



# buyer's PROSPECTUS

Timed Online

## 2 McLeod County, MN Country Properties **AUCTION**

OPENS: MONDAY, AUGUST, 27 / CLOSES: FRIDAY, SEPTEMBER 7 | 10AM 2018

**Tract 1**



**PREVIEW DATES:**

Thursday, August 23rd from 6-7PM & Wednesday, August 29th from 6-7PM or by Appointment

**Tract 2**



**Tract 1: 24261 Tagus Ave, Hutchinson, MN**  
Hobby Farm with Multiple Outbuildings - 16± Acres

**Tract 2: 20207 245th St., Hutchinson, MN**  
Home - 2± Acres

Contact **320.693.9371**

Eric Gabrielson 701.238.2570

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](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.



### 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 Monday, August 27th and will end at 10AM Friday, September 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 Weinzettl, (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 earnest money will be forfeited. Balance of the purchase price must **be paid in full with cashier's check at closing**

### on or before Monday, October 8, 2018

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- SELLER will convey property by Warranty Deed
- **2018 taxes to be prorated the day of closing**
- 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.
- **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 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.

### 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.



## 2 Country Properties in McCleod CO, MN Lines approximate

**AUCTIONEER'S NOTE:** Two rural country properties located just outside of Hutchinson. Land has been surveyed. Tract 1 is a 16-acre hobby farm with custom built 4 bedroom / 3 bath home. Private and secluded setting! Numerous outbuildings to include an old dairy barn, large pole building, machine sheds, livestock buildings as well as numerous storage sheds. House could use some updating and some outside buildings show signs of deferred maintenance. Additional home also located on this parcel once used for a hired hand. This second home is a tear down or remodel. Tract 2 is a 3 bedroom / 2 bathroom 1,176 sq ft rambler needing some finishing touches. Build instant equity on this one. Full unfinished block basement. Don't miss this opportunity to buy this country home nestled in on 2 acres. If you have been looking for privacy yet want to be near all the town conveniences this is the place for you. Great Location!





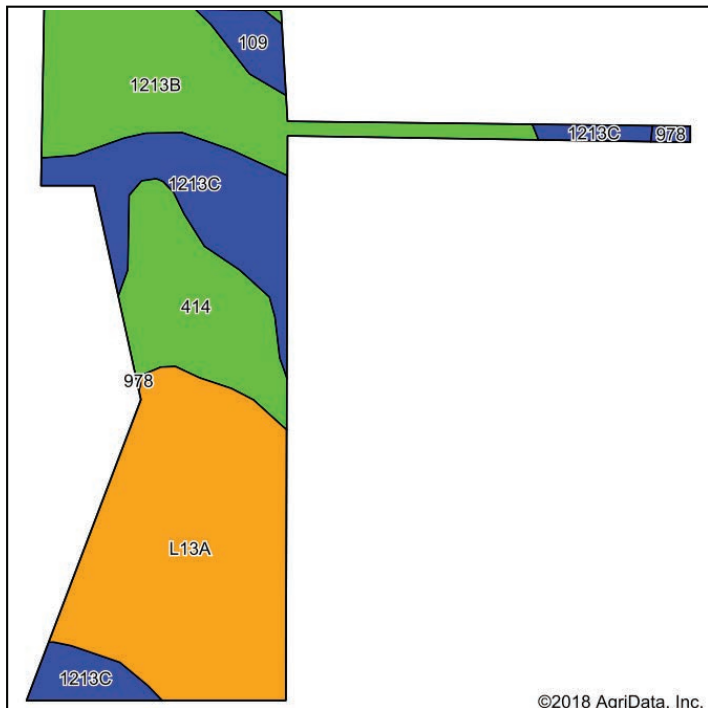
# Tract 1

**Tagus Ave. 24261 Tagus Ave, Hutchinson, MN**

**Location:** From Hutchinson, MN, 1 mile north on Hwy 15, 5.5 miles west on North High Drive NW which turns into Tagus Ave. From Darwin, MN 9 miles south on CSAH 14 which turns into Tagus Ave.

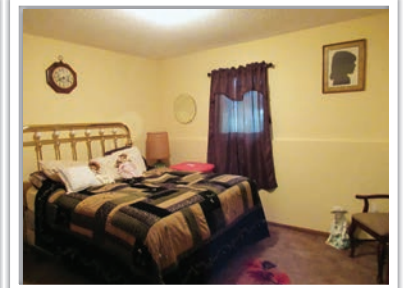
**P.I.D #:** R01.002.0600 | Acoma Township | **2018 Taxes:** \$2,680

**School District:** #423 Hutchinson



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



Maps Provided By:



Area Symbol: MN085, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L13A	Klossner muck, 0 to 1 percent slopes	6.52	39.5%		IIIw	77
1213B	Cokato-Storden complex, 2 to 6 percent slopes	3.75	22.7%		IIe	92
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	3.15	19.1%		IIIe	84
414	Hamel loam, 0 to 2 percent slopes	2.57	15.6%		IIw	94
109	Cordova clay loam, 0 to 2 percent slopes	0.45	2.7%		IIw	87
978	Cordova-Rolfé complex, 0 to 2 percent slopes	0.08	0.5%		IIw	86
<b>Weighted Average</b>						<b>84.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Home Features**

- 2,285 Finished Sq. feet
- Built in 1986
- 4 Bedrooms
- 3 Bathrooms: (1) Full, (2) 3/4
- Oversized 6' x 7' entryway
- Open floor plan
- Eat in kitchen w/pantry
- Tile Floors in bathrooms
- Family room with wood fireplace
- Main floor laundry
- 2 tier deck
- Central air
- Forced air furnace
- 2 car attached insulated garage with separate "Man Cave"
- Steel siding

**Storage Shed**

- 12' x 14'
- Shingled roof
- Vinyl siding
- 4' roll up door

**Garden Shed**

- 9' x 7'
- Shingled
- Wood siding

**Garden Shed**

- 8' x 10'
- Steel roof
- Wood siding
- Roll up door

**Livestock Building**

- 30' x 20'
- Small livestock pens
- 110 Power
- Steel siding
- Steel roof
- Hay loft



**Pole Barn**

- 40' x 75'
- Steel roof
- Steel siding
- (2) 14' x 11' Tall sliding doors
- Dirt floor
- 110 Power

**Grainery**

- 14' x 18'
- Lean-to
- Shingled roof
- Wood siding



**Pole Barn**

- 64' x 48'
- Steel siding
- Steel roof
- 40' bifold door
- (2) 12' x 14' Tall sliding doors

**Grainery**

- 40' x 15'
- Lean-to
- Wood siding
- Wood roof

**Barn**

- 90' x 32'
- Drive in hay loft
- 10' x 8' Roll up door
- Shingled
- Block foundation
- Milk room and lean-to

**Grain Bins**

- (2) Bins - 1,000 BU
- (1) Bin - 3,500 BU

**Single Garage**

- 12' x 14'
- Concrete floor
- 9.5' x 7' Overhead door

(2) Silos

**Additional Older Home**

- Needs TLC or to be removed



**Shed**

- 22' x 28'
- Shingled roof
- Wood siding
- Cement floor
- (2) 9' x 7.5' Sliding doors
- 110 Electricity





CINDY SCHULTZ FORD  
 MCLEOD COUNTY AUDITOR-TREASURER  
 2391 HENNEPIN AVE. N.  
 GLENCOE, MN 55336  
 320-864-1235  
 www.co.mcleod.mn.us

14  
**PROPERTY ID#:** R 01.002.0600

INA LOUISE GESKE  
 24261 TAGUS AVE  
 HUTCHINSON MN 55350  
 19538  
 Sect-02 Twp-117 Range-030 16.00 AC  
 16 AC OF SE 1/4  
 24261 TAGUS AVE HUTCHINSON MN

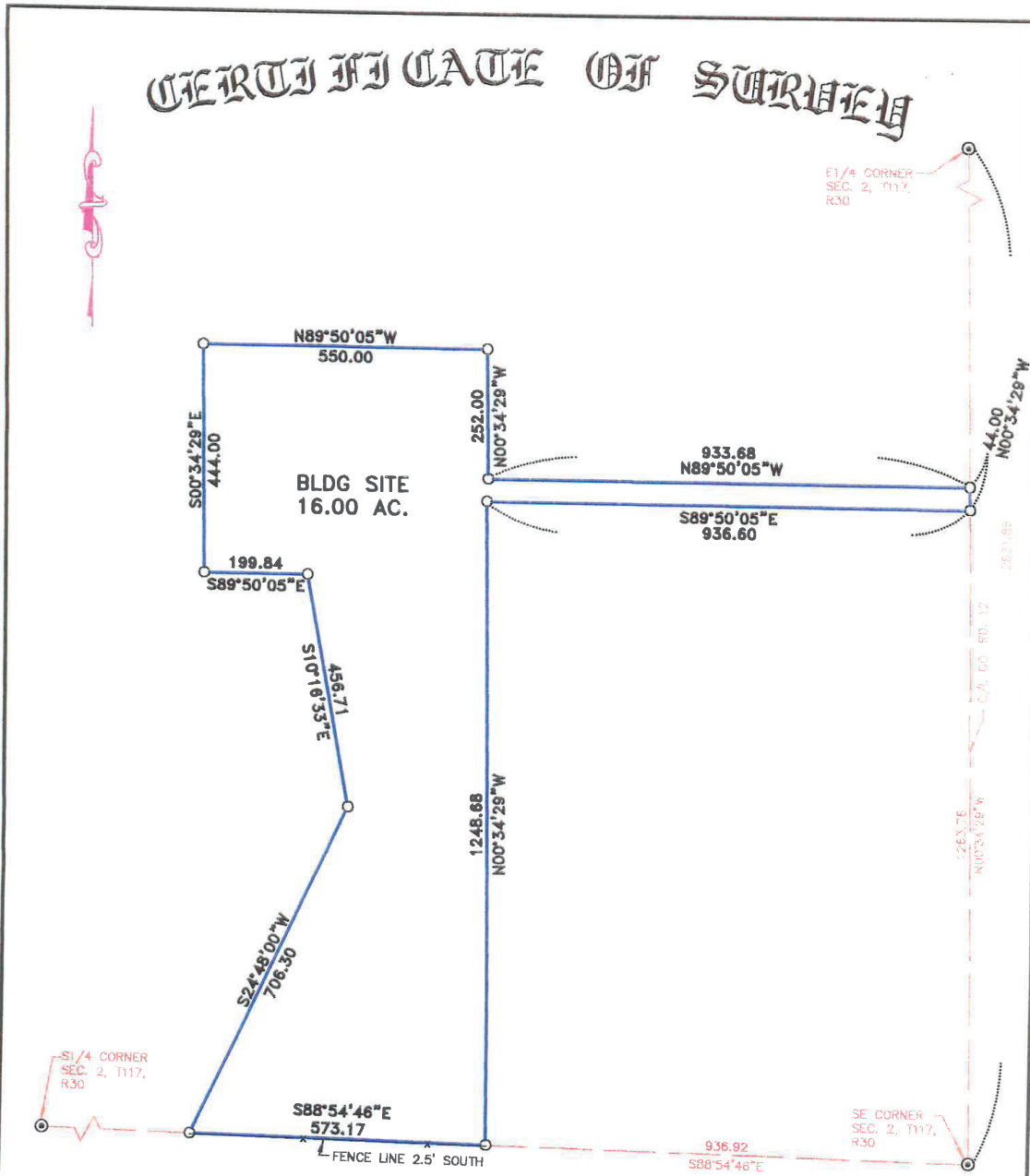
2018 Property Tax Statement			
VALUES AND CLASSIFICATION			
<b>Step 1</b>	Taxes Payable Year Classification	2017 AG HMSTD RES HMSTD - RELATIVE	2018 AG HMSTD RES HMSTD - RELATIVE
	Estimated Market Value	327,200	343,200
	Improvements Excluded		
	Homestead Exclusion	45,700	45,800
	Taxable Market Value	281,500	297,400
	New Improvements		
	Expired Exclusions		
<i>Sent in March 2017</i>			
<b>Step 2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax	2,704.00	
<i>Sent in November 2017</i>			
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes	1,340.00	
	Second-half Taxes	1,340.00	
	Total Taxes due in 2018	2,680.00	

**\$\$\$**  
 REFUNDS?

*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. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		1,824.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	1,702.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	2,630.60	3,005.43
4. A. Agricultural and rural land credits	300.60	325.43
B. Other credits to reduce your property tax		
5. <b>Property taxes after credits</b>	2,330.00	2,680.00
<b>Property Tax by Jurisdiction</b>		
6. County	1,092.91	1,286.56
7. City or Town TOWN OF ACOMA	299.06	326.08
8. State General Tax 0423		
9. School District		
	A. Voter Approved Levies	516.81
	B. Other Local Levies	580.34
10. Special Taxing Districts COUNTY WIDE	417.26	482.47
	3.96	4.55
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,330.00	2,680.00
<b>Special Assessments on Your Property</b>		
13. Special assessments Principal: Interest:		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	2,330.00	2,680.00





**PROPOSED DESCRIPTION**

Part of the Southeast Quarter of Section 2, Township 117, Range 30, McLeod County, Minnesota, described as follows: Commencing at the southeast corner of said Section 2; thence on an assumed bearing of North 00 degrees 34 minutes 29 seconds West along the East line of said Southeast Quarter 1263.76 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 34 minutes 29 seconds West along said East line 44.00 feet; thence North 89 degrees 50 minutes 05 seconds West 933.68 feet; thence North 00 degrees 34 minutes 29 seconds West 252.00 feet; thence North 89 degrees 50 minutes 05 seconds West 550.00 feet; thence South 00 degrees 34 minutes 29 seconds East 440.00 feet; thence South 89 degrees 50 minutes 05 seconds East 199.84 feet; thence South 10 degrees 16 minutes 33 seconds East 456.71 feet; thence South 24 degrees 48 minutes 00 seconds West 706.30 feet to the South line of said Southeast Quarter; thence South 88 degrees 54 minutes 46 seconds East along said South line 573.17 feet; thence North 00 degrees 34 minutes 29 seconds West 1248.68 feet; thence South 89 degrees 50 minutes 05 seconds East 936.60 feet to the point of beginning. This tract contains 16.00 acres of land and is subject to any and all easements of record.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the state of Minnesota.

*Ray S. [Signature]*

DATE 11/17/99 REGISTRATION NO. 15475

BUILDING SITE SURVEY FOR  
**INA GESKE**  
 PART OF SE1/4 SEC. 2, T117, R30  
 ACOMA TWP., MCLEOD CO., MINNESOTA  
 SCALE: 1 INCH = 200 FEET  
 ● DENOTES MCLEOD CO. MON.  
 ○ DENOTES IRON PIPE SET



NOV., 1999 FILE NO. 1473

1473099 11-17-99 1126633 606 637



# Tract 2

20207 245th St., Hutchinson, MN

**Location:** From Hutchinson, MN, 1 mile north on Hwy 15, 5.7 miles west on North High Drive NW which turns into Tagus Ave., .5 miles west on 245th St. From Darwin, MN, 9 miles south on CSAH 14 which turns into Tagus Ave., .5 miles west on 245th St.

**P.I.D #:** R01.002.0650 (New legal to be assigned) | Acoma Township

**School District:** #423 Hutchinson



### Home Features

- 1,1176 Sq. feet
- Built in 2007
- 3 Bedrooms
- 2 Bathrooms
- Cedar and knotty pine doors
- Stucco exterior
- Knotty Pine interior
- Unfinished lower level
- Full block basement
- Water softener included
- Refrigerator & stove included
- Wash machine included
- Electric baseboard heat (forced air furnace has been purchased, it just needs to be installed)
- Mound System
- .78 tillable acres
- **2 Car Attached Garage**
- 28' x 28'
- Concrete floor
- Garage door opener







CINDY SCHULTZ FORD  
 MCLEOD COUNTY AUDITOR-TREASURER  
 2391 HENNEPIN AVE. N.  
 GLENCOE, MN 55336  
 320-864-1235  
 www.co.mcleod.mn.us

PROPERTY ID#: 20537  
 R 01.002.0650

CLARENCE KLAPOTZ  
 20207 245TH ST  
 HUTCHINSON MN 55350  
 19537

Sect-02 Twp-117 Range-030 54.00 AC  
 54 AC OF E 1/2 SE 1/4  
 20207 245TH ST HUTCHINSON MN

2018 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2017 AG HMSTD RVL HMSTD	2018 AG HMSTD RVL HMSTD
1	Estimated Market Value	512,600	488,100
	Improvements Excluded		
	Homestead Exclusion	21,700	21,400
	Taxable Market Value	490,900	466,700
	New Improvements		
	Expired Exclusions		
<i>Sent in March 2017</i>			
2	Proposed Tax	2,846.00	
<i>Sent in November 2017</i>			
3	First-half Taxes	1,407.00	
	Second-half Taxes	1,407.00	
	Total Taxes due in 2018	2,814.00	

\$\$\$  
 REFUNDS?

*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.*

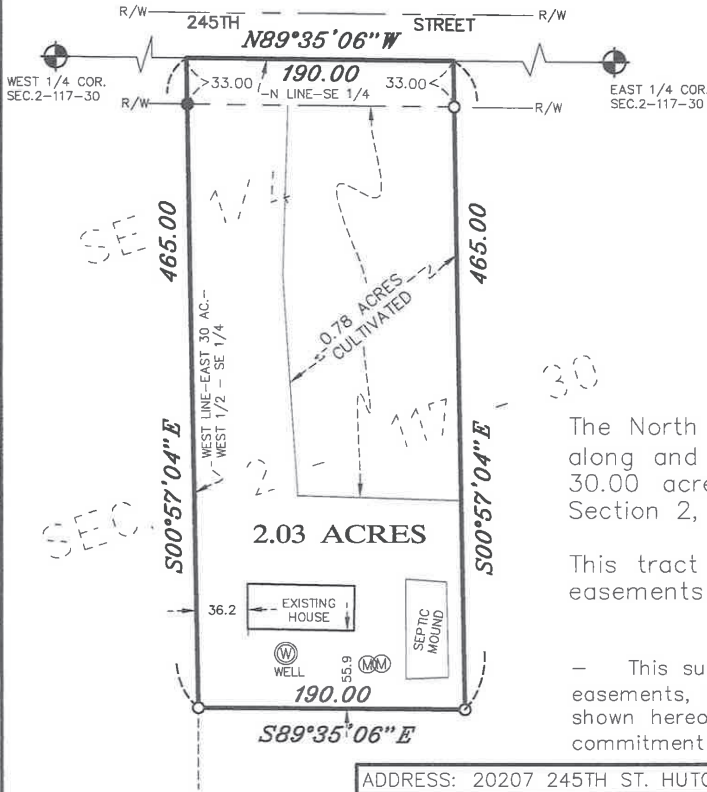
Taxes Payable Year:	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		1,882.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	1,758.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	3,382.00	3,403.96
4. A. Agricultural and rural land credits	490.00	589.96
B. Other credits to reduce your property tax		
5. Property taxes after credits	2,892.00	2,814.00
<b>Property Tax by Jurisdiction</b>		
6. County	1,470.85	1,489.76
7. City or Town TOWN OF ACOMA	403.26	386.95
8. State General Tax 0423		
9. School District		
	A. Voter Approved Levies	488.30
	B. Other Local Levies	443.72
10. Special Taxing Districts COUNTY WIDE	5.36	5.27
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,892.00	2,814.00
<b>Special Assessments on Your Property</b>		
13. Special assessments Principal: Interest:		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	2,892.00	2,814.00



# CERTIFICATE OF SURVEY

~for~ CLARENCE KLAPOTZ

PART OF THE EAST 30 AC.-WEST 1/2-SE 1/4, SEC.2, TWP.117, R.30, ACOMA TWP., MCLEOD CO., MN



## ORIENTATION

ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE MCLEOD COUNTY COORDINATE SYSTEM NAD 83 (96 ADJ.).



## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊙ DENOTES MCLEOD COUNTY SECTION CORNER

## PROPOSED LEGAL DESCRIPTION

The North 465.00 feet of the West 190.00 feet (as measured along and parallel with the north and east lines) of the East 30.00 acres of the West Half of the Southeast Quarter of Section 2, Township 117, Range 30, McLeod County, Minnesota.

This tract contains 2.03 acres and is subject to any and all easements of record.

- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

ADDRESS: 20207 245TH ST. HUTCHINSON, MN 55350

Scale 1" = 100' Job No. 14192BS Drwg By KDN

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

**E. G. RUD & SONS, INC.**

By: *KJSM*

Dated this 30th day of May, 2014. Minnesota License No. 45356

**E. G. RUD & SONS, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 255 Hwy 7 East  
 HUTCHINSON, MN 55350  
 TEL. (320) 587-2025  
 FAX (320) 587-2525  
 www.egrud.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 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**

Timed Online

2 McLeod County, MN Country Properties

# 2 AUCTION

OPENS: MONDAY, AUGUST, 27 / CLOSES: FRIDAY, SEPTEMBER 7 | 10AM

2018

**Tract 1**



**Tract 2**



SteffesGroup.com