



# buyer's PROSPECTUS

**3 Bin Sites**  
on **42.77±**  
acres

OPENS: Tuesday, August 27

CLOSES: Tue. September 3 | 12PM <sup>2019</sup>



## The Hawley Cooperative Elevator Company

has partnered with the Steffes Group to sell all its Real & Personal property by auction.

### PREVIEW DATES

Friday, July 19, 2019 1-4PM  
& Friday, August 30, 2019 1-4PM

**2,059,000± Bushels**  
of Total Storage Capacity

**1,789,000 Bushel**  
Licensed Capacity

To Be Sold In 3 Separate Tracts  
Available For Immediate Possession

Near Major US Hwy & All Tracts  
Next to Hard Surfaced Roads

BNSF Rail to Tract 2 & 3,  
Tract 1 Adjacent to RR

Tract 1 Features Room for  
Expansion & Additional Storage



Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078

**SteffesGroup.com**

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or online at SteffesGroup.com

TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days. Immediate possession will be granted to the successful bidder upon signing the purchase agreement, depositing earnest money (10%), and signing a short term lease agreement. This is a 5% buyer's premium auction. Max Steffes MN14-031, Scott Steffes MN14-51, Brad Olstad MN14-70

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.



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

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

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

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

**The auction begins at 8:00AM Tuesday, August 27, 2019 and will end at 12:00PM Tuesday, September 3, 2019.**

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full with cashier's check at closing on or before Friday, October 18, 2019.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- 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.
- **Taxes to be prorated to date of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

**THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The minimum bid raise will be \$1,000.00

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and

photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

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

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **IMMEDIATE POSSESSION**

Immediate possession will be granted to the successful bidder upon signing the purchase agreement and depositing earnest money, signing of short-term lease agreement to bridge to closing.

### **MINERAL RIGHTS**

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

### **ENVIRONMENTAL DISCLAIMER**

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

### **EASEMENTS AND SURVEY**

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

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

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

### **How is this accomplished?**

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

### **AVOID OVER OR UNDER BIDDING**

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

### **THE BIDDING STRATEGY**

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





CATALOG ORDER

EXTENDED

# Tract #1



More Photos



00:04:00

US \$125,000.00 (2 bids)

EXTENDED

# Tract #2



More Photos



00:04:00

US \$100,000.00 (1 bids)

EXTENDED

# Tract #3



More Photos



00:04:00

US \$115,000.00 (5 bids)

## Timed Online Multi-Tract Bidding Process

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes. This is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**



Lots with this symbol are linked together throughout the entire auction and will close together.

## This is an AUCTION! To the Highest Bidder.

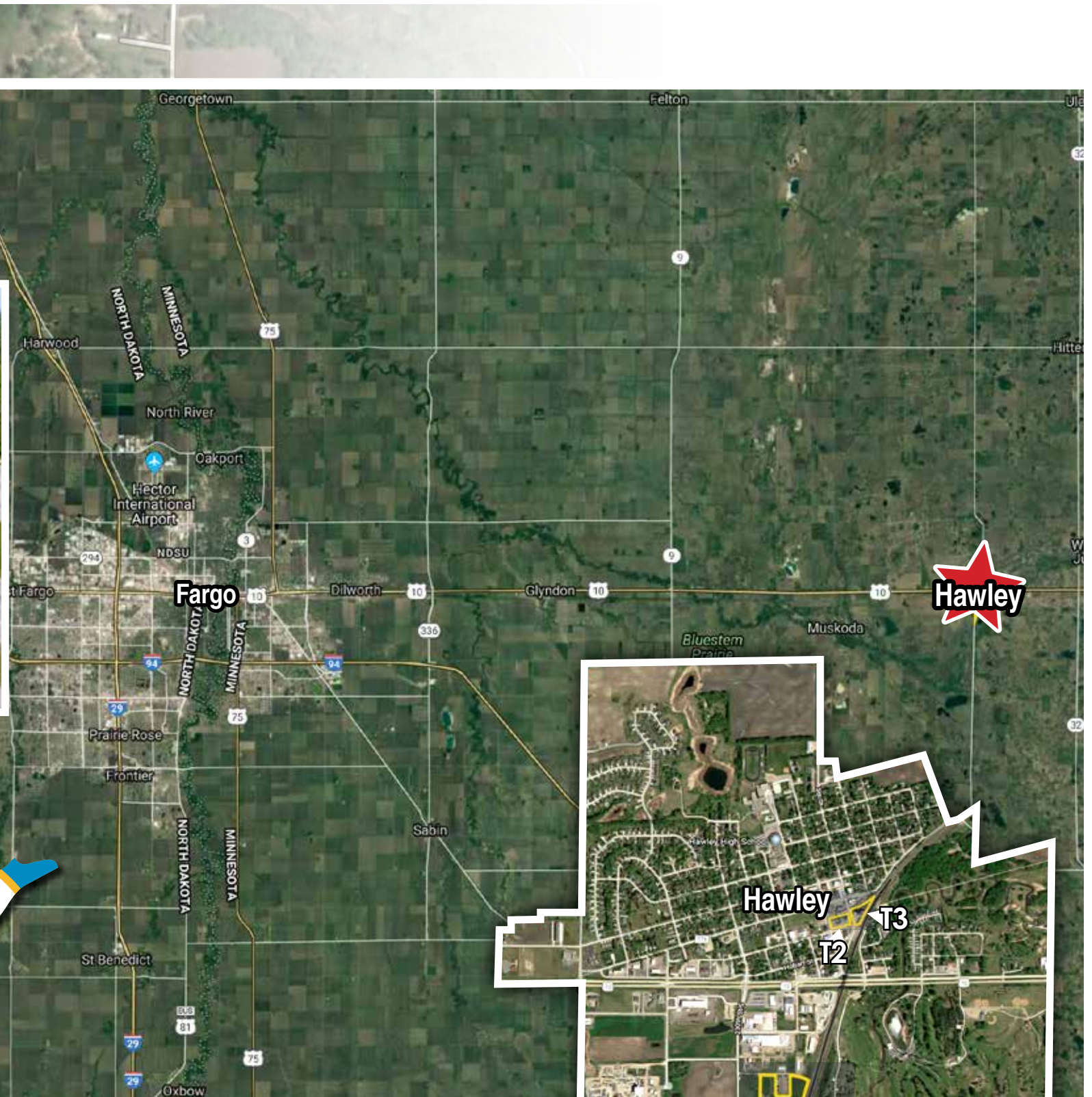
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. **PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



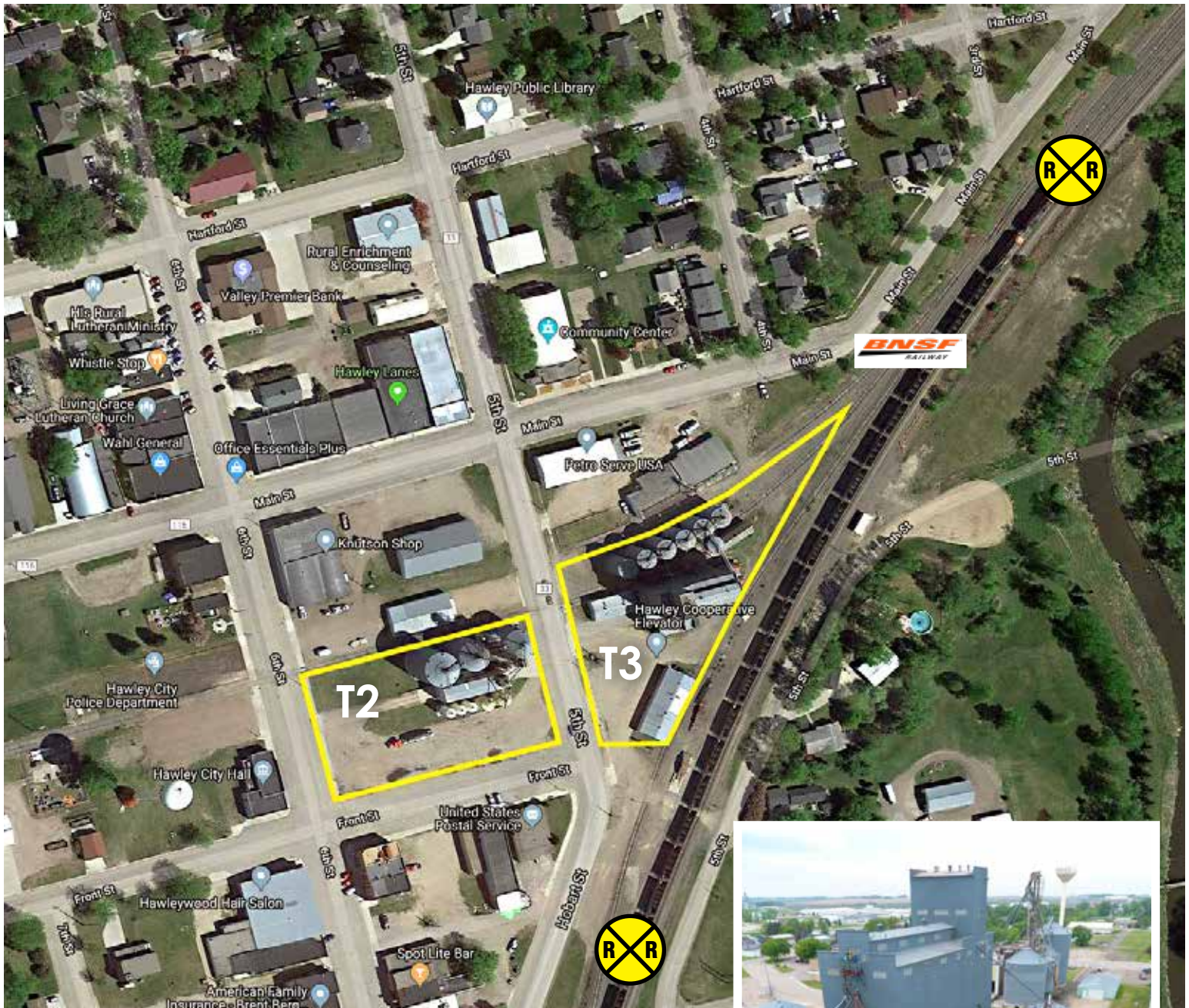
# Tract #1 Aerial Map



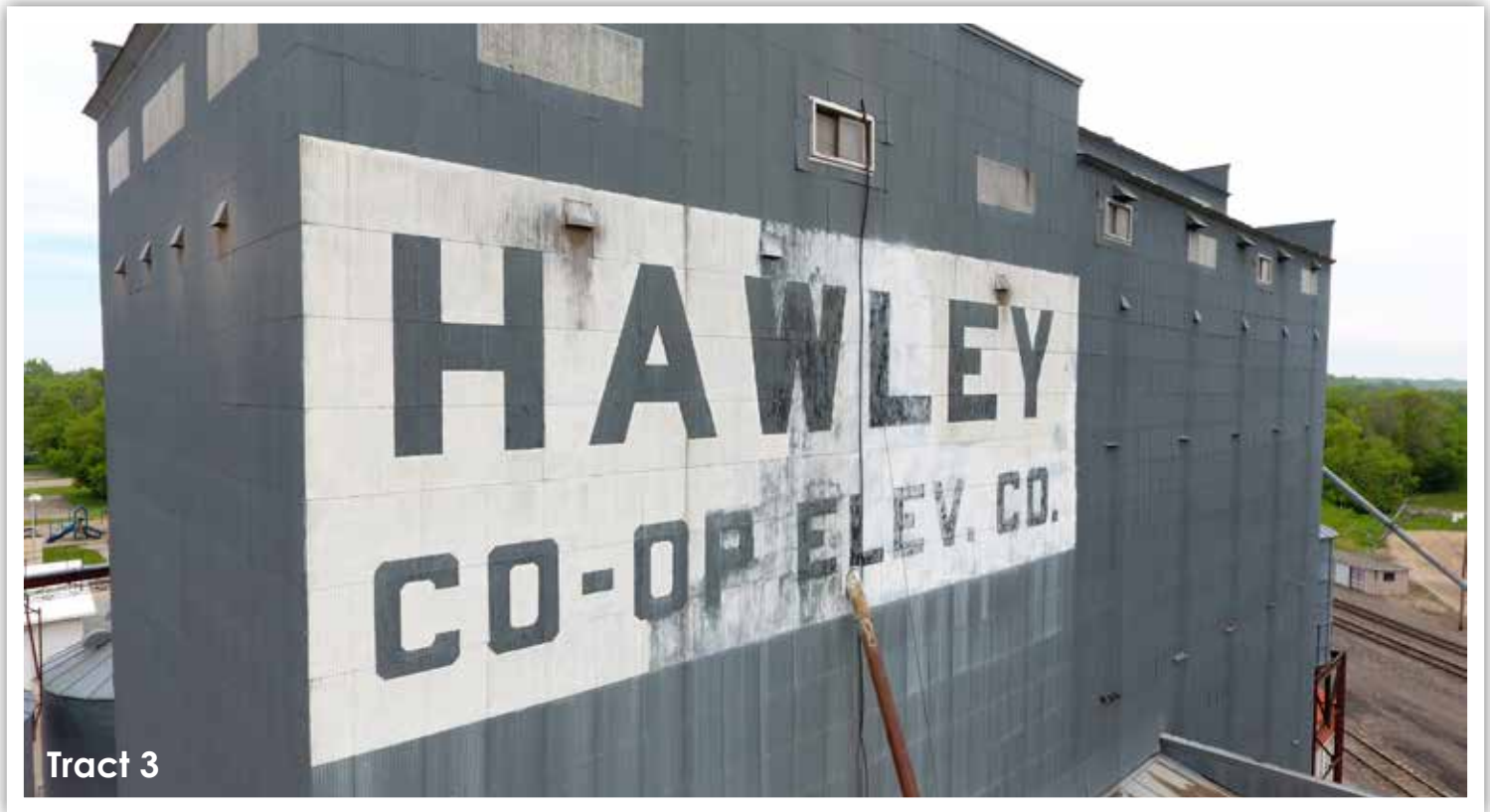






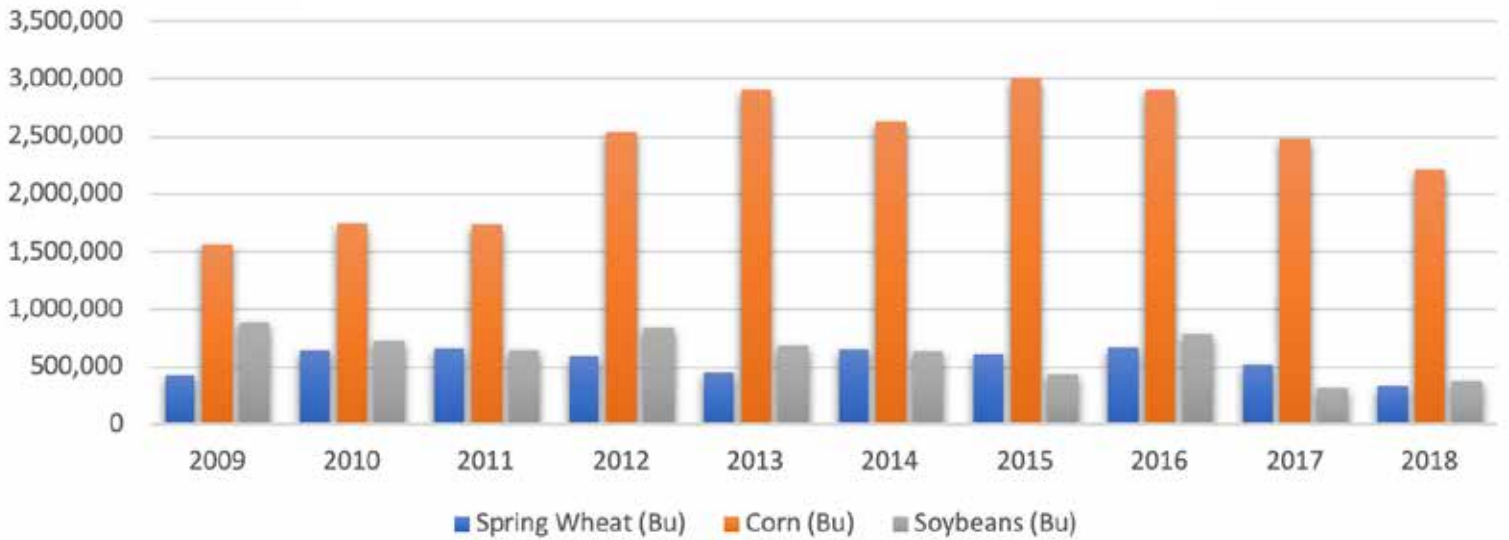






Tract 3

## Grain Volumes



VOLUMES	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Spring Wheat (Bu)</b>	432,417	651,231	664,392	593,301	456,293	656,405	617,110	674,166	522,022	333,533
<b>Gross Margin (\$/Bu)</b>	\$0.47	\$0.68	\$0.85	\$0.36	\$0.65	\$0.67	\$0.52	\$0.23	\$0.30	\$0.27
<b>Corn (Bu)</b>	1,568,488	1,744,506	1,733,953	2,535,933	2,902,236	2,632,704	3,006,465	2,904,712	2,481,583	2,214,978
<b>Gross Margin (\$/Bu)</b>	\$0.02	\$0.13	\$0.19	\$0.21	\$0.23	\$0.17	\$0.13	\$0.03	\$0.15	\$0.13
<b>Soybeans (Bu)</b>	887,533	733,626	648,000	845,928	685,658	640,375	435,864	791,475	319,520	386,900
<b>Gross Margin (\$/Bu)</b>	\$0.42	\$0.34	\$0.27	\$0.20	\$0.32	\$0.37	\$0.14	\$0.20	\$0.37	\$0.26
<b>Grain Throughput (Bu)</b>	2,888,938	3,132,940	3,046,345	3,975,162	4,044,187	3,929,484	4,059,439	4,370,353	3,323,125	2,935,411

**TOTAL STORAGE:** 1,514,000+/- Bu. / **LICENSED CAPACITY:** 1,244,000+/- Bu. / **VERTICAL STORAGE:** 864,000+/- Bu.

P  
A  
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Hawley, MN  
Clay County

**VERTICAL STORAGE:** 864,000+/- Bu.

**BEHLEN BIN**

260,00 bu. steel bin, 7' concrete stem wall, 20,000 bph tunnel reclaim drag conveyor, full floor air, (2) 40 hp. aeration fans, roof vents, side draw, power sweep, 20,000 bph fill drag conveyor, catwalk, (1) power vent & (6) gravity air vents, built in 2006

**(2) BROCK BINS**

270,000 bu. steel bin, 7' concrete stem wall, 20,000 bph tunnel reclaim drag conveyor to north bin (middle Brock), 10,000 bph reclaim drag conveyor to south bin, double "H" design floor aeration, (8) 25 hp. centrifugal fans (4 ea.), roof vent, power sweep, 20,000 bph fill drag conveyor, catwalk, built in 2011

**CONRAD AMERICAN "WET BIN"**

60,000 bu. steel bin, 2' concrete stem wall, full floor air, power sweep, (2) 20 hp. centrifugal fans, filled by receiving leg, drag conveyor to wet leg, built in 2008

**FRIESEN HOPPER BIN**

4,000 bu., located over receiving pit, for truck loading, 2006

**FLAT STORAGE:** 380,000+/- Bu. Licensed + Additional 270,000+/- Bu. Additional Cap.

**CONCRETE BUNKER**

380,000 Bu. licensed storage cap., 650,000+/- Bu. total cap., 304'L x 124'W x 11 1/2'H "Hanson" built precast 8' wide side walls, asphalt floor, 6'x6'x335' concrete tunnel with (43) inlets and (3) 105' 5,000 bph reclaim drag conveyors, "T" design air with above ground tubes, (4) 7.5 hp. centrifugal fans, 90' 10,000 bph fill drag conveyor to 18"x120' U-trough fill screw conveyor, drop boxes, constructed in 2006

**DRYER:** Grain Handler 4016, 4,200 bph, continuous flow, natural gas

**GRAIN HANDLER DRYER**

16 tiers high w/additional capacity to build 8 more sections to 24 total tiers, constructed in 2008

**WET LEG**

10'x10'x90' support tower w/7,500 bph wet leg, fed by drag conveyor from Conrad American "Wet Bin", constructed in 2008

**RECEIVING CAPABILITIES:** 20,000 bph drag conveyor for receiving pit to leg, (1) 20,000 bph + (1) 10,000 bph receiving legs

**RECEIVING PIT**

70 bu., 20,000 bph VFD drag conveyor to leg

**MAIN LEG**

14'x14'x120' support tower, (1) 20,000 bph receiving leg, (1) 10,000 bph receiving leg, Lambton 5-duct double swing flow distributor w/spouting to fill

**FILL CAPABILITIES:** 20,000 bph to bins, 10,000 bph to bunker

**BINS**

20,000 bph drag conveyors w/catwalk system

**BUNKER**

10,000 bph 90' drag conveyor to 18"x120' U-trough screw conveyor, drop boxes to pile

**RECLAIM CAPABILITIES:** 20,000 bph & 10,000 bph under bins, 5,000 bph under bunker

**BINS**

20,000 & 10,000 bph tunnel system, drag conveyors under large bins, drag conveyor under wet bin to dryer wet leg

**BUNKER**

5,000 bph tunnel system, 6'x6'x335' concrete tunnel, (43) inlets, (3) 105' 5,000 bph reclaim drag conveyors

**AERATION:** Bins-Full floor, strip, & "H" aeration. 40, 25, & 20 hp. Fans. Bunker- "T" air w/tubes above ground, (4) 7.5 hp. Fans

**SCALE:** 11x70, 200,000 lb. cap., (4) concrete slabs, pitless, on load cells, electronic readout

**OFFICE & CONTROL ROOM:** 24x24x10, 576 SF, steel siding, steel roof, computerized controls, built in 2006

**\*PLEASE NOTE:** Hawley emergency services (Fire Dept.) has their radio control box located in control room with antenna mounted to main support tower for legs.

**CONSTRUCTION DATE:** 2006 & (2) 270k Bu. Bins 2011

**MISC:** Natural gas is provided and available to the property. City services including water and sewer are adjoining the property however there is no water or sewer to the office building. Railroad adjoins the property but does not service or provide any current use. The property is accessed off of HWY 31 to Elevator Street which leads directly to the gravel driveway as it loops north towards Rodgers Street. The driveway is built up with additional fill/gravel.

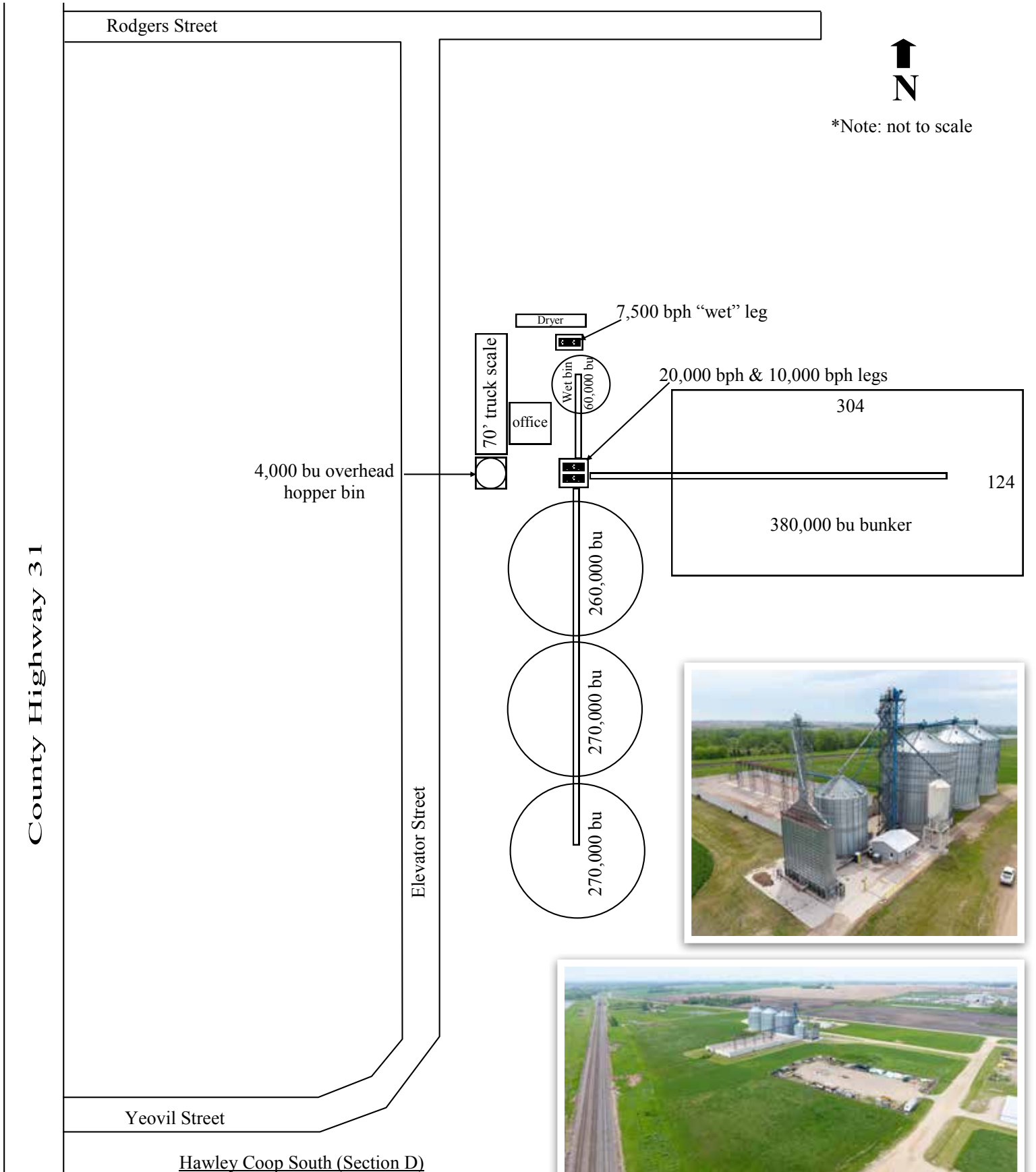
**PID #s:** 56.900.0721, 56.177.0020, 56.176.0070, 56.176.0040, 56.176.0060

**TOTAL ACRES:** 40.21+/-

**TAXES (2019):** \$45,428



**TOTAL STORAGE: 1,514,000+/- Bu. / LICENSED CAPACITY: 1,244,000+/- Bu. / VERTICAL STORAGE: 864,000+/- Bu.**



Hawley Coop South (Section D)

Flat Licensed Storage	380,000 bu
Vertical Licensed Storage	864,000 bu
<b>Total Licensed Capacity</b>	<b>1,244,000 bu</b>



PARCEL MAP



Hawley, MN  
Clay County

**HOPPER BINS:** (1) 7,500± Bu. ("Wet" Bin),  
(2) Lorrich 5,800± Bu., (3) Friesen 2,800± Bu.

**RECEIVING CAPABILITIES:** (2) 5,000 bph  
receiving legs

**FILL CAPABILITIES:** 6,000 bph screw conveyor  
to large bin, spouting to (2) 53k bins &  
"Wet" & Lorrich Hoppers

**RECLAIM CAPABILITIES:** 4,000 bph tunnel  
screw conveyors for large bins, 6,000 bph screw

**AERATION:** Tunnel aeration, (1) 40 hp. fan,  
(2) 5 hp. fans

**DRIVEWAY & SCALE:** 20x90x30 steel frame  
concrete floor driveway, 10x70 120,000 lb.  
cap. scale

**DRYER:** Meyer Morton 750 Tower Dryer, not  
running, has not been used in 10+ years

**ADJOINS RAILROAD/RAIL ACCESS**

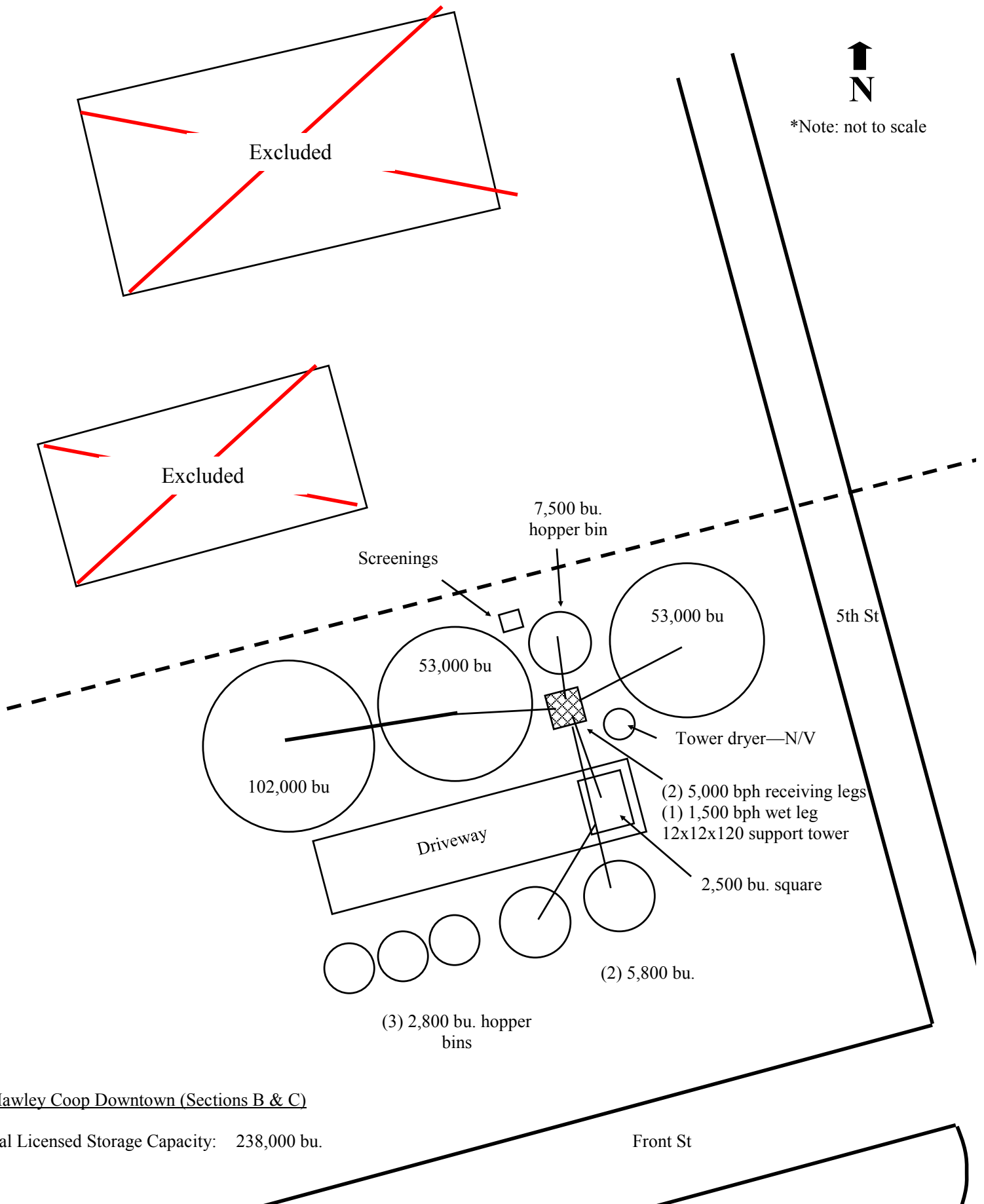
**CONSTRUCTION DATE:** 1979 & 1984 (large bin)

**PID #:** Part of 56.065.0290





**LICENSED STORAGE CAPACITY:** 238,000± Bu. / **LARGE BINS:** (1) 102,000 Bu., (2) 53,000 Bu.



Hawley Coop Downtown (Sections B & C)

Total Licensed Storage Capacity: 238,000 bu.



# Tract 3 "Main Facility" Downtown Hawley Details

Lines approximate

Hawley, MN

**LICENSED STORAGE CAPACITY: 307,000 Bu. / WOOD CRIB ELEVATOR: 183,000 Bu., 36x44**

PARCEL MAP



Hawley, MN  
Clay County

**WOOD CRIB ELEVATOR:** 183,000 Bu., 36x44, (25) Slope Bottom Bins (750 - 5,200 Bu.) (15) Slope Bottom Bins (7,000 - 10,000 Bu.)

**BINS:** (6) Lindsay 19,000± Bu.

**BAGGED WAREHOUSE:** 96x40x12, steel frame, concrete floors, (3) O/H Doors, dock height

**RECEIVING CAPABILITIES:** (2) 4,000 bph receiving legs, 750 Bu., gravity flow receiving pit

**FILL CAPABILITIES:** 10,000 bph drag conveyor, 2,500 bph screw conveyor to Lindsay bins

**RECLAIM CAPABILITIES:** 10,000 bph drag conveyor, 2,500 bph screw conveyor for Lindsay bins

**DRIVEWAY & SCALE:** 16x66x32 driveway, 10x60 scale w/steel deck, 100,000 lb. cap., digital readout

**CLEANING EQUIPMENT:** Carter Day RC9 double disk & drum cleaner, Crippen M-5472 double shoe grain cleaner, ball racks

**DRYERS:** (2) DryMor Eagle horizontal batch dryers, 500± bph

**OTHER STORAGE/HOPPERS:** 4,400 Bu. steel hopper bin over rail, 2,800± Bu. steel hopper bin for dryers

**RAILROAD:** 25± car capacity, loadout spout, has not loaded rail in many years

**OFFICE:** 50x24x8, scale & control room, waiting room, office/board room, basement, & safe

**SMALL WAREHOUSE:** 30x60x10, steel frame, concrete floors, west of Elevator

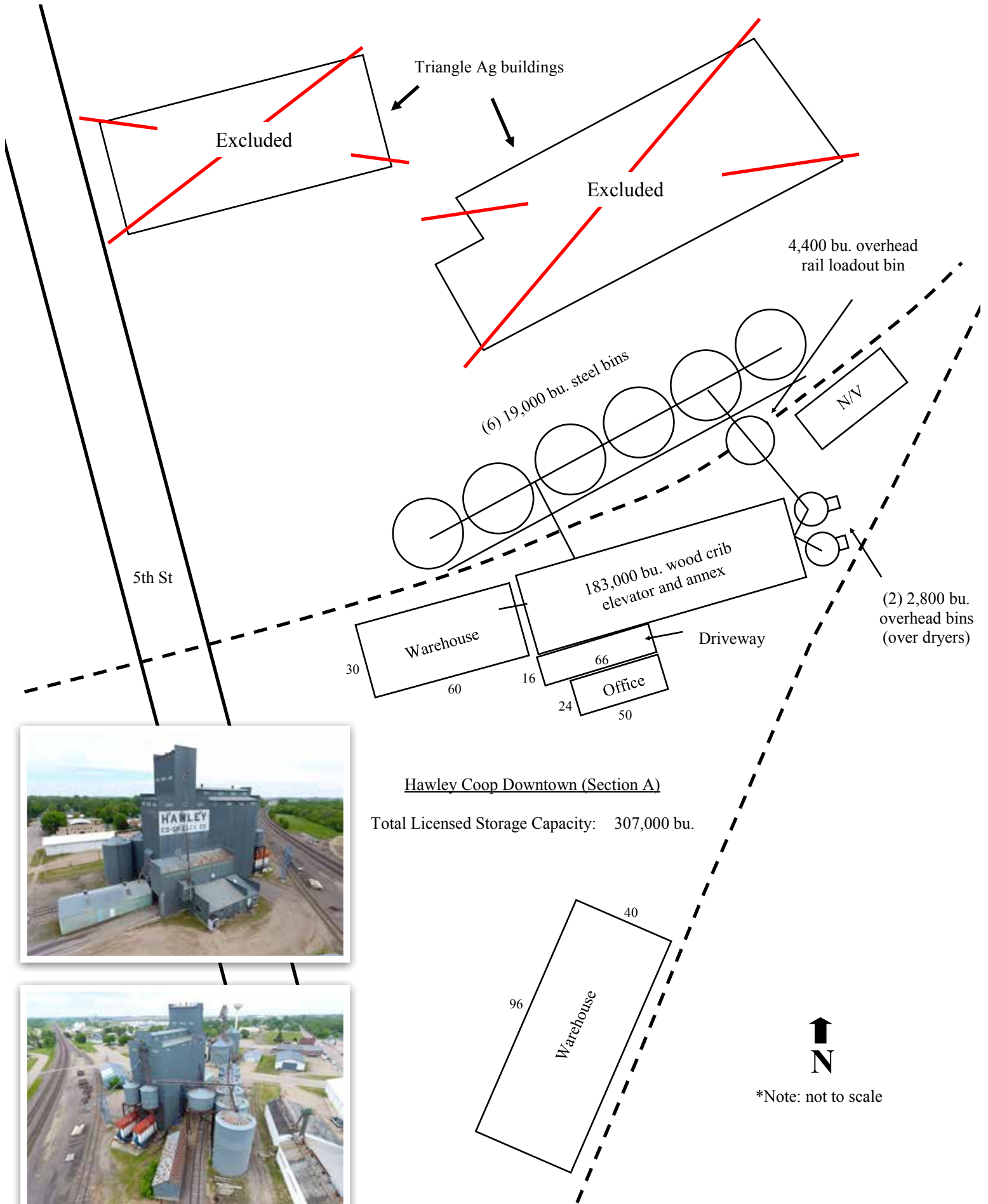
**POLE SHED:** Approx. 50x20, NE of Elevator

**CONSTRUCTION DATE:** 1964

**PID #:** Part of 56.065.0290







Hawley Coop Downtown (Section A)

Total Licensed Storage Capacity: 307,000 bu.



\*Note: not to scale

LORI J. JOHNSON  
 CLAY COUNTY AUDITOR-TREASURER  
 807 11TH STREET NORTH  
 P.O. BOX 280  
 MOORHEAD, MN 56561-0280  
 218-299-5011  
 www.claycountymn.gov



Bill#: 161480  
 Owner Name: HAWLEY COOP ELEVATOR CO

Property ID Number: 56.900.0721

Taxpayer: HAWLEY COOP ELEVATOR CO  
 PO BOX 9  
 HAWLEY MN 56549-0009



01012445



2019 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2018	2019
Step 1	Estimated Market Value:	34,200.00	34,200.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	34,200.00	34,200.00
	New Improvements/ Expired Exclusions:		
Property Classification:		NH Rur Vac Land	NH Rur Vac Land
Step 2	PROPOSED TAX		
		\$384.00	
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:	5/15/2019	188.00
	Second half taxes due:	10/15/2019	188.00
	Total Taxes Due in 2019:		376.00

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 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.

Property Description:

Acres: 20.03  
 PT OF SW1/4 LYING W OF BN R/W LESS  
 10.86 AC HAWLEY CITY 12-139-45  
 Section 12 Township 139 Range 045

Tax Detail for Your Property:

Taxes Payable Year:		2018	2019	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	376.64	402.20	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits	20.64	26.20	
	B. Other Credits	0.00	0.00	
	5. Property taxes after credits	356.00	376.00	
Property Tax by Jurisdiction	6. County Clay	163.24	166.74	
	7. City or Town CITY OF HAWLEY	131.09	136.23	
	8. State General Tax	0.00	0.00	
	9. School District SCHOOL DISTRICT 150			
		A. School District Other	24.88	26.07
		B. School District Voter Approved	30.96	39.30
	10. Special Taxing Districts			
		A. Special Taxing Districts	5.83	7.66
		B. TIF	0.00	0.00
		C.		
		D.		
	11. Non-school voter approved referenda levies	0.00	0.00	
	12. Total property tax before special assessments	356.00	376.00	
	13. Special assessments			
	Principal: 0.00	0.00	0.00	
	Interest: 0.00	0.00	0.00	
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	356.00	376.00	





**CLAY COUNTY**  
 LORI J. JOHNSON  
 CLAY COUNTY AUDITOR-TREASURER  
 807 11TH STREET NORTH  
 P.O. BOX 280  
 MOORHEAD, MN 56561-0280  
 218-299-5011  
 www.claycountymn.gov

Bill#: 178445  
 Owner Name: HAWLEY COOP ELEVATOR CO

Property ID Number: 56.177.0020

Taxpayer: HAWLEY COOP ELEVATOR CO  
 PO BOX 9  
 HAWLEY MN 56549-0009



2019 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2018	2019
Step 1	Estimated Market Value:	11,300.00	11,300.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	11,300.00	11,300.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
Step 2	PROPOSED TAX		
		\$222.00	
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:	5/15/2019	729.00
	Second half taxes due:	10/15/2019	729.00
	Total Taxes Due in 2019:		1,458.00

\$\$\$  
 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.

Property Description:

CITY OF HAWLEY  
 HAWLEY IND PARK 5TH ADD Lot 001 Block 002

Line 13 Special Assessment Detail:

HAWLEY IND PK 4 & 5 STREE 1,239.37

Principal: 978.37  
 Interest: 261.00

Tax Detail for Your Property:

Taxes Payable Year:		2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	204.63	218.63
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	0.00	0.00
B. Other Credits	0.00	0.00	
	5. Property taxes after credits	204.63	218.63
Property Tax by Jurisdiction	6. County Clay	81.69	82.95
	7. City or Town CITY OF HAWLEY	65.16	67.72
	8. State General Tax	0.00	0.00
	9. School District SCHOOL DISTRICT 150		
	A. School District Other	29.23	31.59
	B. School District Voter Approved	25.65	32.56
	10. Special Taxing Districts		
	A. Special Taxing Districts	2.90	3.81
	B. TIF	0.00	0.00
	C.		
D.			
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total property tax before special assessments	204.63	218.63
	13. Special assessments	Principal: 978.37      Interest: 261.00	1,239.37
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,458.00



Tract 1

Tract 1

**LORI J. JOHNSON**  
 CLAY COUNTY AUDITOR-TREASURER  
 807 11TH STREET NORTH  
 P.O. BOX 280  
 MOORHEAD, MN 56561-0280  
 218-299-5011  
 www.claycountymn.gov



Bill#: 178397  
 Owner Name: HAWLEY COOP ELEVATOR CO

Property ID Number: 56.176.0070

Taxpayer: HAWLEY COOP ELEVATOR CO  
 PO BOX 9  
 HAWLEY MN 56549-0009



01012533

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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.

Property Description:

CITY OF HAWLEY  
 HAWLEY IND PARK 4TH ADD Lot 004 Block 002

Line 13 Special Assessment Detail:

STREET YEOVIL ST IMPROVEMENTS	10,968.43
STREET STREET	4,733.60
STREET RODGERS ST W DITCH DRAINAGE	4,324.61
HAWLEY IND PK 4 & 5 STREE	3,718.11

Principal: 20,396.65  
 Interest: 3,348.10

2019 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2018	2019
Step 1	Estimated Market Value:	540,100.00	526,800.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	540,100.00	526,800.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
Step 2	PROPOSED TAX		
		\$16,002.00	
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:	5/15/2019	19,823.00
	Second half taxes due:	10/15/2019	19,823.00
	Total Taxes Due in 2019:		39,646.00

Tax Detail for Your Property:

Taxes Payable Year:		2018	2019	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	15,643.16	15,901.25	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits	0.00	0.00	
	B. Other Credits	0.00	0.00	
	5. Property taxes after credits	15,643.16	15,901.25	
Property Tax by Jurisdiction	6. County Clay	4,813.30	4,781.11	
	7. City or Town CITY OF HAWLEY	3,853.11	3,897.89	
	8. State General Tax	3,751.33	3,514.59	
	9. School District SCHOOL DISTRICT 150			
		A. School District Other	1,537.42	1,614.36
		B. School District Voter Approved	1,516.53	1,874.22
	10. Special Taxing Districts			
		A. Special Taxing Districts	171.47	219.08
		B. TIF	0.00	0.00
		C.		
		D.		
	11. Non-school voter approved referenda levies	0.00	0.00	
	12. Total property tax before special assessments	15,643.16	15,901.25	
	13. Special assessments	Principal: 20,396.65      Interest: 3,348.10	23,744.84	
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	39,388.00	39,646.00	



Tract 1



Tract 1



**LORI J. JOHNSON**  
 CLAY COUNTY AUDITOR-TREASURER  
 807 11TH STREET NORTH  
 P.O. BOX 280  
 MOORHEAD, MN 56561-0280  
 218-299-5011  
 www.claycountymn.gov



Bill#: 178751  
 Owner Name: HAWLEY COOP ELEVATOR CO

Property ID Number: 56.176.0040

Taxpayer: HAWLEY COOP ELEVATOR CO  
 PO BOX 9  
 HAWLEY MN 56549-0009



01013465

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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.

Property Description:

CITY OF HAWLEY  
 HAWLEY IND PARK 4TH ADD Lot 001 Block 002

Line 13 Special Assessment Detail:

STREET YEOVIL ST IMPROVEMENTS 1,864.63  
 HAWLEY IND PK 4 & 5 STREE 1,239.37

Principal: 2,566.31  
 Interest: 537.69

2019 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2018	2019
Step 1	Estimated Market Value:	20,800.00	20,800.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	20,800.00	20,800.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
PROPOSED TAX			
Step 2		\$408.00	
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:	5/15/2019	1,753.00
	Second half taxes due:	10/15/2019	1,753.00
	Total Taxes Due in 2019:		3,506.00

Tax Detail for Your Property:

Taxes Payable Year:		2018	2019	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	376.00	402.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits B. Other Credits	0.00 0.00	0.00 0.00	
5. Property taxes after credits		376.00	402.00	
Property Tax by Jurisdiction	6. County Clay	150.26	152.92	
	7. City or Town CITY OF HAWLEY	119.60	124.27	
	8. State General Tax	0.00	0.00	
	9. School District SCHOOL DISTRICT 150	A. School District Other	53.75	58.07
		B. School District Voter Approved	47.07	59.75
	10. Special Taxing Districts	A. Special Taxing Districts	5.32	6.99
		B. TIF	0.00	0.00
		C.		
		D.		
	11. Non-school voter approved referenda levies		0.00	0.00
	12. Total property tax before special assessments		376.00	402.00
13. Special assessments Principal: 2,566.31 Interest: 537.69		3,104.00	3,104.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,480.00	3,506.00	





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 P.O. BOX 280  
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 218-299-5011  
 www.claycountymn.gov



Bill#: 178594  
 Owner Name: HAWLEY COOP ELEVATOR CO

Property ID Number: 56.176.0060

Taxpayer: HAWLEY COOP ELEVATOR CO  
 PO BOX 9  
 HAWLEY MN 56549-0009



01013466



2019 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2018	2019
Step 1	Estimated Market Value:	22,900.00	22,900.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	22,900.00	22,900.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
Step 2	PROPOSED TAX		
		\$450.00	
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:	5/15/2019	221.00
	Second half taxes due:	10/15/2019	221.00
	Total Taxes Due in 2019:		442.00

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 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.

Property Description:

CITY OF HAWLEY  
 HAWLEY IND PARK 4TH ADD Lot 003 Block 002

Tax Detail for Your Property:			
Taxes Payable Year:		2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	414.00	442.00
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	0.00	0.00
B. Other Credits	0.00	0.00	
	5. Property taxes after credits	414.00	442.00
Property Tax by Jurisdiction	6. County Clay	165.17	167.43
	7. City or Town CITY OF HAWLEY	131.86	137.02
	8. State General Tax	0.00	0.00
	9. School District SCHOOL DISTRICT 150		
	A. School District Other	59.20	63.97
	B. School District Voter Approved	51.90	65.88
	10. Special Taxing Districts		
	A. Special Taxing Districts	5.87	7.70
	B. TIF	0.00	0.00
	C.		
	D.		
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total property tax before special assessments	414.00	442.00
	13. Special assessments		
	Principal: 0.00	0.00	0.00
	Interest: 0.00	0.00	0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	414.00	442.00





**LORI J. JOHNSON**  
 CLAY COUNTY AUDITOR-TREASURER  
 807 11TH STREET NORTH  
 P.O. BOX 280  
 MOORHEAD, MN 56561-0280  
 218-299-5011  
 www.claycountymn.gov



Bill#: 175257  
 Owner Name: HAWLEY COOP ELEVATOR CO

Property ID Number: 56.065.0290

Taxpayer: HAWLEY COOP ELEVATOR CO  
 PO BOX 9  
 HAWLEY MN 56549-0009



01012499



2019 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2018	2019
Step 1	Estimated Market Value:	247,800.00	247,800.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	247,800.00	247,800.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
Step 2	PROPOSED TAX		
		\$6,562.00	
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:	5/15/2019	3,492.00
	Second half taxes due:	10/15/2019	3,492.00
	Total Taxes Due in 2019:		6,984.00

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 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.

Property Description:

& S'LY PT OF LOT 1 BLK 4  
 BURLINGTON PARK Lot 006 Block 003

Line 13 Special Assessment Detail:

SEWER S-560740 476.49

Principal: 403.49  
 Interest: 73.00

Tax Detail for Your Property:

Taxes Payable Year:		2018	2019	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	6,195.51	6,507.51	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits	0.00	0.00	
	B. Other Credits	0.00	0.00	
	5. Property taxes after credits	6,195.51	6,507.51	
Property Tax by Jurisdiction	6. County Clay	2,014.14	2,055.63	
	7. City or Town CITY OF HAWLEY	1,612.23	1,675.31	
	8. State General Tax	1,186.99	1,147.78	
	9. School District SCHOOL DISTRICT 150			
		A. School District Other	675.85	729.09
		B. School District Voter Approved	634.55	805.54
	10. Special Taxing Districts			
		A. Special Taxing Districts	71.75	94.16
		B. TIF	0.00	0.00
		C.		
	D.			
	11. Non-school voter approved referenda levies	0.00	0.00	
	12. Total property tax before special assessments	6,195.51	6,507.51	
	13. Special assessments	Principal: 403.49      Interest: 73.00	476.49	
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	6,672.00	6,984.00	





**The following documents are available for download at [SteffesGroup.com](http://SteffesGroup.com) or upon request.**

1. Minnesota Department of Agriculture Warehouse Diagrams
2. Minnesota Department of Agriculture Bin Capacity Charts
3. Additional Financials (upon request only)
4. Short-term Lease (auction date - real estate closing)









Tract 2



Tract 2



Tract 2



Tract 2



Tract 3



Tract 3



Tract 3



Tract 3





Date: \_\_\_\_\_

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

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

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

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

Earnest money hereinafter received for..... \$ \_\_\_\_\_

Balance to be paid as follows..... In Cash at Closing..... \$ \_\_\_\_\_

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

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real state taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrants taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

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

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

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

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

10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.

11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.

12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Real Estate Auction

OPENS: Tuesday, August 27

CLOSES: Tue. September 3 | 12PM 2019

**3 Bin Sites**  
on **42.77±**  
acres



Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078

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