



buyer's PROSPECTUS

Opens: Friday, November 30

Closes: Friday, December 7 | 10AM 2018

44
± acres



Meeker County, MN
Greenleaf Township

Timed Online Land Auction

LAND LOCATED: Southwest of Litchfield, MN

24400 MN Hwy 22 South, Litchfield, MN 55355
SteffesGroup.com

Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Shelly Weinzetl MN86-79, Scott Steffes MN14-51

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**
Eric Gabrielson 701.238.2510

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 "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.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

This is an online only auction with a 5% buyer's premium.

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins on Friday, November 30 and will end at 10:00 AM Friday, December 7, 2018.

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- 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 a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S Litchfield, MN 55355. If the winning bidder is unable to sign in person contact Shelly Weinzetl, (763.300.5055). Arrangements can be made via email or fax for contract signing. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email
- 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, January 7, 2018.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Seller will provide up-to-date abstract(s) at their expense and will convey property by Warranty Deed.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide 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.

- **2018 taxes to be paid by Seller.** 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.
- 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.
- 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 minimum bid raise will be \$1,000.00

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER 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, expressed 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 either to 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.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, 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 well.

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?

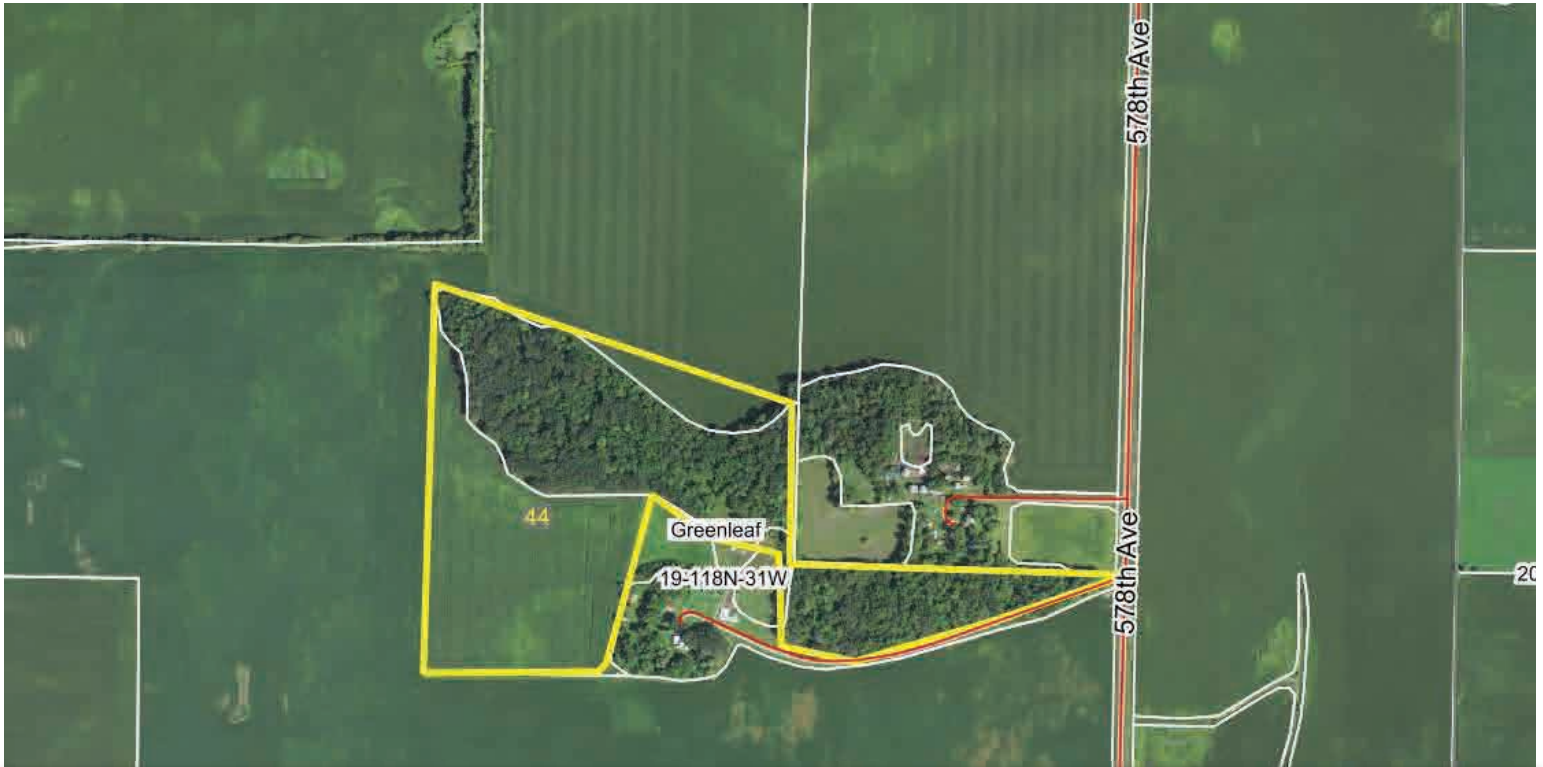
1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

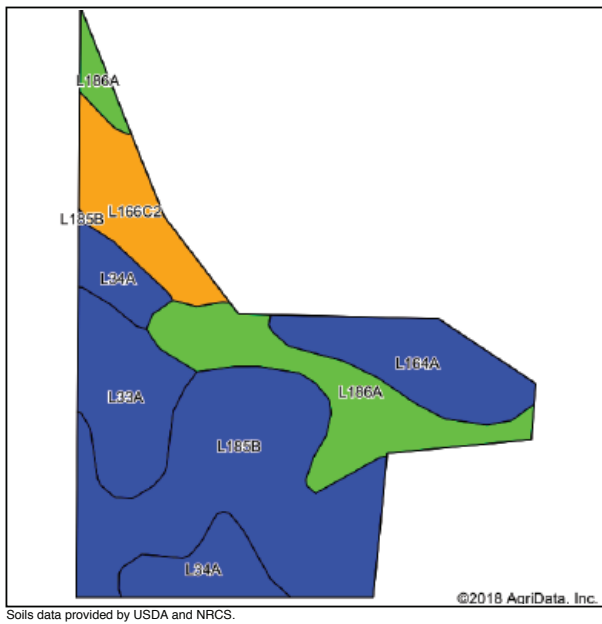
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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: One building reconstruction allowed. Includes tillable acres, building site, and woods.



Property Information:

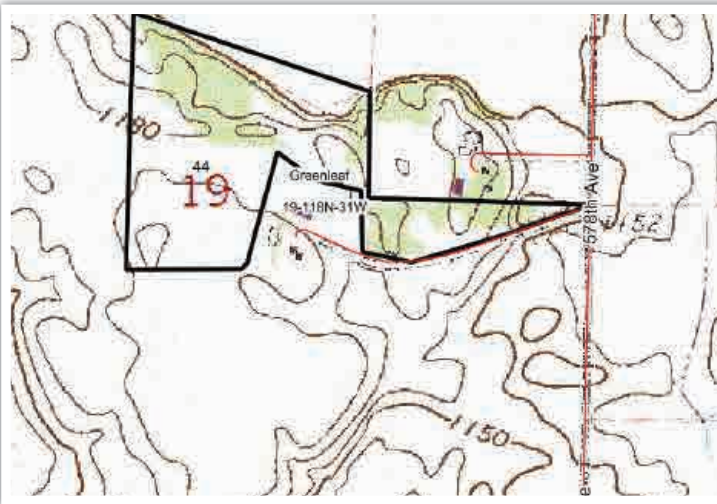
- Meeker County, MN – Greenleaf Township
- PID #: 11-0287010
- Description: Sect-19 Twp-118 Range-31
- 2018 Taxes: \$940
- 19± Tillable acres
- 84.7 CPI rating
- School District: #465 Litchfield School District

Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L185B	Strout-Arkton complex, 2 to 6 percent slopes	6.62	36.1%	[Blue]	Ile	83
L186A	Danielson-Danielson, overwash complex, 1 to 4 percent slopes	3.35	18.2%	[Light Green]	IIw	93
L164A	Lura silty clay, depressionnal, firm substratum, 0 to 1 percent slopes	2.34	12.7%	[Dark Blue]	IIIw	81
L33A	Kandiyohi clay, 0 to 2 percent slopes	2.32	12.6%	[Dark Blue]	IIw	90
L34A	Cosmos silty clay, 0 to 2 percent slopes	1.91	10.4%	[Dark Blue]	IIw	81
L166C2	Newlondon-Strout complex, 6 to 12 percent slopes, moderately eroded	1.82	9.9%	[Orange]	IIIe	77
Weighted Average						84.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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



2018
PROPERTY TAX STATEMENT

PRCL# 11-0287010 RCPT# 6901
 TC 1.117 1.113

GREENLEAF TWP

Property ID Number: 11-0287010
Property Description: SECT-19 TWP-118 RANG-31
 PT W 1/2 SE 1/4 & PT GLS 6-9 COMM N
 1/4 COR SEC 19 TH SW1949.53' POB TH

JULIE L STERN
 54985 CSAH 28
 GROVE CITY MN 56243

27853-T
 ACRES 44.02

		Values and Classification	
		2017	2018
Step 1	Taxes Payable Year		
	Estimated Market Value:	173.000	172.600
	Homestead Exclusion:		
Step 2	Taxable Market Value:	173.000	172.600
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI HSTD	AGRI HSTD
		RUVC HSTD	RES NON-HSTD
		RES NON-HSTD	RUVC HSTD
	Sent in March 2017		
		Proposed Tax	
		* Does Not Include Special Assessments	
		Sent in November 2017	
		Property Tax Statement	
		First half Taxes:	
		Second half Taxes:	
		Total Taxes Due in 2018	
		470.00	470.00
		470.00	940.00

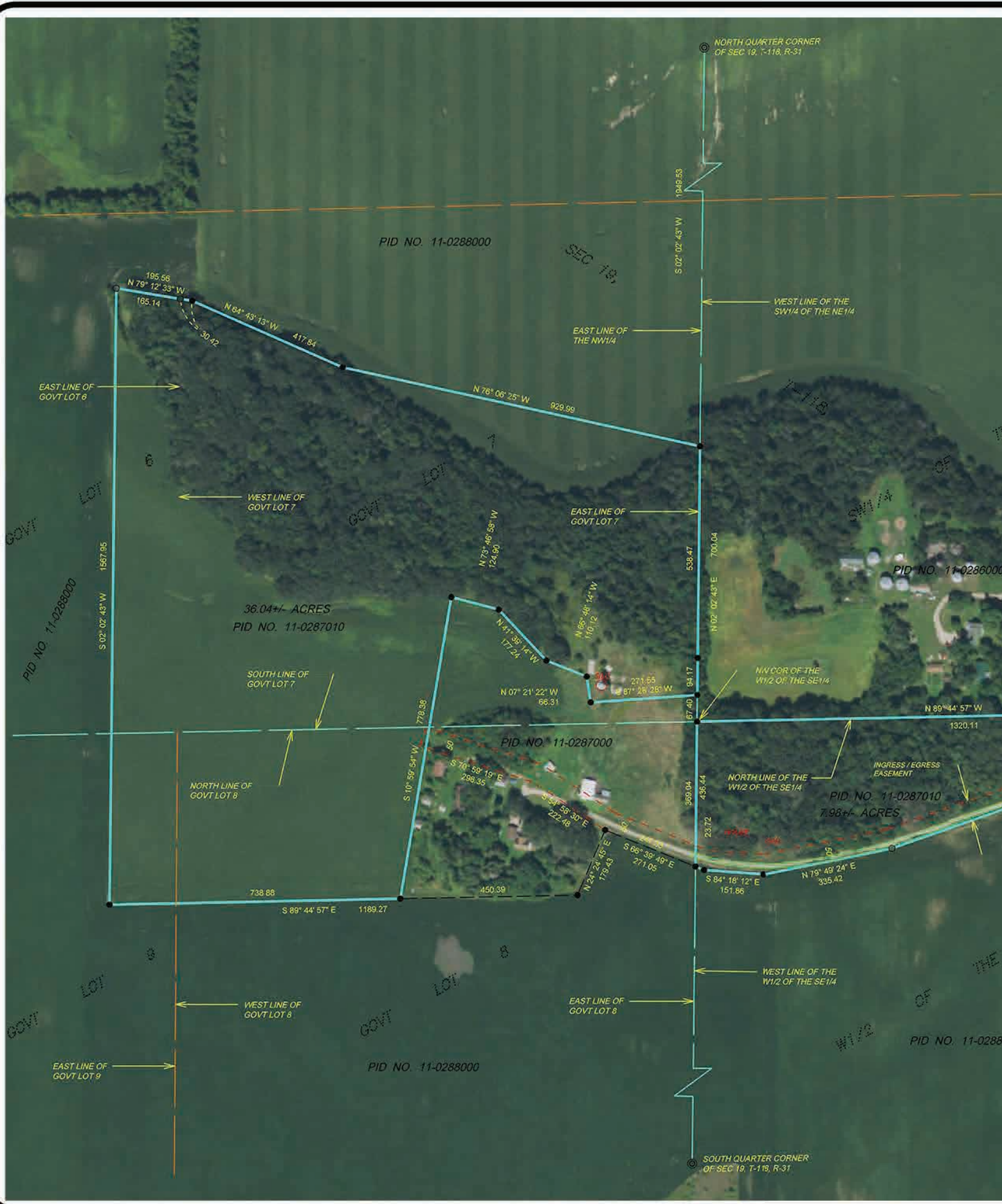


You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

- 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

Property Tax and Credits		2017	2018
3. Property taxes before credits		1,046.00	976.27
4. A. Agricultural and rural land tax credits		.00	.00
B. Other credits to reduce your property tax		.00	36.27
5. Property taxes after credits		1,046.00	940.00
Property Tax by Jurisdiction		2017	2018
6. County		540.44	541.84
7. City or Town		175.74	172.65
8. State General Tax		.00	.00
9. School District: 465	A. Voter approved levies	189.44	90.60
	B. Other local levies	138.20	132.68
10. Special Taxing Districts:	A. MID MN DEVELOPMENT	2.18	2.23
	B.		
	C.		
	D.		
11. Non-school voter approved referenda levies			.00
12. Total property tax before special assessments		1,046.00	940.00
Special Assessments on Your Property		2017	2018
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,046.00	940.00







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

Surveying

CLIENT NAME:
 Julie Stern

PROJECT ADDRESS
 Part of Section 19, Twp. 118, Rng 31

DATE OF FIELD WORK: August 15, 2018	JOB NO.: 18162	HORIZONTAL DATUM: Assumed
DATE OF MAP: August 16, 2018	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: DATE, 20	CHECKED BY: DSH	

Surveyed Description

EXISTING LEGAL DESCRIPTION

These parts of the West Half of the Southeast Quarter (W1/2 of SE1/4), Government Lot Six (6), Government Lot Seven (7), Government Lot Eight (8), and Government Lot Nine (9), all in Section Nineteen (19), Township 118, Range 31 described as follows: Commencing at the north quarter corner of said Section Nineteen (19), then on an assumed bearing of South 02 degrees 02 minutes 43 seconds West along the east line of the Northwest Quarter (NW1/4) of said Section Nineteen (19), a distance of 1949.53 feet to the point of beginning of the tract to be described, said point of beginning being on the east line of said Government Lot Seven (7); then North 76 degrees 06 minutes 25 seconds West, a distance of 929.99 feet; then North 64 degrees 43 minutes 13 seconds West, a distance of 417.84 feet; then North 79 degrees 12 minutes 33 seconds West, a distance of 195.56 feet; then South 02 degrees 02 minutes 43 seconds West, a distance of 1567.95 feet; then South 89 degrees 44 minutes 57 seconds East, a distance of 1189.27 feet; then North 24 degrees 24 minutes 45 seconds East, a distance of 179.43 feet; then South 66 degrees 39 minutes 49 seconds East, a distance of 271.05 feet; then South 84 degrees 18 minutes 12 seconds East, a distance of 151.86 feet; then North 79 degrees 49 minutes 24 seconds East, a distance of 335.42 feet; then Northeasterly, a distance of 902.81 feet to a point on the east line of said West Half of the Southeast Quarter (W1/2 of SE1/4), last said point being 50.00 feet south of the northeast corner of said West Half of the Southeast Quarter (W1/2 of SE1/4); then Northerly to said northeast corner; then Westerly along the north line of said West Half of the Southeast Quarter (W1/2 of SE1/4), a distance of 1350.11 feet to the northwest corner thereof, this also being the southeast corner of said Government Lot Seven (7); then Northerly along the east line of said Government Lot Seven (7), a distance of 700.04 feet to the point of beginning.

EXCEPT

That part of Government Lot 7, and Government Lot 8, Section 19, Township 118, Range 31, Meeker County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 19, then on an assumed bearing of South 02 degrees 02 minutes 43 seconds West along the east line of the Northwest Quarter of said Section 19, a distance of 1949.53 feet; then North 76 degrees 06 minutes 25 seconds West, 929.99 feet; then North 64 degrees 43 minutes 13 seconds West, 417.84 feet; then North 79 degrees 12 minutes 33 seconds West, 195.56 feet; then South 02 degrees 02 minutes 43 seconds West, 1567.95 feet; then South 89 degrees 44 minutes 57 seconds East, 1189.27 feet to the point of beginning of the tract to be described; then continue South 89 degrees 44 minutes 57 seconds East, 450.39 feet; then North 24 degrees 24 minutes 45 seconds East, 179.43 feet; then South 66 degrees 39 minutes 49 seconds East, 247.33 feet to the east line of Government Lot 8; then North 02 degrees 02 minutes 43 seconds East along last said line, 436.44 feet; then South 87 degrees 28 minutes 28 seconds West, 271.55 feet; then North 07 degrees 21 minutes 22 seconds West, 66.31 feet; then North 66 degrees 48 minutes 14 seconds West, 110.12 feet; then North 41 degrees 39 minutes 14 seconds West, 177.24 feet; then North 73 degrees 46 minutes 58 seconds West, 124.90 feet; then South 10 degrees 59 minutes 54 seconds West, 778.38 feet to the point of beginning.

TOGETHER WITH

A 50.00 ingress and egress easement over and across that part of Government Lot 8 and the West Half of the Southeast Quarter, Section 19, Township 118, Range 31, Meeker County, Minnesota lying 5000 feet northerly and adjacent to the following described line: Commencing at the North Quarter corner of said Section 19, then on an assumed bearing of South 02 degrees 02 minutes 43 seconds West along the east line of the Northwest Quarter of said Section 19, a distance of 1949.53 feet; then North 76 degrees 06 minutes 25 seconds West, 929.99 feet; then North 64 degrees 43 minutes 13 seconds West, 417.84 feet; then North 79 degrees 12 minutes 33 seconds West, 195.56 feet; then South 02 degrees 02 minutes 43 seconds West, 1567.95 feet; then South 89 degrees 44 minutes 57 seconds East, 1189.27 feet; then North 24 degrees 24 minutes 45 seconds East, 179.43 feet; then North 54 degrees 58 minutes 30 seconds West, 222.48 feet; then North 70 degrees 59 minutes 19 seconds East, 298.35 feet to the point of beginning of the line to be described; then South 70 degrees 59 minutes 19 seconds East, 298.35 feet; then South 54 degrees 58 minutes 30 seconds East, 222.48 feet; then South 66 degrees 39 minutes 49 seconds East, 271.05 feet; then South 84 degrees 18 minutes 12 seconds East, 151.86 feet; then North 79 degrees 49 minutes 24 seconds East, 335.42 feet; then North 72 degrees 03 minutes 28 seconds East, 902.81 feet to a point on the east line of said West Half of the Southeast Quarter, last said point being 50.00 feet south of the northeast corner of said West Half of the Southeast Quarter and there terminating.

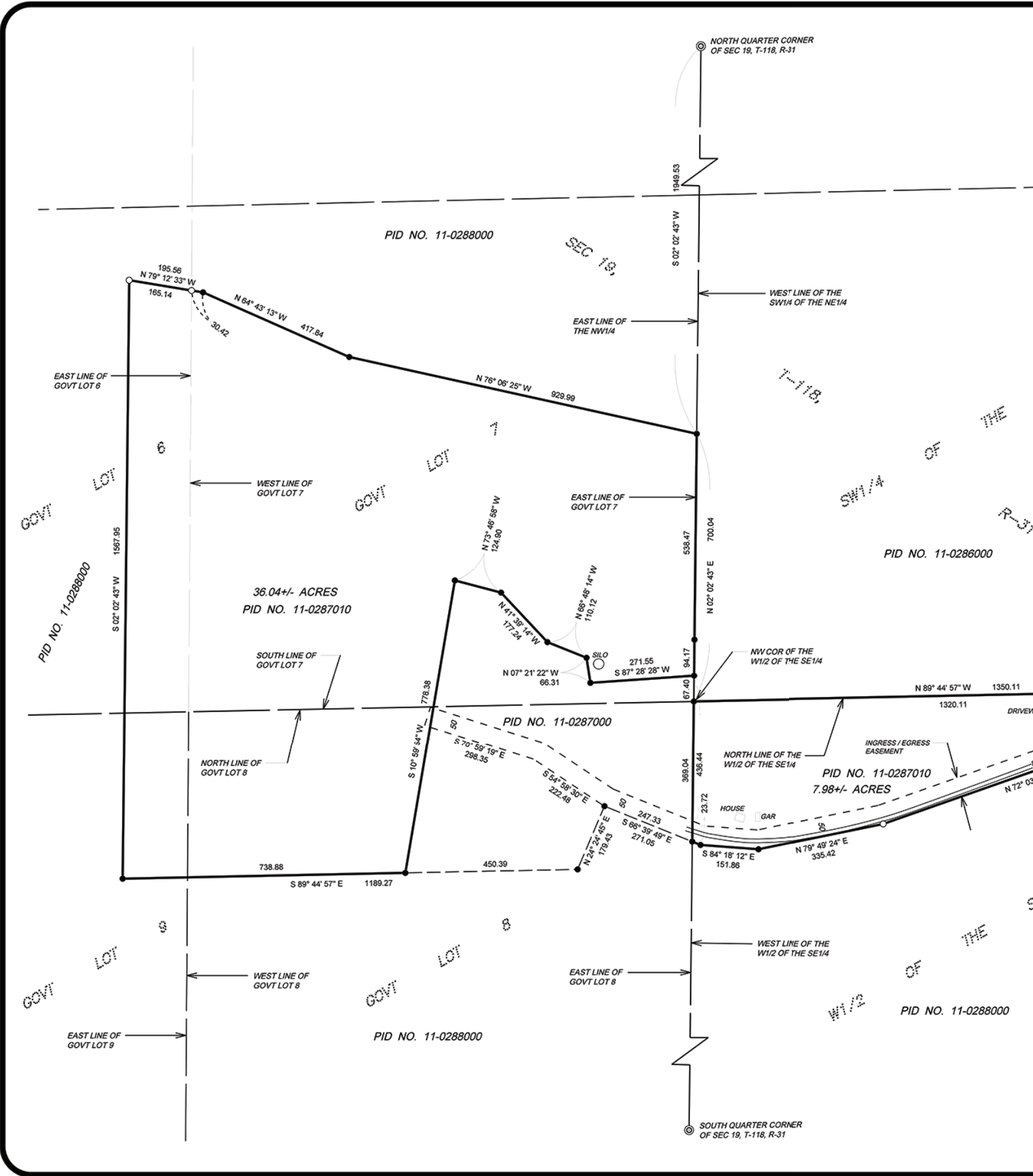
Containing 44.02 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

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

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

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



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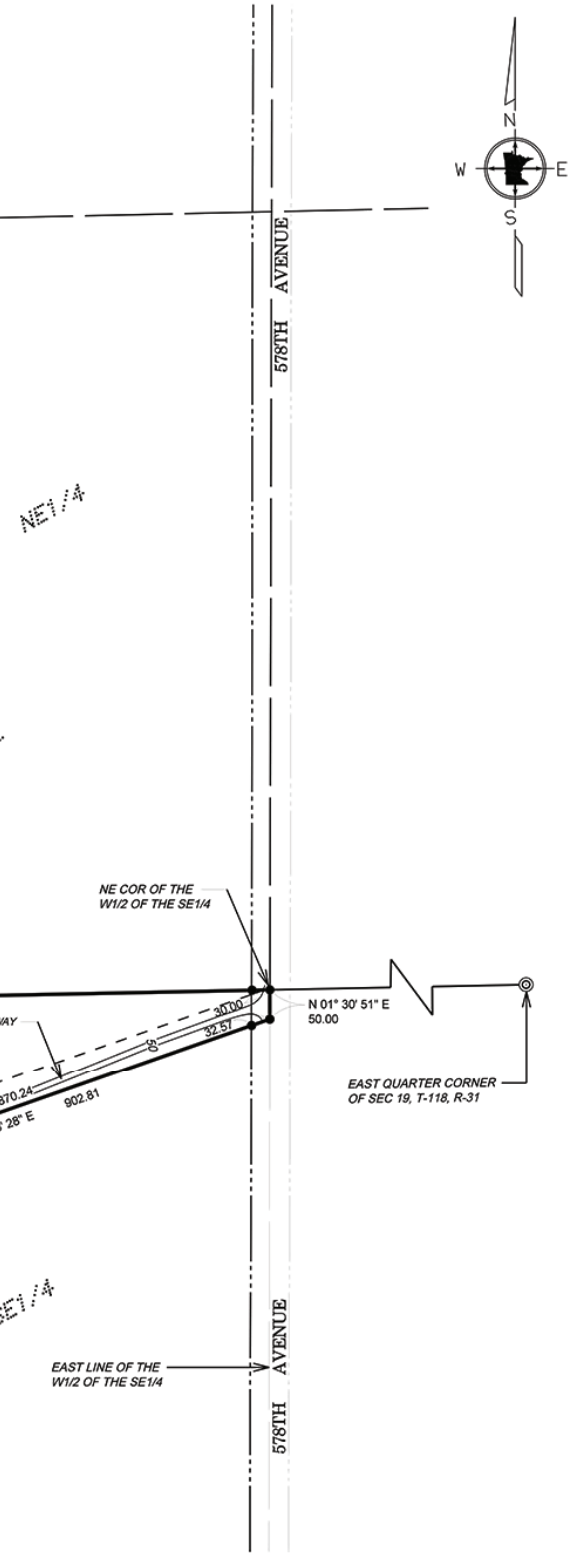
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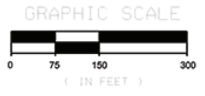
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LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- Set PK Nail
- ⊙ Government Section Corner







EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

SAMPLE

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 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.

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. _____



Timed Online Land Auction

Meeker County, MN

Opens: Friday, November 30

Closes: Friday, December 7 | 10AM 2018



44
± acres



SteffesGroup.com