



Timed Online

Land Auction ²⁰¹⁸

Opens: Tues., June 26 / Closes: Tues., July 10 | 6PM

57
± acres



No Minimum / No Reserve

Lake Willie, Meeker Co., MN

Land Located: From Litchfield, MN, 7 miles south on MN Hwy 22, east on 180th St. Land on the south side of 180th St.

Contact **320.693.9371**
Shelly Weinzetl 763.300.5055

24400 MN Hwy 22 S, Litchfield, MN 55355
Shelly Weinzetl MN86-79, Ashley Huhn MN47-002, Eric Gabrielson MN47-006,
Randy Kath MN47-007, Scott Steffes MN14-51
SteffesGroup.com

TERMS: Ten percent down upon signing purchase agreement with balance due at closing in 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.

SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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 opens for bidding on June 26, 2018 and will end at 6:00PM Tuesday, July 10, 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 Weinzettl, (763.300.5055) and 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 earnest money will be forfeited. Balance of the purchase price must **be paid in full with cashier's check at closing on or before Friday, August 24, 2018.**
- Closing will take place at a

professional closing company agreeable to both buyer and seller.

- SELLER will provide owners policy title insurance to BUYER at their expense and will not convey property by Warranty Deed.
 - **2018 taxes to be paid by the 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
 - **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 NO MINIMUM / NO RESERVE**
- ### **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. 2018 crops to be retained by the renter and rental income for 2018 to be retained by the 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.

PID #'s: 11-0330000 & 08-0377000 | **Taxes (2018):** \$1,200 (2018 taxes to be paid by the sellers)
Crop Rent: 2018 crop rent to be retained by the sellers | **School District:** #465 Litchfield



AUCTIONEER'S NOTE:

57± Acres selling at public auction with no minimum /no reserve. Property features over 2,000' shoreline on Lake Willie (191 acre lake) well known recreational/fishing lake. This park like setting would make a beautiful place to build your dream home. Development potential, large amount of highly sought out lake frontage, prime hunting! Approximate ½ open pasture/tillable land and ½ mix of mature trees. Great investment opportunity! Land is conveniently located between Litchfield and Hutchinson and within an hour from St. Cloud and the metro area. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction by Tuesday, July 10 at 4:00PM.



**SHARON M. EUERLE
MEEKER CO. TREAS.**
325 NORTH SIBLEY
LITCHFIELD, MN 55355-2155
320-683-5345
www.co.meeker.mn.us



2018
PROPERTY TAX STATEMENT

PRCL# 08-0377000 RCPT# 4703
ESC# 973 SHARON & ROBERT CONK
TC 531 531

ELLSWORTH TWP

Property ID Number: 08-0377000
Property Description: SECT-30 TWP-118 RANG-30
LOT 1 EX 1/4 AC SOLD TO STATE OF MINN.

HERMAN ULRICH ET AL 12846-T
19739 623RD AVE
LITCHFIELD MN 55355 ACRES 18.28

		Values and Classification	
Taxes Payable Year		2017	2018
Step 1	Estimated Market Value:	53,100	53,100
	Homestead Exclusion:		
	Taxable Market Value:	53,100	53,100
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		RUVCL NON-HSTI	RUVCL NON-HSTI
Sent in March 2017			
Step 2	Proposed Tax		426.00
	* Does Not Include Special Assessments		
Sent in November 2017			
Step 3	Property Tax Statement		
	First half Taxes:		216.00
	Second half Taxes:		216.00
	Total Taxes Due in 2018		432.00



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.

- 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
- | | | | |
|--|---|---------------|---------------|
| Property Tax and Credits | 3. Property taxes before credits | 486.00 | 459.59 |
| | 4. A. Agricultural and rural land tax credits | .00 | .00 |
| | B. Other credits to reduce your property tax | .00 | 27.59 |
| | 5. Property taxes after credits | 486.00 | 432.00 |
| Property Tax by Jurisdiction | 6. County | 258.47 | 258.76 |
| | 7. City or Town | 90.19 | 96.44 |
| | 8. State General Tax | .00 | .00 |
| | 9. School District: 465 | | |
| | A. Voter approved levies | 90.05 | 34.61 |
| | B. Other local levies | 46.26 | 41.12 |
| | 10. Special Taxing Districts: | | |
| | A. MID MN DEVELOPMENT | 1.03 | 1.07 |
| | B. | | |
| | C. | | |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | .00 |
| | 12. Total property tax before special assessments | 486.00 | 432.00 |
| Special Assessments on Your Property | 13. A. | | |
| | B. | | |
| | C. | | |
| | D. | | |
| | E. | | |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | 486.00 | 432.00 |

Taxes Payable Year:	2017	2018
		.00
	.00	
	486.00	459.59
	.00	.00
	.00	27.59
	486.00	432.00
	258.47	258.76
	90.19	96.44
	.00	.00
	90.05	34.61
	46.26	41.12
	1.03	1.07
		.00
	486.00	432.00
	486.00	432.00



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# 11-0330000 RCPT# 6949
 ESC# 973 SHARON & ROBERT CONK
 TC 976 976

GREENLEAF TWP

Property ID Number: 11-0330000
 Property Description: SECT-25 TWP-118 RANG-31
 PT NE 1/4 LY E OF MN HWY 22

HERMAN ULRICH ET AL 12846-T
 19739 623RD AVE
 LITCHFIELD MN 55355 ACRES 39.15

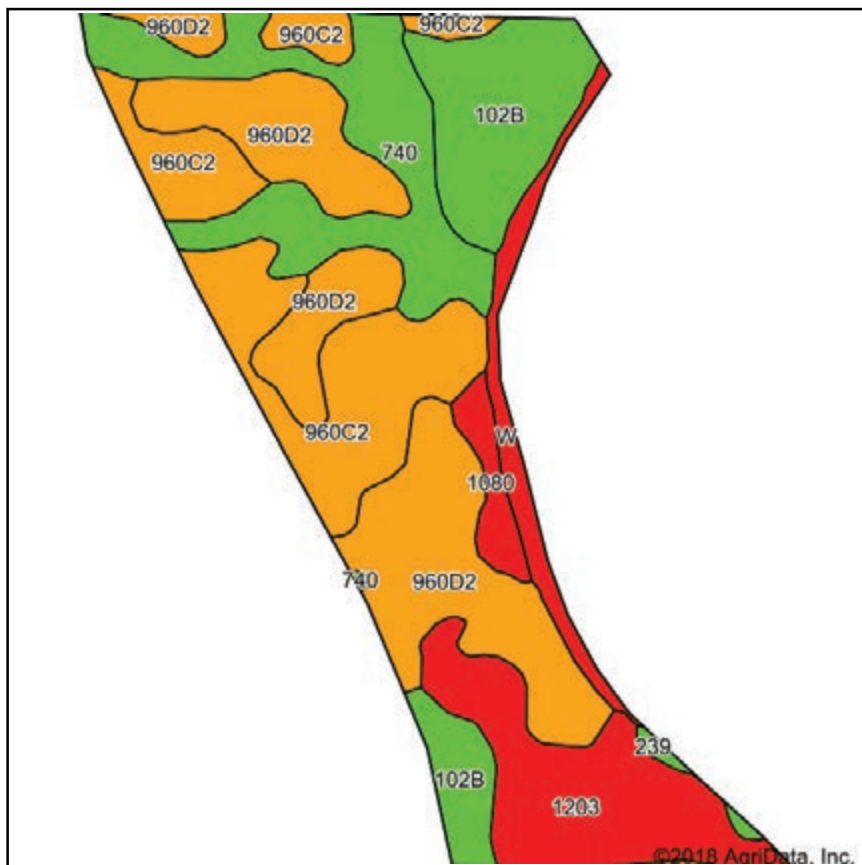
		Values and Classification		
		Taxes Payable Year	2017	2018
Step 1	Estimated Market Value:	97.600	97.600	
	Homestead Exclusion:			
	Taxable Market Value:	97.600	97.600	
Step 2	New Improve/Expired Excls:			
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD	
		RUVC NON-HSTI	RUVC NON-HSTI	
Sent in March 2017				
Step 2	Proposed Tax			756.00
* Does Not Include Special Assessments Sent in November 2017				
Step 3	Property Tax Statement			
	First half Taxes:			384.00
	Second half Taxes:			384.00
Total Taxes Due in 2018				768.00



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.

Taxes Payable Year:	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00	
Property Tax and Credits		
3. Property taxes before credits	880.00	818.71
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax00	50.71
5. Property taxes after credits	880.00	768.00
Property Tax by Jurisdiction		
6. County	474.00	475.45
7. City or Town	153.57	151.39
8. State General Tax00	.00
9. School District: 465		
A. Voter approved levies	165.52	63.62
B. Other local levies	85.01	75.57
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	1.90	1.97
B.		
C.		
D.		
11. Non-school voter approved referenda levies00
12. Total property tax before special assessments	880.00	768.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	880.00	768.00





Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 11

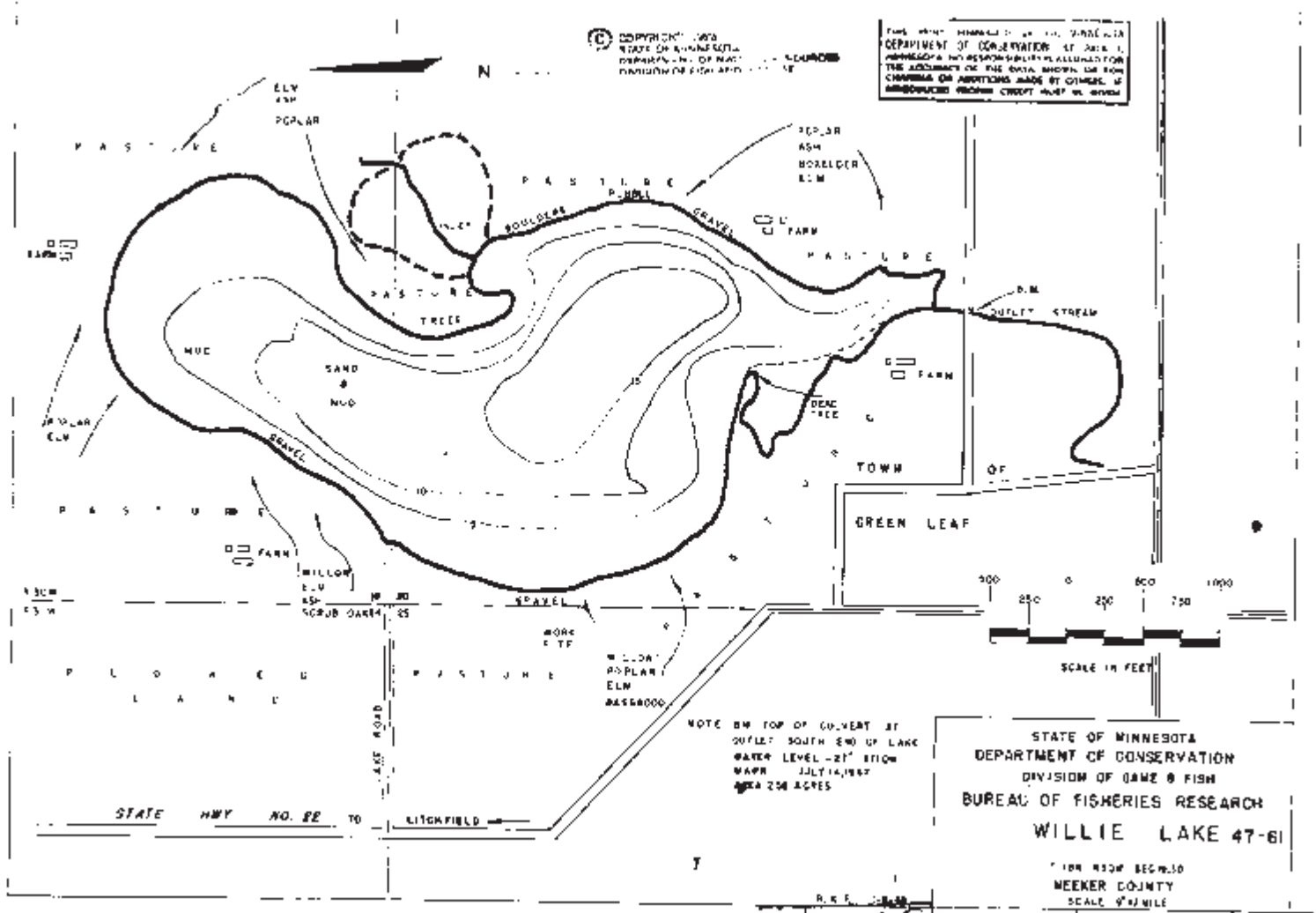
Code	Soil DescriptionA	acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	16.28	28.6%		IVe	6
960C2S	torden-Omsrud complex, 6 to 12 percent slopes, eroded	11.33	19.9%		IIIe	78
740	Hamel-Glencoe complex, 0 to 2 percent slopes	9.14	16.0%		IIw	93
1203	Muskego, Blue Earth, and Houghton soils, ponded	8.10	14.2%		VIIIw	5
102B	Clarion loam, 2 to 6 percent slopes	8.03	14.1%		Ile	95
WW	ater	2.41	4.2%			0
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	1.41	2.5%		VIIIw	5
239	Le Sueur loam, 1 to 3 percent slopes	0.30	0.5%		Iw	97
Weighted Average						66.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

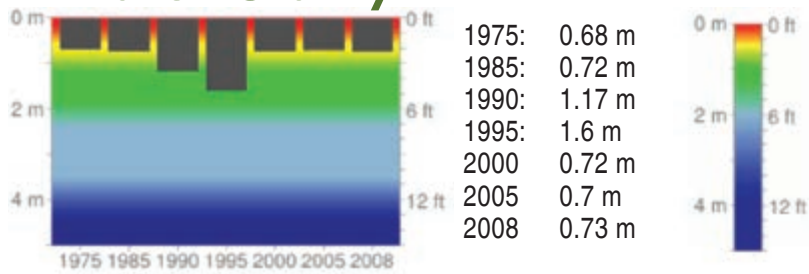


Fish Species: black crappie, bluegill, green sunfish, hybrid sunfish, largemouth bass, northern pike, pumpkinseed, walleye, white crappie, yellow perch, bigmouth buffalo, bowfin (dogfish), common carp, white sucker, golden shiner, spottail shiner, bullheads

Lake size: 187 acres



Water Clarity



Ideal Hunting Property - Deer, Turkey, Pheasants, Ducks



Over 2400' of Shoreline - Development Potential



Build Your Dream Home



Approx. 12 Acres Currently Being Farmed





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. _____



buyer's
PROSPECTUS

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