



buyer's PROSPECTUS

Thursday, November 16 @ 11AM ²⁰¹⁷



90
± acres
3 Tracts




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

Stearns County, MN
Paynesville Township

Auction Location
Paynesville Legion
770 MN-23, Paynesville MN 56362
Property Location
27316 Copperfield Rd
Paynesville, MN 56362.

Multi-Tract Land Auction

John (Jack) Hennen, Owner

Contact **320.693.9371**
Randy Kath 701.429.8894
or Shelly Weinzetl 763.300.5055

24400 MN Hwy 22 South, Litchfield, MN 55355
Randy Kath MN47-007, Shelly Weinzetl MN86-79, Ashley Huhn MN47-002,
Eric Gabrielson MN47-006, Scott Steffes MN14-51, Brad Olstad MN14-70,
Bob Steffes MN14-09, Max Steffes MN14-031
SteffesGroup.com

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

TERMS & CONDITIONS.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement.

The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Monday, December 18, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2017 taxes to be paid in full.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will be offered again. The bidding will continue at the Auctioneer's discretion. Our goal is to realize the highest return to the Seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract Buyers.
- **Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.**

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold **AS IS** and without any warranties or representations, express or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement.

A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Monday, December 18, 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.

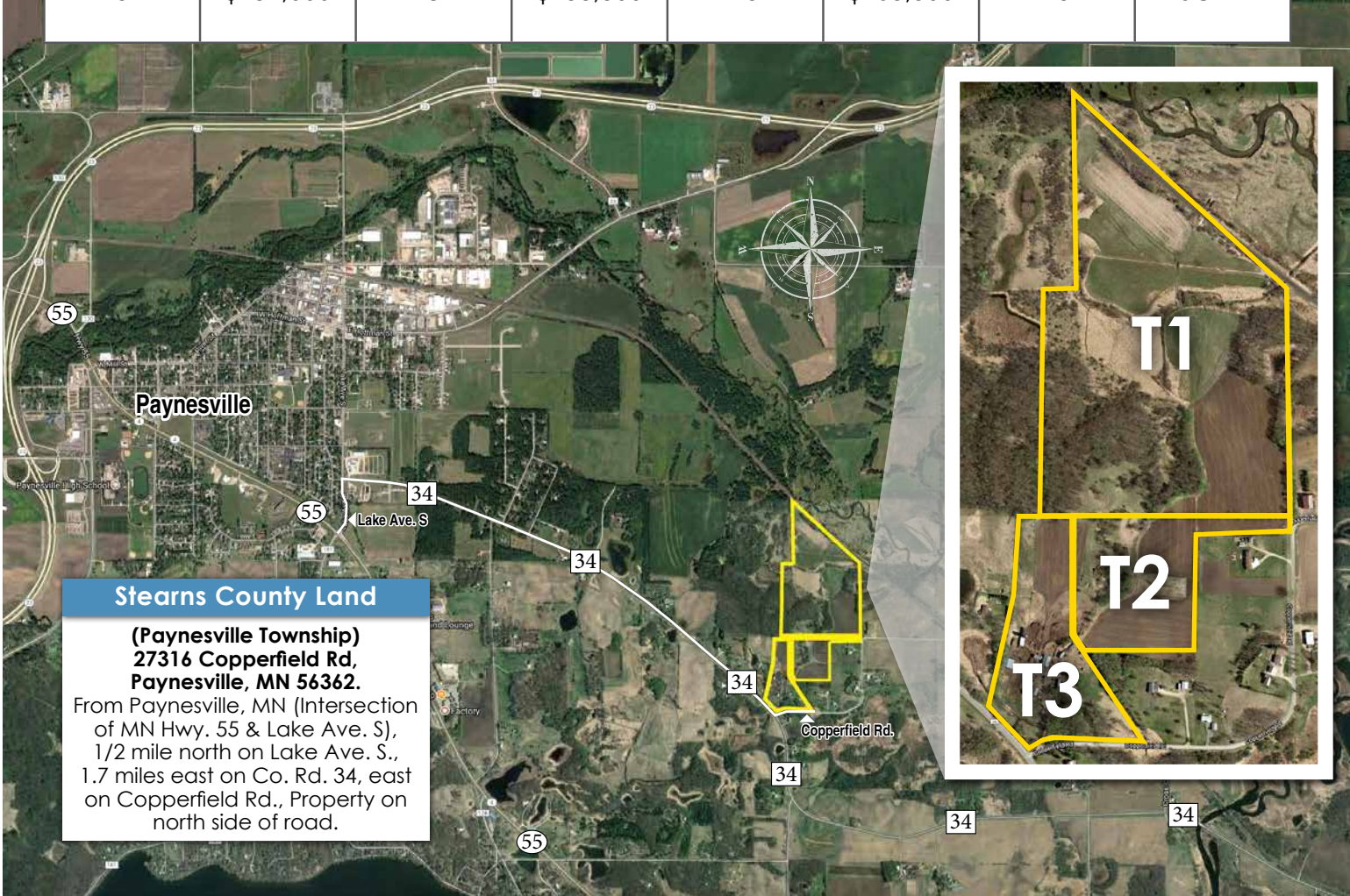
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the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

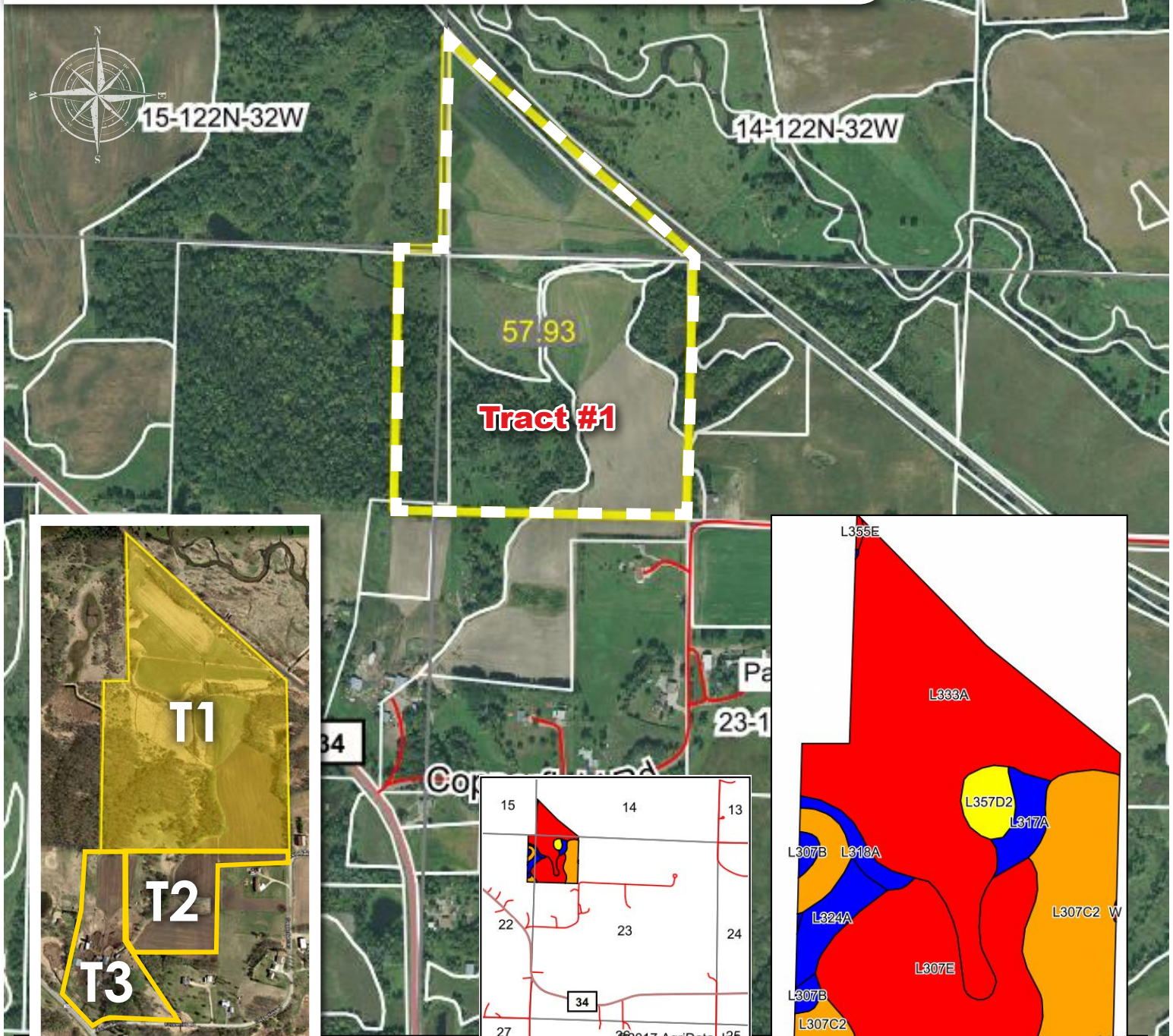
TRACT NUMBER	ROUND 1	BIDDER	ROUND 2	BIDDER	ROUND 3	BIDDER	
1	\$168,000	8	\$168,000	8	\$168,000	8	SOLD
2	\$140,000	7	\$140,000	7	\$140,000	7	SOLD
3	\$152,000	8	\$153,500	13	\$163,500	13	SOLD



Stearns County Land
(Paynesville Township)
27316 Copperfield Rd,
Paynesville, MN 56362.
 From Paynesville, MN (Intersection of MN Hwy. 55 & Lake Ave. S), 1/2 mile north on Lake Ave. S., 1.7 miles east on Co. Rd. 34, east on Copperfield Rd., Property on north side of road.

Tract 1 Lines approximate

**Total Acres: 57.93+/- • Cropland Acres: 42+/- • Wooded Acres: 15+/- • Great hunting with ponds, heavy woods and food plot areas • Great place to build your dream home. Prime hobby farm setting
Numerous deer stands • Rolling terrain**



Area Symbol: MN145, Soil Area Version: 14

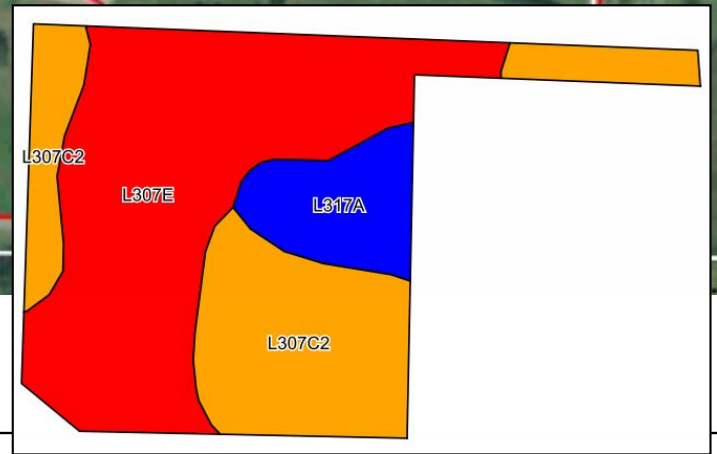
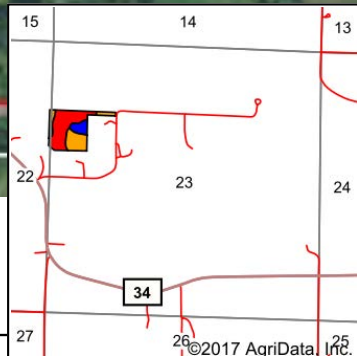
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L333A	Blue Earth soils, lundlake catena, 0 to 1 percent slopes	25.51	44.0%		VIw	15
L307E	Koronis loam, 18 to 40 percent slopes	13.09	22.6%		VIe	29
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	12.59	21.7%		IIIe	77
L324A	Forestcity, overwash-Forestcity complex, 1 to 4 percent slopes	1.97	3.4%		IIw	90
L317A	Barry loam, 0 to 2 percent slopes	1.55	2.7%		IIw	87
L357D2	Koronis-Sunburg complex, 12 to 18 percent slopes, moderately eroded	1.49	2.6%		IVe	61
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	0.97	1.7%		IIIw	86
L307B	Koronis loam, 2 to 6 percent slopes	0.67	1.2%		IIe	88
L355E	Koronis-Sunburg-Hawick complex, 18 to 40 percent slopes	0.09	0.2%		VIe	23
Weighted Average						39.3

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

Tract 2 Lines approximate

Stearns County, MN

Total Acres: 13.89+/- • Cropland Acres: 9+/- • Wooded Acres: 5+/- • Located in Residential District R-5 zoning area • Mix of woods and crop land • Great hobby farm setting • Easy commute



Area Symbol: MN145, Soil Area Version: 14

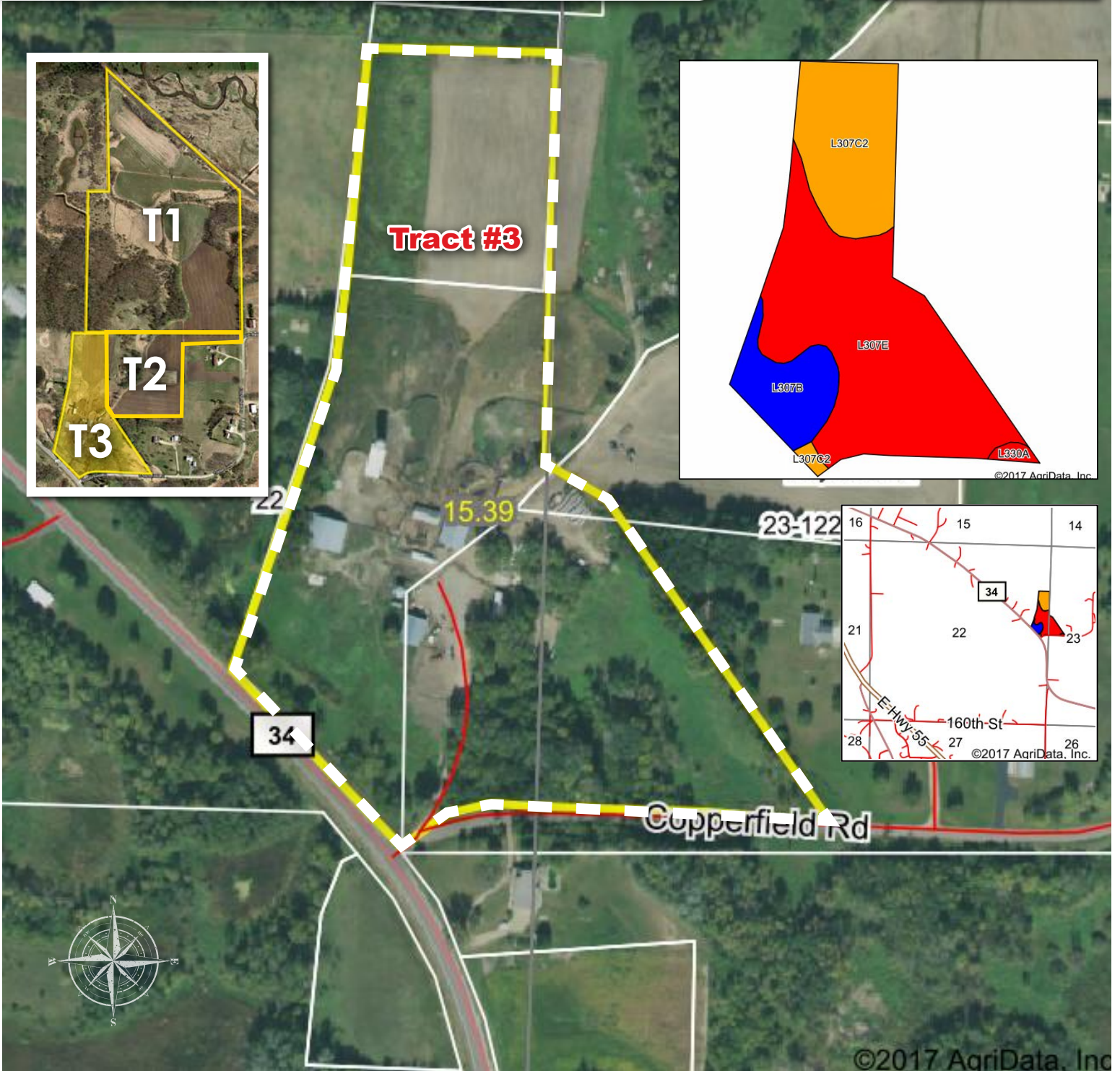
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L307E	Koronis loam, 18 to 40 percent slopes	7.53	54.2%	 	Vle	29
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	4.78	34.4%	 	IIIe	77
L317A	Barry loam, 0 to 2 percent slopes	1.58	11.4%	 	IIw	87
Weighted Average						52.1

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

Tract 3 Lines approximate

Stearns County, MN

Total Acres: 15.39+/- • Cropland Acres: 4+/- • Wooded Acres: 5+/-
 Current homesite with 2 outbuildings and a well • Beautiful spot to build your dream home



Area Symbol: MN145, Soil Area Version: 14

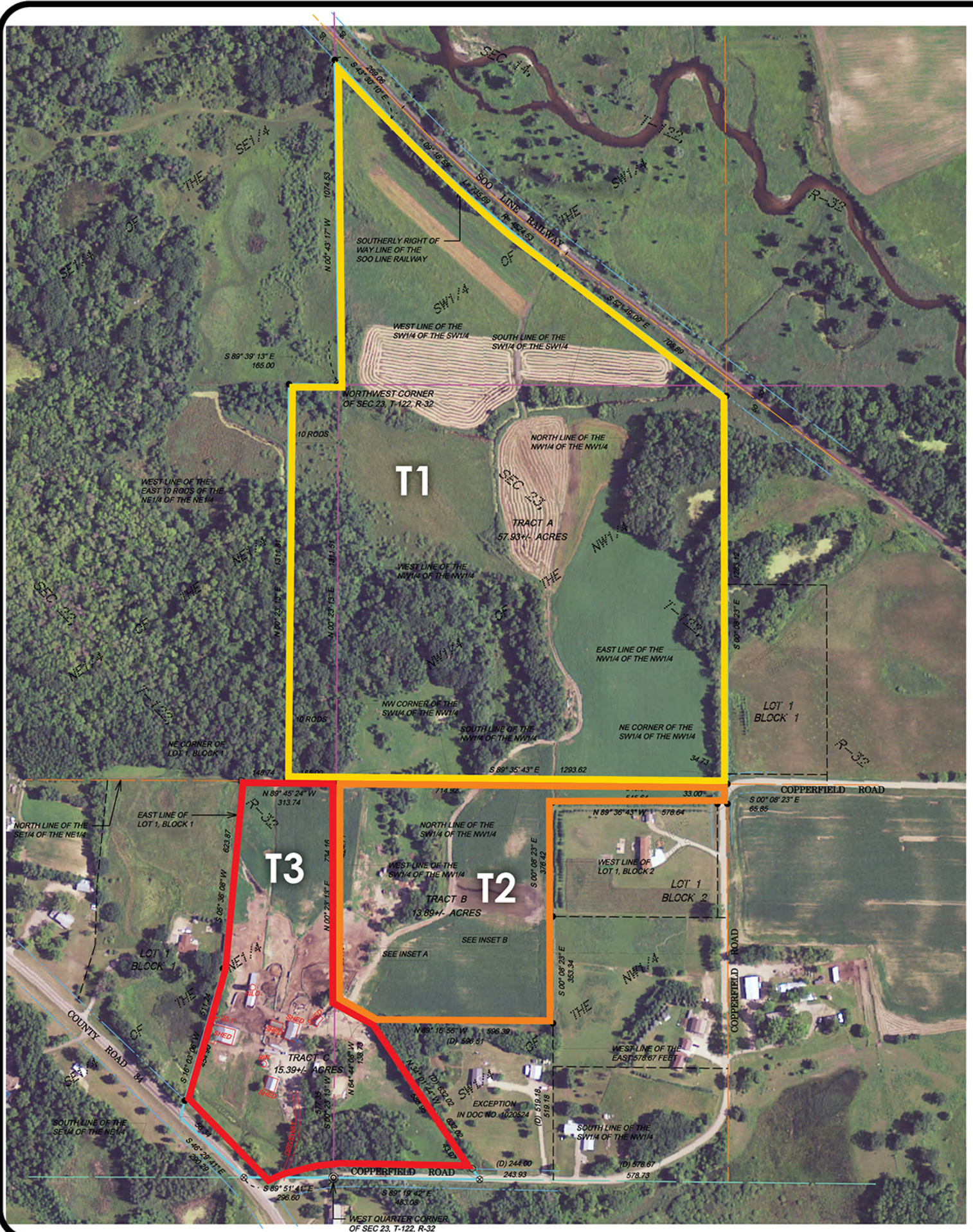
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L307E	Koronis loam, 18 to 40 percent slopes	9.29	60.4%		Vle	29
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	3.99	25.9%		IIIe	77
L307B	Koronis loam, 2 to 6 percent slopes	1.94	12.6%		Ile	88
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	0.17	1.1%		VIIIw	5
Weighted Average						48.6

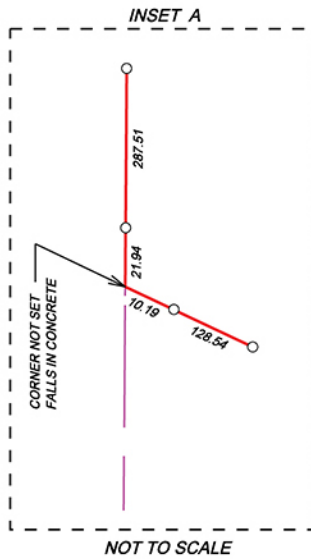
*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.



Fall Drone Photos







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

Surveying

CLIENT NAME:
Steffes Auction

PROJECT ADDRESS
 27316 Copperfield Road
 Paynesville, MN

DATE OF FIELD WORK: September 1, 2017	JOB NO.: 17217	HORIZONTAL DATUM: Stearns County NAD83 (1996)
DATE OF MAP: September 6, 2017	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20__		

Surveyed Descriptions

PROPOSED LEGAL DESCRIPTION FOR TRACT A

The Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 23, Township 122 North, Range 32 West, Stearns County, Minnesota.
 AND
 The Southwest Quarter of the Southwest Quarter (SW1/4 of the SW1/4) of Section 14, Township 122 North, Range 32 West, Stearns County, Minnesota, lying southerly of the southerly right of way line of the Soo Line Railway.
 AND
 The East 10 rods of the Northeast Quarter of the Northeast Quarter (NE1/4 of the NE1/4) of Section 22, Township 122 North, Range 32 West, Stearns County, Minnesota.

Containing 57.93 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of Section 23, Township 122 North, Range 32 West, Stearns County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 23; thence on an assumed bearing of South 89 degrees 19 minutes 42 seconds East, along the south line of said SW1/4 of the NW1/4 for 483.08 feet to the southwest corner of an exception described in Document No. 1020624; thence North 34 degrees 01 minute 44 seconds West, along the westerly line of said exception for 632.02 feet to the northwest corner of said exception, said point being the point of beginning of the tract of land herein described; thence North 64 degrees 44 minutes 08 seconds West for 138.73 feet to the intersection with the west line of said SW1/4 of the NW 1/4; thence North 00 degrees 23 minutes 13 seconds East, along last said line for 734.16 feet to the northwest corner of said SW1/4 of the NW1/4; thence South 89 degrees 35 minutes 43 seconds East, along the north line of said SW1/4 of the NW1/4 for 1293.62 feet to the northeast corner of said SW1/4 of the NW1/4; thence South 00 degrees 08 minutes 23 seconds East, along the east line of said SW1/4 of the NW1/4 for 65.85 feet to the northeast corner of dedicated Copperfield Road as platted in HENNEN'S HILLS, according to the plat thereof, on file and of record in the Office of the Stearns County Recorder; thence North 89 degrees 36 minutes 43 seconds West, along the north line of Lot 1, Block 2 of said HENNEN'S HILLS for 578.64 feet; thence South 00 degrees 08 minutes 23 seconds East, along the west line of said Lot 1, Block 2 of HENNEN'S HILLS for 376.42 feet; thence North 89 degrees 36 minutes 43 seconds West, along the westerly extension of the south line of said Lot 1, Block 2 of HENNEN'S HILLS for 0.05 feet to the intersection with the west line of the East 578.67 feet; thence South 00 degrees 08 minutes 23 seconds East, along last said line for 353.34 feet; thence North 89 degrees 16 minutes 56 seconds West, along the northerly line of said exception in Document No. 1020624 for 596.39 feet to the point of beginning and there terminating.

Containing 13.89 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT C

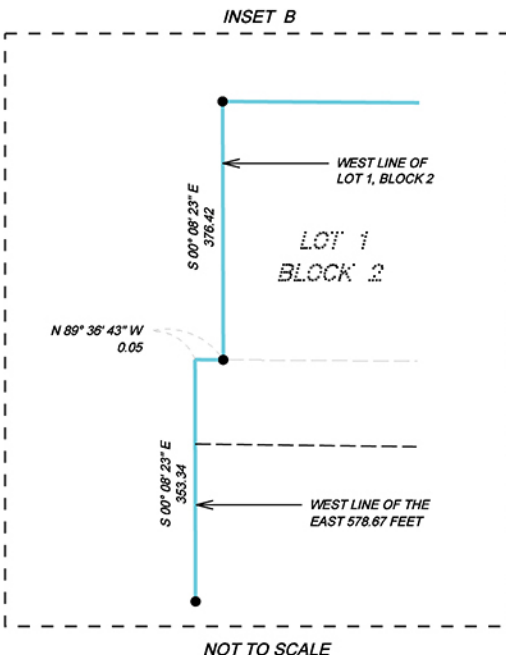
That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4) of Section 22 and that part of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of Section 23, all in Township 122 North, Range 32 West, Stearns County, Minnesota, described as follows: Beginning at the West Quarter corner of said Section 23; thence on an assumed bearing of South 89 degrees 19 minutes 42 seconds East, along the south line of said SW1/4 of the NW1/4 for 483.08 feet to the southwest corner of an exception described in Document No. 1020624; thence North 34 degrees 01 minute 44 seconds West, along the westerly line of said exception for 632.02 feet to the northwest corner of said exception; thence North 64 degrees 44 minutes 08 seconds West for 138.73 feet to the intersection with the west line of said SW1/4 of the NW 1/4; thence North 00 degrees 23 minutes 13 seconds East, along last said line for 734.16 feet to the northwest corner of said SW1/4 of the NW1/4; thence North 89 degrees 45 minutes 24 seconds West, along the north line of said SE1/4 of the NE1/4 for 313.74 feet to the northeast corner of Lot 1, Block 1 of HENNEN'S HILLS, according to the plat thereof, on file and of record in the Office of the Stearns County Recorder; thence South 05 degrees 36 minutes 06 seconds West along the easterly line of said Lot 1, Block 1 of HENNEN'S HILLS for 623.87 feet; thence South 16 degrees 03 minutes 06 seconds West, along last said line for 511.24 feet to the southeast corner of dedicated County Road 34 in said plat of HENNEN'S HILLS; thence South 46 degrees 29 minutes 41 seconds East for 290.29 feet to the intersection with the south line of said SE1/4 of the NE1/4; thence South 89 degrees 51 minutes 41 seconds East, along last said line for 296.60 feet to the point of beginning and there terminating.

Containing 15.29 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn

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



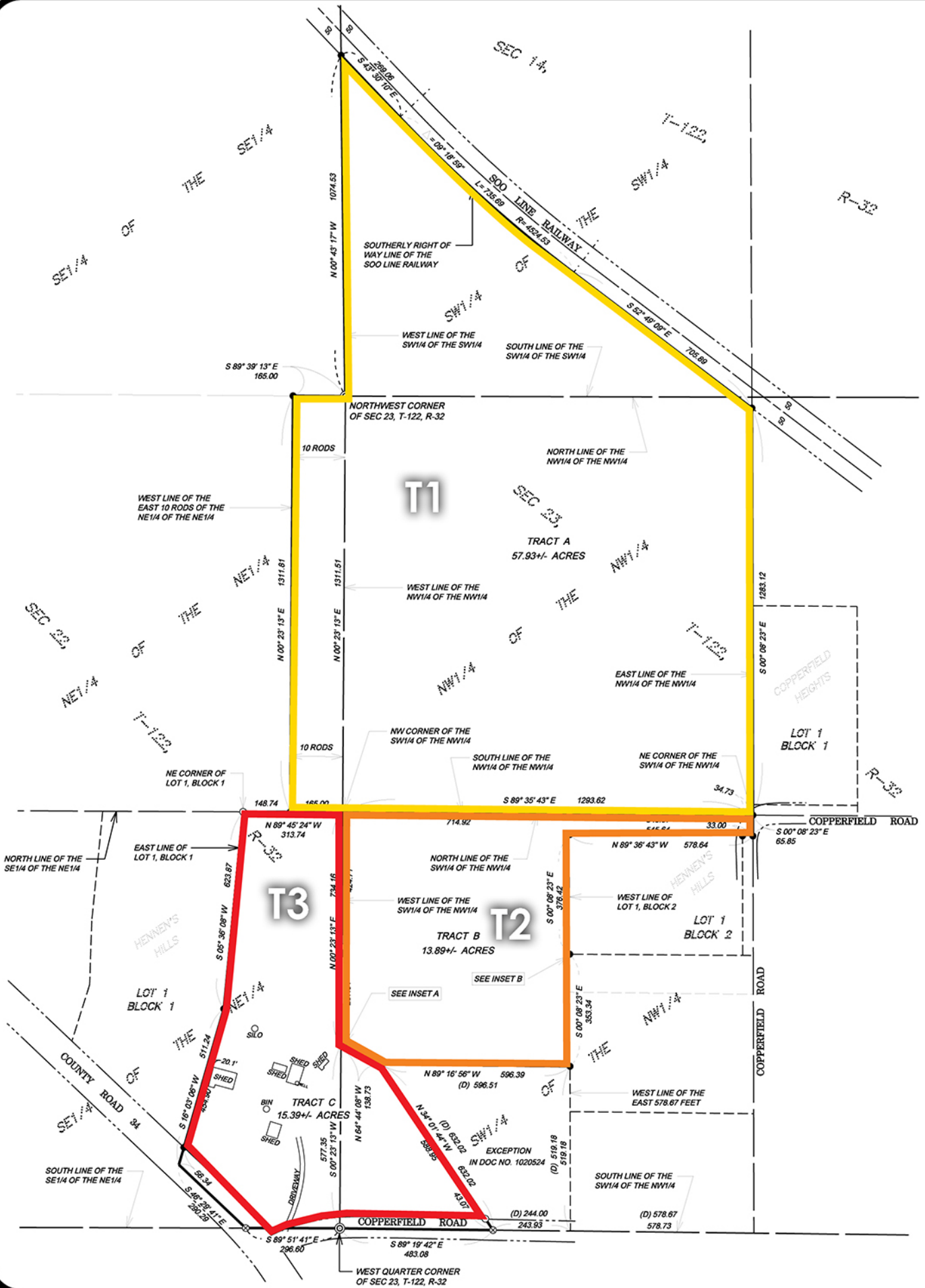
Surveyor's Notes

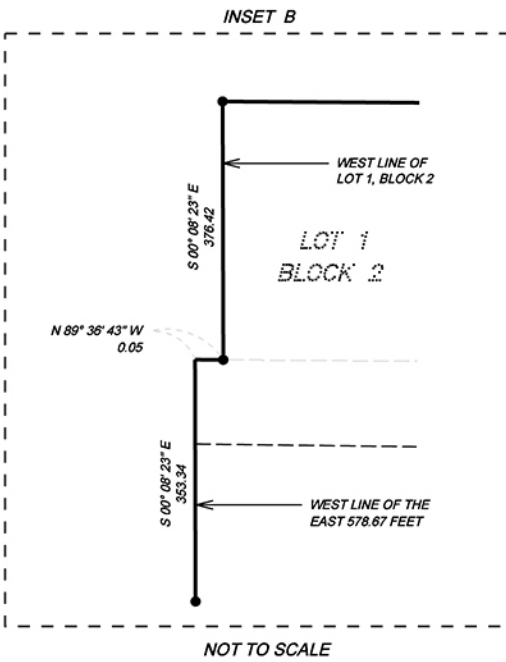
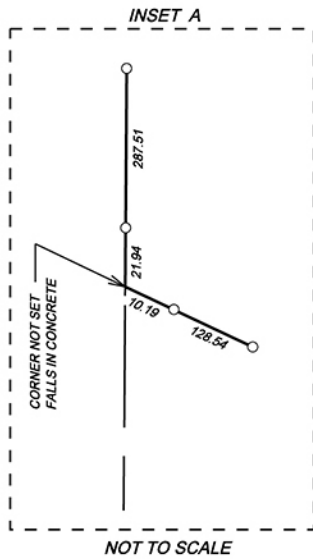
- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt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

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
- (D) 50.00 DENOTES DEED DISTANCE







Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
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 - ⊙ Government Section Corner
- (D) 50.00 DENOTES DEED DISTANCE



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

Surveying

CLIENT NAME:
 Steffes Auction

PROJECT ADDRESS
 27316 Copperfield Road
 Paynesville, MN

DATE OF FIELD WORK: September 1, 2017	JOB NO: 17217	HORIZONTAL DATUM: Stearns County NAD83 (1996)
DATE OF MAP: September 6, 2017	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	

Surveyed Descriptions

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 AND
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 AND
 The East 10 rods of the Northeast Quarter of the Northeast Quarter (NE1/4 of the NE1/4) of Section 22, Township 122 North, Range 32 West, Stearns County, Minnesota.

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PROPOSED LEGAL DESCRIPTION FOR TRACT B

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Containing 13.89 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4) of Section 22 and that part of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of Section 23, all in Township 122 North, Range 32 West, Stearns County, Minnesota, described as follows: Beginning at the West Quarter corner of said Section 23; thence on an assumed bearing of South 89 degrees 19 minutes 42 seconds East, along the south line of said SW1/4 of the NW1/4 for 483.08 feet to the southwest corner of an exception described in Document No. 1020624; thence North 34 degrees 01 minute 44 seconds West, along the westerly line of said exception for 632.02 feet to the northwest corner of said exception; thence North 64 degrees 44 minutes 08 seconds West for 138.73 feet to the intersection with the west line of said SW1/4 of the NW 1/4; thence North 00 degrees 23 minutes 13 seconds East, along last said line for 734.16 feet to the northwest corner of said SW1/4 of the NW1/4; thence North 89 degrees 45 minutes 24 seconds West, along the north line of said SE1/4 of the NE1/4 for 313.74 feet to the northeast corner of Lot 1, Block 1 of HENNEN'S HILLS; according to the plat thereof, on file and of record in the Office of the Stearns County Recorder; thence South 05 degrees 36 minutes 06 seconds West along the easterly line of said Lot 1, Block 1 of HENNEN'S HILLS for 623.87 feet; thence South 16 degrees 03 minutes 06 seconds West, along last said line for 511.24 feet to the southeast corner of dedicated County Road 34 in said plat of HENNEN'S HILLS; thence South 46 degrees 29 minutes 41 seconds East for 290.29 feet to the intersection with the south line of said SE1/4 of the NE1/4; thence South 89 degrees 51 minutes 41 seconds East, along last said line for 296.60 feet to the point of beginning and there terminating.

Containing 15.29 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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



Paynesville Township Official Zoning Map

Zoning Ordinance #439
June 22, 2010

Amended By Ordinance #440, June 22, 2010
Amended By Ordinance #447, August 3, 2010
Amended By Ordinance #494, April 8, 2014
Amended By Ordinance #538, June 7, 2016

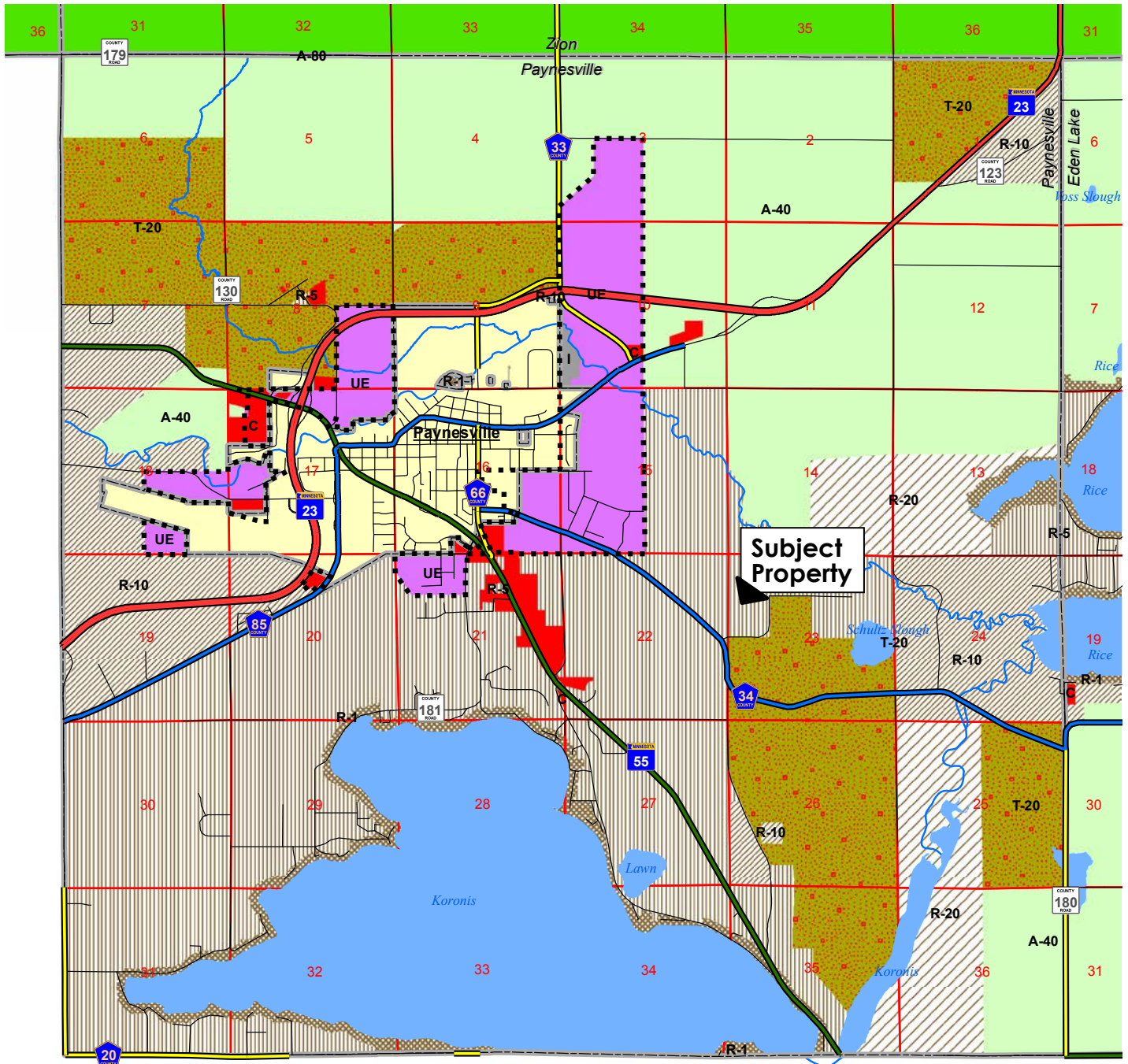
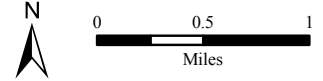
Functional Road Class

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Roads
- Orderly Annexation Area
- Protected Rivers & Streams
- Townships
- Sections

Zoning Districts

- Agricultural District A-160
- Agricultural District A-80
- Agricultural District A-40
- Commercial (C)
- Educational/Ecclesiastical (EE)
- Industrial (I)
- Municipality
- Protected Lake
- Residential District R-1
- Residential District R-5
- Residential District R-10
- Residential District R-20
- Residential Manufactured Home (RMH)
- Rural Townsite (RT)
- Scenic River District (SR)
- Transition District T-20
- Urban Expansion (UE)

This map is made available on "as is" basis without express or implied warranty of any sort, including specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy of the database.



MINNESOTA

STEARNS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13249

Prepared : Sep 28, 2017

Crop Year : 2018

Operator Name : MAGES-WELLE LLC
 Farms Associated with Operator : 27-067-7922, 27-145-13248, 27-145-13249, 27-145-13251
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.66	47.50	47.50	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	47.50	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	28.90	0.00	0	142	
TOTAL	28.90	0.00			

NOTES

Tract Number : 11525

Description : P12/ 18A SW4SW4 S14 PAY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : JOHN DONALD HENNEN
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
14.80	13.21	13.21	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	13.21	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	8.07	0.00	0	142
TOTAL	8.07	0.00		

NOTES

MINNESOTA
STEARNS
Form: FSA-156EZ



FARM : 13249
Prepared : Sep 28, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Tract Number : 11526
Description : NW4NW4,NW4SW4NW4, SEC23;E4SE4NE4, S22; PAYNESVILLE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : Wetland converted between December 23, 1985 and November 28, 1990
Owners : JOHN DONALD HENNEN
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
64.86	34.29	34.29	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	34.29	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	20.83	0.00	0	142

TOTAL 20.83 0.00

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



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RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 26.15511.0001
Parties of Interest: HENNEN JOHN D

JOHN D HENNEN
53180 397TH ST
PAYNESVILLE MN 56362-9501
66442



Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step 1	Taxes Payable Year:	2016	2017
	Estimated Market Value:	\$74,700	\$73,300
	Homestead Exclusion:		
	Taxable Market Value:	\$41,600	\$41,500
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd GREEN ACRES	Ag Non-Hstd GREEN ACRES

Step 2	PROPOSED TAX	
Proposed Tax:		\$374.00

Step 3	PROPERTY TAX STATEMENT	
First-half Taxes Due May 15, 2017:		\$188.00
Second-half Taxes Due November 15, 2017:		\$188.00
Total Taxes Due in 2017:		\$376.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017 Property Tax Statement

Pin Number:
26.15511.0001

Property Address:

Property Description:
16.60 A. SW4SW4 S OF RR Section 14
Township 122 Range 032

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$372.00	\$376.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$372.00	\$376.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$214.49	\$217.13
	7. City/Township PAYNESVILLE TWP	\$66.15	\$66.35
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0741 PAYNESVILLE		
	A. Voter approved levies	\$51.56	\$57.12
	B. Other local levies	\$26.57	\$23.87
	10. Special Taxing Districts		
	HRA	\$1.65	\$1.62
	Watershed	\$10.89	\$9.47
	Regional Rail Authority	\$0.69	\$0.44
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$372.00	\$376.00	
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$372.00	\$376.00



Note: Photos represent all tracts.

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Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 26.15686.0000
Parties of Interest: HENNEN JOHN D

JOHN D HENNEN
53180 397TH ST
PAYNESVILLE MN 56362-9501
66443



Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$239,500	\$222,400
	Homestead Exclusion:		
	Taxable Market Value:	\$123,200	\$124,000
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd GREEN ACRES	Ag Non-Hstd GREEN ACRES

Step	PROPOSED TAX	
2	Proposed Tax:	\$1,118.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$562.00
	Second-half Taxes Due November 15, 2017:	\$562.00
	Total Taxes Due in 2017:	\$1,124.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017 Property Tax Statement

Pin Number:
26.15686.0000

Property Address:

Property Description:
53.29 A. W2NW4 LESS 21.70 AC &
LESS HENNEN'S HILLS PLATTED
Section 23 Township 122 Range 032

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$1,104.00	\$1,124.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,104.00	\$1,124.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$637.47	\$649.25
	7. City/Township PAYNESVILLE TWP	\$195.89	\$198.26
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0741 PAYNESVILLE		
	A. Voter approved levies	\$152.70	\$170.68
	B. Other local levies	\$78.71	\$71.34
	10. Special Taxing Districts		
	HRA	\$4.89	\$4.84
	Watershed	\$32.29	\$28.31
	Regional Rail Authority	\$2.05	\$1.32
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$1,104.00	\$1,124.00	
13. Special Assessments on Your Property See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,104.00	\$1,124.00



Note: Photos represent all tracts.

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Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 26.15662.0000
Parties of Interest: HENNEN JOHN D

JOHN D HENNEN
53180 397TH ST
PAYNESVILLE MN 56362-9501
66445



Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Taxes Payable Year:		2016	2017
Step 1	Estimated Market Value:	\$66,600	\$66,400
	Homestead Exclusion:		
	Taxable Market Value:	\$50,600	\$53,000
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd GREEN ACRES	Ag Non-Hstd GREEN ACRES

Step 2		PROPOSED TAX	
Proposed Tax:			\$478.00

Step 3		PROPERTY TAX STATEMENT	
First-half Taxes Due May 15, 2017:			\$240.00
Second-half Taxes Due November 15, 2017:			\$240.00
Total Taxes Due in 2017:			\$480.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017 Property Tax Statement

Pin Number:
26.15662.0000

Property Address:

Property Description:
15.82 A. SE4NE4 LESS 19.50 AC & E1/8NE4NE4 ALSO LESS HENNEN'S HILLS PLATTED Section 22 Township 122 Range 032

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$454.00	\$480.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$454.00	\$480.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$262.41	\$277.09
	7. City/Township PAYNESVILLE TWP	\$80.44	\$84.74
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0741 PAYNESVILLE		
	A. Voter approved levies	\$62.72	\$72.95
	B. Other local levies	\$32.32	\$30.49
	10. Special Taxing Districts		
	HRA	\$2.01	\$2.07
	Watershed	\$13.26	\$12.10
	Regional Rail Authority	\$0.84	\$0.56
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$454.00	\$480.00	
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$454.00	\$480.00



Note: Photos represent all tracts.

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Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 26.15687.0000
Parties of Interest: HENNEN JOHN D

JOHN D HENNEN
53180 397TH ST
PAYNESVILLE MN 56362-9501
66444



Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Taxes Payable Year:		2016	2017
Step 1	Estimated Market Value:	\$59,300	\$61,600
	Homestead Exclusion:		
	Taxable Market Value:	\$35,500	\$36,100
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Non-Hstd Res Non-Hstd GREEN ACRES	Ag Non-Hstd Res Non-Hstd GREEN ACRES
PROPOSED TAX			
Step 2	Proposed Tax:		\$350.00
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes Due May 15, 2017:		\$181.00
	Second-half Taxes Due November 15, 2017:		\$181.00
	Total Taxes Due in 2017:		\$362.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

2017 Property Tax Statement

Pin Number:
26.15687.0000

Property Address:
27316 COPPERFIELD RD
PAYNESVILLE MN 56362

Property Description:
5.00A FR'L 5A OF SE4NE4 SEC 22 & OF
SW4NW4 SEC 23 T 122 R 32 Section 23
Township 122 Range 032

Special Assessment Breakdown

2017 SOLID WASTE FEE	\$10.00
Special Assessment Total	\$10.00

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$342.00	\$352.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$342.00	\$352.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$184.24	\$189.02
	7. City/Township PAYNESVILLE TWP	\$56.45	\$57.71
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0741 PAYNESVILLE		
	A. Voter approved levies	\$50.27	\$56.49
	B. Other local levies	\$39.74	\$38.74
	10. Special Taxing Districts		
	HRA	\$1.41	\$1.41
	Watershed	\$9.30	\$8.24
	Regional Rail Authority	\$0.59	\$0.39
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$342.00	\$352.00	
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			
Principal	\$10.00	\$10.00	\$10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$352.00	\$362.00



Note: Photos represent all tracts.

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

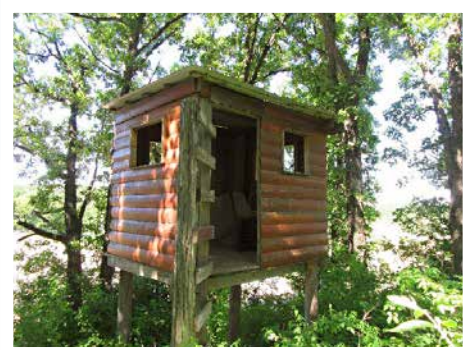
Meeker County, MN

Thursday, November 16 @ 11AM ²⁰¹⁷

90
± acres
3 Tracts



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



SteffesGroup.com