



# buyer's PROSPECTUS

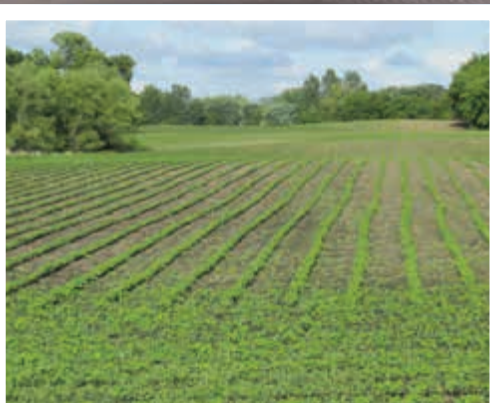
# Land Auction

Friday, July 20, 2018 | 10AM <sup>2018</sup>

**175**  
**± acres**

**Preview Date:**

Thursday, July 12th from 4– 6PM  
or by Appointment



**Meeker County, MN Land Auction - 175± Acres - 3 Tracts**  
**73681 323rd St., South Haven, MN 55382**

**Location:** : From Kingston, MN, 1 mile north on Cty Rd 19, 1 mile east on 318th St., ½ mile north on 735th Ave., ¼ mile east on 323rd St. 73681 323rd St., South Haven, MN 55382

**Auctioneer's Note:** Will be sold in 3 tracts to include 113± acres with tillable land & building entitlement, 40± acres home, buildings, grain storage, & tillable land, and 22± acres tillable land & building entitlement (with lake Francis view).

Contact **320.693.9371**  
Eric Gabrielson 701.238.2570

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, August 31, 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 **Friday, August 31, 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**

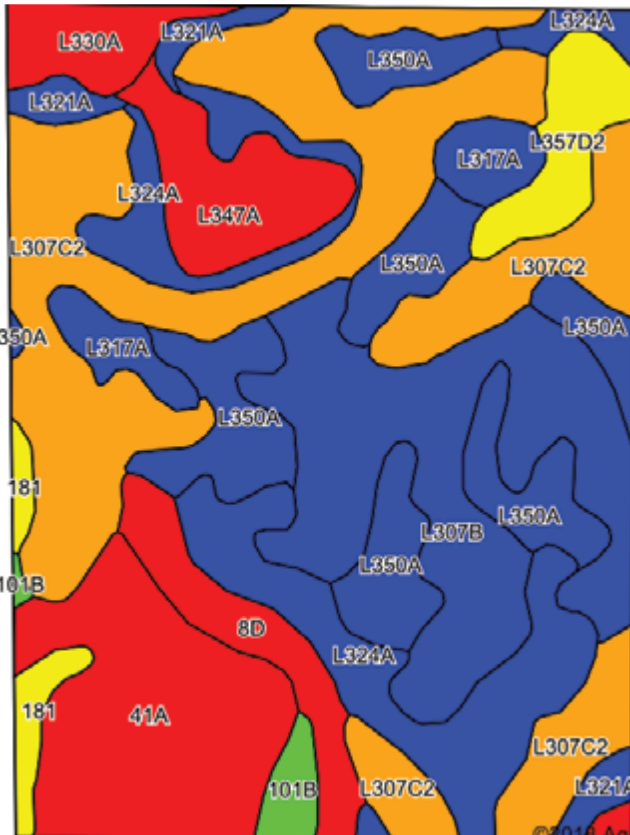
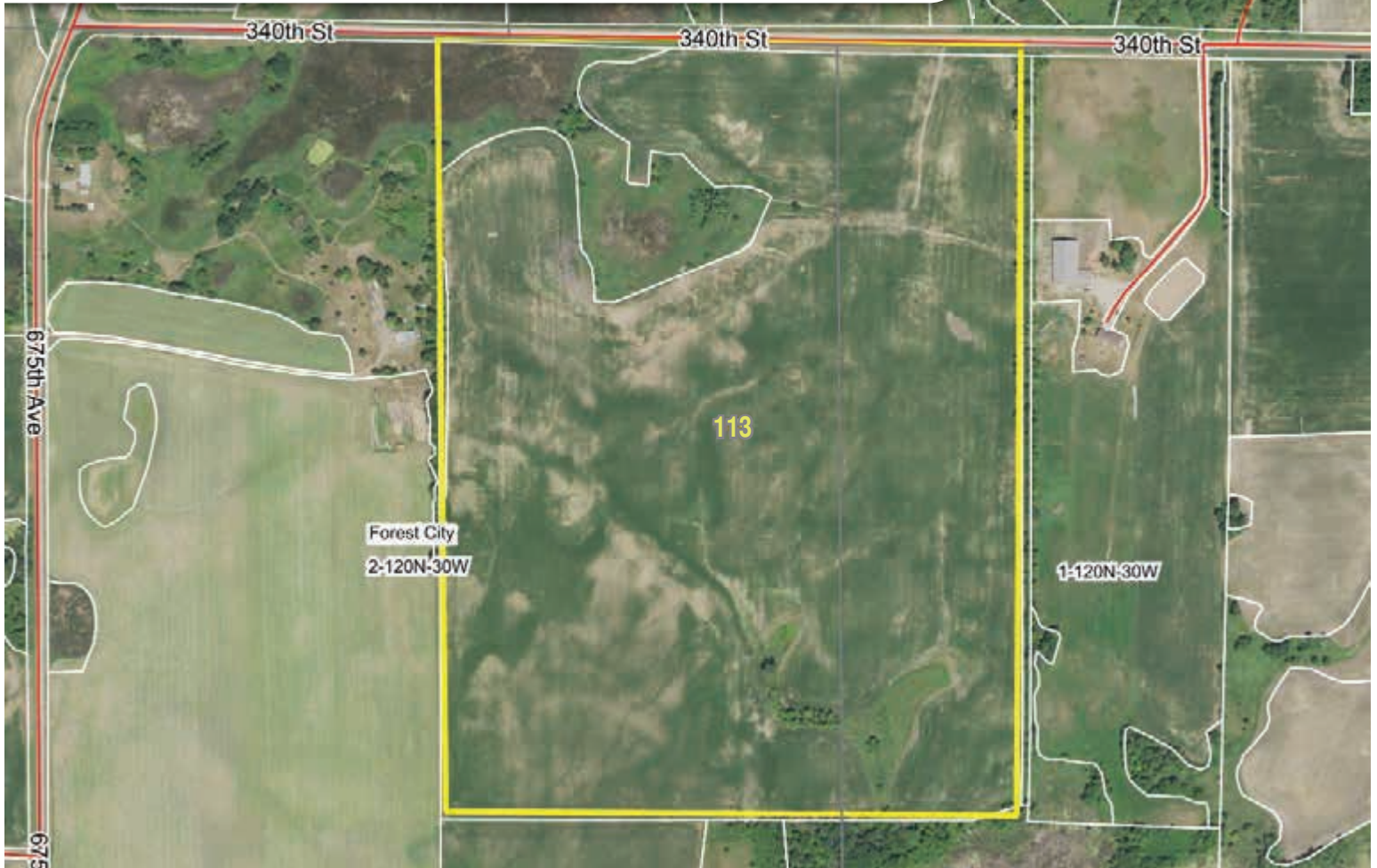
- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid **before** the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.



# Tract 1 Lines approximate

# 73681 323rd St., South Haven, MN 55382

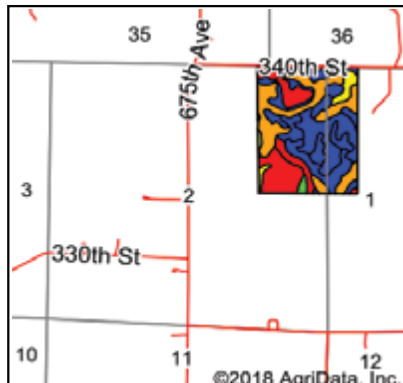
113± Acres | P.I.D. #'s: 09-0001000, 09-0002000, 09-0019000, & 09-0020000  
 2018 Taxes: \$2,184.00 | 105± Tillable acres | 71.3 CPI rating | 1 Building entitlement



Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class %c	Productivity Index
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	30.16	26.7%	IIIc		77
L307B	Koronis loam, 2 to 6 percent slopes	17.87	15.8%	IIe		88
L350A	Marcellon loam, 0 to 3 percent slopes	14.60	12.9%	Iv		90
L324A	Forestcity, overwashForestcity complex, 1 to 4 percent slopes	13.40	11.9%	IIv		90
41A	Estherville sandy loam, 0 to 2 percent slopes	12.24	10.8%	IIIs		44
L347A	Klossner and Lundlake soils, 0 to 1 percent slopes, ponded	5.03	4.5%	VIIIv		5
8D	Sparta loamy sand, 12 to 25 percent slopes	4.24	3.8%	VIIIs		23
L357D2	KoronisSunburg complex, 12 to 18 percent slopes, moderately eroded	3.50	3.1%	IVe		61
L317A	Barry loam, 0 to 2 percent slopes	3.29	2.9%	IIv		87
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	3.12	2.8%	VIIIv		5
L321A	Swedegrove loam, 0 to 2 percent slopes	2.50	2.2%	IIIv		89
181	Litchfield loamy fine sand, 0 to 2 percent slopes	1.75	1.5%	IIIv		67
101B	Truman silt loam, 2 to 6 percent slopes	1.30	1.2%	IIe		99
<b>Weighted Average</b>						<b>71.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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# 09-0001000 RCPT# 5208  
 TC 381 381

FOREST CITY TWP

Property ID Number: 09-0001000  
 Property Description: SECT-01 TWP-120 RANG-30  
 N 1/2 W 1/2 W 1/2 NW 1/4

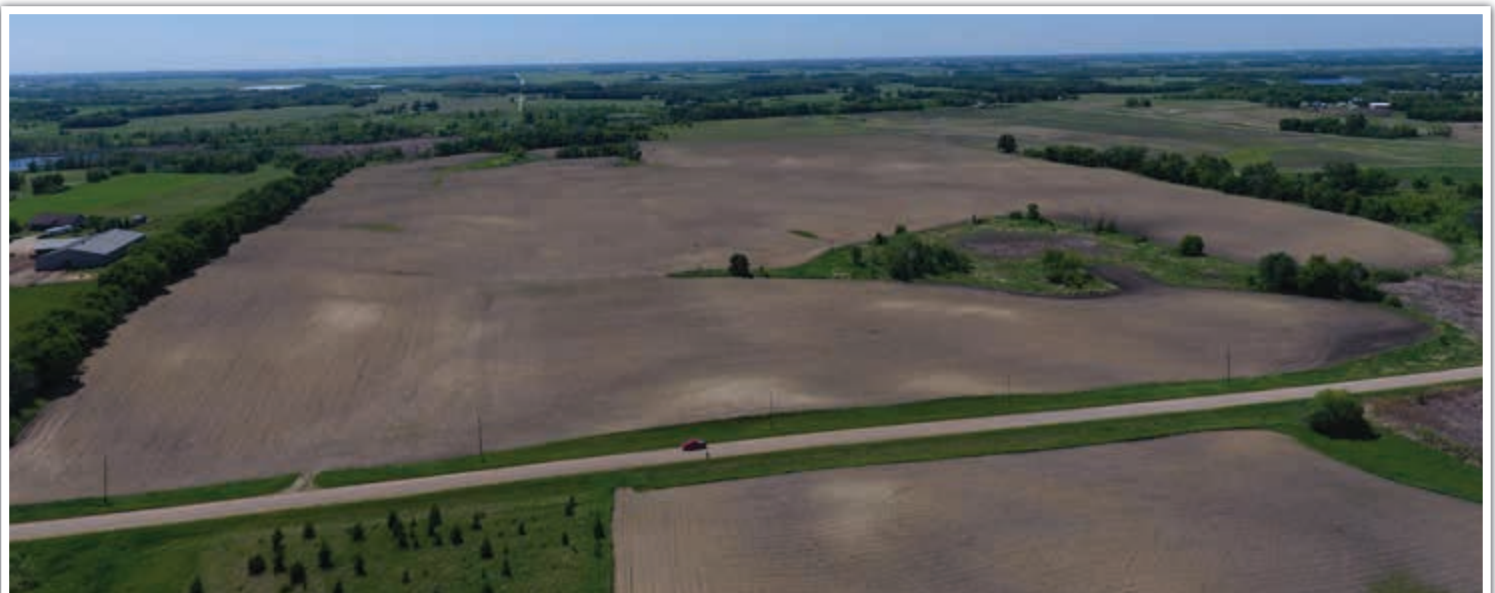
DAVID E & NANCY L MYLLYKANGAS 7037-T  
 73681 323RD ST  
 SOUTH HAVEN MN 55382 ACRES 18.18

		Values and Classification	
		Taxes Payable Year	
		2017	2018
Step	Estimated Market Value:	76,100	76,100
1	Homestead Exclusion:		
	Taxable Market Value:	76,100	76,100
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
	Sent in March 2017		
Step	<b>Proposed Tax</b>		
2	* Does Not Include Special Assessments		326.00
	Sent in November 2017		
Step	<b>Property Tax Statement</b>		
3	First half Taxes:		165.00
	Second half Taxes:		165.00
	Total Taxes Due in 2018		330.00



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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	380.00	349.80
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	19.80
	5. Property taxes after credits .....	380.00	330.00
<b>Property Tax by Jurisdiction</b>	6. County .....	184.50	185.81
	7. City or Town .....	89.79	82.54
	8. State General Tax .....	.00	.00
	9. School District: 465		
	A. Voter approved levies .....	64.61	24.83
	B. Other local levies .....	33.19	29.50
	10. Special Taxing Districts:		
A. MID MN DEVELOPMENT .....	.74	.77	
B. CLEARWATER .....	7.17	6.55	
C. ....			
D. ....			
	11. Non-school voter approved referenda levies .....		.00
	12. Total property tax before special assessments .....	380.00	330.00
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	380.00	330.00





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



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

PRCL# 09-0002000 RCPT# 5209  
 TC 426 426

FOREST CITY TWP

Property ID Number: 09-0002000  
 Property Description: SECT-01 TWP-120 RANG-30  
 S 1/2 W 1/2 W 1/2 NW 1/4

DAVID E & NANCY L MYLLYKANGAS 7037-T  
 73681 323RD ST  
 SOUTH HAVEN MN 55382 ACRES 20.00

		Values and Classification		
		Taxes Payable Year	2017	2018
Step	1	Estimated Market Value:	85,100	85,100
		Homestead Exclusion:		
		Taxable Market Value:	85,100	85,100
		New Improve/Expired Excls:		
		Property Class:	AGRI HSTD	AGRI HSTD
		Sent in March 2017		
Step	2	<b>Proposed Tax</b>		
		* Does Not Include Special Assessments		356.00
		Sent in November 2017		
Step	3	<b>Property Tax Statement</b>		
		First half Taxes:		181.00
		Second half Taxes:		181.00
		Total Taxes Due in 2018		362.00



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		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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		416.00	384.14
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		.00	22.14
	5. Property taxes after credits .....		416.00	362.00
<b>Property Tax by Jurisdiction</b>	6. County .....		205.43	208.10
	7. City or Town .....		100.39	92.29
	8. State General Tax .....		.00	.00
	9. School District: 465			
	A. Voter approved levies .....		72.25	27.77
	B. Other local levies .....		37.10	32.98
	10. Special Taxing Districts:			
	A. MID MN DEVELOPMENT .....		.83	.86
	B. ....			
	C. ....			
	D. ....			
	11. Non-school voter approved referenda levies .....			.00
	12. Total property tax before special assessments .....		416.00	362.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		416.00	362.00



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

PRCL# 09-0019000 RCPT# 5231  
 TC 619 619

FOREST CITY TWP

Property ID Number: 09-0019000  
 Property Description: SECT-02 TWP-120 RANG-30  
 NE 1/4 NE 1/4

DAVID E & NANCY L MYLLYKANGAS 7037-T  
 73681 323RD ST  
 SOUTH HAVEN MN 55382 ACRES 34.91

		Values and Classification		
		Taxes Payable Year	2017	2018
Step	1	Estimated Market Value:	123,800	123,800
		Homestead Exclusion:		
		Taxable Market Value:	123,800	123,800
		New Improve/Expired Excls:		
		Property Class:	AGRI HSTD	AGRI HSTD
		Sent in March 2017		
Step	2	<b>Proposed Tax</b>		
		* Does Not Include Special Assessments		528.00
		Sent in November 2017		
Step	3	<b>Property Tax Statement</b>		
		First half Taxes:		369.00
		Second half Taxes:		369.00
		Total Taxes Due in 2018		738.00



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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		618.00	568.32
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		.00	32.16
	5. <b>Property taxes after credits</b> .....		618.00	536.16
<b>Property Tax by Jurisdiction</b>	6. County .....		300.39	301.90
	7. City or Town .....		145.87	134.10
	8. State General Tax .....		.00	.00
	9. School District: 465			
	A. Voter approved levies .....		104.98	40.36
	B. Other local levies .....		53.91	47.92
	10. Special Taxing Districts:			
	A. MID MN DEVELOPMENT .....		1.21	1.24
	B. CLEARWATER .....		11.64	10.64
	C. ....			
	D. ....			
	11. Non-school voter approved referenda levies .....			.00
	12. Total property tax before special assessments .....		618.00	536.16
<b>Special Assessments on Your Property</b>	13. A. 80424 MAINT CO DITCH #42 .....			201.84
	B. ....			
	C. ....			
	D. ....			
	E. ....			
PRIN	196.60			
INT	5.24			
TOT	201.84			
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....			618.00	738.00



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 LITCHFIELD, MN 55355-2155  
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**2018**  
**PROPERTY TAX**  
**STATEMENT**

PRCL# 09-0020000 RCPT# 5232  
 TC 890 890

FOREST CITY TWP

Property ID Number: 09-0020000  
 Property Description: SECT-02 TWP-120 RANG-30  
 SE 1/4 NE 1/4

DAVID E & NANCY L MYLLYKANGAS 7037-T  
 73681 323RD ST  
 SOUTH HAVEN MN 55382 ACRES 40.00

		Values and Classification		
		Taxes Payable Year	2017	2018
Step	1	Estimated Market Value:	178,000	178,000
		Homestead Exclusion:		
		Taxable Market Value:	178,000	178,000
		New Improve/Expired Excls:		
		Property Class:	AGRI HSTD	AGRI HSTD
		Sent in March 2017		
Step	2	<b>Proposed Tax</b>		
		* Does Not Include Special Assessments		746.00
		Sent in November 2017		
Step	3	<b>Property Tax Statement</b>		
		First half Taxes:		377.00
		Second half Taxes:		377.00
		Total Taxes Due in 2018		754.00



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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		870.00	800.24
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		.00	46.24
	5. <b>Property taxes after credits</b> .....		870.00	754.00
<b>Property Tax by Jurisdiction</b>	6. County .....		430.07	432.47
	7. City or Town .....		209.74	192.81
	8. State General Tax .....		.00	.00
	9. School District: 465	A. Voter approved levies .....	150.93	58.02
		B. Other local levies .....	77.52	68.91
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT .....	1.74	1.79
		B. ....		
		C. ....		
		D. ....		
	11. Non-school voter approved referenda levies .....			.00
	12. Total property tax before special assessments .....		870.00	754.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		870.00	754.00





FARM: 8995

Minnesota

U.S. Department of Agriculture

Prepared: 6/6/18 11:49 AM

Meeker

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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>
KEITH R ARENS	COMB OF 8303 & 8993(D OF 3377)	2012 27093 36

**Farms Associated with Operator:**

3149, 3151, 3336, 3387, 5744, 6558, 6559, 7210, 8009, 8694, 8768

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
183.89	146.55	146.55	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	146.55	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	78.4		127	0.0
SOYBEANS	66.5		41	0.0
<b>Total Base Acres:</b>	144.9			

Tract Number: 1787 Description: I-5/E2NE4/2/FC;W2W2NW4/1/FC

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
115.35	104.1	104.1	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	104.1	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	55.8		127	0.0
SOYBEANS	46.7		41	0.0
<b>Total Base Acres:</b>	102.5			

Owners: DAVID E MYLLYKANGAS

NANCY L MYLLYKANGAS

Other Producers: TONY FISHER

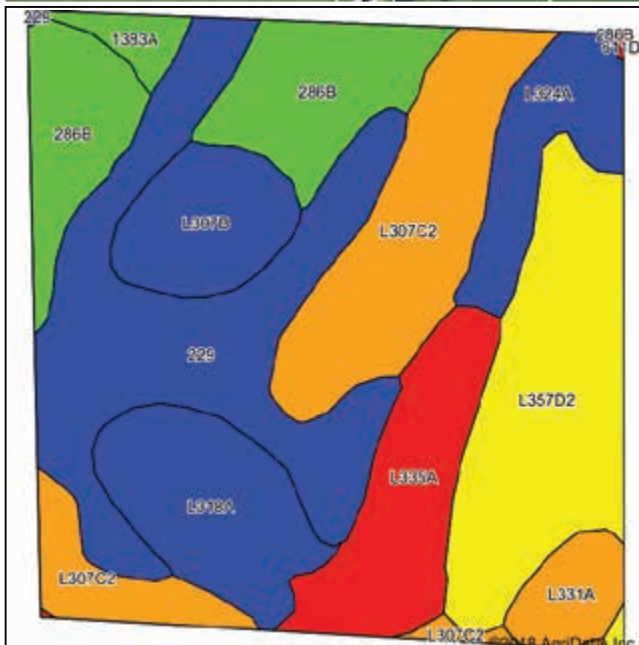
MICHAEL FISHER



# Tract 2 Lines approximate

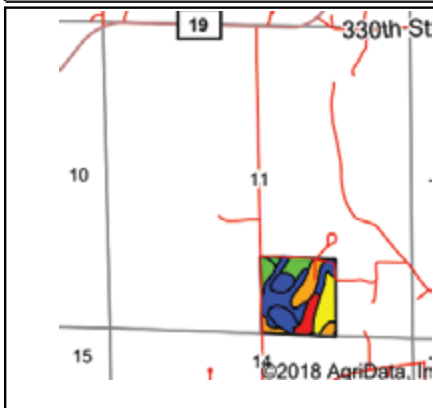
# 73681 323rd St., South Haven, MN 55382

40± Acres | P.I.D.#: 13-0191000 | 2018 Taxes: \$934.00 | 20± Tillable acres  
86.5 CPI rating | 10± Acres of pasture



Area Symbol: MN093\_Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class	*c	Productivity Index
229	Wakdorf silty clay loam, 0 to 2 percent slopes	8,72	21,8%			IIw	85
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	6,46	16,2%			IIIe	77
L357D2	KoronisSunburg complex, 12 to 18 percent slopes, moderately eroded	6,28	15,7%			IVe	61
286B	Shorewood silty clay loam, 3 to 6 percent slopes	5,01	12,5%			IIe	95
L335A	Klossner soils, lundlake catena, 0 to 1 percent slopes	3,61	9,0%			Vlw	15
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	3,51	8,8%			IIIw	86
L307B	Koronis loam, 2 to 6 percent slopes	2,38	5,9%			IIe	88
L324A	Forestcity, overwashForestcity complex, 1 to 4 percent slopes	2,33	5,8%			IIw	90
L331A	Klossner muck, lundlake catena, 0 to 1 percent slopes	1,13	2,8%			IIIw	77
L383A	Shorewood silty clay loam, 1 to 3 percent slopes	0,57	1,4%			IIw	95
<b>Weighted Average</b>							<b>75,3</b>



Soils data provided by USDA and NRCS.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# 13-0191000 RCPT# 8065  
 TC 1.409 1.469

KINGSTON TWP

Property ID Number: 13-0191000  
 Property Description: SECT-11 TWP-120 RANG-29  
 SW 1/4 SE 1/4

73681 323 ST

DAVID E & NANCY L MYLLYKANGAS 7037-T  
 73681 323RD ST  
 SOUTH HAVEN MN 55382 ACRES 40.00

Values and Classification			
Taxes Payable Year		2017	2018
Step 1	Estimated Market Value:	266,100	270,700
	Homestead Exclusion:	30,355	29,797
	Taxable Market Value:	235,745	240,903
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
		RUVC HSTD	RUVC HSTD
Sent in March 2017			
Step 2	Proposed Tax		
		* Does Not Include Special Assessments	926.00
Sent in November 2017			
Step 3	Property Tax Statement		
First half Taxes:			467.00
Second half Taxes:			467.00
Total Taxes Due in 2018			934.00



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.....			651.17	
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>				
2. 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 .....	1,418.00	1,481.76	
	4. A. Agricultural and rural land tax credits .....	490.00	490.00	
	B. Other credits to reduce your property tax .....	.00	57.76	
	5. Property taxes after credits .....	928.00	934.00	
<b>Property Tax by Jurisdiction</b>	6. County .....	412.91	433.08	
	7. City or Town .....	146.51	145.95	
	8. State General Tax .....	.00	.00	
	9. School District: 739	A. Voter approved levies .....	200.56	181.20
		B. Other local levies .....	166.35	171.98
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT .....	1.67	1.79
	B. ....			
	C. ....			
	D. ....			
11. Non-school voter approved referenda levies .....			.00	
12. Total property tax before special assessments .....	928.00		934.00	
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	928.00		934.00	





**Home Features**

- Farm house
- 3 bedrooms
- 1 bathroom
- Newer roof
- Vinyl siding
- Includes Appliances
- Septic is non-compliant will need updating



**Garage**

- 22' x 24'
- Concrete floor
- Steel siding
- Steel Roof



**2002 Morton Machine Shed**

- 60' x 105'
- 30' (split) side sliding doors
- 20' overhead door
- 14' side walls
- Steel siding
- Steel roof



**55,000± Bushel Grain Storage**

- 1993 Chief 28,000 bushel bin
- 1969 Lindsay 6,000 bushel bin
- 1972 Stormor 8,000 bushel bin
- 1976 MFS 6,500 bushel bin
- 1996 Butler 3,500 bushel bin
- 1978 MFS 3,500 bushel bin

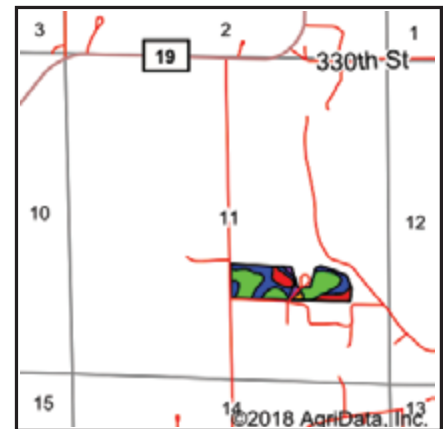
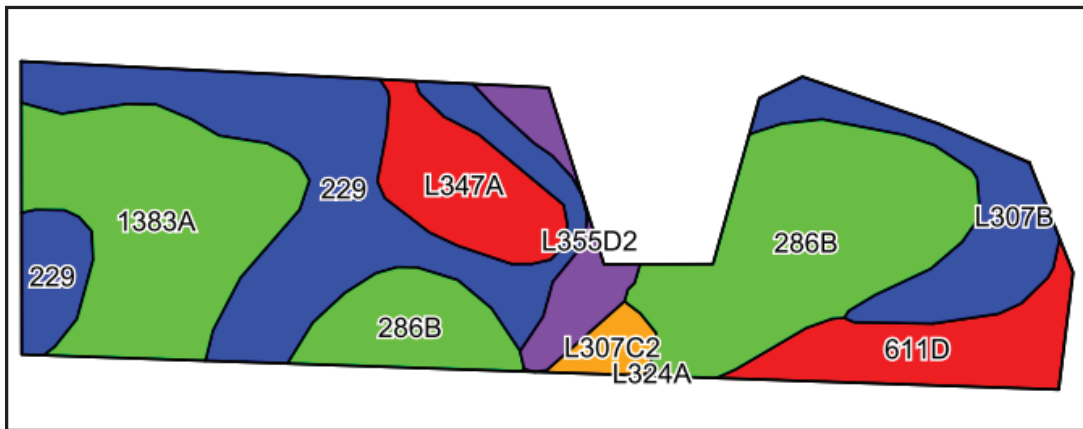
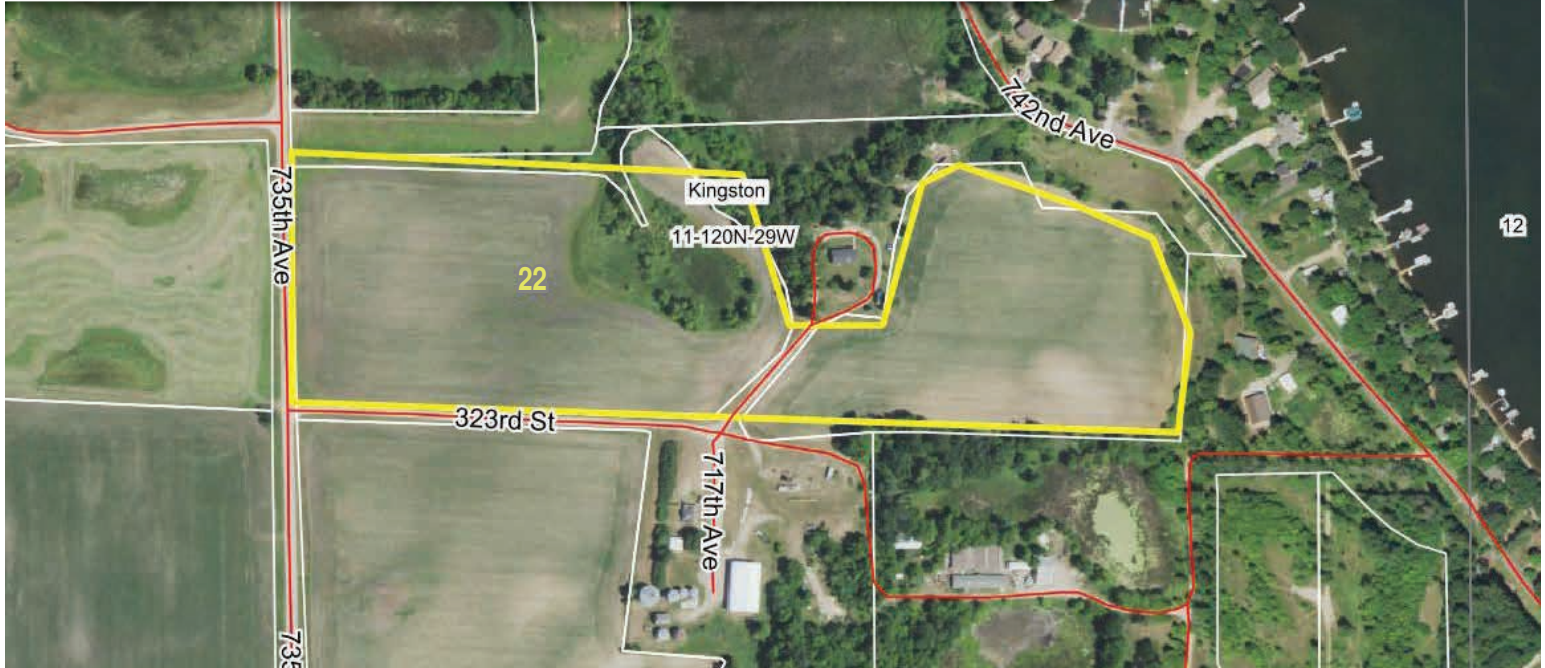




# Tract 3 Lines approximate

# 73681 323rd St., South Haven, MN 55382

22± Acres | P.I.D.#: 13-0189000 | 2018 Taxes: \$428.00 | 17± Tillable acres | 85 CPI rating  
 1 Building entitlement | Lake Francis views



Soils data provided by USDA and NRCS.

Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index
286B	Shorewood silty clay loam, 3 to 6 percent slopes	5.71	26.0%		Ile	95
229	Waldorf silty clay loam, 0 to 2 percent slopes	5.53	25.1%		Ilw	85
1383A	Shorewood silty clay loam, 1 to 3 percent slopes	4.09	18.6%		Ilw	95
L307B	Koronis loam, 2 to 6 percent slopes	1.97	9.0%		Ile	88
611D	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.77	8.0%		Vlls	31
L347A	Klossner and Lundlake soils, 0 to 1 percent slopes, ponded	1.63	7.4%		Vlllw	5
L355D2	KoronisSunburgHawick complex, 12 to 18 percent slopes, moderately eroded	0.91	4.1%		Ive	52
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	0.39	1.8%		Ille	77
<b>Weighted Average</b>						<b>77.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

PRCL# 13-0189000 RCPT# 8061  
 TC 520 520

KINGSTON TWP

**Property ID Number:** 13-0189000  
**Property Description:** SECT-11 TWP-120 RANG-29  
 NW 1/4 SE 1/4 & GLS 2 & 3 EX MELODY  
 LANE & EX PT IN 13-0190-000 & EX

DAVID E & NANCY L MYLLYKANGAS 7037-T  
 73681 323RD ST ACRES 22.63  
 SOUTH HAVEN MN 55382

		Values and Classification		
		Taxes Payable Year	2017	2018
Step	1	<b>Estimated Market Value:</b>	104,000	104,000
		<b>Homestead Exclusion:</b>		
		<b>Taxable Market Value:</b>	104,000	104,000
		<b>New Improve/Expired Excls:</b>		
		<b>Property Class:</b>	AGRI HSTD	AGRI HSTD
Sent in March 2017				
Step	2	<b>Proposed Tax</b>		424.00
* Does Not Include Special Assessments Sent in November 2017				
Step	3	<b>Property Tax Statement</b>		
		First half Taxes:		214.00
		Second half Taxes:		214.00
		<b>Total Taxes Due in 2018</b>		<b>428.00</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
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....				.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		460.00	459.95
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		.00	31.95
	5. <b>Property taxes after credits</b> .....		460.00	428.00
<b>Property Tax by Jurisdiction</b>	6. County .....		252.72	253.41
	7. City or Town .....		89.21	85.29
	8. State General Tax .....		.00	.00
	9. School District: 739	A. Voter approved levies .....	71.38	42.99
		B. Other local levies .....	45.68	45.26
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT .....	1.01	1.05
		B. ....		
		C. ....		
		D. ....		
	11. Non-school voter approved referenda levies .....			.00
	12. Total property tax before special assessments .....		460.00	428.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		460.00	428.00







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 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**

# Land Auction

Friday, July 20, 2018 | 10AM 2018

**175**  
**± acres**

**Preview Date:**

Thursday, July 12th from 4– 6PM  
or by Appointment



SteffesGroup.com