



buyer's PROSPECTUS

Friday, June 15 @ 1PM

2018

Tract 1: 12.24± Acre Hobby Farm / Tract 2: 3.76± Acre Residential Lot

16
± acres
offered in
2 tracts



Inspection Date:

Tuesday, June 5 / 6-7PM,
Monday, June 11 / 6-7PM
or by appointment



Hobby Farm & Residential Lot Real Estate Auction

Contact **320.693.9371**
Shelly Weinzetl 763.300.5055

Greenfield, MN

6900 Sioux Trail, Rockford (Greenfield), MN 55373

Directions: From Rockford, MN, 1 mile southeast on
Highway 55, east on Sioux Trail property on
north side of road.

24400 MN Hwy 22 South, Litchfield, MN 55355

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

SteffesGroup.com

TERMS: Ten percent down upon signing purchase
agreement with balance due at closing within 45 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, July 30, 2018**
- Seller will provide up-to date owner's policy at their expense and will convey property by Warranty Deed.
- **2018 taxes to be prorated to day of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- **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, July 30, 2018.** 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.

Location: From Rockford, MN, 1 mile southeast on Highway 55, east on Sioux Trail property on north side of road.



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



- Alfalfa
 - Developed/Open Space
 - Grassland/Pasture
 - Other Hay/No Alfalfa
- 12 rows not shown**

Area Symbol: MN053, Soil Area Version: 13						
Code	Soil Description	Acres	Percent of field	Pr Legend	Non-Pr Class. S	Productivity Index
L41C2	Lutes-Kibanny complex, 6 to 13 percent slopes, moderately eroded	6.47	52.9%		IIIa	75
L41E	Lutes-Kibanny complex, 16 to 22 percent slopes	2.99	24.4%		V/a	41
L36A	Humal, overwash-Humal complex, 0 to 3 percent slopes	2.09	17.1%		IIIa	87
L41B3	Argus-Kibanny complex, 2 to 6 percent slopes	0.63	5.6%		IIIa	83
					Weighted Average	73.5

16 Acres selling in 2 tracts 12.24± acre hobby farm and adjacent residential 3.76± acre lot. Home features 3 bedrooms plus 2 nice size offices (currently used as non-conforming bedrooms) and a 30' x 60' pole building with lean too. Prime location with easy metro commute. Near Lake Rebecca Park Reserve.

Looking for a great investment? This 12.24± acre parcel can potentially be split. Lake Sarah's views from the top of the hill.

Tax Parcel ID: 34-119-24-21-00058 / **Real Estate Taxes:** \$3,854 (Rounded) / **School District:** Rockford

Home Features

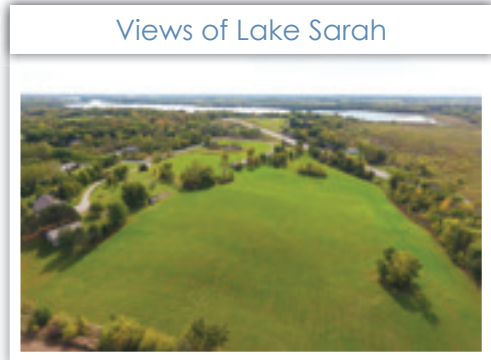
- Year Built 1984
- Walk out lower level
- 3 bedrooms
- 2 bathrooms
- Wood fireplace
- Mater walk thru bathroom
- Large foyer
- Kitchen appliances included
- Washer & dryer included
- Shop room
- 12.5' x 12.5' deck

Room Dimensions

- Kitchen: 12.5' x 11'
- Living room: 14' x 17'
- Dining room: 12.5' x 10.5'
- Master bedroom: 14' x 12'
- Bedroom #2: 12' x 11'
- Bedroom #3: 11' x 9.5'
- Family room: 26' x 22'
- Office: 12' x 10'
- Office: 13' x 10.5'

Property Features

- 12.24± Acres
- Mature trees
- 30' x 60' Shed
- Fenced area for animals
- Potential development/lot split
- 2 car attached garage





Hennepin County, MN

Hennepin County Treasurer

**A600 Government Center
Minneapolis MN 55487- 0060**

Property ID number: 34-119-24-21-0005 HOMESTEAD AG
Property address: 6900 SIOUX TR
Owner name: DALE VAN NURDEN ET AL
Taxpayer name and address: DALE & PATRICIA VAN NURDEN
 6900 SIOUX TR
 ROCKFORD MN 55373

2018 taxes	Tax	Penalty	Totals
1st half tax (due 05/15/2018)	\$1,926.94		
2nd half tax (due 11/15/2018)	\$1,926.94		
Penalty through month end		\$0.00	
Total payable	\$3,853.88	\$0.00	\$3,853.88
Net paid - year to date	\$0.00	\$0.00	\$0.00
Total Due	\$3,853.88	\$0.00	\$3,853.88

Property ID number: 34-119-24-21-0005 **1st half tax due through 05/15/2018** **\$1,926.94**

Note: If you are using this page in lieu of Hennepin County payment stub to remit payment; after printing the page, please check the box in front of the payment amount that you are remitting. **2nd half tax due through 11/15/2018** **\$1,926.94**

Total due - 2018 tax **\$3,853.88**



Tract 2 Lines Approximate

TBD Hidden Lane, Rockford (Greenfield), MN 55373

Tax Parcel ID: 34-119-24-21-0007 / **Real Estate Taxes:** \$57 (Rounded)
School District: #883 Rockford

Location: From Rockford, MN, 1 mile southeast on Highway 55, east on Sioux Trail, north on Hidden Lane. Lot is on west side of road.



Hennepin County Treasurer

A600 Government Center
 Minneapolis MN 55487- 0060

Property ID number: 34-119-24-21-0007 HOMESTEAD AG
Property address: 6900 SIOUX TR
Owner name: DALE N VANNURDEN
Taxpayer name and address: DALE N VANNURDEN
 6900 SIOUX TR
 ROCKFORD MN 55373

2018 taxes	Tax	Penalty	Totals
1st half tax (due 05/15/2018)	\$57.28		
2nd half tax (due 11/15/2018)	\$0.00		
Penalty through month end		\$0.00	
Total payable	\$57.28	\$0.00	\$57.28
Net paid - year to date	\$0.00	\$0.00	\$0.00
Total Due	\$57.28	\$0.00	\$57.28

Property ID number: 34-119-24-21-0007 **1st half tax due through 05/15/2018** **\$57.28**

Note: If you are using this page in lieu of Hennepin County payment stub to remit payment; after printing the page, please check the box in front of the payment amount that you are remitting. **2nd half tax due through 11/15/2018** **\$0.00**

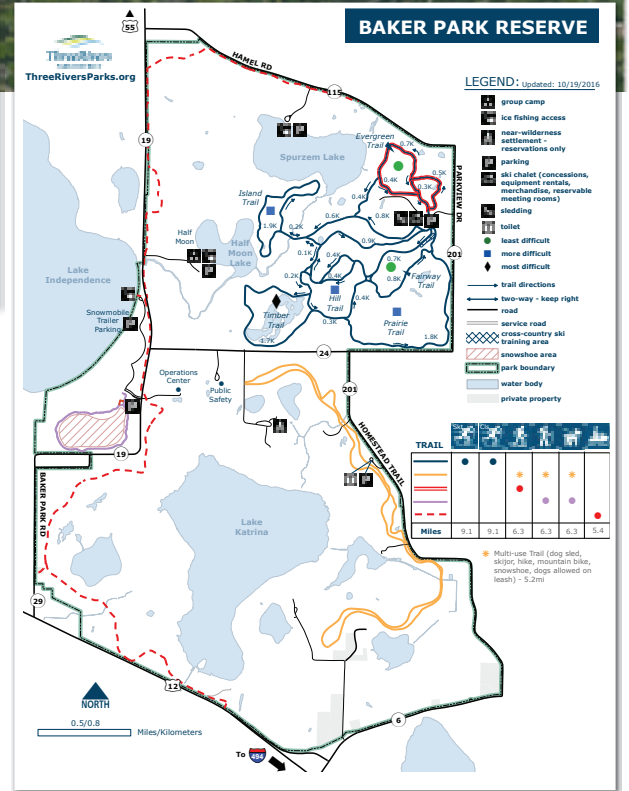
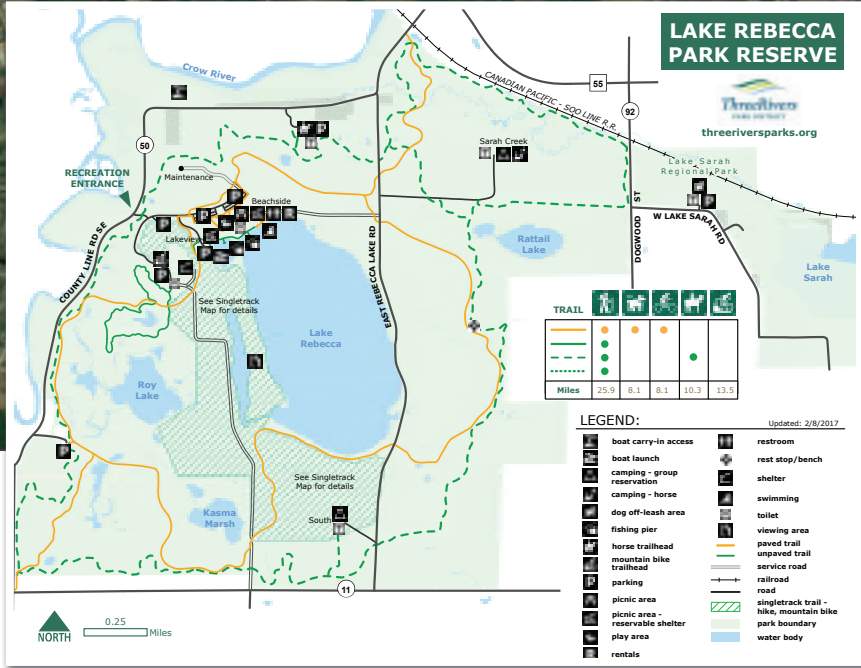
Total due - 2018 tax **\$57.28**



A gently rolling Big Woods landscape and numerous wetland areas make up the beautiful Lake Rebecca Park Reserve. In addition to the many opportunities for outdoor fun you'll find here, this park is also a haven for wildlife and is part of the Three Rivers Park District Trumpeter Swan restoration program.



Subject Property



- BIKING
- BOATING
- CAMPING
- CROSS-COUNTRY SKIING
- FISHING
- GEOCACHING
- HIKING
- HORSEBACK RIDING
- PICNIC AREAS
- PLAY AREAS
- SNOWMOBILING
- SNOWSHOEING
- DOG OFF-LEASH
- DOG TRAILS
- SWIMMING
- MOUNTAIN BIKING
- PADDLING





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 _____ \$ _____

1. 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 BUYER'S 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.

2. Prior to closing SELLER at SELLER'S expense shall furnish BUYER a title commitment 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.

3. 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.

4. 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.

5. 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 Wisconsin State Deed Tax.

6. Other Taxes: _____

7. 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.

8. Closing of the sale is to be on or before _____ Possession will be at closing.

9. 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.

10. 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.

11. 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.

12: Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Seller's Printed Name & Address:

Steffes Group, Inc.

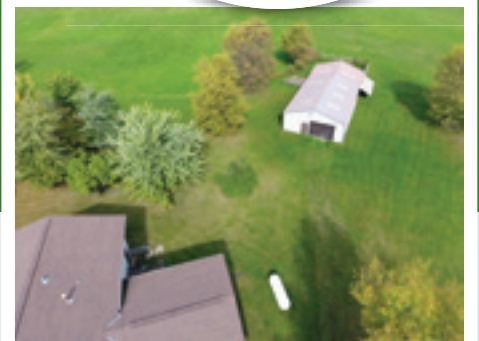


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