



buyer's PROSPECTUS

Friday, November 9 @ 10AM 2018

Meeker Co., MN

Greenleaf Township

629
± acres

offered in
5 tracts



Auction Location: Auction to be held at the Steffes Group Litchfield Facility 24400 MN Hwy 22 S, Litchfield, MN

Multi-Tract Land Auction

Chuck and Pam Anderson

Ashley Huhn 701.238.1975, Eric Gabrielson 701.238.2570,
Shelly Weinzettl 763.300.5055

320.693.9371

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: 10% down upon signing purchase agreement with balance
due at closing in 30 days. This is a 5% buyer's premium auction.

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 "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 **Monday, December 10, 2018**. Seller will convey property by Warranty Deed.
- **2018 taxes to be paid by the seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- **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 ABSOLUTE, TO THE HIGHEST BIDDER REGARDLESS OF PRICE.**

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 **Monday, December 10, 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.

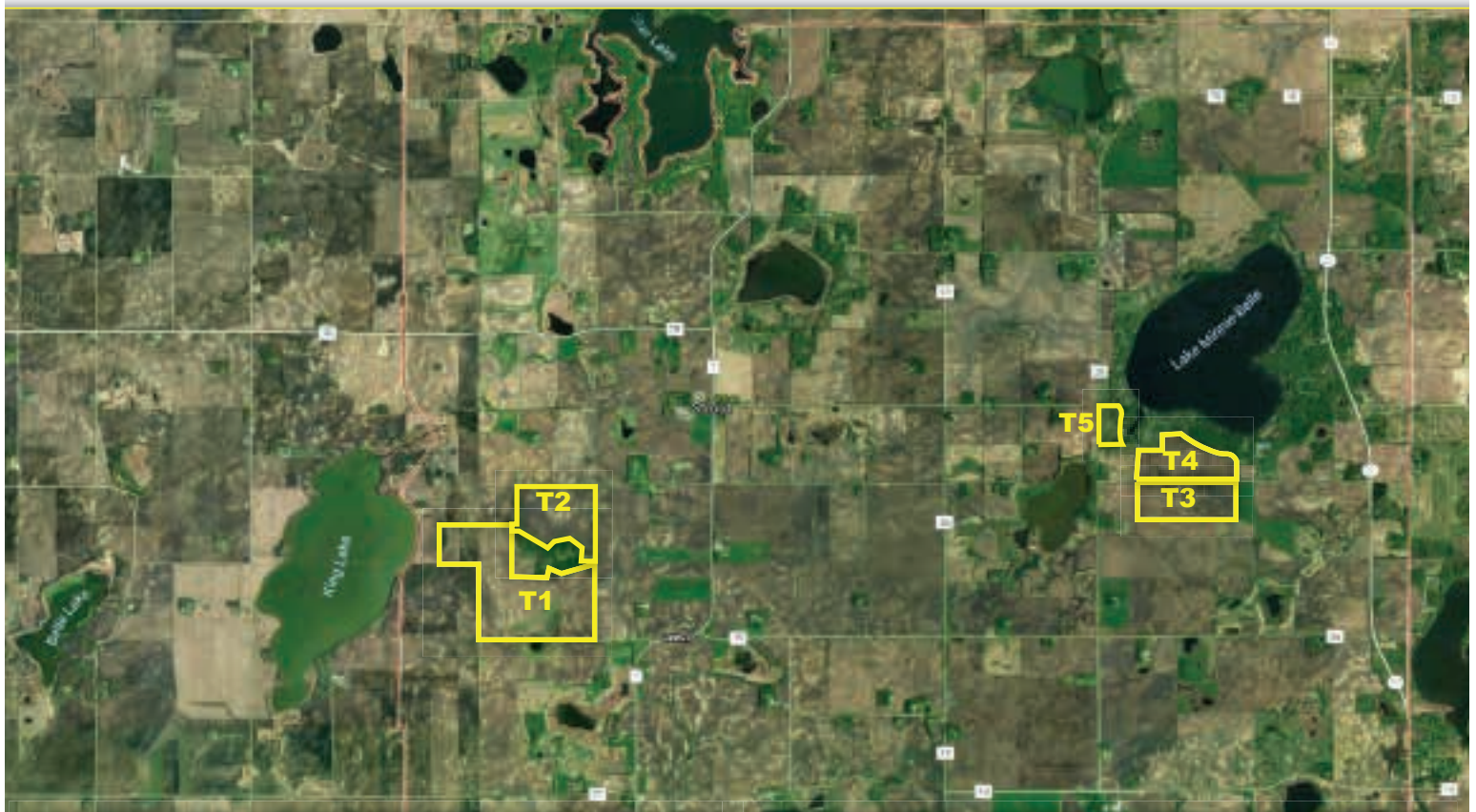
Selling Choice with the Privilege

Tracts #1, 2, 3, 4, 5 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	X	TBD	TBD
Tract #2	Multiplier	X	TBD	TBD
Tract #3	Multiplier	X	TBD	TBD
Tract #4	Multiplier	X	TBD	TBD
Tract #5	Multiplier	X	TBD	TBD



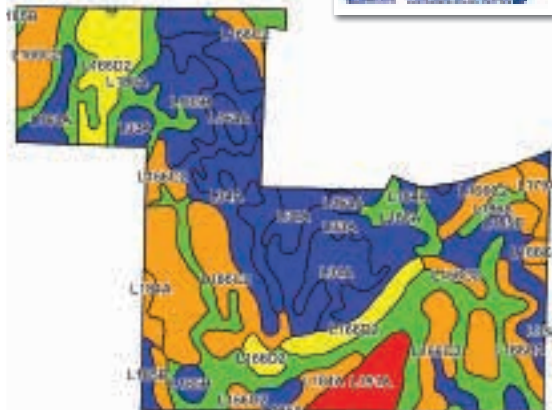


Description: Sect-19 Twp-118 Range-31



Location

Approximately 9.2 miles SW of Litchfield, MN or approximately 7.5 miles NE of Cosmos, MN.



Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L186A	Danielson-Danielson, overwash complex, 1 to 4 percent slopes	64.93	22.0%	Green	IIw	93
L166C2	Newlondon-Strout complex, 6 to 12 percent slopes, moderately eroded	57.81	19.5%	Orange	IIIe	77
L185B	Strout-Arkton complex, 2 to 6 percent slopes	47.08	15.9%	Blue	IIe	83
L34A	Cosmos silty clay, 0 to 2 percent slopes	33.52	11.3%	Dark Blue	IIw	81
L166D2	Newlondon-Strout complex, 12 to 18 percent slopes, moderately eroded	22.59	7.6%	Yellow	IVe	64
L33A	Kandiyohi clay, 0 to 2 percent slopes	21.63	7.3%	Dark Blue	IIw	90
L200A	Klossner muck, depressionnal, firm substratum, 0 to 1 percent slopes	13.70	4.6%	Orange	IIIw	76
L164A	Lura silty clay, depressionnal, firm substratum, 0 to 1 percent slopes	11.64	3.9%	Dark Blue	IIIw	81
L191A	Blue Earth, Houghton, and Klossner soils, ponded, firm substratum, 0 to 1 percent slopes	10.02	3.4%	Red	VIIIw	5
L184A	Corvuso silty clay loam, 0 to 2 percent slopes	5.67	1.9%	Orange	IIw	78
L179A	Corvuso-Lura, depressionnal, firm substratum complex, 0 to 2 percent slopes	4.12	1.4%	Orange	IIw	80
L33B	Kandiyohi clay, 2 to 5 percent slopes	3.06	1.0%	Dark Blue	IIe	90
Weighted Average						79.7

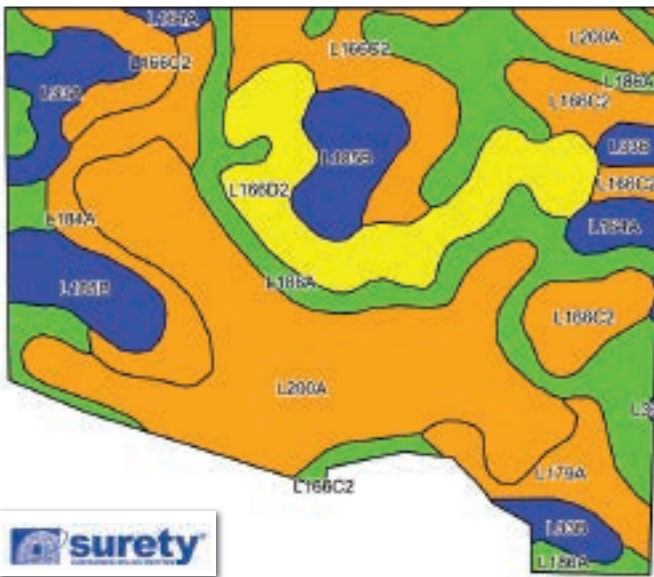
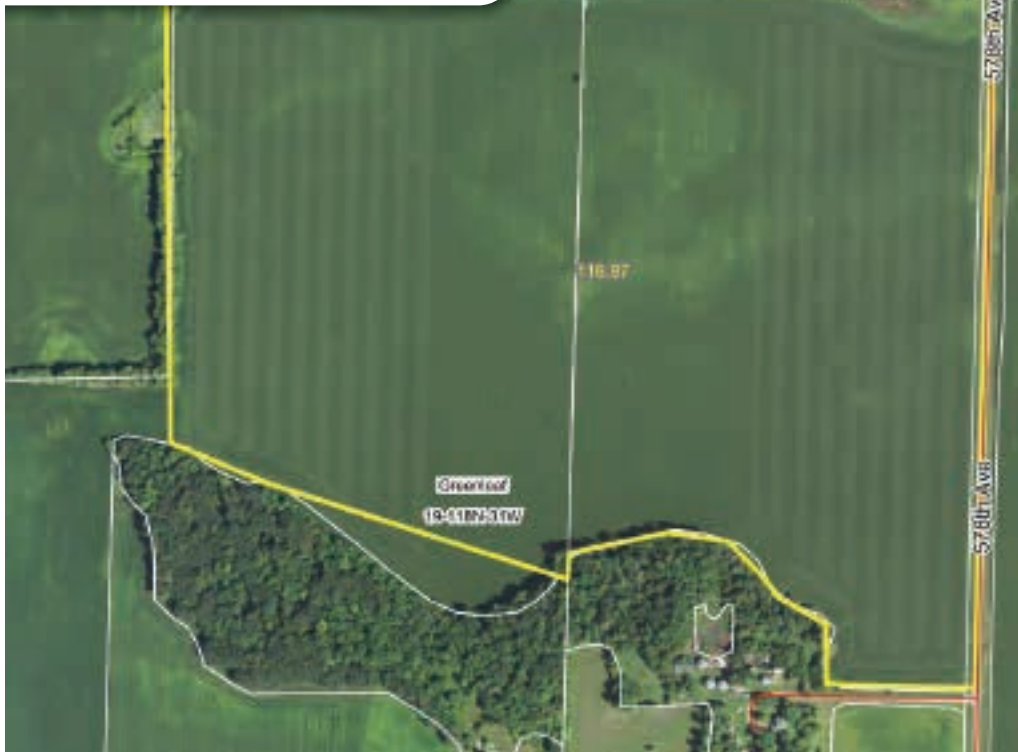
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Description: Sect-19 Twp-118 Range-31

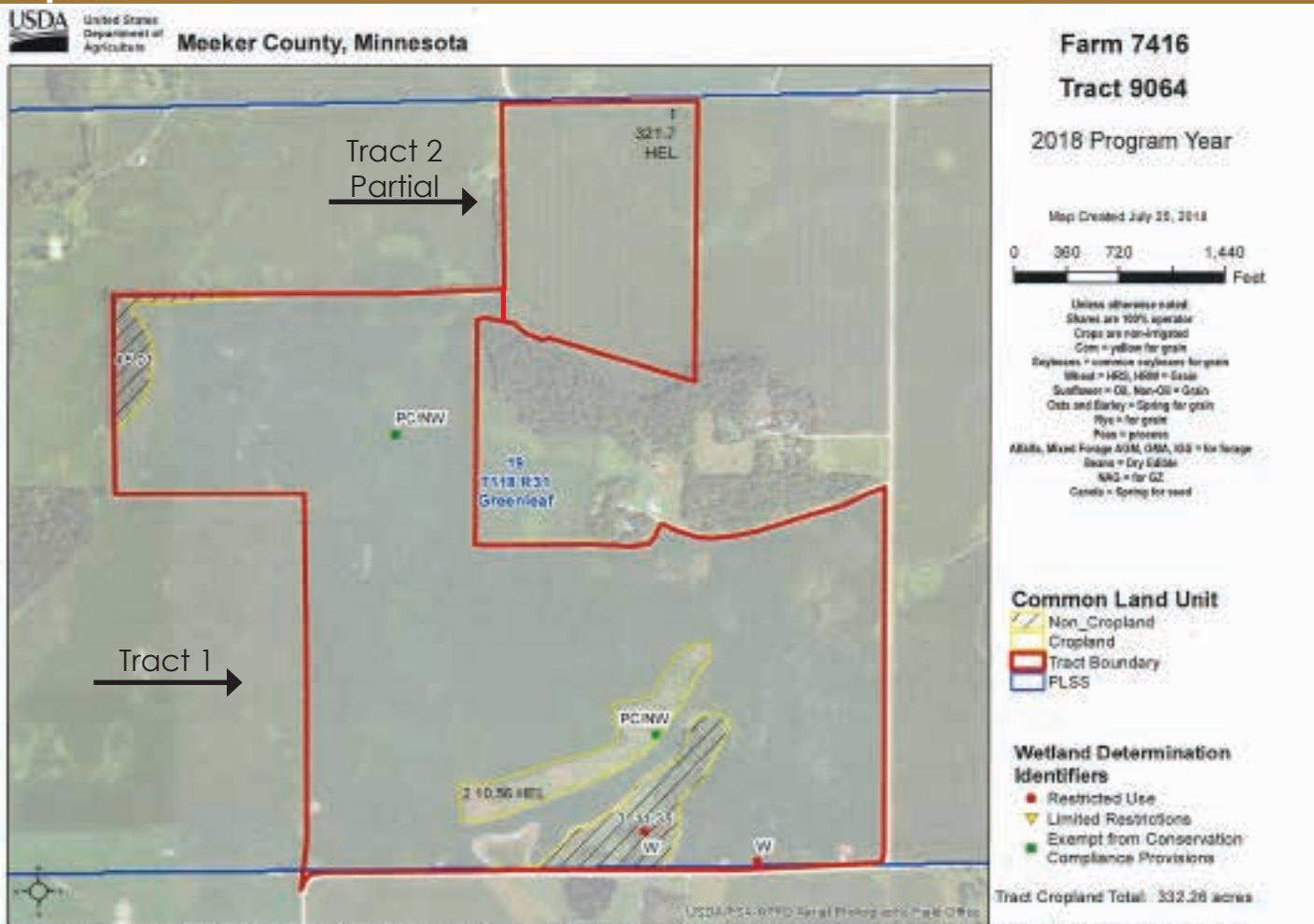
Location
 Approximately 9.2 miles SW of Litchfield, MN or approximately 7.5 miles NE of Cosmos, MN.



Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L200A	Klossner muck, depressional, firm substratum, 0 to 1 percent slopes	32.10	27.4%		IIIw	76
L186A	Danielson-Danielson, overwash complex, 1 to 4 percent slopes	25.44	21.7%		IIw	93
L166C2	Newlondon-Strout complex, 6 to 12 percent slopes, moderately eroded	17.99	15.4%		IIIe	77
L166D2	Newlondon-Strout complex, 12 to 18 percent slopes, moderately eroded	12.20	10.4%		IVe	64
L185B	Strout-Arkton complex, 2 to 6 percent slopes	8.87	7.6%		Ile	83
L184A	Corvuso silty clay loam, 0 to 2 percent slopes	7.04	6.0%		IIw	78
L179A	Corvuso-Lura, depressional, firm substratum complex, 0 to 2 percent slopes	4.59	3.9%		IIw	80
L33A	Kandiyohi clay, 0 to 2 percent slopes	3.69	3.2%		IIw	90
L33B	Kandiyohi clay, 2 to 5 percent slopes	2.81	2.4%		Ile	90
L164A	Lura silty clay, depressional, firm substratum, 0 to 1 percent slopes	2.24	1.9%		IIIw	81
Weighted Average						80.3

*c: Using Capabilities Class Dominant Condition Aggregation Method.



Minnesota U.S. Department of Agriculture Prepared: 01/11/18 3:11 PM
 Meeker Farm Service Agency Crop Year: 2018
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Page: 2 of 3
 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.

Tract Number: 9064 Description: D-101 OTS 1,5PT OF W256419CR
 BIA Range Unit Number:
 HEL Status: HEL conservation systems being actively applied
 Wetland Status: Tract contains a wetland or former wetland
 WFL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
349.62	332.26	332.26	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Soil	
0.0	0.0	332.26	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	305.7		179	0.0
SOYBEANS	0.5		40	0.0
Totals Base Acres:	314.7			

Owners: CHARLES L ANDERSON JR
 Other Producers: None

USDA United States Department of Agriculture Meeker County, Minnesota



Farm 7416
Tract 9066
 2018 Program Year



Unless otherwise stated:
 Shares are 100% operator
 Crops are non-irrigated
 Cere = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HSW = Grain
 Sunflower = OS, Non-OS = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IDS = for forage
 Beans = Dry Edible
 RAD = for OS
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary
- PLSS
- NAIP\North_Dakota
- ROB
 - Red: Sand_1
 - Green: Sand_2
 - Blue: Sand_3

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 59.91 acres

PLA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on unutilized land with

Wetland Status: Tract does not contain a wetland

WL Violations: None

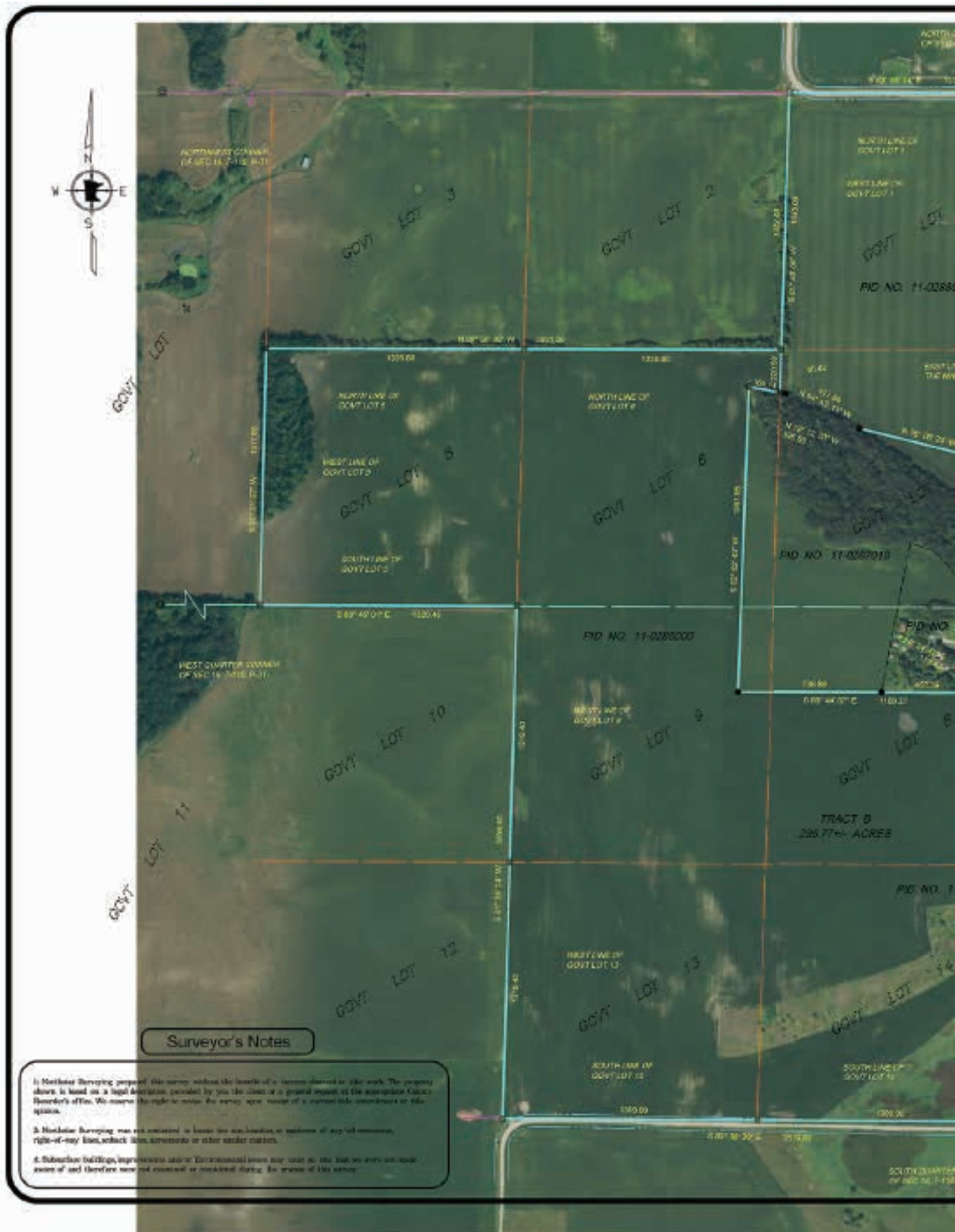
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
59.91	59.91	59.91	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MP/LFWP	Native Sod	
0.0	0.0	59.91	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-305 CRP Reduction
CORN	40.8		179	0.0
SOYBEANS	7.5		40	0.0
Total Base Acres:	48.3			

Owner: CHARLES L. ANDERSON JR.

Other Producers: None

Survey - Tracts 1 & 2





Northstar
 026993-3716
 318 East Depot Street
 Litchfield, MN 55555
 m_slog@northstaroffice.net
 re_chuck@northstaroffice.net

Surveying

CLIENT NAME:
 Charles & Pamela Anderson

PROJECT ADDRESS
 Part of Section 19, Twp. 118, Rng 31

DATE OF FIELD WORK: August 15, 2018	JOB NO.: 18162	HORIZONTAL DATUM: Assumed
DATE OF WAP: August 24, 2018	DRAFTED BY: PMH	VERTICAL DATUM: NA
REVISION: DATE: 20	CHECKED BY: DSH	

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A

Government Lot 1, Government Lot 2, the Southeast Quarter of the Northeast Quarter (SE 1/4) of the NE 1/4 of the Northeast Quarter of the Northeast Quarter (NE 1/4) of the NE 1/4 of Section 19, Township 118 North, Range 31, Meeker County, Minnesota.

EDC227

Those parts of the West Half of the Southeast Quarter (W 1/2) of SE 1/4, Government Lot 6, Government Lot Seven (7), Government Lot Eight (8), and Government Lot Nine (9) all as Section 19, Township 118 North, Range 31 described as follows: Commencing at the north quarter corner of said Section 19, Township 118 North, Range 31, Meeker County, Minnesota; thence along the east line of the Southeast Quarter (SE 1/4) of said Section 19, Township 118 North, Range 31, a distance of 19656 feet to the point of beginning of the tract to be described, said point of beginning being on the east line of said Government Lot Seven (7); thence North 75 degrees 04 minutes 26 seconds West, a distance of 20200 feet; thence South 65 degrees 41 minutes 13 seconds West, a distance of 47284 feet; thence North 30 degrees 12 minutes 23 seconds West, a distance of 36550 feet; thence South 82 degrees 02 minutes 43 seconds West, a distance of 33625 feet; thence South 80 degrees 40 minutes 37 seconds East, a distance of 10027 feet; thence North 31 degrees 04 minutes 45 seconds East, a distance of 17843 feet; thence South 66 degrees 20 minutes 49 seconds East, a distance of 57116 feet; thence South 24 seconds East, a distance of 3542 feet; thence Northerly, a distance of 5028 feet to a point on the east line of said West Half of the Southeast Quarter (W 1/2) of SE 1/4, said point being 3600 feet south of the northeast corner of said West Half of the Southeast Quarter (W 1/2) of SE 1/4; thence Northerly to said northeast corner; thence West along the north line of said West Half of the Southeast Quarter (W 1/2) of SE 1/4, a distance of 22621 feet to the southwest corner thereof, this also being the southwest corner of said Government Lot Seven (7); thence Northerly along the east line of said Government Lot Seven (7), a distance of 79684 feet to the point of beginning.

ALSO EXCEPT

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4) of NE 1/4 of Section 19, Township 118 North, Range 31, Meeker County, Minnesota, lying south of the following described line: Said line described as commencing at the northeast corner of said Southeast Quarter; thence on an assumed bearing of South 80 degrees 06 minutes 43 seconds West along the west line thereof, a distance of 32280 feet to the point of beginning of the line to be described; thence North 79 degrees 44 minutes 12 seconds East, a distance of 27584 feet; thence South 75 degrees 04 minutes 04 seconds East, a distance of 10047 feet; thence South 93 degrees 06 minutes 2 seconds East, a distance of 36630 feet; thence South 81 degrees 13 minutes 11 seconds East, a distance of 20200 feet; thence South 80 degrees 20 minutes 05 seconds East, a distance of 44100 feet, more or less, to the east line of said W 1/2 of NE 1/4 and said line terminating thereat.

Containing: 18577 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

Government Lot 4, Government Lot 5, Government Lot 6, Government Lot 7, Government Lot 8, Government Lot 9 and the West Half of the Southeast Quarter (W 1/2) of the SE 1/4 of Section 19, Township 118 North, Range 31, Meeker County, Minnesota. EDC227

Those parts of the West Half of the Southeast Quarter (W 1/2) of SE 1/4, Government Lot Six (6), Government Lot Seven (7), Government Lot Eight (8), and Government Lot Nine (9) all as Section 19, Township 118 North, Range 31, Meeker County, Minnesota, described as follows: Commencing at the north quarter corner of said Section 19, Township 118 North, Range 31, Meeker County, Minnesota; thence along the east line of the Southeast Quarter (SE 1/4) of said Section 19, Township 118 North, Range 31, a distance of 19656 feet to the point of beginning of the tract to be described, said point of beginning being on the east line of said Government Lot Seven (7); thence North 75 degrees 04 minutes 26 seconds West, a distance of 20200 feet; thence North 65 degrees 41 minutes 13 seconds West, a distance of 47284 feet; thence North 30 degrees 12 minutes 23 seconds West, a distance of 36550 feet; thence South 82 degrees 02 minutes 43 seconds West, a distance of 33625 feet; thence South 80 degrees 40 minutes 37 seconds East, a distance of 10027 feet; thence North 31 degrees 04 minutes 45 seconds East, a distance of 17843 feet; thence South 66 degrees 20 minutes 49 seconds East, a distance of 57116 feet; thence South 24 seconds East, a distance of 3542 feet; thence Northerly, a distance of 5028 feet to a point on the east line of said West Half of the Southeast Quarter (W 1/2) of SE 1/4, said point being 3600 feet south of the northeast corner of said West Half of the Southeast Quarter (W 1/2) of SE 1/4; thence Northerly to said northeast corner; thence West along the north line of said West Half of the Southeast Quarter (W 1/2) of SE 1/4, a distance of 22621 feet to the southwest corner thereof, this also being the southwest corner of said Government Lot Seven (7); thence Northerly along the east line of said Government Lot Seven (7), a distance of 79684 feet to the point of beginning.

Containing: 95577 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

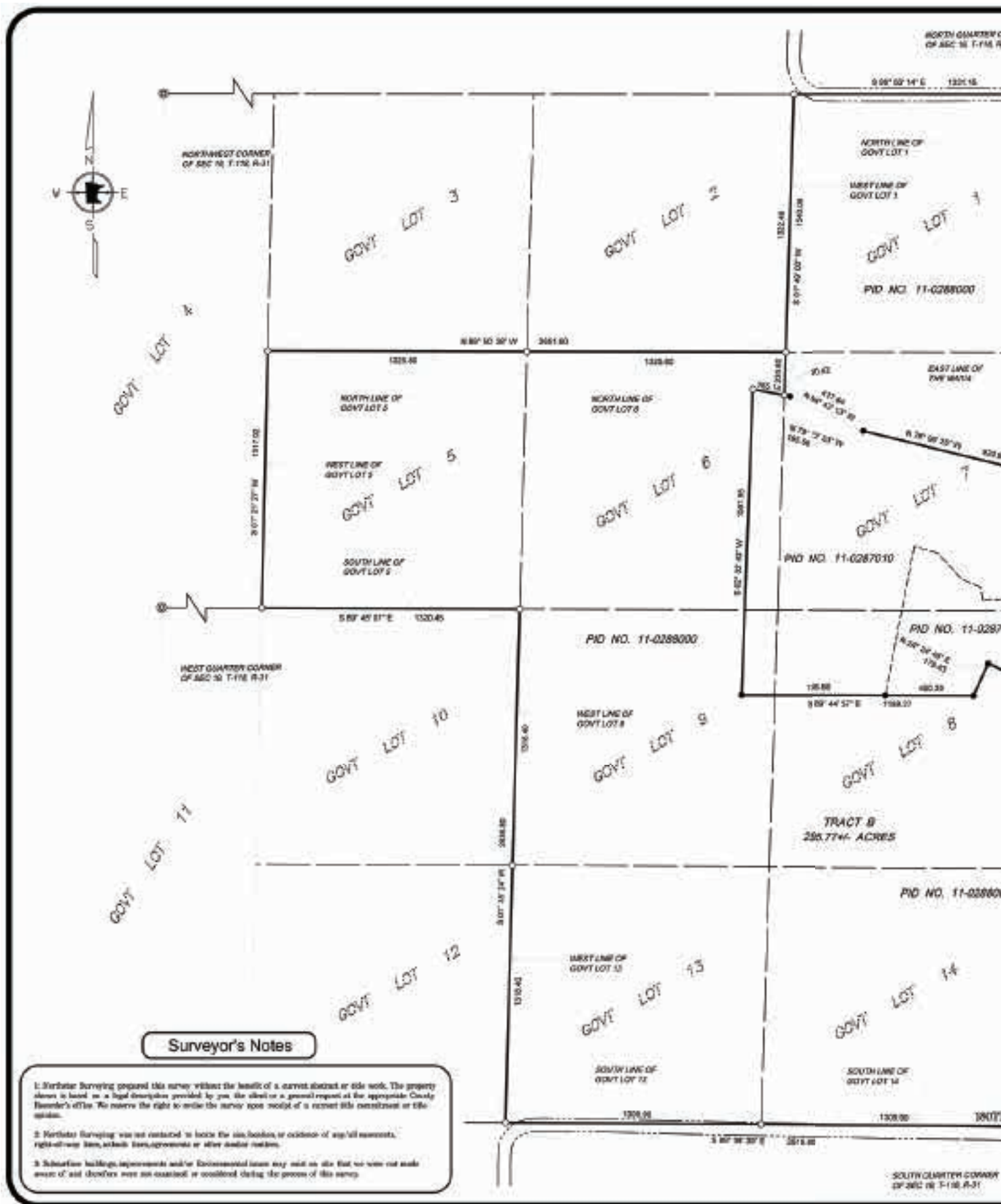
Doug Hehn
 Doug Hehn
 Registration No. 49990 - in the State of Minnesota

LEGEND

Sat 1/2 Inch by 1/4 Inch Iron Pipe with Plastic Cap Marked with License No. 49990

- Found Monumentation
- Sat PR Nail
- Government Section Corner



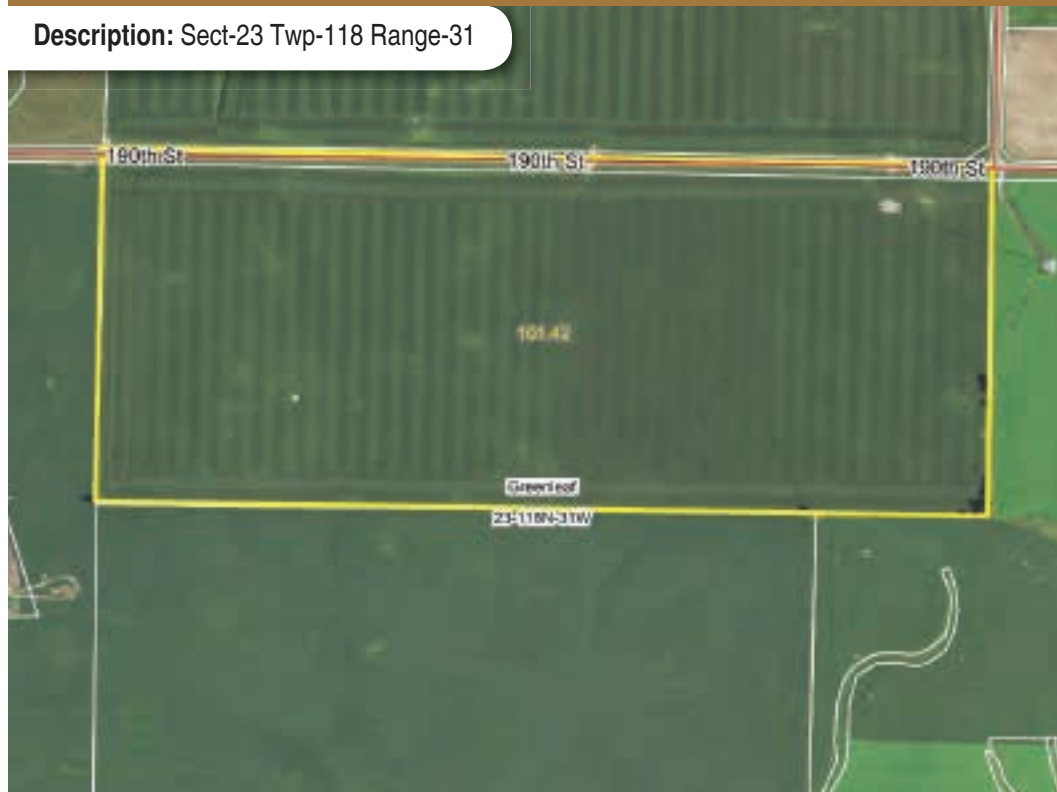


Surveyor's Notes

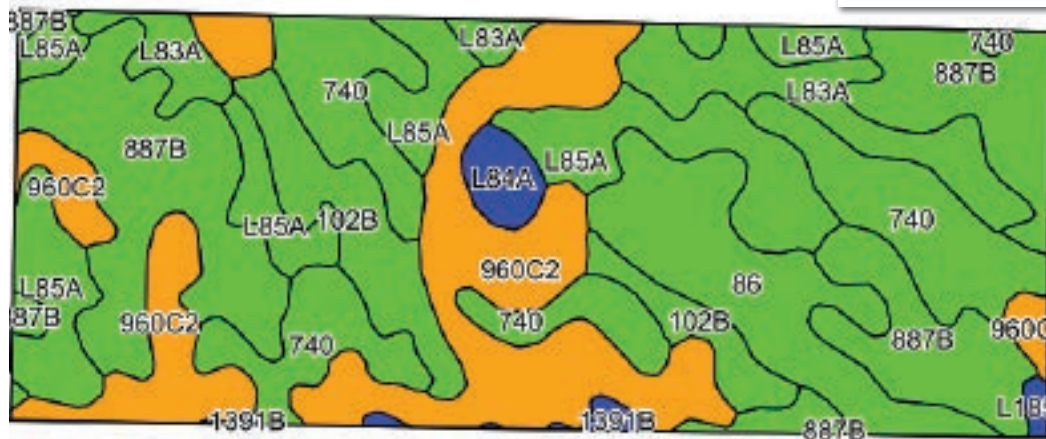
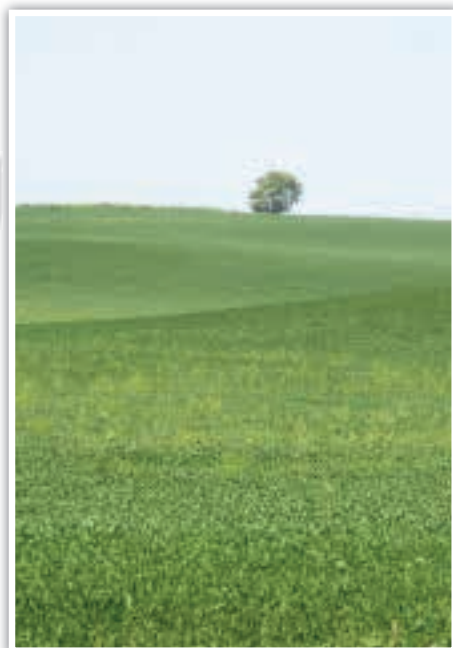
1. Northern Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you, the client or a general request at the appropriate County Recorder's office. We reserve the right to make the survey upon receipt of a recent title commitment or title opinion.
2. Northern Surveying was not restricted to locate the line location or existence of any/all easements, right-of-way lines, utility easements or other similar matters.
3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



Description: Sect-23 Twp-118 Range-31



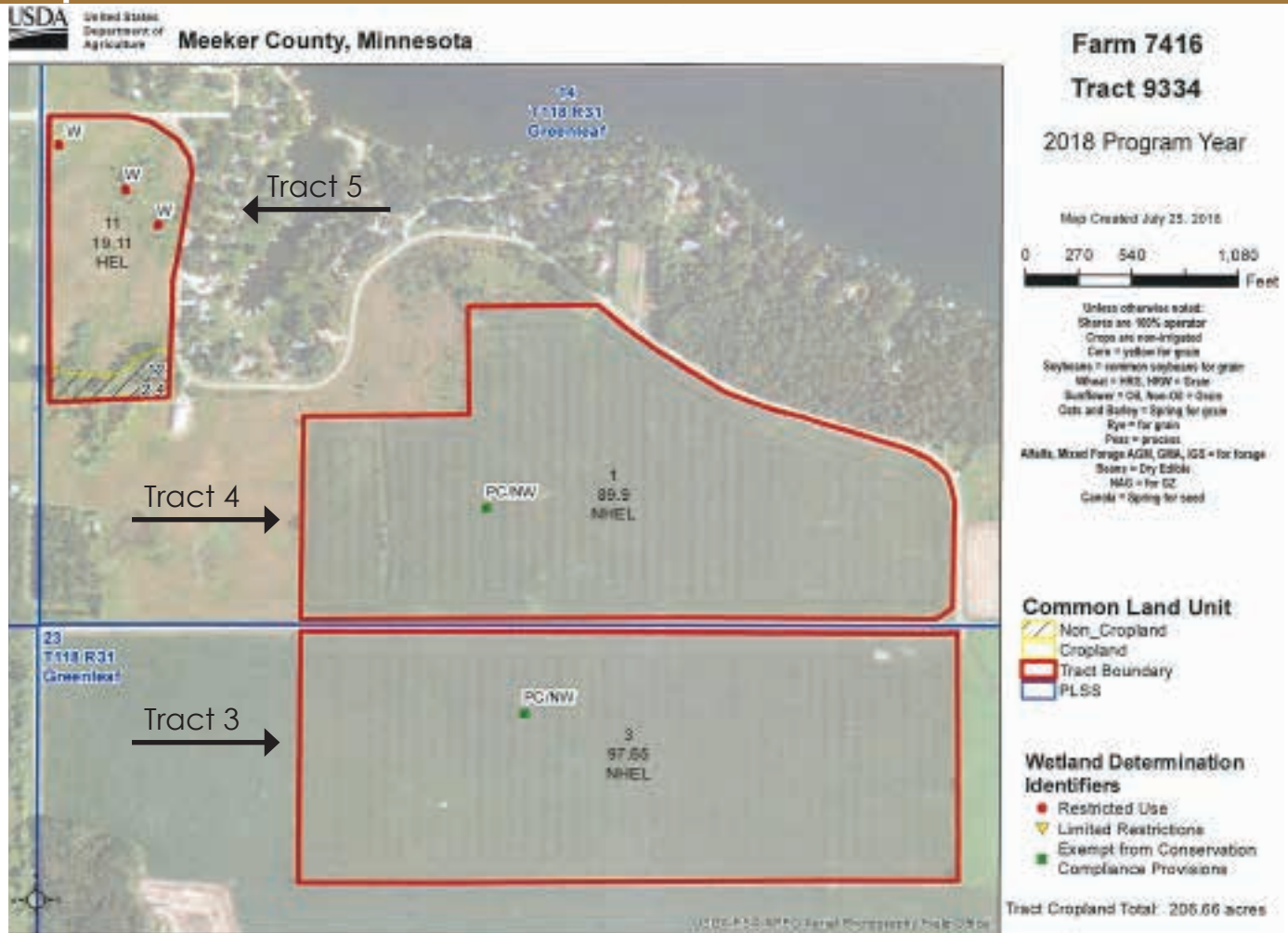
Location
 Approximately 7 miles SW of Litchfield, MN
 or approximately 10 miles NE of
 Cosmos, MN.



Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	21.97	21.7%	Green	Ile	92
960C2	Storden-Omsrud complex, 6 to 12 percent slopes, eroded	21.43	21.1%	Orange	IIle	78
740	Hamel-Glencoe complex, 0 to 2 percent slopes	15.89	15.7%	Green	IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.84	14.6%	Green	Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	9.17	9.0%	Green	IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	8.71	8.6%	Green	IIw	93
102B	Clarion loam, 2 to 6 percent slopes	7.04	6.9%	Green	Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.47	1.4%	Blue	IIIw	86
1391B	Wadenill-Sunburg complex, 2 to 6 percent slopes	0.59	0.6%	Blue	Ile	88
L185B	Strout-Arkton complex, 2 to 6 percent slopes	0.31	0.3%	Blue	Ile	83
Weighted Average						90.5

*c: Using Capabilities Class Dominant Condition Aggregation Method.



FARM: 7416
Prepared: 9/11/18 3:12 PM
Crop Year: 2018
Page: 3 of 3

Minnesota U.S. Department of Agriculture
 Meeker Farm Service Agency
 Report ID: FSA-156EZ Abbreviated 156 Farm Record

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.

Tract Number: 9334 **Description:** LOT 556/5645W44 FSS 1E 24 AC-L4CR PT925,933NR
BIA Range Unit Number:
NEL Status: HEL conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WDP	WRP/EWP	CRP Cropland	GRP
209.06	236.66	206.511	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sed	
0.0	0.0	206.66	0.0	0.0	0.0	

Crop	Base Acreage	CTAP True Yield	P/C Yield	CCC-005 CRP Reduction
CORN	209.8		179	0.0
SOYBEANS	2.0		40	0.0
Total Base Acres:	211.8			

Operator: CHARLES LAMMUSON JR
Other Producers: None

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR PID NUMBER 07-0221000

The Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) and the West Half of the Northeast Quarter (W1/2 of the NE1/4 of the NW1/4) in Section 23, Township 118 North, Range 31 West, Stearns County, Minnesota.

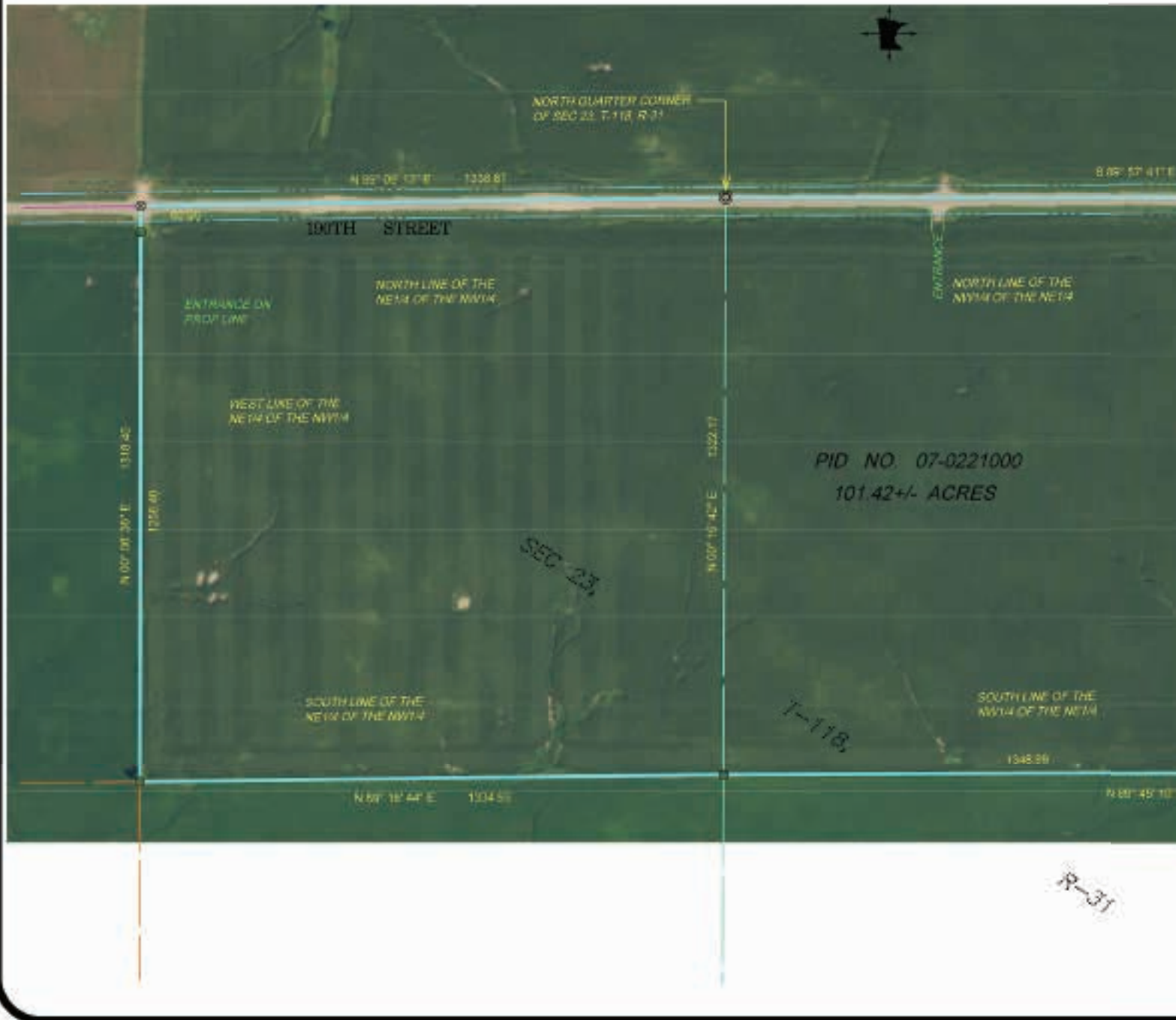
Containing - 101.42 Acres, more or less
 Subject to encumbrances of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Hehn
 Doug Hehn
 Registration No. 40808 - In the State of Minnesota

Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The project shown is based on a legal description provided by you, the client or a general request at the appropriate Grant Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
2. Northstar Surveying was not contacted to locate the size, location, or existence of any oil, mineral, rights-of-way, lease, setback, easement, or other similar matters.
3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not quantified or considered during the process of this survey.



Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_dwg@northstaroffice.net
 ns_csh@northstaroffice.net
Surveying

CLIENT NAME:
 Charles & Pamela Anderson

PROJECT ADDRESS
 Part of Section 23, Twp. 118,
 Rng. 31

DATE OF FIELD WORK: September 12, 2018
 DATE OF MAP: September 13, 2018
 REVISION: _____ DATE: _____, 20____
 REVISION: _____ DATE: _____, 20____

JOB NO. 16238
 DRAFTED BY: RWL
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Meeker County
 NAD83 2011 ADJ
 VERTICAL DATUM:
 NAA



LEGEND

- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Set PK Nail
- Government Section Corner



Surveyed Description

EXISTING LEGAL DESCRIPTION FOR PID NUMBER 07-021000

The Northeast Quarter of the Northeast Quarter (NE1/4) of the NW1/4 and the Northwest Quarter of the Northeast Quarter (NW1/4) of the NE1/4 and the West Half of the Northeast Quarter of the Northeast Quarter (W1/2) of the NE1/4, all in Section 23, Township 128 North, Range 31 West, Stearns County, Minnesota.

Containing: EULF Acres, more or less.
 Subject to easements of record.
 Subject to any and all inferable restrictive covenants.

CERTIFICATE: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huber
 Doug Huber
 Registration No. 4386 - In the State of Minnesota

Surveyor's Notes

1. Northern Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you, the client or a previous request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
2. Northern Surveying was not warranted to locate the site location, or existence of any/all easements, right-of-way lines, utility lines, agreements or other similar matters.
3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

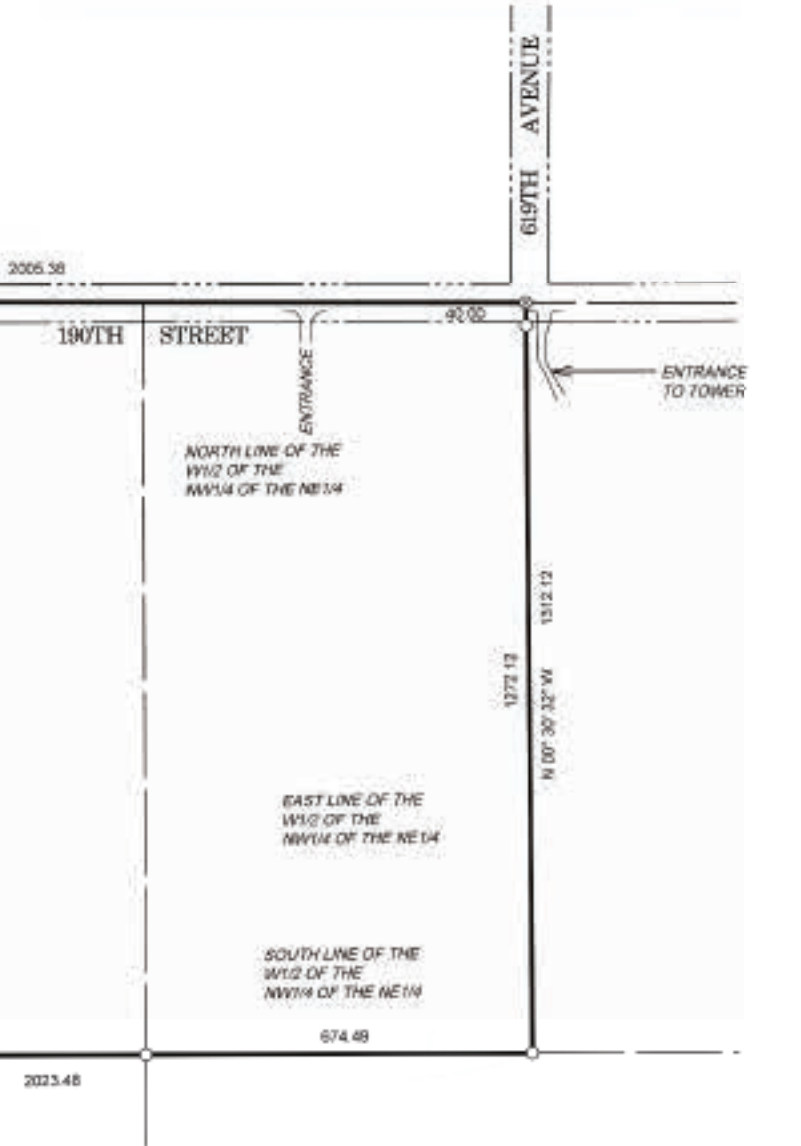




CLIENT NAME:
Charles & Pamela Anderson

PROJECT ADDRESS
Part of Section 23, Twp. 118,
Rng. 31

DATE OF FIELD WORK: September 12, 2018	JOB NO.: 18238	HORIZONTAL DATUM: Meeker County NA83 2011 ADL
DATE OF MAP: September 13, 2018	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____ 20__	CHECKED BY: DGH	



LEGEND

- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 43800
- Found Monumentation
- ⊙ Set PK Nail
- Government Section Corner

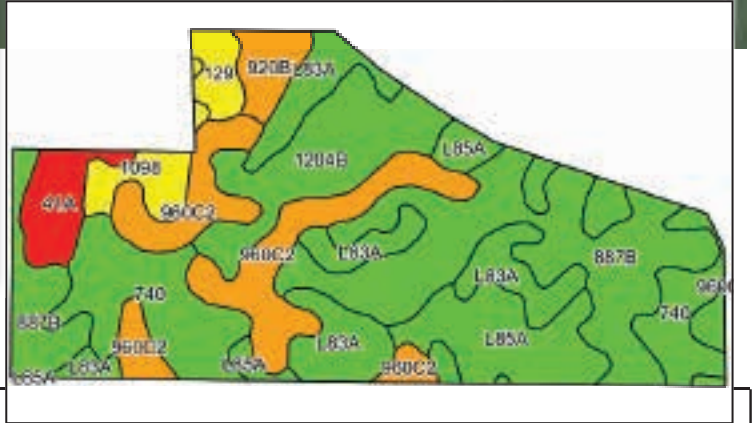




Description: Sect-14 Twp-118 Range-31



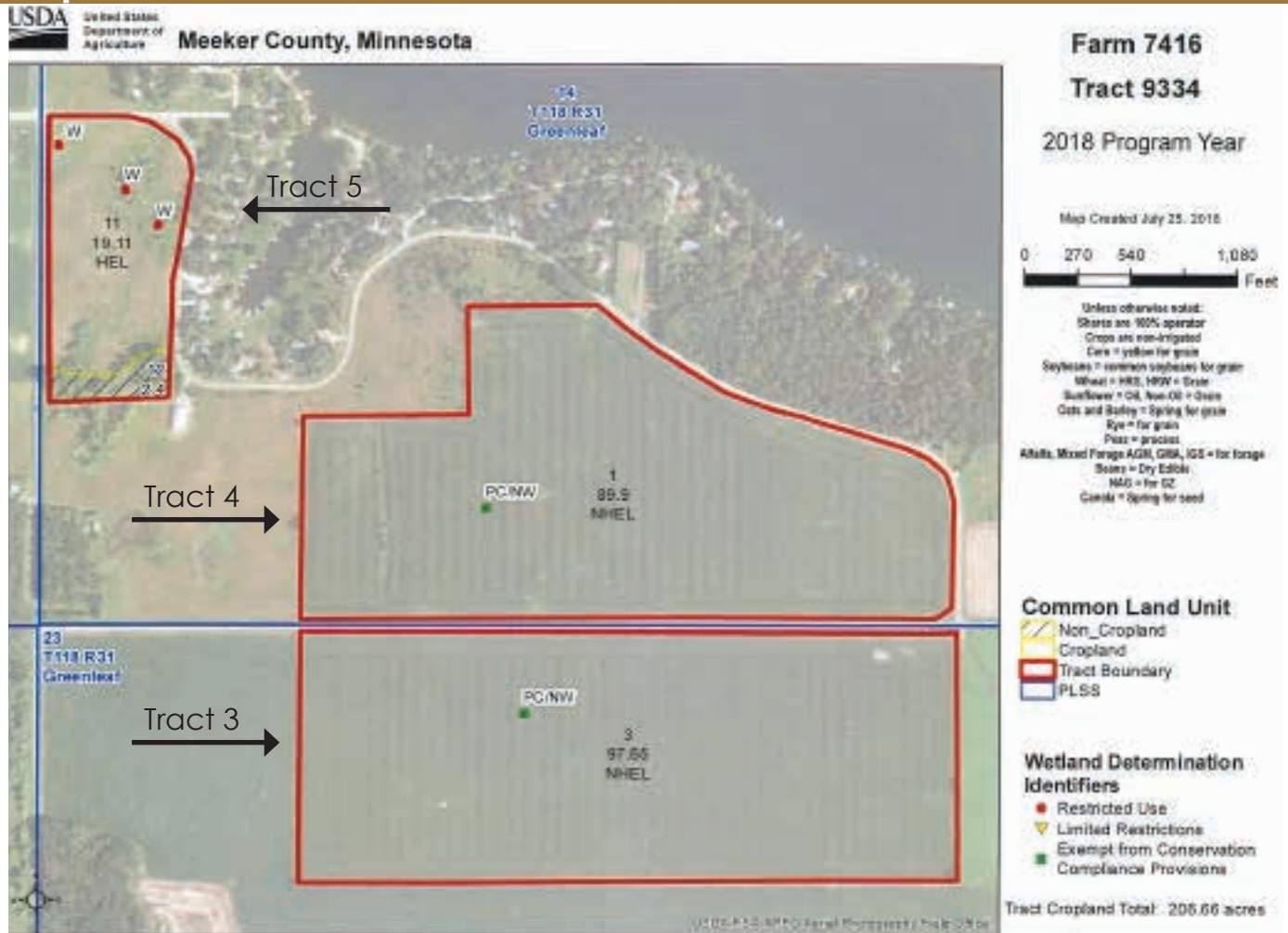
Location
 Approximately 7 miles SW of Litchfield, MN
 or approximately 10 miles NE of
 Cosmos, MN.



Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	23.27	25.4%		Ile	92
740	Hamel-Glencoe complex, 0 to 2 percent slopes	13.65	14.9%		IIw	93
960C2	Storden-Omsrud complex, 6 to 12 percent slopes, eroded	13.51	14.8%		IIIe	78
L83A	Webster clay loam, 0 to 2 percent slopes	12.44	13.6%		IIw	93
1204B	Reedslake loam, 2 to 6 percent slopes	9.32	10.2%		Ile	98
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.80	9.6%		Iw	99
41A	Estherville sandy loam, 0 to 2 percent slopes	3.48	3.8%		IIIIs	44
1098	Biscay clay loam, 0 to 2 percent slopes	2.78	3.0%		IIw	70
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	2.38	2.6%		Ile	72
129	Cylinder loam, 0 to 2 percent slopes	1.89	2.1%		IIs	65
Weighted Average						87.9

*c: Using Capabilities Class Dominant Condition Aggregation Method.



Minnesota
Meeker

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7416
Prepared: 9/11/18 3:12 PM
Crop Year: 2018
Page: 3 of 3

Report ID: FSA-156EZ

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.

Tract Number: 9334 Description: LOT 556/5645W44 FSS 1E 24 AC-L4CR PT925,933NR

BIA Range Unit Number:

NEL Status: HEL conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wildlife

WL Violations: None

Farmland	Cropland	DCP Cropland	WDP	WRP/EWP	CRP Cropland	GRP
209.06	206.66	206.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sed	
0.0	0.0	206.66	0.0	0.0	0.0	

Crop	Base Acreage	CTAP True Yield	P/C Yield	CCC-005 CRP Reduction
CORN	200.8		179	0.0
SOYBEANS	2.0		40	0.0
Total Base Acres:	202.8			

Operator: CHARLES LAMMUSON JR

Other Producers: None





Northstar
 214 East Depot Street
 Litchfield, MN 55355
 ns_sveg@northstarco.net
 ns_chank@northstarco.net

Surveying

CLIENT NAME:
 Charles & Pamela Anderson

PROJECT ADDRESS
 61814 193rd Street
 Litchfield, MN

DATE OF FIELD WORK: September 12, 2018	JOB NO.: 18229A	HORIZONTAL DATUM: NAD83 2011 ADJ
DATE OF MAP: September 18, 2018	DRAWN BY: PMH	VERTICAL DATUM: MA
REVISION: _____ DATE: _____ 20__	CHECKED BY: CGH	

Surveyed Description

EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 22288

The Southeast Quarter of the Southeast Quarter (SE1/4 of SW1/4) of Government Lot Five (and the West Half (W1/2) of Government Lot Six (B), except sections 28 acres thereof, the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) of Government Lot Five (1), except the plot of 2.22 acres thereof, all in Section Twenty (20), Township One Hundred Eighteen (18) North, Range Thirty-one (31) West and the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of SW1/4 of SE1/4 of the West Half of the Northeast Quarter of the Northwest Quarter (W1/2 of NE1/4 of NW1/4) in Section Twenty-three (23), Township One Hundred Eighteen (18) North, Range Thirty-one (31) West.

PROPOSED LEGAL DESCRIPTION

That part of Government Lot 6 of Section 14, Township 18 North, Range 31 West, Meeker County, Minnesota, lying westerly and southerly of the plot of BELLEVUE ESTATES FIRST ADDITION, according to the plat thereof, on file and of record in the Meeker County Recorder's Office, Meeker County, Minnesota.

AND

That part of Government Lot 1 of Section 14, Township 18 North, Range 31 West, Meeker County, Minnesota, lying southerly of the plot of BELLEVUE ESTATES FIRST ADDITION, according to the plat thereof, on file and of record in the Meeker County Recorder's Office, Meeker County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 of the SW1/4) and that part of Government Lot 4 and that part of Government Lot 5, all in Section 14, Township 18 North, Range 31 West, Meeker County, Minnesota, lying easterly, southerly, westerly and southerly of the following described line: Beginning at the southwest corner of said Southeast Quarter of the Southeast Quarter (SE1/4 of SW1/4) distant on an assumed bearing of North 88 degrees 27 minutes 30 seconds West along the west line thereof, a distance of 204.00 feet; thence North 80 degrees 00 minutes 30 seconds East a distance of 204.00 feet; thence North 80 degrees 00 minutes 00 seconds East a distance of 204.00 feet; thence North 80 degrees 00 minutes 00 seconds East a distance of 204.00 feet to the southerly line of the platted road to BELLEVUE ESTATES FIRST ADDITION, according to the plat thereof, on file and of record in the Meeker County Recorder's Office, Meeker County and there terminating.

Containing 2.22 Acres, more or less.
 Subject to easements of record.
 Subject to any and all reasonable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

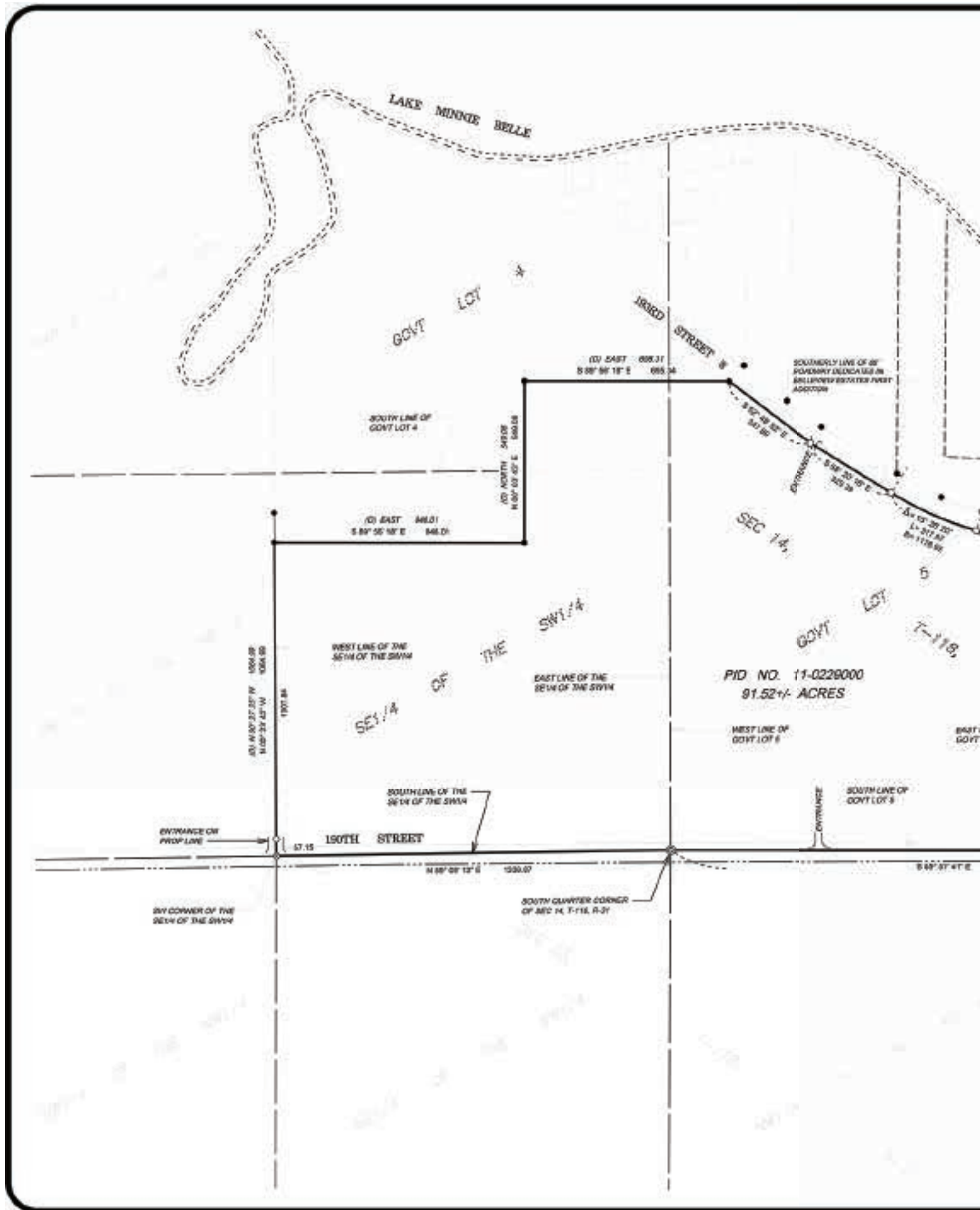
Doug Helm
 Doug Helm
 Registration No. 42895 - In the State of Minnesota.

Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a recent abstract or title work. The property shown is based on a legal description provided by you, the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a recent title commitment or title opinion.
2. Northstar Surveying was not restricted to locate the size, location, or existence of any easements, right-of-way lines, setbacks, line agreements or other similar matters.
3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not searched or considered during the process of this survey.

- LEGEND**
- Set 1/2 Inch by 1/4 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
 - Found Monumentation
 - Set PK Nail
 - Government Section Corner





Northstar
 (202)893-3713
 310 East Depot Street
 Litchfield, MN 55350
 na_doug@northstaroffice.net
 na_chuck@northstaroffice.net

Surveying

CLIENT NAME:
 Charles & Pamela Anderson

PROJECT ADDRESS
 61814 193rd Street
 Litchfield, MN



DATE OF FIELD WORK: September 12, 2018	JOB NO.: 18200A	HORIZONTAL DATUM Meeker County NAD83 2011 ADJ
DATE OF MAP: September 10, 2018	DRAFTED BY: PSH	VERTICAL DATUM MSL
REVISION: DATE 09/20/20	CHECKED BY: DSH	

Surveyed Description

EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 2284

The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) Government Lot Five (5) and the West Half (W1/2) of Government Lot Six (6), except sections (B) acres thereof; the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) Government Lot Four (4), except the plot of Bellevue, and the 277 acres thereof, all in Section Fourteen (14) Township One Hundred Eighteen (118) North, Range Thirty-one (31) West, and the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4); the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of NE1/4 of the West Half of the Northwest Quarter of the Northwest Quarter (SW1/4 of NW1/4 of W1/2) of NE1/4 of NE1/4 of Section Twenty-three (23), Township One Hundred Eighteen (118) North, Range Thirty-one (31) West.

PROPOSED LEGAL DESCRIPTION

That part of Government Lot 6 of Section 14, Township 118 North, Range 31 West, Meeker County, Minnesota, lying westerly and southerly of the plat of BELLEVUE STATEN FIRST ADDITION, according to the plat thereof, on the east and second in the Meeker County Recorder's Office, Meeker County, Minnesota.

ASD
 That part of Government Lot 4 of Section 14, Township 118 North, Range 31 West, Meeker County, Minnesota, lying westerly of the plat of BELLEVUE STATEN FIRST ADDITION, according to the plat thereof, on the east and second in the Meeker County Recorder's Office, Meeker County, Minnesota.

ASD
 That part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) and that part of Government Lot 4 and that part of Government Lot 6, all in Section 14, Township 118 North, Range 31 West, Meeker County, Minnesota, lying westerly, southerly, easterly and northerly of the following described line: Beginning at the southeast corner of said Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) thence on an assumed bearing of North 88 degrees 17 minutes 20 seconds West along the road line thereof, a distance of 380.00 feet, thence North 80 degrees 40 minutes 00 seconds East a distance of 540.00 feet; thence North 88 degrees 00 minutes 00 seconds East a distance of 540.00 feet; thence North 88 degrees 00 minutes 00 seconds East a distance of 896.00 feet to the southeasterly line of the plat of said BELLEVUE STATEN FIRST ADDITION, according to the plat thereof, on the east and second in the Meeker County Recorder's Office, Meeker County and thence southeasterly.

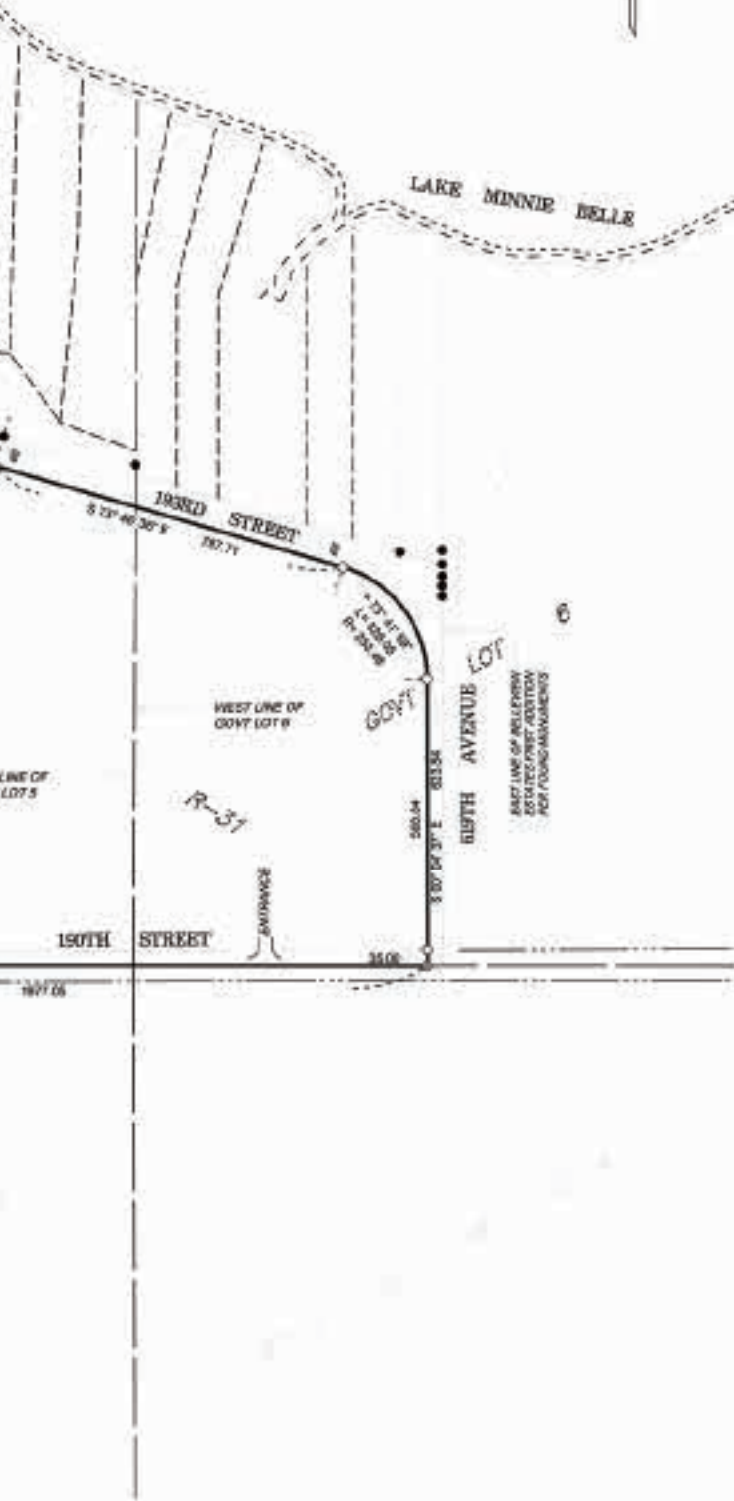
Containing 8128 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Halim
 Doug Halim
 Registration No. 40908 - In the State of Minnesota

Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a survey station or title work. The property shown is based on a legal description provided by you the client or a general request of the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a correct title commitment or title opinion.
2. Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, utility lines, agreements or other similar matters.
3. Subsurface buildings, improvements and/or Encumbrances were not visible to us and we were not made aware of and therefore were not examined or considered during the process of this survey.



LEGEND

- Set 1/2 inch by 1/4 inch Iron Pipe with Plastic Cap Inscribed with License No. 43663
- Found Monument/Stone Set/PM Nail
- Government Section Corner

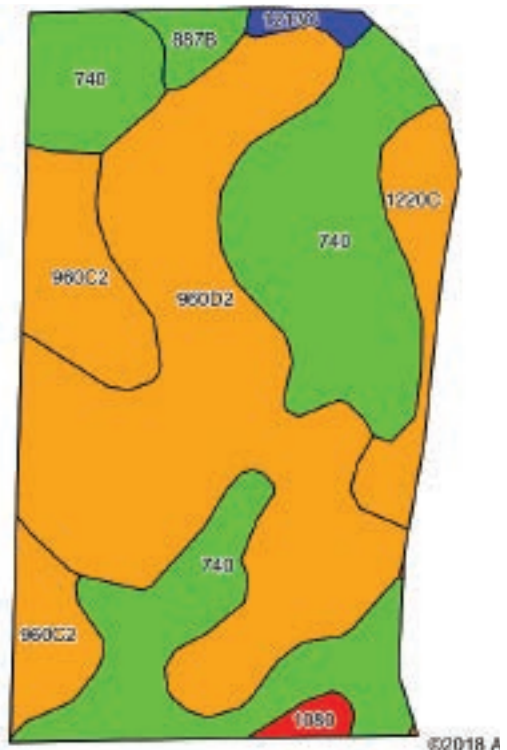


40' DIMENSIONS USED SHOWING A DISTANCE

Description: Sect-14 Twp-118 Range-31



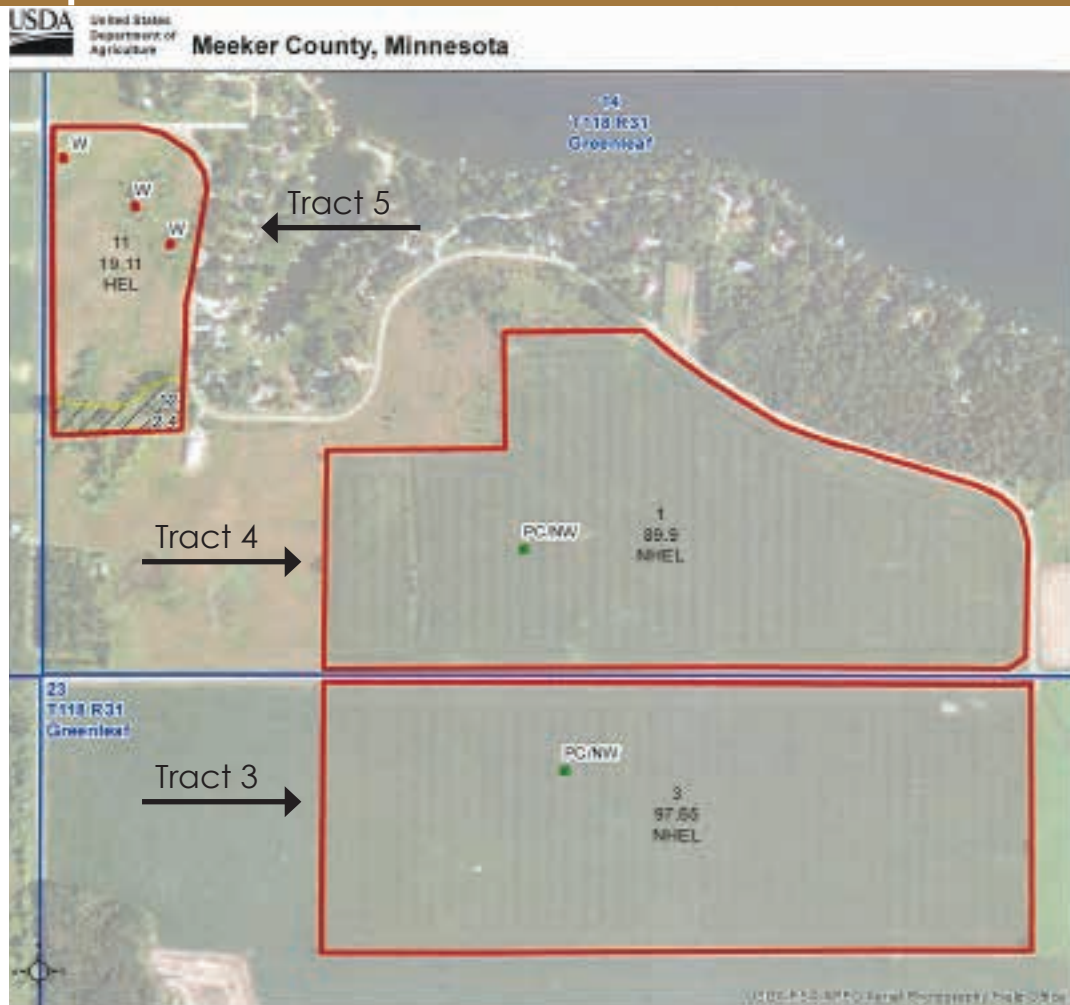
Location
 Approximately 7 miles SW of Litchfield, MN or approximately 10 miles NE of Cosmos, MN.



Area Symbol: MN093, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	9.25	39.6%		IVe	76
740	Hamel-Glencoe complex, 0 to 2 percent slopes	8.80	37.7%		IIw	93
960C2	Storden-Omsrud complex, 6 to 12 percent slopes, eroded	2.65	11.4%		IIIe	78
1220C	Cokato-Storden-Hawick complex, 6 to 12 percent slopes, eroded	1.75	7.5%		IIIe	77
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.41	1.8%		IIe	92
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	0.26	1.1%		VIIIw	5
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	0.22	0.9%		IIIe	84
Weighted Average						82.3

*c: Using Capabilities Class Dominant Condition Aggregation Method.



Farm 7416
Tract 9334
 2018 Program Year

Map Created July 25, 2018

0 270 540 1,080 Feet

Unless otherwise noted:
 Shaded are 100% water
 Crops are non-irrigated
 Cows = yellow for grain
 Soybeans = common vegetation for grain
 Wheat = WRS, WRY = Straw
 Sunflower = OS, Sun-OS = Straw
 Cows and Sows = Spring for grain
 Rice = for grain
 Peas = for grain
 Alfalfa, Mixed Forage AGM, GSA, GSS = for forage
 Beans = Dry Edible
 NAG = for GC
 Corns = Spring for seed

Common Land Unit
 Non_Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 206.66 acres

Minnesota
 Meeker
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 7416
 Prepared: 9/11/18 3:12 PM
 Crop Year: 2018
 Page: 3 of 3

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.

Tract Number: 9334 Description: LOT 556/5645W44 FSS 1E 24 AC-14CR PT925,933NR
 BIA Range Unit Number:
 HEL Status: HEL conservation system is being actively applied
 Wetland Status: Tract contains a wetland or farmed wildlife
 WL Violations: None

Farmland	Cropland	DCP Cropland	WDP	WRP/EWP	CRP Cropland	GRP
209.06	206.66	206.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Soils	
0.0	0.0	206.66	0.0	0.0	0.0	

Crop	Base Acreage	CTAP True Yield	P/C Yield	CCC-005 CRP Reduction
CORN	200.8		179	0.0
SOYBEANS	2.0		40	0.0
Total Base Acres:	202.8			

Operator: CHARLES LAMMUSON JR
 Other Producers: None





CLIENT NAME:
Charles & Pamela Anderson

PROJECT ADDRESS
Part of the NW1/4 of the SW1/4 of Sec 14, Twp. 118, Rng. 31



DATE OF FIELD WORK: September 12, 2019	JOB NO: 19239	HORIZONTAL DATUM Meeker County NAD83 2011 ADJ
DATE OF MAP: September 19, 2019	DRAFTED BY: PMH	VERTICAL DATUM N/A
REVISION: _____ DATE: _____ 20	CHECKED BY: DSH	

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR DOCUMENT NUMBER 02993

The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Government Lot Five (5) and the West Half (W1/2) of Government Lot Six (6) except sixteen (16) acres thereof, the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Government Lot Four (4), except the 1/4 of Bellevue and the 4.77 acres thereof, all in Section Thirteen (14), Township One Hundred Eighteen (18) North, Range Thirty-one (31) West, and the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of the Northwest Quarter of the Northwest Quarter (NW1/4 of NE1/4 of NW1/4) of the West Half of the Northeast Quarter (W1/2 of NE1/4 of NW1/4) of Section Twenty-three (23), Township One Hundred Eighteen (18) North, Range Thirty-one (31) West.

PROPOSED LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 14, Township 118 North, Range 31 West, Meeker County, Minnesota.

EXCEPT

The Plat of BELLEVUE ESTATES, according to the plat thereof, on file and of record in the Meeker County Recorder's Office in and for Meeker County, Minnesota.

Containing 31.34 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huber
Doug Huber
Registration No. 43906 -- in the State of Minnesota



Surveyor's Notes

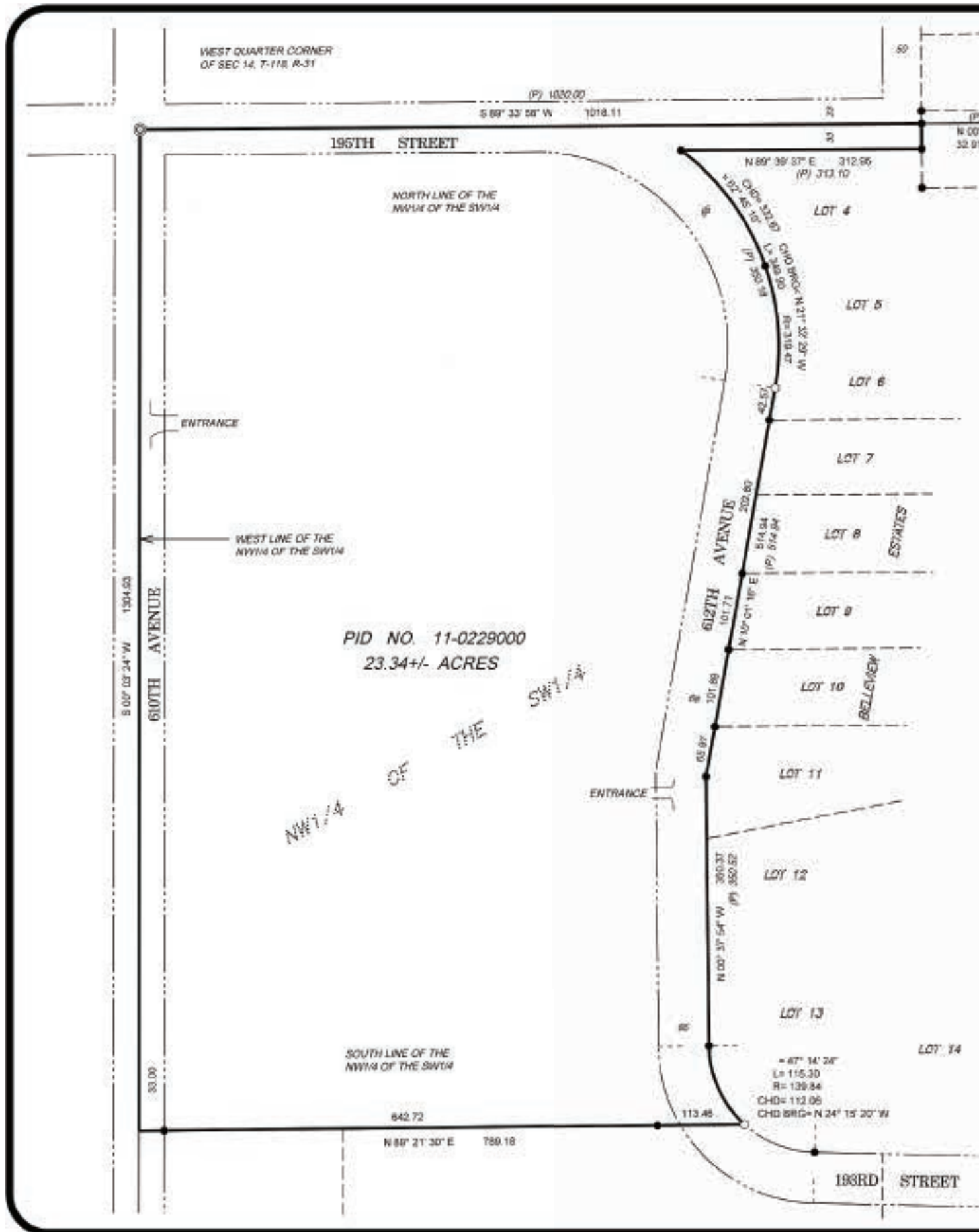
- 1) Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title examination or title opinion.
- 2) Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setbacks, lease agreements or other similar matters.
- 3) Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not counted or considered during the process of this survey.



LEGEND

- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 43906
- Found Monumentation
- ⊗ Set PK Nail
- Government Section Corner
- (P) DENOTES PLAT DISTANCE





LOT 2
 33.00
 28' 07" W
 LOT 3

 <p>Northstar (320)483-3716 310 East Depot Street Litchfield, MN 55355 ns_doug@qwestoffice.net ns_chuck@qwestoffice.net</p> <p>Surveying</p>	<p>CLIENT NAME: Charles & Pamela Anderson</p>
	<p>PROJECT ADDRESS Part of the NW1/4 of the SW1/4 of Sec 14, Twp. 118, Rng. 31</p>

DATE OF FIELD WORK: September 12, 2018	JOB NO.: 16239	HORIZONTAL DATUM: Meeker County NAD83 2011 ADJ.
DATE OF MAP: September 15, 2018	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20__	CHECKED BY: DSH	

Surveyed Description

EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 22580:

The Southeast Quarter of the Southeast Quarter (SE1/4 of SW1/4) Government Lot Five (5) and the West Half (W1/2) of Government Lot Six (6), except sixteen (16) acres thereof; the Northwest Quarter of the Southeast Quarter (NW1/4 of SW1/4) Government Lot Four (4), except the plat of Bellevue and the 4.37 acres thereof, all in Section Fourteen (14), Township One Hundred Eighteen (18) North, Range Thirty-one (31) West; and the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) the Northwest Quarter of the Northwest Quarter (NW1/4 of NE1/4) the West Half of the Northwest Quarter of the Northeast Quarter (W1/2 of NE1/4) all in Section Twenty-three (23), Township One Hundred Eighteen (18) North, Range Thirty-one (31) West.

PROPOSED LEGAL DESCRIPTION

The Northwest Quarter of the Northwest Quarter (NW1/4 of the SW1/4) of Section 14, Township 118 North, Range 31 West, Meeker County, Minnesota.

EXCEPT

The Plat of BELLEVUE ESTATES, according to the plat thereof, as filed and of record in the Meeker County Recorder's Office in and for Meeker County, Minnesota.

Containing: 25.34 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Hahn
 Doug Hahn
 Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
2. Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, utility lines, agreements or other similar matters.
3. Subsurface buildings, improvements and/or encumbrances may exist on site that we were not made aware of and therefore were not contacted or considered during the process of this survey.

LEGEND

- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Set PK Nail
- Government Section Corner
- (P) DENOTES PLAT DISTANCE



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



2018
 PROPERTY TAX
 STATEMENT

PRCL# 11-0288000 RCPT# 6902
 TC 12.687 13.237

GREENLEAF TWP

Property ID Number: 11-0288000
 Property Description: SECT-19 TWP-118 RANG-31
 LOTS 1,5,6,7,8,9,13,14, & W 1/2 SE
 1/4 EX 11-0287000

CHARLES L ANDERSON JR 156-T
 61814 193RD ST
 LITCHFIELD MN 55355 ACRES 347.13

		Values and Classification	
		Taxes Payable Year	
		2017	2018
Step 1	Estimated Market Value:	1,648,700	1,648,700
1	Homestead Exclusion: Taxable Market Value:	1,648,700	1,648,700
	New Improve/Expired Excls: Property Class:	AGRI HSTD RUVVC HSTD	AGRI HSTD RUVVC HSTD
	Sent in March 2017		
Step 2	Proposed Tax * Does Not Include Special Assessments		10,244.00
	Sent in November 2017		
Step 3	Property Tax Statement		
	First half Taxes:		5,206.00
	Second half Taxes:		5,206.00
	Total Taxes Due in 2018		10,412.00



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

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	
		2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			.00
Property Tax and Credits	3. Property taxes before credits	11,420.00	11,099.79
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	.00	687.79
	5. Property taxes after credits	11,420.00	10,412.00
Property Tax by Jurisdiction	6. County	6,142.47	6,444.33
	7. City or Town	1,996.17	2,053.33
	B. State General Tax	.00	.00
	9. School District: 465		
	A. Voter approved levies	2,151.58	862.99
	B. Other local levies	1,105.04	1,024.74
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	24.74	26.61
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		.00
	12. Total property tax before special assessments	11,420.00	10,412.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	11,420.00	10,412.00



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



2018
 PROPERTY TAX
 STATEMENT

PRCL# 11-0286001 RCPT# 6898
 TC 1.266 1.266

GREENLEAF TWP

Property ID Number: 11-0286001
 Property Description: SECT-19 TWP-118 RANG-31
 SW 1/4 NE 1/4 EX 18.5 AC OF SW 1/4
 NE1/4

PAMELA K ANDERSON 158-T
 61814 193RD ST
 LITCHFIELD MN 55355 ACRES 21.50

Values and Classification		
Taxes Payable Year	2017	2018
Step 1	Estimated Market Value: 126,600 126,600	
1	Homestead Exclusion: Taxable Market Value: 126.600 126.600	
	New Improve/Expired Excls: Property Class: AGRI HSTD AGRI HSTD	
	Sent in March 2017	
Step 2	Proposed Tax * Does Not Include Special Assessments 980.00	
	Sent in November 2017	
Step 3	Property Tax Statement	
	First half Taxes:	498.00
	Second half Taxes:	498.00
	Total Taxes Due in 2018	996.00



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
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits		
3. Property taxes before credits	1,140.00	1,061.79
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	.00	65.79
5. Property taxes after credits	1,140.00	996.00
Property Tax by Jurisdiction		
6. County	613.37	616.54
7. City or Town	199.19	196.38
B. State General Tax	.00	.00
9. School District: 465		
A. Voter approved levies	214.70	82.53
B. Other local levies	110.27	98.01
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	2.47	2.54
B.		
C.		
D.		
11. Non-school voter approved referenda levies		.00
12. Total property tax before special assessments	1,140.00	996.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,140.00	996.00

File by August 15th. **IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**



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



2018
 PROPERTY TAX
 STATEMENT

PRCL# 11-0285000 RCPT# 6896
 TC 1.780 1.780

GREENLEAF TWP

Property ID Number: 11-0285000
 Property Description: SECT-19 TWP-118 RANG-31
 NW 1/4 NE 1/4

PAMELA K ANDERSON 158-T
 61814 193RD ST
 LITCHFIELD MN 55355 ACRES 40.00

		Values and Classification	
		Taxes Payable Year	
		2017	2018
Step 1	Estimated Market Value:	178,000	178,000
1	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	Proposed Tax		1,378.00
	* Does Not Include Special Assessments		
Sent in November 2017			
Step 3	Property Tax Statement		
	First half Taxes:		700.00
	Second half Taxes:		700.00
	Total Taxes Due in 2018		1,400.00



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

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	
		2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			.00
Property Tax and Credits	3. Property taxes before credits	1,602.00	1,492.49
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	.00	92.49
	5. Property taxes after credits	1,602.00	1,400.00
Property Tax by Jurisdiction	6. County	861.55	866.47
	7. City or Town	280.07	276.11
	8. State General Tax	.00	.00
	9. School District: 465		
	A. Voter approved levies	301.87	116.04
	B. Other local levies	155.04	137.80
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	3.47	3.58
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		.00
	12. Total property tax before special assessments	1,602.00	1,400.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,602.00	1,400.00



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2018
 PROPERTY TAX
 STATEMENT

PRCL# 11-0314000 RCPT# 6929
 TC 3.165 3.165

GREENLEAF TWP

Property ID Number: 11-0314000
 Property Description: SECT-23 TWP-118 RANG-31
 NE 1/4 NW 1/4; NW 1/4 NE 1/4 & W 1/2
 NE 1/4 NE 1/4

PAMELA K ANDERSON 158-T
 61814 193RD ST
 LITCHFIELD MN 55355 ACRES 100.00

Values and Classification		
Taxes Payable Year	2017	2018
Step 1	Estimated Market Value: 633,000 633,000	
1	Homestead Exclusion:	
	Taxable Market Value: 633,000 633,000	
	New Improve/Expired Excls: Property Class: AGRI HSTD AGRI HSTD	
Sent in March 2017		
Step 2	Proposed Tax * Does Not Include Special Assessments 1,960.00	
Sent in November 2017		
Step 3	Property Tax Statement	
	First half Taxes:	1,000.00
	Second half Taxes:	1,000.00
	Total Taxes Due in 2018	2,000.00



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- 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

Taxes Payable Year:		2017	2018
			.00
<input type="checkbox"/>			.00
Property Tax and Credits	3. Property taxes before credits	2,848.00	2,654.45
	4. A. Agricultural and rural land tax credits	490.00	490.00
	B. Other credits to reduce your property tax	.00	164.45
	5. Property taxes after credits	2,358.00	2,000.00
Property Tax by Jurisdiction	6. County	1,267.84	1,238.02
	7. City or Town	412.34	394.33
	8. State General Tax	.00	.00
	9. School District: 465		
	A. Voter approved levies	444.44	156.74
	B. Other local levies	228.26	205.79
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	5.12	5.12
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		.00
	12. Total property tax before special assessments	2,358.00	2,000.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,358.00	2,000.00



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2018
 PROPERTY TAX
 STATEMENT

PRCL# 11-0229000 RCPT# 6831
 TC 3.285 3.285

GREENLEAF TWP

Property ID Number: 11-0229000
 Property Description: SECT-14 TWP-118 RANG-31
 SE 1/4 SW 1/4; LOT 5 EX 11.3 AC; W
 1/2 L 6 EX 19 AC; NW 1/4 SW 1/4; LOT
 61814 193 ST

PAMELA K ANDERSON 158-T
 61814 193RD ST
 LITCHFIELD MN 55355 ACRES 118.78

		Values and Classification	
		Taxes Payable Year	
		2017	2018
Step 1	Estimated Market Value:	657,000	657,000
1	Homestead Exclusion:		
	Taxable Market Value:	657,000	657,000
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2017			
Step 2	Proposed Tax		2,542.00
	* Does Not Include Special Assessments		
Sent in November 2017			
Step 3	Property Tax Statement		
	First half Taxes:		1,292.00
	Second half Taxes:		1,292.00
	Total Taxes Due in 2018		2,584.00



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

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	
		2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			.00
Property Tax and Credits	3. Property taxes before credits	2,956.00	2,754.69
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	.00	170.69
	5. Property taxes after credits	2,956.00	2,584.00
Property Tax by Jurisdiction	6. County	1,589.50	1,599.36
	7. City or Town	516.86	509.57
	8. State General Tax	.00	.00
	9. School District: 465		
	A. Voter approved levies	557.11	214.16
	B. Other local levies	286.12	254.31
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	6.41	6.60
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		.00
	12. Total property tax before special assessments	2,956.00	2,584.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,956.00	2,584.00





Tract 1



Tract 2



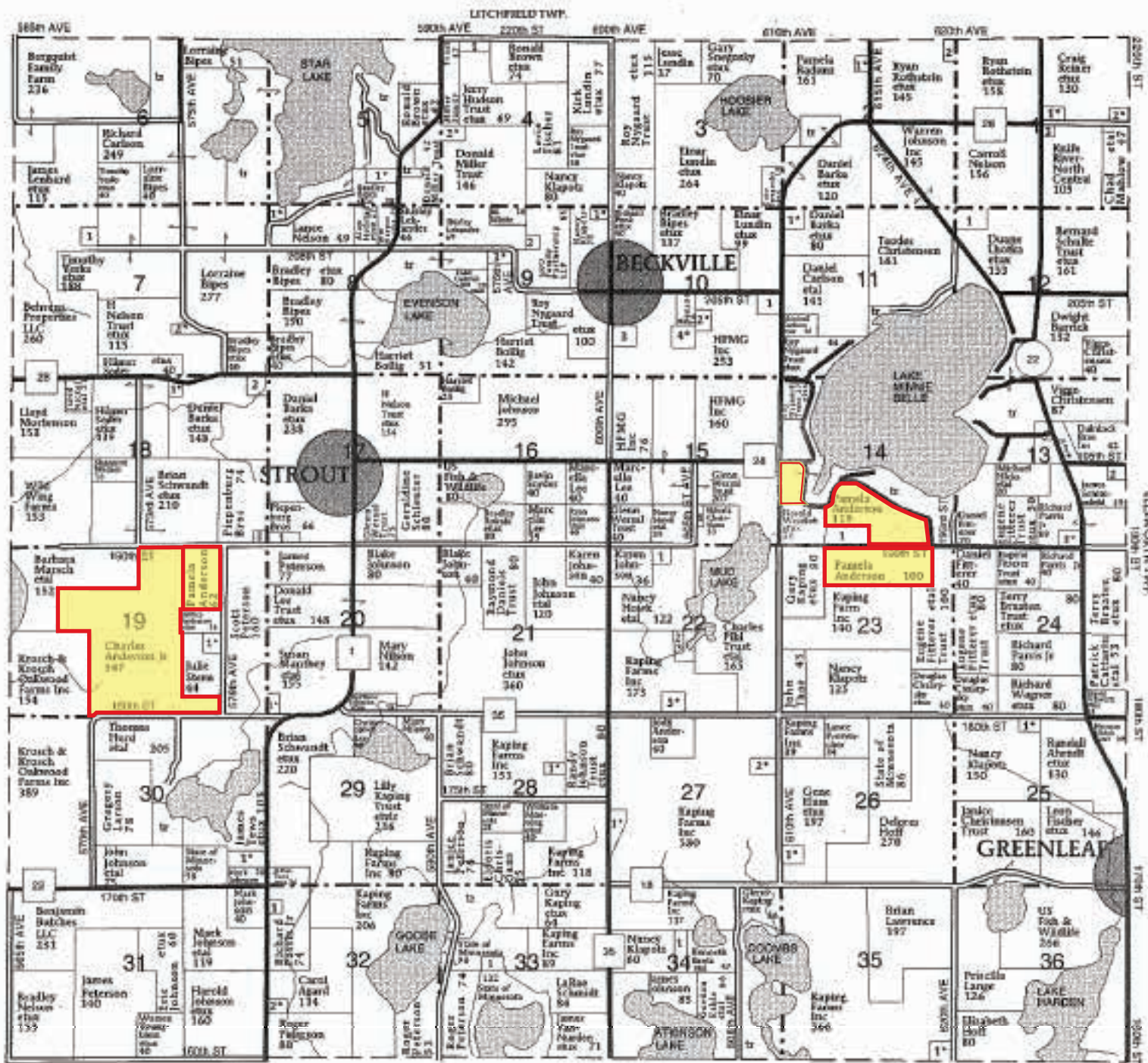
Tract 3



Tract 4



Tract 5



© 2014 BIRCH TREE





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. _____



Multi-Tract Auction

Meeker County, MN

Friday, November 9 @ 10AM 2018

629

± acres

*offered in
5 tracts*

Meeker Co., MN

Greenleaf Township



SteffesGroup.com