



buyer's PROSPECTUS

timed online auction

OPENS: MONDAY, JULY 29 / CLOSES: TUESDAY, AUGUST 6 | 3PM 2019

INSPECTION DATES: Wednesday, July 17 6-7PM, Thursday, July 25 6-7PM or by appointment



**Exclusive
Property Video**
SteffesGroup.com

11_±
acres
offered in 2 tracts

MCLEOD COUNTY • HUTCHINSON, MN

Horse Farm and Acreage Building Site

LOCATION: 24777 Tagus Ave, Hutchinson, MN 55350
From Hutchinson, MN, 1.2 miles north on School Rd NW, 5 miles west on N High Drive NW (turns into Tagus Ave); or From Darwin, MN, 9 miles south on CSAH 14 (turns into Tagus Ave).

24400 MN Hwy 22 S, Litchfield, MN 55355
SteffesGroup.com
Ashley Huhn MN47-002, Shelly Weinzetl MN47-017,
Eric Gabrielson MN47-006, Randy Kath MN47-007,
Scott Steffes MN14-51

Contact **320.693.9371**
Shelly Weinzetl 763.300.5055
Eric Gabrielson 701.238.2570

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.

TERMS & CONDITIONS.

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

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins at Monday, July 29, and will end at 3PM Tuesday, August 6, 2019.

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

- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355
- If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Friday, September 6, 2019.**
- Closing will take place at a

professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date-date abstract(s) or owner's policy at their expense and will convey property by Warranty Deed.

- **Taxes to be prorated.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

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

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- The minimum bid raise will be \$1,000.00

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

- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION**

- **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold

AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

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.

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.**

CATALOG ORDER

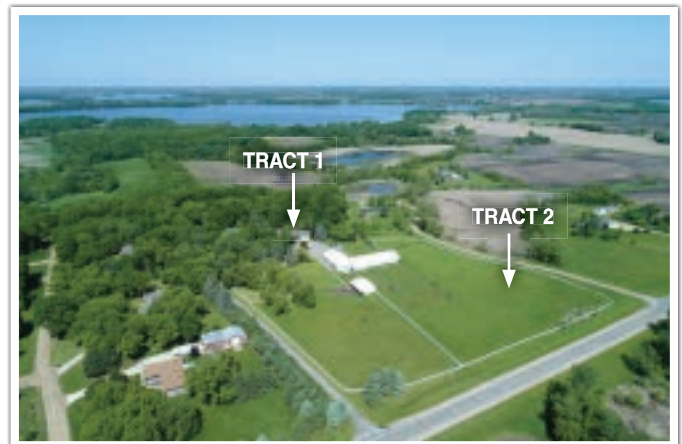
EXTENDED	<p>#1 Cavalier County, ND Land Auction - 153.24± Acres Description: NW ¼ Section 5-163-57 Deeded Acres: 153.24+/- Cropland Acres: 124+/- Wooded Acres: 26+/- Soil Productivity Index: 75 Taxes ('15): \$978.47  00:04:00 US \$125,000.00 (2 bids)</p>	
	<p>#2 Cavalier County, ND Land Auction - 150.44± Acres Description: NE ¼ Section 5-163-57 Deeded Acres: 150.44+/- Cropland Acres: 110+/- Wooded Acres: 40+/- Soil Productivity Index: 82 Taxes ('15): \$959.68  00:04:00 US \$100,000.00 (1 bids)</p>	
	<p>#3 Cavalier County, ND Land Auction - 120± Acres Description: W ½ SW ¼ & NE ¼ SW ¼ Section 9-163-57 Deeded Acres: 120+/- Cropland Acres: 103+/- Soil Productivity Index: 80 Taxes ('15): \$957.62  00:04:00 US \$115,000.00 (5 bids)</p>	

Timed Online Auction

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!

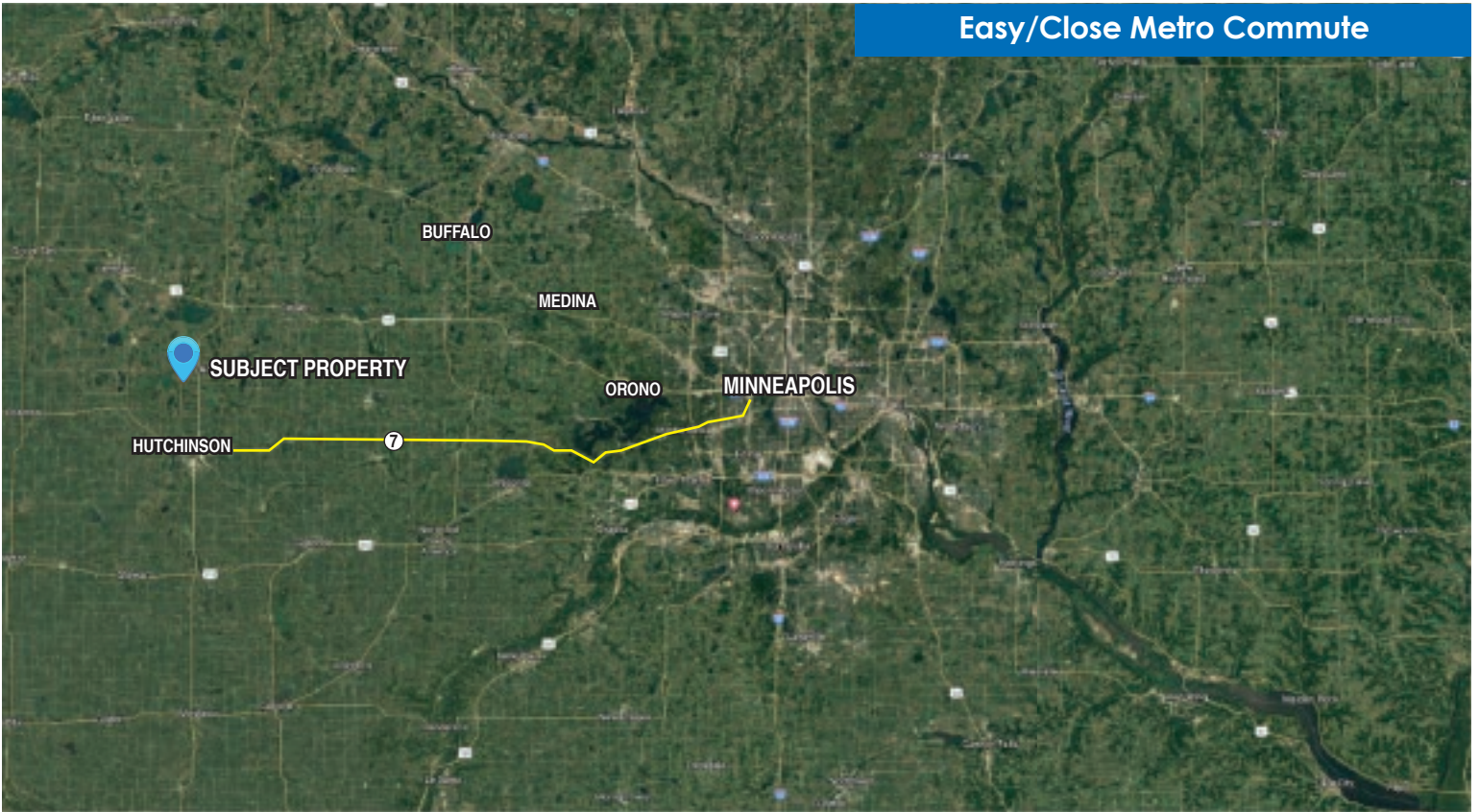


Lots with this symbol are linked together throughout the entire auction and will close together.



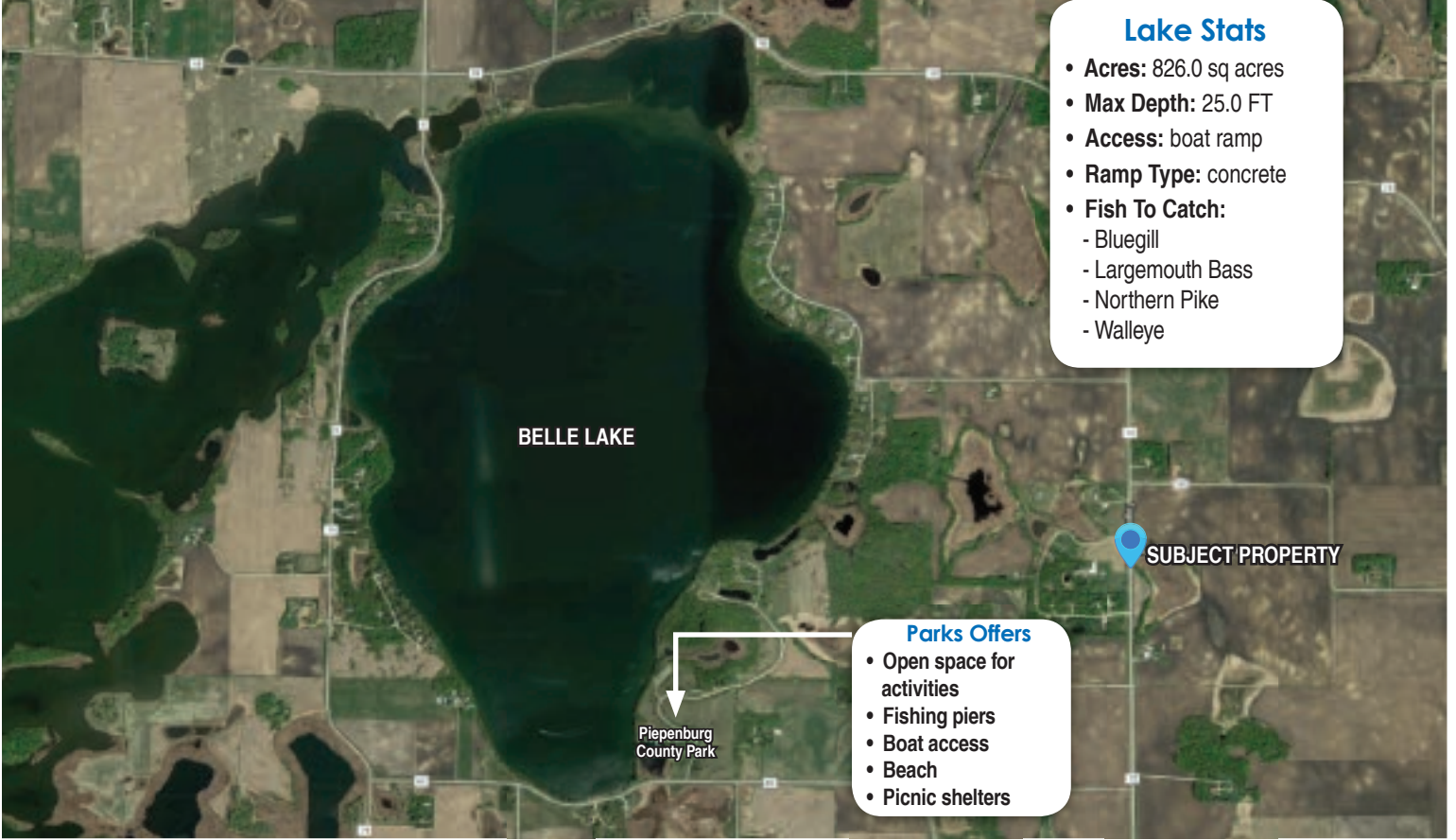
AUCTIONEER'S NOTE: After years of enjoying the country life Nina and Denny have decided to downsize and move to town. Equestrian property nestled on a gorgeous private setting with mature trees. Only 40 miles west of the metro area! Bring the horses! Horse facility featuring 11 quality-built box stalls, tack room, heated riders lounge, 50' x 100' lighted indoor riding arena, insulated shop, hay/feed room, wash bay and office area. Additional pole building for hay storage and run in shelter along with lush pastures, maintenance free vinyl fencing, and automatic waterer make this every horse lovers dream property! Property feature a 4200+ finished sq foot home. 4 bedrooms / 3 bathrooms, sun room with tongue and groove vaulted ceilings, hardwood floors, main floor laundry and spacious 24' x 24' owners suite with heated floor, vaulted ceiling, master bath, walk in closet and patio doors leading to a private deck. Extra deep 23' x 40' attached garage. Truly a one of a kind setting with tons of wildlife, pond, garden areas, gazebo and fruit trees.





Easy/Close Metro Commute

Near Belle Lake



Lake Stats

- **Acres:** 826.0 sq acres
- **Max Depth:** 25.0 FT
- **Access:** boat ramp
- **Ramp Type:** concrete
- **Fish To Catch:**
 - Bluegill
 - Largemouth Bass
 - Northern Pike
 - Walleye

Parks Offers

- Open space for activities
- Fishing piers
- Boat access
- Beach
- Picnic shelters

P.I.D. #: R 01.050.0140 / Acoma Township / Woodcrest Acres Addition / Lot-009 Block-002
2019 Taxes: \$5,522 / School District: Hutchinson #423



House Features

- 4,200+ Finished sq ft
- Tons of storage – approximately 1,500 unfinished
- 4 Bedrooms
- 3 Bathrooms
- Main floor laundry
- Attached Garage 23' x 40'
- Covered front porch
- Large deck
- 3 Season porch
- Hardwood floors
- Custom cabinets
- Appliances included
- Back patio
- Marble counter tops
- Center island
- Newer windows
- Gas fireplace
- Tile floors
- Vinyl siding

Room Sizes

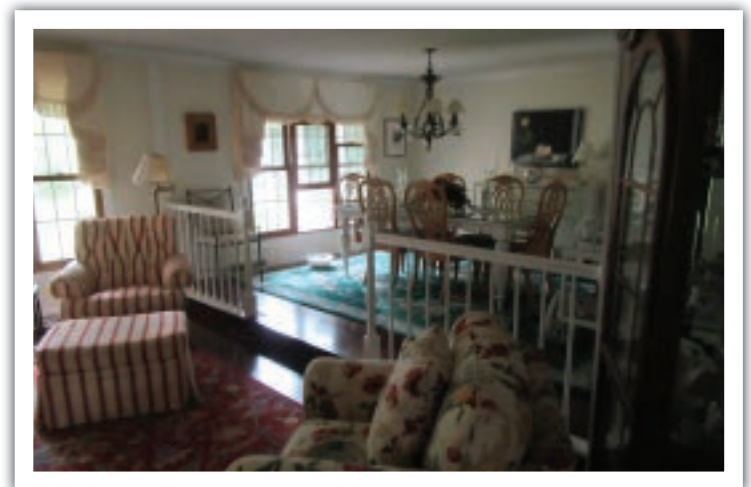
- Kitchen 24' x 13'
- Dining room 15' x 12'
- Living Room 18' x 12'
- Family Room 15' x 18'
- Vaulted Sun Room 20' x 14'
- Rec Room 42' x 16'
- Amazing Master Suite 24' x 24'
 - o Soaking tub
 - o Double vanity Carrera marble sinks
 - o Separate tile shower
 - o Heated floors
 - o Vaulted ceiling
 - o Large walk in closet
 - o Patio doors to private deck
- Bedroom (2) 10' x 11'
- Bedroom (3) 12' x 13'
- Bedroom (4) 12' x 11'
- Office 18' x 11'
- Craft Room 10' x 11'

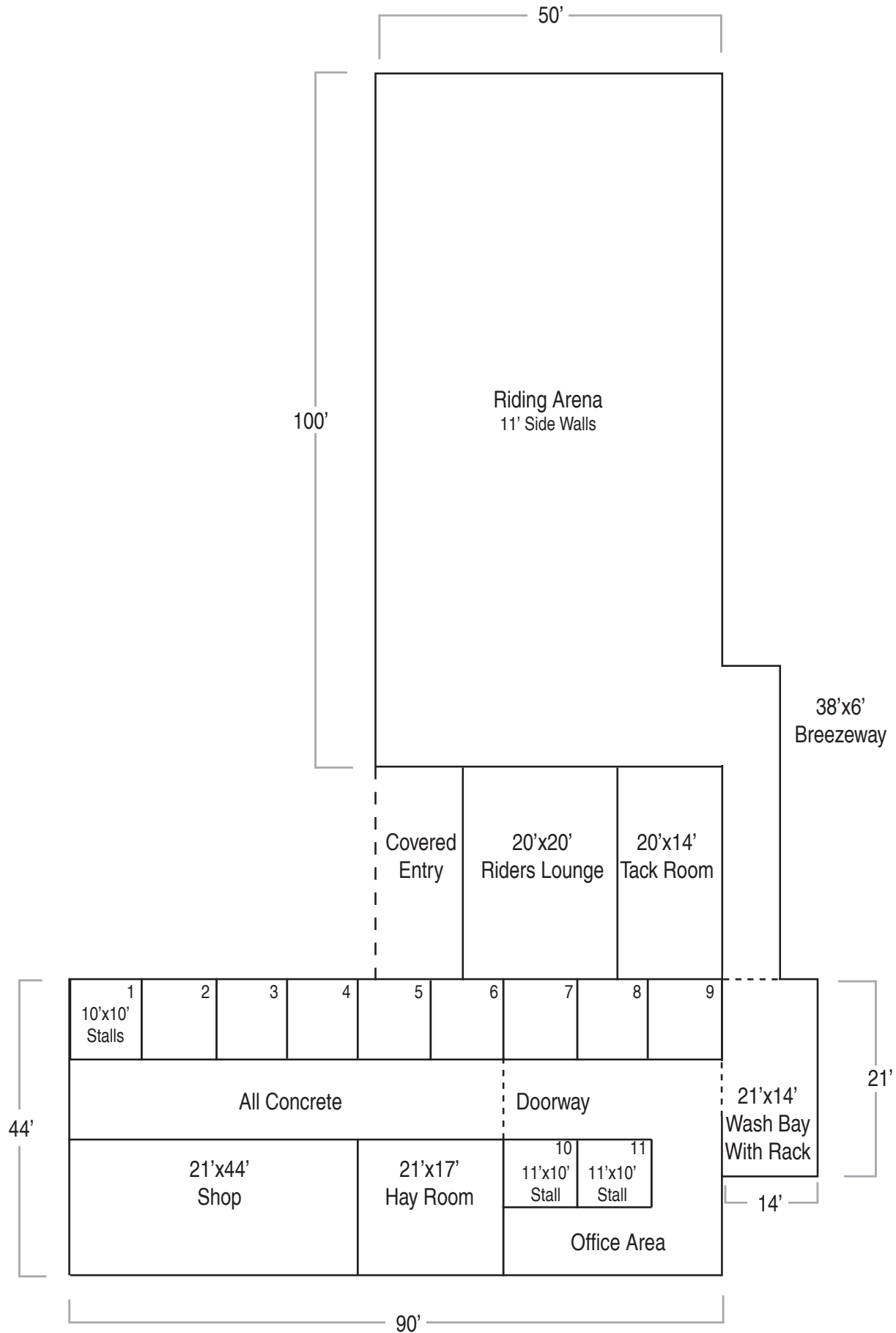
Outbuildings

- Heated Horse Barn 44' x 90'
 - o (11) Quality built box stalls
 - o Wash bay / water softener
 - o Hay storage room
 - o Tack room
 - o Insulated shop
 - o Office area
- Indoor Riding Arena 50' x 100'
- Tack Room 20' x 14'
- Spectator / Riders Lounge 20' x 20'
- Run-in Shelter 50' x 30'
 - o Hay storage

Property Features

- Maintenance free fencing
- Livestock waterer
- Tar driveway
- Gazebo
- Wildlife pond
- Fruit Trees
- Private and secluded setting
- Mature trees
- Swing set
- Fenced back yard for children / dogs
- Private well
- Septic







Deck



Gazebo



Fenced in Yard



Extensive Landscaping



Children's Playset



Private Setting



Nature Lover's Dream



Mature Trees



Front of House



Kitchen



Family Room



Formal Dining Room



Sun Room



Back of House



Rec Room



Spacious Entry

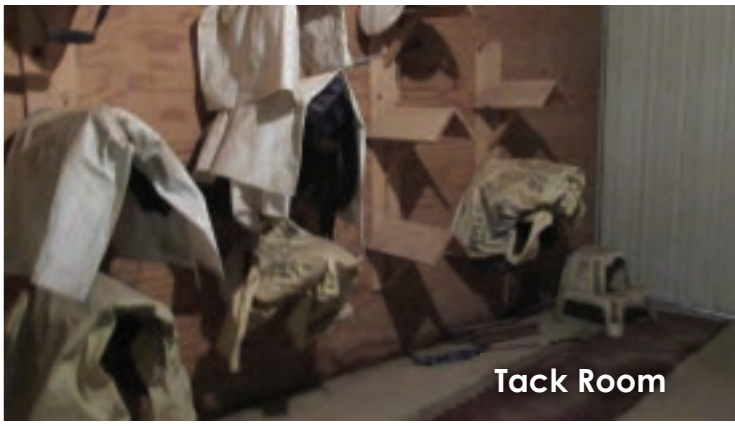




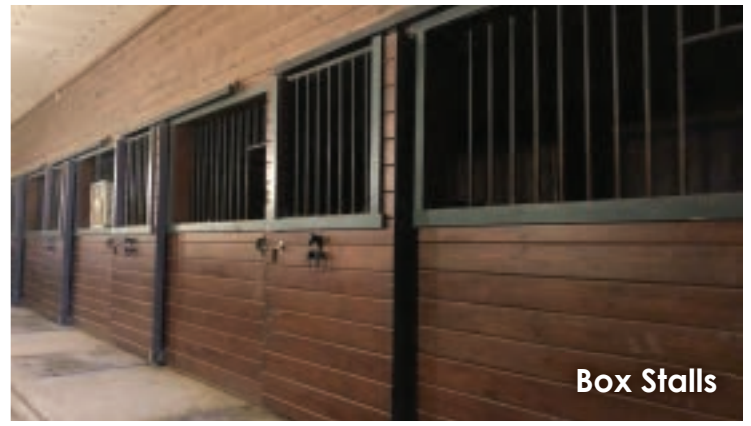
Heated Barn



Hay Storage / Run In Shelter



Tack Room



Box Stalls



Wash Bay



Lush Pastures



Riding Arena



Spectator / Riders Lounge



CONNIE M. KURTZWEG
 MCLEOD COUNTY AUDITOR-TREASURER
 2301 HENNEPIN AVENUE NORTH
 GLENDOLE, MN 55336
 326-864-1235
 www.co.mn.mc.us

Taxpayer: R 01.050.0140

NINA J RUTLEDGE
 24777 TAGUS AVE
 HUTCHINSON MN 55350
 22386

WOODCREST ACRES ADD Lot-009 Block-002 9.06 AC
 (CSAH #12 - .60 AC)
 24777 TAGUS AVE HUTCHINSON MN

2019 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2018 RES HMSTD	2019 RES HMSTD
1	Estimated Market Value	428,900	469,200
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	428,900	469,200
	New Improvements Expired Exclusions		
<i>Sent in March 2018</i>			
2	Proposed Tax	5,584.00	
	<i>Sent in November 2018</i>		
3	PROPERTY TAX STATEMENT		
	First-half Taxes	2,761.00	
	Second-half Taxes	2,761.00	
	Total Taxes due in 2019	5,522.00	

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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.

Taxes Payable Year:	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		5,522.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	5,084.00	
Property Tax and Credits		
3. Property taxes before credits	5,084.00	5,522.00
4. A. Agricultural and rural land credits		
B. Other credits to reduce your property tax		
5. Property taxes after credits	5,084.00	5,522.00
Property Tax by Jurisdiction		
6. County	2,451.12	2,762.78
7. City or Town TOWN OF ACOMA	636.57	665.18
8. State General Tax 0423		
9. School District	A. Voter Approved Levies B. Other Local Levies	1,102.57
	1,101.76 885.89 8.66	981.95 9.52
10. Special Taxing Districts COUNTY WIDE		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,084.00	5,522.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		
	5,084.00	5,522.00



Acres 2.80 / Woodcrest Acres Addition / P.I.D R-01.050.0120 / Taxes \$598.00





CONNIE M. KURTZWEG
 MCLEOD COUNTY AUDITOR-TREASURER
 2391 HENNEPIN AVENUE NORTH
 GLENCOE, MN 55336
 320-864-1235
 www.co.mn.mn

Taxpayer: R 01.050.0120

NINA J RUTLEDGE REV LIV TR
 24777 TAGUS AVE
 HUTCHINSON MN 55350
 22833
 WOODCREST ACRES ADD Block-002 2.80 AC 2.80 AC
 E 70' OF LOT 7 & LOT 8

2019 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2018 RES HMSTD	2019 RES NH 4B
1	Estimated Market Value	38,200	42,100
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	38,200	42,100
	New Improvements Expired Exclusions		
<i>Sent in March 2018</i>			
2	Proposed Tax	604.00	
	<i>Sent in November 2018</i>		
3	PROPERTY TAX STATEMENT		
	First-half Taxes	299.00	
	Second-half Taxes	299.00	
	Total Taxes due in 2019	598.00	

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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.

Taxes Payable Year:	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	150.00	
Property Tax and Credits		
3. Property taxes before credits	452.00	598.00
4. A. Agricultural and rural land credits		
B. Other credits to reduce your property tax		
5. Property taxes after credits	452.00	598.00
Property Tax by Jurisdiction		
6. County	217.50	310.37
7. City or Town TOWN OF ACOMA	56.70	74.57
8. State General Tax 0423		
9. School District A. Voter Approved Levies	98.13	113.69
	B. Other Local Levies	78.90
10. Special Taxing Districts COUNTY WIDE	.77	1.07
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	452.00	598.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:		





Living in Hutchinson

Hutchinson has so many things we are excited to be able to share with you. Known as Minnesota’s Hometown, you will feel welcomed and comfortable. Hutchinson has a unique mix of small town community, industry, historical significance, and modern convenience.

Hutchinson is a year-round destination with activities and events for all four seasons. Bike, hike, ski or snowmobile on the Luce Line Trail, enjoy a round of golf, fish or boat on our area lakes. Visit our many unique shops and antique stores and explore over 150 years of our rich, deep history

FACTS

- Hutchinson - Established 1855
- Hutchinson - Population 13,895 (2017)
- Hutchinson MN is located in McLeod County
- McLeod County - Population 35,884 (2017)

PUBLIC SCHOOLS

- Hutchinson ISD 423
- New Discoveries Montessori Academy
- New Century Academy
- Crow River Area Learning Center

PRIVATE SCHOOLS

- Immanuel Lutheran School
- Maplewood Academy
- Northwoods Seventh-Day Adventist Elementary
- Our Savior’s Lutheran School
- St Anastasia Catholic School

HIGHER EDUCATION

- Ridgewater College

HUTCHINSON IS CLOSE TO:

- St Cloud 50 mi
- Willmar 50 mi
- Minneapolis 55 mi
- St Paul 60 mi
- New Ulm 45 mi
- Mankato 70 mi

GOVERNMENT OFFICES

- City of Hutchinson
320-587-5151
ci.hutchinson.mn.us
- McLeod County Court House
320-864-5551
co.mcleod.mn.us

Information and picture taken from the Hutchinson Visitor Guide

PARKS & CAMPING

		Acres	Aquatic Center	Archery Range	Ball Diamond	Basketball Indoor	Basketball Outdoor	Boat Landing	Camping Overnight	CC Sking Snowshoeing	Disc Golf	Dog Station	Dump Station	Electrical Hookups	Flowers
1. 3M Park	715 Jefferson St SE	3.87													
2. AFS Park	25 School Rd NW	5.25								●					●
3. American Legion Park	855 Hwy 15 S	0.61													●
4. Bass Pond Park	300 4th Ave NE	20.8										●			
5. Boys Scout Park	201 4th Ave NE	1.31													●
6. Cedar Park	235 Cedar Ave NW	4.45													
7. Community Dog Park	427 1st Ave SE	n/a										●			
8. Community Garden Park	115 Jefferson St SE	0.57													●
9. Crow River Recreational Area	300 Adams St NE	4.87										●			
10. Drift Rider's Park	1845 West Shore Dr SW	4.82								●					
11. Eheim Park	300 Main St N	0.26													
12. Elk's Park	1200 Sherwood St SE	3.62			●							●			
13. Fireman's Park	215 Main St N	1.81													●
14. Girl Scout Park	226 Main St N	0.87										●			●
15. Harrington-Merrill House	225 Washington Ave W	1.29													●
16. Junior Community Women Park	1050 Goebel St SW	1.23					●								
17. Kimberly Park	831 Hilltop Dr NE	0.69													
18. Kiwanis Park (Rocket Hill)	22 5th Ave NW	3.19													
19. Law Enforcement Park	3rd Ave NW	n/a													
20. Library Square Park	50 Hassan St SE	2.11													●
21. Linden Park / Recreation Center	900 Harrington St SW	15.7	●			●									
22. Lion's East Park	230 5th Ave NE	0.37													
23. Lion's West Park	724 Sunset St SW	0.60													
24. Maplewood Park	680 Main St N	0.73													
25. Masonic/West River Park	1003 Les Kouba Parkway NW	28.8					●	●	●	●		●	●	●	
26. McLeod Co Veterans Memorial Park	295 1st Ave NE	2.71													
27. Miller's Woods Park	416 School Rd NW	20.7								●		●			●
28. North Park	33 Grove St SW	7.31					●								
29. Northwoods Park	889 Elm St NE	8.19			●							●			
30. Oddfellow's Park	1212 Hwy 7 W	10.1		●						●		●			●
31. Riverside Park	300 Les Kouba Parkway NW	7.73			●							●			●
32. Robert's Park	1605 Roberts Rd SW	32.8			●		●	●		●		●			
33. Rolling Meadows East Park	750 7th Ave NW	0.90													
34. Rotary Park	760 School Rd NW	6.61			●					●		●			
35. Shady Ridge Park	713 Shady Ridge Rd NW	0.44													
36. South Park	200 2nd Ave SW	9.83									●				
37. Tartan Park	613 2nd Ave SE	24.7			●										●
38. VFW Park	15 Bradford St SE	4.04			●		●					●			
39. Veteran's Memorial Field	720 3rd Ave SE	n/a			●										
40. Woman's Club Park	440 Connecticut St NW	1.56													
41. Lake Marion Regional Park	6 miles S of Hutchinson on Hwy 15	86			●		●	●					●	●	
42. Piepenburg Regional Park	8 miles NW of Hutch on Belle Lake	156					●	●	●				●	●	





North Dakota
2000 Main Avenue East
West Fargo, ND 58078-2210
P 701.237.9173
F 701.237.0976
WestFargo@SteffesGroup.com

Minnesota
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Larchwood, IA 51241
P 712.477.2144
F 712.477.2577
SiouxFalls@SteffesGroup.com

Wisconsin
24400 MN Highway 22 South
Litchfield, MN 55355-5840
P 320.693.9371
F 320.693.9373
Litchfield@SteffesGroup.com

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: _____

Received of _____

Whose address is _____

SEA _____ Phone# _____ the sum of _____ is the term 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 receipted 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.
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.
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.
4. Neither the SELLER nor SELLER'S AGENT makes any representation or warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead, SELLER agrees to pay the State Deed Tax.
6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except 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.
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 understandings not set forth herein, whether made by agent or party herein.
11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that same may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OF ANY WARRANTIES AS TO BOUNDARY 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



• HORSE FARM •
11
± acres
offered in
2 tracts
• ACREAGE BUILDING SITE •

Hutchinson
McLeod County, MN



24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com | 320.693.9371