



# buyer's PROSPECTUS

# Land Auction

Friday, August 24, 2018 | 10AM

**120**  
± acres

Preview Date:  
August 16th from 4-6PM or by  
appointment



**15976 County Road 35 | Cokato, MN 55321**

Location: From Cokato, MN, 5 miles north on Cty Rd 3 SW, 1 mile west on Cty Rd 35 W.  
15976 Cty Rd 35 W, Cokato, MN 55321

**Auctioneer's Note:** Will be sold in 3 tracts to include 5± acres building site, 40± acres tract, and 75± acres tract. The land is surveyed. Equipment will be selling at 10:30AM with online bidding on major equipment starting at 11:00AM

Contact **320.693.9371**  
Eric Gabrielson 701.238.2570  
Lennie J. Anderson Estate

24400 MN Hwy 22 S, Litchfield, MN 55355  
Shelly Weinzettl MN86-79, Ashley Huhn MN47-002, Eric Gabrielson MN47-006,  
Randy Kath MN47-007, Scott Steffes MN14-51  
[SteffesGroup.com](http://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.

# 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, September 28, 2018**. Seller 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 **Friday, September 28, 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.

**PID#:** 209-000-333300 (For entire 120 acres) | **School District:** 446 Dassel-Cokato  
**Taxes (2018):** \$2,106.00 (For the total 120 acres. Taxes for each tract TBD before closing)

**Tract 1 - 5± Acres**



**Home Features**

- 5 bedrooms
- 2 bathrooms
- Steel siding
- Block foundation new in 2000
- Water heater new in 2017
- Owned water softener
- Fuel oil / water boiler for heat
- Baseboard heat in basement
- Septic new in 2016
- Concrete patio
- New roof in 2012

**Garage**

- 24' x 32'
- 16' garage door
- Shingled roof
- Steel siding
- Concrete floor
- Insulated garage door
- Shingles approx. 10 years old

**Machine Shed**

- 40' x 65'
- Dirt floor
- Steel roof
- Steel siding
- Walk-through door
- 15 ½' Sliding door on south wall
- East side sliding door, 24' wide
- 13' Side walls
- 220 volt power

**Chicken Barn**

- 190' x 34'
- Steel siding
- Steel roof
- 12' Sliding door on the south end
- 8' tall door
- Concrete floor with gravel in gutters
- 10' x 34' office with walk-in closet
- Power & water

**Grainery**

- Steel siding
- Steel roof
- Wood floor
- 16' x 28' with lean-to

**Hog / Chicken House**

- 24' x 40'
- Steel roof
- Red wood siding
- Concrete floor

**Chicken House**

- 20' x 30'
- Concrete floor
- Steel siding
- Steel roof
- Used as a workshop



Interior Photos



**Tract 2 - 75± Acres**  
59± Acres Tillable

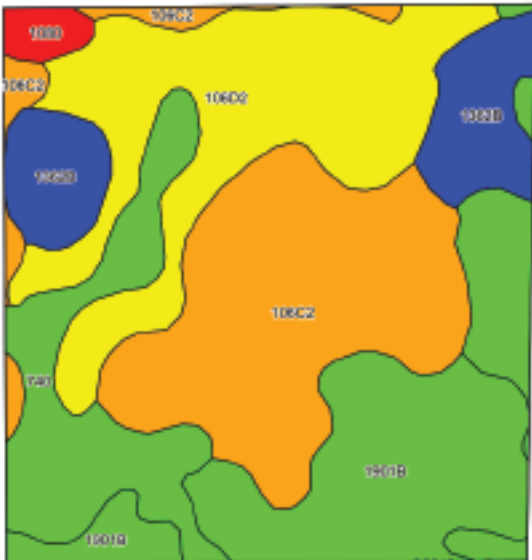
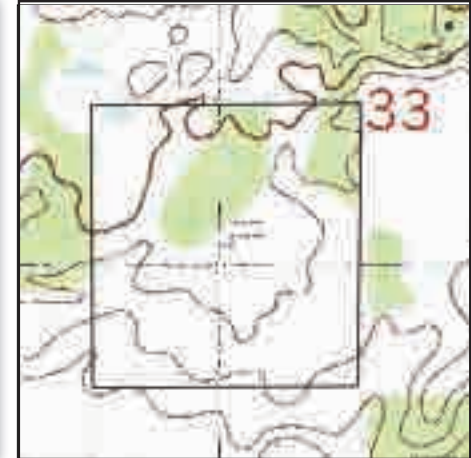


Area Symbol: MN171, Soil Area Version: 11

| Code                    | Soil Description                                       | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 1901B                   | Angus-Le Sueur complex, 1 to 5 percent slopes          | 23.82 | 68.1%            |           | Ile              | 94                 |
| 740                     | Hamel-Glencoe complex, 0 to 2 percent slopes           | 6.44  | 18.4%            |           | IIw              | 93                 |
| 539                     | Klossner muck, 0 to 1 percent slopes                   | 2.81  | 8.0%             |           | IIIw             | 77                 |
| 106C2                   | Lester loam, 6 to 10 percent slopes, moderately eroded | 1.78  | 5.1%             |           | IIle             | 76                 |
| 109                     | Cordova clay loam, 0 to 2 percent slopes               | 0.15  | 0.4%             |           | IIw              | 87                 |
| <b>Weighted Average</b> |  |       |                  |           |                  | <b>91.5</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Area Symbol: MN171, Soil Area Version: 11

| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 106C2                   | Lester loam, 6 to 10 percent slopes, moderately eroded             | 11.54 | 27.9%            |           | IIle             | 76                 |
| 106D2                   | Lester loam, 10 to 16 percent slopes, moderately eroded            | 10.03 | 24.3%            |           | Ive              | 67                 |
| 1901B                   | Angus-Le Sueur complex, 1 to 5 percent slopes                      | 7.70  | 18.6%            |           | Ile              | 94                 |
| 740                     | Hamel-Glencoe complex, 0 to 2 percent slopes                       | 7.44  | 18.0%            |           | IIw              | 93                 |
| 1362B                   | Angus loam, 2 to 6 percent slopes                                  | 4.02  | 9.7%             |           | Ile              | 90                 |
| 1080                    | Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes | 0.59  | 1.4%             |           | VIIIw            | 5                  |
| <b>Weighted Average</b> |  |       |                  |           |                  | <b>80.6</b>        |

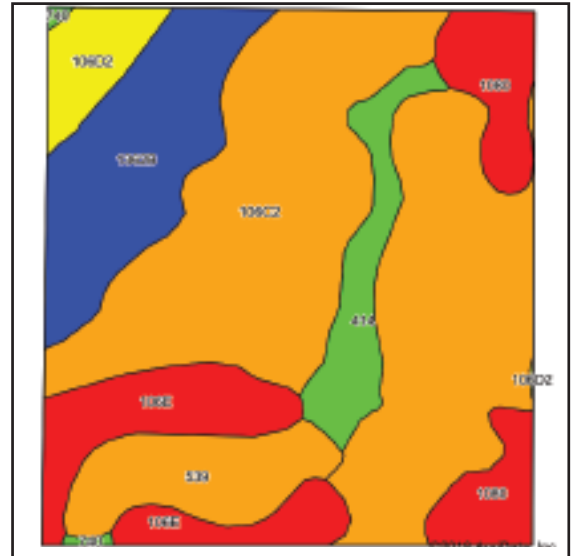
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Tract 3 - 40± Acres**  
 One Building Entitlement  
 21± Acres Tillable



Area Symbol: MN171, Soil Area Version: 11

| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 106C2                   | Lester loam, 6 to 10 percent slopes, moderately eroded             | 20.09 | 49.9%            |           | IIIe             | 76                 |
| 1362B                   | Angus loam, 2 to 6 percent slopes                                  | 5.49  | 13.6%            |           | Ile              | 90                 |
| 106E                    | Lester loam, 10 to 22 percent slopes                               | 4.20  | 10.4%            |           | VIe              | 34                 |
| 1080                    | Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes | 3.30  | 8.2%             |           | VIIIw            | 5                  |
| 539                     | Klossner muck, 0 to 1 percent slopes                               | 3.14  | 7.8%             |           | IIIw             | 77                 |
| 414                     | Hamel loam, 0 to 2 percent slopes                                  | 2.44  | 6.1%             |           | IIw              | 94                 |
| 106D2                   | Lester loam, 10 to 16 percent slopes, moderately eroded            | 1.52  | 3.8%             |           | IVe              | 67                 |
| 740                     | Hamel-Glencoe complex, 0 to 2 percent slopes                       | 0.12  | 0.3%             |           | IIw              | 93                 |
| <b>Weighted Average</b> |  |       |                  |           |                  | <b>68.6</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**FARM: 1260**

Minnesota

U.S. Department of Agriculture

Prepared: 6/6/18 2:42 PM

Wright

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

|                      |                        |                     |
|----------------------|------------------------|---------------------|
| <b>Operator Name</b> | <b>Farm Identifier</b> | <b>Recon Number</b> |
|----------------------|------------------------|---------------------|

**Farms Associated with Operator:**

954, 1346, 8680, 9066

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 120.5              | 88.32              | 88.32                  | 0.0            | 0.0     | 0.0          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod   |     |             |                  |
| 0.0                | 0.0                | 88.32                  | 0.0            | 0.0     | 0.0          |     |             |                  |

**ARC/PLC**

ARC-IC  
NONE

ARC-CO  
CORN , SOYBN

PLC  
NONE

PLC-Default  
NONE

| Crop                     | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN                     | 34.05        |                 | 137       | 0.0                   |
| SOYBEANS                 | 34.35        |                 | 37        | 0.0                   |
| <b>Total Base Acres:</b> | 68.4         |                 |           |                       |

**Tract Number:** 2705      **Description:** FREN SEC33

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 120.5              | 88.32              | 88.32                  | 0.0            | 0.0     | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod   |     |
| 0.0                | 0.0                | 88.32                  | 0.0            | 0.0     | 0.0          |     |

| Crop                     | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN                     | 34.05        |                 | 137       | 0.0                   |
| SOYBEANS                 | 34.35        |                 | 37        | 0.0                   |
| <b>Total Base Acres:</b> | 68.4         |                 |           |                       |

**Owners:** LENNIE ANDERSON

**Other Producers:** None





Robert J Hiivala  
 WRIGHT COUNTY AUDITOR/TREASURER  
 10 SECOND STREET N.W. ROOM 230  
 BUFFALO, MN 55313-1194  
 763-682-7572 or 763-682-7584  
 www.co.wright.mn.us

**Property ID#:** R209-000-333300

Taxpayer ID Number: 274899  
 LENNIE J ANDERSON  
 15976 COUNTY ROAD 35 W  
 COKATO MN 55321-4518

| <b>TAX STATEMENT</b>   |                                 |  |
|--|---------------------------------|--|
| <b>2017 Values for Taxes Payable in</b>  |                                 | <b>2018</b>                                  |
| VALUES & CLASSIFICATION <i>Sent in March 2017</i>  |                                 |  |
| <b>Taxes Payable Year:</b>   |                                 |  |
|  | <b>2017</b>                     | <b>2018</b>                                  |
| <b>Step 1</b>  | Estimated Market Value:         | 686,000 686,600                              |
|  | Improvements Excluded:          |  |
|  | Homestead Exclusion:            | 25,800 25,800                                |
|  | Taxable Market Value:           | 628,200 619,500                              |
|  | New Improvements:               |  |
|  | Expired Exclusions:             |  |
|  | Property Classification:        | AG HMSTD AG HMSTD<br>RV-RP HMSTD RV-RP HMSTD |
| THIS PARCEL HAS DEFERRED GREEN ACRE TAXES<br>THIS PARCEL HAS DEFERRED RURAL PRESERVE TAXES |                                 |  |
| <b>Step 2 PROPOSED TAX <i>Sent in November 2017</i></b>                                    |                                 |  |
|  | Proposed Tax:                   | 2,078.00                                     |
| <b>Step 3 PROPERTY TAX STATEMENT</b>   |                                 |  |
|  | First-half Taxes:               | 1,053.00                                     |
|  | Second-half Taxes:              | 1,053.00                                     |
|  | <b>Total Taxes Due in 2018:</b> | <b>2,106.00</b>                              |

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax

**2018 Property Tax Statement**

**Property Address:**  
 15976 COUNTY ROAD 35 W  
 COKATO MN 55321

**Property Description:**  
 Sect-33 Twp-120 Range-028 UNPLATTED  
 LAND FRENCH LK TWP 120.00 AC SW NW &  
 NE SW & SW SW

**Special Assessment Breakdown:**  
 CNTY DITCH 10030-7 22.45

| Taxes Payable Year   |  | 2017            | 2018            |
|--|--|-----------------|-----------------|
| 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> |  |                 | 885.55          |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.   |  | 870.00          |                 |
| <b>Tax and Credits</b>   | 3. Your property taxes before credits      | 2,718.26        | 2,744.71        |
|  | 4. Credits that reduce your property taxes |                 |                 |
|  | A. Agricultural and rural land credits     | 490.00          | 577.17          |
|  | B. Other credits                           | 82.26           | 83.99           |
| <b>5. Property taxes after credits</b>   |  | <b>2,146.00</b> | <b>2,083.55</b> |
| <b>Property Tax Jurisdiction</b>   | 6. County                                  | 1,116.22        | 1,115.44        |
|  | 7. City or Town (TOWN OF FRENCH LAKE )     | 397.43          | 412.68          |
|  | 8. State General Tax                       |                 |                 |
|  | 9. School District (0466 )                 |                 |                 |
|  | A. Voter approved levies                   | 235.42          | 166.44          |
|  | B. Other local levies                      | 396.93          | 388.99          |
|  | 10. Special Taxing Districts               |                 |                 |
| A.   |  |                 |                 |
| B.   |  |                 |                 |
| C.   |  |                 |                 |
| D.   |  |                 |                 |
| 11. Non-school voter approved referenda levies   |  |                 |                 |
| <b>12. Total property tax before special assessments</b>   |  | <b>2,146.00</b> | <b>2,083.55</b> |
| <b>13. Special Assessments on Your Property</b>  |  |                 |                 |
| See Left for Breakdown of Special Assessments  |  |                 |                 |
| Special Assessment Totals  |  |                 |                 |
| Interest \$  | .51  | Principal \$    | 21.94           |
|  |  |                 | 22.45           |
| <b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>   |  | <b>2,146.00</b> | <b>2,106.00</b> |





**CLIENT NAME:**  
Lennie Anderson Estate

**PROJECT ADDRESS**  
15976 County Road 35 West  
Cokato, MN

|                                   |                 |   |
|-----------------------------------|-----------------|---|
| DATE OF FIELD WORK: June 20, 2018 | JOB NO.: 19088  | HORIZONTAL DATUM: NAD83 2011 Adj. Wright County |
| DATE OF MAP: July 2, 2018         | DRAFTED BY: PML | VERTICAL DATUM: N/A                             |
| REVISION: DATE: , 20              | CHECKED BY: DSH |   |
| REVISION: DATE: , 20              |                 |   |

**Surveyed Descriptions**

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**  
The South 88.00 feet of the West 88.00 feet of the Southwest Quarter of the Southwest Quarter of the SW1/4 of Section 28, Township 20 North, Range 20 West, Wright County, Minnesota.  
Containing 0.03 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

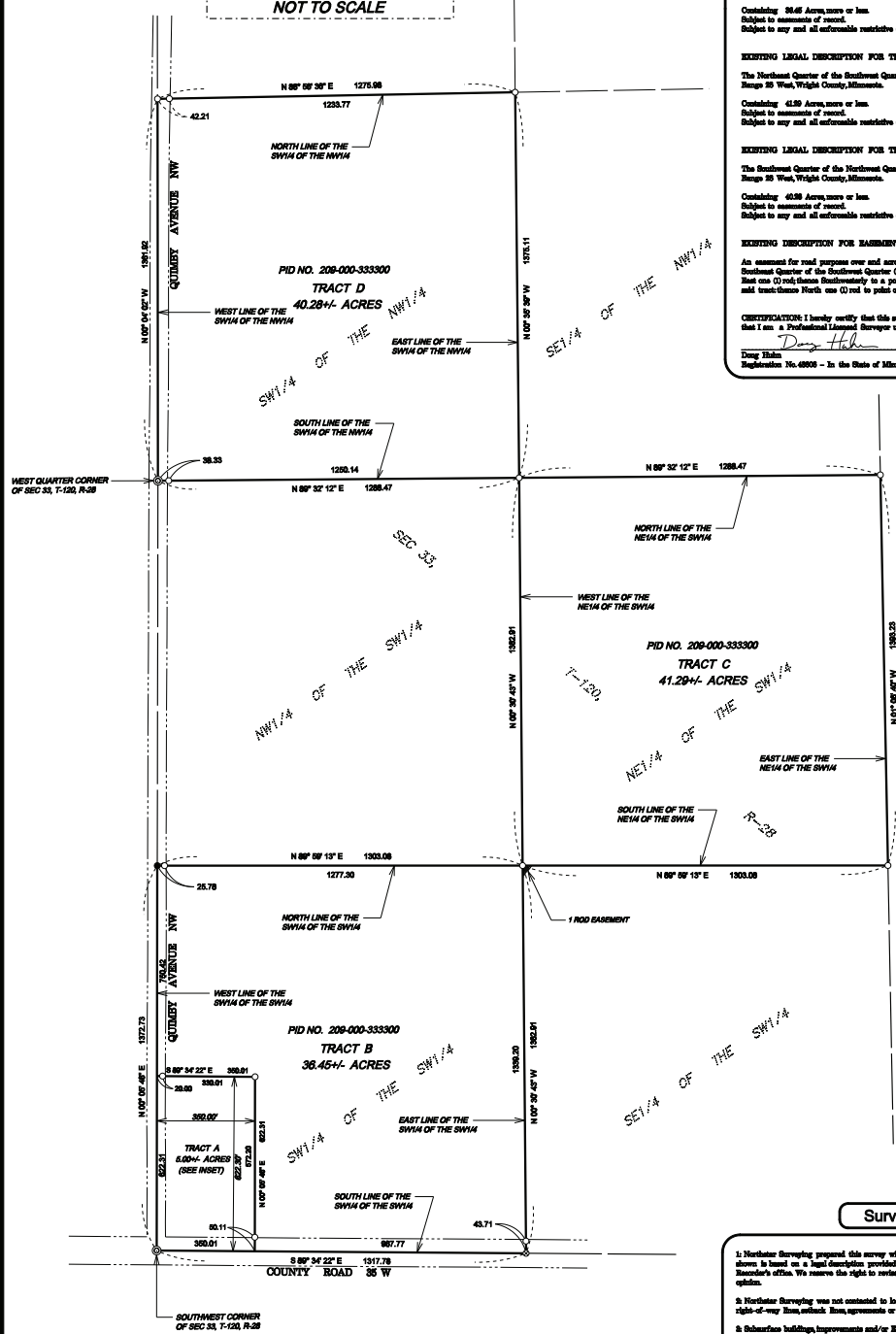
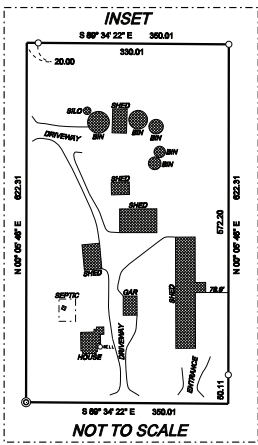
**PROPOSED LEGAL DESCRIPTION FOR TRACT B**  
The Southwest Quarter of the Southwest Quarter (SW1/4) of the SW1/4 of Section 28, Township 20 North, Range 20 West, Wright County, Minnesota.  
Containing 36.45 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**EXISTING LEGAL DESCRIPTION FOR TRACT C**  
The Northeast Quarter of the Southwest Quarter (NE1/4) of the SW1/4 of Section 28, Township 20 North, Range 20 West, Wright County, Minnesota.  
Containing 41.29 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**EXISTING LEGAL DESCRIPTION FOR TRACT D**  
The Southwest Quarter of the Northeast Quarter (SW1/4) of the NW1/4 of Section 28, Township 20 North, Range 20 West, Wright County, Minnesota.  
Containing 40.28 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**EXISTING DESCRIPTION FOR BASEMENT**  
An easement for road purposes over and across the following tract: Commencing at the northeast corner of the Southwest Quarter of the Southwest Quarter (SW1/4) of said Section 28; thence three (3) lines running West one (1) rod, thence Southwesterly to a point one (1) rod south of the point of beginning on the west line of said tract; thence North one (1) rod to point of beginning, Wright County, Minnesota.

**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 Hahn*  
Doug Hahn  
Registration No. 49905 - In the State of Minnesota



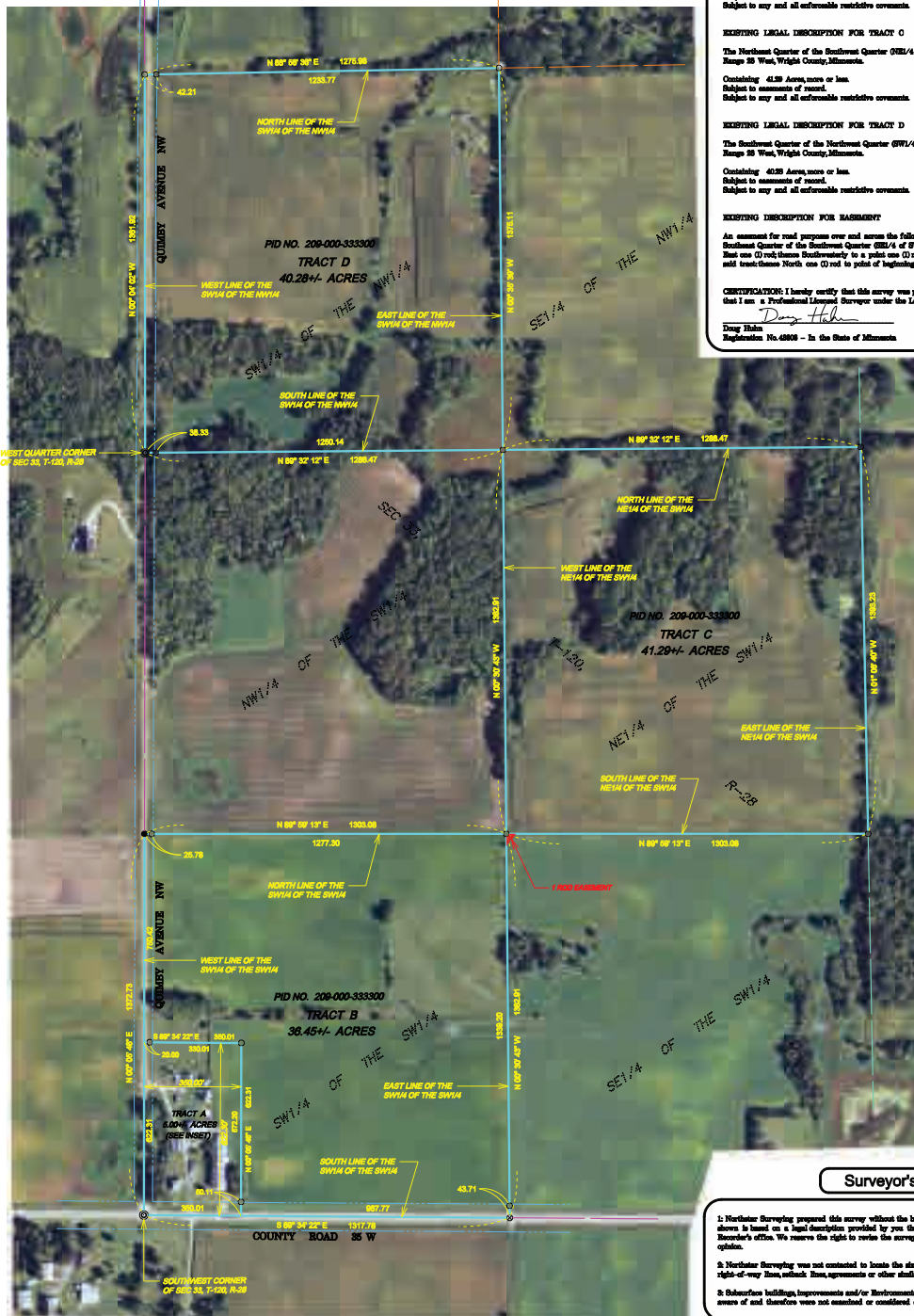
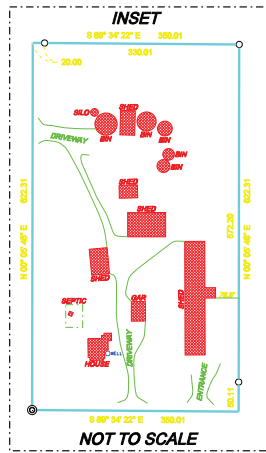
- LEGEND**
- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap inscribed with License No. 49905
  - Found Monumentation
  - ⊙ Set PK Nail
  - ⊗ Government Section Corner

**Surveyor's Notes**

1. Northstar Surveying prepared this survey without the benefit of a current plat 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 site, location, or existence of any/all easements, right-of-way lines, utility lines, easements 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 searched or considered during the process of this survey.



**Northstar**  
Surveying

**CLIENT NAME:**  
Lennie Anderson Estate

**PROJECT ADDRESS:**  
15976 County Road 35 West  
Cokato, MN

|                                   |                 |   |
|-----------------------------------|-----------------|---|
| DATE OF FIELD WORK: June 25, 2018 | JOB NO.: 18088  | HORIZONTAL DATUM:<br>NAD83 2011 A.S.<br>Wright County |
| DATE OF MAP: July 2, 2018         | DRAFTED BY: PMH | VERTICAL DATUM:<br>NA                                 |
| REVISION: DATE: / / 20            | CHECKED BY: DSH |   |
| REVISION: DATE: / / 20            |                 |   |

Surveyed Descriptions

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

The South 082.30 feet of the West 882.50 feet of the Southeast Quarter of the Southeast Quarter (SW1/4) of the SW1/4 of Section 28, Township 130 North, Range 28 West, Wright County, Minnesota.

Containing 600 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

The Southeast Quarter of the Southeast Quarter (SW1/4) of the SW1/4 of Section 28, Township 130 North, Range 28 West, Wright County, Minnesota.

**EXISTING LEGAL DESCRIPTION FOR TRACT C**

The Northeast Quarter of the Southeast Quarter (NE1/4) of the SW1/4 of Section 28, Township 130 North, Range 28 West, Wright County, Minnesota.

**EXISTING LEGAL DESCRIPTION FOR TRACT D**

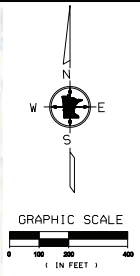
The Southeast Quarter of the Northeast Quarter (SE1/4) of the NW1/4 of Section 28, Township 130 North, Range 28 West, Wright County, Minnesota.

**EXISTING DESCRIPTION FOR BASINMENT**

An easement for road purposes over and across the following tract: Commence at the northeast corner of the Southeast Quarter of the Southeast Quarter (SE1/4) of SW1/4 of said Section 28, Township 130 North, Range 28 West, Wright County, Minnesota; run east (E) one (1) rod; south (S) one (1) rod; west (W) one (1) rod; north (N) one (1) rod to point of beginning, Wright County, Minnesota.

**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.

Dany Hahn  
Registration No. 42808 - In the State of Minnesota



- LEGEND**
- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 42808
  - Found Monumentation
  - ⊗ Set PK Nail
  - ⊙ Government Section Corner

Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a current plat 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 intended to locate the site, location, or existence of any/all easements, right-of-way, fees, setbacks, laws, agreements or other similar matters.
3. Subsurface buildings, improvements and/or environmental issues may exist on site that were not made aware of and therefore were not searched or considered during the process of this survey.

# Friday Aug. 24 | 10:30 AM

Complete farm line from shop equipment, to planting, to fall harvest.  
Online bidding on major equipment starting at 11:00 AM





**Tractors / Combines & Heads / Planter / Tillage Equipment  
Semi Tractor / Pickups & Accessories / Trailers / Gravity Wagons &  
Grain Cart / Bins Dryer & Aeration / Augers & Auger Parts  
Lawn & Garden / Recreational Items / Shop Equipment . Fuel Barrels &  
Poly Tank, Tires, parts and much more! For complete lot listings  
and photos, visit [SteffesGroup.com](http://SteffesGroup.com)**





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 receipted 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 estate 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**

# Land Auction

Friday, August 24, 2018 | 10AM <sup>2018</sup>

**120**  
± acres

Preview Date:  
August 16th from 4-6PM or by  
appointment



SteffesGroup.com