



# buyer's PROSPECTUS

## REAL ESTATE AUCTIONS

FRIDAY, SEPTEMBER 21 | 10AM

Auction Location: 4998 County Rd 8, Maple Lake, MN 55358



Lines approximate



Property 1



Property 2

### Maple Lake, MN

**PROPERTY 1:** 4998 County Rd 8, Maple Lake, MN 55358 30± Acre Hobby Farm/Lake Frontage

**PROPERTY 2:** 49± Acres - Development Potential - Lake Frontage - Hwy 55

**INSPECTION DATES:** Sept 5th & 12th from 6-7PM or by appointment.

Contact **320.693.9371**

Shelly Weinzetl 763.300.5055

Eric Gabrielson 701.238.2570

24400 MN Hwy 22 S, Litchfield, MN 55355

Shelly Weinzetl MN86-79, Ashley Huhn MN47-002, Eric Gabrielson MN47-006,  
Randy Kath MN47-007, Scott Steffes MN14-51

[SteffesGroup.com](http://SteffesGroup.com)

**TERMS:** Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 45 days. This is a 5% buyer's premium auction.

# TERMS & CONDITIONS.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement.

The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### 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, November 5, 2018**. Seller will convey property by Limited Warranty Deed.
- **2018 taxes to be prorated to day of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- **Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.**
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

- **Sellers will provide updated and compliant septic system**

### 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, November 5, 2018**. Closing will take place at a closing company mutually agreeable to both Buyer and Seller.

**2018 crop to be retained by renter.**

**2018 crop income to go to 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.

### 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.



**Property Location:** From Maple Lake, MN, 3 miles south on Cty Rd 8. 4998 Cty Rd8, Maple Lake, MN 55358

**Auctioneer's Note:** Unique 30± acre hobby farm. Property features 3 bedroom / 3 bathrooms, 2,600 sq foot walk out rambler with 2nd kitchen in lower level. Insulated 40x36 garage and 40x48 storage shed. Lake frontage and approximately 18 acres of heavy woods with development potential. This property has so much to offer for the end user, investor, or developer.

**Bank owned so come bid and buy at your price today!**

**Property Info:** School Dist : Maple Lake #881 / 2018 Taxes: \$3,978 / PID#s: : 210-000-053300 & 210-000-082201



## Home Features

- 2,600 Sq Feet
- 3 Bedrooms
- 3 Bathrooms
- Walk out lower level
- 3-Season porch
- Large eat in kitchen
- Kitchen pantry
- Main floor laundry

## Room Dimensions

- Kitchen/dining: 23'x13'
- Livingroom: 13.5'x23'
- 3-Season porch: 16'x9'
- Bedroom: 11'x14'
- Bedroom: 12'x13.5'
- Bedroom: 13.5'x11'
- Lower level kitchen/dining: 11'x23'
- Family room: 15'x33'

## Out Buildings

- **40 x 36 Garage**
  - 16' x 8' Overhead door
  - 10' x 8' Overhead door
  - 1 service door
  - Concrete Floor
  - Electric
- **40 x 48 Storage Shed**
  - 2-12' Sliding Doors
  - 2 Service doors
  - Electric
  - Dirt floor
  - Wired for 220



## Property Features

- Lake frontage
- 8± acres of heavy woods
- Rolling terrain
- Development potential (concept plan designed)
- Numerous fruit trees
- Compliant Septic
- Private well





Robert J Hiivala  
 WRIGHT COUNTY AUDITOR/TREASURER  
 10 SECOND STREET N.W. ROOM 230  
 BUFFALO, MN 55313-1194  
 763-682-7572 or 763-682-7584  
 www.co.wright.mn.us

Property ID#: R210-000-082201

Taxpayer ID Number: 233802  
 BANKWEST  
 5921 MAIN ST  
 PO BOX 219  
 ROCKFORD MN 55373-0219

TAX STATEMENT		
2017	Values for Taxes Payable in	2018
VALUES & CLASSIFICATION <i>Sent in March 2017</i>		
<b>Taxes Payable Year:</b>		
	<b>2017</b>	<b>2018</b>
Step 1	Estimated Market Value:	348,100 351,800
	Improvements Excluded:	
	Homestead Exclusion:	
	Taxable Market Value:	348,100 351,800
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	AG NHSTD RES NON-H RVL NHSTD
Step 2 PROPOSED TAX <i>Sent in November 2017</i>		
	Proposed Tax:	3,458.00
Step 3 PROPERTY TAX STATEMENT		
	First-half Taxes:	1,904.00
	Second-half Taxes:	1,904.00
	Total Taxes Due in 2018:	3,808.00

REFUNDS? \$\$\$ You may be eligible for one or even two refunds to reduce your property tax.

**2018 Property Tax Statement**

**Property Address:**  
 4998 COUNTY ROAD 8 NW  
 MAPLE LAKE MN 55358

**Property Description:**  
 Sect-08 Twp-120 Range-026 UNPLATTED  
 LAND MAPLE LK TWP1 23.03 AC ALL TH  
 PRT OF LTS2&3LYG N OF SOO LN RR R/W  
 EX TR TO VILL IN BK177-159 EX TR DES  
 DOC 1333578 (082203)

**Special Assessment Breakdown:**  
 FIRE DEPT 51040-0 60.00

Taxes Payable Year	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
<b>Tax and Credits</b>		
3. Your property taxes before credits	3,476.00	3,801.26
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		53.26
B. Other credits		
<b>5. Property taxes after credits</b>	<b>3,476.00</b>	<b>3,748.00</b>
<b>Property Tax Jurisdiction</b>		
6. County	1,376.05	1,405.27
7. City or Town (TOWN OF MAPLE LAKE )	613.29	580.75
8. State General Tax		
9. School District (0881 )		
A. Voter approved levies	882.03	706.38
B. Other local levies	604.63	1,055.60
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>3,476.00</b>	<b>3,748.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	Principal \$ 60.00	60.00 60.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>3,536.00</b>	<b>3,808.00</b>







Robert J Hiivala  
 WRIGHT COUNTY AUDITOR/TREASURER  
 10 SECOND STREET N.W. ROOM 230  
 BUFFALO, MN 55313-1194  
 763-682-7572 or 763-682-7584  
 www.co.wright.mn.us

Property ID#: R210-000-053300

Taxpayer ID Number: 233802  
 BANKWEST  
 5921 MAIN ST  
 PO BOX 219  
 ROCKFORD MN 55373-0219

TAX STATEMENT		
2017	Values for Taxes Payable in	2018
VALUES & CLASSIFICATION <i>Sent in March 2017</i>		
<b>Taxes Payable Year:</b>		
	<b>2017</b>	<b>2018</b>
Step 1	Estimated Market Value:	19,000 / 20,200
	Improvements Excluded:	
	Homestead Exclusion:	
	Taxable Market Value:	19,000 / 20,200
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	RVL NHSTD / RVL NHSTD
PROPOSED TAX <i>Sent in November 2017</i>		
Step 2	Proposed Tax:	170.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	85.00
	Second-half Taxes:	85.00
	Total Taxes Due in 2018:	170.00

REFUNDS? **\$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

**2018 Property Tax Statement**

**Property Address:**

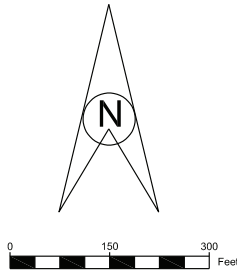
**Property Description:**  
 Sect-05 Twp-120 Range-026 UNPLATTED  
 LAND MAPLE LK TWP1 2.91 AC  
 LTS4&5&W1/2OF SW1/4S OF HWY55EX TR  
 DES IN BK42MIS27EX TR DES IN BK235-  
 494EX TR DES IN BK254-718EX TR DES IN  
 BK303-502EX TR DES IN

**Special Assessment Breakdown:**

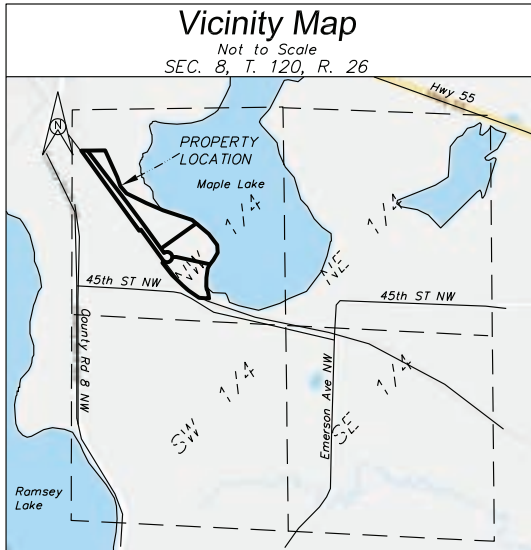
Taxes Payable Year	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
<b>Tax and Credits</b>		
3. Your property taxes before credits	176.00	181.47
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		11.47
B. Other credits		
<b>5. Property taxes after credits</b>	<b>176.00</b>	<b>170.00</b>
<b>Property Tax Jurisdiction</b>		
6. County	76.17	81.26
7. City or Town (TOWN OF MAPLE LAKE )	33.47	33.35
8. State General Tax		
9. School District (0881 )		
A. Voter approved levies	48.14	16.45
B. Other local levies	18.22	38.94
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>176.00</b>	<b>170.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		



# Concept Plan



TOTAL AREA= 21 ACRES



Concept Plan on the Part of Gov't Lot 3 of Sec. 8, T. 120, R. 26, Wright County, Minnesota.

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

Requested By:

**Bankwest**

Revised:

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 6-20-18

Date:

6-13-18

Drawn By:

JH

Scale:

1"=150'

Checked By:

PEO



**Auctioneer's Note:**

Here is concept plan the lender had drawn up, but has decided to sell the property and not continue with a pre-development agreement with the city. This is only a concept plan.



www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 18-0304





# Property 1 - Photos



# Property 2

## 49± Acres





## Property 2 - 49± Acres

**Property Location:** : From Maple Lake, MN, 3 miles south on Cty Rd 8. 4998 Cty Rd8, Maple Lake, MN 55358

**Auctioneer's Note:** Prime 49± acres along highway 55 with frontage on Maple Lake (south side of 55). This 49± acres is currently being farmed. Beautiful rolling terrain with spectacular views and lake frontage. Home builders and developers take note on this one. Commercial potential as well. This would also be prime location to build your dream home. Endless possibilities and potential.

**Bank owned so come bid and buy at your price today!**

**PID#s:** 210-000-082203 & 210-000-053213 / **2018 Taxes:** \$2,304 / **Easement:** Note from seller's attorney: 66' right of way for access on the east side of the Cenex property. The easterly 33' are owned in fee simple.



# Property 2 - Tax Statement (1 of 2)



Robert J Hiivala  
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 10 SECOND STREET N.W. ROOM 230  
 BUFFALO, MN 55313-1194  
 763-682-7572 or 763-682-7584  
 www.co.wright.mn.us

**Property ID#:** R210-000-082203

Taxpayer ID Number: 233802  
 BANKWEST  
 5921 MAIN ST  
 PO BOX 219  
 ROCKFORD MN 55373-0219

TAX STATEMENT			
2017 Values for Taxes Payable in		2018	
VALUES & CLASSIFICATION <i>Sent in March 2017</i>			
Taxes Payable Year:		2017	2018
Step <b>1</b>	Estimated Market Value:	49,800	75,000
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	49,800	75,000
	New Improvements:		
	Expired Exclusions:		
Property Classification:		AG NHSTD RVL NHSTD	RVL NHSTD
Step PROPOSED TAX <i>Sent in November 2017</i>			
Step <b>2</b>	Proposed Tax:	628.00	
Step PROPERTY TAX STATEMENT			
Step <b>3</b>	First-half Taxes:	315.00	
	Second-half Taxes:	315.00	
	Total Taxes Due in 2018:	630.00	

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

**2018 Property Tax Statement**

**Property Address:**

**Property Description:**  
 Sect-08 Twp-120 Range-026 UNPLATTED  
 LAND MAPLE LK TWP1 8.20 AC THAT PART  
 OF THE WEST HALF OF THE SOUTHWEST  
 QUARTER OF SECTION 5, TOWNSHIP 120,  
 RANGE 26, WRIGHT COUNTY, MINNESOTA,  
 THAT LIES SOUTHERLY OF THE

**Special Assessment Breakdown:**

Taxes Payable Year	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
<b>Tax and Credits</b>		
3. Your property taxes before credits	460.00	672.63
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		42.63
B. Other credits		
<b>5. Property taxes after credits</b>	<b>460.00</b>	<b>630.00</b>
<b>Property Tax Jurisdiction</b>		
6. County	198.33	300.58
7. City or Town (TOWN OF MAPLE LAKE )	87.74	123.81
8. State General Tax		
9. School District (0881 )		
A. Voter approved levies	126.19	61.04
B. Other local levies	47.74	144.57
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>460.00</b>	<b>630.00</b>
<b>13. Special Assessments on Your Property</b>	See Left for Breakdown of Special Assessments	
Special Assessment Totals		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>460.00</b>	<b>630.00</b>





# Property 2 - Tax Statement (2 of 2)



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**Property ID#:** R210-000-053213

Taxpayer ID Number: 233802  
 BANKWEST  
 5921 MAIN ST  
 PO BOX 219  
 ROCKFORD MN 55373-0219

TAX STATEMENT		
2017 Values for Taxes Payable in		2018
VALUES & CLASSIFICATION <i>Sent in March 2017</i>		
<b>Taxes Payable Year:</b>		
	2017	2018
Step 1	Estimated Market Value:	196,500
	Improvements Excluded:	
	Homestead Exclusion:	
	Taxable Market Value:	196,500
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	AG NHSTD
		RVL NHSTD
		AG NHSTD
		RVL NHSTD
Step 2 PROPOSED TAX <i>Sent in November 2017</i>		
	Proposed Tax:	1,670.00
Step 3 PROPERTY TAX STATEMENT		
	First-half Taxes:	837.00
	Second-half Taxes:	837.00
	Total Taxes Due in 2018:	1,674.00

REFUNDS? **\$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

**2018 Property Tax Statement**

**Property Address:**

**Property Description:**  
 Sect-05 Twp-120 Range-026 UNPLATTED LAND MAPLE LK TWP1 41.68 AC THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 120, RANGE 26, WRIGHT COUNTY, MINNESOTA, THAT LIES SOUTHERLY OF THE

**Special Assessment Breakdown:**

Taxes Payable Year	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
<b>Tax and Credits</b>		
3. Your property taxes before credits	1,812.00	1,787.41
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		113.41
B. Other credits		
<b>5. Property taxes after credits</b>	<b>1,812.00</b>	<b>1,674.00</b>
<b>Property Tax Jurisdiction</b>		
6. County	779.50	797.76
7. City or Town (TOWN OF MAPLE LAKE )	346.20	329.34
8. State General Tax		
9. School District (0881 )		
A. Voter approved levies	497.91	162.35
B. Other local levies	188.39	384.55
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>1,812.00</b>	<b>1,674.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>1,812.00</b>	<b>1,674.00</b>



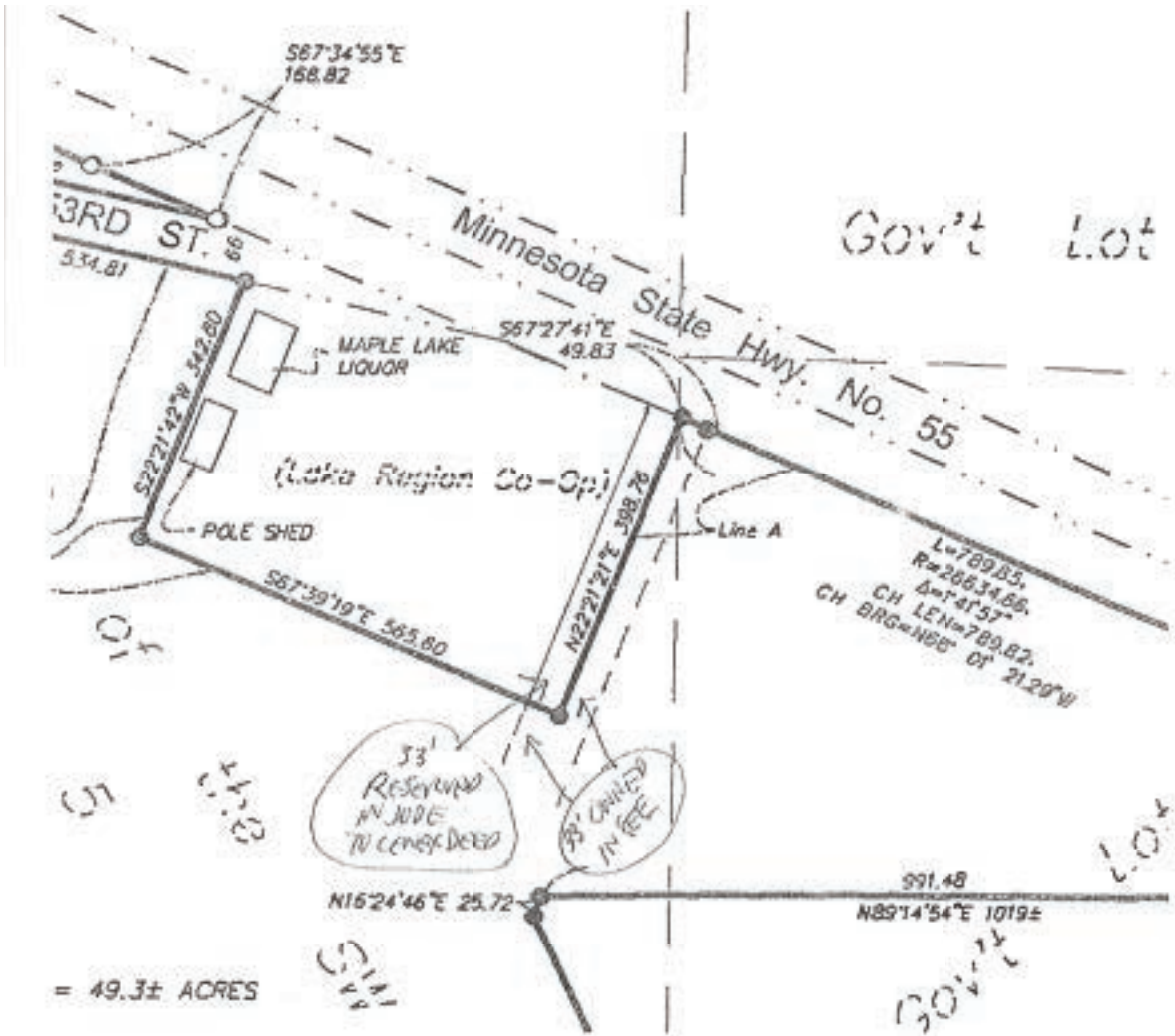




# Property 2 -Photos

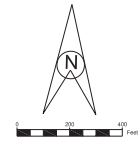


# Property 2 - Access Easement Info





# Certificate of Survey



**PROPOSED PROPERTY DESCRIPTIONS**

**Parcel A**

That part of the West Half of the Southwest Quarter of Section 5, Township 120, Range 26, Wright County, Minnesota, that lies Southerly of the Southerly right of way line of Minnesota State Highway Number 55 and Northerly of the Northerly right of way line of Northwest 53rd Street.

AND

That part of the West Half of the Southwest Quarter of Government Lot 5 and Government Lot 2 of Section 5, Township 120, Range 26, Wright County, Minnesota, that lies Southerly of Line A and Northerly of Line B.

Said Line A is described as follows:

Commencing at the Southwest corner of said West Half of the Southwest Quarter; thence on an assumed bearing of North 02 degrees 10 minutes 53 seconds East, along the West line of said West Half of the Southwest Quarter, a distance of 1006.28 feet to the point of beginning of said Line A; thence South 87 degrees 48 minutes 36 seconds East, a distance of 242.14 feet; thence North 02 degrees 10 minutes 53 seconds East, a distance of 428.10 feet; thence South 77 degrees 39 minutes 07 seconds East, a distance of 534.81 feet; thence South 22 degrees 21 minutes 42 seconds West, a distance of 342.80 feet; thence South 67 degrees 39 minutes 19 seconds East, a distance of 565.60 feet; thence North 22 degrees 21 minutes 21 seconds East, a distance of 398.76 feet to the Southerly right of way line of Minnesota State Highway No. 55; thence Easterly along said Southerly right of way line to the shoreline of Maple Lake and said Line A there terminating.

Line B is described as follows:

Commencing at the Southwest corner of said West Half of the Southwest Quarter; thence on an assumed bearing of North 02 degrees 10 minutes 53 seconds East, along the West line of said West Half of the Southwest Quarter, a distance of 400.44 feet to the point of beginning of said Line B; thence North 89 degrees 14 minutes 30 seconds East, a distance of 145.59 feet; thence South 43 degrees 09 minutes 43 seconds East, a distance of 89.43 feet; thence South 36 degrees 20 minutes 14 seconds East, a distance of 264.42 feet; thence South 46 degrees 41 minutes 21 seconds East, a distance of 156.24 feet; thence South 49 degrees 19 minutes 04 seconds East to the shoreline of Maple Lake and said Line B there terminating.

EXCEPT THEREFROM

That part of the West Half of the Southwest Quarter and Government Lot 5 of Section 5, Township 120, Range 26, Wright County, Minnesota, described as follows:

Commencing at the Southwest corner of said West Half of the Southwest Quarter; thence on an assumed bearing of North 89 degrees 14 minutes 30 seconds East, along the South line of said West Half of the Southwest Quarter and the South line of Government Lot 5, a distance of 2012.57 feet to the point of beginning; thence North 87 degrees 22 minutes 38 seconds West, a distance of 658.19 feet; thence North 25 degrees 14 minutes 34 seconds West, a distance of 630.70 feet; thence North 16 degrees 24 minutes 46 seconds East, a distance of 25.72 feet; thence North 89 degrees 14 minutes 54 seconds East to the shore of Maple Lake; thence Southerly along said shore of Maple Lake to the South line of said Government Lot 5; thence South 89 degrees 14 minutes 53 seconds West, along said South line, a distance of 30.00 feet more or less to the point of beginning.

**Parcel B**

That part of the West Half of the Southwest Quarter and Government Lot 2 of Section 5 and Government Lot 3 of Section 8 all in Township 120, Range 26, Wright County, Minnesota, that lies Southerly of Line B and Northerly of the Northerly right of way line of the Soo Line Railroad.

Line B is described as follows:

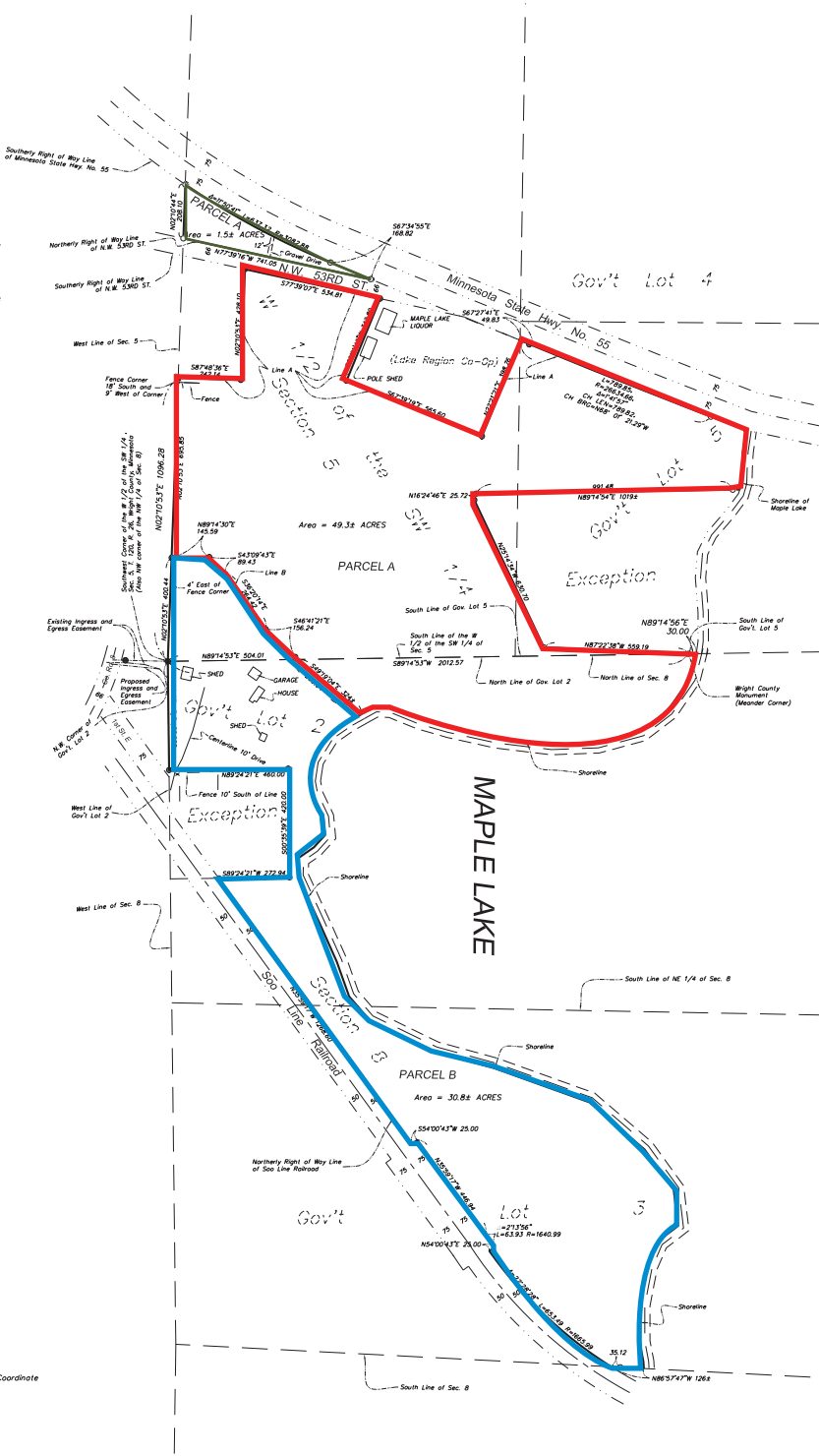
Commencing at the Southwest corner of said West Half of the Southwest Quarter; thence on an assumed bearing of North 02 degrees 10 minutes 53 seconds East, along the West line of said West Half of the Southwest Quarter, a distance of 400.44 feet to the point of beginning of said Line B; thence North 89 degrees 14 minutes 30 seconds East, a distance of 145.59 feet; thence South 43 degrees 09 minutes 43 seconds East, a distance of 89.43 feet; thence South 36 degrees 20 minutes 14 seconds East, a distance of 264.42 feet; thence South 46 degrees 41 minutes 21 seconds East, a distance of 156.24 feet; thence South 49 degrees 19 minutes 04 seconds East to the shoreline of Maple Lake and said Line B there terminating.

EXCEPT THEREFROM

That part of Government Lot 2, Section 5, Township 120, Range 26, Wright County, Minnesota, described as follows:

Commencing at the Northwest corner of said Government Lot 2; thence on an assumed bearing of South 00 degrees 35 minutes 48 seconds East, along the West line of said Government Lot 2, a distance of 420.00 feet to the point of beginning; thence North 89 degrees 24 minutes 21 seconds East, a distance of 460.00 feet; thence South 00 degrees 35 minutes 39 seconds East, a distance of 420.00 feet; thence South 89 degrees 24 minutes 21 seconds West to the Northerly right of way line of the Soo Line Railroad; thence Northwesterly along said Northerly right of way line to the West line of said Government Lot 2; thence North 00 degrees 35 minutes 48 seconds West, along said West line, to the point of beginning.

- Surveyors Notes:
- Bearing System Shown on Drawing is Based upon the Wright County Coordinate System.
  - Shoreline of Maple Lake Shown Per Aerial Map.



Certificate of Survey on Part of Gov't Lot 5 and the W 1/2 of the SW 1/4 of Sec. 5 and Part of Gov't Lots 2 and 3 of Sec. 8 All in T. 120, R. 26, Wright County, Minnesota

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

Requested By: \_\_\_\_\_  
Date: 6-17-16

Drawn By: J.C.O.  
Scale: 1"=200'  
Checked By: P.E.O.



www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)882-4127  
Fax: (763)882-3522

Revised: 12-15-18 Legal Description and Easement

Paul E. Otto  
License #40062 Date: 12/15/16

Date: 6-17-16

Drawn By: J.C.O.  
Scale: 1"=200'  
Checked By: P.E.O.

OTTO ASSOCIATES  
Engineers & Land Surveyors, Inc.

Project No. 16-0244



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**

**REAL ESTATE AUCTIONS**

FRIDAY, SEPTEMBER 21 | 10AM

Auction Location: 4998 County Rd 8, Maple Lake, MN 55358



SteffesGroup.com