



buyer's PROSPECTUS

FRIDAY, AUGUST 23 | 10AM 2019



31±
acres
One Tract

MEEKER COUNTY, MN

TILLABLE LAND AUCTION

AUCTION LOCATION: From Grove City, MN, 2 miles south on MN Hwy 4, .5 miles west on 260th St.
52968 260th St, Grove City, MN 56243

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

SteffesGroup.com

Contact Steffes Group, 320.693.9371, Randy Kath 701.429.8894 or Shelly Weinzetl 763.300.5055

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.
Ashley Huhn MN47-002, Shelly Weinzetl MN47-017, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Steffes MN14-51

TERMS & CONDITIONS.

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

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

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

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



TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Monday, September 23, 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 **Monday, September 23, 2019**. Closing will take place at a closing company mutually agreeable to both Buyer and Seller.

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

LAND LOCATED: From Grove City, MN, 2 miles south on MN Hwy 4, .5 miles west on 260th St. 260th St, Grove City, MN 56243

AUCTIONEER'S NOTE: 31± acres of prime tillable land with a weighted soil average of over 85. This 31± acres has been surveyed off from the original building site.

Meeker County – 31.82 ± Acres

- Land to be accessed via a recorded driveway easement.
- Acton Township
- **PID #:** 01-0100000 (New Legal & P.I.D. # to be assigned to remove building site)
- **Description:** Sect-09 Twp-119 Range-32
- **2018 Taxes:** \$1,464 (For entire 43.56 acres)



Area Symbol: MN093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L337B	Wadenill-Sunburg complex, 2 to 6 percent slopes	11.16	35.1%	[Blue]	Ile	88
L356C2	Sunburg-Wadenill complex, 6 to 12 percent slopes, moderately eroded	8.48	26.6%	[Orange]	IIIle	77
L322A	Uniongrove loam, 0 to 2 percent slopes	5.84	18.4%	[Green]	IIw	94
L336A	Arctander, overwash-Arctander complex, 1 to 4 percent slopes	4.35	13.7%	[Blue]	IIw	88
L354A	Grovecity loam, 1 to 3 percent slopes	1.87	5.9%	[Green]	Iw	100
L347A	Klossner and Lundlake soils, 0 to 1 percent slopes, ponded	0.12	0.4%	[Red]	VIIIw	5
Weighted Average						86.6

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



Tillable Land Auction - Tax Statements

Meeker County, MN

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



2019 PROPERTY TAX STATEMENT

PRCL# 01-0100000 RCPT# 102
TC 2.371 2.432

ACTON TWP.

Property ID Number: 01-0100000
Property Description: SECT-09 TWP-119 RANG-32
PT E 1/2 SW 1/4 & NW 1/4 SE 1/4 BEG
SE COR E 1/2 SW 1/4 TH NW194.06'
52968 260 ST

TODD K VOIGT 15649-T
52968 260TH ST
GROVE CITY MN 56243 ACRES 43.56

		Values and Classification	
		2018	2019
Step 1	Estimated Market Value:	427,400	435,400
	Homestead Exclusion:	27,988	27,673
	Taxable Market Value:	399,412	407,727
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2018			
Step 2	Proposed Tax		1,282.00
* Does Not Include Special Assessments Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		732.00
	Second half Taxes:		732.00
	Total Taxes Due in 2019		1,464.00

**\$\$\$
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
<input type="checkbox"/>		823.77
	729.93	
3. Property taxes before credits	1,784.55	2,015.22
4. A. Agricultural and rural land tax credits	490.00	490.00
B. Other credits to reduce your property tax	8.55	61.22
5. Property taxes after credits	1,286.00	1,464.00
6. County	784.72	842.73
7. City or Town	145.14	156.03
8. State General Tax	.00	.00
9. School District: 2396		
A. Voter approved levies	102.16	202.62
B. Other local levies	250.73	259.09
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	3.25	3.53
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,286.00	1,464.00
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,286.00	1,464.00

Property Tax and Credits

Property Tax by Jurisdiction

Special Assessments on Your Property

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS





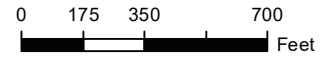
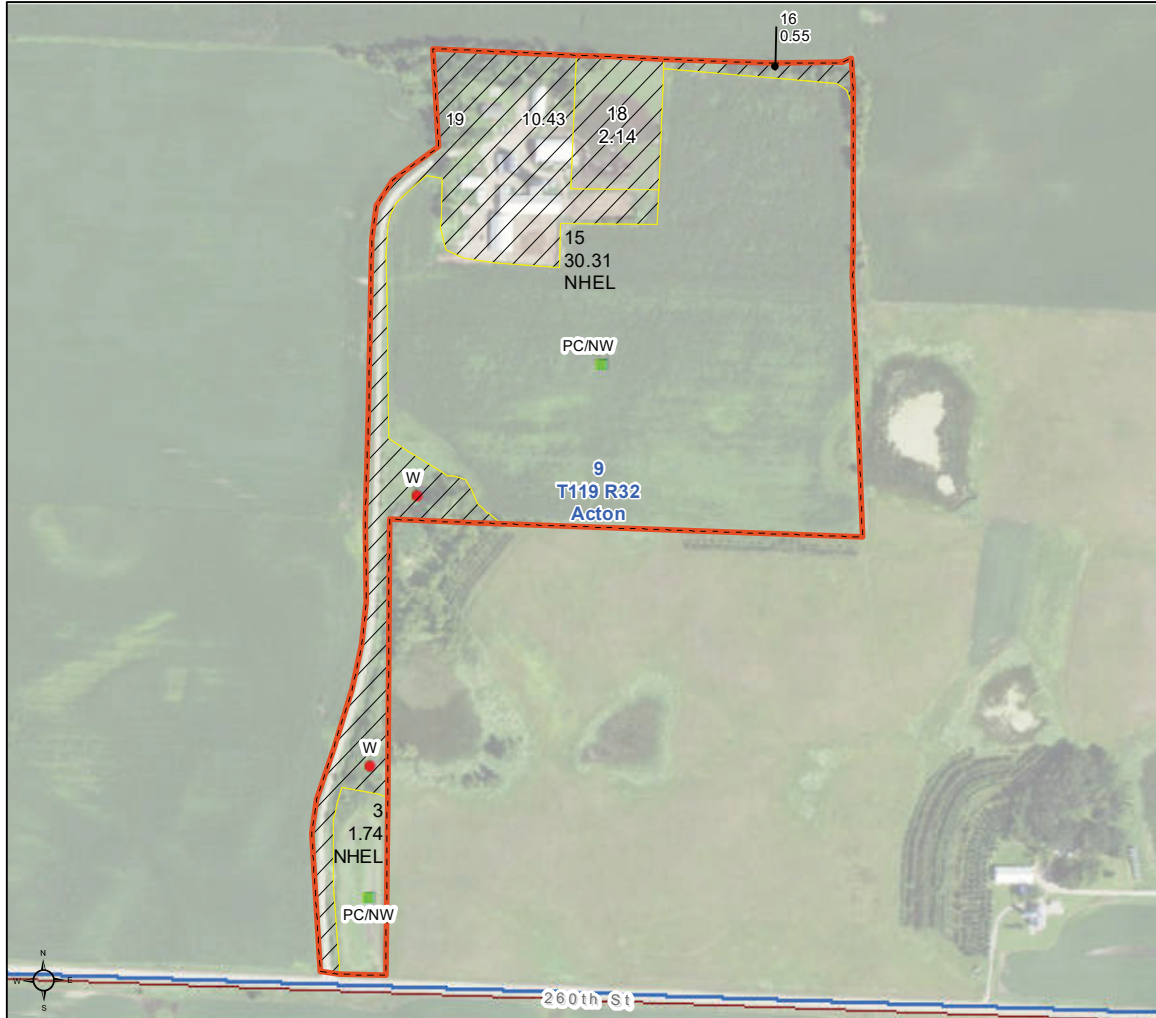
Meeker County, Minnesota

Farm 8480

Tract 10168

2019 Program Year

Map Created May 10, 2019



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 32.05 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP imagery.



FARM: 8480

Minnesota
Meeker
Report ID: FSA-156EZ

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

Prepared: 6/12/19 4:17 PM
Crop Year: 2019
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: VOIGT, TODD KENNETH
Farm Identifier: F2089 into 8480,8481
Recon Number: 2008 27093 122

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
45.17	32.05	32.05	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	32.05	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	18.4		137	0.0
Total Base Acres:	18.4			

Tract Number: 10168 Description PTE2E2SW4/NW4SE4/9/ACTON

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
45.17	32.05	32.05	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	32.05	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	18.4		137	0.0
Total Base Acres:	18.4			

Owners: VOIGT, TODD KENNETH

Other Producers: None

DAIRY FARM RETIREMENT

LOCATION: From Grove City, MN, 2 miles south on MN Hwy 4, .5 miles west on 260th St. 52968 260th St., Grove City, MN 56243

AUCTION

FRIDAY, AUGUST 23 | 10:30AM 2019

REAL ESTATE SELLING AT 10 AM / EQUIPMENT SELLING AT 10:30 AM WITH ONLINE BIDDING ON MAJOR EQUIPMENT AT 11AM.



TRACTORS

1993 John Deere 7800 MFWD, CAH, powershift, 3 hyd., 3 pt., 540/1000 PTO, (14) front weights, 14.9-30 front tires, 18.4-42 rear tires w/hub duals, 7,400 hrs.
1979 John Deere 4440 2WD, CAH, powershift, 3 hyd. (2 converted to Pioneer), 3 pt., 540/1000 PTO, 18.4-38 tires, 11,972 hrs.

SKID STEER LOADER & ATTACHMENTS

Bobcat S185 skid steer loader
John Deere Work Site Pro manure pusher, 72", bolt-on edge, back drag attachment, skid steer loader mount
Spanier snow bucket, 84", high back, skid steer loader mount
Feed pusher, rubber edge, skid steer loader mount
Round or square bale fork, 4-prong, skid steer loader mount
Manure pusher, rubber tire, skid steer loader mount
Bale spear, 3 pt.

FORAGE PROCESSING & HANDLING EQUIPMENT

2008 Penta 4120HD single axle vertical TMR, 540 PTO, Digi-Star EZ-2000 scale, right hand 4' fold down apron discharge, 34" chain, stainless steel pan, 19-45.00-17 tires
2002 John Deere 3975 pull-type forage harvester, 1000 PTO, hyd. tongue, electric spout, spout extension, kernel processor, equal angle hitch, hitch pin release, in-cab controls, axle extension, 31-13.5-15 tires, new cutter bar & bearings

FORAGE PROCESSING & HANDLING EQUIPMENT

1985 John Deere 3790 pull-type tandem axle forage harvester, 1000 PTO, electric spout, in-cab controls, 11L-16 tires
John Deere hay head, 7', gauge wheels, green
John Deere corn head, 3x30" Hanson silo unloader parts to include winch & power cord
Case-IH 600 forage blower, 540 PTO, side angle
Gehl 970 forage box, 16', 540 PTO, Gehl tandem axle running gear, 12.5-15 tires
Gehl 970 forage box, 16', 540 PTO, Gehl tandem axle running gear
Gehl 970 forage box, 16', Gehl tandem axle running gear
(2) Hanson silo unloader, 20', ring drive, electric winch & motor
(3) Pencil augers
J-Star paddle chain conveyor, 22'x9', electric motor

MANURE EQUIPMENT

2016 Kuhn Knight Slinger SLC132 tandem axle manure spreader, 1000 PTO, V-bottom, hyd. diverter, 425/65R22.5 tires
Houle liquid manure agitator/loadout pump, 32'x6", 19" prop, 540 PTO, hyd. lift & spout, tandem axle, adjustable axles
Liquid manure loadout pipe, 25'x6", on transport
Manure hose, 6"

MILKING EQUIPMENT

2010 Mueller bulk tank, 1,350 gal., auto wash, compressor
Surge Double 4 Herringbone parlor, manual gate, stainless steel front & back

MILKING EQUIPMENT

Sutor Built vacuum pump, variable spd.
(2) Surge vacuum regulators
Transfer pump, 3", low line, stainless steel
Surge Pacemaker milk receiver panel
Surge Electro brain pipeline wash, automatic
Wash sink
(8) AIC Analyst Freedom milk detachers
(8) Surge Classic 300 milker claws
(2) Kow kant kick
(2) Fresh cow bucket, 80 lb., poly
Fresh cow bucket, 40 lb., stainless steel

FENCING EQUIPMENT & SUPPLIES

Slant bar feed through hanging gate, 8'
(9) Head lock sections, 10', 5-hole, 7-1/2" opening
Cattle panels
(9) Head locks, 10', 5-hole
(3) Fencers, electric
(2) Spanier feed through gates, 10', single headlock
(2) Calf headlocks, 10', 8' hole
Spanier slant bar feed panel, 6'

LIVESTOCK WATERES & FEEDERS

Single axle feeder wagon, 24', tricycle front
(5) Ritchie livestock waterers, double sided, heated, stainless steel pan, poly
Ritchie Omni 500 livestock waterer, double sided, poly
Ritchie Watermaster livestock waterer, 3x2' pan, heated, poly

LIVESTOCK WATERES & FEEDERS

Mirafount Lil-Spring 3100 live-stock waterer, double sided, poly
Ritchie livestock waterer, double sided, heated, steel
Stock tanks, poly
Stock tanks, galvanized
Round bale feeder, skirted
Spanier bale feeder, 6'x6, round/square bales, skirted
(10) Concrete H-bunks, 8'x5'x12"
Feed cart, poly
Feed cart, steel

OTHER LIVESTOCK EQUIPMENT

Real Tuff cattle hoof trimming/treatment chute, self-locking head gate, belly band, front & rear leg restraints, swing up sides, rubber matted floor
Hoof trimming table, hyd. tilt, head gate, self-contained hyd. reservoir, 110v, belly bands, head table, on transport
Millennium 2000 XC-20 semen tank
Portable calf nursery, 8'x12', 4-stall
(4) Portable calf nursery, 8'x15.5', 5-stall
Polydome calf dome, square, poly
Stomach pump, stainless steel
Bray cattle breeding rotating calendar, extra magnets
(67) Free stall loops w/neck rail & mounting sleeves
(5) Basket fans
Dehorning tools
Nylon halters
(2) Chore Time barn fans, 42"
Loyal tunnel fans, 24", poly shroud
Cattle brushes
Barn fan, 36", wall mount
Calf jackets

OTHER LIVESTOCK EQUIPMENT

Cattle clippers
A.I. breeding kit
Down cow sling
(2) Foot baths, poly
Muck tubs, poly

BULK BINS

Polydome bulk bin, 4 ton, poly, on skids
Polydome bulk bin, 4 ton w/auger, poly, on skids
Bulk bin, 14 ton, 17'x4" auger, electric motor
Bulk bin, 12 ton, steel
Dealer Livestock Systems bulk bin, 4 ton, w/boot & slide on skids
Bulk bin, 4 ton, steel

RAKE & ELEVATOR

Sitrex v-rake, 8-wheel, hyd. lift & fold
Owatonna 300 small sq. bale elevator, 48', diverter pan

TILLAGE EQUIPMENT

John Deere 960 field cultivator, 21-1/2', 7" knock-on sweeps, 3 pt., wing fold, gauge wheels on wings, 3-bar harrow
White 598 plow, 5 bottom, semi-mount, variable width
White disc, 16', rigid
White 378 row crop cultivator, 6x30", 3 pt., danish tines

PLANTER

John Deere 7000 planter, 6x30", dry fertilizer

GRAVITY & FLARE WAGON

Ez-Flow gravity box, 250 bu., on Minnesota 8 ton running gear
Walsh flare wagon, galvanized, on electric running gear

FARM SUPPORT ITEMS

John Deere 65 blade, 8', 3 pt., bolt-on cutting edge, manual turn
Pull-type sickle mower, 7', 540 PTO, pitmanless
2013 Fam King 1080 snowblower, 2 stage, 3 pt., 1000 PTO, twin auger, hyd. spout
Gehl tandem axle running gear, 12.5-15 tires
Hyd. cylinder
John Deere quick hitch
Badger tandem axle running gear

SHOP EQUIPMENT

Lincoln stick welder
Knipco heater, dual fuel
Century stick welder
Millermatic Mig 100 welder, wire feed

TIRES

(2) 19.0-45-17 tires on rims, fits Penta TMR
18.4-38 band duals, w/hardware
10-16.5 tires on skid steer loader rim
Misc. spare implement tires

MISC. ITEMS

Garden hoses
Double sink, stainless steel
Cream cans
5 gal. pails
Electric motors
Snow sled
Cable, steel

SteffesGroup.com

Steffes Group, Inc. | 24400 MN Hwy 22 S, Litchfield, MN 55355 | 320.693.9371

VOIGT DAIRY FARM

For information contact Todd 320.293.0116

or Randy Kath at Steffes Group,
320.693.9371 or 701.429.8894



TERMS: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.

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



Tillable Land Auction

FRIDAY, AUGUST 23 | 10AM 2019



31±
acres
One Tract

MEEKER COUNTY, MN



24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com | 320.693.9371