



buyer's  
**PROSPECTUS**

**FRIDAY, SEPTEMBER 6 | 10AM** 2019



**415+**  
**acres**  
offered in 4 tracts

MEEKER COUNTY • DARWIN, MN  
**REAL ESTATE AUCTION**

Tiled Farm Ground, Hunting Land, Acreage Building Sites

**AUCTION LOCATION: Steffes Group Facility, 24400 MN Hwy 22 S, Litchfield, MN 55355**

Steffes Group, Inc. | 24400 MN Hwy 22 S, Litchfield, MN 55355

**SteffesGroup.com**

**Contact Steffes Group, 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzettl 763.300.5055**

**TERMS:** 10% 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.  
Ashley Huhn MN47-002, Shelly Weinzettl MN47-017, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Steffes MN14-51

# TERMS & CONDITIONS.

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

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

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

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



## TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Monday, October 7, 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 PREMIUM AUCTION.**
- **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, express or implied.

### SUCCESSFUL BIDDER

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

### CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Monday, October 7, 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.**

- **IT IS THE INTENT OF THE SELLER TO PERFORM A 1031 EXCHANGE. BUYER AGREES TO SIGN ALL NECESSARY DOCUMENTS TO PERFORM THE 1031 AT NO ADDITIONAL EXPENSE TO THE BUYER.**

### POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

### MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

### EASEMENTS AND SURVEY

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

### BIDDING PROCEDURE

**As a buyer you have two objectives to accomplish:**

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

**How is this accomplished?**

1. Estimate comparative value
2. Experienced buyers always decide what to pay before the bidding begins.

3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. **This sale is not subject to financing.**

### AVOID OVER OR UNDER BIDDING

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

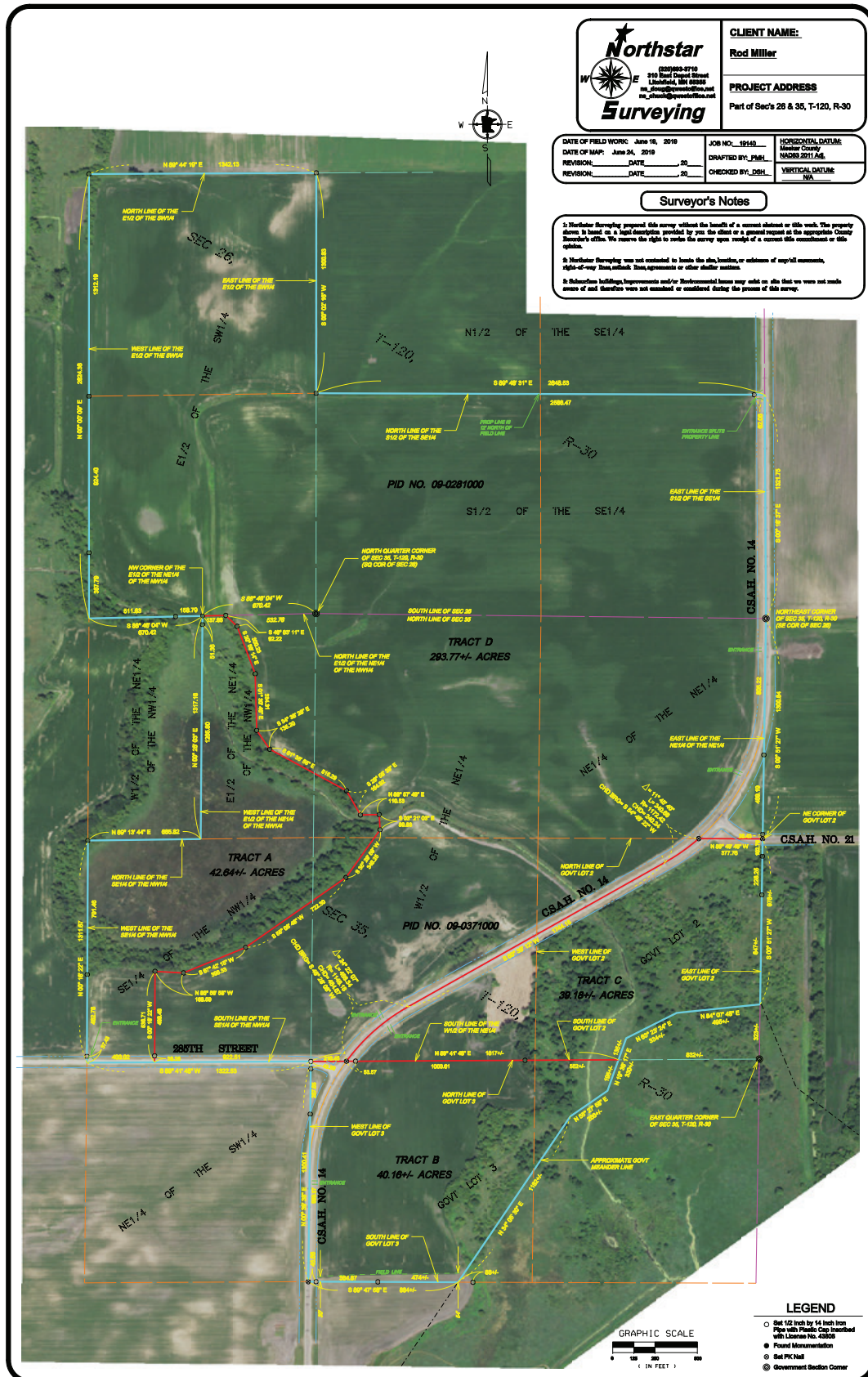
### THE BIDDING STRATEGY

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

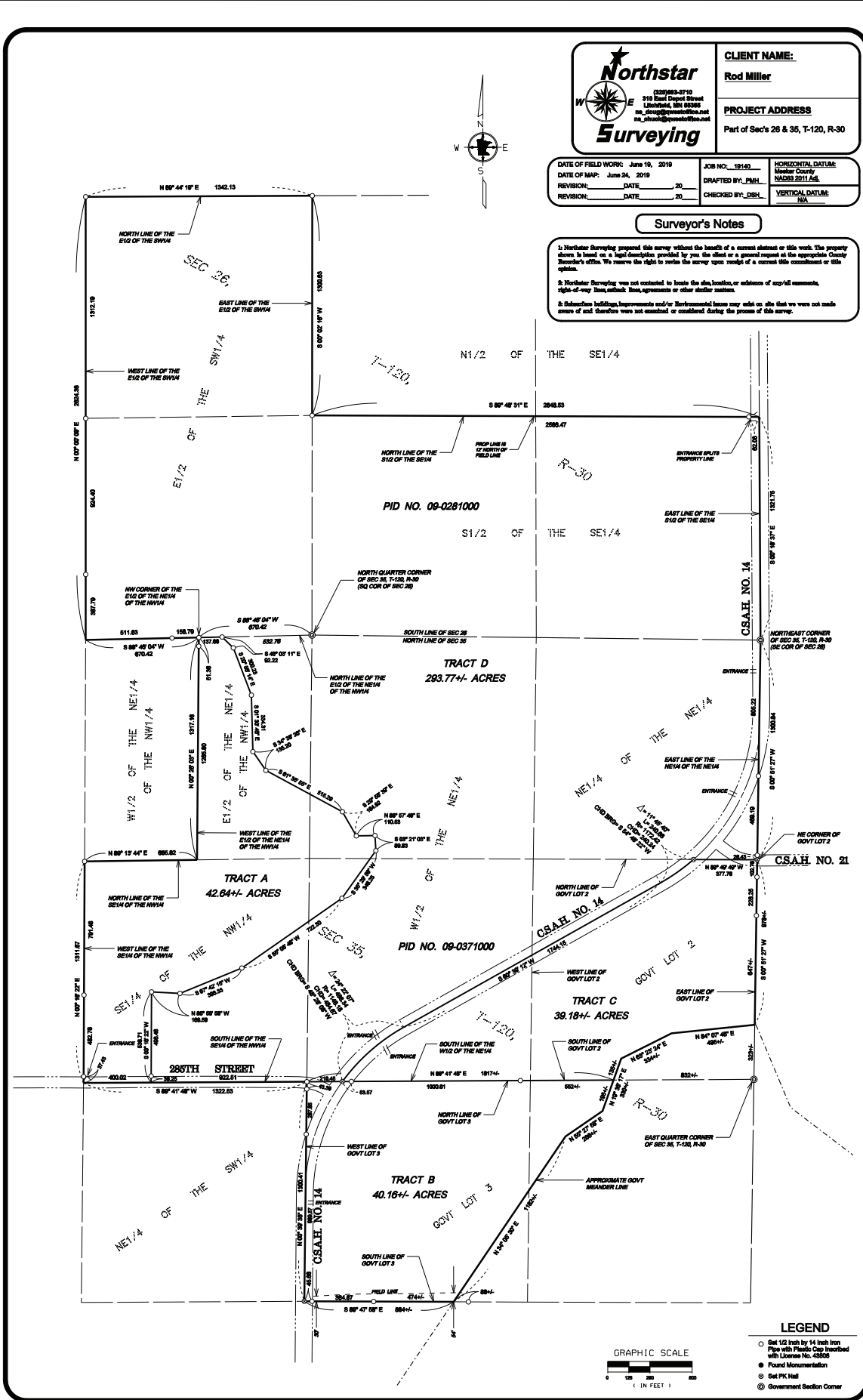




**AUCTIONEER'S NOTE:** 415± acres north of Darwin, MN offered in four tracts. If you're looking for prime farm ground, hunting/recreational land or a place to build your dream home this is a must attend auction! Location – Location – Location easy close access to Highway 12 and Highway 15.







**CLIENT NAME:**  
Rod Miller

**PROJECT ADDRESS:**  
Part of Sec's 26 & 35, T-120, R-30

DATE OF FIELD WORK: June 19, 2019	JOB NO.: 19140	HORIZONTAL DATUM: Meeker County NAD83 2011 Adj.
DATE OF MAP: June 24, 2019	DRAWN BY: PMH	VERTICAL DATUM: NA
REVISION: _____ DATE: _____	CHECKED BY: DBH	

**Surveyor's Notes**

- 1) Northstar Surveying prepared this survey without the benefit of a current platmap 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, setbacks, lines, agreements or other similar matters.
- 3) Subsurface buildings, improvements and/or Environmental issues may exist on sites that we were not made aware of and therefore were not examined or considered during this survey.



Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and that part of the East Half of the Northeast Quarter of the Northwest Quarter (E1/2 of the NE1/4 of the NW1/4) and that part of the West Half of the Northeast Quarter (W1/2 of the NE1/4), all in Section 35, Township 120 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 35; thence on an assumed bearing of South 88 degrees 46 minutes 04 seconds West along the north line of said E1/2 of the NE1/4 of the NW1/4 for 670.42 feet to the northwest corner of said E1/2 of the NE1/4 of the NW1/4, said point being the point of beginning of the tract of land herein described; thence return North 88 degrees 46 minutes 04 seconds East along said north line of the E1/2 of the NE1/4 of the NW1/4 for 137.66 feet; thence South 46 degrees 03 minutes 11 seconds East for 92.23 feet; thence South 20 degrees 56 minutes 14 seconds East for 300.23 feet; thence South 01 degree 30 minutes 46 seconds East for 334.31 feet; thence South 34 degrees 38 minutes 26 seconds East for 135.20 feet; thence South 61 degrees 35 minutes 55 seconds East for 515.29 feet; thence South 29 degrees 58 minutes 39 seconds East for 164.92 feet; thence North 88 degrees 57 minutes 49 seconds East for 110.53 feet; thence South 03 degrees 21 minutes 03 seconds East for 89.83 feet; thence South 35 degrees 29 minutes 59 seconds West for 346.25 feet; thence South 55 degrees 06 minutes 48 seconds West for 722.30 feet; thence South 67 degrees 42 minutes 15 seconds West for 396.33 feet; thence North 86 degrees 56 minutes 59 seconds West for 188.59 feet; thence South 00 degrees 16 minutes 22 seconds West for 536.71 feet to its intersection with the south line of said SE1/4 of the NW1/4; thence South 89 degrees 41 minutes 48 seconds West along last said line for 400.02 feet to its intersection with the west line of said SE1/4 of the NW1/4; thence North 00 degrees 16 minutes 22 seconds East along last said line for 1311.67 feet to its intersection with the north line of said SE1/4 of the NW1/4; thence North 89 degrees 13 minutes 44 seconds East along last said line for 665.82 feet to its intersection with the west line of said E1/2 of the NE1/4 of the NW1/4; thence North 00 degrees 28 minutes 03 seconds East along last said line for 1317.16 feet to the point of beginning and there terminating.

Containing 42.64 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT B

Government Lot 3 of Section 35, Township 120 North, Range 30 West, Meeker County, Minnesota.

Containing 40.16 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of Government Lot 2 and that part of the West Half of the Northeast Quarter (W1/2 of the NE1/4), both in Section 35, Township 120 North, Range 30 West, Meeker County, Minnesota, lying southeasterly of the following described line: Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of North 89 degrees 49 minutes 49 seconds West along the north line of said Government Lot 2 for 377.76 feet to the point of beginning of the line herein described; thence southwesterly for 240.66 feet along a non-tangential curve concave to the northwest, having a central angle of 11 degrees 45 minutes 40 seconds, a radius of 1172.42 feet, a chord length of 240.24 feet and a chord bearing of South 54 degrees 46 minutes 22 seconds West; thence South 60 degrees 39 minutes 12 seconds West, tangent to last said curve for 1744.14 feet; thence southwesterly for 488.34 feet along a tangential curve concave to the southeast, having a central angle of 24 degrees 22 minutes 07 seconds, a radius of 1148.18 feet, a chord length of 494.87 feet and a chord bearing of South 48 degrees 28 minutes 08 seconds West to the south line of said W1/2 of the NE1/4 and there terminating.

Containing 39.18 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT D

The East Half of the Southwest Quarter (E1/2 of the SW1/4) and the South Half of the Southeast Quarter (SE1/2 of the SE1/4), both in Section 26, Township 120 North, Range 30 West, Meeker County, Minnesota.

AND

The Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and the East Half of the Northeast Quarter of the Northwest Quarter (E1/2 of the NE1/4 of the NW1/4) and the West Half of the Northeast Quarter (W1/2 of the NE1/4) and the Northeast Quarter of the Northeast Quarter (NE1/4 of the NE1/4) and Government Lot 2, all in Section 35, Township 120 North, Range 30 West, Meeker County, Minnesota.

EXCEPT

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and that part of the East Half of the Northeast Quarter of the Northwest Quarter (E1/2 of the NE1/4 of the NW1/4) and that part of the West Half of the Northeast Quarter (W1/2 of the NE1/4), all in Section 35, Township 120 North, Range 30 West, Meeker County, Minnesota, described as follows: Commencing at the North Quarter corner of said Section 35; thence on an assumed bearing of South 88 degrees 46 minutes 04 seconds West along the north line of said E1/2 of the NE1/4 of the NW1/4 for 670.42 feet to the northwest corner of said E1/2 of the NE1/4 of the NW1/4, said point being the point of beginning of the tract of land herein described; thence return North 88 degrees 46 minutes 04 seconds East along said north line of the E1/2 of the NE1/4 of the NW1/4 for 137.66 feet; thence South 46 degrees 03 minutes 11 seconds East for 92.23 feet; thence South 20 degrees 56 minutes 14 seconds East for 300.23 feet; thence South 01 degree 30 minutes 46 seconds East for 334.31 feet; thence South 34 degrees 38 minutes 26 seconds East for 135.20 feet; thence South 61 degrees 35 minutes 55 seconds East for 515.29 feet; thence South 29 degrees 58 minutes 39 seconds East for 164.92 feet; thence North 88 degrees 57 minutes 49 seconds East for 110.53 feet; thence South 03 degrees 21 minutes 03 seconds East for 89.83 feet; thence South 35 degrees 29 minutes 59 seconds West for 346.25 feet; thence South 55 degrees 06 minutes 48 seconds West for 722.30 feet; thence South 67 degrees 42 minutes 15 seconds West for 396.33 feet; thence North 86 degrees 56 minutes 59 seconds West for 188.59 feet; thence South 00 degrees 16 minutes 22 seconds West for 536.71 feet to its intersection with the south line of said SE1/4 of the NW1/4; thence South 89 degrees 41 minutes 48 seconds West along last said line for 400.02 feet to its intersection with the west line of said SE1/4 of the NW1/4; thence North 00 degrees 16 minutes 22 seconds East along last said line for 1311.67 feet to its intersection with the north line of said SE1/4 of the NW1/4; thence North 89 degrees 13 minutes 44 seconds East along last said line for 665.82 feet to its intersection with the west line of said E1/2 of the NE1/4 of the NW1/4; thence North 00 degrees 28 minutes 03 seconds East along last said line for 1317.16 feet to the point of beginning and there terminating.

EXCEPT

That part of Government Lot 2 and that part of the West Half of the Northeast Quarter (W1/2 of the NE1/4), both in Section 35, Township 120 North, Range 30 West, Meeker County, Minnesota, lying southeasterly of the following described line: Commencing at the northeast corner of said Government Lot 2; thence on an assumed bearing of North 89 degrees 49 minutes 49 seconds West along the north line of said Government Lot 2 for 377.76 feet to the point of beginning of the line herein described; thence southwesterly for 240.66 feet along a non-tangential curve concave to the northwest, having a central angle of 11 degrees 45 minutes 40 seconds, a radius of 1172.42 feet, a chord length of 240.24 feet and a chord bearing of South 54 degrees 46 minutes 22 seconds West; thence South 60 degrees 39 minutes 12 seconds West, tangent to last said curve for 1744.14 feet; thence southwesterly for 488.34 feet along a tangential curve concave to the southeast, having a central angle of 24 degrees 22 minutes 07 seconds, a radius of 1148.18 feet, a chord length of 494.87 feet and a chord bearing of South 48 degrees 28 minutes 08 seconds West to the south line of said W1/2 of the NE1/4 and there terminating.

Containing 298.77 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 Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

CLIENT NAME:

Rod Miller

PROJECT ADDRESS

Part of Sec's 26 & 35, T-120, R-30



DATE OF FIELD WORK: June 19, 2019

DATE OF MAP: June 24, 2019

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

REVISION: \_\_\_\_\_ DATE \_\_\_\_\_, 20\_\_\_\_

JOB NO.: 19140

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:

Meeker County

NAD83 2011 Adj.

VERTICAL DATUM:

NA

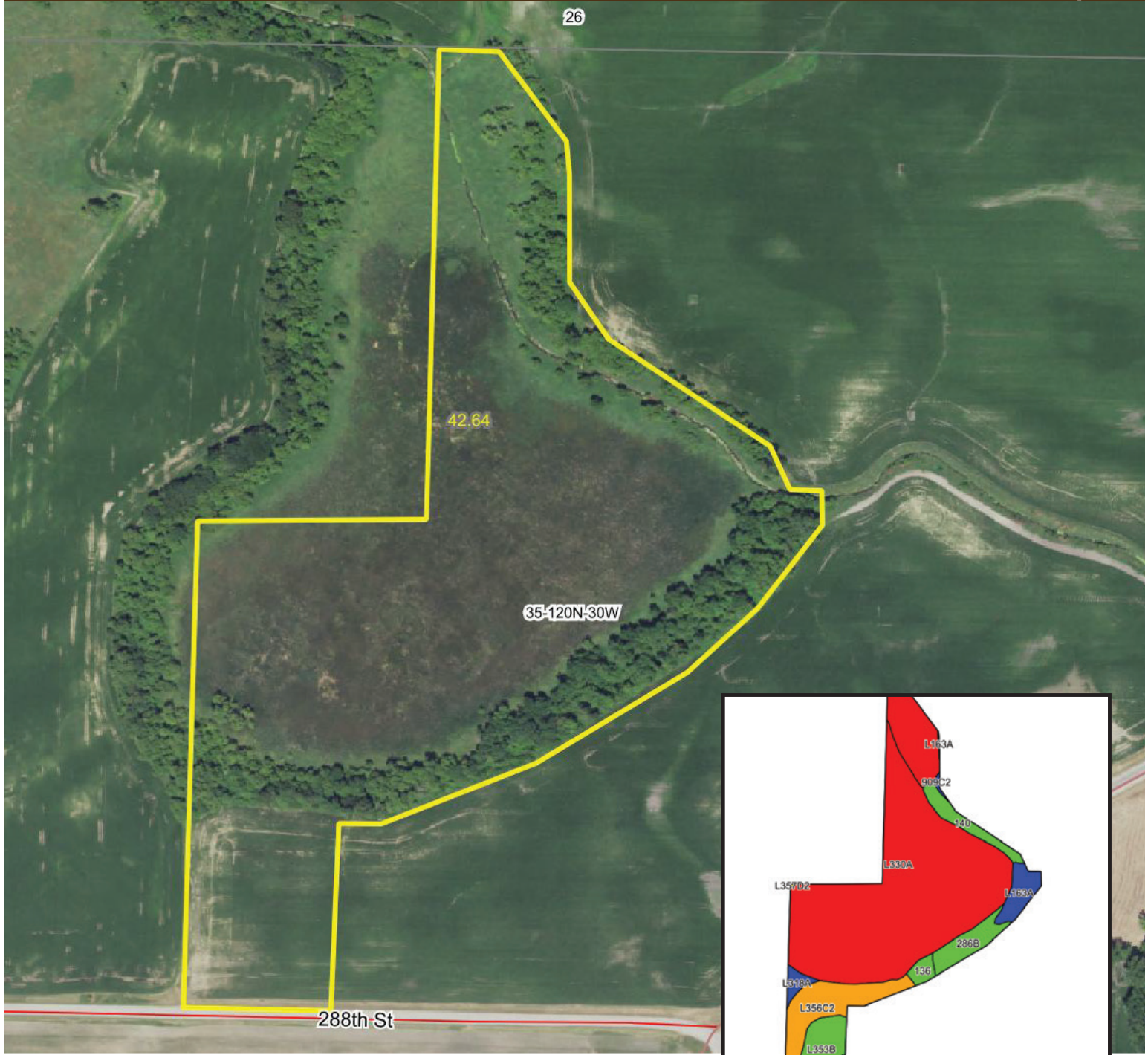
Surveyor's Notes

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.





Area Symbol: MN093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	26.69	62.6%	Red	VIIIw	5
L356C2	Sunburg-Wadenill complex, 6 to 12 percent slopes, moderately eroded	4.09	9.6%	Orange	IIIe	77
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	3.22	7.6%	Red	VIIIw	5
L353B	Wadenill loam, 2 to 6 percent slopes	2.52	5.9%	Green	Ile	92
286B	Shorewood silty clay loam, 3 to 6 percent slopes	1.77	4.2%	Green	Ile	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.45	3.4%	Blue	IIIw	86
140	Spicer silty clay loam, 0 to 2 percent slopes	1.43	3.4%	Green	IIw	91
136	Madelia silty clay loam, 0 to 2 percent slopes	0.85	2.0%	Green	IIw	94
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	0.53	1.2%	Blue	IIIw	86
909C2	Bold-Truman complex, 6 to 12 percent slopes, eroded	0.09	0.2%	Blue	IIIe	81
<b>Weighted Average</b>						<b>29.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**Tract 1 – 42.64± Acres (Tract A on Survey)**

**Location:** From Darwin, MN, 4.2 miles north on CSAH 14, 1/2 mile west on 285th St. Land on north side of the road.

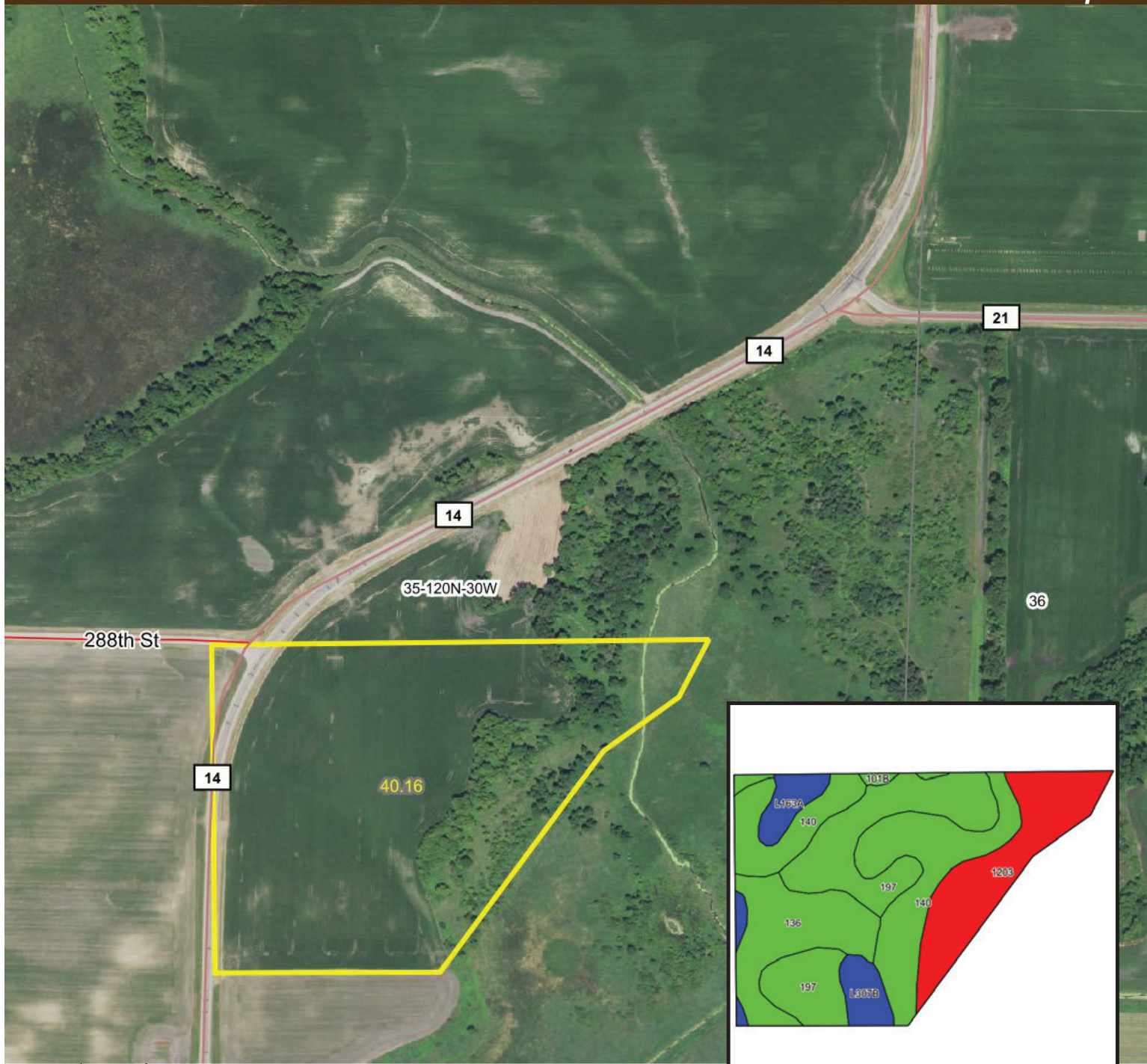
Beautiful spot to build your dream home/cabin with woods and large pond. Numerous mature bucks have been harvested here. Nature lover's paradise.



- **One building entitlement**
- **Forest City Township**
- **School District: #465 Litchfield**
- **PID #: 09-0371000** (That part of, new Legal & P.I.D. # to be assigned per survey)
- **Description:** Sect-35 Twp-120 Range-30
- **2019 Taxes:** \$3,798 (For entire 255.06 acres)







Area Symbol: MN093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
140	Spicer silty clay loam, 0 to 2 percent slopes	11.39	28.4%		IIw	91
197	Kingston silty clay loam, 1 to 3 percent slopes	10.41	25.9%		Iw	100
1203	Muskego, Blue Earth, and Houghton soils, ponded	7.81	19.4%		VIIIw	5
136	Madelia silty clay loam, 0 to 2 percent slopes	6.75	16.8%		IIw	94
L307B	Koronis loam, 2 to 6 percent slopes	2.05	5.1%		Ile	88
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.55	3.9%		IIIw	86
101B	Truman silt loam, 2 to 6 percent slopes	0.20	0.5%		Ile	99
<b>Weighted Average</b>						<b>76.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**Tract 2 – 40.16± Acres (Tract B on Survey)**

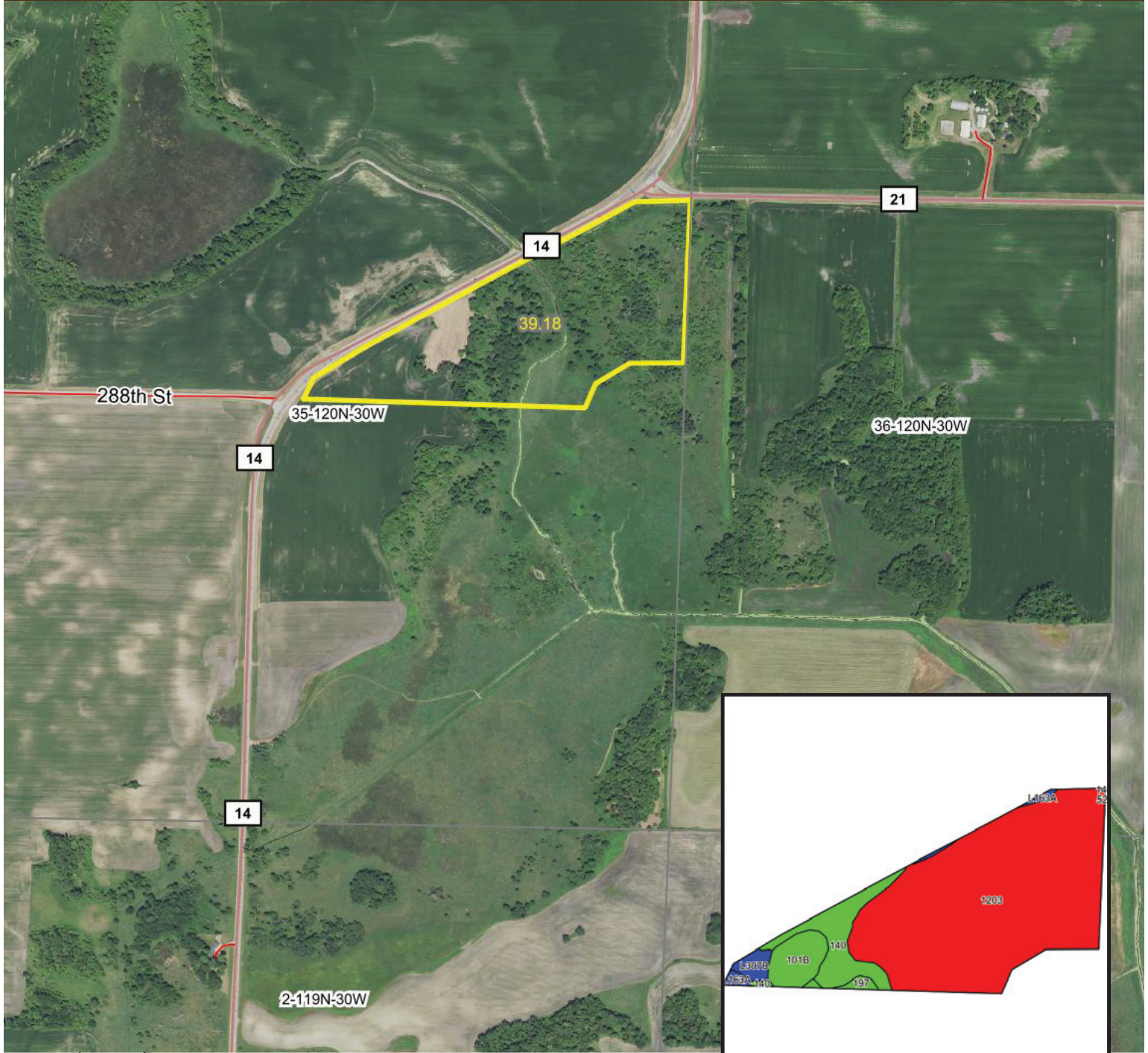
**Location:** From Darwin, MN, 4 miles north on CSAH 14. Land on east side of the road.

Approximately 30± acres tillable ground balance is mature trees. Excellent hunting with frontage on Hanon Lake (shallow lake good for waterfowl hunting).

- 
- **One building entitlement** • **Forest City Township** • **School District:** #465 Litchfield • **PID #:** 09-0371000 (That part of, new Legal & P.I.D. # to be assigned per survey) • **Description:** Sec-35 Twp-120 Range-30 • **2019 Taxes:** \$3,798 (For entire 255.06 acres)
- 







Area Symbol: MN093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1203	Muskego, Blue Earth, and Houghton soils, ponded	31.19	79.6%		VIIIw	5
140	Spicer silty clay loam, 0 to 2 percent slopes	4.02	10.3%		IIw	91
101B	Truman silt loam, 2 to 6 percent slopes	2.31	5.9%		IIe	99
L307B	Koronis loam, 2 to 6 percent slopes	0.78	2.0%		IIe	88
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.49	1.3%		IIIw	86
197	Kingston silty clay loam, 1 to 3 percent slopes	0.39	1.0%		Iw	100
<b>Weighted Average</b>						<b>23</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**Tract 3 - 39.18± Acres**  
**(Tract C on Survey)**

**Location:** From Darwin, MN, 4.5 miles north on CSAH 14 (Corner of CSAH 14 & CSAH 21). Land on east side of the road.

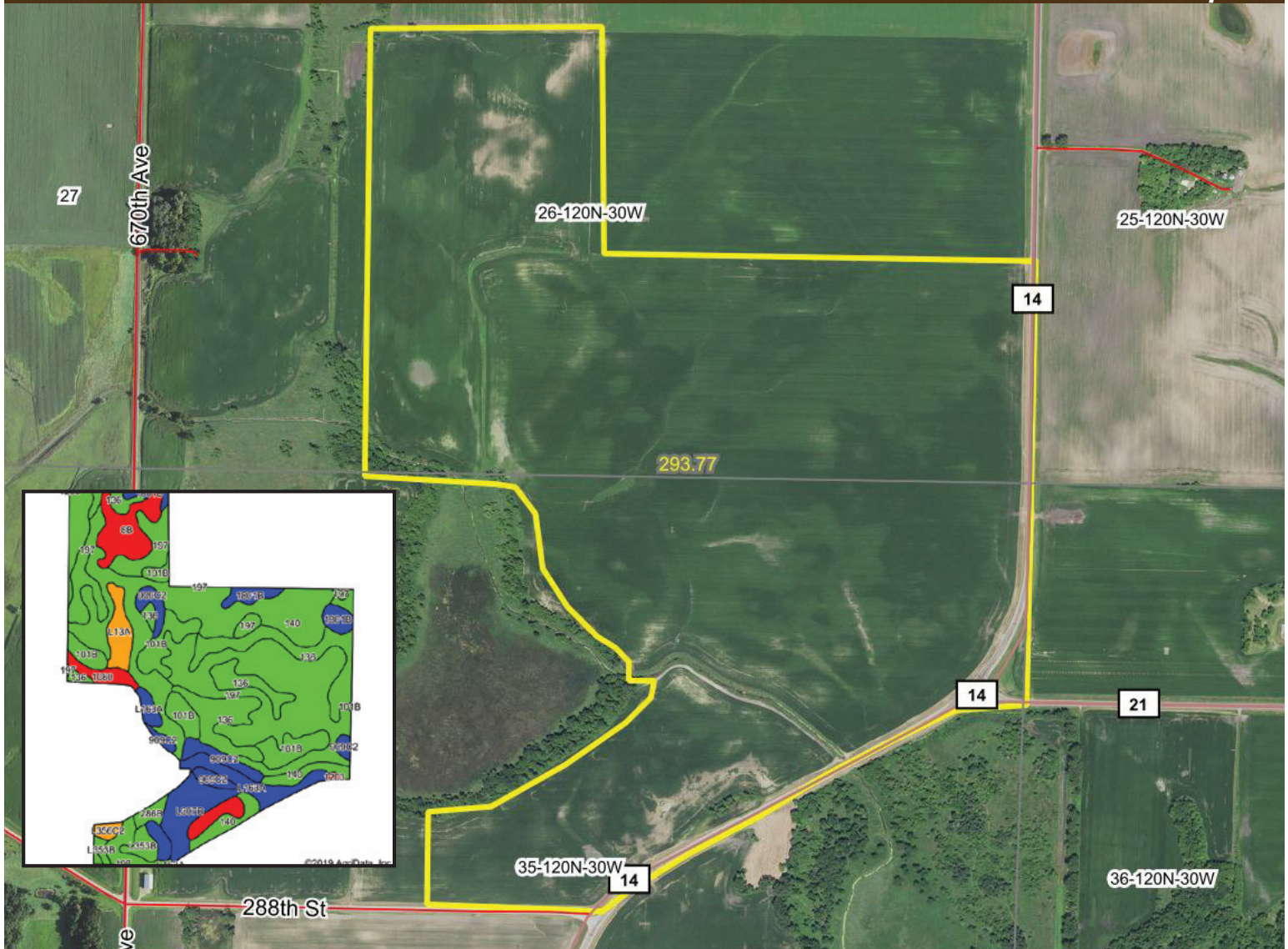
Approximately 7± acres tillable ground balance is mature trees. Excellent deer hunting with frontage on Hanon Lake (shallow lake good for waterfowl hunting).



- **One building entitlement**
- **Forest City Township**
- **School District: #465 Litchfield**
- **PID #: 09-037100** (That part of, new Legal & P.I.D. # to be assigned per survey)
- **Description:** Sect-35 Twp-120 Range-30
- **2019 Taxes:** \$3,798 (For entire 255.06 acres)







Area Symbol: MN093. Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
197	Kingston silty clay loam, 1 to 3 percent slopes	72.49	24.7%		Iw		100
140	Spicer silty clay loam, 0 to 2 percent slopes	67.36	22.9%		IIw		91
136	Madelia silty clay loam, 0 to 2 percent slopes	45.94	15.6%		IIw		94
101B	Truman silt loam, 2 to 6 percent slopes	24.04	8.2%		Ile		99
909C2	Bold-Truman complex, 6 to 12 percent slopes, eroded	12.66	4.3%		IIIe		81
8B	Sparta loamy sand, 1 to 6 percent slopes	12.54	4.3%		IVs	Ile	39
L307B	Koronis loam, 2 to 6 percent slopes	12.45	4.2%		Ile		88
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.65	4.0%		IIIw		86
1801B	Gardencity very fine sandy loam, 2 to 6 percent slopes	8.01	2.7%		Ile		90
L13A	Klossner muck, 0 to 1 percent slopes	6.90	2.3%		IIIw		77
L353B	Wadenill loam, 2 to 6 percent slopes	4.49	1.5%		Ile		92
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	4.09	1.4%		VIIIw		5
875C	Hawick-Estherville complex, 6 to 12 percent slopes	4.08	1.4%		IVs		39
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	2.48	0.8%		IIIw		86
286B	Shorewood silty clay loam, 3 to 6 percent slopes	2.43	0.8%		Ile		95
L356C2	Sunburg-Wadenill complex, 6 to 12 percent slopes, moderately eroded	1.71	0.6%		IIIe		77
1203	Muskego, Blue Earth, and Houghton soils, ponded	0.45	0.2%		VIIIw		5
<b>Weighted Average</b>							<b>88.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**Tract 4 - 293.77± Acres**  
**(Tract D on Survey)**

**Location:** From Darwin, MN, 4.5 miles north on CSAH 14. Land on west side of the road.

Prime tillable farm land with excellent soil ratings and crop production! Tiled ground, primarily flat contiguous field!



- **One building entitlement**
- **Forest City Township**
- **School District: #465 Litchfield**
- **PID #: 09-0281000 (160 acres) & 09-0371000 (That part of, new Legal & P.I.D. # to be assigned per survey)**
- **Description:** Sect-26 Twp-120 Range-30 & Sect-35 Twp-120 Range-30
- **2019 Taxes:** \$3,278 (160 acres) & \$3,798 (For entire 255.06 acres)





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



## 2019

PROPERTY TAX  
 STATEMENT

PRCL# 09-0371000 RCPT# 5691

TC 8.013 4.786

FOREST CITY TWP

Property ID Number: 09-0371000  
 Property Description: SECT-35 TWP-120 RANG-30  
 SE 1/4 NW 1/4 & W 1/2 NE 1/4 & NE  
 1/4 NE 1/4 & LOTS 2-3 & E 1/2 NE 1/4

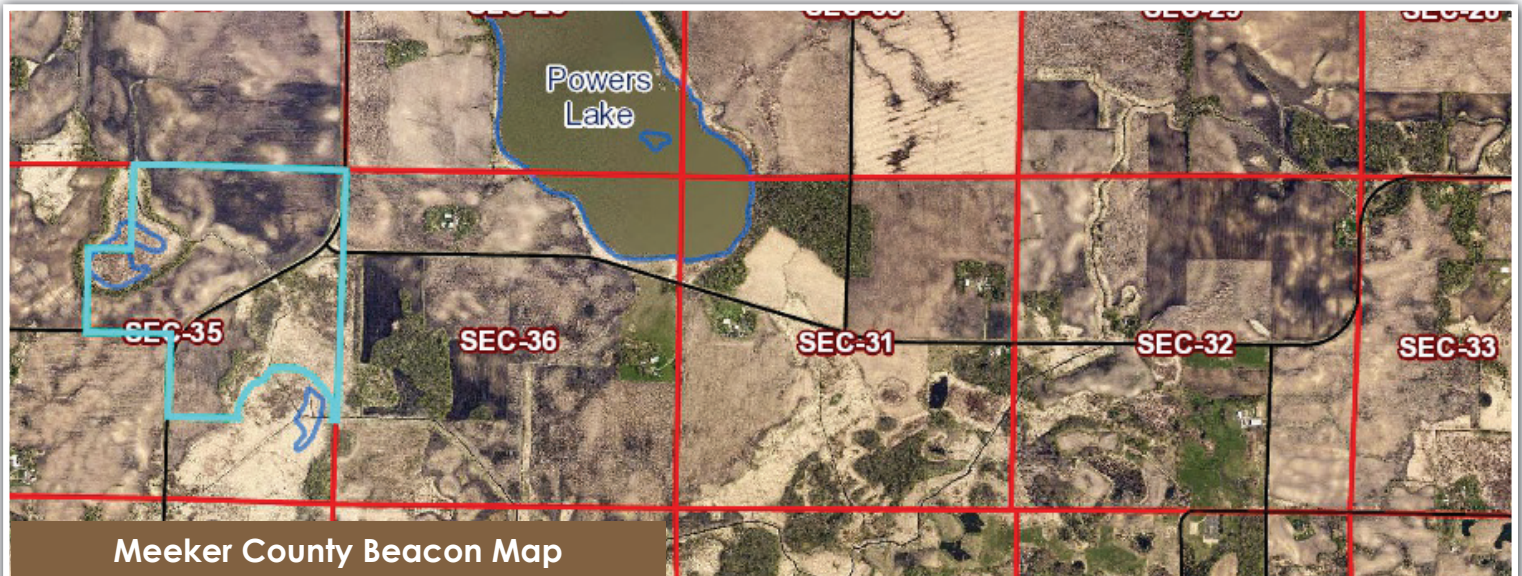
RODNEY M MILLER TRUST 29415-T  
 KATHERINE V MILLER TRUST  
 4929 IMHOFF AVE SW ACRES 255.06  
 HOWARD LAKE MN 55349

Values and Classification		
Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:	932,300 932,300
1	Homestead Exclusion:	
	Taxable Market Value:	932.300 932.300
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD RUVVC HSTD RUVVC HSTD EXEMPT EXEMPT
	Sent in March 2018	
Step 2	Proposed Tax	
2	* Does Not Include Special Assessments	3,736.00
	Sent in November 2018	
Step 3	Property Tax Statement	
3	First half Taxes:	1,899.00
	Second half Taxes:	1,899.00
	Total Taxes Due in 2019	3,798.00

\$\$\$  
 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.

Taxes Payable Year:		2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits	7,212.36	4,038.63
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	416.36	240.63
	5. Property taxes after credits	6,796.00	3,798.00
<b>Property Tax by Jurisdiction</b>	6. County	3,901.22	2,331.42
	7. City or Town	1,735.94	842.00
	8. State General Tax	.00	.00
	9. School District: 465		
	A. Voter approved levies	522.40	299.87
	B. Other local levies	620.33	314.95
	10. Special Taxing Districts:		
	A. MID MN DEVELOPMENT	16.11	9.76
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	6,796.00	3,798.00
<b>Special Assessments on Your Property</b>	13. A.		
	B.		
	C.		
	D.		
	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		6,796.00	3,798.00



Meeker County Beacon Map



# Tax Statements

# Meeker County, MN

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



## 2019

PROPERTY TAX  
STATEMENT

PRCL# 09-0281000 RCPT# 5578

TC 4.130 4.130

FOREST CITY TWP

Property ID Number: 09-0281000  
Property Description: SECT-26 TWP-120 RANG-30  
S 1/2 SE 1/4 & E 1/2 SW 1/4

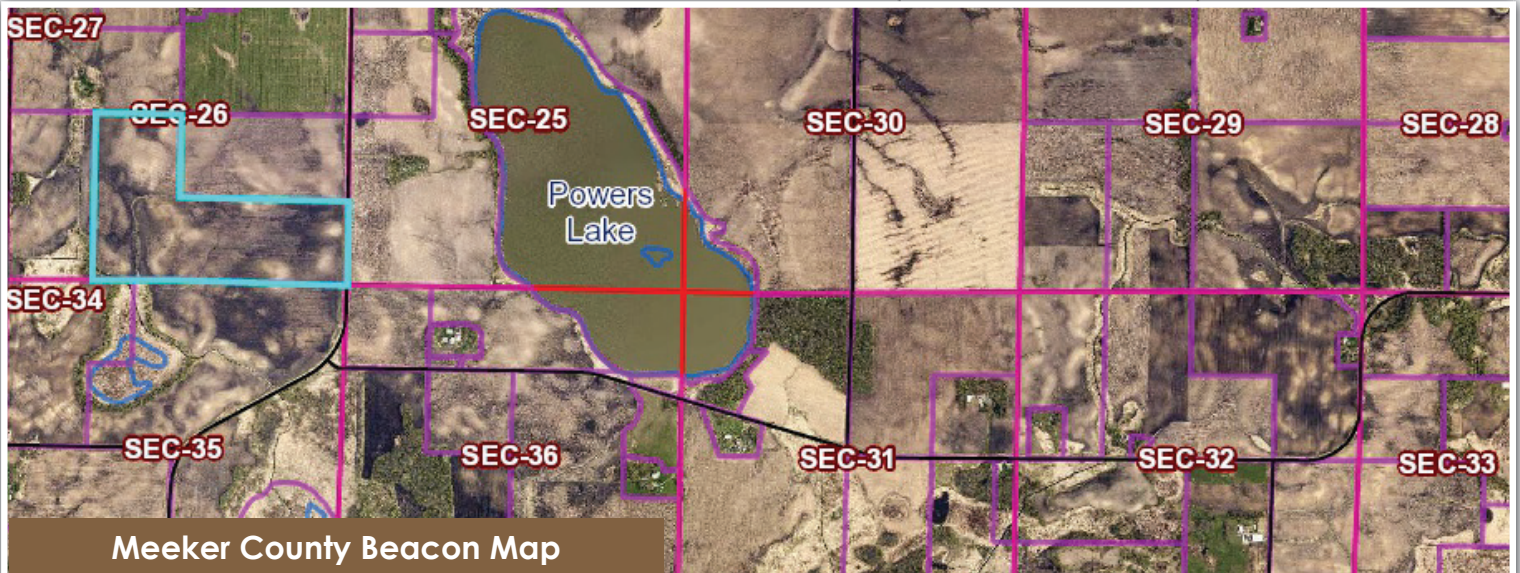
RODNEY M MILLER TRUST 29415-T  
KATHERINE V MILLER TRUST  
4929 IMHOFF AVE SW ACRES 160.00  
HOWARD LAKE MN 55349

		Values and Classification	
		2018	2019
Step 1	Estimated Market Value:	825,900	825,900
	Homestead Exclusion:		
	Taxable Market Value:	825,900	825,900
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2018			
Step 2	Proposed Tax		3,224.00
* Does Not Include Special Assessments			
Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		1,639.00
	Second half Taxes:		1,639.00
	Total Taxes Due in 2019		3,278.00

\$\$\$  
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.

Taxes Payable Year:	2018	2019
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 IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
<b>Property Tax and Credits</b>		
3. Property taxes before credits	3,716.60	3,485.66
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	214.60	207.66
5. Property taxes after credits	3,502.00	3,278.00
<b>Property Tax by Jurisdiction</b>		
6. County	2,010.01	2,012.44
7. City or Town	894.72	726.59
8. State General Tax	.00	.00
9. School District: 465		
A. Voter approved levies	269.25	258.77
B. Other local levies	319.72	271.77
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	8.30	8.43
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,502.00	3,278.00
<b>Special Assessments on Your Property</b>		
13. A.		
B.		
C.		
D.		



Meeker County Beacon Map



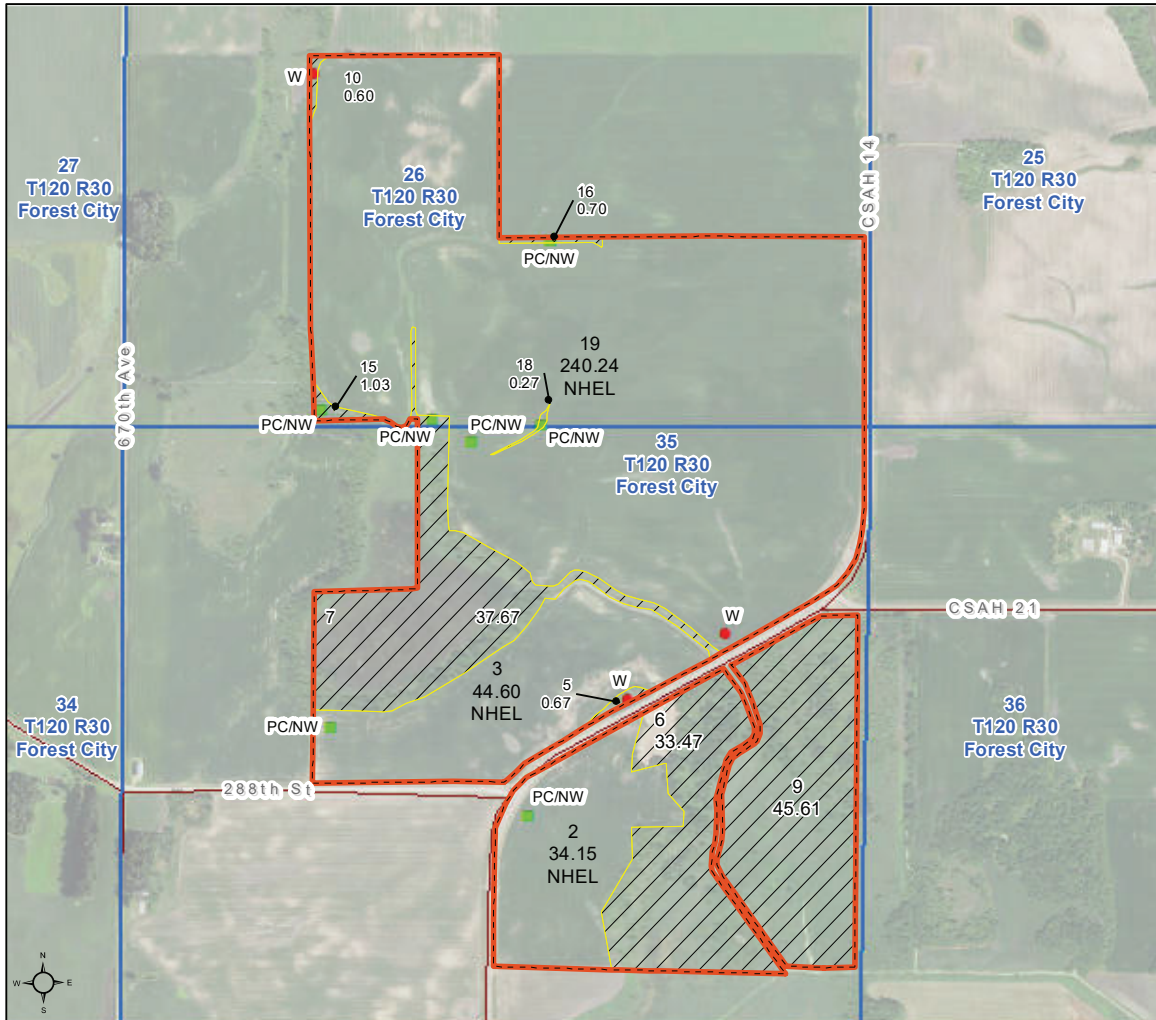


Meeker County, Minnesota

**Farm 4995**  
**Tract 10106**

2019 Program Year

Map Created May 10, 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: 318.99 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.





FARM: 4995

Minnesota  
Meeker  
Report ID: FSA-156EZ

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

Prepared: 6/12/19 4:20 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: UNION DAIRY LLP  
Farm Identifier:  
Recon Number:  
Farms Associated with Operator: 6878, 9326, 9587, 9589

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
439.01	318.99	318.99	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	318.99	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	318.9		163	0.0
<b>Total Base Acres:</b>	318.9			

Tract Number: 10106 Description PTN2/NW4SE4/35/FOREST CITY

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
439.01	318.99	318.99	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	318.99	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	318.9		163	0.0
<b>Total Base Acres:</b>	318.9			

Owners: MILLER, RODNEY M

MILLER, KATHERINE

Other Producers: None













EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

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

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

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

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

as earnest money deposit 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, BUYER'S 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 the 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 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. State 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 State Deed Tax.
6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_
7. 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.
8. Closing of the sale is to be on or before \_\_\_\_\_ Possession will be at closing.
9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
12. Any other conditions: \_\_\_\_\_
13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

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

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

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

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

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

Tiled Farm Ground, Hunting Land, Acreage  
Building Sites Auction

**FRIDAY, SEPTEMBER 6 | 10AM** 2019



**415+**  
**acres**  
*offered in 4 tracts*

**Meeker County**  
Darwin, MN



24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com | 320.693.9371