



# buyer's PROSPECTUS

Wednesday, June 13 @ 1PM 2018

# Lake Home

1± Acre Lot on Long Lake



Personal Property to be Offered

## Dassel, MN

24966 729th Ave.

Meeker County

Location: From Dassel, MN, 2 miles north on Cty Rd 4, .5 mile east on 729th Ave.

### Inspection Date

Sunday, June 3 / 1PM-2PM,

Wednesday, June 6 / 6PM – 7PM,  
or by appointment.

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:** 10% percent down upon signing purchase agreement with balance due at closing in 45 days. This is a 5% buyer's premium auction.

Residential

## Real Estate & Personal Property Auction

Contact **320.693.9371**  
Shelly Weinzetl 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 **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.

**Auctioneer's Note:** This walk-out rambler is on a private lot in a cul-de-sac. One-acre lot, 238' of sandy beach shoreline and boat launch. Enjoy spectacular lake views from the sunroom or 3 season porch. This custom-built home features a brick fireplace, custom hickory kitchen with stainless steel appliances, and master bedroom with private deck. Exterior features steel siding, maintenance free deck, tarred driveway and RV pad with 50AMP service, attached 2 car garage and a 24x26 shed with heated shop area. Great location less 50 minutes to metro area or St. Cloud! Enjoy lake living year-round or use as your year-round weekend retreat. Close to many county parks as well. Start living your dreams today.

**Tax Parcel ID:** 07-0750000 / **2018 Real Estate Taxes:** 2,884 / **School District:** #466 Dassel-Cokato

**Home Features**

- Built in 1973
- 2552 finished sq. ft.
- Walk out rambler
- 3 bedrooms & office
- 2 bathrooms
- 2 car attached garage
- 3 season porch
- Base board electric heat
- Gas forced air heat
- Air Conditioning
- Stainless steel kitchen appliances included
- Hardwood floors
- Tile floors
- Custom hickory kitchen cabinets
- Master bedroom private deck
- Brick fireplace
- Steel siding
- Maintenance free deck

**Room Dimensions**

- Kitchen: 12' x 11'
- Living room: 14' x 26'
- Dining room: 14' x 14'
- Master bedroom: 12' x 18'
- Bedroom #2: 11' x 12'
- Bedroom #3: 9' x 10'
- Family room: 12' x 19'
- Office: 12' x 12'



**Property Features**

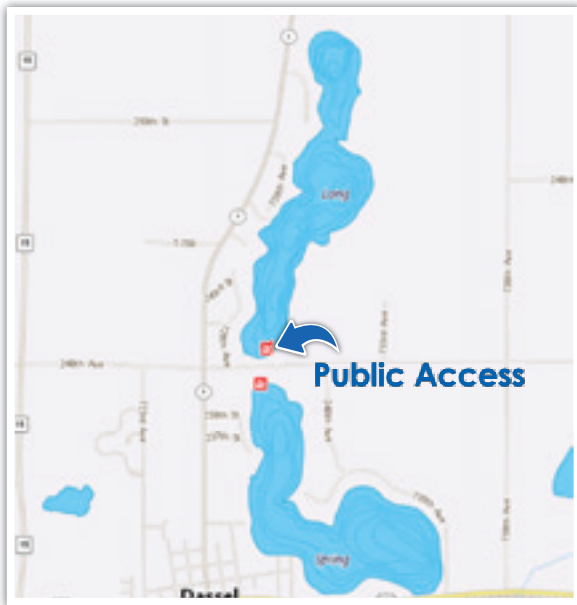
- On cul-de-sac
- 1 acre lot
- 238' of shore line
- 24' x 36' shed with an insulated/heated shop area
- Underground sprinklers
- Tarred 50AMP RV pad site
- Septic up to code



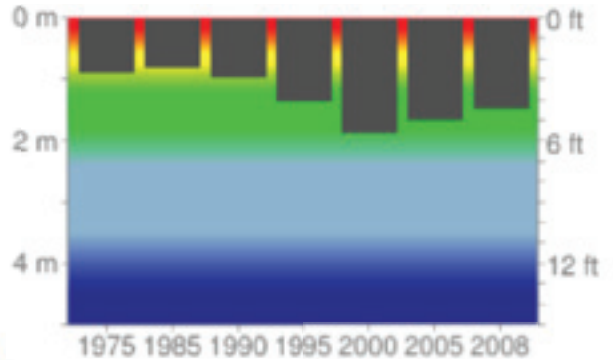


## Lake Features

- Area: 167.92 acres
- Littoral Area: 107 acres
- Shore Length: 3.54 miles
- Maximum Depth: 28 feet
- Average Water Clarity: 9.3 feet



**Fish Species:** black crappie, bluegill, green sunfish, hybrid sunfish, largemouth bass, northern pike, pumpkinseed, walleye, white crappie, yellow perch, bowfin (dogfish), common carp, white sucker, bluntnose minnow, golden shiner, spottail shiner, bullheads



## Water Clarity

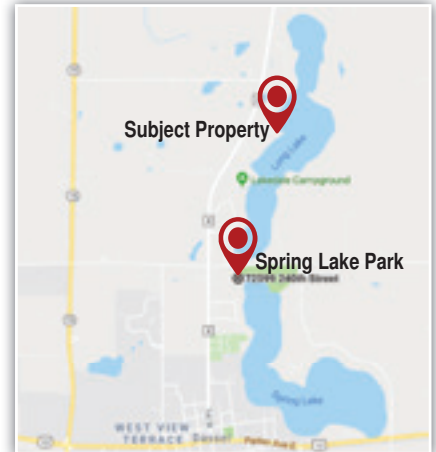
# Great Location Near County Parks

72599 240th Street / Dassel, MN 55325



## Spring Lake Park Features

- Baseball / Softball Diamond
- Boat Landing
- Fishing
- Picnic Shelters
- Playground
- Restrooms
- Water



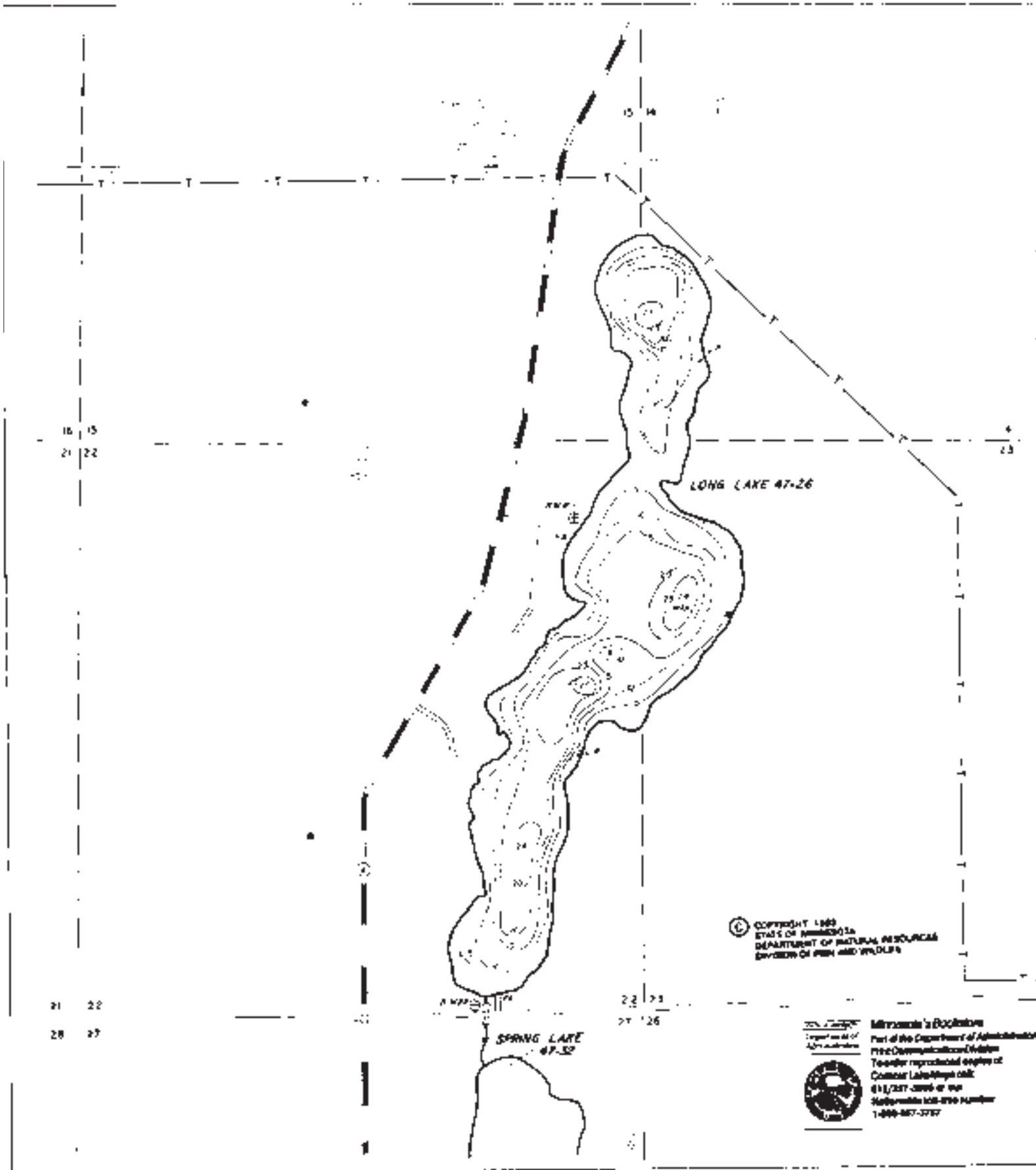
Located one mile north of Dassel just east of County Road 4. Includes playground equipment, baseball/softball field, a paved bike trail, restrooms, and water. There are also boat landings & docks for Spring Lake and Long Lake.

Shelters: Four open air shelters, one near the playground and water access.

Park Size: 13 acres.



# Lake Depth Map





LEGEND

STANDARD FOOT	—
DEVELOPMENT	—
JANUARY 1, 2004	—
STATE HIGHWAY	—
VEGETATION	—
TRANSITION LINE	—
PUBLIC ACCESS	—
TERRAIN	—
MADE	—
WATER	—
PLANNED AREA	426,000
LOT AREA	1,130,000
LENGTH OF SHORELINE	3,400

BARBER QUADRANT PLATE FOOT 50 FROM WATER  
EDGE ALONG FENCE LINE NEAR PUBLIC  
ACCESS ON WEST SIDE OF LAKE  
WEST 1/2 SECTION 26

BARBER QUADRANT PLATE FOOT 50 FROM WATER  
EDGE ALONG FENCE LINE NEAR PUBLIC  
ACCESS ON SOUTH END OF LAKE  
WEST 1/2 SECTION 26

OTHER SHOWN FROM AERIAL PHOTO  
APRIL 2008



FINANCED WITH AID OF FEDERAL GOVERNMENT

STATE OF MINNESOTA  
DEPARTMENT OF NATURAL RESOURCES

DIVISION OF GAME AND FISH  
TECHNICAL SERVICES SECTION

LONG LAKE (47-26)  
NEEKER COUNTY

DATE	BY	APPROVED BY
APRIL 25, 2008	DAVID B. FOSTER	DAVID B. FOSTER

C-2307



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



**2018**  
**PROPERTY TAX STATEMENT**

PRCL# 07-0750000 RCPT# 3996  
 TC 2,941 2,941

DASSEL TWP

**Property ID Number:** 07-0750000  
**Property Description:** SECT-22 TWP-119 RANG-29  
 LOT-010 BLK-001 THOROUGHbred ADDN

24966 729 AVE

CHARLOTTE F WILKINS REV TRUST 24742-T  
 CARL & CHARLOTTE WILKINS TR  
 24966 729TH AVE  
 DASSEL MN 55325

		Values and Classification	
		Taxes Payable Year	
		2017	2018
Step 1	<b>Estimated Market Value:</b>	304.000	304.000
	<b>Homestead Exclusion:</b>	9,880	9,880
	<b>Taxable Market Value:</b>	294.120	294.120
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	RES HSTD	RES HSTD
Sent in March 2017			
Step 2	<b>Proposed Tax</b>		2,856.00
* Does Not Include Special Assessments Sent in November 2017			
Step 3	<b>Property Tax Statement</b>		
First half Taxes:			1,442.00
Second half Taxes:			1,442.00
<b>Total Taxes Due in 2018</b>			<b>2,884.00</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.

Taxes Payable Year:	2017	2018
		2,884.00
	2,870.00	
	2,870.00	2,884.00
	.00	.00
	.00	.00
	2,870.00	2,884.00
	1,423.73	1,430.86
	515.29	506.50
	.00	.00
	245.45	292.12
	679.80	648.61
	5.73	5.91
		.00
	2,870.00	2,884.00
	2,870.00	2,884.00

- 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**
- Use these amounts on Form M1PR to see if you are eligible for a special refund .....

<b>Property Tax and Credits</b>	3. Property taxes before credits .....		
	4. A. Agricultural and rural land tax credits .....		
	B. Other credits to reduce your property tax .....		
	5. Property taxes after credits .....		
<b>Property Tax by Jurisdiction</b>	6. County .....		
	7. City or Town .....		
	8. State General Tax .....		
	9. School District: 466	A. Voter approved levies .....	
		B. Other local levies .....	
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT .....	
		B. ....	
		C. ....	
		D. ....	
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....		
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		







Stainless Appliances



Deck Off Master



Custom Cabinets



Spectacular Lake Views



Wood Fireplace



3-Season Porch

### Personal Property Photos

Shop Tools • Lake Items • Misc Household • Shed • Dock • Furniture



Aluminum Dock



Storage Shed on Skids



Misc Shop



Misc Furniture



Yard Equipment



Misc Tools





# 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.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



buyer's  
**PROSPECTUS**

**Wednesday, June 13 @ 1PM 2018**

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Home**

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