



buyer's
PROSPECTUS
timed online auction

OPENS: MONDAY, APRIL 8 / CLOSSES: THURSDAY, APRIL 18 | 10AM 2019



130±
acres
two tracts

MEEKER COUNTY, MN

FARMLAND & FARMSTEAD AUCTION

LOCATION: From Litchfield, MN, 2 miles east on Hwy 12, 1/2 mile north on 650th Ave. 25597 650th Ave., Litchfield, MN 55355

Contact **320.693.9371**

Ashley Huhn 701.238.1975

Eric Gabrielson 701.238.2570

24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com

Ashley Huhn MN47-002, Shelly Weinzell 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 premium auction.

TERMS & CONDITIONS.

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

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins at Monday, April 8, and will end at 10AM Thursday, April 18, 2019.

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355
- If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Monday, May 20, 2019.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Seller will provide up-to-date abstract(s) at their expense and will convey property by Warranty Deed.
- **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.
- 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.

- 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 minimum bid raise will be \$1,000.00
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

representations, expressed or implied.

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, 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 well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
 2. Purchasing the property at a price you can afford.
- How is this accomplished?**
1. Estimate comparative value.
 2. Experienced buyers always decide what to pay before the bidding begins.
 3. Inspect the property carefully.
 4. Compare with other properties available in the area.
 5. Check the selling price of previously sold properties.
 6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
 7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

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

Tract #1 (Meeker Co, MN) 117.37± acres will be sold as a lump sum.

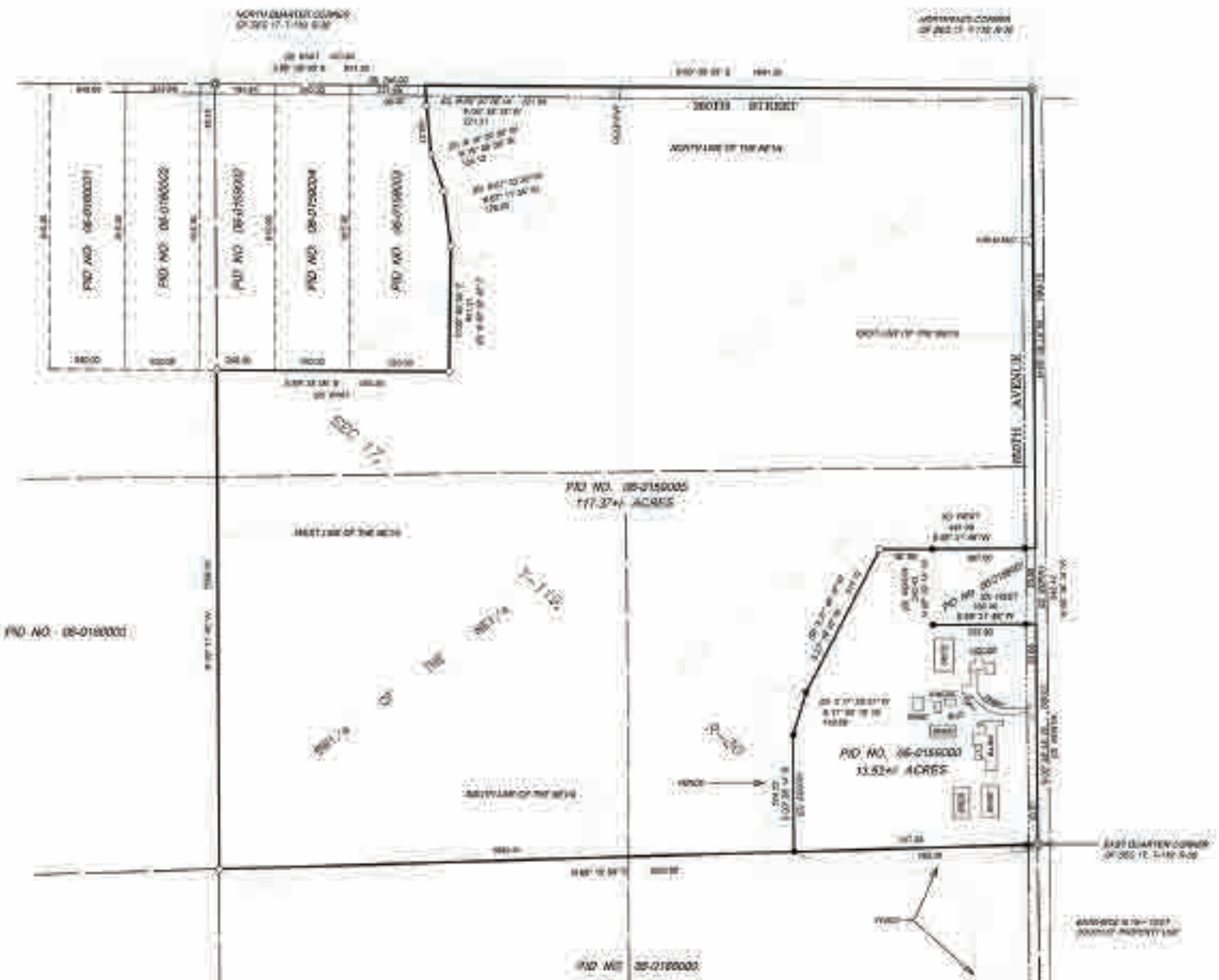
Tract #2 (Meeker Co, MN) 13.52± acres will be sold as a lump sum.

Selling Choice with the Privilege

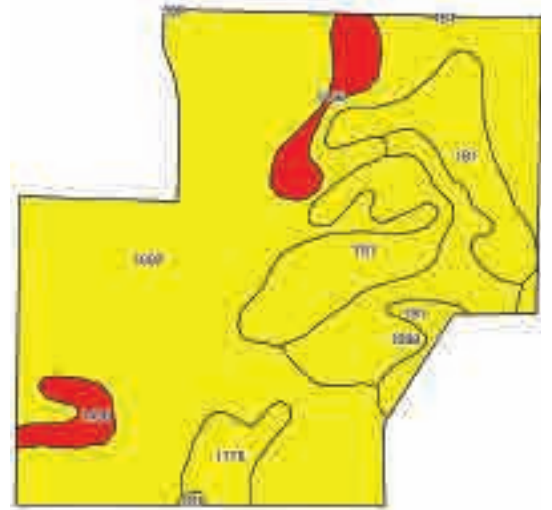
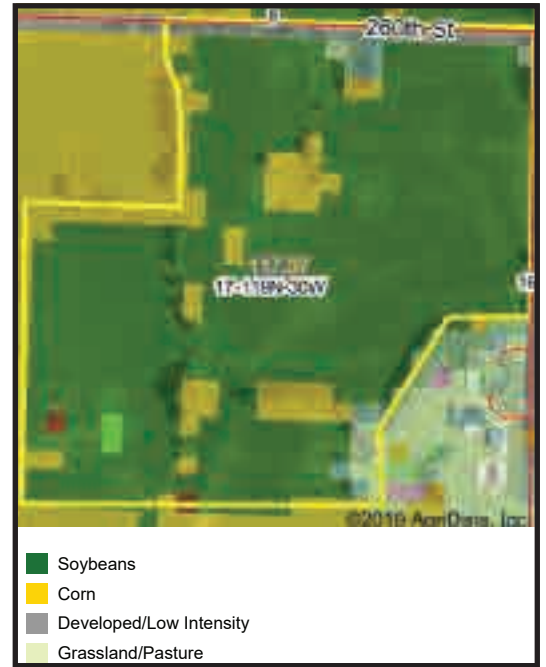
Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

Meeker Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	117.37	Lump Sum	
Tract #2	13.52	Lump Sum	

AUCTIONEER'S NOTE: Here is an opportunity to buy a 13.52 acre farmstead located conveniently 2 miles east of Litchfield. Many outbuildings included along with a 2,600 sq. ft home with an attached garage.



Tract 1 – 117.37± Tillable Acres / P.I.D. #: 06-0159005 / 2018 Taxes: \$3,770.00



Area Symbol: MN093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1097	Mayer-Biscay, depressional complex, 0 to 2 percent slopes	75.67	64.5%		IIw	70
181	Litchfield loamy fine sand, 0 to 2 percent slopes	21.54	18.4%		IIIs	67
1098	Biscay clay loam, 0 to 2 percent slopes	10.04	8.6%		IIw	70
1406	Medo, Dassel, and Biscay soils, ponded, 0 to 1 percent slopes	6.36	5.4%		VIIw	5
1176	Litchfield sandy loam, 0 to 2 percent slopes	3.76	3.2%		IIs	67
Weighted Average						65.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



FARM: 9332

Minnesota
Meeker
Report ID: FSA-156EZ

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

Prepared: 3/25/19 4:02 PM
Crop Year: 2019
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: PETERSON, ROGER S
Farm Identifier:
Recon Number:

Farms Associated with Operator:
6273, 7099, 7100, 7654, 8749, 8944, 9365, 9445, 9489, 9579

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
122.97	99.55	99.55	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	99.55	0.0	0.0	0.0			

ARC/PLC

ARC-IC: NONE
ARC-CO: CORN, SOYBN
PLC: NONE
PLC-Default: NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	84.72		112	0.0
SOYBEANS	14.81		28	0.0
Total Base Acres:	99.53			

Tract Number: 10923 Description:
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
122.97	99.55	99.55	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	99.55	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	84.72		112	0.0
SOYBEANS	14.81		28	0.0
Total Base Acres:	99.53			

Owners: MAAHS, JASON W
Other Producers: None



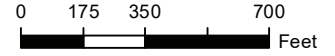
Meeker County, Minnesota

Farm 9332

Tract 10923

2019 Program Year

Map Created March 19, 2019



- 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: 99.55 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.



Tract 1 - 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# 06-0159005 RCPT# 2741

DARWIN TWP

Property ID Number: 06-0159005
Property Description: SECT-17 TWP-119 RANG-30
NE 1/4 EX 06-0159000/0159001/0159002
& EX 06-0159004/0159003

JASON W MAAHS 19070-T
25597 650TH AVE
LITCHFIELD MN 55355-5309 ACRES 128.30

		TC	2.039	4.077
		Values and Classification		
		Taxes Payable Year	2017	2018
Step 1	Estimated Market Value:		407.600	407.700
	Homestead Exclusion:			
	Taxable Market Value:		407.600	407.700
	New Improve/Expired Excls:			
	Property Class:		AGRI HSTD	AGRI NON-HSTD
Sent in March 2017				
Step 2	Proposed Tax			
	* Does Not Include Special Assessments			3,722.00
Sent in November 2017				
Step 3	Property Tax Statement			
	First half Taxes:			1,885.00
	Second half Taxes:			1,885.00
	Total Taxes Due in 2018			3,770.00



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

Taxes Payable Year:	2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. IF BOX 8 CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input checked="" type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00
Property Tax and Credits		
3. Property taxes before credits	2,127.93	3,981.84
4. A. Agricultural and rural land tax credits	57.93	.00
B. Other credits to reduce your property tax00	211.84
5. Property taxes after credits	2,070.00	3,770.00
Property Tax by Jurisdiction		
6. County	960.51	1,984.04
7. City or Town	596.46	1,196.35
8. State General Tax00	.00
9. School District: 465		
A. Voter approved levies	336.39	265.80
B. Other local levies	172.76	315.62
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	3.88	8.19
B.		
C.		
D.		
11. Non-school voter approved referenda levies00
12. Total property tax before special assessments	2,070.00	3,770.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,070.00	3,770.00



Tract 2 – 13.52± Acre Farmstead
P.I.D.#: 06-0159000 / 2018 Taxes: \$2,826.00
School District: #465 Litchfield

Home Features

- Home built in 1977
- 26' x 28' Attached garage
- 4 Bedrooms
- 2 Bathrooms
- Pellet stove
- Electric heat
- Entryway mudroom
- Rec room with built-in antique bar
- Living room with fireplace
- Lower level living room
- 200 AMP panel
- 100 AMP panel
- 100 Gallon Marathon water heater







Pole Shed

- Built in 1977
- 60' x 100'
- Double sliding door (south)
- Sliding door (west)
- 30' x 30' Heated shop
- AC unit
- Wood stove
- LP Heater
- 12' x 12' Overhead door
- Service door

Barn

- 30' x 160'
- 16' x 13' Milk room
- Concrete Floor
- 12' x 60' Silo room
- Lean to

Lean To Pole Building

- 32' x 16'
- Open front

(2) Open sided Pole Buildings

- Built in 2004
- 48' x 100'

1979 Harvestore Silo

- 28'

1973 Stave Silo

- 60'

Pole Barn

- 40' x 80'
- 1/2 Concrete

1935 Stave Silo

- 43'

Pole Shed

- 30' x 75'
- (2) Open sides

Grain Bin

- 1,000 BU





SHARON M. CUERLE
 MECKER CO. TREAS.
 325 NORTH SIBLEY
 LITC 4FIELD, MN 55355 2155
 320-693-5345
 WWW.CO.MEEKER.MN.US



2018
 PROPERTY TAX
 STATEMENT

PRCL# 06-0159000 RCPT# 2736
 TC 2.083 2.686

DARWIN TWP

Property ID Number: 06-0159000
 Property Description: SECT-17 TWP-119 RANG-30
 PT SE 1/4 NE 1/4 BEG SE COR TH
 N705.01' W330' N242.42' W167.99'
 25597 650 AVE

JASON W MAAHS
 25597 650TH AVE
 LITCHFIELD MN 55355-5309

19070-T
 ACRES 13.52

		Values and Classification	
		2017	2018
Step 1	Estimated Market Value:	270,000	268,600
	Homestead Exclusion:	20,383	
	Taxable Market Value:	249,617	268,600
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI NON-HSTD RES NON-HSTD
Sent in March 2017			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			2,792.00
Sent in November 2017			
Step 3	Property Tax Statement		
First half Taxes:			1,413.00
Second half Taxes:			1,413.00
Total Taxes Due in 2018			2,826.00

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

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....
 - Use these amounts on Form M1PR to see if you are eligible for a special refund.....
- Property Tax and Credits**
- Property taxes before credits
 - A. Agricultural and rural land tax credits
 - Other credits to reduce your property tax
 - Property taxes after credits
- Property Tax by Jurisdiction**
- County
 - City or Town
 - State General Tax
 - School District: 465
 - Voter approved levies
 - Other local levies
 - Special Taxing Districts:
 - MID MN DEVELOPMENT
 -
 -
 -
 - Non-school voter approved referenda levies
 - Total property tax before special assessments
- Special Assessments on Your Property**
-
 -
 -
 -
 -
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

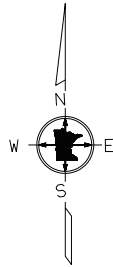
Taxes Payable Year:	2017	2018
		.00
<input checked="" type="checkbox"/>	1,970.00	
	2,402.07	2,867.98
	432.07	.00
	.00	41.98
	1,970.00	2,826.00
	808.38	1,308.64
	501.87	788.18
	.00	.00
	283.04	256.73
	373.48	467.06
	3.23	5.39
		.00
	1,970.00	2,826.00
	1,970.00	2,826.00





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.



Northstar
Surveying

(320)893-3710
310 East Depot Street
Litchfield, MN 55355
ne_doug@qwestoffice.net
ne_chuck@qwestoffice.net

CLIENT NAME:
Steffes Auction

PROJECT ADDRESS
25597 650th Avenue
Litchfield, MN

DATE OF FIELD WORK: March 8, 2019	JOB NO.: 19038	HORIZONTAL DATUM: Meeker County NAD83 2011 Adj.
DATE OF MAP: March 11, 2019	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20		

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR FID NO.06-0159000 (PER DOCUMENT NUMBER 390881)

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4), Section Seventeen (17), Township One Hundred Nineteen (119), Range Thirty (30), described as follows: Beginning at the SE corner of said SE1/4 of NE1/4; thence on an assumed bearing of North along the East line thereof, a distance of 706.01 feet; thence on a bearing of West, a distance of 380.0 feet; thence on a bearing of North, a distance of 242.43 feet; thence on a bearing of West, a distance of 167.59 feet; thence South 27 degrees 45 minutes 19 seconds West, a distance of 614.10 feet; thence South 17 degrees 28 minutes 27 seconds West, a distance of 143.06 feet; thence on a bearing of South, a distance of 374.32 feet to the South line of said SE1/4 of NE1/4; thence Ely along the South line thereof, a distance of 780.39 feet to the point of beginning.

Containing 13.83 Acres, more or less.
Subject to assessments of record.
Subject to any and all enforceable restrictive covenants.

EXISTING LEGAL DESCRIPTION FOR FID NO.06-0159006 (PER DOCUMENT NUMBER 390881)

The NE1/4 of Section 17, Township 119, Range 30, Meeker County, Minnesota.

LESS & EXCEPT the following described tracts:

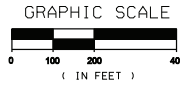
- That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of Section Seventeen (17), Township One Hundred Nineteen (119), Range Thirty (30), described as follows: Commencing at the southeast corner of said SE1/4 of NE1/4; thence on an assumed bearing of North along the east line of said SE1/4 of NE1/4, a distance of 706.01 feet to the point of beginning of the tract to be described; thence continuing on a bearing of North, a distance of 242.43 feet; thence on a bearing of West, a distance of 380.0 feet; thence on a bearing of South, a distance of 242.43 feet; thence on a bearing of East, a distance of 380.0 feet to the point of beginning.
- That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) and that part of the Northwest Quarter of the Northwest Quarter (NE1/4 of NW1/4) both in Section 17, Township 119, Range 30, Meeker County, Minnesota, described as follows: Commencing at the North Quarter Corner of said Section 17; thence East, along the north line of said NW1/4 of NE1/4, a distance of 193.84 feet; thence South at a right angle, a distance of 915.00 feet to the point of beginning of the tract to be described; thence return North, a distance of 915.00 feet to said north line; thence West, along said north line, a distance of 193.84 feet to said North Quarter corner; thence continue West, along the north line of said NE1/4 of NW1/4, a distance of 46.16 feet; thence South at a right angle, a distance of 915.00 feet; thence East, a distance of 240.00 feet to the point of beginning.
- That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4), Section 17, Township 119, Range 30, Meeker County, Minnesota, described as follows: Commencing at the North Quarter Corner of said Section 17; thence East, along the north line of said NW1/4 of NE1/4, a distance of 193.84 feet to the point of beginning of the tract to be described; thence continue East, along said north line, a distance of 240.00 feet; thence South at a right angle, a distance of 915.00 feet; thence West at a right angle, a distance of 240.00 feet; thence North at a right angle, a distance of 915.00 feet to the point of beginning.
- That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4), Section 17, Township 119, Range 30, Meeker County, Minnesota, described as follows: Commencing at the North Quarter Corner of said Section 17; thence on an assumed bearing of East, along the north line of said NW1/4 of NE1/4, a distance of 438.84 feet to the point of beginning of the tract to be described; thence on a bearing of South, a distance of 915.00 feet; thence on a bearing of East, a distance of 320.00 feet; thence North 00 degrees 26 minutes 42 seconds East, a distance of 401.31 feet; thence North 07 degrees 38 minutes 29 seconds West, a distance of 178.00 feet; thence North 19 degrees 29 minutes 59 seconds West, a distance of 194.13 feet; thence North 05 degrees 20 minutes 26 seconds West, a distance of 221.84 feet to the north line of said NW1/4 of NE1/4; thence on a bearing of West, along the north line thereof, a distance of 240.00 feet to the point of beginning.
- That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4), Section Seventeen (17), Township One Hundred Nineteen (119), Range Thirty (30), described as follows: Beginning at the SE corner of said SE1/4 of NE1/4; thence on an assumed bearing of North along the East line thereof, a distance of 706.01 feet; thence on a bearing of West, a distance of 380.0 feet; thence on a bearing of North, a distance of 242.43 feet; thence on a bearing of West, a distance of 167.59 feet; thence South 27 degrees 45 minutes 19 seconds West, a distance of 614.10 feet; thence South 17 degrees 28 minutes 27 seconds West, a distance of 143.06 feet; thence on a bearing of South, a distance of 374.32 feet to the South line of said SE1/4 of NE1/4; thence Ely along the South line thereof, a distance of 780.39 feet to the point of beginning.

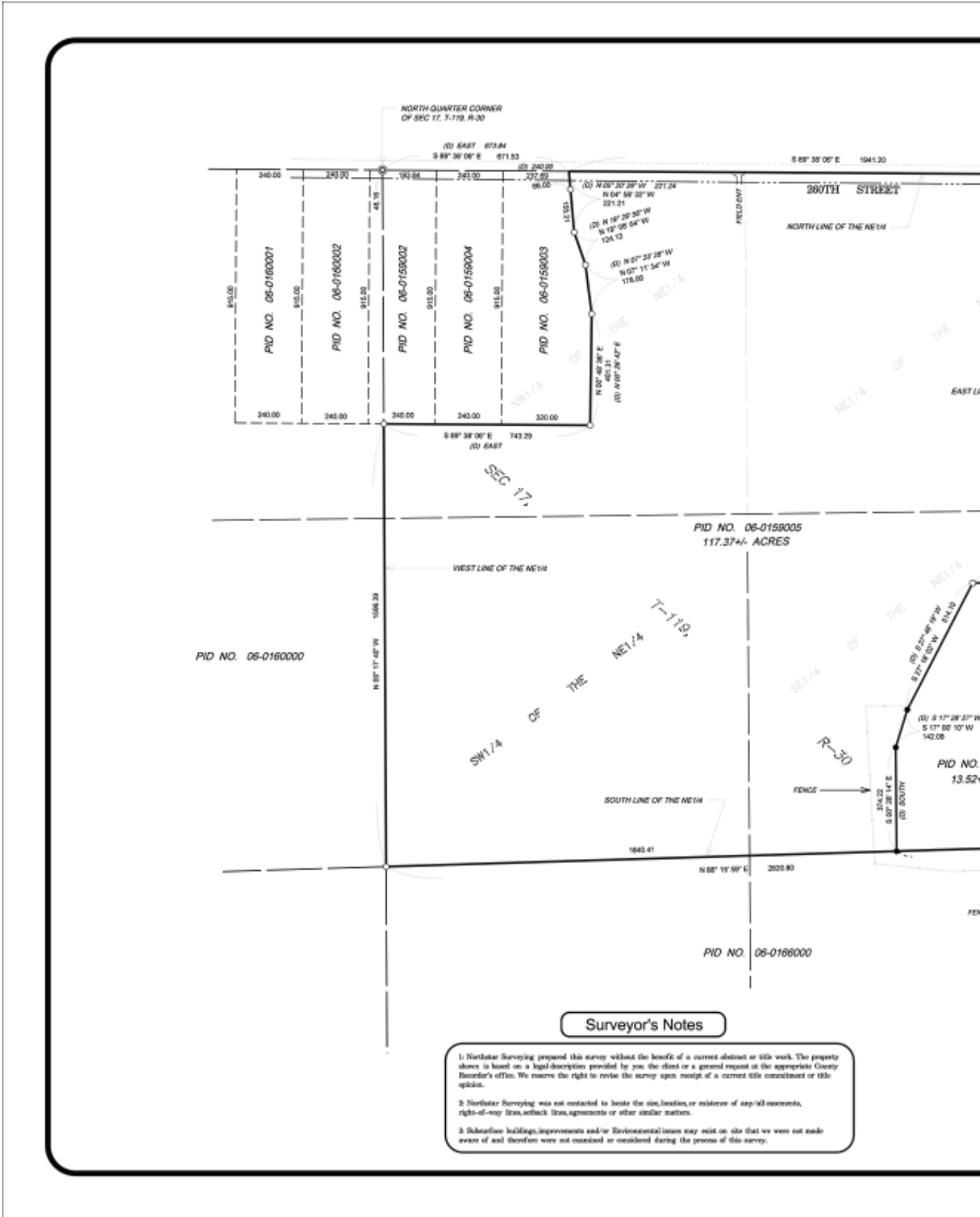
Containing 117.87 Acres, more or less.
Subject to assessments of record.
Subject to any and all enforceable restrictive covenants.

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

- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
 - Found Monumentation
 - ⊗ Set PK Nail
 - ⊙ Government Section Corner
 - (D) DEED CALL





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 contacted or considered during the process of this survey.



Northstar
 (320)660-3710
 310 East Depot Street
 Litchfield, MN 55355
 me_doug@northstaroffice.net
 me_chuck@northstaroffice.net

Surveying

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

25597 650th Avenue
 Litchfield, MN

DATE OF FIELD WORK: March 8, 2019

DATE OF MAP: March 11, 2019

REVISION: _____ DATE _____ 20__

REVISION: _____ DATE _____ 20__

JOB NO. 19036

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:
 Meeker County
 NAD83 2011 ADJ.

VERTICAL DATUM:
 N/A

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR PID NO. 06-0159000 (PER DOCUMENT NUMBER 30038)

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) Section Seventeen (17), Township One Hundred Nineteen (119), Range Thirty (30), described as follows: Beginning at the SE corner of said SE1/4 of NE1/4; thence on an assumed bearing of North along the East line thereof, a distance of 796.00 feet; thence on a bearing of West, a distance of 300.00 feet; thence on a bearing of North, a distance of 342.42 feet; thence on a bearing of West, a distance of 187.39 feet; thence South 27 degrees 46 minutes 19 seconds West, a distance of 544.33 feet; thence South 17 degrees 28 minutes 23 seconds West, a distance of 142.06 feet; thence on a bearing of South, a distance of 374.22 feet to the South line of said SE1/4 of NE1/4; thence Ely along the South line thereof, a distance of 796.00 feet to the point of beginning.

Containing 13.52 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

EXISTING LEGAL DESCRIPTION FOR PID NO. 06-0159005 (PER DOCUMENT NUMBER 30038)

The NE1/4 of Section 17, Township 119, Range 30, Meeker County, Minnesota.

LESS & EXCEPT the following described tracts:

1. That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of Section Seventeen (17), Township One Hundred Nineteen (119), Range Thirty (30), described as follows: Commencing at the southeast corner of said SE1/4 of NE1/4; thence on an assumed bearing of North along the east line of said SE1/4 of NE1/4, a distance of 306.68 feet to the point of beginning of the tract to be described; thence continuing on a bearing of North, a distance of 342.42 feet; thence on a bearing of West, a distance of 300.00 feet; thence on a bearing of South, a distance of 342.42 feet; thence on a bearing of East, a distance of 380.00 feet to the point of beginning.

2. That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) and that part of the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) both in Section 17, Township 119, Range 30, Meeker County, Minnesota, described as follows: Commencing at the North Quarter Corner of said Section 17; thence East, along the north line of said NW1/4 of NE1/4, a distance of 359.54 feet; thence South at a right angle, a distance of 955.08 feet to the point of beginning of the tract to be described; thence return North, a distance of 955.08 feet to said north line; thence West, along said north line, a distance of 230.54 feet to said North Quarter corner; thence continue West, along the north line of said NE1/4 of NW1/4, a distance of 46.35 feet; thence South at a right angle, a distance of 955.00 feet; thence East, a distance of 248.00 feet to the point of beginning.

3. That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) Section 17, Township 119, Range 30, Meeker County, Minnesota, described as follows: Commencing at the North Quarter Corner of said Section 17; thence East, along the north line of said NW1/4 of NE1/4, a distance of 305.94 feet to the point of beginning of the tract to be described; thence continue East, along said north line, a distance of 248.00 feet; thence South at a right angle, a distance of 955.08 feet; thence West at a right angle, a distance of 248.00 feet; thence North at a right angle, a distance of 955.00 feet to the point of beginning.

4. That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) Section 17, Township 119, Range 30, Meeker County, Minnesota, described as follows: Commencing at the North Quarter Corner of said Section 17; thence on an assumed bearing of East, along the north line of said NW1/4 of NE1/4, a distance of 438.84 feet to the point of beginning of the tract to be described; thence on a bearing of South, a distance of 955.00 feet; thence on a bearing of East, a distance of 250.00 feet; thence North 00 degrees 36 minutes 42 seconds East, a distance of 401.31 feet; thence North 07 degrees 35 minutes 28 seconds West, a distance of 178.00 feet; thence North 19 degrees 29 minutes 50 seconds West, a distance of 224.32 feet; thence North 05 degrees 20 minutes 28 seconds West, a distance of 251.24 feet to the north line of said NW1/4 of NE1/4; thence on a bearing of West, along the north line thereof, a distance of 248.00 feet to the point of beginning.

5. That part of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) Section Seventeen (17), Township One Hundred Nineteen (119), Range Thirty (30), described as follows: Beginning at the SE corner of said SE1/4 of NE1/4; thence on an assumed bearing of North along the East line thereof, a distance of 796.00 feet; thence on a bearing of West, a distance of 300.00 feet; thence on a bearing of North, a distance of 342.42 feet; thence on a bearing of West, a distance of 187.39 feet; thence South 27 degrees 46 minutes 19 seconds West, a distance of 544.33 feet; thence South 17 degrees 28 minutes 23 seconds West, a distance of 142.06 feet; thence on a bearing of South, a distance of 374.22 feet to the South line of said SE1/4 of NE1/4; thence Ely along the South line thereof, a distance of 796.00 feet to the point of beginning.

Containing 117.37 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

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

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

LEGEND

- Set 1/2 Inch by 1/4 Inch Iron Pipe with Plastic Cap inscribed with License No. 43808
- Found Monumentation
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GRAPHIC SCALE





EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

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 received 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 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 or 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 agree 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 agree 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: _____

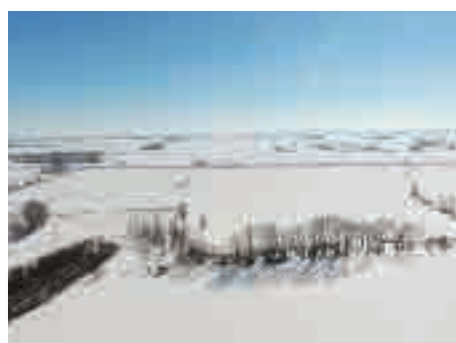


buyer's
PROSPECTUS
timed online auction

OPENS: MONDAY, APRIL 8 / CLOSES: THURSDAY, APRIL 18 | 10AM 2019



130±
acres
two tracts



SteffesGroup.com