



# buyer's PROSPECTUS

Wednesday, November 8 @ 10AM <sup>2017</sup>

## Land / Farm Site with Livestock Facility & Equipment

**189**  
**± acres**  
*offered in  
3 tracts*

**Preview:** Thursday, October 19, 4-6PM,  
Saturday, October 21, 10AM-12PM, or by appointment.



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



2008 Cleary building

Cass Co., MN  
Powers Township

### Auction Onsite

2427 State Highway 87, Backus, MN 56435

### Directions

From Brainerd, MN, 49 miles north on Hwy. 371,  
7 miles east on Hwy. 87. Watch for signs.

# Multi-Tract Auction



24400 MN Hwy 22 South, Litchfield, MN 55355

Shelly Weinzettl MN86-79, Eric Gabrielson MN47-006, Ashley Huhn MN47-002,  
Randy Kath MN47-007, Scott Steffes MN14-51, Brad Olstad MN14-70, 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.

Contact **320.693.9371**  
Shelly Weinzettl 763.300.5055

# 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 8, 2017.**
- Seller will provide up-to date abstract at their expense and will convey property by Warranty Deed.
- **2017 taxes to be prorated.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- 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 8, 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.

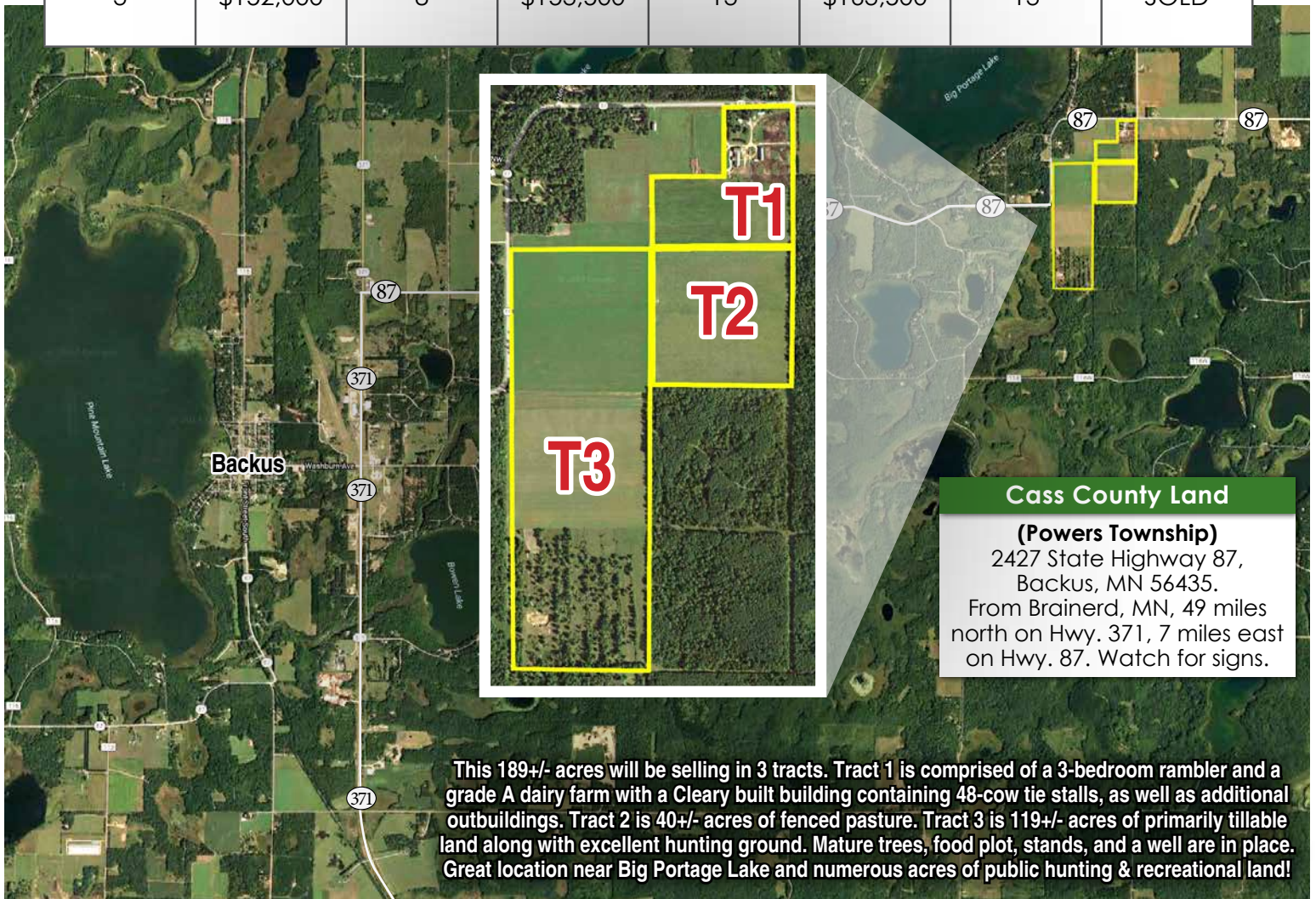
All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the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



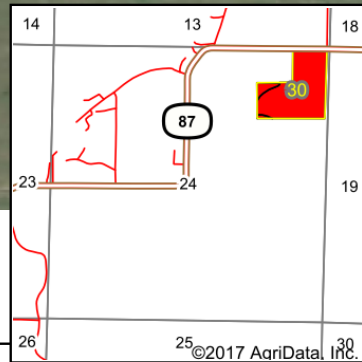
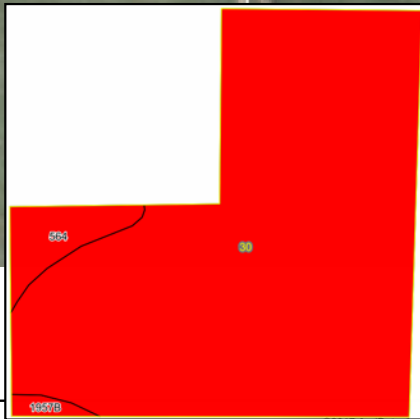
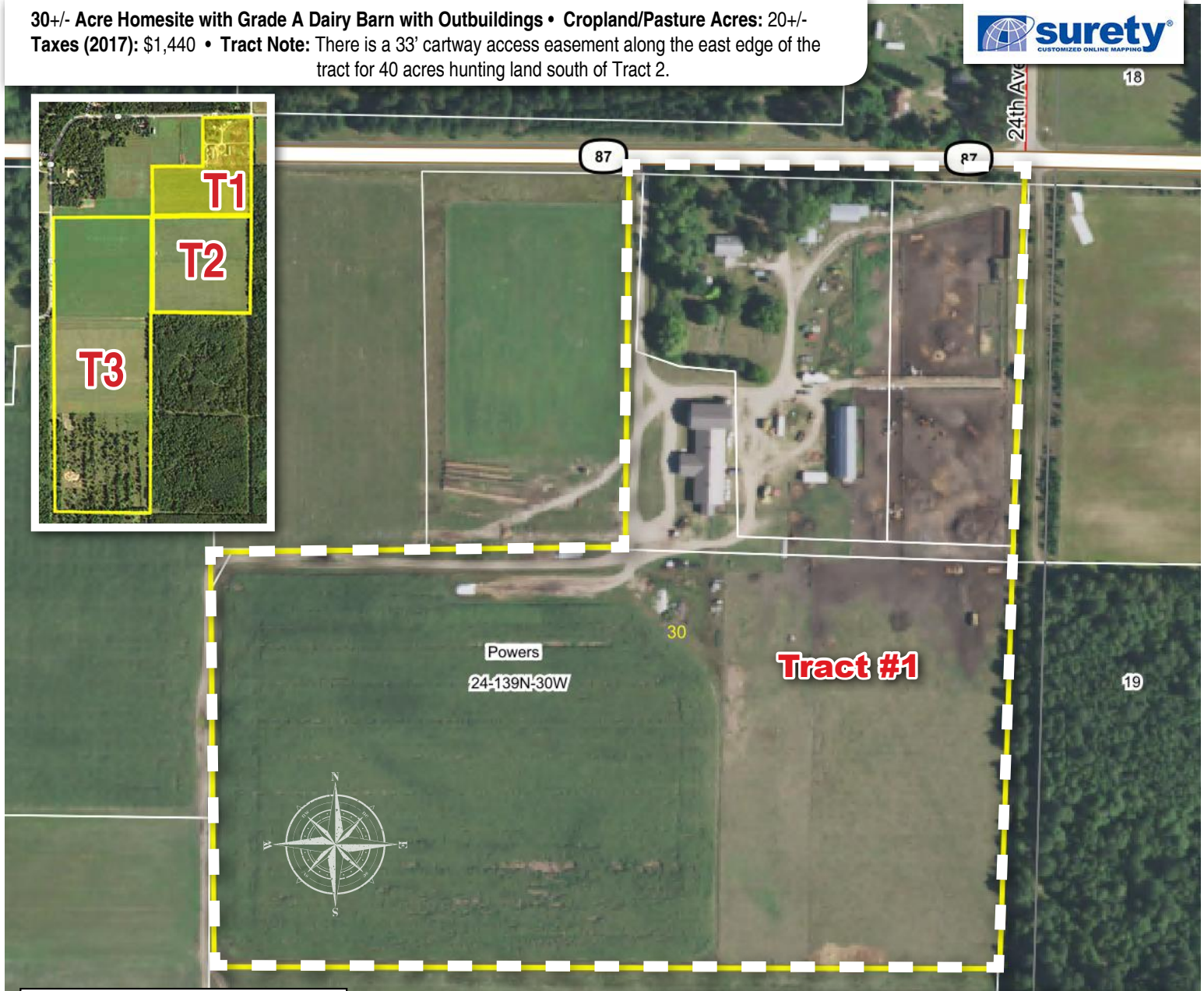
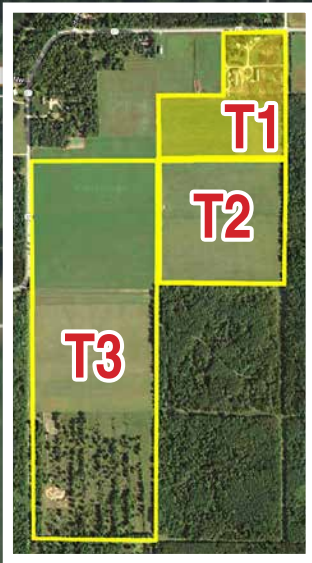
**Cass County Land**  
**(Powers Township)**  
 2427 State Highway 87,  
 Backus, MN 56435.  
 From Brainerd, MN, 49 miles  
 north on Hwy. 371, 7 miles east  
 on Hwy. 87. Watch for signs.

This 189+/- acres will be selling in 3 tracts. Tract 1 is comprised of a 3-bedroom rambler and a grade A dairy farm with a Cleary built building containing 48-cow tie stalls, as well as additional outbuildings. Tract 2 is 40+/- acres of fenced pasture. Tract 3 is 119+/- acres of primarily tillable land along with excellent hunting ground. Mature trees, food plot, stands, and a well are in place. Great location near Big Portage Lake and numerous acres of public hunting & recreational land!

# Tract 1 Lines approximate

Cass County, MN

30+/- Acre Homesite with Grade A Dairy Barn with Outbuildings • Cropland/Pasture Acres: 20+/-  
 Taxes (2017): \$1,440 • Tract Note: There is a 33' cartway access easement along the east edge of the tract for 40 acres hunting land south of Tract 2.



Area Symbol: MN021, Soil Area Version: 12

| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------|--------------------|
| 458A                    | Menahga loamy sand, 0 to 2 percent slopes                      | 28.10 | 93.7%            |           | IVs              | IVs          | 38                 |
| 564                     | Friendship loamy sand  | 1.57  | 5.2%             |           | IVs              |              | 37                 |
| 1957B                   | Friendship loamy sand, loamy substratum, 1 to 6 percent slopes | 0.33  | 1.1%             |           | IIIs             |              | 49                 |
| <b>Weighted Average</b> |  |       |                  |           |                  |              | <b>38.1</b>        |

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

# 30± Acre Homesite with Grade A Dairy Barn with Outbuildings

## Rambler built in 1964

- 1,040 Finished sq. ft.
- 3 Bedrooms
  - Bedroom 1: 11'x11'
  - Bedroom 2: 11'x11'
  - Bedroom 3: 11'x8'
- 1 Full bathroom
- Living room 18'x14'
- Kitchen 12'x18'
  - New kitchen cupboards
  - Appliances included
- Full block basement
- Vinyl siding & windows
- Window A/C
- Hot water heater
- Water softener
- New shingles
- Deck 20'x20'

## Detached 2 car garage

- 24'x30'
- 9' doors
- Concrete floor
- Steel roof

## Hay Shed

- 24'x48'
- Open front
- Steel siding and roof

## Wooden Grainery

### Barn

- Built in 1980
- 34'x120'
- Cement floor
- Tin roof
- 2'x6' construction
- **(2) Loafing Sheds**
  - 14'x80' (no roof-lost in storm)
  - 15'x36'

## Cleary Building

- Built in 2008
- Commodity area 40'x64'
  - 2 Service doors
  - 18' Sidewalls
  - 2 Overhead doors, 16' wide x 14' high
  - Concrete floor with 4' apron
- Milking barn 110'x45'
  - 2 Sliding doors 7-1/2'
  - (3) 8' overhead doors with openers
  - Stainless steel drinking cups
  - Tunnel ventilation, 4' fans
  - All insulated
- Manure exit/Storage area
  - 16'x20'
  - 1 Service door
  - 1 Slider door
  - Setup for manure pit
  - Pump in place
- 32'x24' Multi-use area
- Office with fridge
- Utility room
- Milk house
- 3/4 Bath with shower
- Private entrance
- In-floor heat

## Additional Property Features

- Working cattle pens
- Fenced pasture
- Large garden area
- Near Big Portage Lake public access
- (2) Wells (1 deep, 1 shallow point)
- Power backup generator
- 3 Heated Ritchie waters
- Property has potential to be certified organic

There is a 16-1/2' cartway access easement along the east edge of the tract for 40 acres hunting land south of Tract 2.

**2017 Taxes:** \$1,440

### The following dairy equipment to be sold separately

- Mueller 1,000 gal. bulk tank
- (4) Surge One Touch milkers
- Stainless steel drinking cups
  - Freudenthal stalls
- Patz barn cleaner with 16" chain, 200± ft.
  - N-tech piston pump
- Mueller matic wash system
- BouMatic Guardian wash box
  - DeLaval receiver
- Stainless steel catch pail
  - Vacuum pump
- (48) 4'x6' rubber mats
- Twin fan compressor



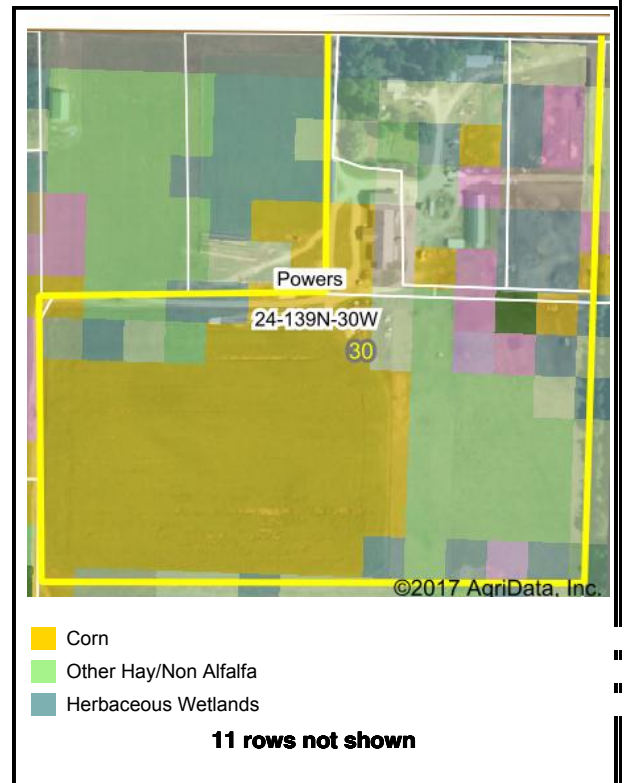
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 46° 50' 50.09, -94° 24' 35.7

State: MN

County: Cass

Legal: 24-139N-30W

Township: Powers



Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

**CASS COUNTY**

Sharon K. Anderson  
Auditor-Treasurer  
P.O. Box 3000  
Walker, MN 56484

218-547-7260  
www.co.cass.mn.us

Property ID: 34-024-1102

Owner: STOCKMAN, BRADLEY H & NANCY

**Taxpayer(s):**

TAXPAYER # 35169  
STOCKMAN, BRADLEY H & NANCY  
36496 LILY PAD POINT  
PINE RIVER MN 56474

**Property Description:**

POWERS TWP  
SEC:24 TWP:139.0 RG:30 LOT: BLK: ACRES: 30.30  
NE1/4 OF NE1/4 EXC NW1/4 THEREOF

Property Addr: 2427 STATE 87 NW\BACKUS

**2017 Property Tax Statement**

|                  |  | VALUES & CLASSIFICATION   |                             |
|------------------|--|---|-----------------------------|
|                  |  | Taxes Payable Year: 2016  |                             |
|                  |  | 2016  | 2017                        |
| STEP<br><b>1</b> | Estimated Market Value:  | 237,500   | 242,700                     |
|                  | Deferred Market Value: GA  | 236,100   | GA 241,300                  |
|                  | Homestead Exclusion:   |   |                             |
|                  | Taxable Market Value:  | 236,100   | 241,300                     |
|                  | New Improvements/<br>Expired Exclusions:<br>Property Classification: |   |                             |
|                  |  | AG NON-HSTD<br>RES NON-HSTD   | AG NON-HSTD<br>RES NON-HSTD |
|                  |  | Sent in March 2016  |                             |
| STEP<br><b>2</b> | <b>PROPOSED TAX</b>  |   |                             |
|                  |  | Proposed Tax:(excluding special assessments)<br>Sent in November 2016 |                             |
| STEP<br><b>3</b> | <b>PROPERTY TAX STATEMENT</b>  |   |                             |
|                  |  | First-half Taxes: May 15  | 720.00                      |
|                  |  | Second-half Taxes: November 15  | 720.00                      |
|                  |  | Total Taxes Due in 2017:  | 1,440.00                    |

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

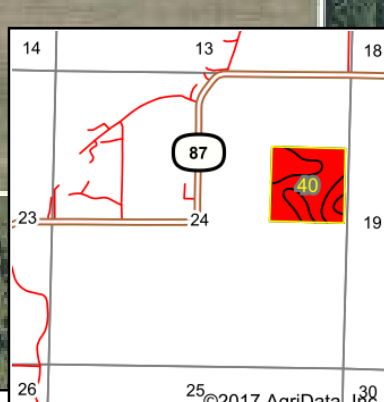
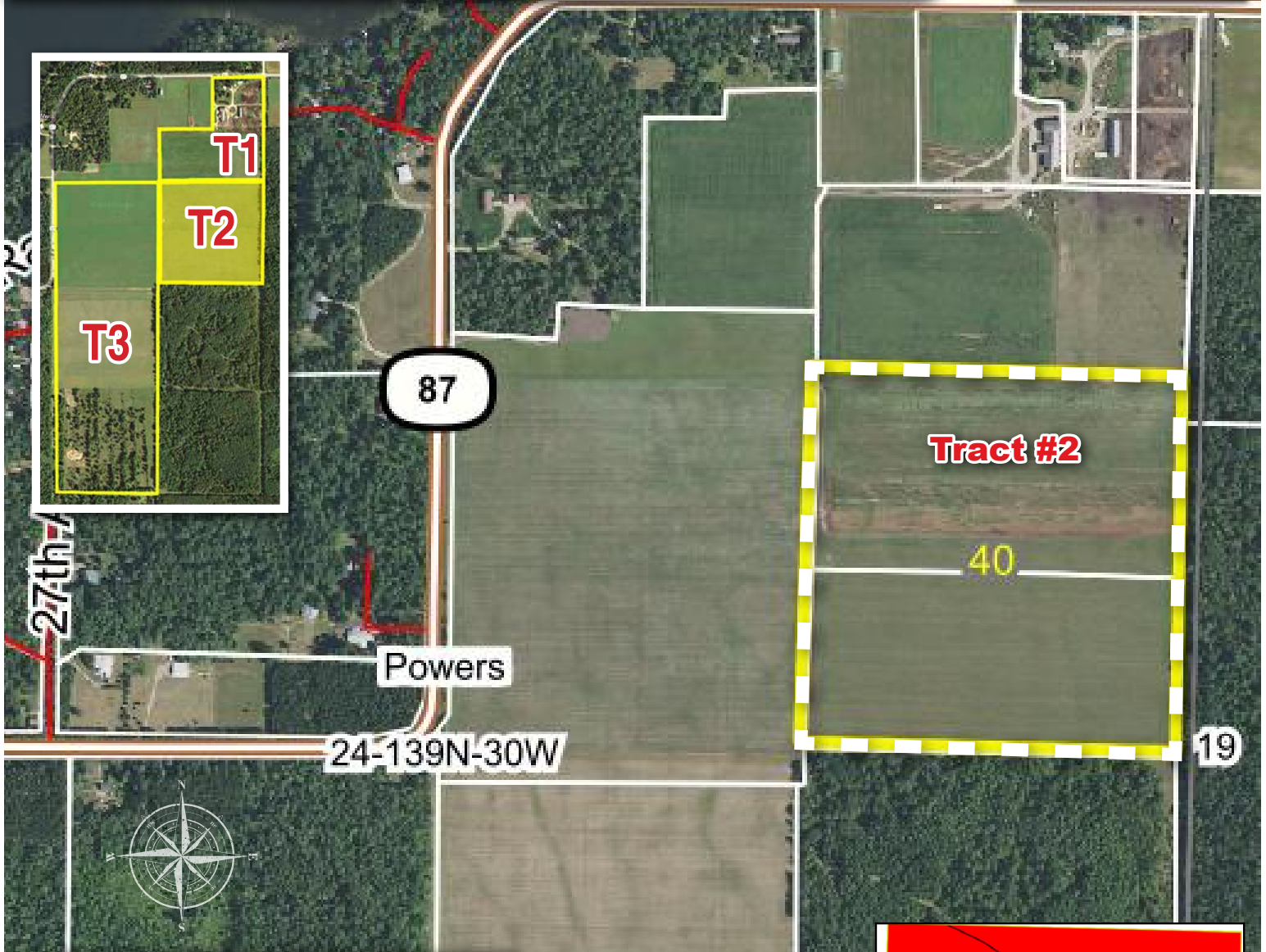
**REFUNDS?** Read the back of this statement to find out how to apply.

|   |  | Taxes Payable Year:      |          |
|---|--|--------------------------|----------|
|   |  | 2016                     | 2017     |
| 1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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 refund.  |  |                          |          |
| <b>PROPERTY TAX AND CREDITS</b>   |  |                          |          |
| 3. Property tax before credits  |  | 1,362.00                 | 1,374.00 |
| 4. Credits that reduce property taxes:  |  |                          |          |
| A. Agricultural market value credit   |  |                          |          |
| B. Taconite tax relief  |  |                          |          |
| C. Other credits  |  |                          |          |
| 5. Property tax after credits   |  | 1,362.00                 | 1,374.00 |
| <b>PROPERTY TAX BY JURISDICTION</b>   |  |                          |          |
| 6. County   |  | 742.04                   | 766.12   |
| 7. City or Town   |  | 367.64                   | 373.66   |
| 8. State General Tax  |  |                          |          |
| 9. School District: A. Voter approved levies  |  | 46.39                    | 29.75    |
| 2174 B. Other local levies  |  | 202.77                   | 201.23   |
| 10A. Special taxing district  |  | 3.16                     | 3.24     |
| B. Tax increment  |  |                          |          |
| C. Fiscal disparity   |  |                          |          |
| 11. Non-school voter approved referenda levies  |  |                          |          |
| 12. Total property tax before special assessments   |  | 1,362.00                 | 1,374.00 |
| <b>SPECIAL ASSESSMENTS</b>  |  |                          |          |
| 13A. REFUSE MANAGEMENT FEE  |  | 66.00                    | 66.00    |
| B.  |  |                          |          |
| C.  |  |                          |          |
| 14. Total property tax and special assessments  |  | 1,428.00                 | 1,440.00 |

ISSUED: 09/18/2017



**Total Acres:** 40+/- • **Property IDs:** 34-024-1400 & 34-024-1401 • **Taxes (2017):** \$320 • **Tract Note:** There is a 33' cartway access easement across the east edge of the tract for 40 acres hunting land south of this tract.



Area Symbol: MN021, Soil Area Version: 12

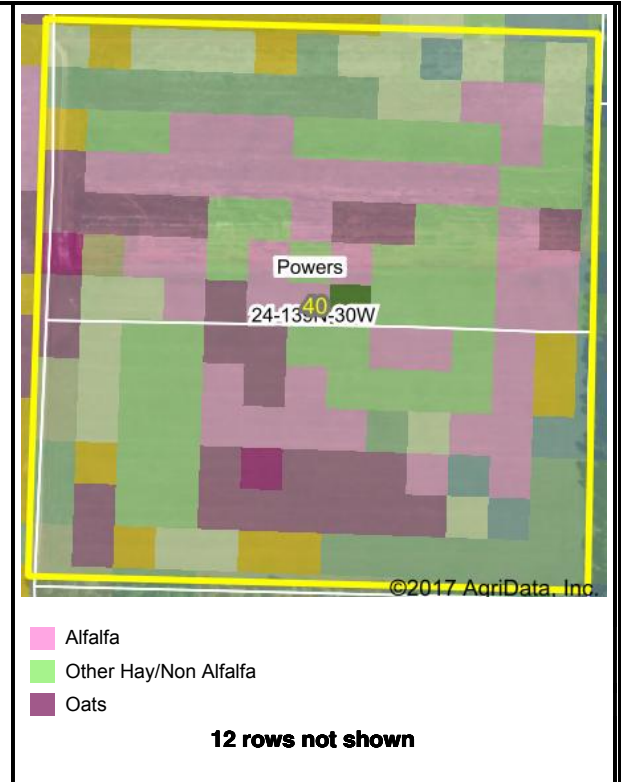
| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------|--------------------|
| 458A                    | Menahga loamy sand, 0 to 2 percent slopes                      | 22.66 | 56.6%            |           | IVs              | IVs          | 38                 |
| 1957B                   | Friendship loamy sand, loamy substratum, 1 to 6 percent slopes | 8.31  | 20.8%            |           | IIIs             |              | 49                 |
| 679B                    | Menahga loamy sand, loamy substratum, 2 to 8 percent slopes    | 7.95  | 19.9%            |           | IVs              |              | 46                 |
| 458B                    | Menahga loamy sand, 1 to 8 percent slopes                      | 1.08  | 2.7%             |           | IVs              | IVs          | 38                 |
| <b>Weighted Average</b> |  |       |                  |           |                  |              | <b>41.9</b>        |

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



Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 46° 50' 31.55, -94° 25' 3.34

State: MN

County: Cass

Legal: 24-139N-30W

Township: Powers



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2017 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

**CASS COUNTY**

Sharon K. Anderson  
Auditor-Treasurer  
P.O. Box 3000  
Walker, MN 56484

218-547-7260  
www.co.cass.mn.us

Property ID: 34-024-1400

Owner: STOCKMAN, BRADLEY H & NANCY

**Taxpayer(s):**

TAXPAYER # 35169  
STOCKMAN, BRADLEY H & NANCY  
36496 LILY PAD POINT  
PINE RIVER MN 56474

**Property Description:**

POWERS TWP  
SEC:24 TWP:139.0 RG:30 LOT: BLK: ACRES: 20.20  
S1/2 SE NE SEC 24-139-30

**2017 Property Tax Statement**

|                      |  | VALUES & CLASSIFICATION   |             |
|----------------------|--|---|-------------|
|                      |  | Taxes Payable Year: 2016  |             |
|                      |  | 2017  |             |
| STEP<br><br><b>1</b> | Estimated Market Value:  | 30,300  | 30,300      |
|                      | Deferred Market Value: GA  | 30,300  | GA 30,300   |
|                      | Homestead Exclusion:   |   |             |
|                      | Taxable Market Value:  | 30,300  | 30,300      |
|                      | New Improvements/<br>Expired Exclusions:<br>Property Classification: |   |             |
|                      |  | AG NON-HSTD   | AG NON-HSTD |
| Sent in March 2016   |  |   |             |
| STEP<br><b>2</b>     | <b>PROPOSED TAX</b>  |   |             |
|                      |  | Proposed Tax:(excluding special assessments)<br>Sent in November 2016 |             |
| STEP<br><b>3</b>     | <b>PROPERTY TAX STATEMENT</b>  |   |             |
|                      |  | First-half Taxes: May 15  | 80.00       |
|                      |  | Second-half Taxes: November 15  | 80.00       |
|                      |  | Total Taxes Due in 2017:  | 160.00      |

\$\$\$

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

**REFUNDS?** 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're eligible for a property tax refund. File by August 15. 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 refund.  |  |                          |        |
| <b>PROPERTY TAX AND CREDITS</b>   |  |                          |        |
| 3. Property tax before credits  |  | 162.00                   | 160.00 |
| <b>4. Credits that reduce property taxes:</b>   |  |                          |        |
| A. Agricultural market value credit   |  |                          |        |
| B. Taconite tax relief  |  |                          |        |
| C. Other credits  |  |                          |        |
| 5. Property tax after credits   |  | 162.00                   | 160.00 |
| <b>PROPERTY TAX BY JURISDICTION</b>   |  |                          |        |
| 6. County   |  | 94.83                    | 96.18  |
| 7. City or Town   |  | 46.98                    | 46.91  |
| 8. State General Tax  |  |                          |        |
| 9. School District: A. Voter approved levies  |  | 5.92                     | 3.74   |
| 2174 B. Other local levies  |  | 13.86                    | 12.76  |
| 10A. Special taxing district  |  | .41                      | .41    |
| B. Tax increment  |  |                          |        |
| C. Fiscal disparity   |  |                          |        |
| 11. Non-school voter approved referenda levies  |  |                          |        |
| 12. Total property tax before special assessments   |  | 162.00                   | 160.00 |
| <b>SPECIAL ASSESSMENTS</b>  |  |                          |        |
| 13A.  |  |                          |        |
| B.  |  |                          |        |
| C.  |  |                          |        |
| 14. Total property tax and special assessments  |  | 162.00                   | 160.00 |

ISSUED: 09/18/2017



**CASS COUNTY**

Sharon K. Anderson  
Auditor-Treasurer  
P.O. Box 3000  
Walker, MN 56484

218-547-7260  
www.co.cass.mn.us

Property ID: 34-024-1401

Owner: STOCKMAN, BRADLEY H & NANCY

**Taxpayer(s):**

TAXPAYER # 35169  
STOCKMAN, BRADLEY H & NANCY  
36496 LILY PAD POINT  
PINE RIVER MN 56474

**Property Description:**

POWERS TWP  
SEC:24 TWP:139.0 RG:30 LOT: BLK: ACRES: 20.20  
N1/2 OF SE1/4 OF NE1/4

**2017 Property Tax Statement**

|                    |  | VALUES & CLASSIFICATION   |             |
|--------------------|--|---|-------------|
|                    |  | Taxes Payable Year: 2016  |             |
|                    |  | 2016  | 2017        |
| STEP<br><b>1</b>   | Estimated Market Value:  | 30,300  | 30,300      |
|                    | Deferred Market Value: GA  | 30,300  | GA 30,300   |
|                    | Homestead Exclusion:   |   |             |
|                    | Taxable Market Value:  | 30,300  | 30,300      |
|                    | New Improvements/<br>Expired Exclusions:<br>Property Classification: |   |             |
|                    |  | AG NON-HSTD   | AG NON-HSTD |
| Sent in March 2016 |  |   |             |
| STEP<br><b>2</b>   | <b>PROPOSED TAX</b>  |   |             |
|                    |  | Proposed Tax:(excluding special assessments)<br>Sent in November 2016 |             |
| STEP<br><b>3</b>   | <b>PROPERTY TAX STATEMENT</b>  |   |             |
|                    |  | First-half Taxes: May 15  | 80.00       |
|                    |  | Second-half Taxes: November 15  | 80.00       |
|                    |  | Total Taxes Due in 2017:  | 160.00      |

\$\$\$

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

**REFUNDS?** 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're eligible for a property tax refund. File by August 15. 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.  |  |                     |        |
| <b>PROPERTY TAX AND CREDITS</b>   |  |                     |        |
| 3. Property tax before credits  |  | 162.00              | 160.00 |
| 4. Credits that reduce property taxes:  |  |                     |        |
| A. Agricultural market value credit   |  |                     |        |
| B. Taconite tax relief  |  |                     |        |
| C. Other credits  |  |                     |        |
| 5. Property tax after credits   |  | 162.00              | 160.00 |
| <b>PROPERTY TAX BY JURISDICTION</b>   |  |                     |        |
| 6. County   |  | 94.83               | 96.18  |
| 7. City or Town   |  | 46.98               | 46.91  |
| 8. State General Tax  |  |                     |        |
| 9. School District: A. Voter approved levies  |  | 5.92                | 3.74   |
| 2174 B. Other local levies  |  | 13.86               | 12.76  |
| 10A. Special taxing district  |  | .41                 | .41    |
| B. Tax increment  |  |                     |        |
| C. Fiscal disparity   |  |                     |        |
| 11. Non-school voter approved referenda levies  |  |                     |        |
| 12. Total property tax before special assessments   |  | 162.00              | 160.00 |
| <b>SPECIAL ASSESSMENTS</b>  |  |                     |        |
| 13A.  |  |                     |        |
| B.  |  |                     |        |
| C.  |  |                     |        |
| 14. Total property tax and special assessments  |  | 162.00              | 160.00 |

ISSUED: 09/18/2017



# Tract 3

Lines approximate

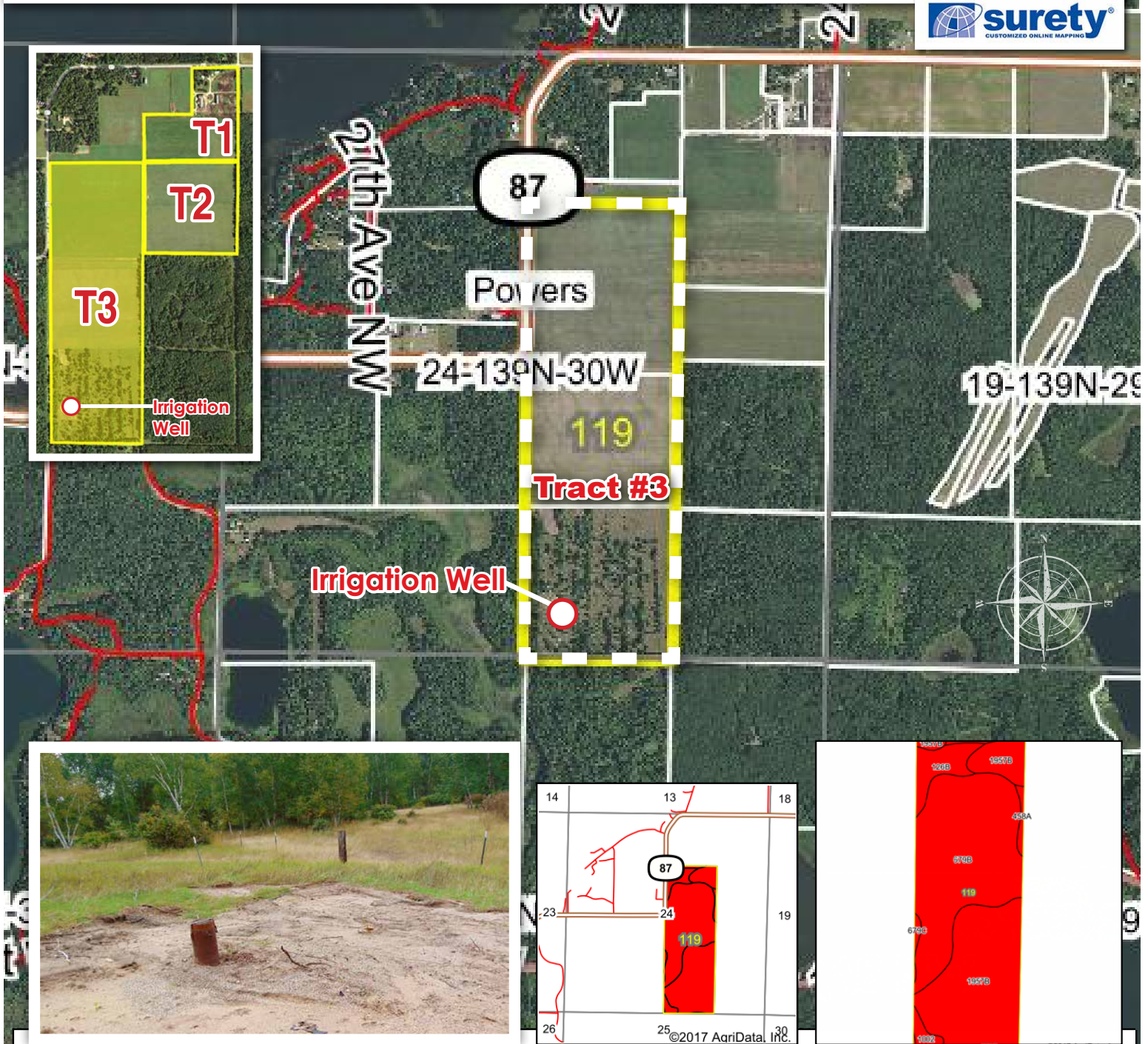
Cass County, MN

**Total Acres:** 119+/- • **Wooded Acres:** 40+/- • **Tillable Acres:** 79+/- • **Property IDs:** 34-024-4300, 34-024-1300, & 34-024-4200

**Well permit:** 1985-3094

• Permitted gallons is 41 million • 150 permitted acres • 12" well is 59' deep. Standing water height is 7'.

**Tract Note:** There is a 16-1/2' cartway access easement on the west side of the south two 40 acre parcel and along the south edge of the southernmost parcel. Access to tract 3 will be off Hwy. 87, see current approach.



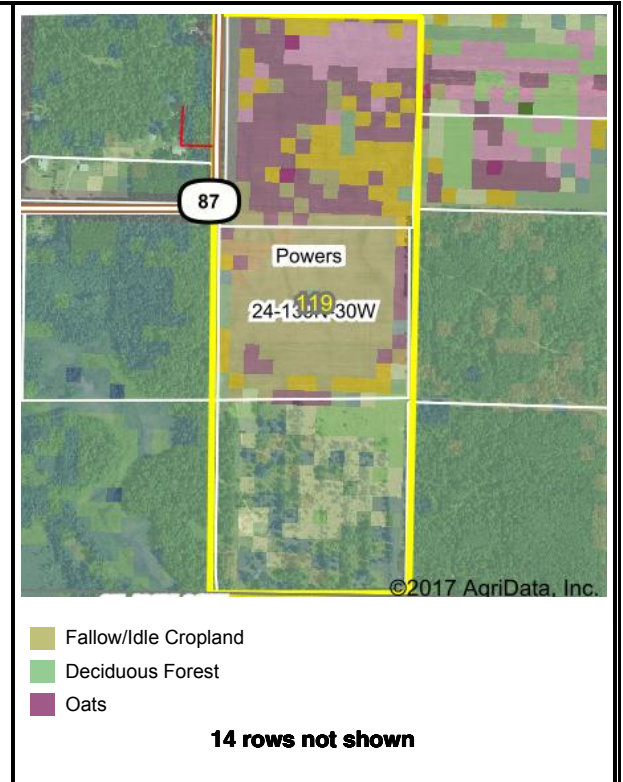
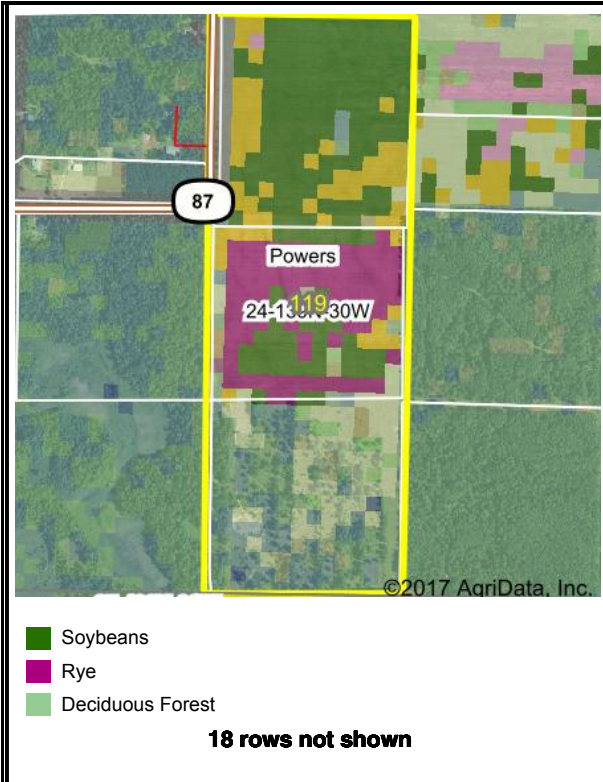
Area Symbol: MN021, Soil Area Version: 12

| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------|--------------------|
| 679B                    | Menahga loamy sand, loamy substratum, 2 to 8 percent slopes    | 56.55 | 47.5%            |           |                  | IVs          | 46                 |
| 1957B                   | Friendship loamy sand, loamy substratum, 1 to 6 percent slopes | 49.94 | 42.0%            |           |                  | IIIIs        | 49                 |
| 126B                    | Graycalm loamy sand, 1 to 8 percent slopes                     | 7.45  | 6.3%             |           |                  | IVs          | 41                 |
| 458A                    | Menahga loamy sand, 0 to 2 percent slopes                      | 2.14  | 1.8%             |           |                  | IVs          | 38                 |
| 1002                    | Fluvaquents, frequently flooded                                | 2.07  | 1.7%             |           |                  | VIIIw        | 5                  |
| 679C                    | Menahga loamy sand, loamy substratum, 8 to 15 percent slopes   | 0.85  | 0.7%             |           |                  | IVs          | 43                 |
| <b>Weighted Average</b> |  |       |                  |           |                  |              | <b>46.1</b>        |

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

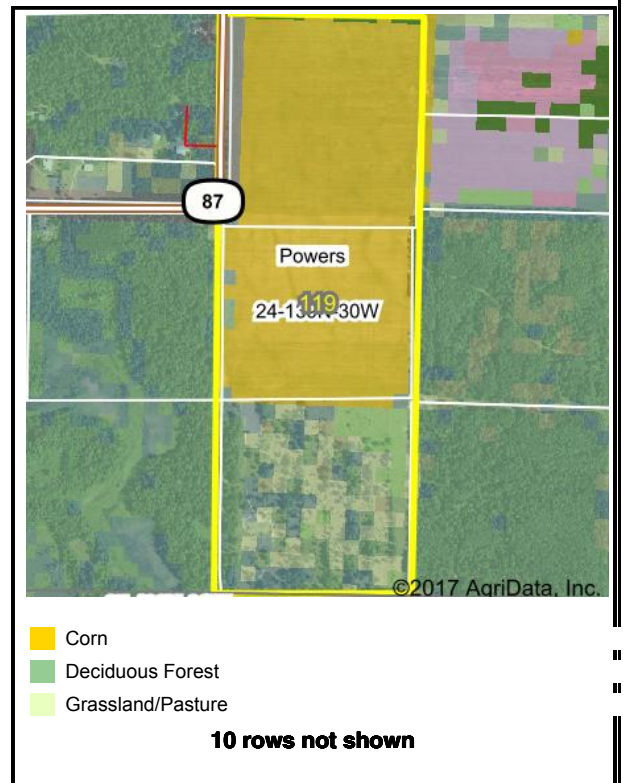
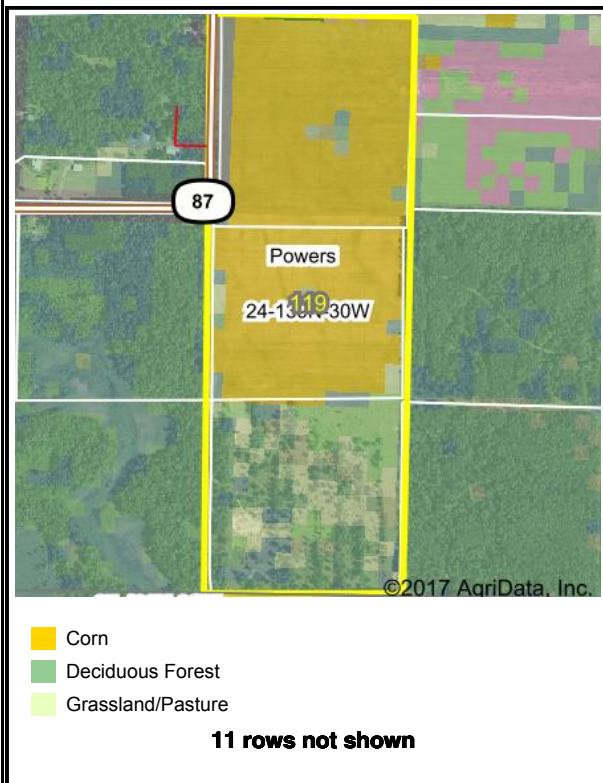
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 46° 50' 31.54, -94° 25' 3.31

State: MN

County: Cass

Legal: 24-139N-30W

Township: Powers



Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

**CASS COUNTY**

Sharon K. Anderson  
Auditor-Treasurer  
P.O. Box 3000  
Walker, MN 56484

218-547-7260  
www.co.cass.mn.us

Property ID: 34-024-4300

Owner: STEHR, DONALD & LYNNE

**Taxpayer(s):**

TAXPAYER # 87683  
STEHR, DONALD & LYNNE  
2611 STATE 87 NW  
BACKUS MN 56435

**Property Description:**

POWERS TWP  
SEC:24 TWP:139.0 RG:30 LOT: BLK: ACRES: 39.53  
SW SE SEC 24-139-30

**2017 Property Tax Statement**

|                      |  | VALUES & CLASSIFICATION  |           |
|----------------------|--|--------------------------|-----------|
|                      |  | Taxes Payable Year: 2016 |           |
|                      |  | 2017                     |           |
| STEP<br><br><b>1</b> | Estimated Market Value:  | 50,500                   | 49,900    |
|                      | Deferred Market Value: GA  | 50,500                   | GA 49,900 |
|                      | Homestead Exclusion:   |                          |           |
|                      | Taxable Market Value:  | 50,500                   | 49,900    |
|                      | New Improvements/<br>Expired Exclusions:<br>Property Classification: |                          |           |
|                      | AG HMSTD   | AG HMSTD                 |           |
| Sent in March 2016   |  |                          |           |
| STEP<br><b>2</b>     | <b>PROPOSED TAX</b>  |                          |           |
|                      | Proposed Tax:(excluding special assessments)                         |                          |           |
|                      | Sent in November 2016  |                          |           |
| STEP<br><b>3</b>     | <b>PROPERTY TAX STATEMENT</b>  |                          |           |
|                      | First-half Taxes: May 15   |                          | 54.00     |
|                      | Second-half Taxes: November 15                                       |                          | 54.00     |
|                      | Total Taxes Due in 2017:   |                          | 108.00    |

\$\$\$

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

**REFUNDS?** 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're eligible for a property tax refund. File by August 15.<br>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.   |  |                     |        |
| <b>PROPERTY TAX AND CREDITS</b>  |  |                     |        |
| 3. Property tax before credits   |  | 136.00              | 132.01 |
| 4. Credits that reduce property taxes:   |  |                     |        |
| A. Agricultural market value credit  |  |                     | 24.01  |
| B. Tacomite tax relief   |  |                     |        |
| C. Other credits   |  |                     |        |
| 5. Property tax after credits  |  | 136.00              | 108.00 |
| <b>PROPERTY TAX BY JURISDICTION</b>  |  |                     |        |
| 6. County  |  | 79.61               | 64.93  |
| 7. City or Town  |  | 39.44               | 31.66  |
| 8. State General Tax   |  |                     |        |
| 9. School District: A. Voter approved levies   |  | 4.97                | 2.52   |
| 2174   |  | 11.64               | 8.61   |
| B. Other local levies  |  | .34                 | .28    |
| 10A. Special taxing district   |  |                     |        |
| B. Tax increment   |  |                     |        |
| C. Fiscal disparity  |  |                     |        |
| 11. Non-school voter approved referenda levies   |  |                     |        |
| 12. Total property tax before special assessments  |  | 136.00              | 108.00 |
| <b>SPECIAL ASSESSMENTS</b>   |  |                     |        |
| 13A.   |  |                     |        |
| B.   |  |                     |        |
| C.   |  |                     |        |
| 14. Total property tax and special assessments   |  | 136.00              | 108.00 |

ISSUED: 09/18/2017



**CASS COUNTY**

Sharon K. Anderson  
Auditor-Treasurer  
P.O. Box 3000  
Walker, MN 56484

218-547-7260  
www.co.cass.mn.us

Property ID: 34-024-4200

Owner: STEHR, DONALD & LYNNE

**Taxpayer(s):**

TAXPAYER # 87683  
STEHR, DONALD & LYNNE  
2611 STATE 87 NW  
BACKUS MN 56435

**Property Description:**

POWERS TWP  
SEC:24 TWP:139.0 RG:30 LOT: BLK: ACRES: 39.68  
NW SE SEC 24-139-30

**2017 Property Tax Statement**

|                      |  | VALUES & CLASSIFICATION   |           |
|----------------------|--|---|-----------|
|                      |  | Taxes Payable Year: 2016  |           |
|                      |  | 2016  | 2017      |
| STEP<br><br><b>1</b> | Estimated Market Value:  | 59,100  | 56,500    |
|                      | Deferred Market Value: GA  | 59,100  | GA 56,500 |
|                      | Homestead Exclusion:   |   |           |
|                      | Taxable Market Value:  | 59,100  | 56,500    |
|                      | New Improvements/<br>Expired Exclusions:<br>Property Classification: |   |           |
|                      |  | AG HMSTD  | AG HMSTD  |
| Sent in March 2016   |  |   |           |
| STEP<br><br><b>2</b> | <b>PROPOSED TAX</b>  |   |           |
|                      |  | Proposed Tax:(excluding special assessments)<br>Sent in November 2016 |           |
| STEP<br><br><b>3</b> | <b>PROPERTY TAX STATEMENT</b>  |   |           |
|                      |  | First-half Taxes: May 15  |           |
|                      |  | Second-half Taxes:  |           |
|                      |  | Total Taxes Due in 2017: .00  |           |

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

**REFUNDS?** 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're eligible for a property tax refund. File by August 15.<br>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.   |  |                     |        |
| <b>PROPERTY TAX AND CREDITS</b>  |  |                     |        |
| 3. Property tax before credits   |  | 159.99              | 149.52 |
| <b>4. Credits that reduce property taxes:</b>  |  |                     |        |
| A. Agricultural market value credit  |  | 153.99              | 149.52 |
| B. Taconite tax relief   |  |                     |        |
| C. Other credits   |  |                     |        |
| 5. Property tax after credits  |  | 6.00                |        |
| <b>PROPERTY TAX BY JURISDICTION</b>  |  |                     |        |
| 6. County  |  | 3.51                |        |
| 7. City or Town  |  | 1.74                |        |
| 8. State General Tax   |  |                     |        |
| 9. School District: A. Voter approved levies   |  | .23                 |        |
| 2174 B. Other local levies   |  | .51                 |        |
| 10A. Special taxing district   |  | .01                 |        |
| B. Tax increment   |  |                     |        |
| C. Fiscal disparity  |  |                     |        |
| 11. Non-school voter approved referenda levies   |  |                     |        |
| 12. Total property tax before special assessments  |  | 6.00                |        |
| <b>SPECIAL ASSESSMENTS</b>   |  |                     |        |
| 13A.   |  |                     |        |
| B.   |  |                     |        |
| C.   |  |                     |        |
| 14. Total property tax and special assessments   |  | 6.00                | .00    |

ISSUED: 09/18/2017



**CASS COUNTY**

Sharon K. Anderson  
Auditor-Treasurer  
P.O. Box 3000  
Walker, MN 56484

218-547-7260  
www.co.cass.mn.us

Property ID: 34-024-1300  
Owner: STEHR, DONALD & LYNNE

**Taxpayer(s):**

TAXPAYER # 87683  
STEHR, DONALD & LYNNE  
2611 STATE 87 NW  
BACKUS MN 56435

**Property Description:**

POWERS TWP  
SEC:24 TWP:139.0 RG:30 LOT: BLK: ACRES: 39.66  
SW NE SEC 24-139-30

**2017 Property Tax Statement**

|                      |  | VALUES & CLASSIFICATION   |           |
|----------------------|--|---|-----------|
|                      |  | Taxes Payable Year: 2016  |           |
|                      |  | 2016  | 2017      |
| STEP<br><br><b>1</b> | Estimated Market Value:  | 57,800  | 55,400    |
|                      | Deferred Market Value: GA  | 57,800  | GA 55,400 |
|                      | Homestead Exclusion:   |   |           |
|                      | Taxable Market Value:  | 57,800  | 55,400    |
|                      | New Improvements/<br>Expired Exclusions:<br>Property Classification: |   |           |
|                      |  | AG HMSTD  | AG HMSTD  |
| Sent in March 2016   |  |   |           |
| STEP<br><b>2</b>     | <b>PROPOSED TAX</b>  |   |           |
|                      |  | Proposed Tax:(excluding special assessments)<br>Sent in November 2016 |           |
| STEP<br><b>3</b>     | <b>PROPERTY TAX STATEMENT</b>  |   |           |
|                      |  | First-half Taxes: May 15  |           |
|                      |  | Second-half Taxes:  |           |
|                      |  | Total Taxes Due in 2017: .00  |           |

\$\$\$

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

**REFUNDS?** Read the back of this statement to find out how to apply.

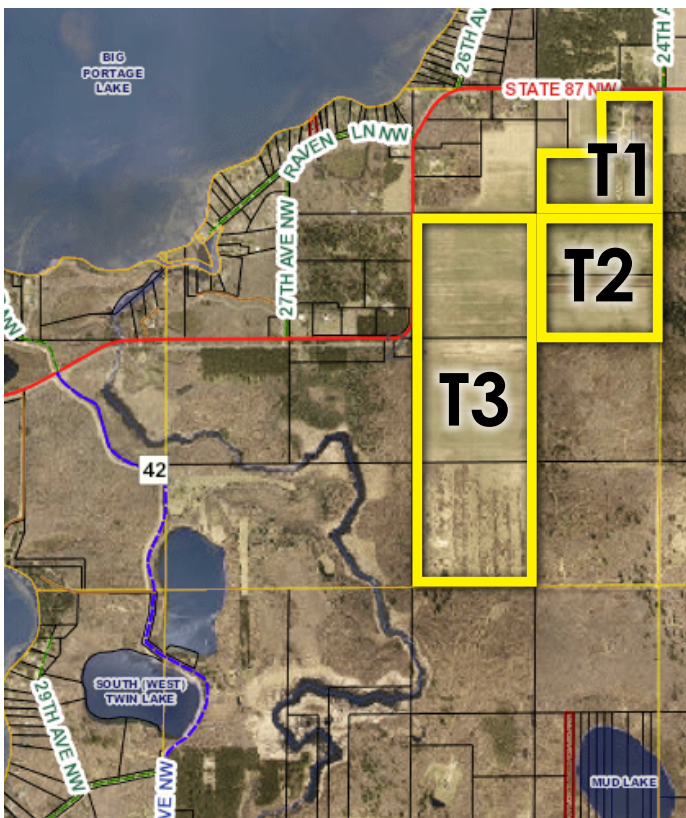
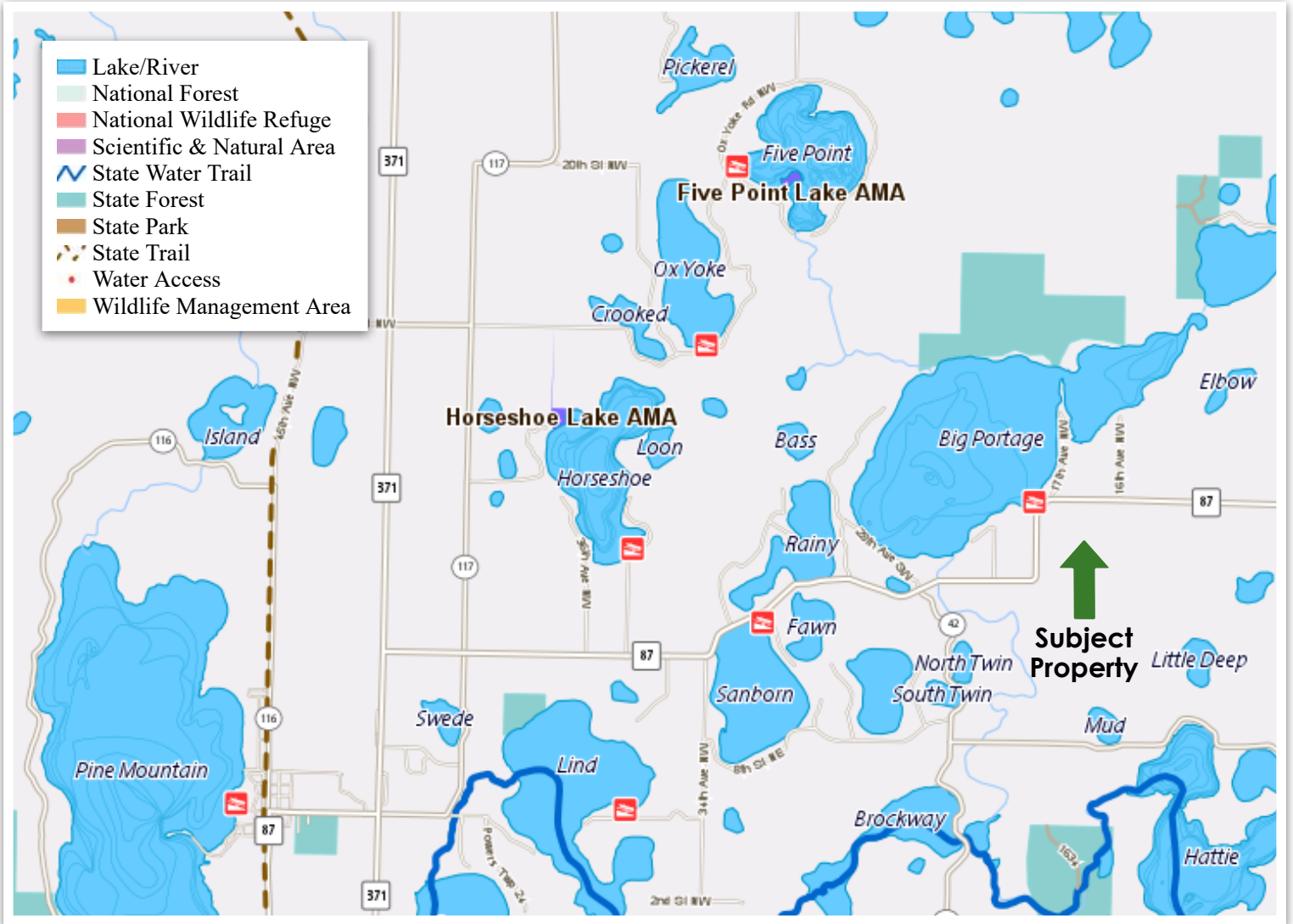
|  |  | Taxes Payable Year: |      |
|--|--|---------------------|------|
|  |  | 2016                | 2017 |
| 1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15.<br>If box is checked, you owe delinquent taxes and are not eligible. |  |                     |      |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.   |  |                     |      |
| <b>PROPERTY TAX AND CREDITS</b>  |  |                     |      |
| 3. Property tax before credits   |  |                     |      |
| 4. Credits that reduce property taxes:   |  |                     |      |
| A. Agricultural market value credit  |  |                     |      |
| B. Taconite tax relief   |  |                     |      |
| C. Other credits   |  |                     |      |
| 5. Property tax after credits  |  |                     |      |
| <b>PROPERTY TAX BY JURISDICTION</b>  |  |                     |      |
| 6. County  |  |                     |      |
| 7. City or Town  |  |                     |      |
| 8. State General Tax   |  |                     |      |
| 9. School District: A. Voter approved levies   |  |                     |      |
| 2174 B. Other local levies   |  |                     |      |
| 10A. Special taxing district   |  |                     |      |
| B. Tax increment   |  |                     |      |
| C. Fiscal disparity  |  |                     |      |
| 11. Non-school voter approved referenda levies   |  |                     |      |
| 12. Total property tax before special assessments  |  |                     |      |
| <b>SPECIAL ASSESSMENTS</b>   |  |                     |      |
| 13A.   |  |                     |      |
| B.   |  |                     |      |
| C.   |  |                     |      |
| 14. Total property tax and special assessments   |  |                     | .00  |

ISSUED: 09/18/2017









Notes

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# 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

Cass County, MN

Wednesday, November 8 @ 10AM <sup>2017</sup>

## Land / Farm Site with Livestock Facility & Equipment

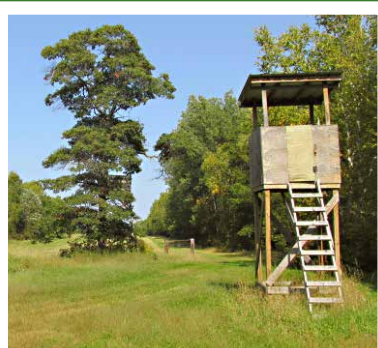
**189**  
**± acres**  
offered in  
3 tracts



**Preview:** Thursday, October 19, 4-6PM,  
Saturday, October 21, 10AM-12PM, or by appointment.



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



SteffesGroup.com