



buyer's PROSPECTUS

Timed/Online

Land Auction ²⁰¹⁸

Opens: Mon., August 13 / Closes: Wed., August 22 | 10AM

90
± acres



Chicken Lake, Litchfield, MN 55355

Location: From Litchfield, MN, 2 miles west on 255th St., 1/2 mile north on 593rd Ave.
Land on west side of Chicken Lake.

AUCTIONEER'S NOTE: 90± Acres hunting / recreational land abutting Chicken Lake.
Mix of woods, open and low land. Great deer, pheasant and duck hunting.

Selling No Minimum/ No Reserve!

Contact **320.693.9371**
Ashley Huhn 701.238.1975

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

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 August 13th and will end at 10:00AM Wednesday, August 22, 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, September 24, 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**
- **Land is subject to RIM Easement**
- 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.
- **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.

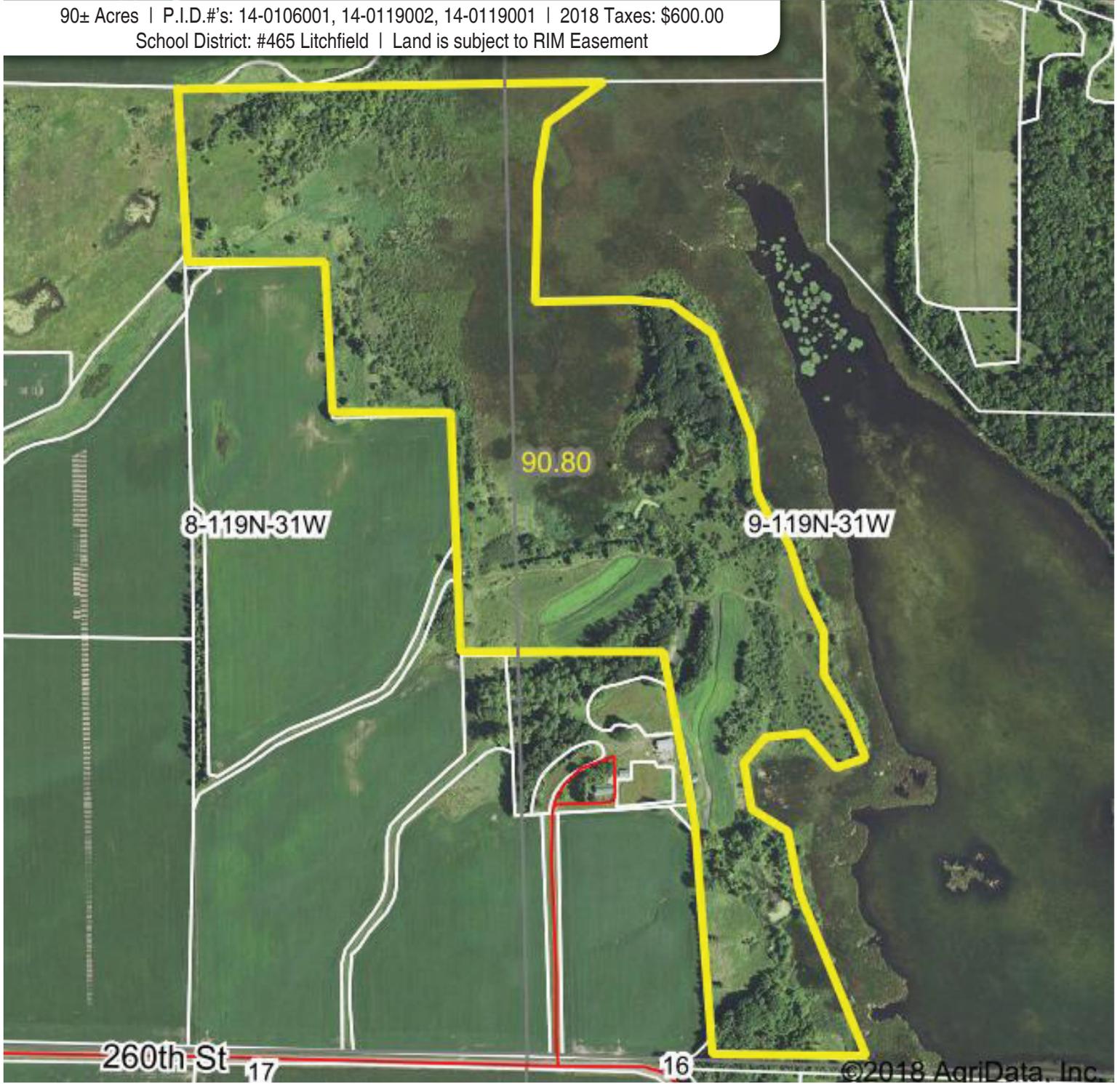
AVOID OVER OR UNDER BIDDING

- 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.

90± Acres | P.I.D.#'s: 14-0106001, 14-0119002, 14-0119001 | 2018 Taxes: \$600.00
School District: #465 Litchfield | Land is subject to RIM Easement



Tax Statement

Chicken Lake, Litchfield, MN 55355

SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIGLEY
 LITCHFIELD, MN 55355-2155
 320-593-5345
 WWW.CO.MOOKHEE.MN.US



2018

PROPERTY TAX STATEMENT

PRCL# 14-0106001 RCPT# 9105

TC 268 268

Values and Classification		
Taxes Payable Year	2017	2018
Step 1	Estimated Market Value:	26,800 26,800
1	Homestead Exclusion:	
	Taxable Market Value:	26,800 26,800
	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	
2	* Does Not Include Special Assessments	234.00
	Sent in November 2017	
Step 3	Property Tax Statement	
3	First half Taxes:	118.00
	Second half Taxes:	118.00
	Total Taxes Due in 2018	236.00

LITCHFIELD TWP

Property ID Number: 14-0106001
 Property Description: SECT-08 TWP-119 RANG-31
 TH PT SE 1/4 NE 1/4 & NE 1/4 SE 1/4
 BEG NW COR SE 1/4 NE 1/4 S742'

RICKY D & KEVIN C KJOLSING & TIMOTHY J KJOLSING
 305 THOMAS DR EAGLE LAKE MN 56024
 23631-T ACRES 37.00



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 refund00	
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00		
Property Tax and Credits	3. Property taxes before credits	268.00	249.93	
	4. A. Agricultural and rural land tax credits00	.00	
	B. Other credits to reduce your property tax00	13.93	
	5. Property taxes after credits	268.00	236.00	
Property Tax by Jurisdiction	6. County	129.78	130.12	
	7. City or Town	68.90	67.12	
	8. State General Tax00	.00	
	9. School District: 465	A. Voter approved levies	45.46	17.46
		B. Other local levies	23.34	20.76
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT52	.54
		B.		
		C.		
		D.		
	11. Non-school voter approved referenda levies00	
	12. Total property tax before special assessments	268.00	236.00	
	Special Assessments on Your Property	13. A.		
B.				
C.				
D.				
E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		268.00	236.00	



Tax Statement

Chicken Lake, Litchfield, MN 55355

SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIGLEY
 LITCHFIELD, MN 55355-2153
 320-693-5345
 www.co.meeker.mn.us



2018

PROPERTY TAX
STATEMENT

PRCL# 14-0119002 RCPT# 9124

TC 156 156

LITCHFIELD TWP

Property ID Number: 14-0119002
Property Description: SECT-09 TWP-119 RANG-31
 PT L7,BEG SW COR SEC 9, NE1015.40'
 E715.58 'POB S1091.00' E700' TO SH

RICKY D & KEVIN C KJOLSING &
 TIMOTHY J KJOLSING
 305 THOMAS DR
 EAGLE LAKE MN 56024

23631-T
 ACRES 20.00

		Values and Classification	
		2017	2018
Taxes Payable Year			
Step 1	Estimated Market Value:	15.600	15.600
Homestead Exclusion:			
1	Taxable Market Value:	15.600	15.600
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
		RUVV NON-HSTI	RUVV NON-HSTI
Sent in March 2017			
Step 2	Proposed Tax		136.00
		* Does Not Include Special Assessments	
Sent in November 2017			
Step 3	Property Tax Statement		
First half Taxes:			69.00
Second half Taxes:			69.00
Total Taxes Due in 2018			138.00

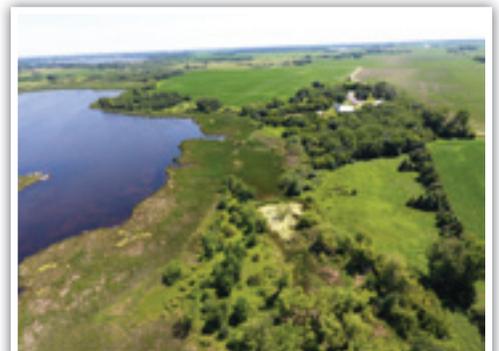


You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2017	2018
<input type="checkbox"/>		.00
	.00	
	156.00	146.11
	.00	.00
	.00	8.11
	156.00	138.00
	75.56	76.37
	40.10	39.07
	.00	.00
	26.45	10.16
	13.59	12.08
	.30	.32
		.00
	156.00	138.00
	156.00	138.00

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



Tax Statement

Chicken Lake, Litchfield, MN 55355

PRCL# 14-0119001 RCPT# 9123

SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIGLEY
 LITCHFIELD, MN 55355-2153
 320-693-5345
 www.co.meeker.mn.us



2018

PROPERTY TAX
STATEMENT

TC 257 257

LITCHFIELD TWP

Property ID Number: 14-0119001
Property Description: SECT-09 TWP-119 RANG-31
 TH PT LT 6 & 7 BEG NW COR LT 6
 S1865' NE561' SE512' TO NE COR BLDG

RICKY D & KEVIN C KJOLSING & TIMOTHY J KJOLSING
 305 THOMAS DR EAGLE LAKE MN 56024
 23631-T ACRES 33.80

		Values and Classification	
		2017	2018
Taxes Payable Year			
Step 1	Estimated Market Value:	25.700	25.700
Homestead Exclusion:			
1	Taxable Market Value:	25.700	25.700
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
		RUVVC NON-HSTI	RUVVC NON-HSTI
Sent in March 2017			
Step 2	Proposed Tax		224.00
		* Does Not Include Special Assessments	
Sent in November 2017			
Step 3	Property Tax Statement		
First half Taxes:			113.00
Second half Taxes:			113.00
Total Taxes Due in 2018			226.00



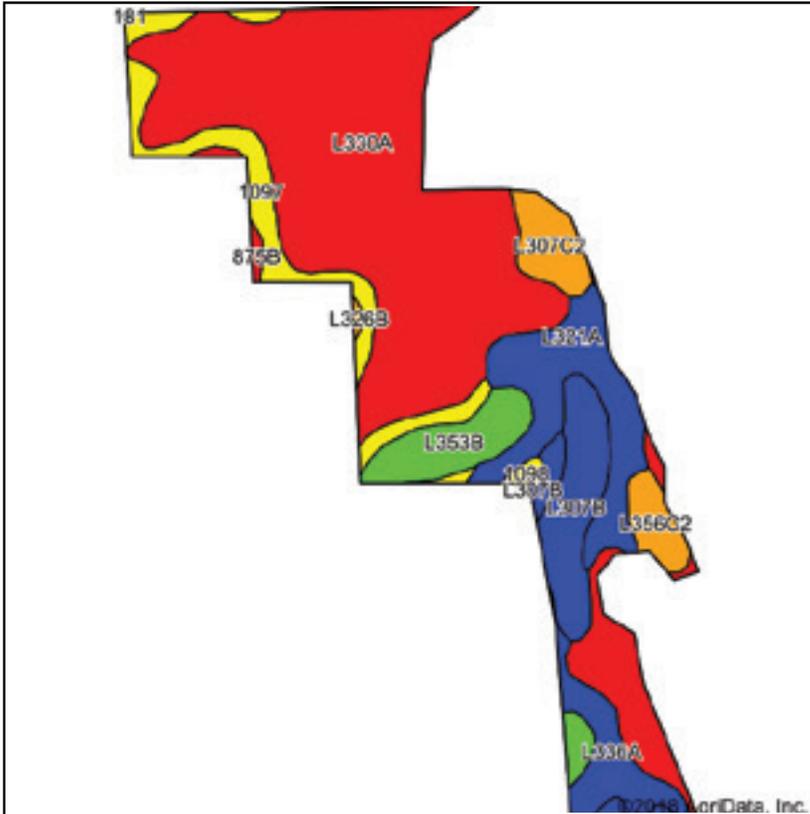
You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2017	2018
<input type="checkbox"/>		.00
	.00	
3. Property taxes before credits	258.00	239.36
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	.00	13.36
5. Property taxes after credits	258.00	226.00
6. County	125.45	124.48
7. City or Town	66.07	64.36
8. State General Tax	.00	.00
9. School District: 465		
A. Voter approved levies	43.58	16.75
B. Other local levies	22.39	19.89
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	.51	.52
B.		
C.		
D.		
11. Non-school voter approved referenda levies		.00
12. Total property tax before special assessments	258.00	226.00
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	258.00	226.00

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



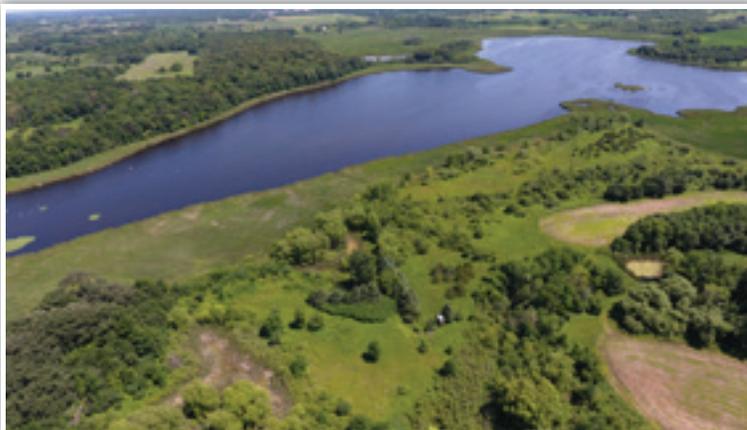


Area Symbol: MN093, Soil Area Version: 11

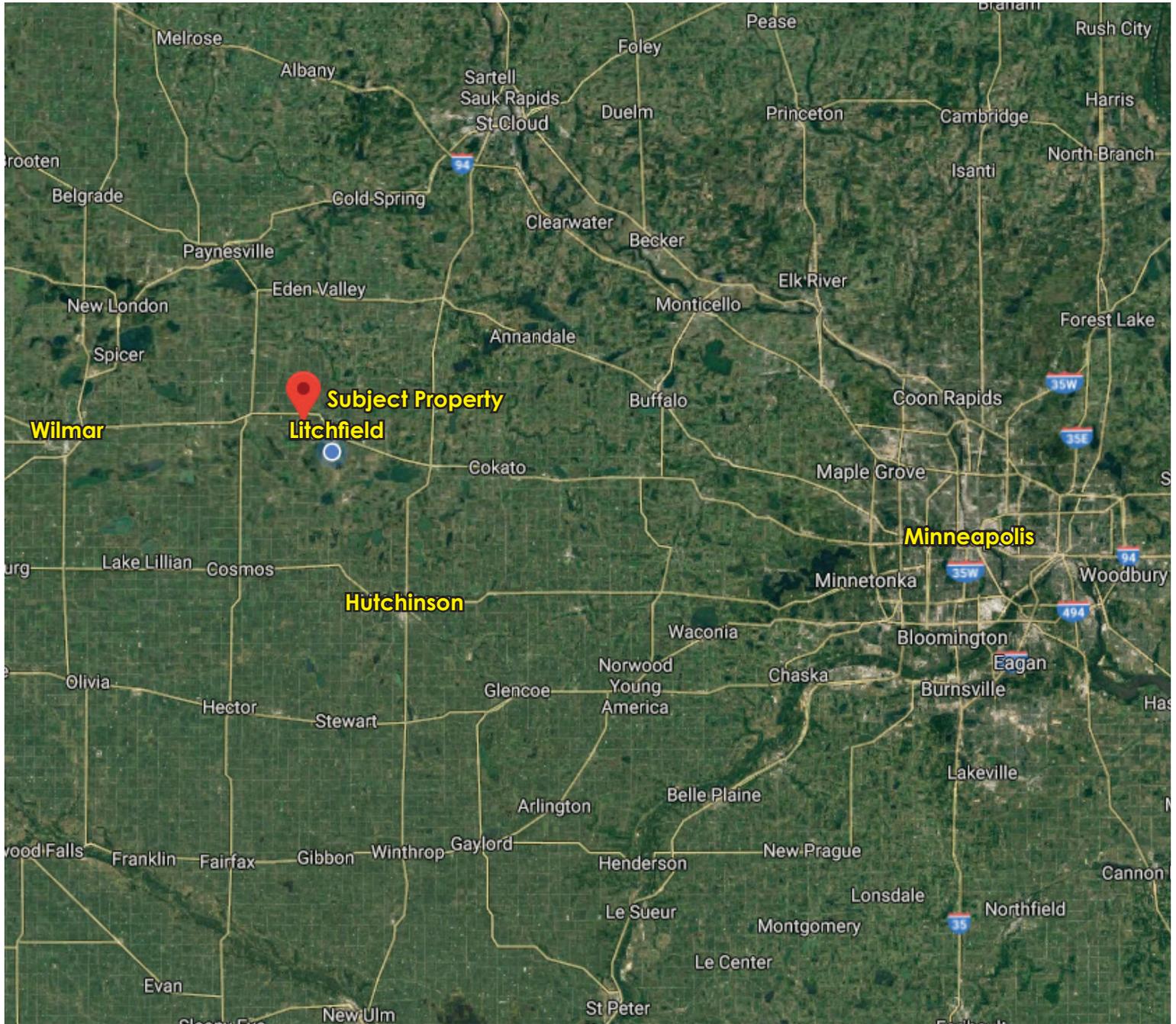
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	50.94	56.1%		VIIIw	5
L321A	Swedegrove loam, 0 to 2 percent slopes	9.40	10.4%		IIw	89
1097	Mayer-Biscay, depressional complex, 0 to 2 percent slopes	7.19	7.9%		IIw	70
L307B	Koronis loam, 2 to 6 percent slopes	6.43	7.1%		Ile	88
L353B	Wadenill loam, 2 to 6 percent slopes	5.39	5.9%		Ile	92
L336A	Arctander, overwash-Arctander complex, 1 to 4 percent slopes	5.18	5.7%		IIw	88
L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	2.95	3.2%		IIIe	77
L356C2	Sunburg-Wadenill complex, 6 to 12 percent slopes, moderately eroded	2.08	2.3%		IIIe	77
1098	Biscay clay loam, 0 to 2 percent slopes	0.57	0.6%		IIw	70
875B	Estherville-Hawick complex, 2 to 6 percent slopes	0.51	0.6%		IIIs	43
L326B	Rohrbeck-Koronis complex, 1 to 6 percent slopes	0.16	0.2%		IIIs	78
Weighted Average						39.4

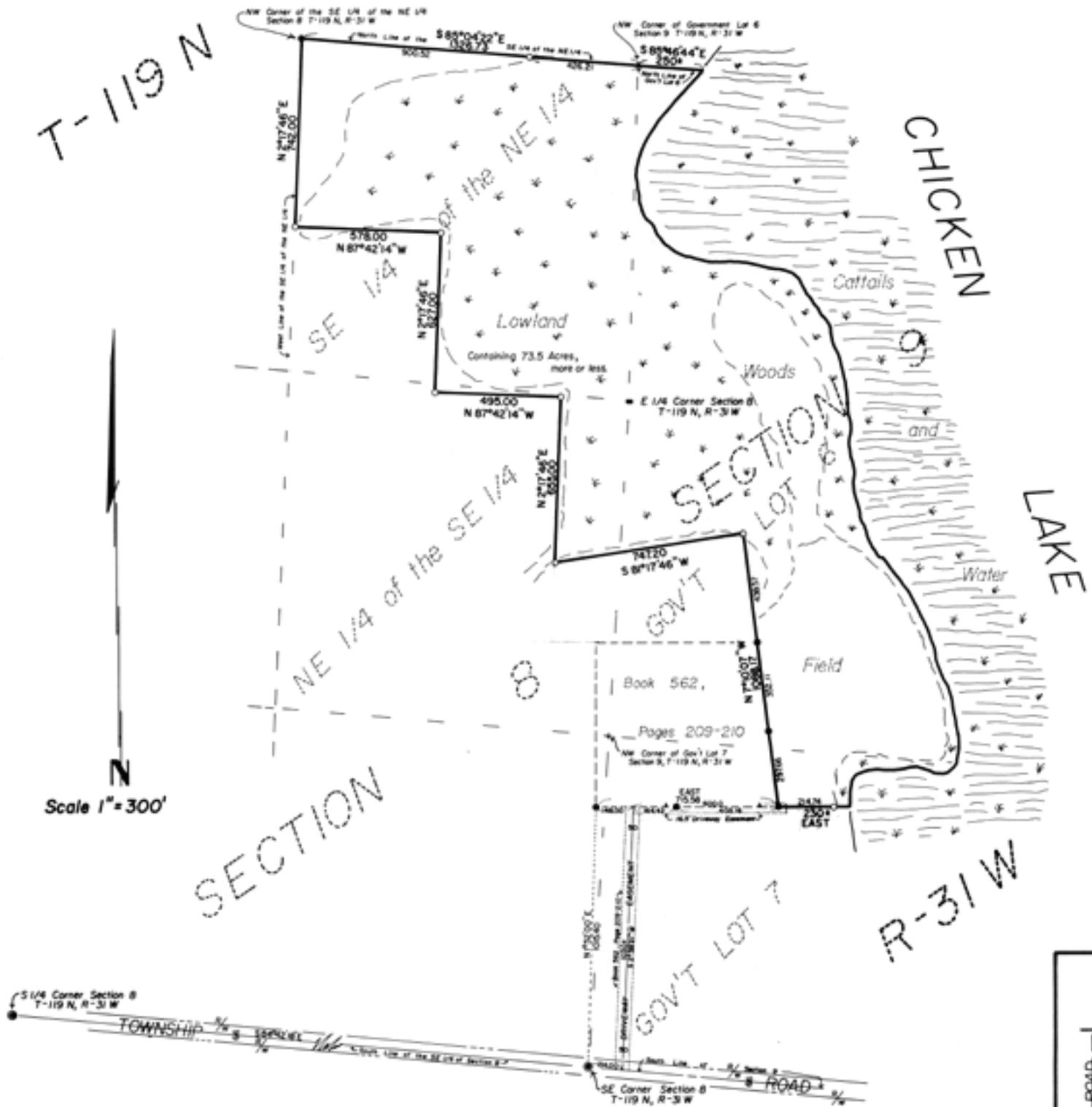
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.







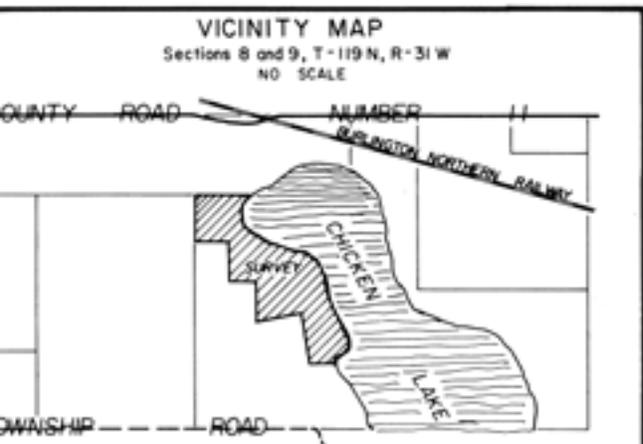


- County Cast Iron Monument
 - Indicates Iron Monument Found
 - Indicates Iron Monument Placed With Minn. Reg. No. 15807 Inserted Therein
- All bearings are on Assumed Datum

A tract of land lying and being in the County of Meeker and State of Minnesota, described as follows:

That part of the SEK of the NEK and the NEK of the SEK of Section 8, and that part of Government Lots 6 and 7 of Section 9 all in Township 119 North, Range 31 West described as follows: Commencing at the Southwest corner of said Section 9, thence on a bearing of N 1°52'00" E (the basis for bearing is an assumed bearing of S 84°42'18" E, along the South line of the SEK of said Section 8) a distance of 1015.40 feet to the Southwest corner of a tract of land described in Book 562, pages 209-210; thence on a bearing of EAST, 715.58 feet to the Southeast corner of last said tract and the point of beginning of the tract to be described; thence on a bearing of N 7°10'07" W, 1088.17 feet; thence on a bearing of S 81°17'46" W, 747.20 feet; thence on a bearing of N 2°17'46" E, 655.00 feet; thence on a bearing of N 87°42'14" W, 495.00 feet; thence on a bearing of N 2°17'46" E, 627.00 feet; thence on a bearing of N 87°42'14" W, 578.00 feet to the west line of the SEK of the NEK; thence on a bearing of N 2°17'46" E, 742.00 feet to the North line of said SEK of the NEK; thence S 85°04'22" E, along last said line, 1326.73 feet to the Northwest corner of said Government Lot 6; thence on a bearing of S 85°46'44" E, along the north line of said Government Lot 6 to the shore of Chicken Lake; thence southerly, easterly, southerly and westerly along said shore to the intersect of a line bearing EAST from the point of beginning; thence on a bearing of WEST, 230 feet more or less to the point of beginning.

Together with a 50.00 foot easement for driveway purposes as recorded in Book 562 on pages 209-210, ALSO, together with a 16.5 foot easement for driveway purposes lying south of the following described line: That part of Government Lot 7, Section 9, Township 119 North, Range 31 West, the line described as follows: Commencing at the Southwest corner of said Section 9; thence on a bearing of N 1°52'00" E, (the basis for bearings is an assumed bearing of S 84°42'18" E, along the South line of the SEK of said Section 8) a distance of 1015.40 feet; thence on a bearing of EAST, 148.00 feet to the point of beginning of the line to be described; thence on a bearing of EAST, 600.00 feet and there terminating.



Prepared for: Farm Credit Services
1608 South Minnesota Avenue
P.O. Box 560
St. Peter, Minnesota 56082

CERTIFICATE OF SURVEY
JOHN BOE LAND SURVEYORS
MEEKER COUNTY SURVEYOR

30 E. 2nd Street
P.O. Box 490
LITCHFIELD, MN. 55355
Phone (627) 693-6889

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

Date _____ Reg. No. 15807



A Landowner's Guide to Conservation Easement Management

What is a Conservation Easement? ►

Conservation easements involve the acquisition of certain property rights for conservation purposes. Landowners who offer the state a conservation easement receive a payment or marketable wetland mitigation credits to permanently restore or preserve the land. In turn, the landowners establish conservation practices where necessary, such as native grass and forbs, trees, or wetland restorations. The easement is recorded on the land title with the county recorder and transfers with the land when the parcel is sold.

The Importance of Conservation Easements ►

Conservation easements play an important role in our landscapes by providing important ecological functions, recreational uses, and a natural heritage to be passed on to future generations. Easements secured by the Minnesota Board of Water and Soil Resources (BWSR) protect the state's water and soil resources by permanently restoring and protecting wetlands, adjacent native grassland, wildlife habitat complexes, riparian buffers, and other important resource areas on economically marginal, flood-prone, environmentally sensitive, or highly erodible lands.

The Landowner's Essential Role ►

While BWSR secures a number of different types of easements through various easement programs, the expectations of landowners are generally the same.

- Know and maintain the easement boundary
- Understand and comply with easement terms and conditions or limited use conditions
- Maintain and manage the easement property
- Maintain the essential components of the Conservation or Wetland Banking Restoration Plan that was implemented on the easement.





How Do I Care for My Easement? ►

Four main components to easement care:

- Comply with easement conditions
- Respect and maintain easement boundaries
- Inspect and maintain all major components of any associated restoration plan
- Actively participate in managing the easement to maintain and enhance ecological functions

A Landowner's Responsibilities

Landowners are the "front lines" in the care of conservation easements. They are responsible for ensuring that vegetation and any conservation practices that are established as part of the project continue to function at a high level and meet program goals. A key to ensuring proper operation of the site involves periodic site inspections to identify problems, and working to find appropriate solutions. The management of easement land is important for maintaining quality habitat and several things can be done to enhance site habitat and function over time.

The Role of Others

BWSR has a responsibility to enforce and insure the long-term quality of its easements. BWSR often relies on Soil and Water Conservation Districts (SWCD) or other partners to conduct periodic site inspections. Easement concerns identified by these resource professionals will be shared with the landowner in order to resolve any concerns.

Site Inspections

As part of a conservation stewardship program, conservation professionals will also inspect the easement site. However, these inspections do not occur every year, making landowner self-inspections critical in identifying and treating potential problems. Problems commonly associated with conservation easements include:

- presence of noxious weeds
- erosion
- excess seepage of water
- obstructed outlets and water control structure
- woody vegetation on constructed areas
- easement encroachment.

Landscapes are constantly changing due to weather, climate, and both human and natural disturbances. As a

result, landowners should regularly inspect their easement to check for problems before they become serious. You may have to look at your land differently than before. Although easements differ, having one implies a commitment to specific goals. Understanding how those are measured, and what can set you back, will make your role as steward easier and more enjoyable.

It is helpful to have a well defined process for conducting site inspections to ensure that they are thorough, safe, and targeted to collect the right information. The following are recommended steps for conducting a site inspection, and initiating the process of making informed decisions about necessary project maintenance.

1) Revisit the Conservation/Restoration Plan

The Conservation/ Restoration Plan was developed to guide the construction, planting, and long term preservation of the project. These plans define project goals, plant communities to be restored, restoration methods, and planned maintenance needs and schedules.

2) Determine Inspection Timing and Frequency

Landowners should periodically inspect their easement during the first three years after initial establishment (usually when noxious weeds will be blooming in June), and at least annually thereafter (adjusting timing based on past experience). If a wetland was restored on the easement site, inspect wetland structures each spring and after major precipitation events.

3) Plan the Site Inspection

Included in this document is an inspection checklist (pg.7). Review the checklist before conducting an inspection to see what types of items should be investigated.

4) Conduct the Inspection

The inspection should be conducted when the weather is favorable as ensuring safety is the first priority. Equipment and materials that may be useful during the inspection include: cell phone, sun protection, boots, ATV, water, mosquito/tick repellent, and outdoor clothing. Bring a copy of the conservation plan map, a camera, and the provided site inspection form.

5) Determine What Solutions are Needed

After the site inspection, review the results to determine if any maintenance is required. The next section of the guide provides guidance about maintenance problem solving.

Common Easement Questions ►

1) What Can and Can't I Do on My Easement?

General

- Outdoor recreational uses are allowed, including hunting, fishing, trapping, and bird watching.
- Conservation grazing, haying, and biofuel harvest may be allowed as part of an approved site management plan. Please work with Soil and Water Conservation Districts (SWCD) staff in seeking approval and planning for such easement activities.
- Limited recreational vehicle use on easement acres is allowed as long as it does not damage native vegetation or cause erosion.
- Native or perennial vegetative cover must be maintained on conservation easements, so cropping, permanent structures, roads, etc. are prohibited.

Hunting Blinds and Deer Stands on Easements

- Temporary ground blinds are acceptable as long as they are not in place long enough to damage vegetative growth.
- Hunting blinds and deer stands that are elevated, or attached to a tree, and have no impact on the vegetation are allowed. Supporting posts may be dug into the ground, but no concrete, rock or concrete pads are allowed. They must be maintained in an upright position so as not to impact the vegetation.

Trails

- Any trail that is developed or maintained through mowing or brush control is not authorized. Acceptable trails include unmaintained single-track, wildlife, or unmaintained walking trails.

2) How is the Boundary for My Easement Defined?

The easement boundary was defined at the time of acquisition and is depicted on the recorded easement. The easement boundary should be clearly staked or monumented. Contact the SWCD for assistance in establishing boundary markers or posts, or if you have any boundary questions.

3) Can the Public Access my Easement?

No, unless allowed by the Landowner. Landowners can choose to apply to enroll their land in Walk-In Access (WIA), a program to provide new hunting opportunities on public land.

4) Who Should I Contact With Questions?

The SWCD should be contacted about easement questions or when management issues arise.

The following website provides contact information for local Soil and Water Conservation Districts (SWCD):

http://www.bwsr.state.mn.us/directories/SWCD_Dir.pdf



Cropping



Haying



Grazing



Deer Stand





RIM

Date: 4/11/2018

Customer(s): **KJOLSING**

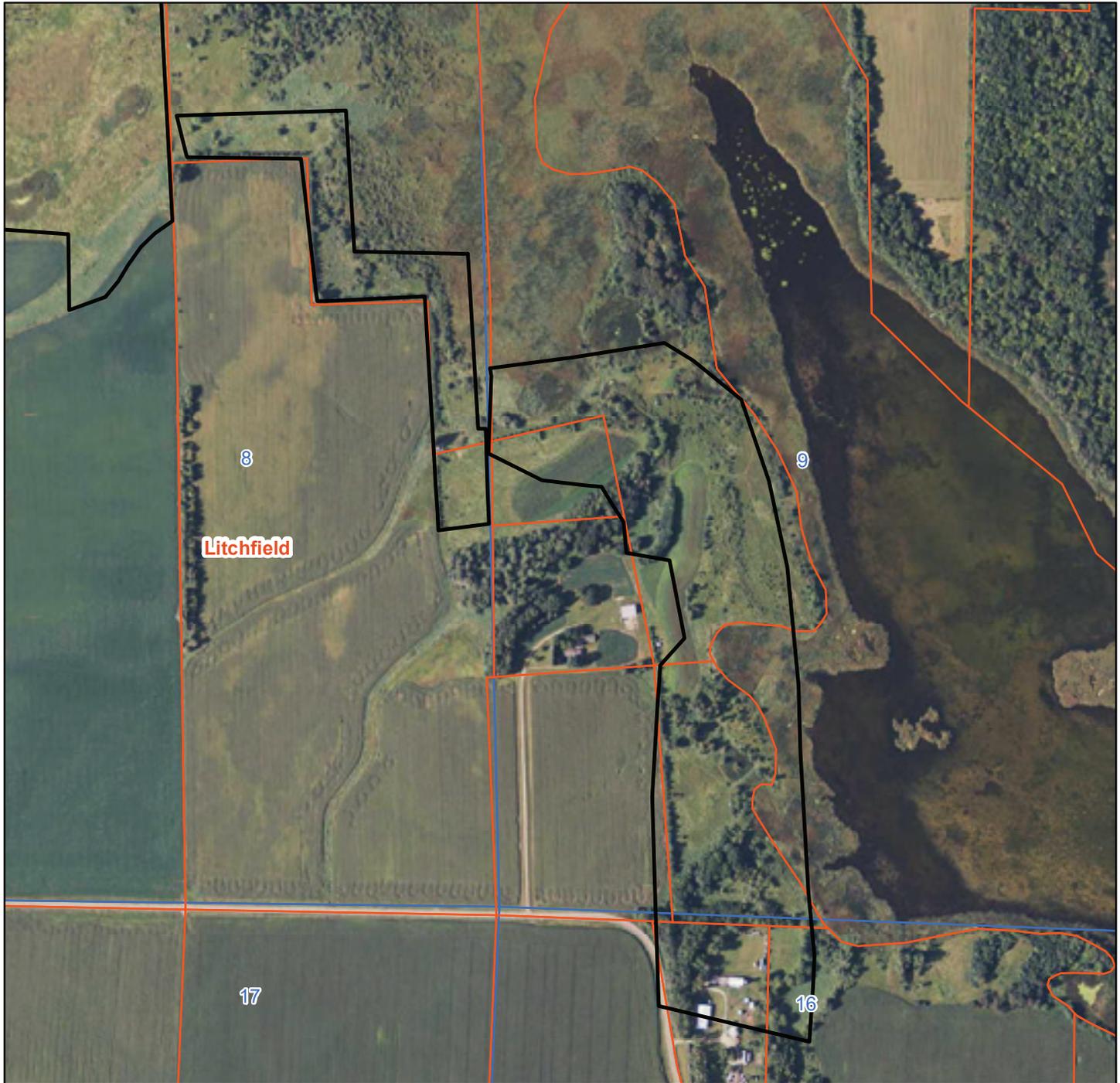
Field Office: LITCHFIELD SERVICE CENTER

Agency: NRCS

Assisted By: JOSHUA POMMIER

State and County: MN, Meeker County, Minnesota

District: MEEKER SOIL & WATER CONSERVATION DISTRICT



- RIM
- Parcels
- Civil Townships
- Sections



1:7,200 1 inch = 600 feet

0 330 660 1,320

Feet



Maps are for graphical purposes only. They do not represent a legal survey



Reinvest In Minnesota Reserve

Helping Minnesota's local governments manage and conserve our water and soil resources.

www.bwsr.state.mn.us/easements

Background

In 1986, the Reinvest in Minnesota Resources Act was enacted to restore certain marginal and environmental sensitive agricultural land to protect soil and water quality and support fish and wildlife habitat. To-date over \$200 million state dollars has resulted in over 6,000 easements covering more than 250,000 acres (fig. 1). The program currently focuses on permanent wetland restoration (fig. 2), adjacent native grassland wildlife habitat complexes and permanent riparian buffers (fig. 3).

Program information

BWSR's Reinvest in Minnesota (RIM) Reserve program is a critical component of the state's efforts to improve water quality by reducing soil erosion, and phosphorus and nitrogen loading, and improving wildlife habitat and flood attenuation on private lands. RIM Reserve is implemented in cooperation with county SWCDs. The RIM Reserve program compensates landowners for granting conservation easements and establishing native vegetation habitat on economically marginal, flood-prone, environmentally sensitive or highly erodible lands. The program protects the state's water and soil resources by permanently restoring wetlands, adjacent native grassland wildlife habitat complexes and permanent riparian buffers.

How it works

The Minnesota Board of Water and Soil Resources (BWSR) acquires, on behalf of the state, conservation easements to permanently protect, restore and manage critical natural resources without owning the land outright. The land remains in private ownership and the landowner retains responsibility for maintenance and paying applicable real estate taxes and assessments. BWSR provides statewide program coordination and administration and implementation at the local level is done by county Soil & Water Conservation Districts (SWCDs).

Who is involved

The RIM Reserve program is the primary land acquisition program for state-held conservation easements and restoration of wetlands and native grasslands on privately owned land in Minnesota. This program partners with public and private landowners, state, federal and local government entities, non-profit organization and the citizens of Minnesota. Since 2000, the RIM Reserve program has successfully partnered with the United States Department of Agriculture's (USDA) programs that are compatible with the RIM Reserve program. Partnerships with the USDA's Farm Service Agency (FSA) and the Natural Resources Conservation Service (NRCS) has resulted in over \$260 million federal dollars leveraged into the State of Minnesota via the RIM Reserve program.

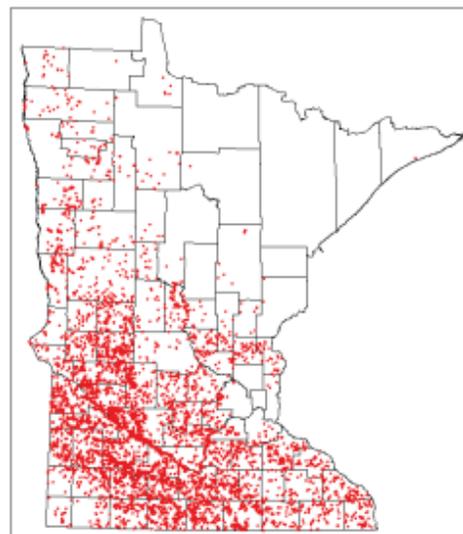


Fig. 1: Statewide conservation easements



Fig. 2: Wetland restoration



Fig. 3: Riparian buffer



RIM Reserve Conservation Easements

Improving water quality, reducing soil erosion and establishing wildlife habitat on privately owned lands

www.bwsr.state.mn.us/easements

What are conservation easements, and how do they work?

Conservation easements involve the acquisition of limited rights in land for conservation purposes. Landowners who offer the state a conservation easement receive a payment to stop cropping and/or grazing the land, and in turn the landowners establish conservation practices such as native grass and forbs, trees or wetland restorations. The easement is recorded on the land title with the county recorder and transfers with the land when the parcel is sold.

Who is eligible?

Any individual(s) who have owned the land for at least one year and can provide evidence of a good and marketable land title can apply to enroll eligible land. Landowners must update their property abstract at their own expense. All liens and mortgages must be paid off, or releases or consents to the easement must be obtained from the mortgage or lien holder before the easement can be completed. Partnerships and corporations must be certified as a farm corporation with the Minnesota Department of Agriculture to be eligible for the Reinvest In Minnesota (RIM) Reserve program.

What are the financial incentives?

Payments vary by township and land use history (cropped or non-cropped) and provide a fair value for the rights being purchased.

How long do conservation easements last?

Most easements purchased by the state are perpetual (forever). Some eligible lands may be enrolled under limited duration easements (not less than 20 years), depending on programs available.

What rights do landowners convey to the state?

Landowners retain ownership and control of the property they enroll into the easement but the easement prohibits the following: 1) Cropping and grazing unless specifically approved by the BWSR for habitat management purposes. 2) Timber harvest, unless approved by the BWSR for forest management purposes. 3) Building or placing structures on the easement. 4) Mining activities. 5) Placement of wells and sewage disposal systems. 6) Grading and excavating or any activity that would alter the cover that has been established on the easement.

Who controls access to the easement acres?

All access to the land is controlled by the landowner. No public access is allowed unless granted by the landowner.

How are easement areas managed?

Landowners receive financial assistance for the costs of establishing the conservation practices (vegetation or wetlands), as outlined in a conservation plan developed by the SWCD in cooperation with the landowner. The landowner is responsible for maintaining the practices as well as controlling noxious weeds. Easements are inspected annually by the SWCD for the first five years and every third year thereafter. A copy of the inspection is provided to the landowner and to BWSR. If necessary, the SWCD provides direction to the landowner to assure compliance.

Who pays the property taxes on the easement area?

The landowner is responsible for paying all taxes and any other levies and assessments that may be assessed on the enrolled land. Assessed values vary from county to county.



For more information about RIM Reserve conservation easements, please contact your local Soil and Water Conservation District or visit BWSR's web site: www.bwsr.state.mn.us/easements



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

Timed/Online

Land Auction ²⁰¹⁸

Opens: Mon., August 13 / Closes: Wed., August 22 | 10AM

90
± acres



SteffesGroup.com