



buyer's PROSPECTUS

TODD COUNTY • GREY EAGLE, MN

Wednesday, September 25 | 1PM ²⁰¹⁹

AUCTION LOCATION: American Legion, 265 Cty Rd 173, Melrose, MN 56352

627
± acres
offered in
11 tracts

MULTI-TRACT REAL ESTATE AUCTION

BIN SITE



TILLABLE LAND



HOBBY FARM



HUNTING GROUND



DAIRY OPERATION



INSPECTION DATES: Wednesday, August 28th from 5:00PM-7:00PM, Wednesday, September 11th from 5:00PM-7:00PM or by appointment

Steffes Group, Inc. | 24400 MN Hwy 22 South, Litchfield, MN 55355 | SteffesGroup.com

Contact Steffes Group, 320.693.9371, Ashley Huhn 701.238.1975,
Randy Kath 701.429.8894 or Shelly Weinzettl 763.300.5055



Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Shelly Weinzettl MN47-017 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.

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

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

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



TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Friday, October 25, 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 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, express or implied.

SUCCESSFUL BIDDER

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

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Friday, October 25, 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.

- 019 Crop to be retained by the 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.

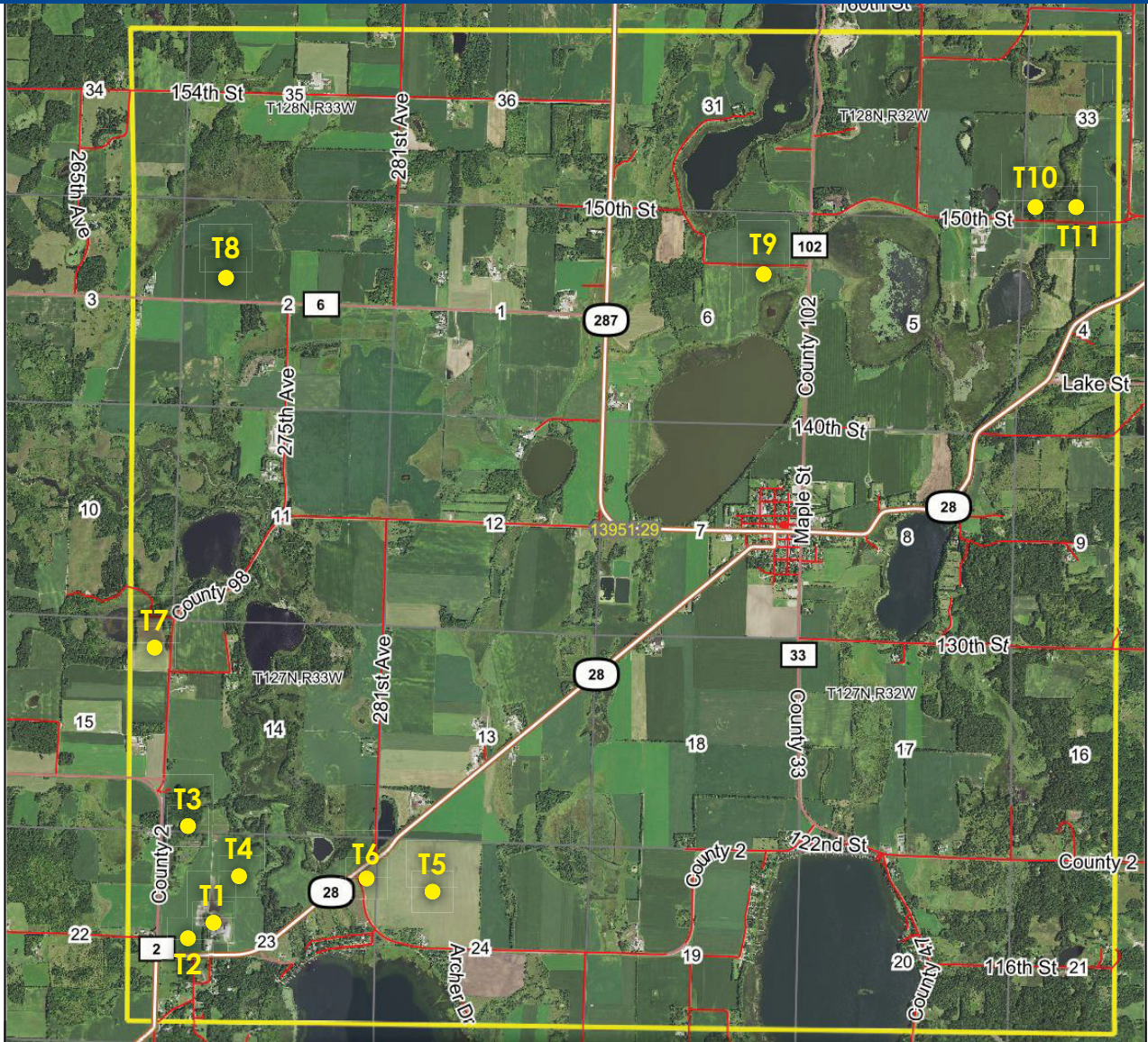
Selling Choice with the Privilege

Tracts 1, 2, 6 & 10 will be sold lump sum price. 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.

Tracts 3, 4, 5, 7, 8, 9 & 11 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.

Todd Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	Lump Sum		
Tract #2	Lump Sum		
Tract #3	76.82±		
Tract #4	74.81±		
Tract #5	154.87±		
Tract #6	Lump Sum		
Tract #7	22.61±		
Tract #8	80±		
Tract #9	104.90±		
Tract #10	Lump Sum		
Tract #11	72.71		

Notes



Tract 1

Todd County, MN

LOCATION: From Melrose, MN, 8 miles north on Co Hwy 13 which turns into Co Rd 19, 1/4 mile east on State Hwy 28.
27246 State Hwy 28, Grey Eagle, MN 56336

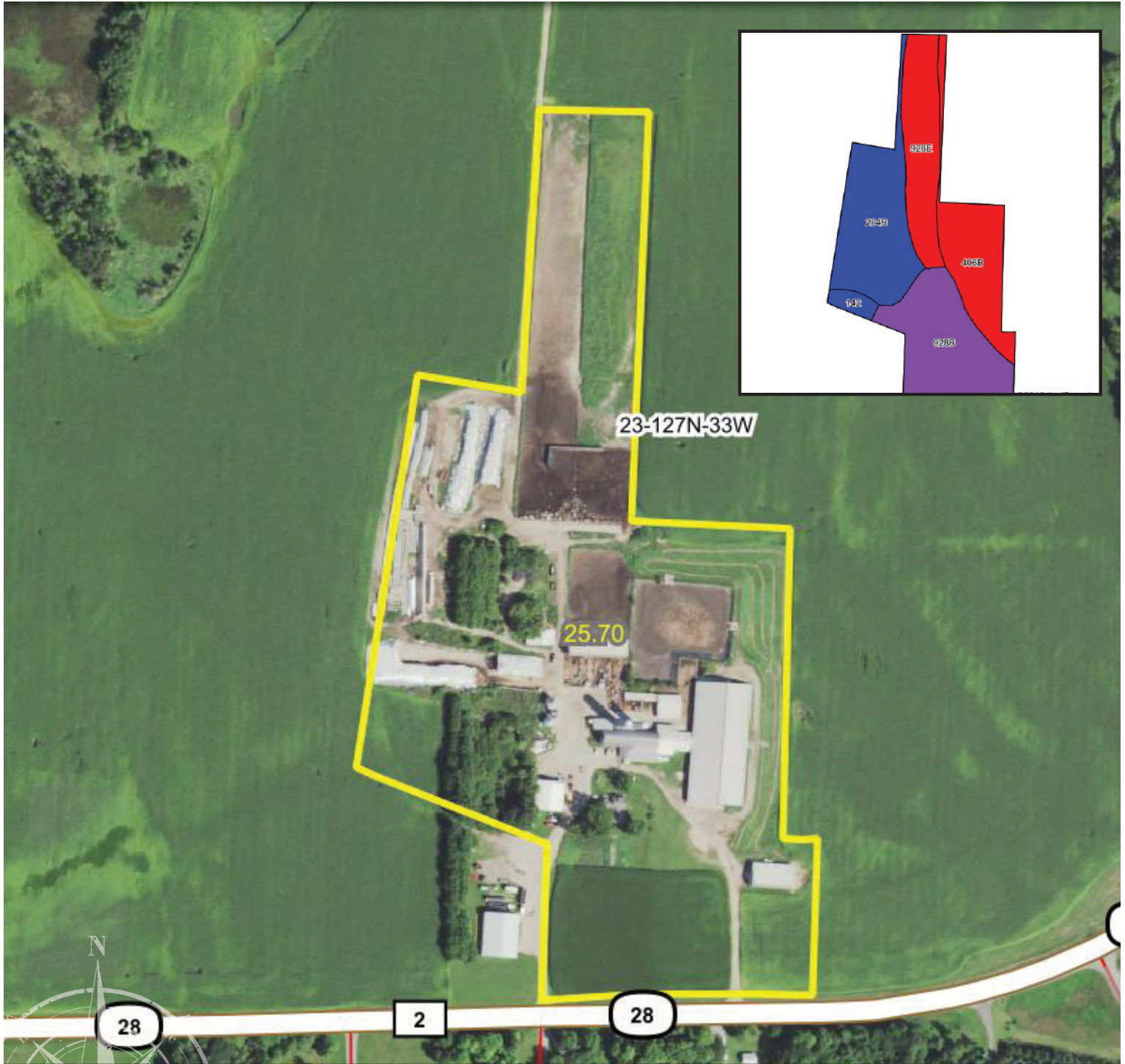


Modern Dairy operation 1,000 head capacity. 302 cow free stall barn, double 15 swing parlor, numerous outbuildings and 6 bedroom home.



Tract 1 – Modern Dairy Facility - 25.70± Acres (Tract C on Survey)

- **Description:** Sect-23 Twp-127 Rang-33 • **PID #:** 03-0018600 (That part of, new Legal & PID # to be assigned)
- **2019 Taxes:** \$5,160 (For entire homesteaded 184.27 acres) • **School District:** #743 Sauk Centre (Open enrollment options. Melrose & Grey Eagle school buses travel by house.)



Area Symbol: MN153, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
204B	Cushing sandy loam, 2 to 8 percent slopes	7.39	28.8%		Ile		83
928B	Cushing-DeMontreville-Mahtomedi complex, 2 to 8 percent slopes	7.12	27.7%		IIs		60
406B	Dorset sandy loam, 2 to 6 percent slopes	5.36	20.9%		IIIs	IIIs	46
928E	Cushing-DeMontreville-Mahtomedi complex, 15 to 45 percent slopes	5.18	20.2%		VIIe		19
142	Nokay sandy loam	0.65	2.5%		IIw		83
Weighted Average							56

*c: Using Capabilities Class Dominant Condition Aggregation Method.

Home Features

- (6) Bedrooms
- (2) Bathrooms
- Built in hutch
- Electric fireplace
- Wood fireplace
- Oversized entry with sink
- Kitchen appliances included
- 3' x 7' 2-tier center island
- Washer and dryer included
- Forced air furnace
- A/C
- Deck
- Concrete patio
- Vaulted ceiling
- Jetted tub
- Tile floors
- Steel siding

Room Sizes

- Kitchen 12' x 20'
- Dining room 12' x 13'
- Living room 15' x 19'
- Rec. room 15' x 18'
- Family room 28' x 14'
- Office 8' x 11'
- Master bedroom 14' x 13'
- Bedroom 9' x 9'
- Bedroom 9' x 11'
- Bedroom 10' x 13'
- Bedroom 9' x 13'
- Bedroom 13' x 10'

Property Features

- Compliant/Certified septic system
- (2) Wells
 - 70' Deep
 - Excellent Water



6 Row Free Stall Barn

- 302 Free stalls
- 113' x 270'
- Curtain sidewalls
- Drive thru feeding
- Center slope
- Grooved concrete
- Neck rail feeding
- Circulation fans
- Insulated ceiling
- Rubber mats
- Gravity flow liquid manure
- Open ridge cap
- Ritchie auto waterers
- Cut gates for sorting

Pole Shed / Bedding Pack #1

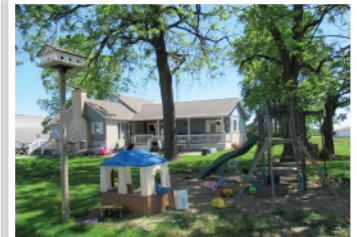
- 200' x 128' Dirt lot
- 40' x 128' Double Monoslope
- Concrete floor
- Open to the south
- 66' Concrete lot with drive by feeding
- Auto waterers

Pole Shed / Bedding Pack #2

- 14' x 72'
- Concrete floor
- 24' x 72' concrete yard with drive by feeding
- Open to the south
- Monoslope
- Auto waterers

Pole Shed / Bedding Pack #3

- 48' x 44'
- Drive by feeding
- Concrete floor
- Open to the south
- Auto waterers



Tract 1 – Modern Dairy Facility - 25.70± Acres (Tract C on Survey)

Pole Shed / Bedding

Pack #4

- 30' x 80'
- Drive by feeding
- Auto waterers
- Monoslope open to south
- 36' x 90' Concrete lot
- 12' Sidewalls
- Divided in three pens
- Holds 80± Cows

Garage / Shop

- 60' x 64'
 - **Garage**
 - 24' x 30'
 - Concrete floor
 - 16' x 8' Roll up door with opener
 - **Shop**
 - 40' x 30'
 - Concrete floors
 - Heated
 - Insulated
 - 16' x 12' Roll up door
 - **Cold Storage**
 - 30' x 64'
 - Dirt floor
 - 16' x 13' Sliding door
 - 16' x 20' Sliding door
 - 13' Sidewalls

Bunkers

- 3 wall concrete bunker
- 40' x 105'
- 32' x 105'
 - **Asphalt pad**
 - 70' x 200'

(2) Grain Bins

- 7,500 Bushel full dryer bin with stirator
- 6,000 Bushel storage bin – concrete floor

Main Dairy Barn with Parlor

- Double (15) swing parlor
- Holding Pen
 - 30' x 80'
 - Gravity feed crowd gate
 - Grooved concrete floor
 - Slated drain
- Calving/hospital pen
- Above parlor hay storage
- (3) Bathrooms
 - (2) with showers
- Break room
- Office with storage area

Calf Barn #1

- 88' x 50'
- (50) individual poly pens, removable for cleanout
- (4) Group pens
- Auto waterers
- All concrete floors
- 16' x 18' Milk room
- 16' x 32' Feed room
- Tunnel air bag ventilation
- Curtain sidewalls
- 4' concrete stub wall

Calf Barn #2

- 64' x 36'
- Head locks
- (2) Pens
- Auto waterers
- Concrete floors

Additional Small Outbuildings

Silos

- 20' x 80'
- 16' x 65'

Commodity Storage

- 24' x 48'

Commodity Bay

- 38' x 20'
- Concrete floor
- Concrete entry
- Concrete 4' walls

Heifer Lot

- L-shaped wind break
- 4' Concrete stub wall
- 890' x 252' Dry lot
- Drive by neck rail feeding on 40' x 252' concrete pad

Manure Pit

- Poly lined
- 2.4 million gallons

Children's Play Set



LOCATION: From Melrose, MN, 8 miles north on Co Hwy 13 which turns into Co Rd 19, 1/4 mile east on State Hwy 28.
Bin site on the north side of the road.



Machine Shed

- 72' x 96'
- (3) Sliding doors
 - 20' x 15'
 - 20' x 15'
 - 24' x 15'
- 17' Sidewalls
- (1) Service door

15,000 Bushel –Superior Bin (Wet Holding)

- Continuous flow dryer
 - Dries approximately 1,000 bushel an hour
- CMS 5000 H double fan
- (1) Leg
- 3 phase power

60,000 Bushel – Superior Bin



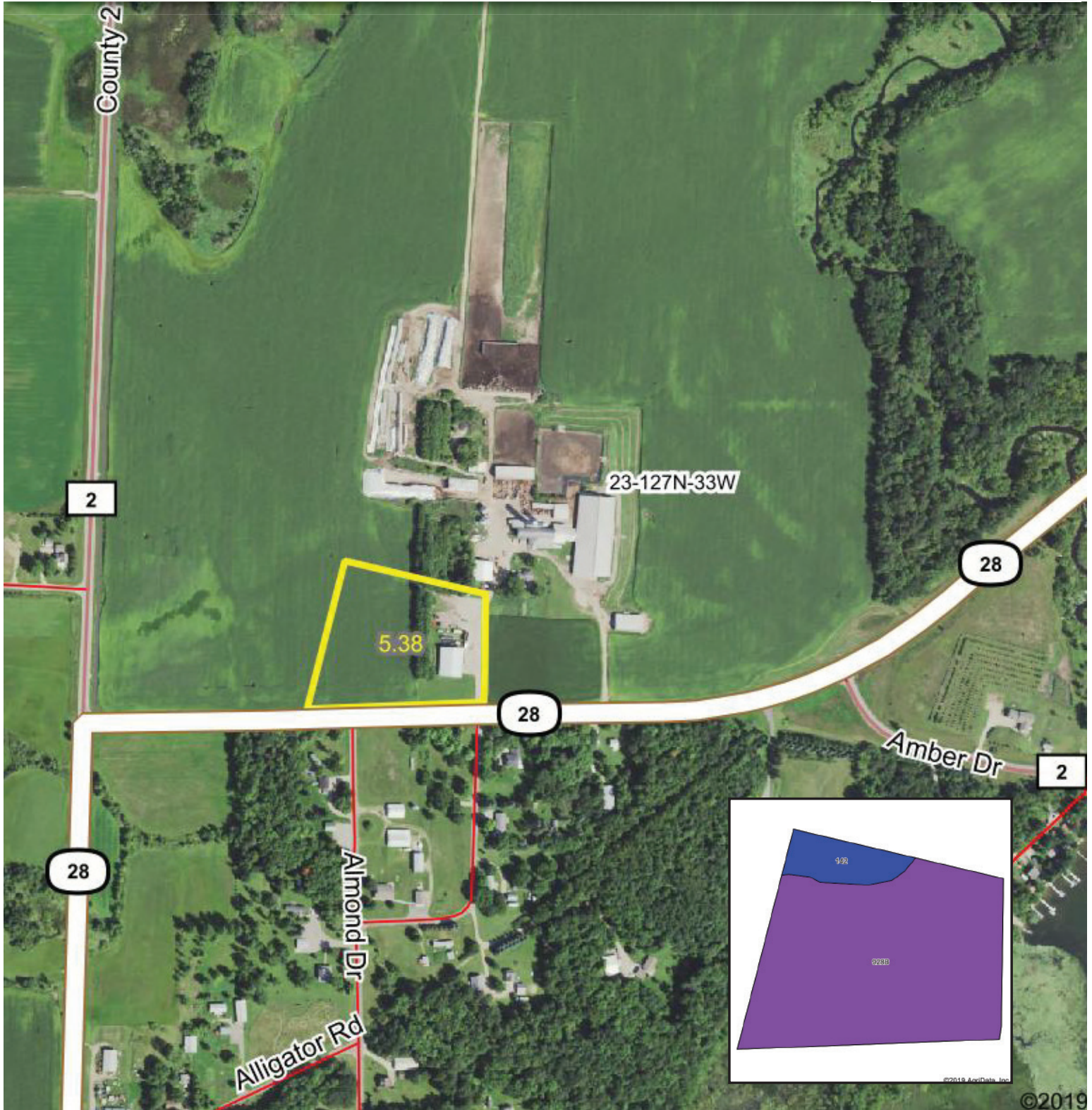
Tract 2 – Bin Site – 5.38± Acres (Tract D on Survey)



Tract 2 – Bin Site – 5.38± Acres (Tract D on Survey)

• **Description:** Sect-23 Twp-127 Rang-33 • **PID #:** 03-0018600 (That part of, new Legal & PID # to be assigned)

• **2019 Taxes:** \$5,160 (For entire 184.27 acres)



Area Symbol: MN153, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
928B	Cushing-DeMontreville-Mahtomedi complex, 2 to 8 percent slopes	4.83	89.8%		IIs	60
142	Nokay sandy loam	0.55	10.2%		IIw	83
Weighted Average						62.4

*c: Using Capabilities Class Dominant Condition Aggregation Method.

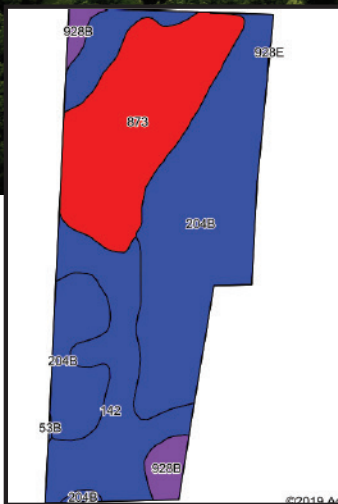
LOCATION: From Melrose, MN, 8 miles north on Co Hwy 13 which turns into Co Rd 19 then Co Rd 2. Land is on the corner of Co Rd 19/Co Rd 2 & State Hwy 28.

Tract 3 – Tillable Farmland – 76.82± Acres (Tract A on Survey)

Description: Sect-23 Twp-127 Rang-33 • **PID#:** 03-0018600 (That part of, new Legal & PID # to be assigned) • **2019 Taxes:** \$5,160 (For entire 184.27 acres) • See attached USDA Todd County Farm Map / 156 Farm Record



Tillable farmland with approximately 22 acres hunting/recreational land.



Area Symbol: MN153. Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
204B	Cushing sandy loam, 2 to 8 percent slopes	34.38	44.8%		Ile	83
873	Prebish-Nokay sandy loams	20.84	27.1%		IIIw	42
142	Nokay sandy loam	18.76	24.4%		IIw	83
928B	Cushing-DeMontreville-Mahtomedi complex, 2 to 8 percent slopes	2.84	3.7%		IIs	60
Weighted Average						71

*c: Using Capabilities Class Dominant Condition Aggregation Method.

LOCATION: From Melrose, MN, 8 miles north on Co Hwy 13 which turns into Co Rd 19, 1/2 mile east on State Hwy 28. Land is on the north side of State Hwy 28.

Tract 4 – Tillable Farmland – 74.81± Acres (Tract B on Survey)

- Description:** Sect-23 Twp-127 Rang-33 • **PID#:**03-0018600 (That part of, new Legal & PID # to be assigned)
- 2019 Taxes:** \$5,160 (For entire 184.27 acres) • See attached USDA Todd County Farm Map / 156 Farm Record



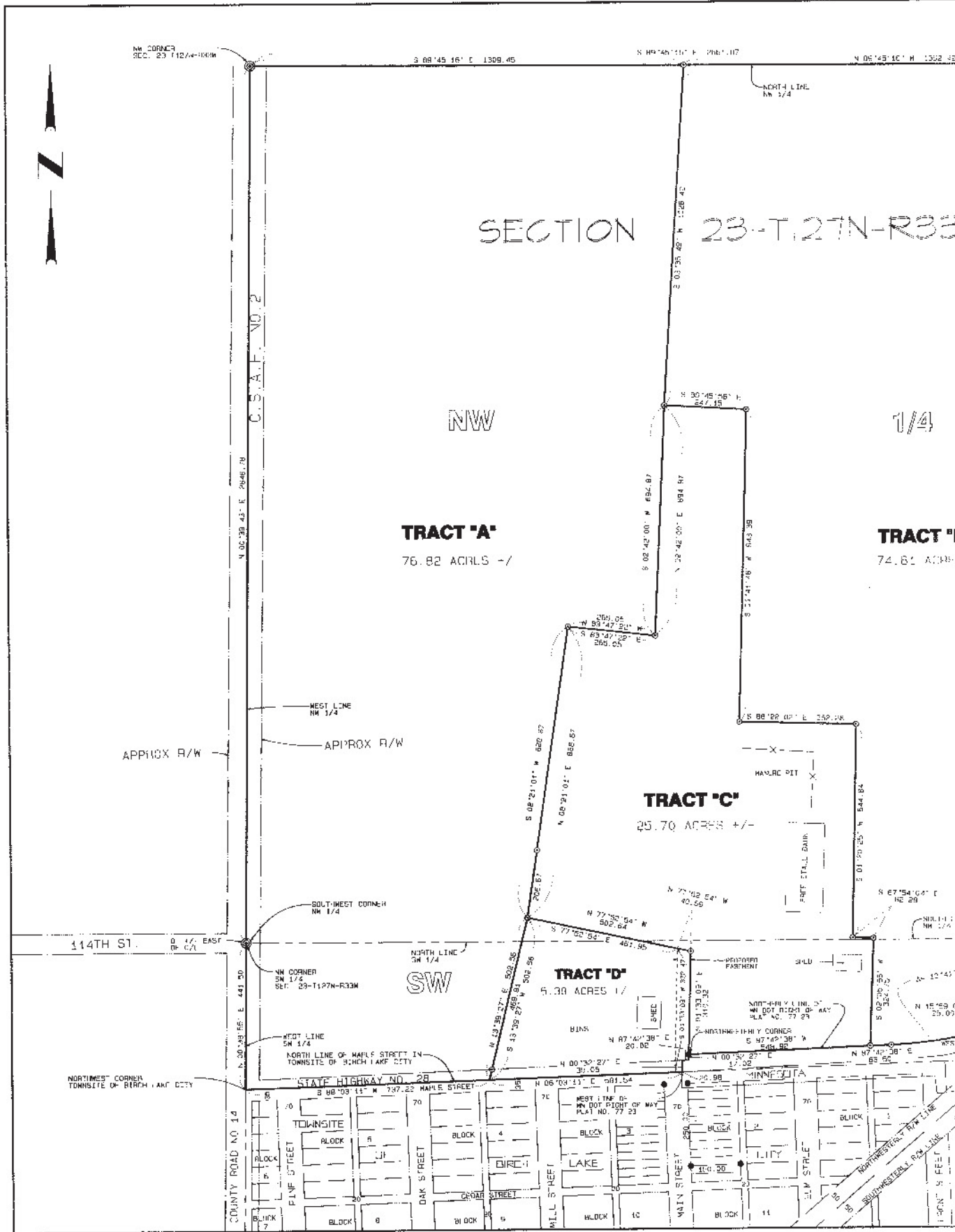
Tillable farmland with approximately 10 acres great hunting with Prairie Creek meandering thru the mature trees.

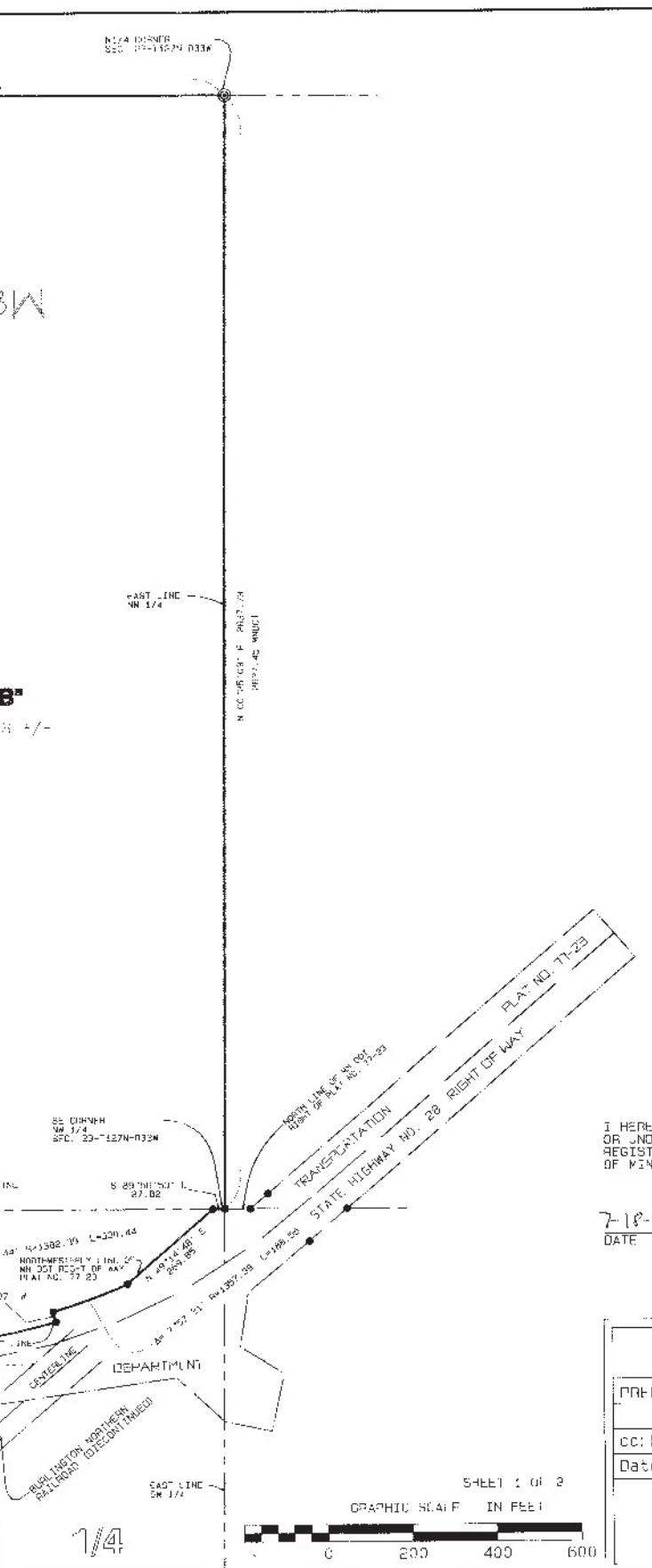


Area Symbol: MN153. Soil Area Version: 12

Cod e	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
406B	Dorset sandy loam, 2 to 6 percent slopes	57.39	76.7%		IIIs	IIIs	46
1926	Bowstring-Aquents complex	9.02	12.1%		VIw		5
928E	Cushing-DeMontreville-Mahtomedi complex, 15 to 45 percent slopes	4.60	6.1%		VIIe		19
111	Hangaard sandy loam	1.98	2.6%		IVw		29
207 C	Nymore loamy sand, 6 to 12 percent slopes	0.90	1.2%		VI s		33
928B	Cushing-DeMontreville-Mahtomedi complex, 2 to 8 percent slopes	0.49	0.7%		II s		60
204B	Cushing sandy loam, 2 to 8 percent slopes	0.43	0.6%		Ile		83
Weighted Average							39.1

*c: Using Capabilities Class Dominant Condition Aggregation Method.





THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. EASEMENTS, SITE RESTRICTIONS AND/OR ADJOINING CONDITIONS MAY EXIST THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN ON THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT.

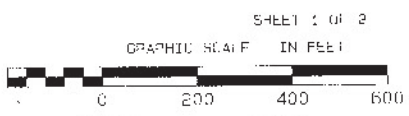
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO SEARCH FOR EASEMENTS, RECORDS OR UNRECORDED WAS MADE BY THE SURVEYOR. CALL WORKER ONE BEFORE DIGGING. NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.

- ⊙ DENOTES COUNTY MONUMENT
- DENOTES IRON PIPE PLACED THIS SURVEY CAPPED IS NO. 54838
- DENOTES IRON MONUMENT FOUND THIS SURVEY
- ✓ DENOTES BROKEN SCALE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

7-18-2019
 DATE David A. Engelmeier
 David A. Engelmeier, Land Surveyor
 Minnesota Registration No. 54838

Engelmeier Land Surveying	
PREPARED FOR: RON BUSSMANN	
Certificate of Survey	
CC: BUSSMANN 19, P90	JOB No: 66-19
Date: 07/18/2019	F-0-3169 FB: 1/8-13
41701 COUNTY ROAD 187 P.O. BOX 124, MELROSE, MN 56352 PHONE: (320) 256-7888 or (320) 836-2291 FAX: (320) 836-2454 email: engelmeier@tellei.net www.FMGF.MEYERLANDSURVEYING.COM	



LOCATION: From Melrose, MN, 8 miles north on Co Hwy 13 which turns into Co Rd 19, 1 mile east on State Hwy 28. . Land is on the corner of State Hwy 28 and Co Rd 2.

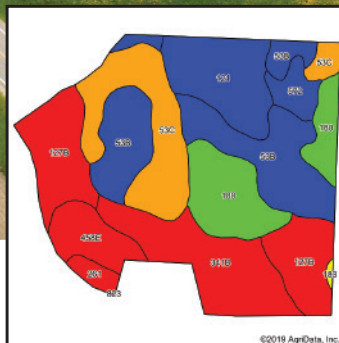
Tract 5 – Tillable Farmland – 154.87± Acres (Section 24-T127N-R33W on Survey)

Description: Sect-24 Twp-127 Rang-33 • **PID#:** 03-0019301 & 03-0090700 (That part of, new Legal & PID # to be assigned)

- **2019 Taxes:** \$1,902 (New tax amount to be determined after new Legal & PID # to be assigned)



Large tract of farmland. Tiled with 3 inlets. Excellent Soils.



Area Symbol: MN153. Soil Area Version: 12								
Cod e	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
53B	Kandota sandy loam, 2 to 6 percent slopes	33.31	21.5%			Ile	88	
127B	Sverdrup sandy loam, Sandy Outwash, 2 to 6 percent slopes	24.48	15.8%			IIIe	49	
53C	Kandota sandy loam, 6 to 12 percent slopes	22.92	14.8%			IIIe	79	
341B	Arvilla sandy loam, 2 to 6 percent slopes	22.10	14.3%			IIIs	IIIs	38
180	Gonvick loam, 1 to 4 percent slopes	19.38	12.5%			Iw	98	
121	Wykeham fine sandy loam, 1 to 3 percent slopes	17.07	11.0%			IIC	87	
458E	Menahga loamy sand, 15 to 30 percent slopes	8.63	5.6%			VIIIs	10	
572	Lowlein sandy loam	4.33	2.8%			I	89	
261	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	2.33	1.5%			IVw	29	
183	Forada sandy loam, occasionally ponded, 0 to 1 percent slopes	0.32	0.2%			IIIw	IIIw	65
Weighted Average							69.3	

*c: Using Capabilities Class Dominant Condition Aggregation Method.

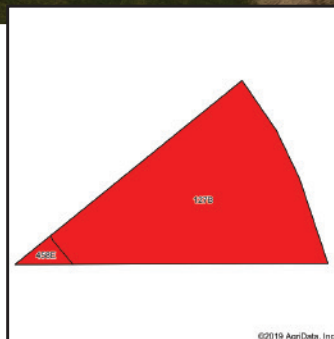
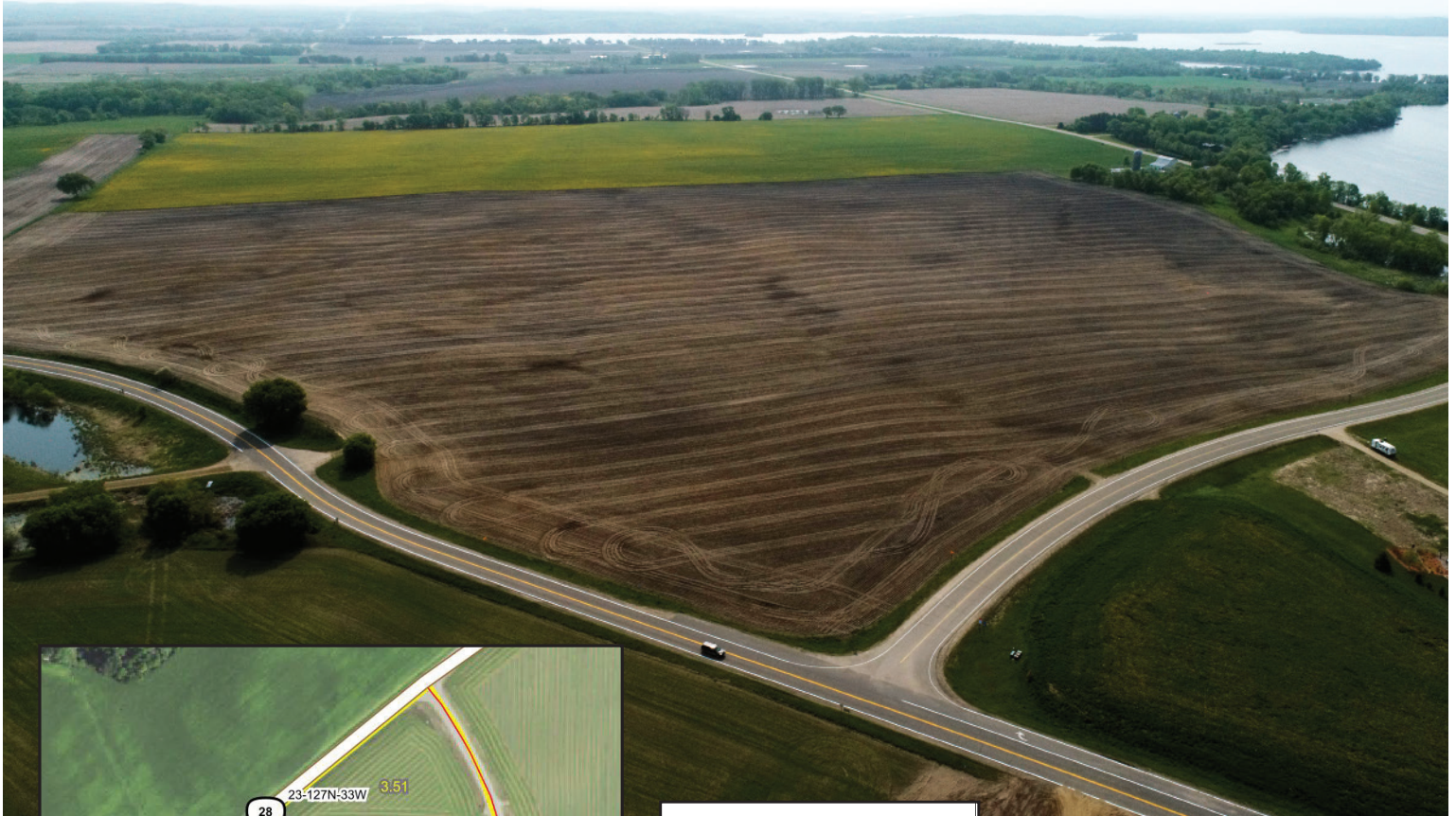
LOCATION: From Melrose, MN, 8 miles north on Co Hwy 13 which turns into Co Rd 19, 1 mile east on State Hwy 28, east on Co Rd 2. Land is on the south side of Co Rd 2.

Tract 6 – Buildable Lot - 3.51± Acres (Tract A Section 23-T127N-R33W on Survey)

- **Description:** Sect-23 Twp-127 Rang-33 • **PID#:** 03-0018200 (That part of, new Legal & PID # to be assigned) • **2019 Taxes:** \$846 (For entire 83.80 acres. New tax amount to be determined.)

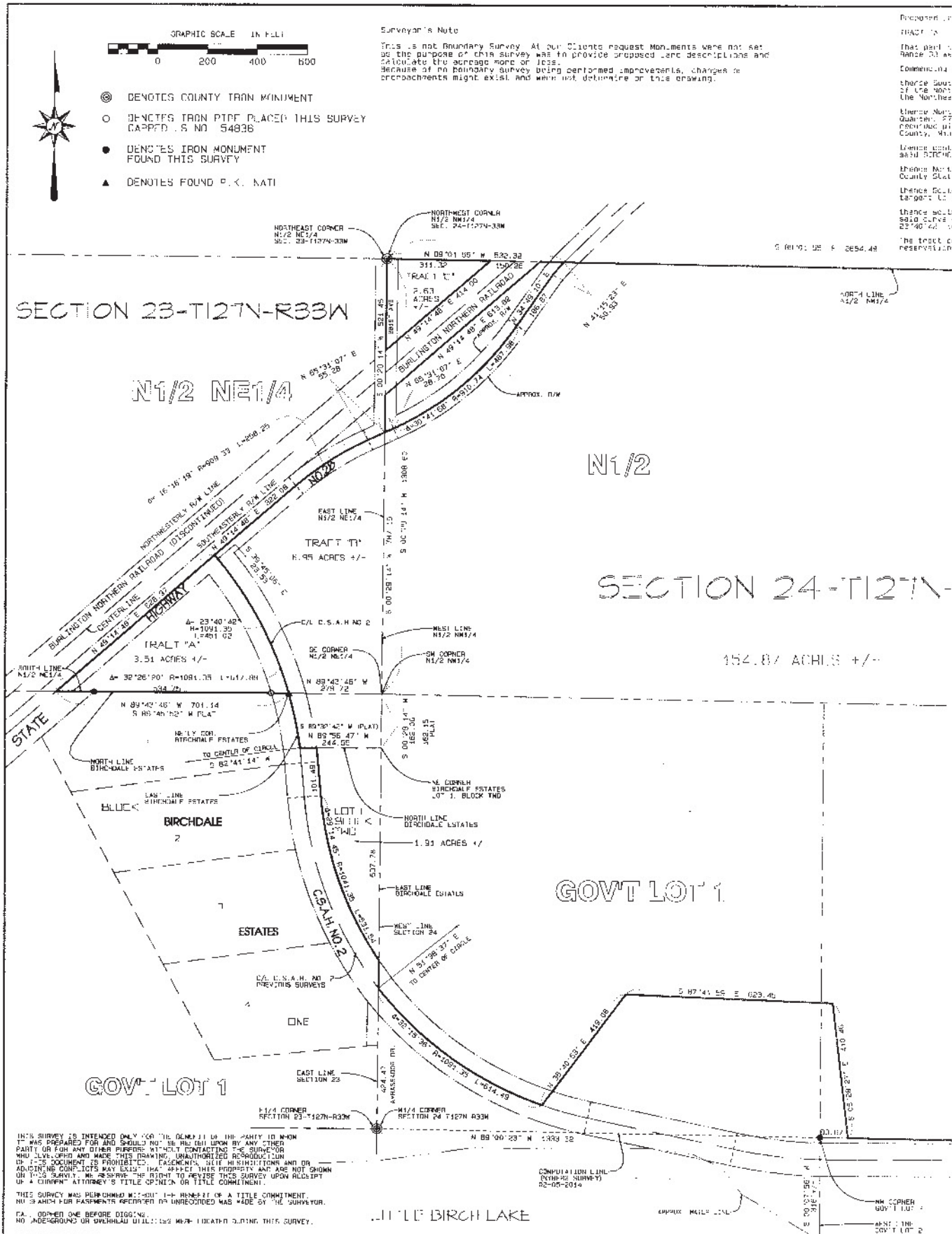


Beautiful spot to build your dream home or weekend getaway. Near Little Birch Lake.



Area Symbol: MN153, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
127B	Sverdrup sandy loam, Sandy Outwash, 2 to 6 percent slopes	3.41	97.2%		IIIe	49
458E	Menahga loamy sand, 15 to 30 percent slopes	0.10	2.8%		VIIIs	10
Weighted Average						47.9

*c: Using Capabilities Class Dominant Condition Aggregation Method.



Descriptions:

North half of the Northeast Quarter of Section 23, Township 127 North, Range 33 West, Todd County, Minnesota described as follows:

at the northwest corner of said North Half of the Northeast Quarter:

thence North 00°29'14" West, assumed bearing, along the east line of said North Half Northeast Quarter, 1304.00 feet to the southeast corner of said North Half of the Northeast Quarter;

thence South 00°29'14" West along the south line of said North Half of the Northeast Quarter 977 feet to the northwestern corner of BIRCHDALE ESTATES, beginning to the center of a 100' radius curve concave to the southwest, the center of said curve bears South 80°21'14" West from said point, said curve also being the centerline of County State and Highway No. 2;

thence North 80°58'47" West along the north line of said BIRCHDALE ESTATES, a distance of 244.88 feet to the east line of said BIRCHDALE ESTATES and said point being on a 100' radius curve concave to the southwest, the center of said curve bears South 80°21'14" West from said point, said curve also being the centerline of County State and Highway No. 2;

thence North 39°45'06" West along said centerline tangent to said curve, 23.53 feet;

thence North 49°14'48" East, 322.08 feet to the beginning of a curve tangent to said line;

thence northerly a distance of 258.25 feet along the curve concave to the southeast, having a radius of 808.33 feet and a central angle of 16°18'31";

thence North 65°23'07" East tangent to said curve, 65.38 feet to the east line of said North Half of the Northeast Quarter;

thence South 00°29'14" West along said east, 787.45 feet to the Point of Beginning.

The tract contains 6.95 acres more or less and is subject to easements, reservations or restrictions of record, if any.

TRACT 'B'

That part of North Half of the Northeast Quarter and that part of Government Lot 1 of Section 23, Township 127 North, Range 33 West, Todd County, Minnesota described as follows:

thence South 00°29'14" West, assumed bearing, along the east line of said North Half of the Northeast Quarter, 1308.90 feet to the southeast corner of said North Half of the Northeast Quarter to the point of beginning of the land to be described;

thence continuing South 00°29'14" West along the east line of said Government Lot 1, a distance of 182.08 feet to the northeast corner of lot 1, Block "C" of BIRCHDALE ESTATES, according to the recorded plat thereof on file and of record in the office of the County Recorder, Todd County, Minnesota;

thence North 80°58'47" West along the north line of said BIRCHDALE ESTATES, a distance of 244.88 feet to the east line of said BIRCHDALE ESTATES and said point being on a 100' radius curve concave to the southwest, the center of said curve bears South 80°21'14" West from said point, said curve also being the centerline of County State and Highway No. 2;

thence northerly and northwesterly along said centerline and said east line of BIRCHDALE ESTATES and along said 100' radius curve, central angle of 16°18'31", a distance of 517.88 feet;

thence North 39°45'06" West along said centerline tangent to said curve, 23.53 feet;

thence North 49°14'48" East, 322.08 feet to the beginning of a curve tangent to said line;

thence northerly a distance of 258.25 feet along the curve concave to the southeast, having a radius of 808.33 feet and a central angle of 16°18'31";

thence North 65°23'07" East tangent to said curve, 65.38 feet to the east line of said North Half of the Northeast Quarter;

thence South 00°29'14" West along said east, 787.45 feet to the Point of Beginning.

The tract contains 6.95 acres more or less and is subject to easements, reservations or restrictions of record, if any.

TRACT 'C'

That part of North Half of the Northwest Quarter of Section 24, Township 127 North, Range 33 West, Todd County, Minnesota described as follows:

beginning at the northwest corner of said North Half of the Northwest Quarter;

thence South 00°29'14" West, assumed bearing, along the west line of said North Half of the Northwest Quarter, 804.48 feet;

thence North 68°31'07" East, 28.70 feet to the beginning of a curve tangent to said line, thence northerly a distance of 487.98 feet along said curve concave to the northwest, having a radius of 810.74 feet and a central angle of 30°41'56";

thence North 34°40'10" East tangent to said curve, 186.67 feet;

thence North 61°5'23" East, 60.93 feet to the north line of said North Half of the Northwest Quarter;

thence North 89°01'56" West along said line, 632.32 feet to the Point of Beginning.

LESS AND EXCEPT:

The right of way of the Burlington Northern Railroad formerly the Little Falls and Dakota Railroad.

The tract contains 2.53 acres more or less and is subject to easements, reservations or restrictions of record, if any.

Subject to reservation by Burlington Northern, Inc., its successors and assigns, all of the coal, oil, gas, casingless gas and all uses and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

7-22-2019 David A. Engelmeier
 DATE David A. Engelmeier, Land Surveyor
 Minnesota Registration No. 54938

Engelmeier Land Surveying

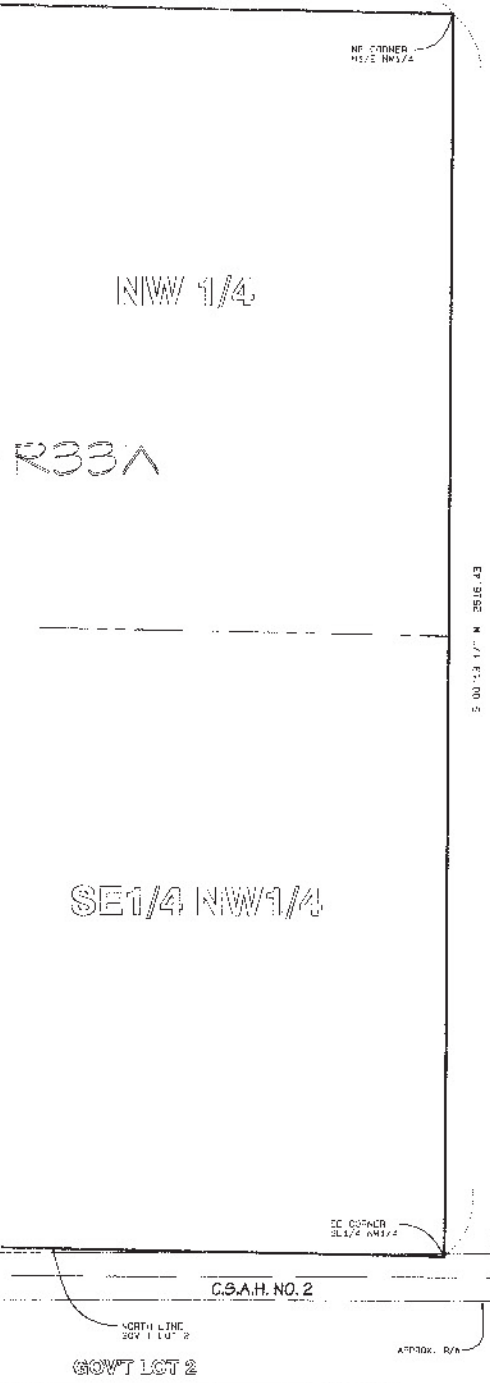
PREPARED FOR: RON BUSSMANN

Land Description Sketch

cc: BUSSMANN-19-SEC24.PRO Job No: 72-19

Date: 07-22-2019 P-3-3170 FB: 1/8-13

4170 COUNTY ROAD 167
 P.O. BOX 124, MELHUSE, MN 56356
 PHONE: (507) 255-7299 or (320) 836-2299
 FAX: (507) 635-2454
 email: engel@landsurveying.com
 WWW.ENGELMEIERLANDSURVEYING.COM

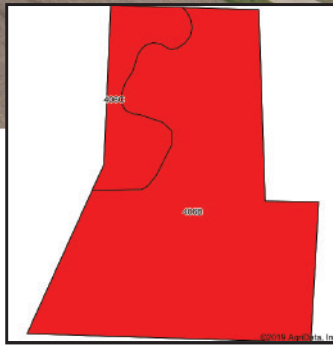


LOCATION: From Melrose, MN, 8.7 miles north on Co Hwy 13 which turns into Co Rd 19 then Co Rd 2, 3/4 mile north on Co Rd 98. Land on west side of the road

Tract 7 – Tillable Farmland – 22.61± Acres
Description: Sect-15 Twp-127 Rang-33 • **PID#:** 03-0012300 • **2019 Taxes:**\$252



Tillable farmland, easy access and borders state land. There is a driveway easement along the south property line for neighbors.



Area Symbol: MN153, Soil Area Version: 12							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
406B	Dorset sandy loam, 2 to 6 percent slopes	19.49	86.2%			IIIs	46
406C	Dorset sandy loam, 6 to 12 percent slopes	3.12	13.8%			IVe	44
Weighted Average							45.7

*c: Using Capabilities Class Dominant Condition Aggregation Method.

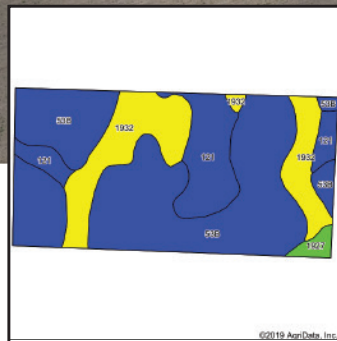
LOCATION: From Grey Eagle, MN, 1.5 miles northwest on Hwy 287, 1.5 miles west on Co Rd 6. Land on the north side of the road.

Tract 8 – Tillable Farmland – 80± Acres

• **Description:** Sect-02 Twp-127 Rang-33 • **PID#:** 03-0001900 • **2019 Taxes:** \$1,058



Prime tilled farmland. Excellent soils with weighted average 83+. Nearly all tillable. 77.33 acres cropland according to the USDA 2019 program.



Area Symbol: MN153, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
53B	Kandota sandy loam, 2 to 6 percent slopes	48.48	60.6%		Ile	88
1932	Runeberg sandy loam	17.49	21.9%		IIw	68
121	Wykeham fine sandy loam, 1 to 3 percent slopes	12.74	15.9%		IIc	87
1927	Clotho sandy loam	1.29	1.6%		IIw	92
Weighted Average						83.5

*c: Using Capabilities Class Dominant Condition Aggregation Method.

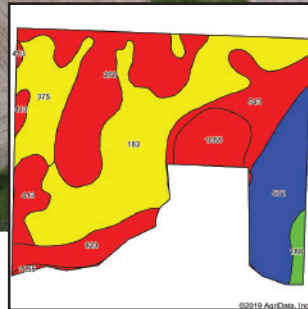
LOCATION: From Grey Eagle, MN 1 mile north on Co Rd 102. Land on corner of Co Rd 102 and Chickadee Dr.

Tract 9 – Tillable Farmland – 104.90± Acres

Description: Sect-06 Twp-127 Rang-32 • **PID#:** 11-0007000 & 11-0007300 • **2019 Taxes:** \$1,028



Unique parcel offering approximately 85 acres tillable land. Has been pattern tilled. Balance woods, low land and small pond.
Property also features frontage on Trace Lake.



Area Symbol: MN153. Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
183	Forada sandy loam, occasionally ponded, 0 to 1 percent slopes	32.06	30.6%	Yellow	IIIw	IIIw	65
260	Duelm loamy sand, 0 to 2 percent slopes	20.01	19.1%	Red	IVs		42
572	Lowlein sandy loam	13.86	13.2%	Blue	I		89
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	9.62	9.2%	Red	VIw		5
375	Forada sandy loam, 0 to 2 percent slopes	9.55	9.1%	Yellow	IIw	IIw	65
1055	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	6.98	6.7%	Red	VIIIw		5
823	Hangaard-Sioux complex	6.26	6.0%	Red	IVw		28
413	Osakis loam, 0 to 2 percent slopes	4.96	4.7%	Red	III s	III s	45
180	Gonvick loam, 1 to 4 percent slopes	1.60	1.5%	Green	Iw		98
Weighted Average							51.6

*c: Using Capabilities Class Dominant Condition Aggregation Method.

LOCATION: From Grey Eagle, MN, 1.25 miles north on Co Rd 102, 1/8 mile east on 150th St. 31042 150th St., Grey Eagle, MN 56336#

Tract 10 – Hobby Farm – 7.24± Acres

Description: Sect-33 Twp-128 Rang-32 • **PID#:** 06-0045800 (That part of, new Legal & PID # to be assigned)
 • **2019 Taxes:** \$2,044 (For entire 80.00 acres) • **School District:** #2753 Long Prairie Grey Eagle



Nice little hobby farm nestled in amongst mature trees with two large outbuildings. This 2 bedroom rambler has a full unfinished lower level for additional sq footage. Kitchen appliances included. Oversized entry with a 1/2 bath. Home has been updated with new flooring and paint. Attached 2 car garage. Enjoy your evenings on the deck with lake views of Twin Lakes. 50' Ingress/Egress easement for access to tract 11 along the west most 50' of the property.



Area Symbol: MN153, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
38B	Waukon loam, 2 to 6 percent slopes	4.54	62.7%		Ile	89
75	Bluffton loam	1.37	18.9%		Illw	86
800E	Kandota-Dorset sandy loams, 15 to 40 percent slopes	1.17	16.2%		VIe	18
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	0.16	2.2%		VIw	5
Weighted Average						75.1

*c: Using Capabilities Class Dominant Condition Aggregation Method.

Home Features

- 1,256 finished sq ft rambler
- Full unfinished lower level
- (2) Bedrooms
- (2) Bathrooms
- Kitchen appliances included
- New paint
- New carpet
- Harwood laminate floors
- Main floor laundry
- Oversized entry
- (2) Car attached garage

Room Sizes

- Kitchen 12.5' x 19'
- Livingroom 13' x 17'
- Bedroom 10' x 12'
- Bedroom 12' x 13'

Property Features

- Septic has been tested and is compliant
- Private well
- Meandering Creek fed by artisan well
- Heavy woods / good hunting

Galvanized Pole Shed

- 40' x 90'
- 4' Poured concrete walls
- Galvanized slant bar feed
- Ritchie auto waterers
- 28' x75' Concrete livestock pad
- Poured concrete retaining wall
- Steel fencing
- (3) 15' Sliding doors
- Concrete floor

Galvanized Shed

- 40' x 90'
- (4) 15' Sliding doors

Silo

Children's Play Set



Tract 10 – Hobby Farm – 7.24± Acres



LOCATION: From Grey Eagle, MN, 1.25 miles north on Co Rd 102, 1/8 mile east on 150th St. Land on north side of the road.

Tract 11 – Farmland/Recreational/Hunting Ground – 72.71± Acres

Description: : Sect-33 Twp-128 Rang-32 • **PID#:** 06-0045800 (That part of, new Legal & PID # to be assigned)

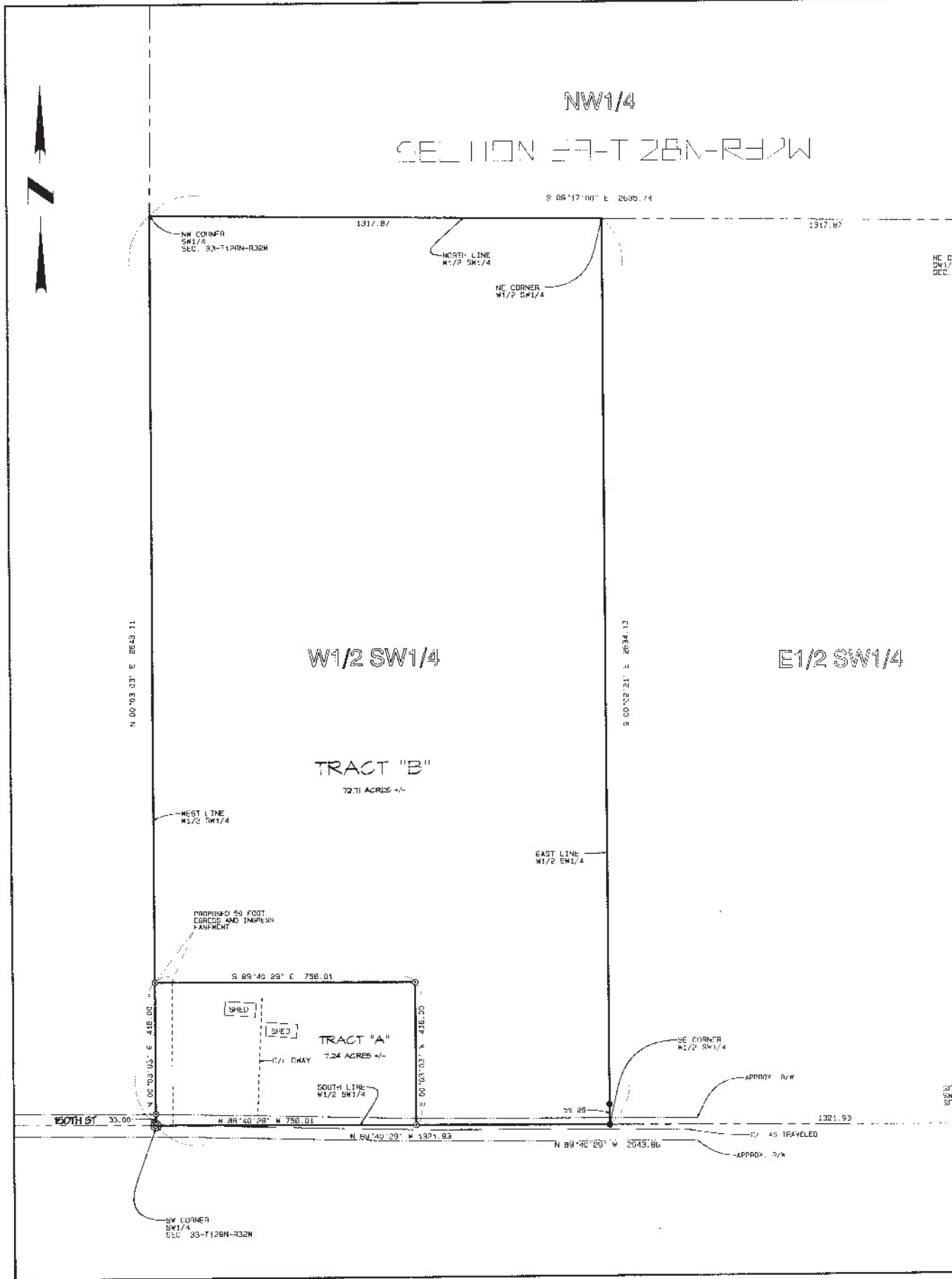
• **2019 Taxes:** \$2,044 (For entire 80.00 acres)

Approximately 50± acres of tillable land with the balance rolling terrain of mature trees, wetland/creek, desirable wildlife habitat – prime hunting!



Area Symbol: MN153, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
38B	Waukon loam, 2 to 6 percent slopes	34.74	47.8%	Blue	Ile	89
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	14.52	20.0%	Red	Vlw	5
800E	Kandota-Dorset sandy loams, 15 to 40 percent slopes	11.31	15.6%	Red	Vle	18
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	6.22	8.6%	Green	Ilw	92
967 D	Waukon, moderately eroded-Langhei complex, 12 to 20 percent slopes	3.27	4.5%	Yellow	Ive	61
53C	Kandota sandy loam, 6 to 12 percent slopes	2.65	3.6%	Orange	Ille	79
Weighted Average						59.8

*c: Using Capabilities Class Dominant Condition Aggregation Method.



THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY FOR ANY OTHER PURPOSE WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. AN UNAUTHORIZED REPRODUCTION OF THIS INSTRUMENT IS PROHIBITED. EASEMENTS, EASE RESTRICTIONS AND ALL ACQUIRING COMPETITIVE RIGHTS MAY EXIST THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN ON THIS SURVEY. NO RECORD OF THE RIGHT TO REVERSE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO SEARCH FOR EASEMENTS, RECORDS OR UNRECORDED WAS MADE BY THE SURVEYOR.

NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.

Proposed Land Descriptions:

TRACT "A"

The West 754.00 feet of the South 416.00 feet of the West Half of the Southwest Quarter of Section 33, Township 128 North, Range 32 West, Todd County, Minnesota.

The tract contains 7.24 acres more or less and is subject to easements, reservations or restrictions of record, if any.

TRACT "B"

The West Half of the Southwest Quarter of Section 33, Township 128 North, Range 32 West, Todd County, Minnesota.

LESS AND EXCEPT:

The West 758.00 feet of the South 416.00 feet of the West Half of the Southwest Quarter of Section 33, Township 128 North, Range 32 West, Todd County, Minnesota.

The tract contains 72.71 acres more or less and is subject to easements, reservations or restrictions of record, if any.

PROPOSED EASEMENT:

An Egress and Ingress easement over, under and across the following described property:

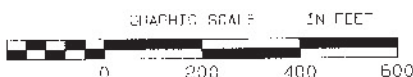
The West 58.00 feet of the South 416.00 feet of the West Half of the Southwest Quarter of Section 33, Township 128 North, Range 32 West, Todd County, Minnesota.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

7-18-2019
DATE

David A. Engelmeier
David A. Engelmeier, Land Surveyor
Minnesota Registration No. 54638

- ⊙ DENOTES COUNTY IRON MONUMENT
- DENOTES IRON PIPE P. ACQ'D THIS SURVEY CAPPED L.S. NO. 54838
- DENOTES IRON MONUMENT FOUND THIS SURVEY
- ✓ DENOTES BROKEN SCALE



Engelmeier Land Surveying	
PREPARED FOR: RON BUSSMANN	
Certificate of Survey	
cc: BUSSMANN-19-33-PRD	Job No: 73-19
Date: 07/18/2019	P-3-3166 FB: 176-57
41701 COUNTY ROAD 167 P.O. BOX 124, MELROSE, MN 56352 PHONE: (320) 258-7298 or (763) 836-2291 FAX: (320) 836-2454 email: ongs1sur@net1el.net WWW.ENGLMEYERLANDSURVEYING.COM	

DENISE GAIDA
 TODD COUNTY AUD. / TREAS.
 215 1ST AVE. S., SUITE 201
 LONG PRAIRIE, MN 56347
 320-732-4469
 www.co.todd.mn.us

2019
PROPERTY TAX STATEMENT
 BIRCHDALE

PRCL# 03-0018600 RCPT# 1117
 TC 4.832 5.071

Property ID Number: 03-0018600
Property Description: SECT-23 TWP-127 RANG-33
 NW4 & SW4 N OF TOWNSITE & N OF RY,
 EX PARCELS 1 & 3 OF STATE OF MN DEPT
 27246 STATE 28

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 184.27

		Values and Classification	
		Taxes Payable Year	
		2018	2019
Step 1	Estimated Market Value:	816,100	850,800
	Homestead Exclusion:	20,113	19,105
	Taxable Market Value:	795,987	831,695
	New Improve/Expired Excls:		39,400
	Property Class:	AGRI HSTD RUVV HSTD	AGRI HSTD RUVV HSTD
Sent in March 2018			
Step 2	Proposed Tax		5,088.00
* Does Not Include Special Assessments Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		2,580.00
	Second half Taxes:		2,580.00
	Total Taxes Due in 2019		5,160.00

\$\$\$
 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	.....		2,368.12
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	<input type="checkbox"/>	
Property Tax and Credits			
3. Property taxes before credits	.....	5,568.30	5,627.84
4. A. Agricultural and rural land tax credits	.....	490.00	490.00
B. Other credits to reduce your property tax	.....	84.30	25.84
5. Property taxes after credits	.....	4,994.00	5,112.00
Property Tax by Jurisdiction			
6. County	.....	3,244.70	3,297.46
7. City or Town	.....	476.83	478.47
8. State General Tax	.....	.00	.00
9. School District: 743			
A. Voter approved levies	.....	711.62	616.68
B. Other local levies	.....	519.22	676.63
10. Special Taxing Districts:			
A. REGION V	.....	5.87	5.96
B. SAUK WATER SHED DISTRICT	.....	35.76	36.80
C.	.....	
D.	.....	
11. Non-school voter approved referenda levies	.....	
12. Total property tax before special assessments	.....	4,994.00	5,112.00
Special Assessments on Your Property			
13. A. 89019	.....		48.00
B. 89018 CO ENVIRONMENTAL FEE	.....	46.00	
C.	.....	
D.	.....	
E.	.....	
PRIN 48.00			
INT			
TOT 48.00			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,040.00	5,160.00



DENISE GAIDA
 TODD COUNTY AUD. / TREAS.
 215 1ST AVE. S., SUITE 201
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 320-732-4469
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2019
PROPERTY TAX STATEMENT
 BIRCHDALE

PRCL# 03-0090700 RCPT# 1851
 TC 28 28

Property ID Number: 03-0090700
 Property Description: LOT-001 BLK-002
 BIRCHDALE ESTATES (23-127-33)

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 1.91

Values and Classification		
Taxes Payable Year	2018	2019
Estimated Market Value:	5.500	5.500
Homestead Exclusion:		
Taxable Market Value:	5.500	5.500
New Improve/Expired Excls:		
Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2018		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	
	Sent in November 2018	
		28.00
Step 3	Property Tax Statement	
	First half Taxes:	28.00
	Second half Taxes:	.00
	Total Taxes Due in 2019	28.00

\$\$\$
 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
Property Tax and Credits	3. Property taxes before credits	28.75	28.22
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.75	.22
	5. Property taxes after credits	28.00	28.00
Property Tax by Jurisdiction	6. County	20.70	20.27
	7. City or Town	3.07	2.92
	8. State General Tax .....	.00	.00
	9. School District: 743		
	A. Voter approved levies	2.90	2.49
	B. Other local levies	1.06	2.06
	10. Special Taxing Districts:		
	A. REGION V .....	.04	.04
	B. SAUK WATER SHED DISTRICT.....	.23	.22
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	28.00	28.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	28.00	28.00



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2019
PROPERTY TAX STATEMENT

PRCL# 03-0019301 RCPT# 1124
 TC 1.907 1.907

BIRCHDALE

Property ID Number: 03-0019301
Property Description: SECT-24 TWP-127 RANG-33
 N2 NW4, GOVT LOT 1 & SE4 NW4 EX PT
 GL 1 & PT SE4 NW4 DESCR AS; BEG W4

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 147.67

		Values and Classification	
		2018	2019
Taxes Payable Year			
Step 1	Estimated Market Value:	381,400	381,400
	Homestead Exclusion:		
	Taxable Market Value:	381,400	381,400
	New Improve/Expired Excls:		
	Property Class: AGRI HSTD AGRI HSTD		
Sent in March 2018			
Step 2	Proposed Tax		1,892.00
	* Does Not Include Special Assessments		
Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		937.00
	Second half Taxes:		937.00
	Total Taxes Due in 2019		1,874.00



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.

		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
Property Tax and Credits	3. Property taxes before credits	2,018.64	1,941.35
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	72.64	67.35
	5. Property taxes after credits	1,946.00	1,874.00
Property Tax by Jurisdiction	6. County	1,421.57	1,372.22
	7. City or Town	209.05	199.21
	8. State General Tax .....	.00	.00
	9. School District: 2753		
	A. Voter approved levies	108.96	.00
	B. Other local levies	188.17	284.78
	10. Special Taxing Districts:		
	A. REGION V	2.57	2.48
	B. SAUK WATER SHED DISTRICT.....	15.68	15.31
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,946.00	1,874.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,946.00	1,874.00



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 LONG PRAIRIE, MN 56347
 320-732-4469
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2019
PROPERTY TAX STATEMENT
 BIRCHDALE

PRCL# 03-0018200 RCPT# 1110
 TC 847 849

Property ID Number: 03-0018200
Property Description: SECT-23 TWP-127 RANG-33
 N2 NE4 & RR R.O.W. ACROSS NE4 & PART
 OF GOVT LOT 1 LYING E OF NEW CSAH #2

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 83.80

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:	169.300	169.800	
	Homestead Exclusion: Taxable Market Value:	169.300	169.800	
		New Improve/Expired Excls:		
		Property Class:	AGRI HSTD	AGRI HSTD
			RUVC HSTD	RUVC HSTD
		Sent in March 2018	EXEMPT	EXEMPT
Step 2	Proposed Tax * Does Not Include Special Assessments Sent in November 2018			836.00
Step 3	Property Tax Statement			
		First half Taxes:		423.00
		Second half Taxes:		423.00
		Total Taxes Due in 2019		846.00

\$\$\$
 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	
Property Tax and Credits	3. Property taxes before credits		874.82	852.76
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		22.82	6.76
	5. Property taxes after credits		852.00	846.00
Property Tax by Jurisdiction	6. County		631.38	611.66
	7. City or Town		92.84	88.68
	8. State General Tax .....		.00	.00
	9. School District: 743			
	A. Voter approved levies		87.97	75.89
	B. Other local levies		31.71	61.85
	10. Special Taxing Districts:			
	A. REGION V		1.14	1.10
	B. SAUK WATER SHED DISTRICT.....		6.96	6.82
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		852.00	846.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		852.00	846.00



DENISE GAIDA
 TODD COUNTY AUD. / TREAS.
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 LONG PRAIRIE, MN 56347
 320-732-4469
 www.co.todd.mn.us

2019
PROPERTY TAX STATEMENT

PRCL# 03-0012300 RCPT# 1037
 TC 256 256

BIRCHDALE

Property ID Number: 03-0012300
 Property Description: SECT-15 TWP-127 RANG-33
 NE4 NE4 EX E 272.25 FT OF N 800 FT &
 EX PART LYING W OF DESC LINE: COMM

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 22.61

		Values and Classification	
		2018	2019
Taxes Payable Year			
Step 1	Estimated Market Value:	51,100	51,100
	Homestead Exclusion:		
	Taxable Market Value:	51,100	51,100
	New Improve/Expired Excls:		
	Property Class: AGRI HSTD AGRI HSTD		
Sent in March 2018			
Step 2	Proposed Tax		254.00
	* Does Not Include Special Assessments		
Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		126.00
	Second half Taxes:		126.00
	Total Taxes Due in 2019		252.00



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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		2018	2019
3. Property taxes before credits		271.75	261.04
4. A. Agricultural and rural land tax credits .....		.00	.00
B. Other credits to reduce your property tax		9.75	9.04
5. Property taxes after credits		262.00	252.00
6. County		191.60	184.64
7. City or Town		28.06	26.74
8. State General Tax .....		.00	.00
9. School District: 2753			
A. Voter approved levies		14.62	.00
B. Other local levies		25.27	38.23
10. Special Taxing Districts:			
A. REGION V .....		.35	.33
B. SAUK WATER SHED DISTRICT.....		2.10	2.06
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		262.00	252.00
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		262.00	252.00



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2019
PROPERTY TAX STATEMENT

PRCL# 03-0001900 RCPT# 899
 TC 1.077 1.077

BIRCHDALE

Property ID Number: 03-0001900
 Property Description: SECT-02 TWP-127 RANG-33
 S2 NW4 80.00 ACRES

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 80.00

		Values and Classification	
		2018	2019
Step 1	Estimated Market Value:	215.400	215.400
	Homestead Exclusion:		
	Taxable Market Value:	215.400	215.400
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2018			
Step 2	Proposed Tax		1.068.00
	* Does Not Include Special Assessments		
	Sent in November 2018		
Step 3	Property Tax Statement		
	First half Taxes:		529.00
	Second half Taxes:		529.00
	Total Taxes Due in 2019		1,058.00

\$\$\$
 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.

		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
Property Tax and Credits	3. Property taxes before credits	1,141.03	1,096.04
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	41.03	38.04
	5. Property taxes after credits	1,100.00	1,058.00
Property Tax by Jurisdiction	6. County	803.84	774.62
	7. City or Town	118.06	112.50
	8. State General Tax .....	.00	.00
	9. School District: 2753		
	A. Voter approved levies	61.53	.00
	B. Other local levies	106.27	160.83
	10. Special Taxing Districts:		
	A. REGION V	1.45	1.40
	B. SAUK WATER SHED DISTRICT.....	8.85	8.65
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,100.00	1,058.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,100.00	1,058.00



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2019
PROPERTY TAX STATEMENT
 GREY EAGLE

PRCL# 11-0007300 RCPT# 7668
 TC 348 348

Property ID Number: 11-0007300
Property Description: SECT-06 TWP-127 RANG-32
 SE4 NE4 & N 85 RDS OF GOVT LOT 1, EX
 COMM AT SE COR OF GOVT LOT 1, N

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 46.20

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:		69.600	69.600
	Homestead Exclusion:			
	Taxable Market Value:		69.600	69.600
Step 2	New Improve/Expired Excls:			
	Property Class:	AGRI HSTD EXEMPT	AGRI HSTD EXEMPT	
	Sent in March 2018			
		Proposed Tax		
		* Does Not Include Special Assessments		360.00
		Sent in November 2018		
		Property Tax Statement		
Step 3	First half Taxes:			179.00
	Second half Taxes:			179.00
	Total Taxes Due in 2019			358.00



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:	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	
Property Tax and Credits	3. Property taxes before credits		381.26	370.29	
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		13.26	12.29	
	5. Property taxes after credits		368.00	358.00	
	Property Tax by Jurisdiction	6. County		258.79	251.34
7. City or Town			54.52	54.24	
8. State General Tax .....			.00	.00
9. School District: 2753		A. Voter approved levies		19.88	.00
		B. Other local levies		34.34	51.97
10. Special Taxing Districts:		A. REGION V47	.45
		B.			
		C.			
		D.			
11. Non-school voter approved referenda levies					
12. Total property tax before special assessments			368.00	358.00	
Special Assessments on Your Property		13. A.			
	B.				
	C.				
	D.				
	E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		368.00	358.00		



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2019

PROPERTY TAX STATEMENT

GREY EAGLE

PRCL# 11-0007000 RCPT# 7665
 TC 654 654

Property ID Number: 11-0007000
 Property Description: SECT-06 TWP-127 RANG-32
 GOVT LOT 2 57.70 ACRES

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28
 GREY EAGLE MN 56336 ACRES 57.70

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:		151.800	151.900
	Homestead Exclusion:			
	GA Taxable Market Value:		130.700	130.800
		New Improve/Expired Excls:		
		Property Class:	AGRI HSTD	AGRI HSTD
			RUPR HSTD	RUPR HSTD
Sent in March 2018				
Step 2	Proposed Tax			
		* Does Not Include Special Assessments		678.00
Sent in November 2018				
Step 3	Property Tax Statement			
		First half Taxes:		335.00
		Second half Taxes:		335.00
		Total Taxes Due in 2019		670.00

\$\$\$
 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	
Property Tax and Credits	3. Property taxes before credits		716.91	693.09	
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		24.91	23.09	
5. Property taxes after credits			692.00	670.00	
Property Tax by Jurisdiction	6. County		486.76	469.54	
	7. City or Town		102.46	101.94	
	8. State General Tax .....		.00	.00
	9. School District: 2753	A. Voter approved levies		37.36	.00
		B. Other local levies		64.54	97.67
	10. Special Taxing Districts:	A. REGION V88	.85
		B.			
		C.			
		D.			
	11. Non-school voter approved referenda levies				
12. Total property tax before special assessments		692.00	670.00		
Special Assessments on Your Property	13. A.				
	B.				
	C.				
	D.				
	E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			692.00	670.00	



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2019

PROPERTY TAX STATEMENT

PRCL# 06-0045800 RCPT# 3507
 TC 1.770 1.700

BURNHAMVILLE

Property ID Number: 06-0045800
 Property Description: SECT-33 TWP-128 RANG-32
 W2 SW4 80.00 ACRES

31042 150TH ST

RONALD R & MARY LOU BUSSMANN 15489-T
 27246 STATE 28 ACRES 80.00
 GREY EAGLE MN 56336

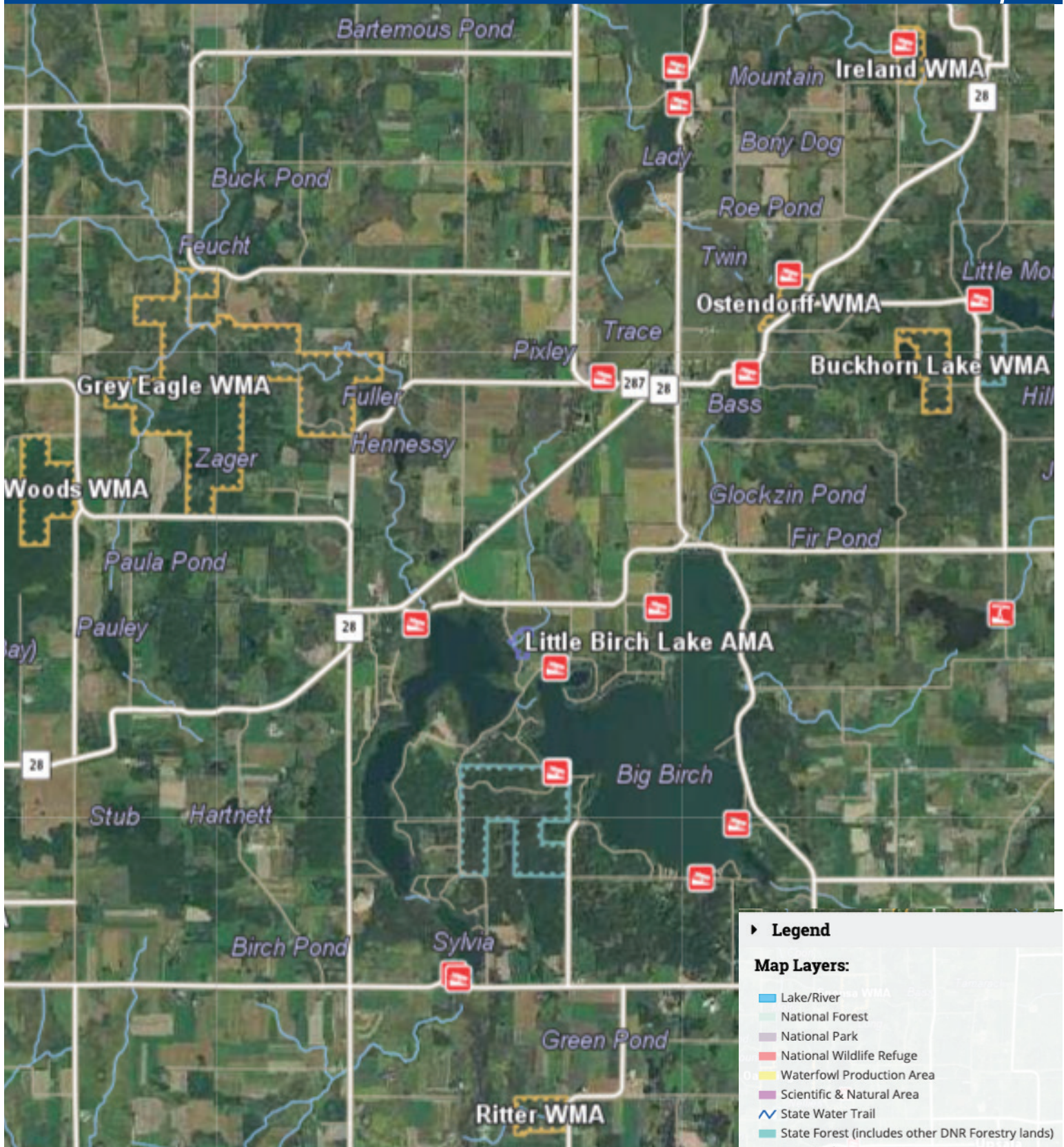
		Values and Classification	
		Taxes Payable Year	
		2018	2019
Step 1	Estimated Market Value:	244,000	263,700
	Homestead Exclusion:		26,755
	Taxable Market Value:	244,000	236,945
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
		RUVC HSTD	RES MID HSTD
	Sent in March 2018	EXEMPT	RELATIVE
Step 2	Proposed Tax		2,300.00
	* Does Not Include Special Assessments		
	Sent in November 2018		
Step 3	Property Tax Statement		
	First half Taxes:		1,022.00
	Second half Taxes:		1,022.00
	Total Taxes Due in 2019		2,044.00

\$\$\$
 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
Property Tax and Credits	3. Property taxes before credits	2,151.60	2,024.36
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	25.60	28.36
	5. Property taxes after credits	2,126.00	1,996.00
Property Tax by Jurisdiction	6. County	1,320.51	1,224.59
	7. City or Town	291.40	254.90
	8. State General Tax	.00	.00
	9. School District: 2753		
	A. Voter approved levies	247.12	120.36
	B. Other local levies	264.58	393.93
	10. Special Taxing Districts:		
	A. REGION V	2.39	2.22
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,126.00	1,996.00
Special Assessments on Your Property	13. A. 89019		48.00
	B. 89018 CO ENVIRONMENTAL FEE	46.00	
	PRIN 48.00		
	INT		
	TOT 48.00		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,172.00	2,044.00





Prime location near numerous lakes, state forest & hunting land.

Tracts 1-6

FARM: 12017

Minnesota

U.S. Department of Agriculture

Prepared: 6/13/19 3:50 PM

Todd

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 4 of 4

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: 15758 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
478.17	341.65	341.65	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	341.65	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	36.91		51	0.0
CORN	230.54		121	0.0
Total Base Acres:	267.45			

Owners: BUSSMANN, MARY LOU LOU

BUSSMANN, RONALD RAYMOND

Other Producers: None



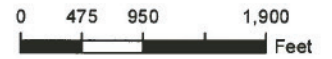
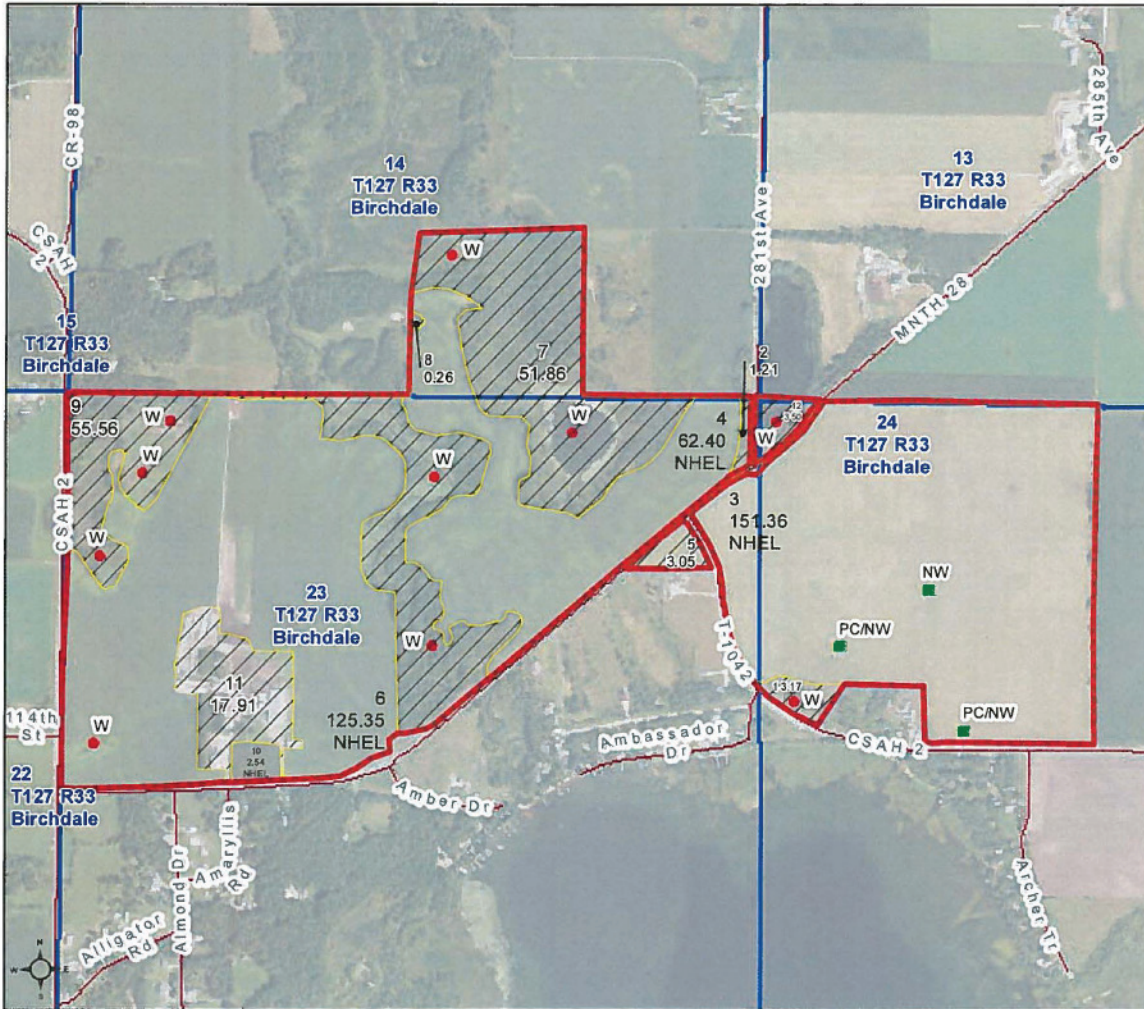


Todd County, Minnesota

Farm 12017
Tract 15758

2019 Program Year

Map Created April 09, 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: 341.65 acres

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Tract Number: 10026 Description I22 NE4NE4 (15) BI

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
41.12	23.58	23.58	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	23.58	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	2.52		51	0.0
CORN	15.74		121	0.0
Total Base Acres:	18.26			

Owners: BUSSMANN, RONALD RAYMOND

Other Producers: None



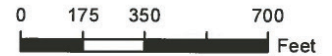
Todd County, Minnesota

Farm 12017

Tract 10026

2019 Program Year

Map Created April 09, 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: 23.58 acres

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Tract 8

Tract Number: 3335 Description J20 S2NW4 (2)BI

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
77.98	77.33	77.33	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	77.33	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	8.27		51	0.0
CORN	51.64		121	0.0
Total Base Acres:	59.91			

Owners: BUSSMANN, MARY LOU LOU

BUSSMANN, RONALD RAYMOND

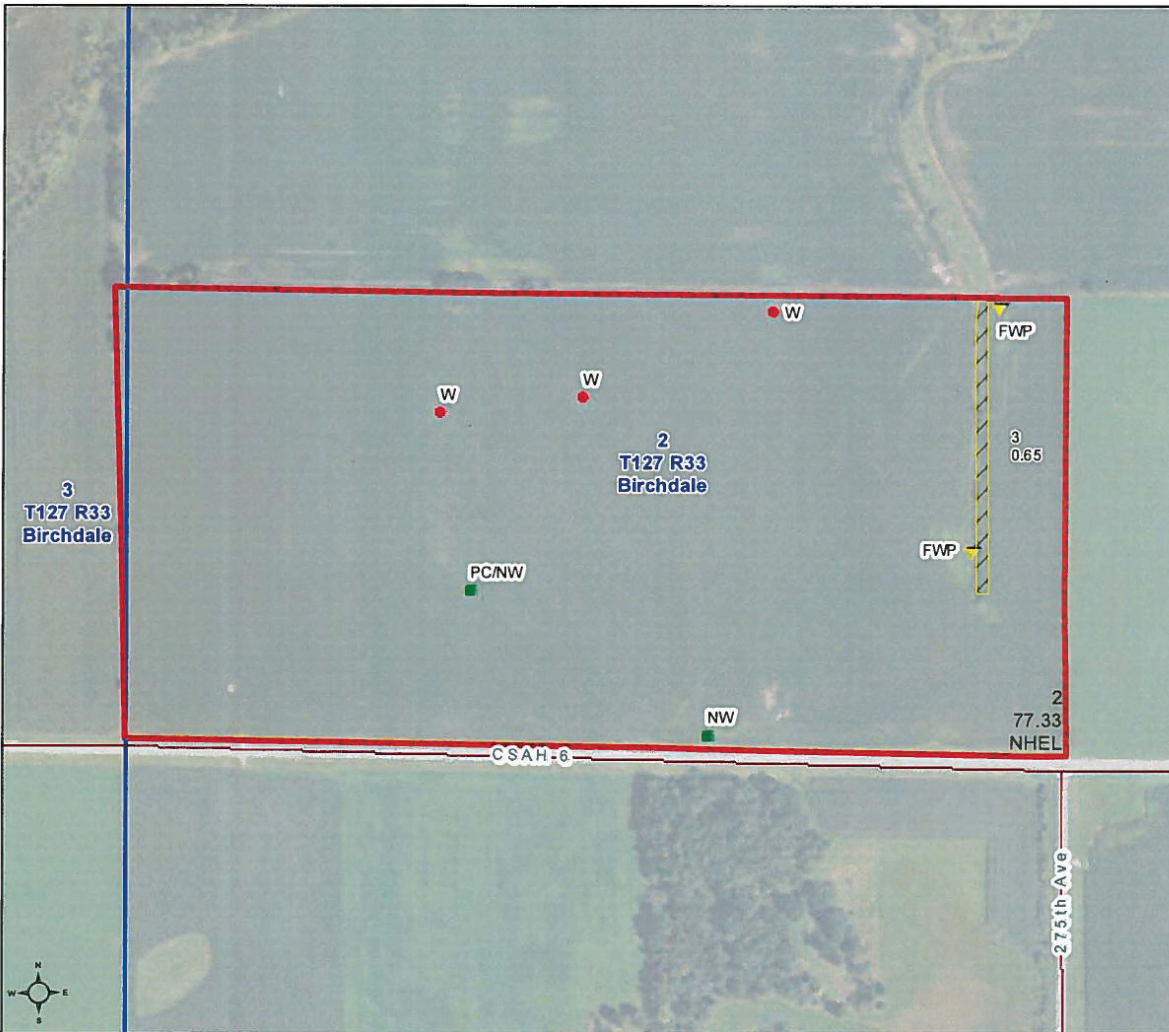
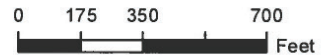
Other Producers: None



Farm 12017
Tract 3335

2019 Program Year

Map Created April 09, 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: 77.33 acres

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Tract 9

Minnesota
Todd

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

FARM: 12017
Prepared: 6/13/19 3:50 PM
Crop Year: 2019
Page: 3 of 4

Report ID: FSA-156EZ

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: 10920 Description K20 S2NE4 & N2SE4 (6) GR EXCLUDING NON AG

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
124.39	85.16	85.16	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	85.16	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
OATS	9.05		51	0.0		
CORN	56.53		121	0.0		
Total Base Acres:	65.58					

Owners: BUSSMANN, MARY LOU LOU
Other Producers: None

BUSSMANN, RONALD RAYMOND

USDA United States Department of Agriculture
Todd County, Minnesota

Farm 12017
Tract 10920

2019 Program Year
Map Created April 09, 2019



- 0 175 350 700 Feet
- 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
 [Hatched] Non-Cropland
 [Yellow] Cropland
 [Red] Tract Boundary

Wetland Determination Identifiers
 [Red dot] Restricted Use
 [Yellow triangle] Limited Restrictions
 [Green square] Exempt from Conservation
 [Blue square] Compliance Provisions

Tract Cropland Total: 85.16 acres

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Tract 10 & 11

Minnesota
Todd

U.S. Department of Agriculture
Farm Service Agency

FARM: 12017
Prepared: 6/13/19 3:50 PM
Crop Year: 2019
Page: 2 of 4

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: 5009 Description L20 W2SW4 (33) BV

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.2	48.93	48.93	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	48.93	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	6.4		48	0.0
CORN	32.4		157	0.0
Total Base Acres:	38.8			

Owners: BUSSMANN, MARY LOU LOU

BUSSMANN, RONALD RAYMOND

Other Producers: None



United States Department of Agriculture

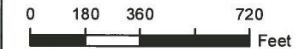
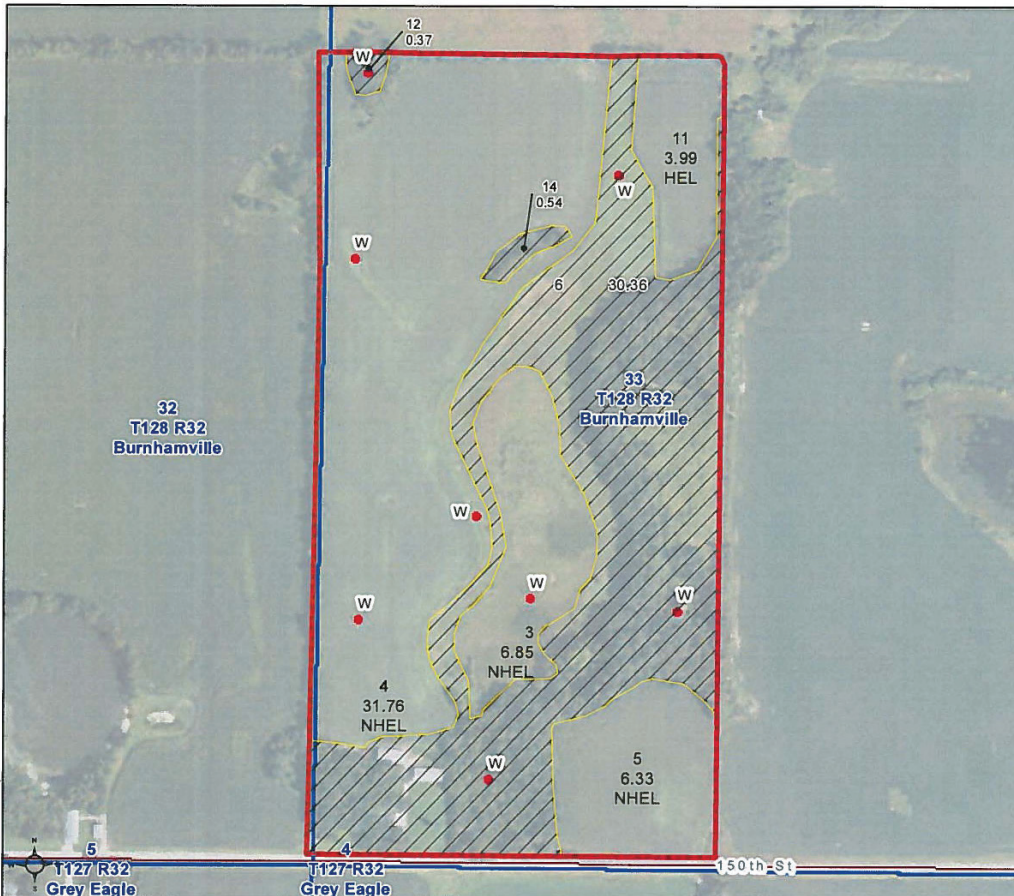
Todd County, Minnesota

Farm 12017

Tract 5009

2019 Program Year

Map Created April 09, 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: 48.93 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.

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 warrant 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



LAND AUCTION

TODD COUNTY • GREY EAGLE, MN

Wednesday, September 25 | 1PM ²⁰¹⁹

627
± acres
offered in
11 tracts

SteffesGroup.com



2000 Main Avenue East | West Fargo, ND 58078
800.726.8609 TF | 701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

24400 MN Hwy 22 South | Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road | Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

515.432.6000 P | Ames, IA 50010