



# buyer's PROSPECTUS

Thursday, September 21 @ 10AM 2017

**Preview:** By appointment

**200**  
**± acres**  
& home site



This property will be sold in two tracts to include a dairy farm, tillable acres, and pasture/recreational ground. Land is surveyed.



**View More  
Property Photos**

SteffesGroup.com  
or scan the code!



## Meekeer County, MN

Forest Prairie Township

### Auction Location

Steffes Group Facility  
24400 MN Hwy 22 S, Litchfield, MN 55355

### Directions to Farmstead

37567 CSAH 34, Watkins, MN 55389.  
From Eden Valley, MN, 3 miles east on Hwy.  
55 to CSAH 34, 2 miles south to property.

## Multi-Tract Land Auction

Nancy Tuman, 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 Weinzetl MN86-79, Scott Steffes MN14-51

SteffesGroup.com

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

# TERMS & CONDITIONS.

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

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

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

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



### **TERMS & CONDITIONS**

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Friday, December 1, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by PR Deed.
- **2017 taxes to be prorated.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will be offered again. The bidding will continue at the Auctioneer's discretion. Our goal is to realize the highest return to the Seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract Buyers.
- **Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her**

### **highest and best bid.**

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

### **PROPERTY SOLD WITHOUT WARRANTY**

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

### **SUCCESSFUL BIDDER**

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

### **CLOSING**

The successful bidder will be required, at the close of the auction,

to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Friday, December 1, 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.

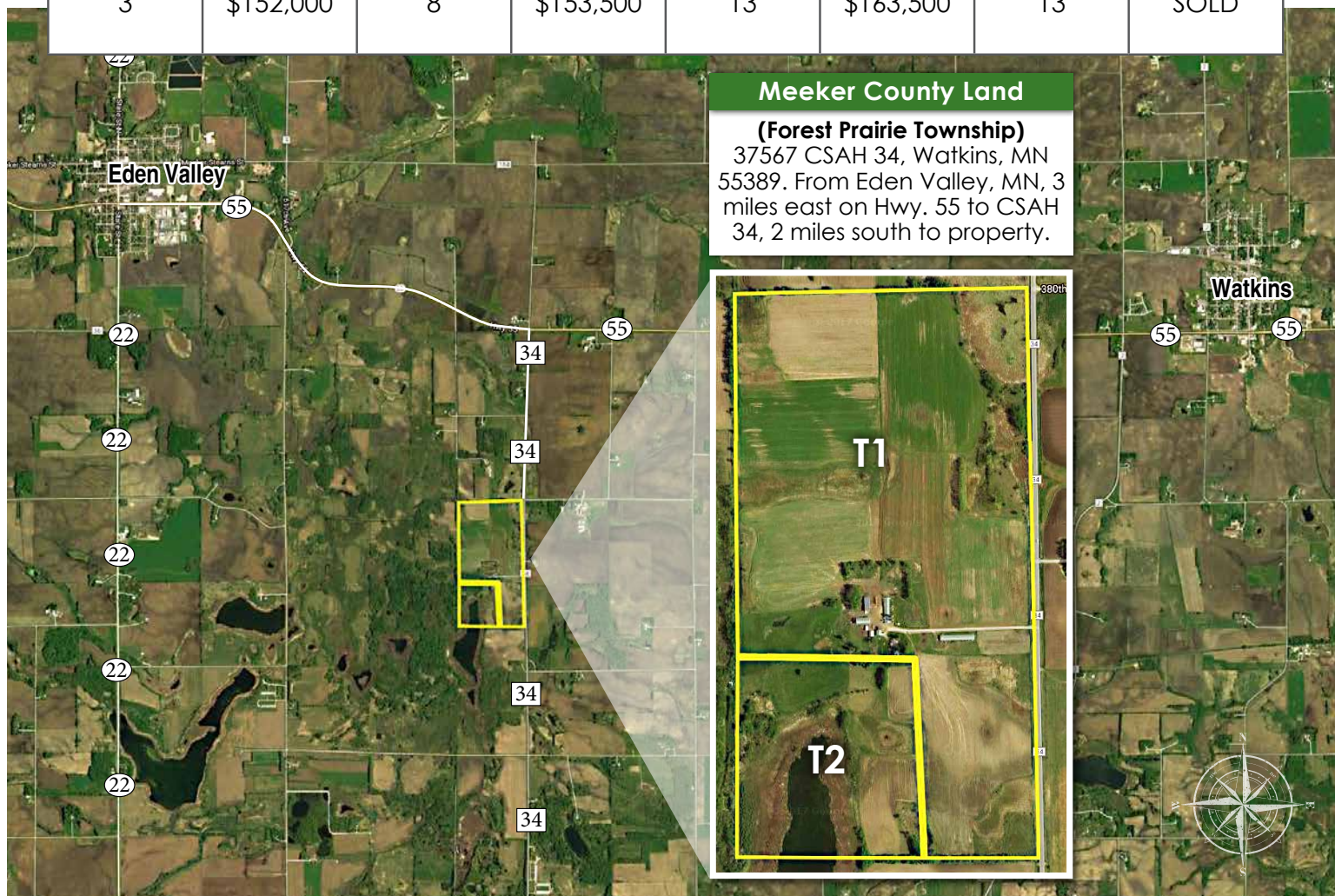
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the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





**Home Features**

Modular home on block foundation

- 26'x60' w/20'x12' entry way
- Bedroom w/master bath
- (2) Bedroom
- Bathroom
- Walkout basement
- Complete basement kitchen
- (2) Basement bedrooms
- Water softener
- LP heat & central air
- Wood deck
- Vinyl siding
- Shingled roof

**Wood pole barn**

- 38'x30'
- Concrete floor
- Steel roof & siding

**Old wood corn crib**

**Coverall building**

- 36'x30'
- Utilities & water

**Portable livestock shelter**

- 24'x18'

**Pole barn**

- 96'x40'
- Dirt floor
- (2) 19' sliding doors

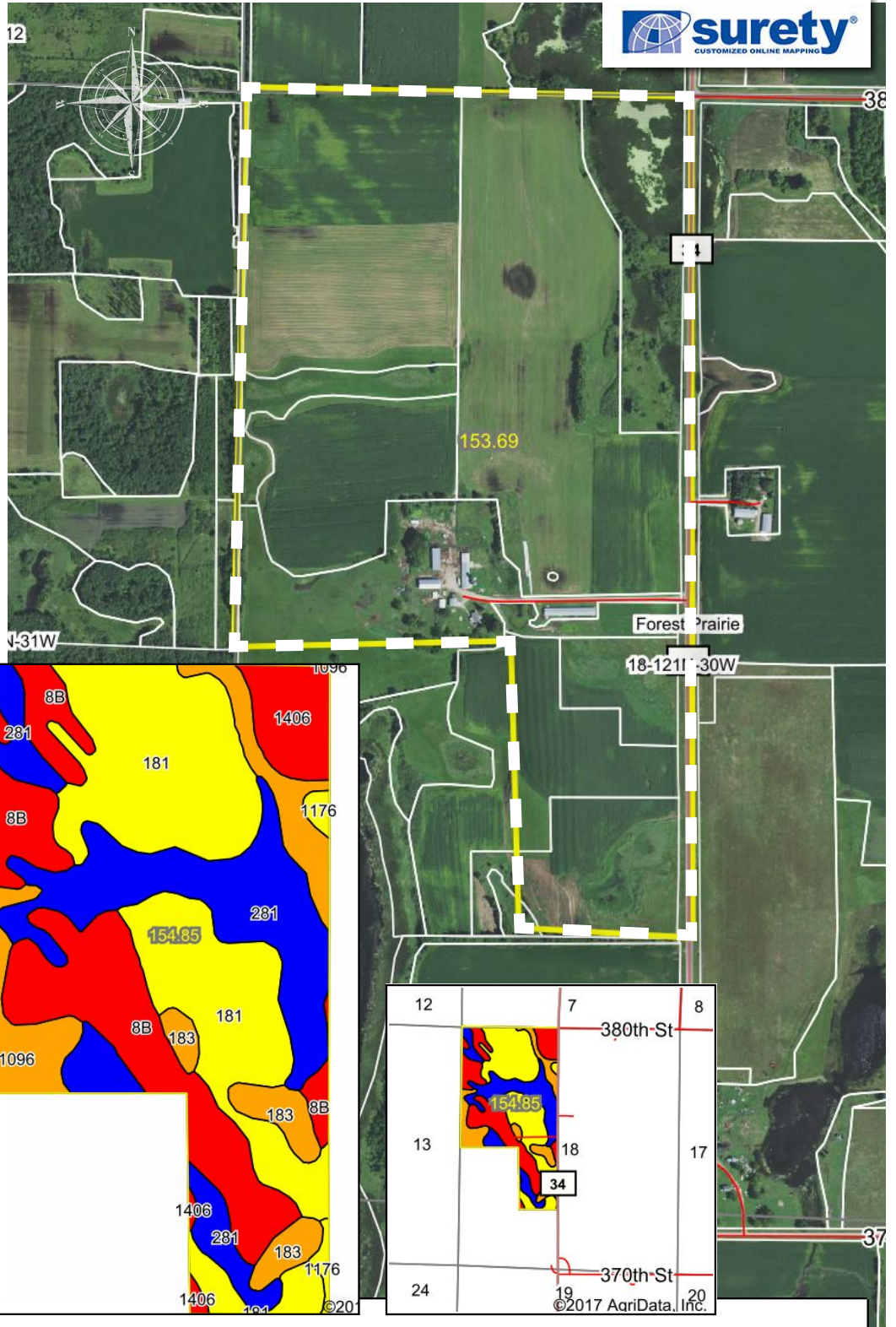
**3-Sided loafing shed**

- 32'x96'
- Steeling siding
- Wood frame
- Skylight overhang
- Concrete apron (64'x44')

**Barn**

- 164'x34'
- Wood construction
- Steel siding & roof
- Silo room
- (2) Stave silos
- Manure unloader

**(2) Wells on farm**

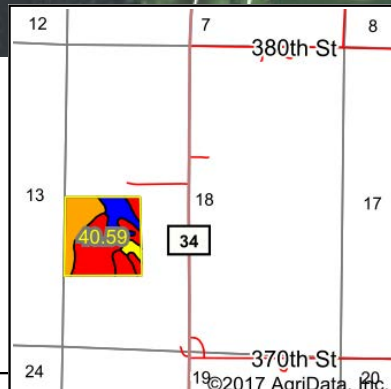
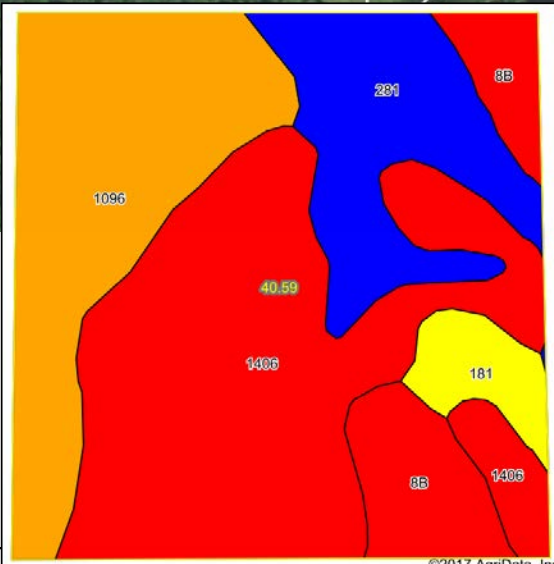
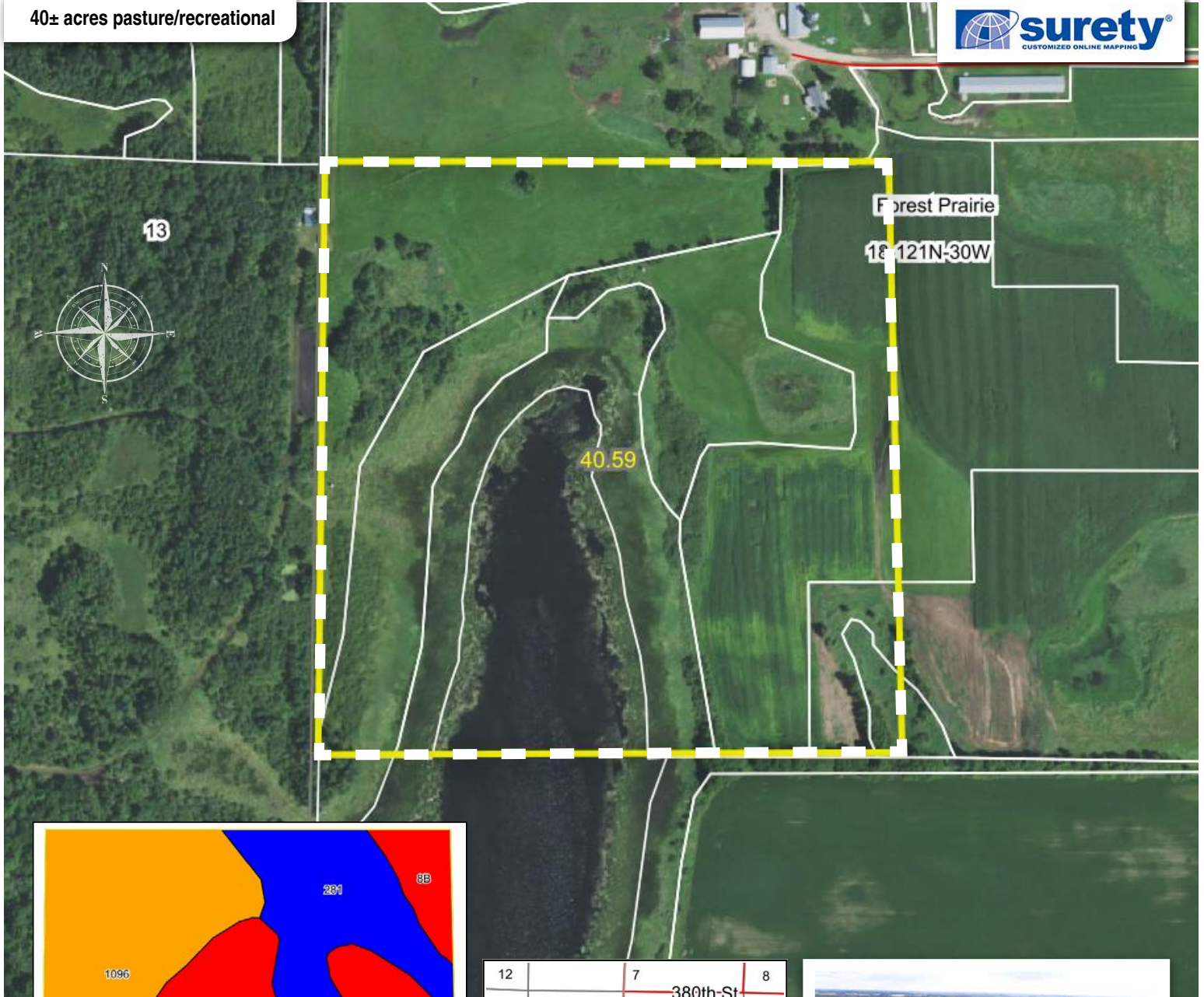


Area Symbol: MN093, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
181	Litchfield loamy fine sand, 0 to 2 percent slopes	53.83	34.8%			IIIs	67	
8B	Sparta loamy sand, 1 to 6 percent slopes	35.13	22.7%			IVs	Ile	
281	Darfur loam, 0 to 2 percent slopes	34.76	22.4%			IIw		
1096	Fieldon-Dassel, depressionnal complex, 0 to 2 percent slopes	14.88	9.6%			IIw	74	
1406	Medo, Dassel, and Biscay soils, ponded, 0 to 1 percent slopes	7.86	5.1%			VIIIw	5	
183	Dassel mucky fine sandy loam, depressionnal, 0 to 1 percent slopes	6.91	4.5%			IIIw	72	
1176	Litchfield sandy loam, 0 to 2 percent slopes	1.48	1.0%			IIs	67	
<b>Weighted Average</b>								<b>61.8</b>

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

40± acres pasture/recreational



Area Symbol: MN093, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
1406	Medo, Dassel, and Biscay soils, ponded, 0 to 1 percent slopes	17.54	43.2%		VIIIw		5	
1096	Fieldon-Dassel, depressional complex, 0 to 2 percent slopes	10.53	25.9%		IIw		74	
281	Darfur loam, 0 to 2 percent slopes	6.59	16.2%		IIw		82	
8B	Sparta loamy sand, 1 to 6 percent slopes	4.19	10.3%		IVs	Ile	39	
181	Litchfield loamy fine sand, 0 to 2 percent slopes	1.74	4.3%		IIIls		67	
<b>Weighted Average</b>								<b>41.6</b>

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

CLIENT NAME:

Nancy Tuman

PROJECT ADDRESS

The NW1/4 and the N1/2 of the SW1/4 of Sec. 18, T-121, R-30



DATE OF FIELD WORK: August 16, 2017  
 DATE OF MAP: September 6, 2017  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_  
 REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO.: 17199  
 DRAFTED BY: PMH  
 CHECKED BY: DSH  
 HORIZONTAL DATUM: Meeker County NAD83 1986  
 VERTICAL DATUM: N/A

Surveyed Descriptions

PROPOSED LEGAL DESCRIPTION FOR TRACT A

The West 1294.00 feet of the North Half of the Southwest Quarter (NW1/2 of the SW1/4) of Section 18, Township 121 North, Range 30 West, Meeker County, Minnesota. Together with A 60.00 foot wide easement for ingress / egress purposes over and across that part of the North Half of the Southwest Quarter (NW1/2 of the SW1/4) of Section 18, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: The South 80.00 feet of said NW1/2 of the SW1/4 lying easterly of the West 1294.00 feet thereof.

Containing 40.00 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 Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and that part of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of Section 18, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 18; thence on an assumed bearing of South 01 degrees 09 minutes 54 seconds East, along the North-South Quarter line of said Section 18 for 2897.51 feet to the point of beginning of the tract of land herein described; thence South 87 degrees 37 minutes 28 seconds West for 426.85 feet; thence South 01 degrees 30 minutes 54 seconds East for 60.90 feet; thence South 88 degrees 13 minutes 02 seconds West for 461.05 feet; thence South 21 degrees 11 minutes 03 seconds East for 54.43 feet; thence South 82 degrees 30 minutes 15 seconds West for 149.01 feet to the intersection with the East-West Quarter line of said Section 18; thence South 89 degrees 45 minutes 15 seconds West, along said line for 388.86 feet; thence North 14 degrees 51 minutes 55 seconds West for 517.20 feet; thence North 78 degrees 51 minutes 28 seconds East for 107.26 feet; thence North 03 degrees 49 minutes 31 seconds West for 219.15 feet; thence South 89 degrees 09 minutes 54 seconds East for 464.61 feet; thence South 03 degrees 02 minutes 00 seconds East for 456.83 feet; thence North 87 degrees 37 minutes 03 seconds East for 876.08 feet to the intersection with the North-South Quarter line of said Section 18; thence South 01 degrees 09 minutes 54 seconds East, along said line for 50.00 feet to the point of beginning and there terminating.

Containing 10.00 Acres, more or less. Subject to easements of record. Subject to any and all enforceable restrictive covenants.

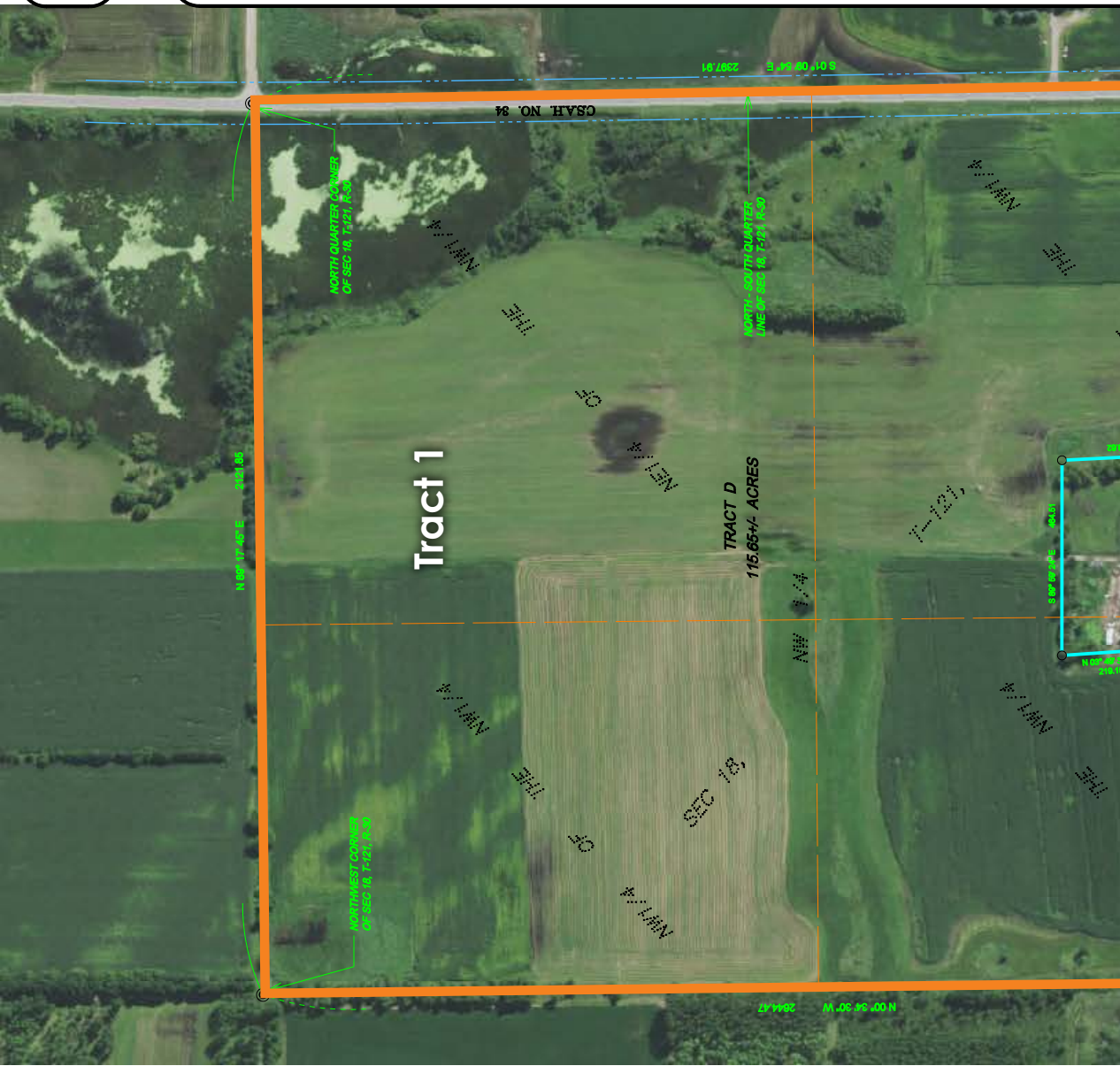
PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of the North Half of the Southwest Quarter (NW1/2 of the SW1/4) and that part of the Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) of Section 18, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 18; thence on an assumed bearing of South 01 degrees 09 minutes 54 seconds East, along the North-South Quarter line of said Section 18 for 2897.51 feet to the point of beginning of the tract of land herein described; thence South 87 degrees 37 minutes 28 seconds West for 426.85 feet; thence South 01 degrees 30 minutes 54 seconds East for 60.90 feet; thence South 88 degrees 13 minutes 02 seconds West for 461.05 feet; thence South 21 degrees 11 minutes 03 seconds East for 54.43 feet; thence South 82 degrees 30 minutes 15 seconds West for 149.01 feet to the intersection with the East-West Quarter line of said Section 18; thence North 89 degrees 45 minutes 15 seconds East, along said line for 86.01 feet to the intersection with the east line of the West 1294.00 feet of said NW1/2 of the SW1/4; thence South 01 degrees 09 minutes 54 seconds East, along said line for 1946.79 feet to the intersection with the south line of said NW1/2 of the SW1/4; thence North 89 degrees 45 minutes 06 seconds East, along said line for 876.79 feet to the southeast corner of said NW1/2 of the SW1/4; thence North 01 degrees 09 minutes 54 seconds West, along the North-South Quarter line of said Section 18 for 1810.54 feet to the point of beginning and there terminating.

Containing 31.19 Acres, more or less. Subject to easements of record. Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT D

The Northwest Quarter (NW1/4) of Section 18, Township 121 North, Range 30 West, Meeker County, Minnesota. Together with A 60.00 foot wide easement for ingress / egress purposes over and across that part of the North Half of the Southwest Quarter (NW1/2 of the SW1/4) of Section 18, Township 121 North, Range 30 West, Meeker County, Minnesota, described as follows: The South 80.00 feet of said NW1/2 of the SW1/4 lying easterly of the West 1294.00 feet thereof.



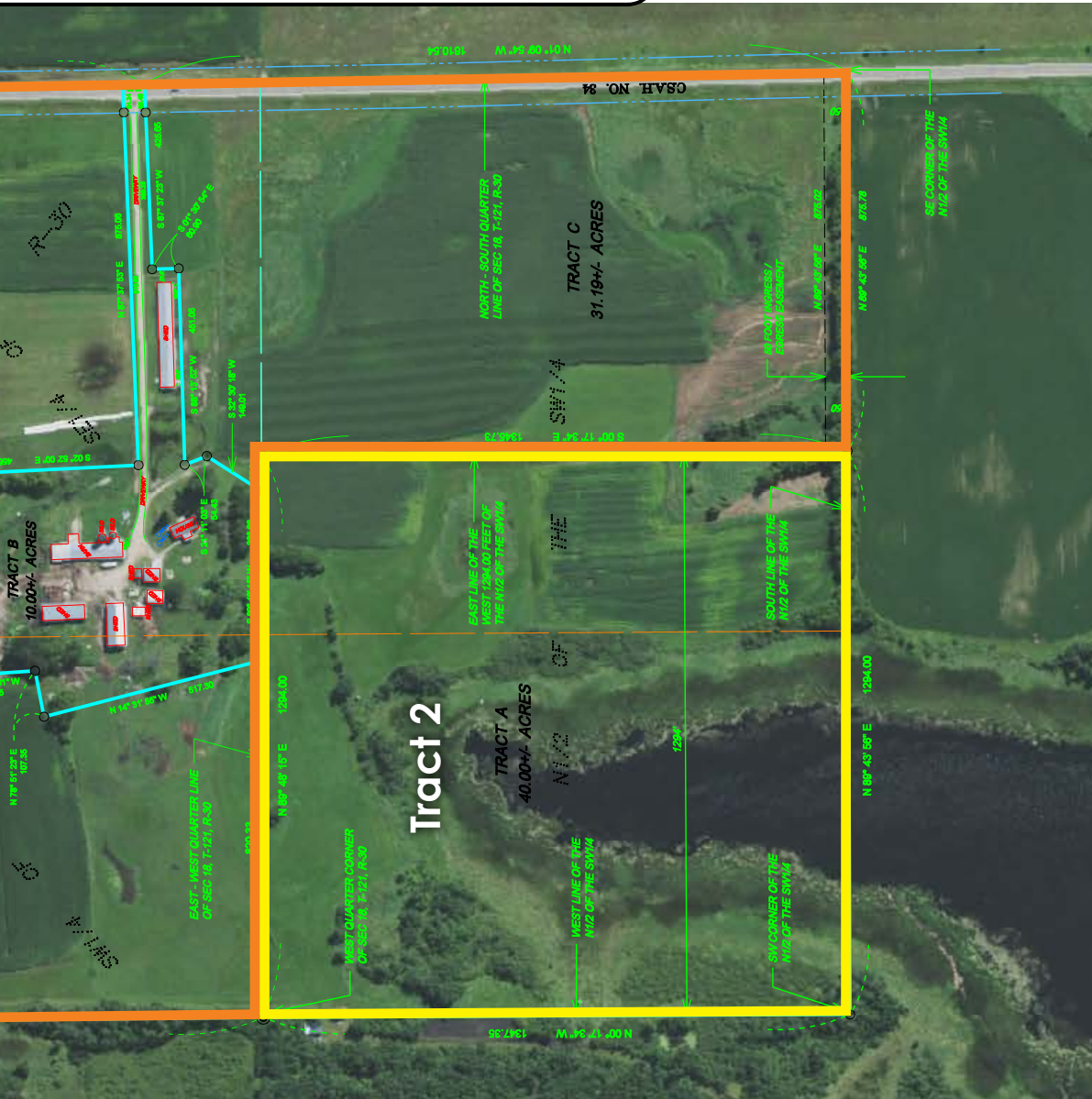
part of the Southwest Quarter of the Northwest Quarter (SW1/4) of the NW1/4 of Section 15, Township 124 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 15; thence on an assumed bearing of South 01 degrees 09 minutes 54 seconds East, along the North-South Quarter line of said Section 15 for 2897.51 feet to the point of beginning of the tract of land herein described; thence South 87 degrees 37 minutes 51 seconds East for 45.00 feet; thence South 89 degrees 00 minutes 54 seconds East for 40.00 feet; thence South 89 degrees 13 minutes 33 seconds East for 151.05 feet; thence South 21 degrees 11 minutes 08 seconds East for 54.43 feet; thence South 89 degrees 30 minutes 15 seconds East for 149.01 feet to the intersection with the East-West Quarter line of said Section 15; thence South 89 degrees 48 minutes 15 seconds East, along last said line for 388.66 feet; thence North 14 degrees 51 minutes 05 seconds West for 517.20 feet; thence North 78 degrees 51 minutes 23 seconds East for 107.25 feet; thence North 08 degrees 49 minutes 31 seconds East for 2011.5 feet; thence South 89 degrees 59 minutes 24 seconds East for 464.51 feet; thence South 09 degrees 02 minutes 00 seconds East for 498.82 feet; thence North 87 degrees 37 minutes 51 seconds East for 876.08 feet to the intersection with the North-South Quarter line of said Section 15; thence South 01 degrees 09 minutes 54 seconds East, along last said line for 60.00 feet to the point of beginning and there terminating.

That part of the North Half of the Southwest Quarter (N1/2) of the SW1/4 and that part of the Southeast Quarter of the Northwest Quarter (SE1/4) of the NW1/4 of Section 15, Township 124 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 15; thence on an assumed bearing of South 01 degrees 09 minutes 54 seconds East, along the North-South Quarter line of said Section 15 for 2897.51 feet to the point of beginning of the tract of land herein described; thence South 87 degrees 37 minutes 51 seconds East for 45.00 feet; thence South 89 degrees 00 minutes 54 seconds East for 40.00 feet; thence South 89 degrees 13 minutes 33 seconds East for 151.05 feet; thence South 21 degrees 11 minutes 08 seconds East for 54.43 feet; thence South 89 degrees 30 minutes 15 seconds East for 149.01 feet to the intersection with the East-West Quarter line of said Section 15; thence North 14 degrees 51 minutes 05 seconds West for 517.20 feet; thence North 78 degrees 51 minutes 23 seconds East for 107.25 feet; thence North 08 degrees 49 minutes 31 seconds East for 2011.5 feet; thence South 89 degrees 59 minutes 24 seconds East for 464.51 feet; thence South 09 degrees 02 minutes 00 seconds East for 498.82 feet; thence North 87 degrees 37 minutes 51 seconds East for 876.08 feet to the intersection with the North-South Quarter line of said Section 15; thence South 01 degrees 09 minutes 54 seconds East, along last said line for 60.00 feet to the point of beginning and there terminating.

Containing 115.65 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.

*Dorey Hahn*  
Dorey Hahn  
Registration No. 49808 - In the State of Minnesota

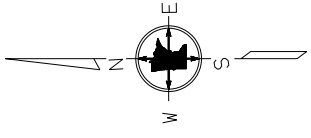
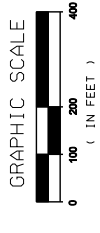


Surveyor's Notes

1. Northeast Surveying prepared this survey without the benefit of a current abstract or title work. This 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 this opinion.
2. Northeast Surveying was not contacted to locate the site, 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 this 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
- ◎ Government Section Corner



**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# 10-0192000 RCPT# 5996  
 TC 1.267 1.189

FOREST PRAIRIE TWP

**Property ID Number:** 10-0192000  
**Property Description:** SECT-18 TWP-121 RANG-30  
 NE 1/4 NW 1/4 & GL 1

STEVE & NANCY TUMAN  
 37567 CSAH 34  
 WATKINS MN 55389

1478-T  
 ACRES 68.19

		Values and Classification	
		2016	2017
Step 1	<b>Estimated Market Value:</b>	253.400	237.700
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	253.400	237.700
		<b>New Improve/Expired Excls:</b>	
		AGRI HSTD	AGRI HSTD
		RUVC HSTD	RUVC HSTD
Sent in March 2016			
Step 2	<b>Proposed Tax</b>		1.220.00
* Does Not Include Special Assessments			
Sent in November 2016			
Step 3	<b>Property Tax Statement</b>		
		First half Taxes:	615.00
		Second half Taxes:	615.00
		Total Taxes Due in 2017	1,230.00



*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.*

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....  
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....

		2016	2017
			.00
		1,324.00	1,230.00
		.00	.00
		.00	.00
		1,324.00	1,230.00
<b>Property Tax</b>		624.98	575.44
<b>and Credits</b>		312.57	294.44
3. Property taxes before credits .....		.00	.00
4. A. Agricultural market value credits to reduce your property tax .....		276.75	262.51
B. Other credits to reduce your property tax .....		96.60	85.96
5. <b>Property taxes after credits</b> .....		2.37	2.32
6. County .....		10.73	9.33
7. City or Town .....			
8. State General Tax .....			
9. School District: <b>463</b> A. Voter approved levies .....			
B. Other local levies .....			
10. Special Taxing Districts:    A. MID MN DEVELOPMENT .....			
B. SAUK RIVER .....			
C. ....			
D. ....			
11. Non-school voter approved referenda levies .....			.00
12. Total property tax before special assessments .....		1,324.00	1,230.00
<b>Special Assessments</b>			
<b>on Your Property</b>			
13. A. ....			
B. ....			
C. ....			
D. ....			
E. ....			
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		1,324.00	1,230.00





**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# 10-0193000 RCPT# 5997  
 TC 3.653 3.404

FOREST PRAIRIE TWP

**Property ID Number:** 10-0193000  
**Property Description:** SECT-18 TWP-121 RANG-30  
 SE 1/4 NW 1/4 , NE 1/4 SW 1/4 & GL 2  
 & 3  
 37567 CSAH 34

STEVE & NANCY TUMAN  
 37567 CSAH 34  
 WATKINS MN 55389

1478-T  
 ACRES 135.36

		Values and Classification		
		Taxes Payable Year	2016	2017
Step 1	<b>Estimated Market Value:</b>		611,800	563,600
	<b>Homestead Exclusion:</b>		22,498	22,633
	<b>Taxable Market Value:</b>		589,302	540,967
	<b>New Improve/Expired Excls:</b>			
	<b>Property Class:</b>		AGRI HSTD EXEMPT	AGRI HSTD EXEMPT
Sent in March 2016				
Step 2		<b>Proposed Tax</b>		
	* Does Not Include Special Assessments			3,226.00
Sent in November 2016				
Step 3		<b>Property Tax Statement</b>		
	First half Taxes:			1,625.00
	Second half Taxes:			1,625.00
	<b>Total Taxes Due in 2017</b>			<b>3,250.00</b>



*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.*

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....  
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....

		Taxes Payable Year: 2016	2017
		<input type="checkbox"/>	1,688.55
		1,807.66	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	4,124.00	3,740.00
	4. A. Agricultural market value credits to reduce your property tax .....	490.00	490.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. <b>Property taxes after credits</b> .....	3,634.00	3,250.00
<b>Property Tax by Jurisdiction</b>	6. County .....	1,568.17	1,408.31
	7. City or Town .....	781.76	721.77
	8. State General Tax .....	.00	.00
	9. School District: <b>463</b> A. Voter approved levies .....	789.35	676.82
	B. Other local levies .....	488.77	437.39
	10. Special Taxing Districts:    A. <b>MID MN DEVELOPMENT</b> .....	5.95	5.71
	B. ....		
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		.00
	12. Total property tax before special assessments .....	3,634.00	3,250.00
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	3,634.00	3,250.00





# EARNEST MONEY RECEIPT & PURCHASE AGREEMENT

SteffesGroup.com



## EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

Date: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS # \_\_\_\_\_ Phone # \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_

Earnest money hereinafter 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 Land Auction

Meeker County, MN

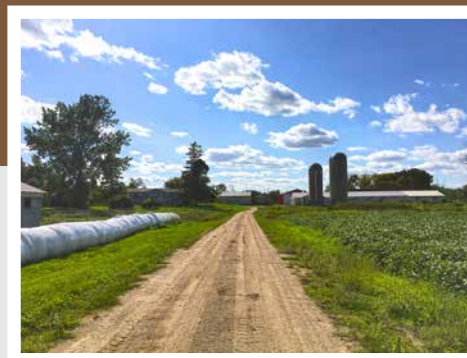
Thursday, September 21 @ 10AM <sup>2017</sup>

**Preview:** By appointment

**200**  
**± acres**  
& home site



**View More  
Property Photos**  
SteffesGroup.com  
or scan the code!



SteffesGroup.com