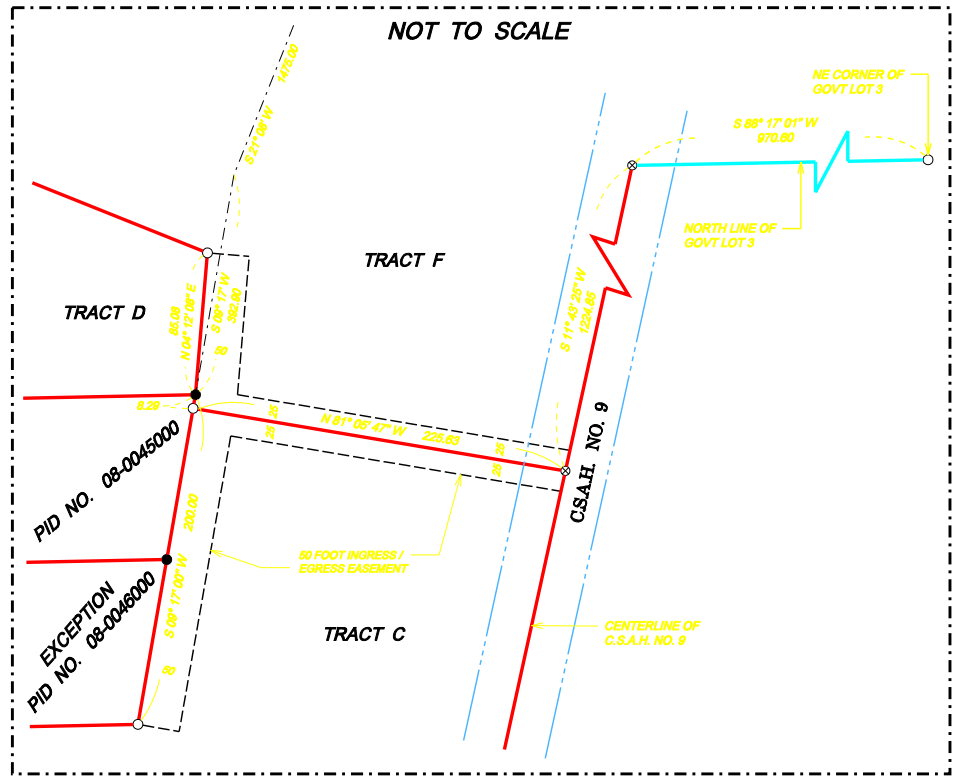
DATE OF FIELD WORK: June 2, 2017	JOB NO: 17001	HORIZONTAL DATUM: Assumed
DATE OF MAP: June 28, 2017	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		

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 Hahn
 Doug Hahn
 Registration No. 43808 - In the State of Minnesota

INSET B

NOT TO SCALE

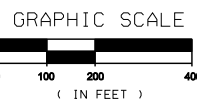


Surveyor's Notes

- 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 shoreline of Lake Manuella was drawn from an aerial photo and is approximate.
- 5: Existing descriptions do not mention any part of Government Lot 1.

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊗ Set PK Nail
- ⊙ Government Section Corner



Tract #1

Proposed Legal Description

That part of Government Lot 3 and that part of Government Lot 4 in Section 3, Township 118 North, Range 30 West, Meeker County, Minnesota, lying easterly of the centerline of Meeker County State Aid Highway Number 9 as presently traveled.

Property owner along the southern border of the property has been using the southern 30 feet for access and other purposes. An easement will be drafted for continued use consistent with past usage.

Containing 76.57 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.



Tract #2

Proposed Legal Description

That part of Government Lot 1 and that part of Government Lot 2 and that part of Government Lot 3 in Section 3, Township 118 North, Range 30 West, Meeker County, Minnesota, lying westerly of the centerline of Meeker County State Aid Highway Number 9 as presently traveled and lying southerly of the following described line: Commencing at the northeast corner of said Government Lot 3; thence South 88 degrees 17 minutes 01 seconds West, along the north line of said Government Lot 3 for 970.60 feet to the centerline of said Meeker County State Aid Highway Number 9 as presently traveled; thence North 11 degrees 43 minutes 25 seconds East, along said centerline for 514.01 feet; thence northerly for 171.36 feet along a tangential curve concave to the southwest, having a central angle of 17 degrees 16 minutes 42 seconds, a radius of 568.23 feet, a chord length of 170.71 feet and a chord bearing of North 04 degrees 51 minutes 55 seconds West to the point of beginning of the line herein described; thence North 74 degrees 36 minutes 59 seconds West for 214 feet, more or less, to the shoreline of Lake Manuella and there terminating.

And lying northerly, easterly and northerly of the following described line: Commencing at the Northwest corner of said Section 3; thence North 90 degrees 00 minutes 00 seconds East, along the north line of said Section 3 for 1618.00 feet; thence South 27 degrees 07 minutes 00 seconds East for 670.00 feet; thence South 21 degrees 08 minutes 00 seconds West for 1475.00 feet; thence South 09 degrees 17 minutes 00 seconds West for 392.90 feet; thence North 04 degrees 12 minutes 08 seconds East for 85.08 feet to the point of beginning of the line herein described; thence North 68 degrees 46 minutes 32 seconds West for 296 feet, more or less, to the shoreline of Lake Manuella; thence return South 68 degrees 46 minutes 32 seconds East for 296 feet, more or less, to the afore said point of beginning; thence South 04 degrees 12 minutes 08 seconds West for 85.08 feet; thence South 09 degrees 17 minutes 00 seconds West for 8.29 feet; thence South 81 degrees 05 minutes 47 seconds East for 225.63 feet to the centerline of Meeker County State Aid Highway Number 9 as presently traveled and there terminating.

Containing 21.31 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.



Tract #3

Proposed Legal Description

That part of Government Lot 3 and that part of Government Lot 4 in Section 3, Township 118 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 3; thence North 90 degrees 00 minutes 00 seconds East, along the north line of said Section 3 for 1618.00 feet; thence South 27 degrees 07 minutes 00 seconds East for 670.00 feet; thence South 21 degrees 08 minutes 00 seconds West for 1475.00 feet; thence South 09 degrees 17 minutes 00 seconds West for 592.90 feet to the point of beginning of the tract of land herein described; thence return North 09 degrees 17 minutes 00 seconds East for 191.71 feet; thence South 81 degrees 05 minutes 47 seconds East for 225.63 feet to the centerline of Meeker County State Aid Highway Number 9 as presently traveled; thence South 11 degrees 43 minutes 25 seconds West, along said centerline for 369.47 feet to the intersection with the north line of the South 970.80 feet of said Government Lot 4; thence South 88 degrees 37 minutes 40 seconds West, along last said line for 278 feet, more or less, to the shoreline of Lake Manuella; thence northerly along said shoreline to a point bearing South 88 degrees 13 minutes 00 seconds West from the point of beginning; thence North 88 degrees 13 minutes 00 seconds East for 119 feet, more or less, to the point of beginning and there terminating.

Containing 2.36 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 Government Lot 3 in Section 3, Township 118 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 3; thence North 90 degrees 00 minutes 00 seconds East, along the north line of said Section 3 for 1618.00 feet; thence South 27 degrees 07 minutes 00 seconds East for 670.00 feet; thence South 21 degrees 08 minutes 00 seconds West for 1475.00 feet; thence South 09 degrees 17 minutes 00 seconds West for 392.90 feet to the point of beginning of the tract of land herein described; thence North 04 degrees 12 minutes 08 seconds East for 85.08 feet; thence North 68 degrees 46 minutes 32 seconds West for 296 feet, more or less, to the shoreline of Lake Manuella; thence southerly along said shoreline to a point bearing South 88 degrees 13 minutes 00 seconds West from the point of beginning; thence North 88 degrees 13 minutes 00 seconds East for 210 feet, more or less, to the point of beginning and there terminating.

Containing 0.76 Acres, more or less.
 Containing 1.19 Acres, more or less when combined with PID No. 08-0045000.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Tract#5

Proposed Legal Description

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The North 240.00 feet of the South 970.80 feet of Government Lot 4 in Section 3, Township 118 North, Range 30 West, Meeker County, Minnesota, lying westerly of the centerline of Meeker County State Aid Highway Number 9 as presently traveled.

Containing 1.45 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Tract#6

Proposed Legal Description

The South 730.80 feet of Government Lot 4 in Section 3, Township 118 North, Range 30 West, Meeker County, Minnesota, lying northerly of TRACY ESTATE, according to the plat thereof, as of record and on file in the Meeker County Recorder's Office and lying westerly of the centerline of Meeker County State Aid Highway Number 9 as presently traveled.

Containing 1.46 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



SHARON M. EUERLE
 MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2017
 PROPERTY TAX
 STATEMENT

PRCL# 08-0044000 RCPT# 4295
 TC 5.337 5.298

ELLSWORTH TWP

Property ID Number: 08-0044000
 Property Description: SECT-03 TWP-118 RANG-30
 LOTS 3 & 4 EX. LAKE SHORE LOTS & EX
 1 RD RD EASEMENT & PT GOV'T LT 2 AS
 21683 CSAH 9

520-T
 ACRES 108.47

		Values and Classification	
		Taxes Payable Year 2016	2017
Step 1	Estimated Market Value:	777,600	772,600
	Homestead Exclusion:	22,489	22,579
	Taxable Market Value:	755,111	750,021
	New Improve/Expired Excls:		
Step 2	Property Class:	AGRI HSTD	AGRI HSTD
		RES NON-HSTD	RES NON-HSTD
		RELATIVE	RELATIVE
Sent in March 2016			
Step 3	Proposed Tax		
	* Does Not Include Special Assessments Sent in November 2016		4,644.00
		Property Tax Statement	
Step 3	First half Taxes:		2,340.00
	Second half Taxes:		2,340.00
	Total Taxes Due in 2017		4,680.00



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: 2016	2017
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 refund00
Property Tax and Credits	3. Property taxes before credits	5,410.00	5,170.00
	4. A. Agricultural market value credits to reduce your property tax	490.00	490.00
	B. Other credits to reduce your property tax00	.00
	5. Property taxes after credits	4,920.00	4,680.00
	Property Tax by Jurisdiction	6. County	2,387.31
7. City or Town		812.57	808.68
8. State General Tax00	.00
9. School District: 465			
A. Voter approved levies		929.85	807.44
B. Other local levies		781.26	750.47
10. Special Taxing Districts:			
A. MID MN DEVELOPMENT		9.01	9.29
B.			
C.			
D.			
11. Non-school voter approved referenda levies00	
12. Total property tax before special assessments	4,920.00	4,680.00	
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,920.00	4,680.00	



SHARON M. EUERLE
 MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2017
 PROPERTY TAX
 STATEMENT

PRCL# 08-0045000 RCPT# 4296
 TC 1.400 1.394

ELLSWORTH TWP

Property ID Number: 08-0045000
 Property Description: SECT-03 TWP-118 RANG-30
 PT OF LOT 3; BEG NW COR SEC 3 TH E
 1618' SE 670' SW 1867.9' POB SW 100'
 21591 CSAH 9

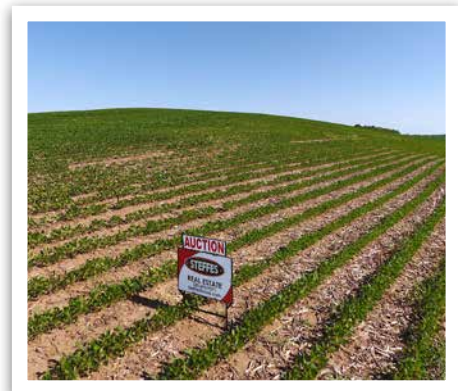
BARRICK LIVING TRUST 29499-T
 C/O INTEGRITY FIDUCIARY SERV
 3500 VICKSBURG LN STE 356 ACRES .43
 PLYMOUTH MN 55447

		Values and Classification		
		Taxes Payable Year	2016	2017
Step 1	Estimated Market Value:	140.000	139.400	
	Homestead Exclusion:			
	Taxable Market Value:	140.000	139.400	
		New Improve/Expired Excls:		
		Property Class:	RES NON-HSTD	RES NON-HSTD
Sent in March 2016				
Step 2	Proposed Tax			
		* Does Not Include Special Assessments		1.432.00
Sent in November 2016				
Step 3	Property Tax Statement			
	First half Taxes:			721.00
	Second half Taxes:			721.00
	Total Taxes Due in 2017			1,442.00



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: 2016		2017	
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 refund00		
Property Tax and Credits	3. Property taxes before credits		1,508.00		1,442.00
	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		1,508.00		1,442.00
	Property Tax by Jurisdiction	6. County		694.29	
	7. City or Town		236.08		236.77
	8. State General Tax00		.00
	9. School District: 465	A. Voter approved levies	285.69		236.41
		B. Other local levies	289.32		291.20
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT	2.62		2.72
		B.			
		C.			
		D.			
	11. Non-school voter approved referenda levies00
	12. Total property tax before special assessments		1,508.00		1,442.00
Special Assessments on Your Property	13. A.				
	B.				
	C.				
	D.				
	E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			1,508.00		1,442.00



FARM: 6944

Minnesota

U.S. Department of Agriculture

Prepared: 6/21/17 1:04 PM

McLeod

Farm Service Agency

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

Tract Number: 10192 Description: PTW2SE4NW4/PTNW4SW4/3/ELLSWORTH

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
26.12	10.25	10.25	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	10.25	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.7		37	0.0
CORN	7.0		149	0.0
SOYBEANS	1.9		45	0.0
Total Base Acres:	9.6			

Owners: BARRICK LIVING TRUST

Other Producers: None

Tract Number: 10193 Description: PT-NE4SW4/PT-NW4SW4/3 ELLSWORTH

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

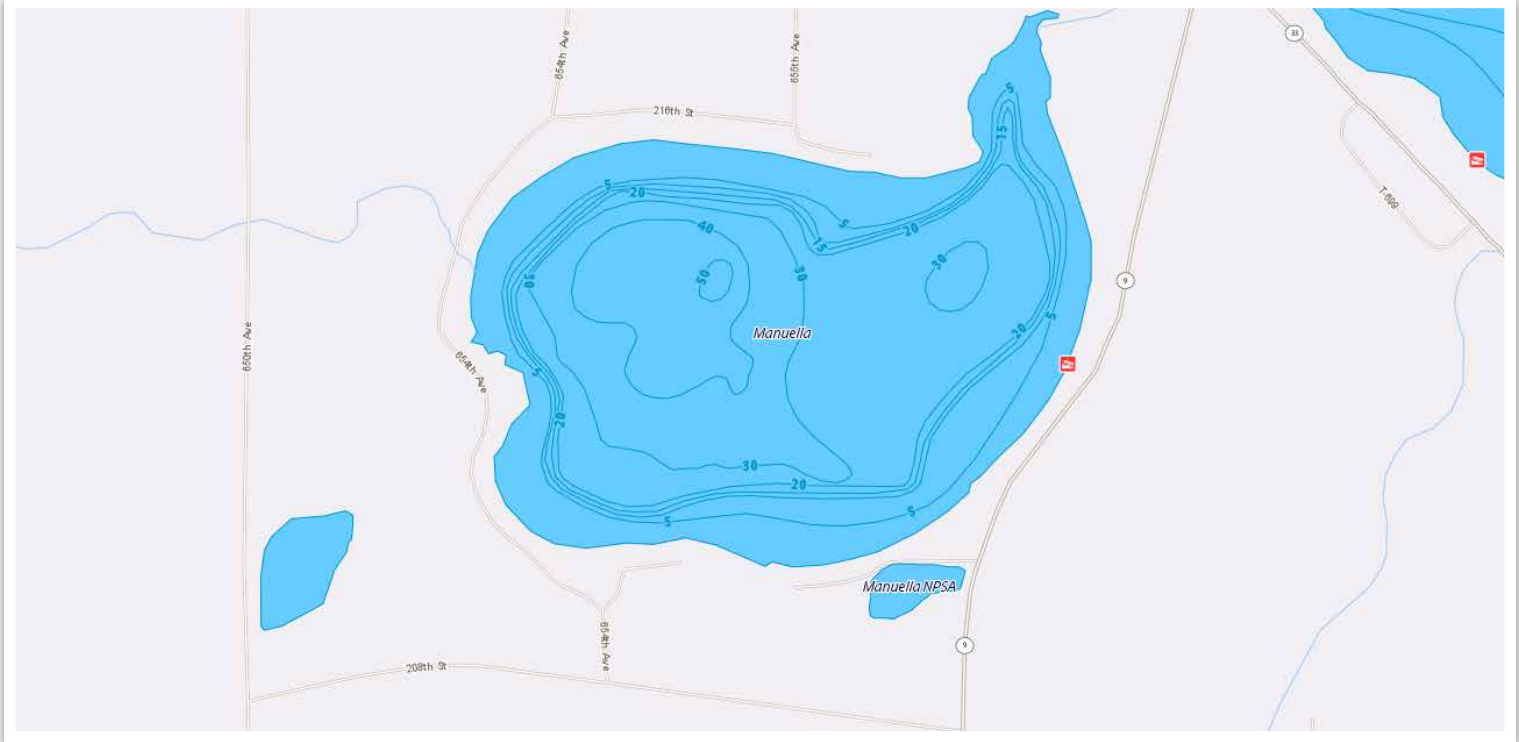
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
70.97	68.37	68.37	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	68.37	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.4		37	0.0
CORN	47.3		149	0.0
SOYBEANS	12.4		45	0.0
Total Base Acres:	64.1			

Owners: BARRICK LIVING TRUST

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:



Multi-Tract Auction

Meeker County, MN

Friday, August 25 @ 10AM ²⁰¹⁷

108
± acres

offered in
6 tracts



**View Exclusive
Property Video**

SteffesGroup.com
or scan the code!



SteffesGroup.com