



buyer's  
**PROSPECTUS**

**Wednesday, February 13 @ 10AM** 2019

**156**  
**± acres**  
*Single Tract*

Meeker County, MN

**Land Located:** From Forest City, MN, 1/2 mile east on MN Hwy 24, south side of the road. From Litchfield, MN, 6.5 miles east on MN Hwy 24, south side of the road.



# LAND AUCTION

**Auction Location:** Steffes Group Facility, 24400 MN Hwy 22 S, Litchfield, MN 55355

Contact **320.693.9371**  
Ashley Huhn 701.238.1975  
Shelly Weinzetl 763.300.5055

**Peters Family Partnership, Owners**

24400 MN Hwy 22 S, Litchfield, MN 55355

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

Ashley Huhn MN47-002, Shelly Weinzetl MN47-017,  
Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Steffes MN14-51

**TERMS:** Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's fee auction.

# TERMS & CONDITIONS.

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

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

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

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



### TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Friday, March 15, 2019**. Seller will convey property by Warranty Deed
- **2019 taxes to be prorated.** 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 FEE AUCTION.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD ABSOLUTE, NO MINIMUM / NO RESERVE.**

### • PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold **AS IS** and without any warranties or representations, express or implied.

### SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Friday, March 15, 2019**. 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.

- **Portion of the land has a Fish and Wild Life Easement see enclosed map\***

### 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

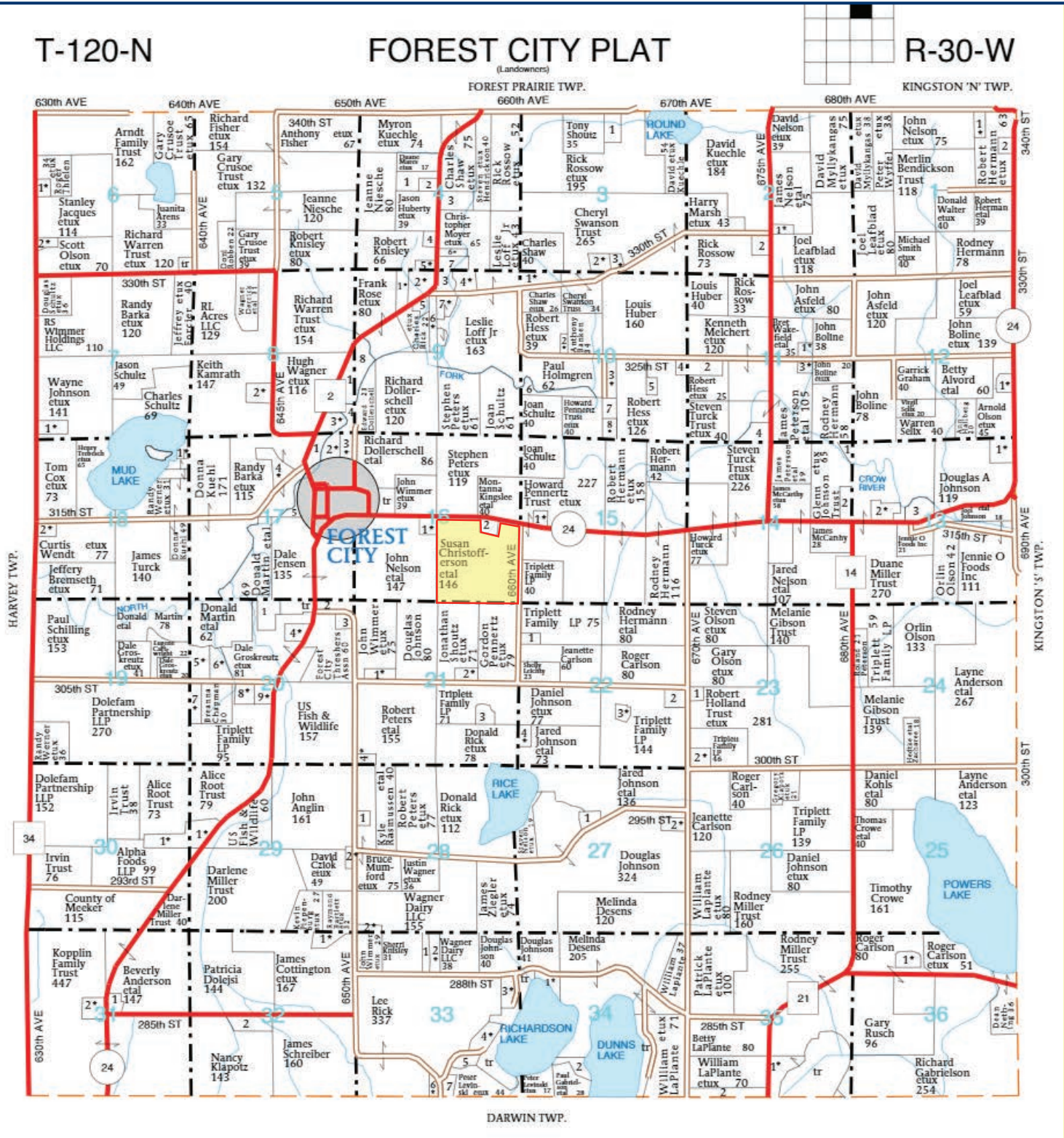
- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid **before** the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.



Meeker County – 156.12 ± Acres / Forest City Township / PID #: 09-0192000 & 09-0191010

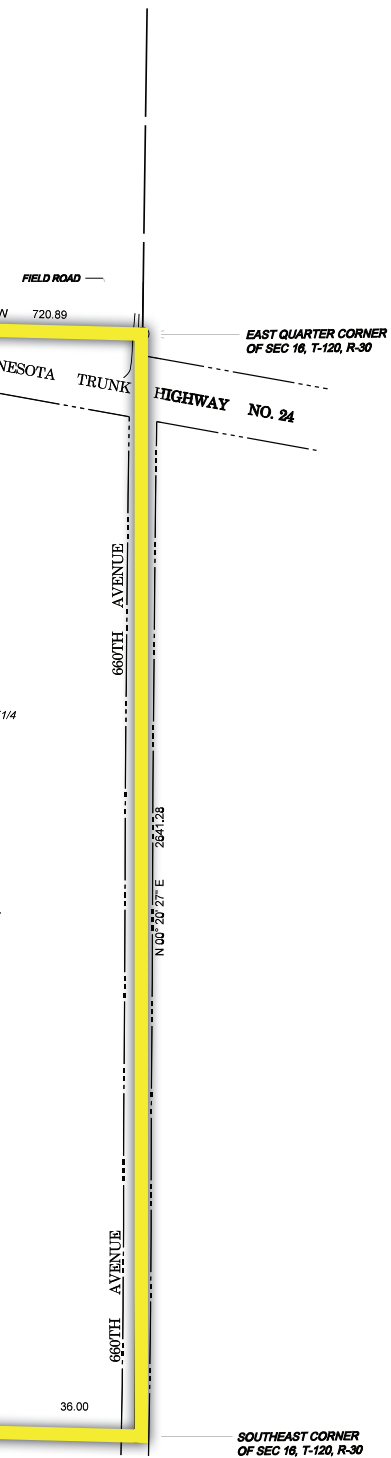
Description: Sect-16 Twp-120 Range-30 / 2018 Taxes: \$4,672

**Auctioneer's Note:** 156 +/- acres in Forest City - farmland to be offered at public auction. This large tract cropland has been in the Peters family for generations. Primarily tillable with some hunting ground. A portion of the 156 acres is tiled. Land has a weighted soil average of over 90! Unique area along the south side of the Crow which is known to have very few rocks.



Note: Current Survey shows as two tracts. We are selling both tracts together as one offering as 156.12+/- acres. See highlighted area below.





**Northstar**  
 (320)693-3710  
 310 East Depot Street  
 Litchfield, MN 55355  
 ns\_doug@qwestoffice.net  
 ns\_chuck@qwestoffice.net

**Surveying**

**CLIENT NAME:**  
Steve Peters

**PROJECT ADDRESS**  
 Part of the Southeast Quarter of  
 Section 16, Twp-120, Rng-30

DATE OF FIELD WORK: October 9, 2017	JOB NO: 17260	HORIZONTAL DATUM: NAD83 1986
DATE OF MAP: October 13, 2017	DRAFTED BY: FMH	Meeker County
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____		

**Surveyed Descriptions**

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

The West Half of the Southeast Quarter (WL/2 of the SE1/4) of Section 16, Township 120 North, Range 30 West, Meeker County, Minnesota.

Containing 81.26 Acres, more or less.  
 Subject to assessments of record.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

The East Half of the Southeast Quarter (EL/2 of the SE1/4) of Section 16, Township 120 North, Range 30 West, Meeker County, Minnesota.

**EXCEPT**

That part of the Northeast Quarter of the Southeast Quarter, Section 16, Township 120, Range 30, Meeker County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 88 degrees 21 minutes 37 seconds West along the north line of said Northeast Quarter of the Southeast Quarter, a distance of 720.89 feet to the point of beginning; thence South 06 degrees 31 minutes 17 seconds West, 504.83 feet; thence North 79 degrees 11 minutes 18 seconds west, 670.00 feet to the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 08 seconds East along last said line, 411.78 feet to the North line of said Northeast Quarter of the Southeast Quarter; thence South 88 degrees 21 minutes 37 seconds East, along last said line, a distance of 618.00 feet to the point of beginning.

Containing 74.87 Acres, more or less.  
 Subject to assessments 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.

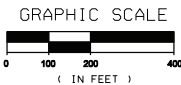
*Doug Huhn*  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota

**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 site, location, or existence of any/all easements, right-of-way lines, setback 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.

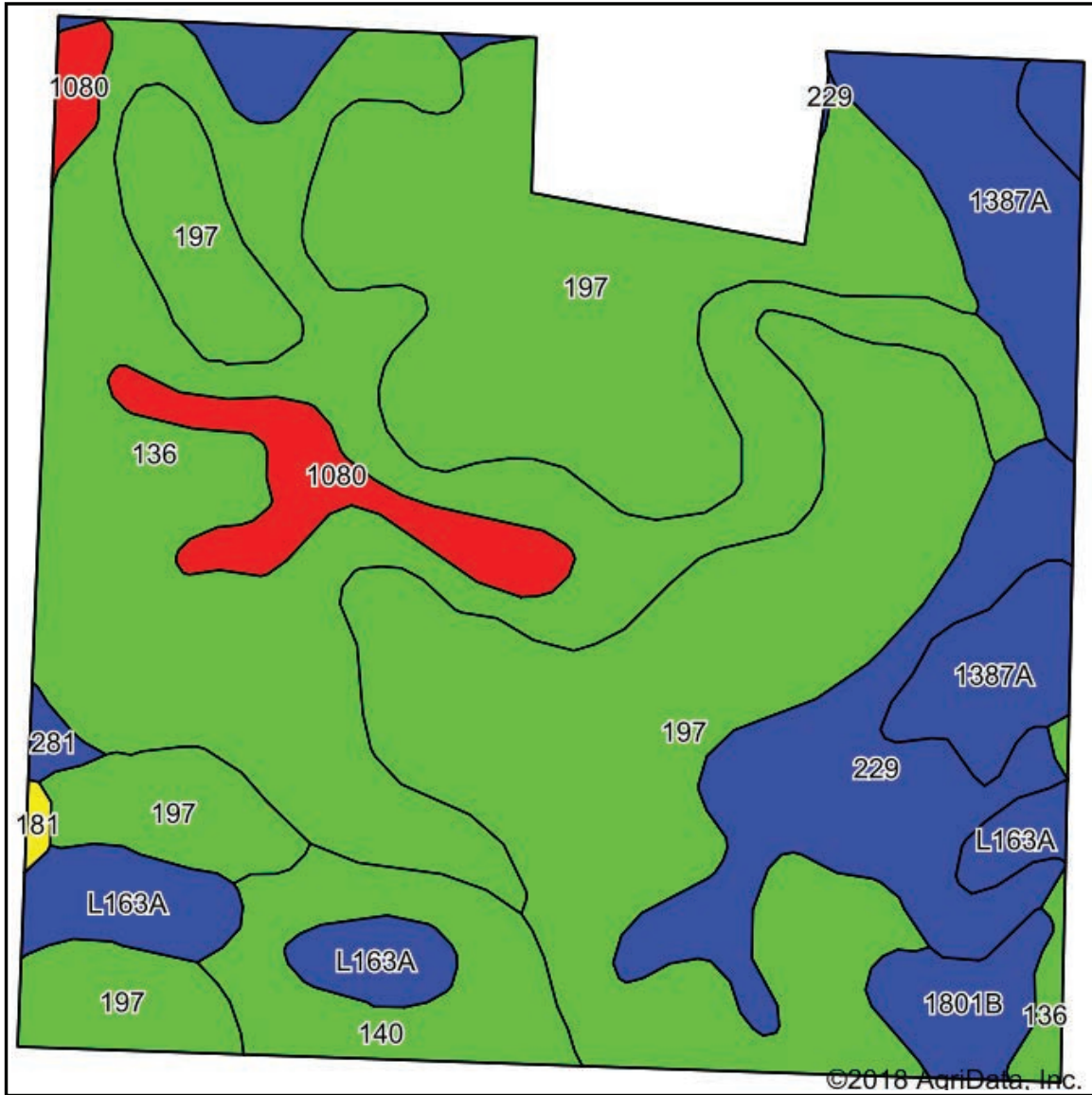
**LEGEND**

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ◎ Government Section Corner









Soils data provided by USDA and NRCS.

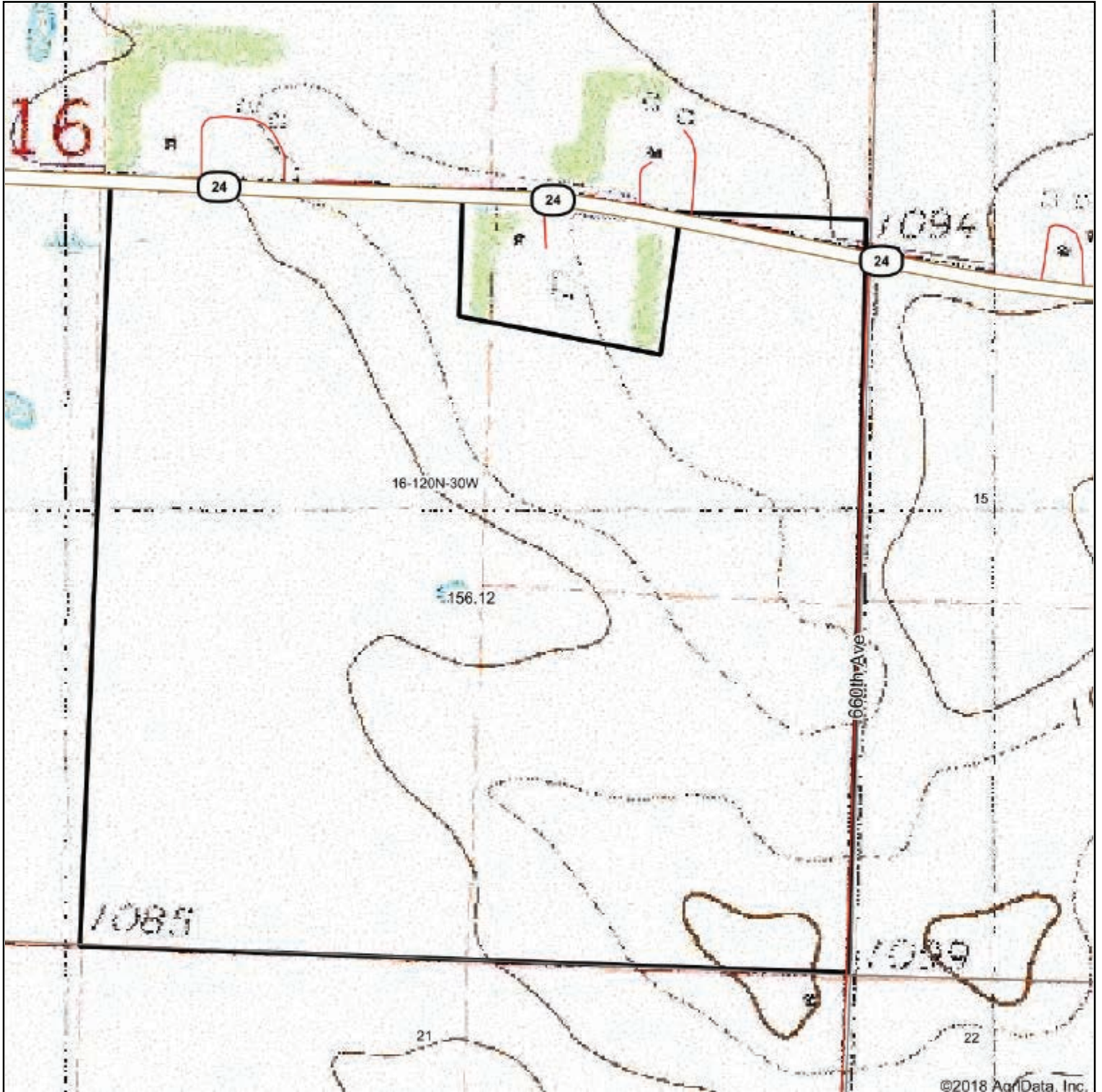
Area Symbol: MN093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
197	Kingston silty clay loam, 1 to 3 percent slopes	65.99	42.3%		lw	100
136	Madelia silty clay loam, 0 to 2 percent slopes	41.02	26.3%		llw	94
229	Waldorf silty clay loam, 0 to 2 percent slopes	13.91	8.9%		llw	85
1387A	Collinwood silty clay loam, 1 to 3 percent slopes	12.42	8.0%		llw	86
140	Spicer silty clay loam, 0 to 2 percent slopes	7.27	4.7%		llw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.96	3.8%		lllw	86
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	5.81	3.7%		Vlllw	5
1801B	Gardencity very fine sandy loam, 2 to 6 percent slopes	2.93	1.9%		lle	90
281	Darfur loam, 0 to 2 percent slopes	0.53	0.3%		llw	82
181	Litchfield loamy fine sand, 0 to 2 percent slopes	0.28	0.2%		llls	67
<b>Weighted Average</b>						<b>91.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

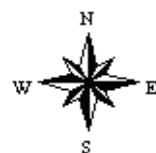




map center: 45° 11' 59.5, -94° 26' 42.37



16-120N-30W  
Meeker County  
Minnesota



12/26/2018



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2018 www.AgrDataInc.com



UNITED STATES DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE

EXHIBIT "A"

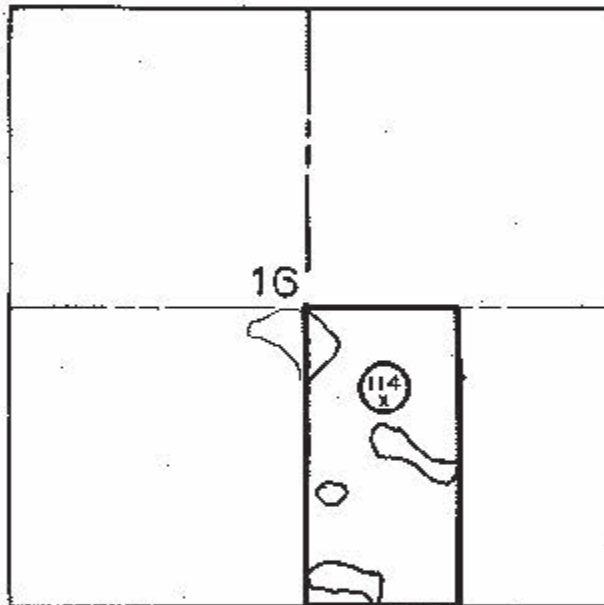
Map 1 of 1

TRACT (114X)

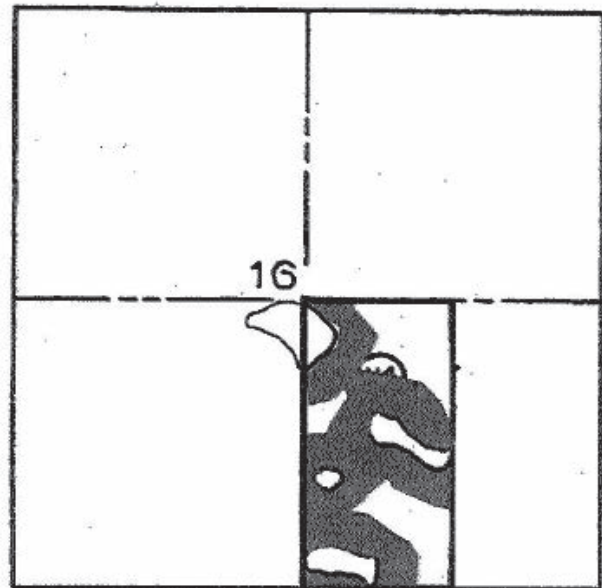
WATERFOWL PRODUCTION AREA Meeker COUNTY, STATE OF Minnesota

EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934,  
AS AMENDED.

T. 120 N., R. 30 W., 5th PRINCIPAL MERIDIAN  
Section 16; W1/2 SEC.



Scale: 4 Inches = 1 Mile



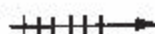


Setback

This map delineates wetlands referred to in the easement conveyance dated October 2, 1985 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargements of the delineated wetland areas resulting from normal or abnormal increased water.

*Boynton Peters*  
Landowner Signature

LEGEND

-  Boundary of Easement Description
-  Wetlands covered by provisions of the easement
-  Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Prepared by: David H. Lindberg Date: 5-31-85

\* 070879-104

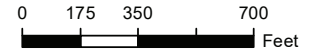


Meeker County, Minnesota

Farm 2774  
Tract 1997

2019 Program Year

Map Created November 28, 2018



- Unless otherwise noted:
- Shares are 100% operator
- Crops are non-irrigated
- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRS, HRW = Grain
- Sunflower = Oil, Non-Oil = Grain
- Oats and Barley = Spring for grain
- Rye = for grain
- Peas = process
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 120.31 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.

Meeker, Minnesota

FSA - 578 (09-13-16)

Farm Number: 2774

Operator Name and Address

CHRISTOFFERSON BROTHERS  
32366 700TH AVE  
KIMBALL, MN 55353-2723

PROGRAM YEAR: 2018

DATE: 12-14-2018  
PAGE: 1

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 120.31  
Farmland: 156.07

**REPORT OF COMMODITIES  
FARM AND TRACT DETAIL LISTING**

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
1997	1	SOYBN	COM	N	GR			C	N	I	A	26.83		Yes			5-24-2018	01		
		Producer CHRISTOFFERSON BROTHERS					Share	100.00			FSA Physical Location: Meeker, Minnesota									
		Producer CHRISTOFFERSON BROTHERS					Share	100.00			FSA Physical Location: Meeker, Minnesota									
	2	SOYBN	COM	N	GR			C	N	I	A	3.59		Yes	NAP Unit 807		5-24-2018	01	6-12-2018	
		Producer CHRISTOFFERSON BROTHERS					Share	100.00			FSA Physical Location: Meeker, Minnesota									
	4	SOYBN	COM	N	GR			C	N	I	A	22.33		Yes	NAP Unit 807		5-24-2018	01	6-12-2018	
		Producer CHRISTOFFERSON BROTHERS					Share	100.00			FSA Physical Location: Meeker, Minnesota									
	5	SOYBN	COM	N	GR			C	N	I	A	67.56		Yes	NAP Unit 807		5-25-2018	01	6-12-2018	
		Producer CHRISTOFFERSON BROTHERS					Share	100.00			FSA Physical Location: Meeker, Minnesota									

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	SOYBN	COM	N	GR	120.31															

Photo Number/Legal Description: H-6/SE4/16/FC

Cropland: 120.31      Reported on Cropland: 120.31      Difference: 0.00      Reported on Non-Cropland: 0.00



FARM: 2774

Minnesota

U.S. Department of Agriculture

Prepared: 12/14/18 1:28 PM

Meeker

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
CHRISTOFFERSON BROTHERS		

**Farms Associated with Operator:**  
3316, 7905, 8738, 8742

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
156.07	120.31	120.31	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	120.31	0.0	0.0	0.0			

ARC/PLC

<b>ARC-IC</b> NONE	<b>ARC-CO</b> CORN , SOYBN	<b>PLC</b> NONE	<b>PLC-Default</b> NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	58.7		145	0.0
SOYBEANS	61.6		39	0.0
<b>Total Base Acres:</b>	120.3			

Tract Number: 1997      Description: H-6/SE4/16/FC

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
156.07	120.31	120.31	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	120.31	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	58.7		145	0.0
SOYBEANS	61.6		39	0.0
<b>Total Base Acres:</b>	120.3			

Owners: PETERS FAMILY PARTNERSHIP

Other Producers: None

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



## 2018 PROPERTY TAX STATEMENT

PRCL# 09-0191010 RCPT# 5445  
 TC 4.179 4.178

FOREST CITY TWP

**Property ID Number:** 09-0191010  
**Property Description:** SECT-16 TWP-120 RANG-30  
 E 1/2 SE 1/4 & SW 1/4 SE 1/4 EX PT  
 NE 1/4 SE 1/4 COMM NE COR TH

SUSAN CHRISTOFFERSON ET AL 26897-T  
 32933 695TH AVE  
 KIMBALL MN 55353 ACRES 112.87

Values and Classification		
	Taxes Payable Year	2017 2018
Step 1	<b>Estimated Market Value:</b>	464,200 464,100
	<b>Homestead Exclusion:</b>	
	<b>Taxable Market Value:</b>	464,200 464,100
	<b>New Improve/Expired Excls:</b>	
	<b>Property Class:</b>	AGRI HSTD AGRI NON-HSTD AGRI NON-HSTD AGRI HSTD
Sent in March 2017		
Step 2	<b>Proposed Tax</b>	
	* Does Not Include Special Assessments	3,498.00
Sent in November 2017		
Step 3	<b>Property Tax Statement</b>	
	First half Taxes:	1,772.00
	Second half Taxes:	1,772.00
	<b>Total Taxes Due in 2018</b>	<b>3,544.00</b>



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

1. 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**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....  
**Property Tax and Credits**  
 3. Property taxes before credits ..... 4,088.00  
 4. A. Agricultural and rural land tax credits ..... .00  
 B. Other credits to reduce your property tax ..... .00  
 5. **Property taxes after credits** ..... 4,088.00

**Property Tax by Jurisdiction**  
 6. County ..... 2,022.33  
 7. City or Town ..... 984.83  
 8. State General Tax ..... .00  
 9. School District: 465  
 A. Voter approved levies ..... 708.71  
 B. Other local levies ..... 363.99  
 10. Special Taxing Districts:  
 A. MID MN DEVELOPMENT ..... 8.14  
 B. ....  
 C. ....  
 D. ....  
 11. Non-school voter approved referenda levies ..... .00  
 12. Total property tax before special assessments ..... 4,088.00

**Special Assessments on Your Property**  
 13. A. ....  
 B. ....  
 C. ....  
 D. ....  
 E. ....

14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS** ..... 4,088.00

	Taxes Payable Year: 2017	2018
		.00
		.00
	4,088.00	3,761.09
	.00	.00
	.00	217.09
	4,088.00	3,544.00
	2,022.33	2,034.66
	984.83	905.12
	.00	.00
	708.71	272.37
	363.99	323.45
	8.14	8.40
	.00	.00
	4,088.00	3,544.00
	4,088.00	3,544.00





# Tax Statement

# Meeker County, MN

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



## 2018 PROPERTY TAX STATEMENT

PRCL# 09-0192000 RCPT# 5446

TC 1.330 1.330

FOREST CITY TWP

**Property ID Number:** 09-0192000  
**Property Description:** SECT-16 TWP-120 RANG-30  
 NW 1/4 SE 1/4 EX RD

SUSAN CHRISTOFFERSON ET AL 26897-T  
 32933 695TH AVE  
 KIMBALL MN 55353 ACRES 38.07

		Values and Classification	
		Taxes Payable Year	
		2017	2018
Step			
1	<b>Estimated Market Value:</b> 147,700 147,800 <b>Homestead Exclusion:</b> <b>Taxable Market Value:</b> 147,700 147,800 <b>New Improve/Expired Excls:</b> <b>Property Class:</b> AGRI HSTD AGRI NON-HSTD AGRI NON-HSTD AGRI HSTD Sent in March 2017		
Step			
2	<b>Proposed Tax</b> * Does Not Include Special Assessments Sent in November 2017		1,114.00
Step			
3	<b>Property Tax Statement</b> First half Taxes: 564.00 Second half Taxes: 564.00 Total Taxes Due in 2018 1,128.00		

**\$\$\$  
REFUNDS**

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

1. 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**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....  
**Property Tax and Credits**  
 3. Property taxes before credits ..... 1,300.00  
 4. A. Agricultural and rural land tax credits ..... .00  
    B. Other credits to reduce your property tax ..... 69.10  
 5. **Property taxes after credits** ..... 1,300.00

**Property Tax by Jurisdiction**  
 6. County ..... 642.58  
 7. City or Town ..... 313.43  
 8. State General Tax ..... .00  
 9. School District: 465  
    A. Voter approved levies ..... 225.56  
    B. Other local levies ..... 115.84  
 10. Special Taxing Districts:  
    A. MID MN DEVELOPMENT ..... 2.59  
    B. ....  
    C. ....  
    D. ....  
 11. Non-school voter approved referenda levies ..... .00  
 12. Total property tax before special assessments ..... 1,300.00

**Special Assessments on Your Property**  
 13. A. ....  
    B. ....  
    C. ....  
    D. ....  
    E. ....

14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS** ..... 1,300.00

		Taxes Payable Year:	
		2017	2018
	<input type="checkbox"/>		.00
		.00	
		1,300.00	1,197.10
		.00	.00
		.00	69.10
		1,300.00	1,128.00
		642.58	647.51
		313.43	288.13
		.00	.00
		225.56	86.71
		115.84	102.97
		2.59	2.68
			.00
		1,300.00	1,128.00
		1,300.00	1,128.00









EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

SAMPLE

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_

Earnest money hereinafter receipted for \_\_\_\_\_ \$ \_\_\_\_\_

Balance to be paid as follows \_\_\_\_\_ In cash at closing \_\_\_\_\_ \$ \_\_\_\_\_

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide 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 Minnesota State Deed Tax.

6. North Dakota Taxes: \_\_\_\_\_

7. South Dakota Taxes: \_\_\_\_\_

8. The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

9. Closing of the sale is to be on or before \_\_\_\_\_, Possession will be at closing.

10. 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.

11. 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.

12. 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.

13. Any other conditions: \_\_\_\_\_

14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seller: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Steffes Group, Inc. \_\_\_\_\_  
\_\_\_\_\_

Seller's Printed Name & Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



buyer's  
**PROSPECTUS**

**Wednesday, February 13 @ 10AM** 2019

**156**  
**± acres**  
*Single Tract*

Meeker County, MN

**Land Located:** From Forest City, MN, ½ mile east on MN Hwy 24, south side of the road. From Litchfield, MN, 6.5 miles east on MN Hwy 24, south side of the road.



SteffesGroup.com