

LENDER OWNED

# Poultry Barn Auction Timed Online

BUYER'S PROSPECTUS

Meeker County

MINNESOTA

Grove City

OPENS: Monday, August 19

**CLOSES: Tuesday, August 27 | 3PM** 2019



**13<sub>±</sub>**  
**acres**

This is a great opportunity to purchase a poultry farm near Grove City, MN on 13± acres. Strong income potential with two pullet barns 48' x 448' and 65' x 481'. Facility has capacity for up to 341,000 birds. Off major highway (State Highway 4).

#### LAND LOCATED

From Grove City, MN, 7 miles south on MN Hwy 4, 1/8 mile west on 210th St., 53410 210th St., Grove City, MN 56243

**INSPECTION:** By appointment

Steffes Group, Inc. | 24400 MN Hwy 22 South, Litchfield, MN 55355 | [SteffesGroup.com](http://SteffesGroup.com)

Contact Steffes Group at 320.693.9371, Eric Gabrielson 701.238.2570, Shelly Weinzettl 763.300.5055 or online at [SteffesGroup.com](http://SteffesGroup.com)

Eric Gabrielson MN47-006, Shelly Weinzettl MN47-017, Scott Steffes MN14-51. **TERMS:** Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.



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

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

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



### **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, August 19, and will end at 3PM Tuesday, August 27, 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 27, 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 Bidding Process

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. Our goal is to realize the highest return to the seller, and satisfy all interested parties. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes

## 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 BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**

CATALOG ORDER

### #1 Cavalier County, ND Land Auction - 153.24± Acres

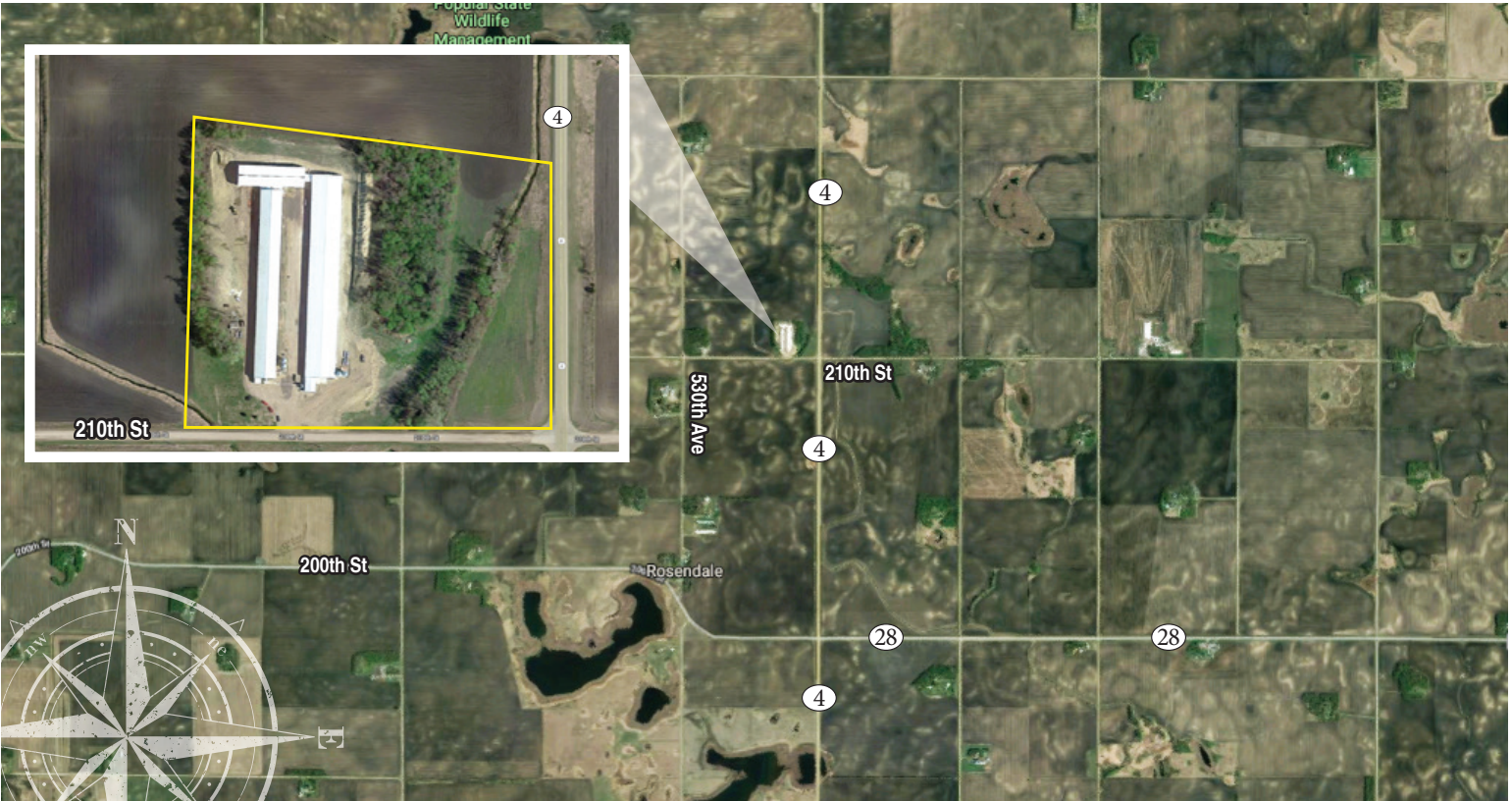
Description: NW ¼ Section 5-163-57  
Deeded Acres: 153.24+/-  
Cropland Acres: 124+/-  
Wooded Acres: 26+/-  
Soil Productivity Index: 75  
Taxes ('15): \$978.47



[More Photos](#)

EXTENDED

## Aerial & Plat Map lines approximate





### Poultry Barn #1

- Built in 99
- 48' x 448' (Barn)
- 16' x 12' Mechanical room
- Traditional 2 level pullet barn cage system
- Approximately 140,000 bird capacity

### Poultry Barn #2

- Year built 2014
- 65' x 481' (Barn)
- 30' x 20' Mechanical room
- FDI 4 Tier pullet cage system
- FDI flat chain feeding – 4 start tiers
- Lubing stainless steel nipple watering – 4 start tiers
- 10,080 cages
- Manure belt cleaning
- 201,600 bird capacity

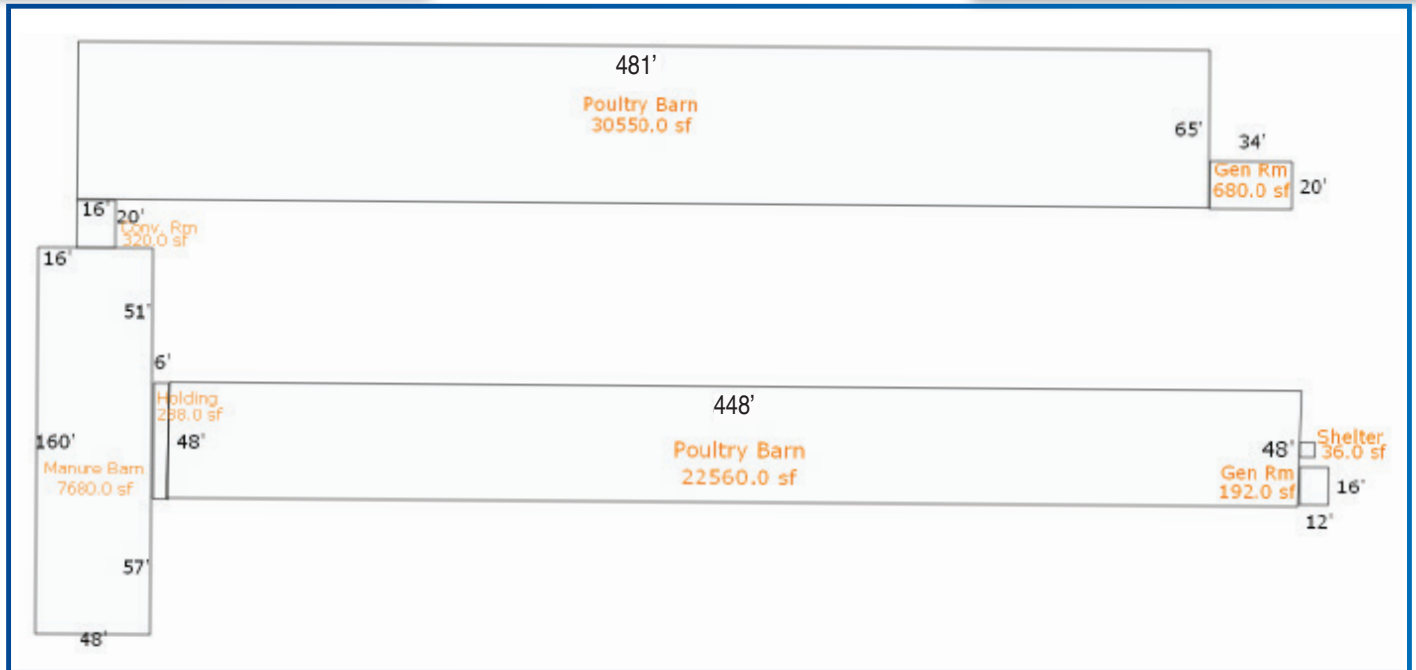
### Manure Barn

- 160' x 48'
- With heated drying floor

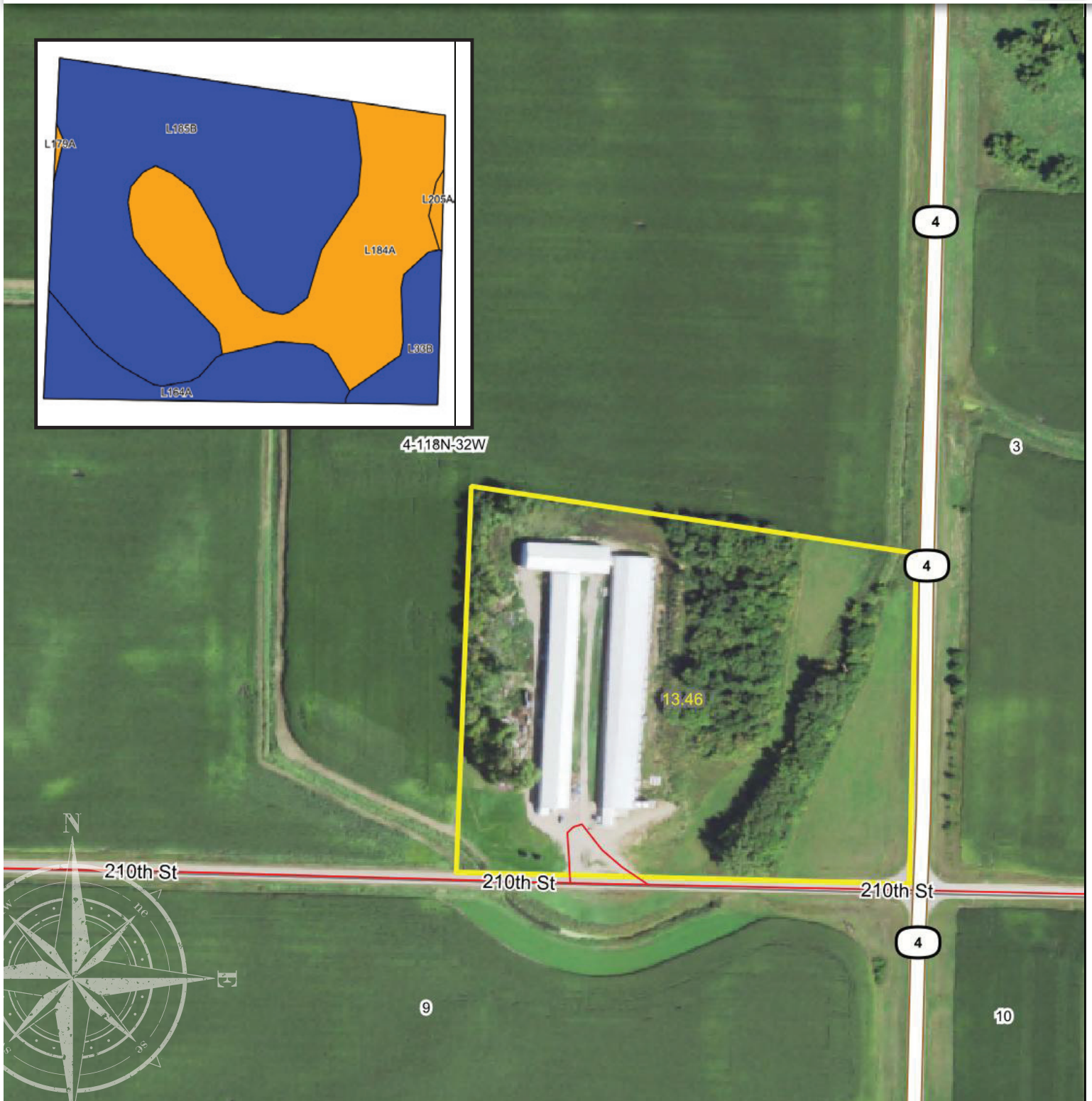
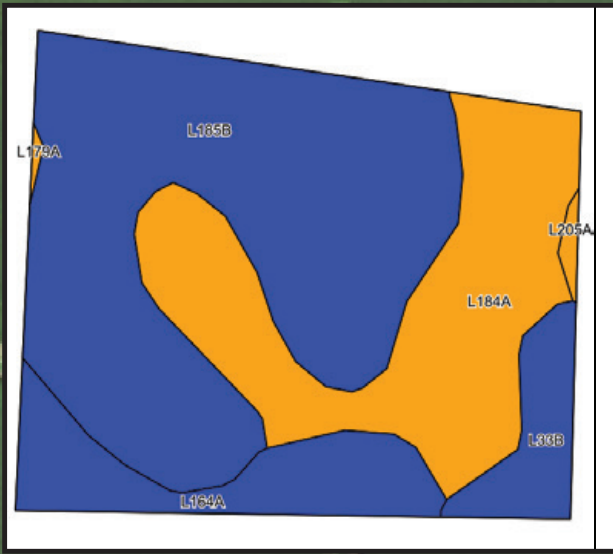
### (4) Feed Bins

### (2) 4" Supply Wells

### (1) Diesel Generator System



Meeker County • Danielson Township • PID #: 05-0026001 • Description: Sect-04 Twp-118 Range-32 • 2019 Taxes: \$3,570



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L185B	Strout-Arkton complex, 2 to 6 percent slopes	7.07	52.5%		Ile	83
L184A	Corvuso silty clay loam, 0 to 2 percent slopes	4.00	29.7%		IIw	78
L164A	Lura silty clay, depressional, firm substratum, 0 to 1 percent slopes	1.55	11.5%		IIIw	81
L33B	Kandiyohi clay, 2 to 5 percent slopes	0.77	5.7%		Ile	90
L205A	Blue Earth mucky silty clay loam, depressional, firm substratum, 0 to 1 percent slopes	0.07	0.5%		IIIw	74
<b>Weighted Average</b>						<b>81.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method.

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# 05-0026001 RCPT# 2233

DANIELSON TWP

Property ID Number: 05-0026001  
Property Description: SECT-04 TWP-118 RANG-32  
PT SE 1/4 SE 1/4 BEG SE COR TH  
W940.91' NE731.12' SE933.27' SLY  
53410 210 ST

MARK H & KRYSTAL M WENDINGER 26093-T  
PO BOX 84  
LITCHFIELD MN 55355 ACRES 13.46

		Values and Classification	
		2018	2019
Step 1	Estimated Market Value:	525.100	519.900
	Homestead Exclusion:		
	Taxable Market Value:	525.100	519.900
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2018			
Step 2	Proposed Tax		3,246.00
* Does Not Include Special Assessments			
Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		1,785.00
	Second half Taxes:		1,785.00
Total Taxes Due in 2019			3,570.00



You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	<input checked="" type="checkbox"/>	.00
3. Property taxes before credits	3,411.66	3,763.36
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	27.66	193.36
5. Property taxes after credits	3,384.00	3,570.00
6. County	2,556.23	2,533.11
7. City or Town	472.27	467.86
8. State General Tax	.00	.00
9. School District: 2396		
A. Voter approved levies	.00	253.23
B. Other local levies	344.95	305.19
10. Special Taxing Districts:		
A. MID MN DEVELOPMENT	10.55	10.61
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,384.00	3,570.00
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,384.00	3,570.00

Property Tax and Credits

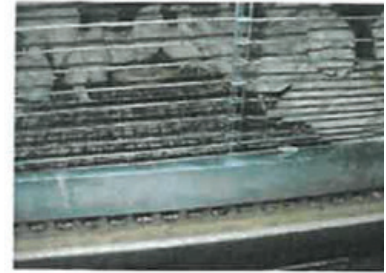
Property Tax by Jurisdiction

Special Assessments on Your Property



**Quotation #Q20140304-1**  
**Pullet Cages – 4 Start Tiers**

- 10' cage row sections with stands every 5'
- the cage legs are manufactured using 14 gauge galvanized steel and are formed into a 1-3/4" U-channel
- adjustable feet are used for cage leveling – plus or minus 1.5"
- interlocking sliding doors on cage fronts – doors can be opened independently for easy access and visibility of the birds – one hand operation (*spring loaded push in doors also available*)
- cage fronts designed to meet the requirements of day old chicks
- .5" x 2" Galvanized After Weld (GAW) floors in the 4 start tiers
- 1" x 1" Galvanized After Weld 14 gauge cage backs and partitions in 4 start tiers
- 2 floor support wires under each cage floor provide a walking effect reducing bird leg and foot injuries
- Galvanized steel step rails installed on the front edge of the **bottom 2 tiers** of feed trough, provide a step to view upper tiers as well as protection from damage by bird carts



**Feeding – FDI Flat chain feeding – 4 Start Tiers**

- FDI Pillar Feed Manifold – one common manifold supplies all 4 levels of feed trough with a feed recycling wheel on each tier
- The recycling wheel mixes uneaten feed with fresh feed during the feeding cycle
- 40' per minute high speed chain feeding with 20 gauge galvanized hi-lip feed trough
- FDI feed trough and trough hangers will easily support the weight of an average size worker, allowing for all levels of feed trough to be used as a step
- starter trough uses the peep hole design with an adjustable bird restrictor on 4 cage levels (start tiers)
- this design allows day old chicks to eat directly from the trough
- the feed trough is fastened outside the cage which eliminates entry by birds preventing droppings from contaminating the feed
- the bird restrictor is simply adjusted by means of a winch at the cage row end to easily match bird growth
- 1 – motor and gearbox per tier will drive each tier of feed chain – 4 motors and gearboxes per row
- Feed system control panel with time clock

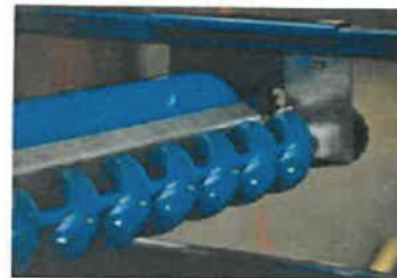


**Quotation #20140304-1****Watering – 4 Start Tiers**

- Lubing stainless steel 360 degree nipple watering
- 2 nipples per cage spaced 15” apart in the 4 start tiers with 2-22mm water lines for each tier (*cups not included*)
- the adjustable water pipe runs through the cage providing adjustable watering in 4 cage levels (start tiers)
- the height of the water pipe is simply adjusted by means of a winching system at the end of the cage row to easily match bird growth (start tier)
- 7 water filters and 7 mechanical water meters
- Pressure regulators, stands and flush ends

**Cage Manure Removal:**

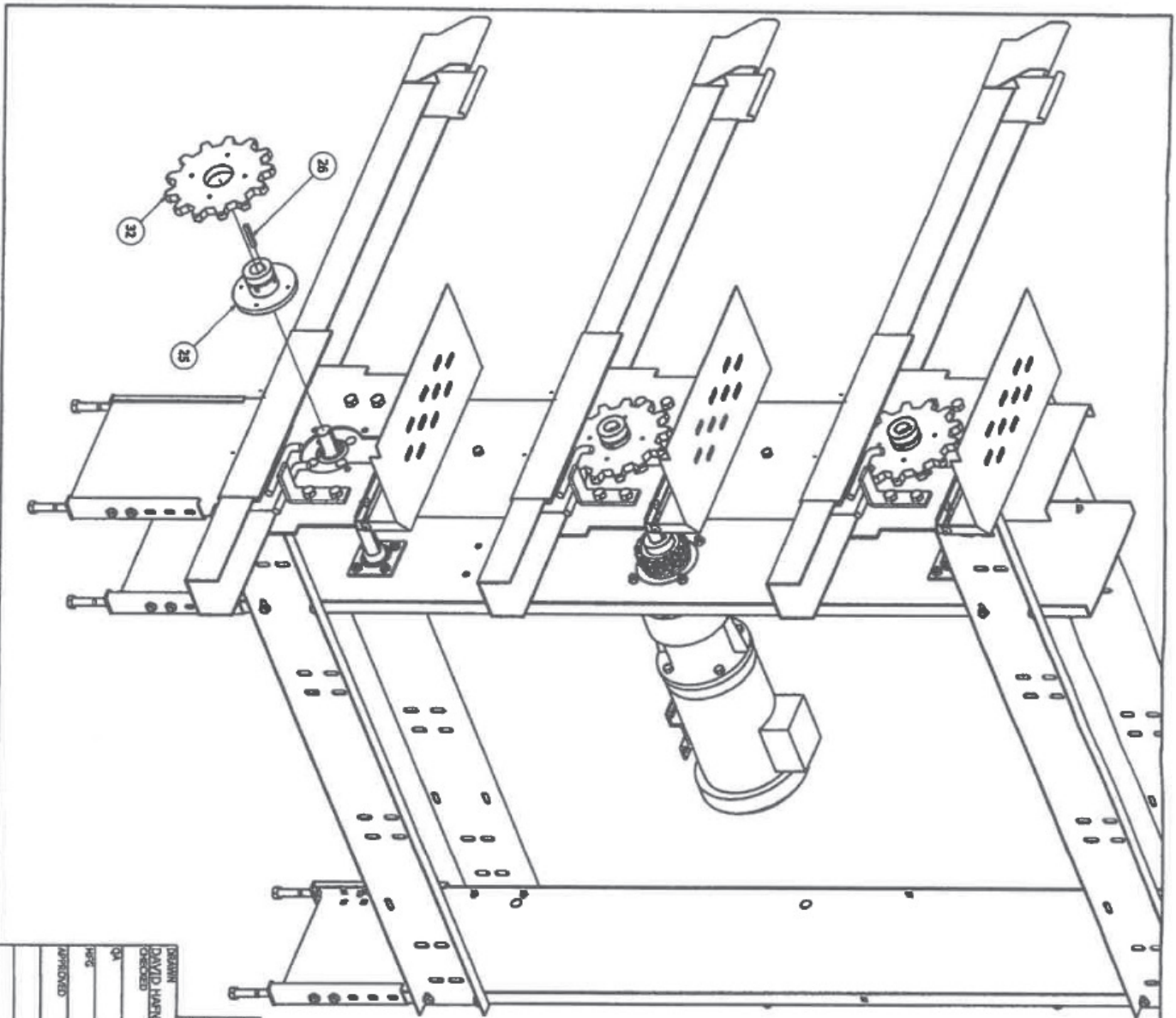
- a 52” polyethylene belt contains and transports the manure from each tier at 15 feet per minute
- manure belts are driven by 6” steel drive rollers and powered pinch rollers
- the drive units are designed to power manure belts in excess of 500’ rows with minimal belt tension
- the drive unit is shipped pre-assembled for ease of installation
- 1 motor and gear box will power 2 tiers of manure belts – 2 motors and gearboxes per row
- most components on the drive unit are common off-the-shelf parts
- belt drive disconnects are used on 2 belts providing a means to disengage belts not in use when starting the birds
- cleaning augers are located at the manure belt idler roller to automatically remove feathers and debris from between the manure belts



**Total Net Price – FOB Mitchell, Ont. Canada: \$524,214.00 USD**

**Freight Estimate to Wilmar, Minnesota (To be determined at time of shipping): \$31,800.00 USD**



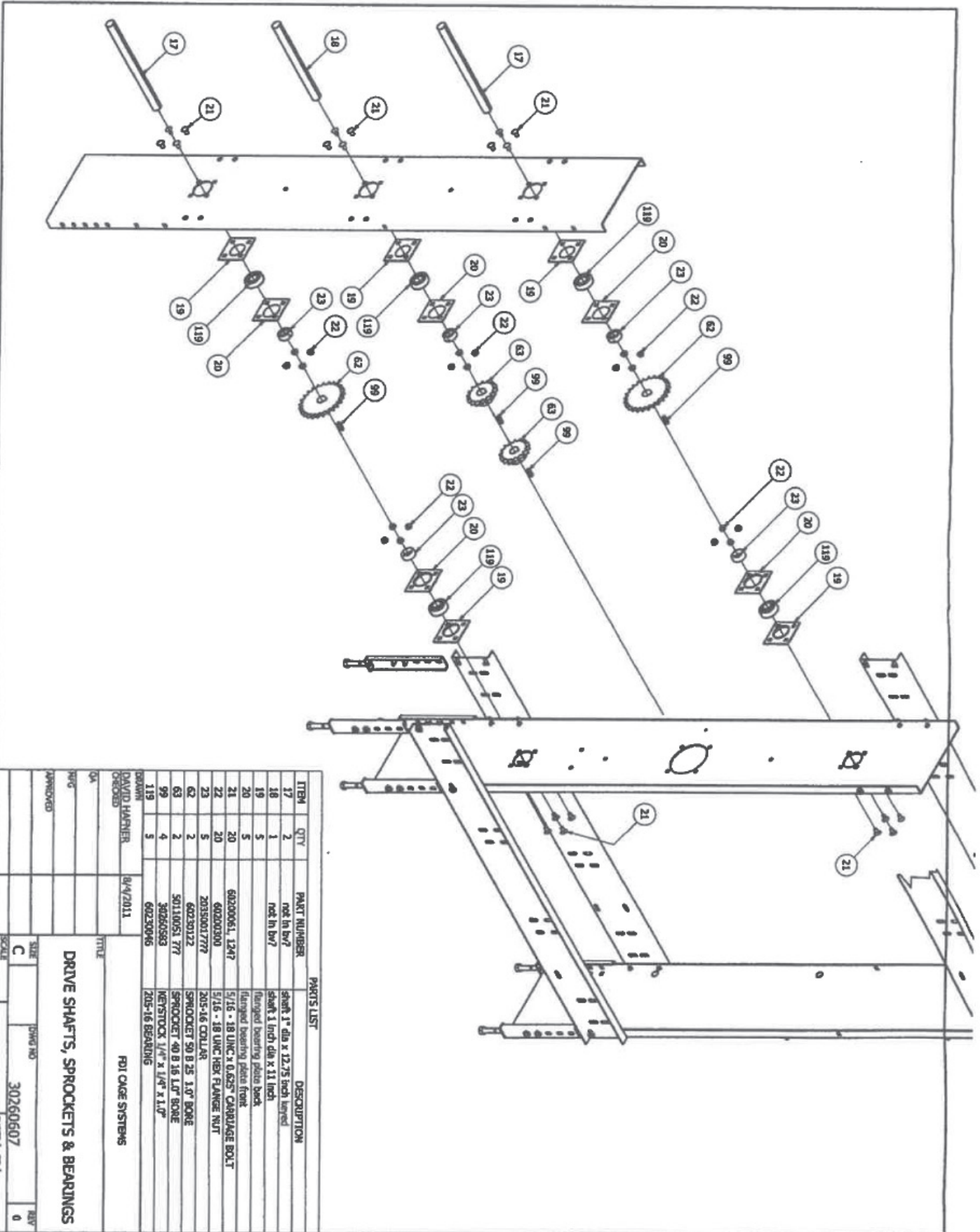


PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
25	3	20350018 7	SHEAR PIN CLUTCH
26	3	30269857	KEWSTOCK 1/4 X 1/4 X 2.0"
32	3	30140067	DRIVE SPROCKET

DESIGN: DAVID HARNER  
 DATE: 8/4/2011  
 DRAWING NO: FDI CAGE SYSTEMS

**SHEAR PIN CLUTCH ASSEMBLY**

SIZE: C  
 DRAW NO: 30260611  
 SHEET 1 OF 1



**PARTS LIST**

ITEM	QTY	PART NUMBER	DESCRIPTION
17	2	not in bvf	shaft 1" dia x 12.75 inch length
18	1	not in bvf	shaft 1 inch dia x 11 inch
19	5		flanged bearing plate back
20	5		flanged bearing plate front
21	20	60200061, 1247	5/16" - 18 UNC HEX FLANGE NUT
22	20	60200090	5/16" - 18 UNC HEX FLANGE NUT
23	5	2033001777	203-16 COLLAR
62	2	60250122	SPROCKET 50 B 25 1.0" BORE
63	2	50110051, 777	SPROCKET 40 B 16 1.0" BORE
99	4	30260583	KEYSTOCK 1/4" x 1/4" x 1.0"
119	5	60250996	203-16 BEARINGS

DAVID HARNER  
 ORDERED  
 04/2011  
 FDI CAGE SYSTEMS

**DRIVE SHAFTS, SPROCKETS & BEARINGS**

SCALE: **C** DRAWING NO: **30260607** SHEET 1 OF 1

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 \_\_\_\_\_ \$ \_\_\_\_\_

- 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.
- 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.
- 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.
- 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.
- 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.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_
- 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.
- Closing of the sale is to be on or before \_\_\_\_\_, Possession will be at closing.
- 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.
- 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.
- 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 DONOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: \_\_\_\_\_
- 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

LENDER OWNED

# Poultry Barn Auction Timed Online

BUYER'S PROSPECTUS

Meeker County

MINNESOTA

Grove City

OPENS: Monday, August 19

**CLOSES: Tuesday, August 27 | 3PM** 2019



**SteffesGroup.com**



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

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

308.217.4508 | Lexington, NE 68850

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

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

515.432.6000 P | Ames, IA 50010