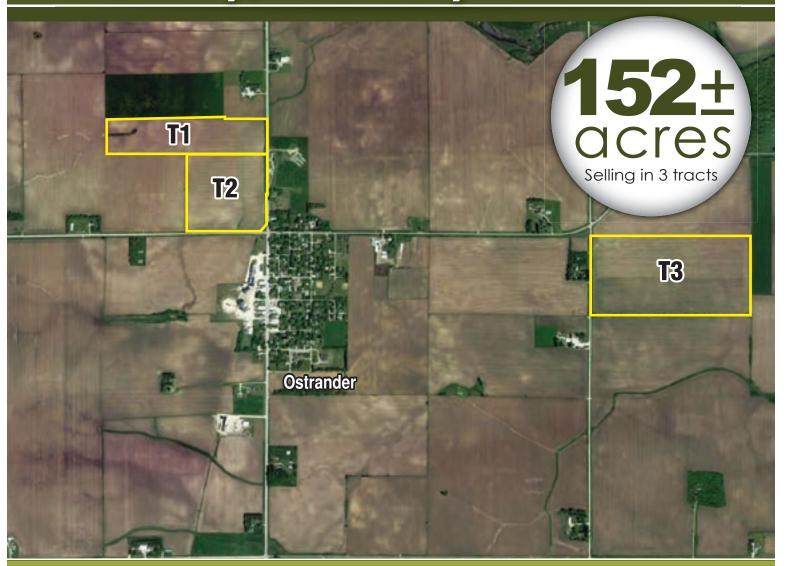


PROSPECTUS

Monday, February 25 | 11AM 🖁



Lender Owned Fillmore County, MN

Land Auction

AUCTION LOCATION | Leroy Community Center, 204 W Main St., Leroy, MN 55951

Steffes Group at 320.693.9371, Randy Kath 701.429.8894, or Shelly Weinzetl 763.300.5055.

Fillmore County, MN **Terms & Conditions**

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
- Balance of the purchase price must be paid in full with cashier's check at closing on or before Thursday, April 18, 2019. Seller will convey property by Limited Waranty 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.

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.

· Sold Subject to Lender Approval.

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 Thursday, April 18, 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.

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.
- Compare with other properties available in the area.
- 5. Check the selling price of previously sold properties.
- 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 Privilege

Tracts #1, 2 & 3 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 G	Frid. This is an Al	JCTION! To the	Highest Bidder.
	Multiplier (A	(Acres)	High Bidder Price	Purchase Price
Tract #1	Multiplier	33.85	TBD	TBD
Tract #2	Multiplier	39.83	TBD	TBD
Tract #3	Multiplier	79	TBD	TBD
	E: Lender owned land auction of three tracts at public auction.	of prime farmland in Fillm	nore	
19-102N-13		204027481		1 202N-13W 21-102N-13W 3
	State.	nterSt 3		T3
30-102N-11	aw 1	20*102N*13		20-402INGEW
14 -1700	n St	14 170th St		14 170th St

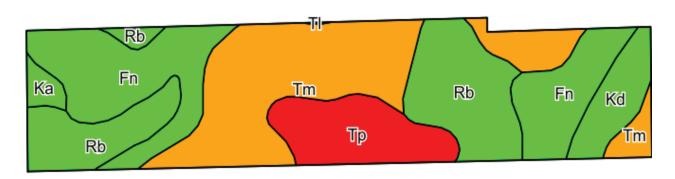
33



Tract 1 - 33.85± Acres - Tillable Land

Location: From Ostrander, MN, .5 miles north on County Road 1, land on

west side of the road. PID # 33.0134.000 Bloomfield Township Fillmore County, MN 2018 Taxes: \$1,266



Area	Area Symbol: MN045, Soil Area Version: 14								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index			
Tm	Mantorville and Wykoff loams, 2 to 6 percent slopes	10.63	31.4%		lle	79			
Fn	Floyd and Clyde silty clay loams, overwash, 0 to 3 percent slopes	8.78	25.9%		llw	92			
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	7.90	23.3%		lle	94			
Тр	Mantorville and Wykoff sandy loams, 2 to 6 percent slopes	3.91	11.6%		IVe	49			
Kd	Kenyon silt loam, 0 to 1 percent slopes	2.08	6.1%		I	99			
Ka	Kasson silt loam, 0 to 1 percent slopes	0.55	1.6%		lls	95			
	Weighted Average								

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Area	Area Symbol: MN045, Soil Area Version: 14								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index			
Tm	Mantorville and Wykoff loams, 2 to 6 percent slopes	14.35	36.0%		lle	79			
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	8.14	20.4%		lle	94			
Fn	Floyd and Clyde silty clay loams, overwash, 0 to 3 percent slopes	7.91	19.9%		llw	92			
Тр	Mantorville and Wykoff sandy loams, 2 to 6 percent slopes	7.15	18.0%		IVe	49			
Kd	Kenyon silt loam, 0 to 1 percent slopes	2.28	5.7%		I	99			
					Weighted Average	80.4			

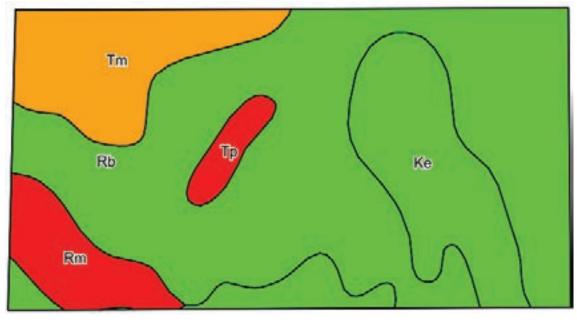
^{*}c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 3 - 79± Acres - Tillable Land

Location: From Ostrander, MN, 1 mile east on Highway 3, .25 miles south on 121st Ave., land on the east side of the road.

Bloomfield Township Fillmore County, MN P.I.D. #: 33.0232.000 2018 Taxes: \$2,782



Δrea	Area Symbol: MN045, Soil Area Version: 14								
-	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index			
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	46.21	58.5%		lle	94			
Ke	Kenyon silt loam, 2 to 6 percent slopes	15.30	19.4%		lle	97			
Tm	Mantorville and Wykoff loams, 2 to 6 percent slopes	10.17	12.9%		lle	79			
Rm	Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes	5.47	6.9%		Vle	28			
Тр	Mantorville and Wykoff sandy loams, 2 to 6 percent slopes	1.85	2.3%		IVe	49			
	Weighted Average								

 $^{^{\}star}$ c: Using Capabilities Class Dominant Condition Aggregation Method



FILLMORE COUNTY AUDITOR-TREASURER

101 Fillmore Street PO BOX 627 Preston, MN 55965-0627

Property ID#: R 33.0134.000

Taxpayer(s):

9378*45**G50**1.542**1/4********AUTOS-DIGIT 55947 CONRAD D & TRACY J CLEMENT 12515 COUNTY 3 SPRING VALLEY MN 55975-4532

- Արդարագությունը անդարարկարկությանը ա

Property Address:

Property Description: Sect-19 Twp-102 Range-013 33.85 AC S 584' OF N1/2 SE1/4 EX 37' X 712' NE1/4 SE1/4

Tax Statement

201	7 Values for Taxes Pay	able in	2018	
Step	Values and	Classific	ation	
	Taxes Payable Year:	2017	2018	
	Estimated Market Value:	\$209,000	\$209,000	
	Improvements Excluded:	\$0	\$0	
	Homestead Exclusion:	\$0	\$0	
4	Taxable Market Value:	\$209,000	\$209,000	
	New Improvements:	\$0	\$0	
	Expired Exclusions: Property Classification:	AG NHSTD	T	
	57% 000			
	Sent in	March 2017		
Step	0.007000	March 2017		
Step 2	Propo 2018 Proposed Propert	sed Tax	\$1,238.00	
100	Propo 2018 Proposed Propert	sed Tax y Tax:		
2	Propo 2018 Proposed Propert Sent in N	sed Tax y Tax:	3	

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

	Detail for Your Proper	ty.		12202	2000
Taxe	s Payable Year:			2017	2018
1.	File by August 15. If this box is check	ee if you are eligible for a property tax refund, ted, you owe delinquent taxes and are not eligible to see if you are eligible for a special refund.	o. 🔀	\$0.00	\$0.00
Prope	rty Tax and Credits	o see is you are engade for a special fedura.		50.00	
	Property taxes before credits Credits that reduce your property taxe	95:		\$1,270.00	\$1,266.00
		A. Agricultural market value credit		0.00	0.00
		B. Other Credits		0.00	0.00
	Property taxes after credits			\$1,270.00	\$1,266.00
Prope	rty Tax by Jurisdiction				
6.	County FILLMORE COUNTY			\$690.98	\$699.23
7.	City or town BLOOMFIELD TOWN	SHIP		191.07	184.40
8.	State General Tax			0.00	0.00
9.	School District 0499	A, Voter approved levies		136.88	41.80
	with the contract of the contr	B. Other local levies		251.07	340,57
10,	Special Taxing Districts	A		0.00	0.00
		B.		0.00	0.00
		0.		0,00	0.00
- 22	Non-school voter approved referends	D.		0,00	0.00
11.	Total property tax before special assi	1 Juvies		0.00 \$1,270.00	0.00
Innel	al Assessments on Your Property	parmenta		\$1,270.00	\$1,266,00
	Special assessments	PRINCIPAL:	INT:	\$0.00	\$0.00
14.	YOUR TOTAL PROPERTY TAX AN	D SPECIAL ASSESSMENTS		\$1,270.00	\$1,266.00



FILLMORE COUNTY AUDITOR-TREASURER

101 Fillmore Street PO BOX 627 Preston, MN 55965-0627

Property ID#: R 33.0134.020

Taxpayer(s):

6427*30**G50**1.542**3/4******AUTOALL FOR AADC 506 CONRAD CLEMENT 11965 VALLEY AVE PO BOX 158 CRESCO IA 52136-8208

Property Address:

Property Description: Sect-19 Twp-102 Range-013 39.83 AC SE1/4 SE1/4 EX .32AC IN SE COR

Tax Statement

2017 Values for Taxes Payable in

2018

Step	Values and	Values and Classification						
	Taxes Payable Year:	2017	2018					
	Estimated Market Value:	\$231,800	\$231,800					
	Improvements Excluded:	\$0	\$0					
	Homestead Exclusion:	\$0	\$0					
4	Taxable Market Value:	\$231,800	\$231,800					
	New Improvements:	\$0	\$0					
	Expired Exclusions:	\$0	\$0					
	Property Classification:	AG NHSTD	AG NHSTD					
	Sent in	March 2017						
Step	Propo	sed Tax						
2	2018 Proposed Propert	y Tax:	\$1,374.00					
	Sent in N	ovember 2017	. ,					
Step	1st Half Taxes		\$702.00					
	2nd Half Taxes		\$702.00					
3	Total Taxes Due in 2018	3:	\$1,404.00					

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

Tax Detail for Your Prope	erty:		
Taxes Payable Year:		2017	2018
	see if you are eligible for a property tax refund.		\$0.00
	ecked, you owe delinquent taxes and are not eligible.		****
	R to see if you are eligible for a special refund.	\$0.00	
Property Tax and Credits	· · · · · · · · · · · · · · · · · · ·		
3. Property taxes before credits		\$1,408.00	\$1,404.0
4. Credits that reduce your property to	axes:	• ,	. ,
	A. Agricultural market value credit	0.00	0.0
	B. Other Credits	0.00	0.0
5. Property taxes after credits		\$1,408.00	\$1,404.0
roperty Tax by Jurisdiction			
6. County FILLMORE COUNTY		\$765.82	\$775.4
7. City or town BLOOMFIELD TOW	NSHIP	211.91	204.5
8. State General Tax		0.00	0.0
9. School District 0499	A. Voter approved levies	151.80	46.3
	B. Other local levies	278.47	377.7
10. Special Taxing Districts	A.	0.00	0.0
	B.	0.00	0.0
	C.	0.00	0.0
	D.	0.00	0.0
11. Non-school voter approved referen	da levies	0.00	0.0
12. Total property tax before special as	ssessments	\$1,408.00	\$1,404.0
pecial Assessments on Your Property			
13. Special assessments	PRINCIPAL: I	INT: \$0.00	\$0.0
14. YOUR TOTAL PROPERTY TAX A	ND SPECIAL ASSESSMENTS	\$1,408.00	\$1,404.0

\$1,391.00

\$2,782.00



FILLMORE COUNTY AUDITOR-TREASURER

101 Fillmore Street PO BOX 627 Preston, MN 55965-0627

Property ID#: R 33.0232.000

Taxpayer(s):

9378"45""G50""1.542""214"""""AUTO5-DIGIT 55947 CONRAD D & TRACY J CLEMENT 12515 COUNTY 3 SPRING VALLEY MN 55975-4532

Property Address:

Property Description: Sect-28 Twp-102 Range-013 79.00 AC N1/2 NW1/4 EX E1A

2018 2017 Values for Taxes Payable in Step Values and Classification Taxes Payable Year: 2017 2018 \$489,700 Estimated Market Value: \$489,700 Improvements Excluded: \$0 \$0 Homestead Exclusion: \$0 \$0 Taxable Market Value: \$489,700 \$489,700 New Improvements: \$0 \$0 Expired Exclusions: \$0 \$0 Property Classification: AG NHSTD AG NHSTD Sent in March 2017 Step Proposed Tax 2 2018 Proposed Property Tax: \$2,772.00 Sent in November 2017 Step 1st Half Taxes \$1,391.00

Tax Statement

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

2nd Half Taxes

Total Taxes Due in 2018:

by August 15. If this box is checked,	you are eligible for a property tax refund. you owe delinquent taxes and are not eligit a if you are eligible for a special refund.	ble. 🔀	\$0.00	2018 \$0.00
x and Credits erty taxes before credits				
erty taxes before credits			122 202 202	
			\$3,048.00	\$3,054.66
	A. Agricultural market value credit		0,00	272.66
	B. Other Credits		0.00	0.00
perty taxes after credits			\$3,048.00	\$2,782.00
x by Jurisdiction				
nty FILLMORE COUNTY			\$1,619.16	\$1,639,43
			447.68	432.06
	THE LANGUAGE STREET, S		0.000	0,00
pol District 2137				408.99
	B. Other local levies			301.52
cial Taxing Districts	A.		20070	0.00
	В.			0.00
	C.		100000	0,00
	D.		70100	0,00
				0.00
	tents		\$3,040,00	\$2,782.00
	PRINCIPAL:	INT:	\$0.00	\$0.00
	e General Tax pol District 2137 clal Taxing Districts -school voter approved referenda lev	or town BLOOMFIELD TOWNSHIP e General Tax ool District 2137 A. Voter approved levies B. Other local levies A. B. C. Dschool voter approved referenda levies il property tax before special assessments sessments on Your Property	or town BLOOMFIELD TOWNSHIP e General Tax pol District 2137 A. Voter approved levies B. Other local levies A. B. C. D. eschool voter approved referenda levies if property tax before special assessments sessments on Your Property	### FILLMORE COUNTY ### \$1,619.16 or town BLOOMFIELD TOWNSHIP 447,68 0.00 or town BLOOMFIELD TOWNSHIP 0.00 or town BLOOMFIELD TOWNSHIP 0.00 or town BLOOMFIELD TOWNSHIP 0.00 B.

FARM: 8158

U.S. Department of Agriculture Minnesota

Farm Service Agency

Prepared: 9/25/18 2:55 PM

Crop Year: 2019

Abbreviated 156 Farm Record Report ID: FSA-156EZ

Page: 1 of 2

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.

Operator Name

Fillmore

DEREK JOSEPH CLEMENT

Farm Identifier

Recon Number

Div F7755 = F8157 F8158 F8159

2009 27045 188

Farms Associated with Operator:

5402, 7218, 7303, 8159, 8917

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
111.65	111.65	111.65	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	111.65	0.0	0.0	0.0			

ARC/PLC

ARC-CO ARC-IC CORN, SOYBN NONE

PLC NONE PLC-Default NONE

GRP

0.0

	8255	2012/2011/25	15/89/27	70.557.1885.65
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	68.4		130	0.0
SOYBEANS	22.8		54	0.0
Total Base Acres:	91.2			

Tract Number: 2055

Description: N2NW4 28 BLOOMFIELD

BIA Range Unit Number:

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

63.2

Wetland Status: Tract does not contain a wetland

WL Violations: None

CRP DCP WBP WRP/EWP Cropland Farmland Cropland Cropland 0.0 0.0 77.37 77.37 77.37 0.0 Native Effective Double State Other **DCP** Cropland Cropped MPL/FWP Sod Conservation Conservation 0.0 0.0 0.0 0.0 0.0 77.37

Base CTAP Tran PLC CCC-505 Yield **CRP** Reduction Yield Acreage Crop CORN 47.4 130 0.0 SOYBEANS 15.8 54 0.0

Total Base Acres:

Other Producers: None

Owners: TRACY J CLEMENT

CONRAD D CLEMENT

FARM: 8159

Minnesota

U.S. Department of Agriculture

Prepared: 1/31/19 9:58 AM

Ellimore

Farm Service Agency

Crop Year: 2019

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.

Operator Name

DEREK JOSEPH CLEMENT

Farm Identifier

Recon Number

Farms Associated with Operator: 5402, 7218, 7303, 8158, 8917

Div F7755 = F8157 F8158 F8159 2009 27045 188

GRP

0.0

CRP Contract Number(s): None

Farmland Cropland 37.6 37.8

ARC-IC

DCP Cropland 37.6 Effective

WBP 0.0 Double Cropped

0.0

WRP/EWP 0.0

CRP Cropland 0.0 Native

PLC

NONE

Farm Status Active Number of Tracts

State Conservation 0.0

Crop

CORN

SOYBEANS

Total Base Acres:

Other Conservation 0.0

DCP Cropland

37.6

MPL/FWP 0.0

Sod 0.0

ARC/PLC

PLC-Default NONE

NONE

ARC-CO CORN, SOYBN

PLC Yleid 126

51

CCC-505 **CRP** Reduction 0.0

0.0

CTAP Tran

Yield

8.63 34.5

Base

Acreage

25.87

Tract Number: 30427

Description: SE4SE4 19 Bloomfield

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations:

Farmland 37.6

DCP Cropland Cropland 37.6 37.6 Other

Effective

WBP 0.0 Double

0.0 MPL/FWP

WRP/EWP

Cropland 0.0 Native

CRP

GRP 0.0

State Conservation 0.0

Conservation 0.0

DCP Cropland 37.6

Cropped 0.0

0.0

Sod 0.0

CTAP Tran PLC CCC-505 Base **CRP Reduction** Crop Acreage Yleid Yield 126 0.0 CORN 25.87 0.0 SOYBEANS 8.63 51

34.5

Total Base Acres: Owners: CONRAD D CLEMENT

Other Producers: None

USDA Farm SERVICE 156 Record - Tract 3

Fillmore County, MN

FARM: 8158

Minnesota

U.S. Department of Agriculture

Farm Service Agency

Prepared: 9/25/18 2:55 PM

Crop Year: 2019

Fillmore

Abbreviated 156 Farm Record

Page: 2 of 2

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: 30426

Report ID: FSA-156EZ

Description: PTS2N2SW4 19 Bicomfield

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
34.28	34.28	34.28	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPLIFWP	Native Sod	
0.0	0.0	34.28	0.0	0.0	0.0	

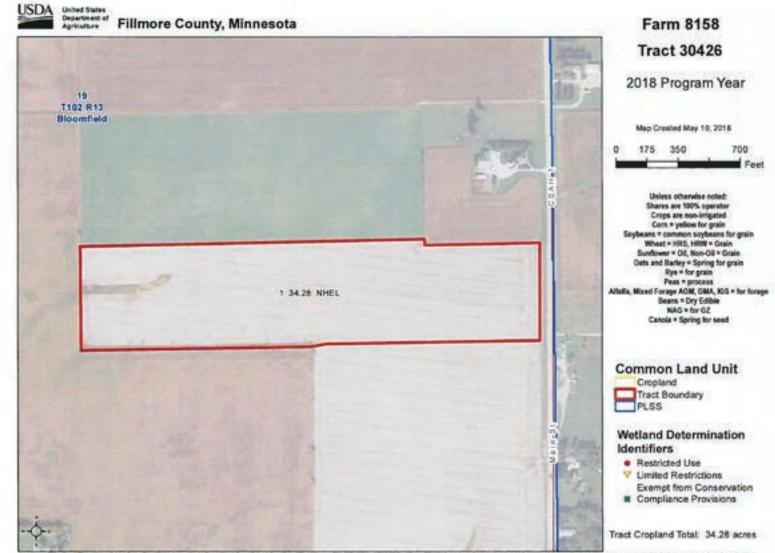
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.0		130	0.0
SOYBEANS	7.0		54	0.0
Total Base Acres:	28.0			

Owners: TRACY J CLEMENT

CONRAD D CLEMENT

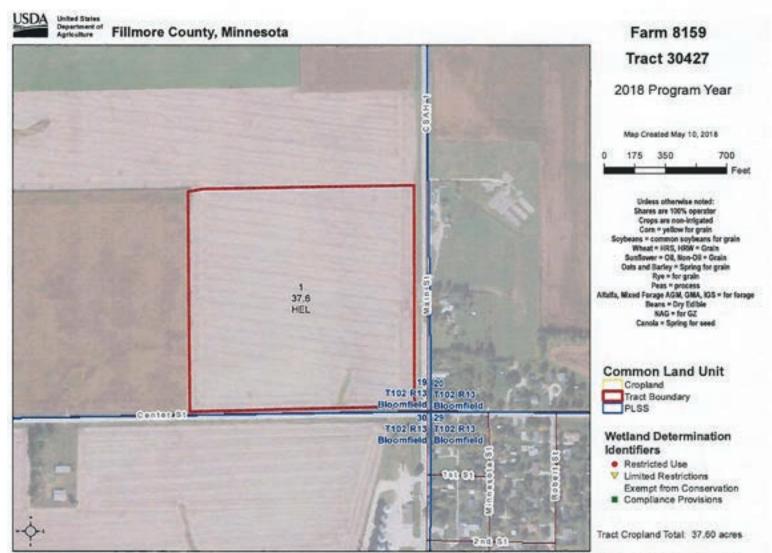
Other Producers: None





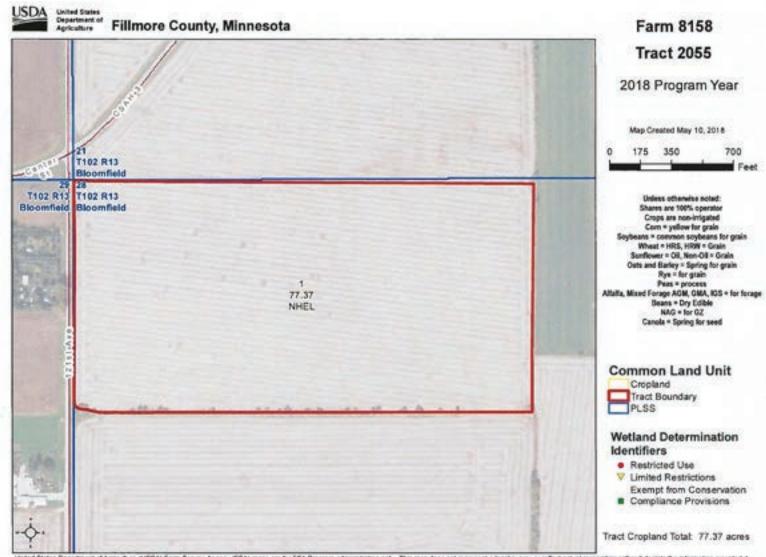
Unded States Department of Agriculture (USCA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, softer 8 depicts the information provided 6 from the producer and/or hadronal Agricultural Investment in responsibility for actual or consequential damage ensured as a result of any users relance on this data outside FSA Programs. Wetland identifies do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-CSA and attached maps) for boundaries and determinations or contact USCA hadrel filteroprose Conservation Service (NYSCA). This map displays the 2017 NAPI Inserts.





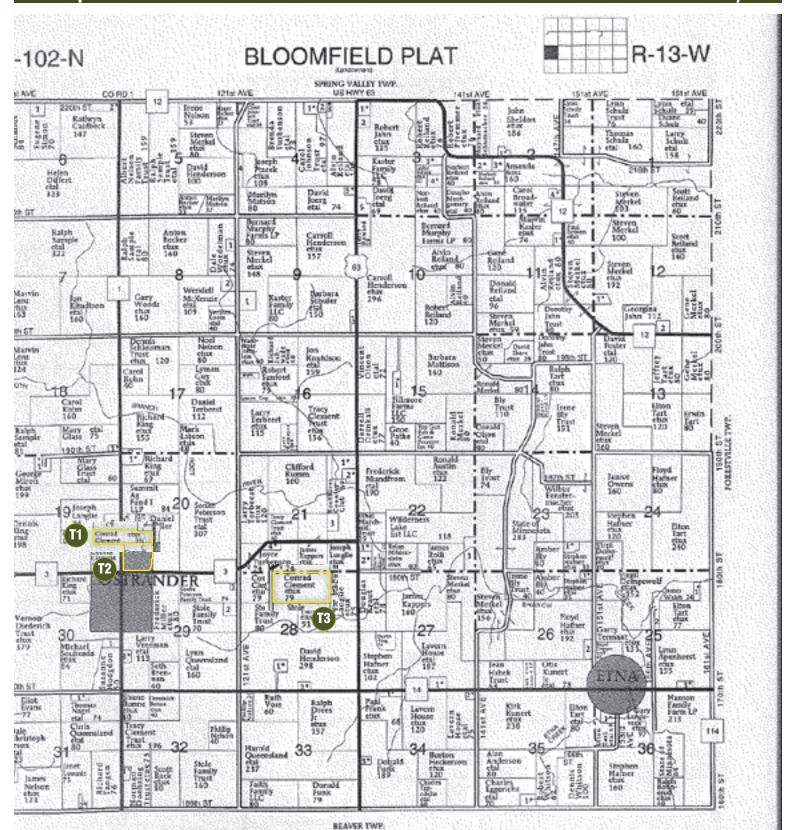
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual overentric; rather it depicts the information provided of from the producer accepts the data as it and assumes all visits easonized with its use. USDA-FSA assumes no responsibility for actual or consequential damage houries are an areas of any user's reliance on this data outside FSA Programs. Welland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-035 and attached maps) for localizations and determination or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagent.





Unded States Department of Agriculture (USCA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a tegal survey or reflect actual ownership; rather it depicts the information provided dition the producer and the information of the producer and the information of the area. Service Agricultural insupery Programs (NAMF) insupery. The producer accepts the data as it and assorting all risks associated with its use. USCA-PSA assorting no inexpossibility for actual or consequential damage insured as a result of any user's relaxed on this data outside FSA Programs. Welfant identifiers for not represent the size, shape, or specific determination of the area. Reflet to your original determination (CPA-OZ) and altached maps) for boundaries and determinations or contest USCA Hatteral Resources Conservation Service (MRCS). This map designs the 2017 IAMP lineaurs.





BIDDING GRID



Selling Choice with Privilege

Malaa

Tract #1 - 33.85± Acres (Fillmore County, MN) will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which 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.

Tract #2 - 39.83± Acres (Fillmore County, MN) will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which 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.

Tract #3 -79± Acres ± Acres (Fillmore County, MN) will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which 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.

Fillmore Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	33.85		
Tract #2	39.83		
Tract #3	79		

notes:			



EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

			DATE:
Received of			
Whose address is		MATERIAL SINGS	1 U0000048 West
95#	Phone#	the sum of	in the form of
as earnest money an	d in part payment of the purchase of	real estate sold by Auction and describe	ed as follows:
This property the unc	dersigned has this day sold to the BU	YER for the sum of	
244 TO STATE OF THE PROPERTY O			S
			t, or otherwise as agreed in writing by BUYER and
SELLER. By this depo and Conditions of the deposit is reasonable damages upon BUYE	sit BUYER acknowledges purchase of Buyer's Prospectus, and agrees to co that the parties have endeavored to R'S breach may be difficult or imposs	of the real estate subject to Terms and C lose as provided herein and therein. BU fix a deposit approximating SELLER'S	Conditions of this contract, subject to the Terms IYER acknowledges and agrees that the amount of damages upon BUYERS breach; that SELLER'S actual s provided in the above referenced documents will a provided in the above referenced documents will the second secon
ALTA title insurance of title. Zoning ordinano	commitment for an owner's policy of t	title insurance in the amount of the pure	abstract of title updated to a current date, or (ii) an chase price. Seller shall provide good and marketable e deeds, existing tenancies, easements and public
3. If the SELLER'S titl defects is delivered to defects and elect to p neglects, or refuses to held in escrow as liqu SELLER'S rights to p	e is not insurable or free of defects are sELLER, then said earnest money surchase. However, if said sale is appro- o complete purchase, and to make pa- sidated damages for such failure to co	hall be refunded and all rights of the BL roved by the SELLER and the SELLER'S syment promptly as above set forth, the onsummate the purchase. Payment shall	days after notice containing a written statement of JYER terminated, except that BUYER may waive 5 title is marketable and the buyer for any reason falls in the SELLER shall be paid the earnest money so il not constitute an election of remedies or prejudice a specific performance. Time is of the essence for all
4. Neither the SELLER	R nor SELLER'S AGENT make any rep	presentation of warranty whatsoever con y subsequent to the date of purchase.	ncerning the amount of real estate taxes or special
5. Minnesota Taxes: S	SELLER agrees to pay	of the real estate taxes and ing	stallment of special assessments due and payable
in	BUYER agrees to pay		nd installments and special assessments due and
	SELLER warrants taxes	forare Homest	tead, Non-Homestead. SELLE
	nesota State Deed Tax.		
North Dakota Taxes	E		
7. South Dakota Taxes	#1		
The property is to be existing tenancies, ea	se conveyed by sements, reservations and restriction	deed, free and clear of a is of record.	ill encumbrances except in special assessments,
9. Closing of the sale	is to be on or before		Possession will be at closing
including but not limit	ted to water quality, seepage, septic a		on of the property prior to purchase for conditions on gas, asbestos, presence of lead based paint, and perty.
oral or written represe	entations, agreements, or understand		ntire agreement and neither party has relied upon any by agent or party hereto. This contract shall control r any announcements made at auction.
may show. Seller and	Subject to easements, reservations a Seller's agent DO NOT MAKE ANY RI OR BOUNDARY LOCATION.	nd restrictions of record, existing tenar EPRESENTATIONS OR ANY WARRANT	ncies, public roads and matters that a survey NES AS TO MINERAL RIGHTS, TOTAL ACREAGE,
13. Any other condition		4001-0100-0100-0100-014-0-0	
14. Steffes Group, Inc	stipulates they represent the SELLE	R in this transaction.	
Buyer:	17 PAGE 18 10 05 TO TWY TO TRANSPORT TO 18 OF THE PAGE 18 OF THE P	Seller:	-
Steffes Group, Inc.		Soller's Printed Na	me & Address:



Lender Owned Fillmore County, MN

Land Auction

Monday, February 25 | 11AM 🖁



SteffesGroup.com