



buyer's PROSPECTUS

FRIDAY, SEPTEMBER 6 | 2PM 2019

• HOBBY FARM •
318
± acres
offered in
3 tracts
• TILLABLE LAND •



Inspection : Tues., August 20 & Thurs. August 29
from 5PM-6PM or by appointment

Zuidema LLC, Owner

KANDIYOHI COUNTY, MN HOBBY FARM & TILLABLE LAND AUCTION

AUCTION LOCATION: Willmar Conference Center, 240 23rd Street SE, Willmar, MN 56201

LOCATION: From Willmar, MN, 6.5 miles south on Hwy 71, 3 miles west on 120th Ave., 3.5 miles south on County Rd 5 SW, 1/4 mile east on 172nd Ave SW.
4041 172nd Ave. SW, Blomkest, MN 56216

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

SteffesGroup.com

Contact Steffes Group, 320.693.9371, Eric Gabrielson 701.238.2570 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, October 7, 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, October 7, 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.

- **Buyer acknowledges that it is the intention of the seller to conduct an IRC Section 1031 Tax-Deferred Exchange. Buyer agrees to cooperate with the seller and/or it's assigns in a manner necessary to enable the seller to expeditiously initiate said exchange at no additional cost or liability.**

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.

This is a survey of:
part of:
Southwest Quarter
Located in:
**Section 8, T117N-R35W, Roseland Township,
Kandiyohi County, Minnesota**



Legal Description - 7.1 Acres - Parcel 1

That part of the North Half of the Southwest Quarter of Section 8, Township 117 North, Range 35 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, described as follows:

TRACT 1

- Commencing at the northwest corner of said Southwest Quarter;
- thence on an assumed bearing of South 89 degrees 57 minutes 38 seconds East, along the north line of said Southwest Quarter, a distance of 1636.29 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of South 89 degrees 57 minutes 38 seconds East, along the north line of said Southwest Quarter, a distance of 30.00 feet;
- thence on a bearing of South 00 degrees 46 minutes 12 seconds West a distance of 569.50 feet;
- thence on a bearing of South 88 degrees 57 minutes 24 seconds East a distance of 179.50 feet;
- thence on a bearing of South 00 degrees 27 minutes 28 seconds East a distance of 505.50 feet;
- thence on a bearing of North 89 degrees 04 minutes 12 seconds West a distance of 580.00 feet;
- thence on a bearing of North 00 degrees 27 minutes 28 seconds West a distance of 506.67 feet;
- thence on a bearing of South 88 degrees 57 minutes 24 seconds East a distance of 370.53 feet to a point which bears South 00 degrees 46 minutes 12 seconds West from the point of beginning;
- thence on a bearing of North 00 degrees 46 minutes 12 seconds East a distance of 568.95 feet to the point of beginning.

Legal Description - 154.6 Acres - Remainder Parcel

The Southwest Quarter of Section 8, Township 117 North, Range 35 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota

EXCEPT

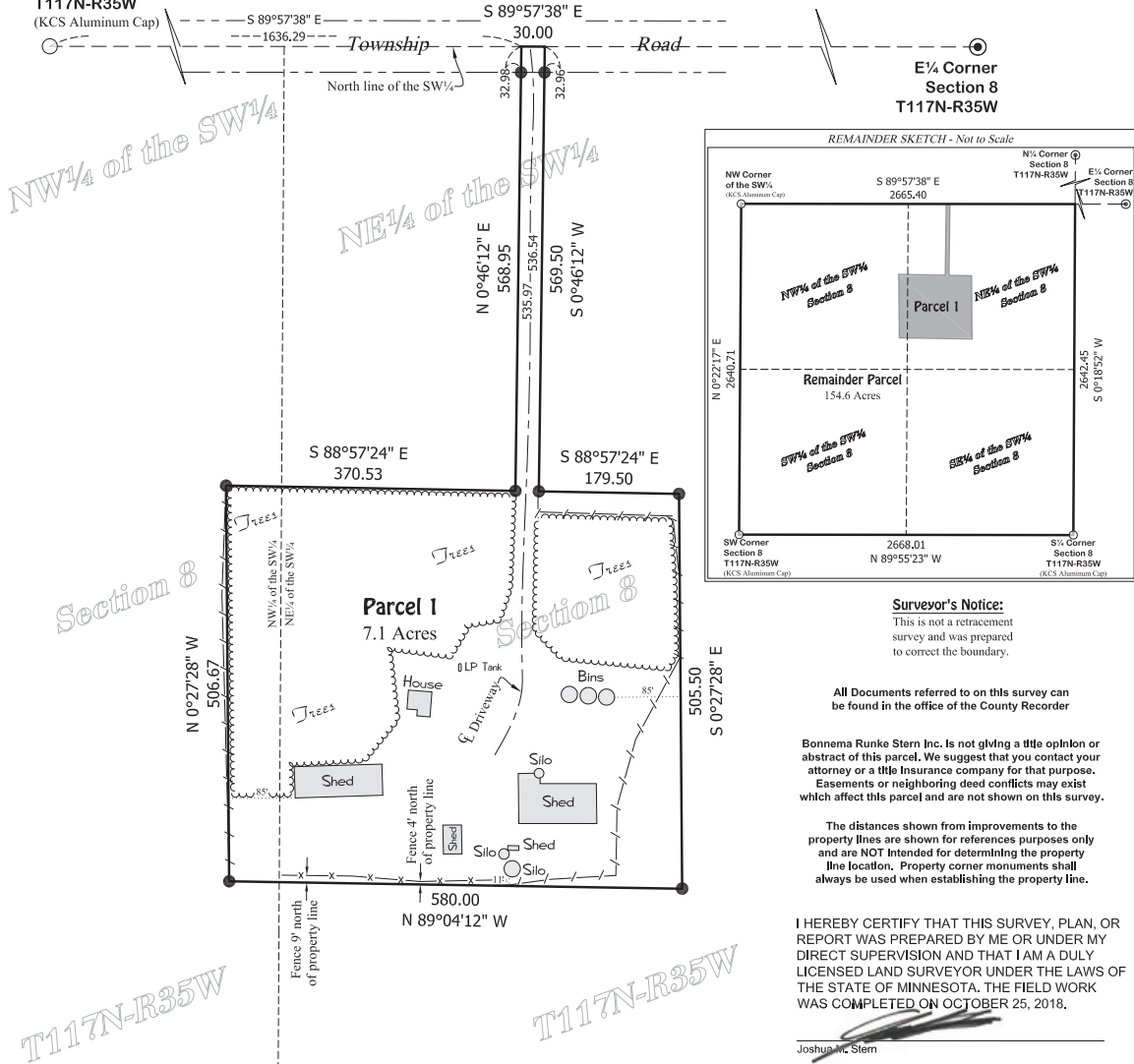
That part of the North Half of the Southwest Quarter of Section 8, Township 117 North, Range 35 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, described as follows:

TRACT 2

- Commencing at the northwest corner of said Southwest Quarter;
- thence on an assumed bearing of South 89 degrees 57 minutes 38 seconds East, along the north line of said Southwest Quarter, a distance of 1636.29 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of South 89 degrees 57 minutes 38 seconds East, along the north line of said Southwest Quarter, a distance of 30.00 feet;
- thence on a bearing of South 00 degrees 46 minutes 12 seconds West a distance of 569.50 feet;
- thence on a bearing of South 88 degrees 57 minutes 24 seconds East a distance of 179.50 feet;
- thence on a bearing of South 00 degrees 27 minutes 28 seconds East a distance of 505.50 feet;
- thence on a bearing of North 89 degrees 04 minutes 12 seconds West a distance of 580.00 feet;
- thence on a bearing of North 00 degrees 27 minutes 28 seconds West a distance of 506.67 feet;
- thence on a bearing of South 88 degrees 57 minutes 24 seconds East a distance of 370.53 feet to a point which bears South 00 degrees 46 minutes 12 seconds West from the point of beginning;
- thence on a bearing of North 00 degrees 46 minutes 12 seconds East a distance of 568.95 feet to the point of beginning.

NW Corner of the SW¹/₄ also known as:

W¹/₄ Corner Section 8 T117N-R35W (KCS Aluminum Cap)



This drawing prepared by:

Bonnema Runke Stern Inc.

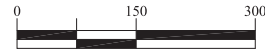
Professional Land Surveyors

1809 22nd St SW - Suite 104

Willmar, MN 56201

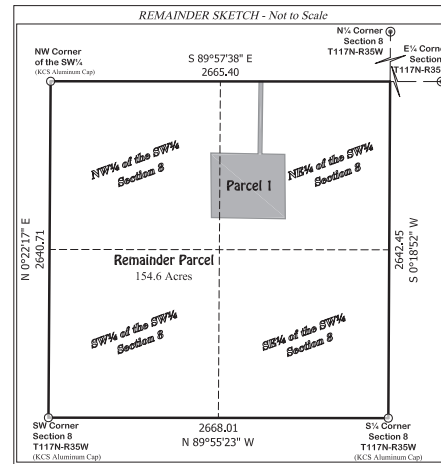
Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Byron Zuidema**
10419 34th Cir NE
St. Michael, MN 55376



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- ⊙ Placed Monument on the property line at a position which is offset from the actual property corner. **Please Note** that the property boundary distances shown on this survey are measured to the **actual** property corner location, not the offset monument.
- - - Approximate Right of Way Line
- / - / Tillage Line (Fall 2018)
- X - X - Fence Line



Surveyor's Notice:

This is not a retracement survey and was prepared to correct the boundary.

All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title Insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2018.

Joshua H. Stern
Date October 31, 2018 License No. 46189

Tract 1 – Hobby Farm on 7.1± Acres • Kandiyohi County • Roseland Township • P.I.D. #: 29-008-0032 (Tax statement reads 5.00 acres Recent survey completed 10/2018 and new legal description to be recorded which will reflect the 7.1 acres)
 • **Description:** Sect-08 Twp-117 Range-35 • **2019 Taxes:** \$1,186



Area Symbol: MN067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
446B	Normania loam, 2 to 5 percent slopes	4.06	57.2%		Ile	94
L201A	Normania loam, 1 to 3 percent slopes	2.72	38.3%		Ie	99
817	Canisteo-Seaforth complex, 0 to 3 percent slopes	0.32	4.5%		IIw	94
Weighted Average						95.9

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



HOUSE FEATURES

- One and half story farm house
- (2) Bedrooms
- Office
- (1) Full bathroom
- Lower level shower
- 1,406 sq feet
- Unfinished Basement
- Maintenance free siding
- Forced air furnace
- A/C
- Private well
- Septic system
- 17'x8' patio

ROOM MEASUREMENTS

- Kitchen: 11' x 16'
- Livingroom: 13' x 23'
- Family Room: 16' x 11'
- Bedroom: 14' x 13'
- Bedroom: 10.5' x 10'
- Office: 13.5' x 8'



POLE BARN

- 100' X 50'
- 14' X 21' Feed room
- Silo
- 14' Sliding door



- 48' x 40'
- 20' Sliding door
- Dirt floor
- Electric

MACHINE SHED



- 64' x 40'
- 25' Sliding door
- (1) Service door
- Access to second pole building
- Electric
- Dirt Floor

POLE BUILDING



BARN WITH HAY LOFT

- 24' x 40'
- (2) Silo's



Tract 2 – 154.6± Acres • Tiled Farm Land • Kandiyohi County • Roseland Township • P.I.D. #: 29-008-0030 (Tax statement reads 153.56. Recent survey completed 10/2018 and new legal description to be recorded which will reflect the 154.6 acres) • Description: Sect-08 Twp-117 Range-35 • 2019 Taxes: \$9,926



154.60

8-117N-35W

Area Symbol: MN067. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
817	Canisteo-Seaforth complex, 0 to 3 percent slopes	68.85	44.5%		IIw	94
446B	Normania loam, 2 to 5 percent slopes	32.28	20.9%		IIe	94
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	20.24	13.1%		IIe	92
L201A	Normania loam, 1 to 3 percent slopes	16.59	10.7%		Ie	99
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	10.58	6.8%		IIw	90
140	Spicer silty clay loam, 0 to 2 percent slopes	5.76	3.7%		IIw	91
423	Seaforth loam, 1 to 3 percent slopes	0.30	0.2%		IIs	95
Weighted Average						93.9

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



Known as Tract 3

Legal Description - 156.2 Acres - Remainder Parcel

The Southeast Quarter of Section 8, Township 117 North, Range 35 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota

EXCEPT

That part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 117 North, Range 35 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, described as follows:

- Commencing at the northeast corner of said Southeast Quarter;
- thence on an assumed bearing of North 89 degrees 57 minutes 38 seconds West, along the north line of said Southeast Quarter, a distance of 703.50 feet to the point of beginning of the land to be described;
- thence on a bearing of South 00 degrees 22 minutes 23 seconds West a distance of 491.00 feet;
- thence on a bearing of North 89 degrees 57 minutes 38 seconds West a distance of 540.00 feet;
- thence on a bearing of North 00 degrees 22 minutes 23 seconds East a distance of 491.00 feet to the north line of said Southeast Quarter;
- thence on a bearing of South 89 degrees 57 minutes 38 seconds East, along the north line of said Southeast Quarter, a distance of 540.00 feet to the point of beginning.

*This is a s
part*

Southeast

Locat

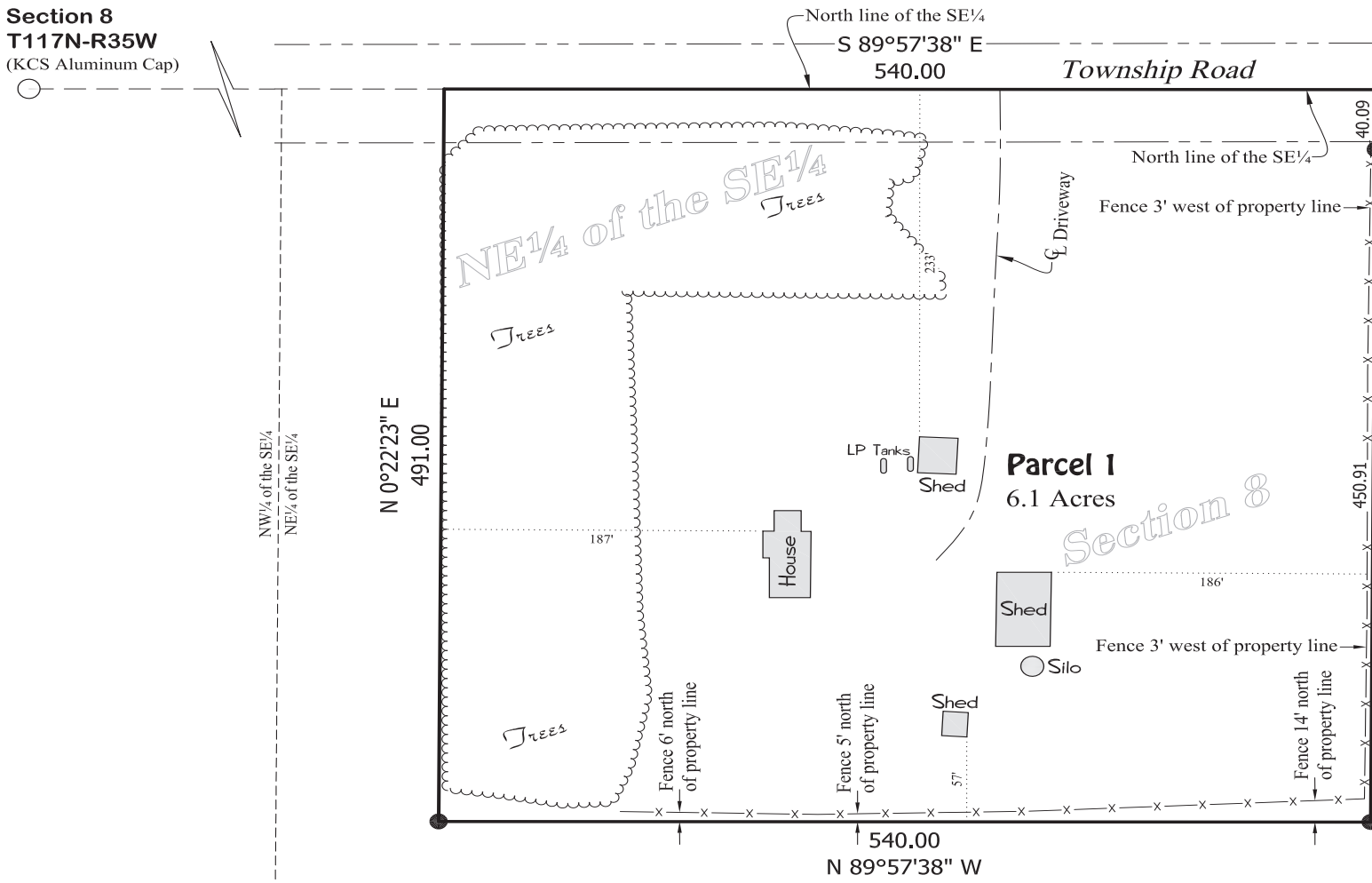
**Section 8, T117N-R35W
Kandiyohi Cou**

Legal Description - 6.1 Acres -

That part of the Northeast Quarter of
West of the Fifth Principal Meridian,

- Commencing at the northeast co
- thence on an assumed bearing o
- said Southeast Quarter, a distar
- thence on a bearing of South 00
- thence on a bearing of North 89
- thence on a bearing of North 00
- north line of said Southeast Qu
- thence on a bearing of South 89
- Southeast Quarter, a distance o

**W 1/4 Corner
Section 8
T117N-R35W
(KCS Aluminum Cap)**



survey of:
of:
Quarter

ed in:
V, Roseland Township,
nty, Minnesota
Not being sold at auction

Parcel 1
the Southeast Quarter of Section 8, Township 117 North, Range 35
Kandiyohi County, Minnesota, described as follows:

corner of said Southeast Quarter;
of North 89 degrees 57 minutes 38 seconds West, along the north line of
nce of 703.50 feet to the point of beginning of the land to be described;
) degrees 22 minutes 23 seconds West a distance of 491.00 feet;
) degrees 57 minutes 38 seconds West a distance of 540.00 feet;
) degrees 22 minutes 23 seconds East a distance of 491.00 feet to the
arter;
) degrees 57 minutes 38 seconds East, along the north line of said
if 540.00 feet to the point of beginning.



This drawing prepared by:

Bonnema Runke Stern Inc.

Professional Land Surveyors

1809 22nd St SW - Suite 104

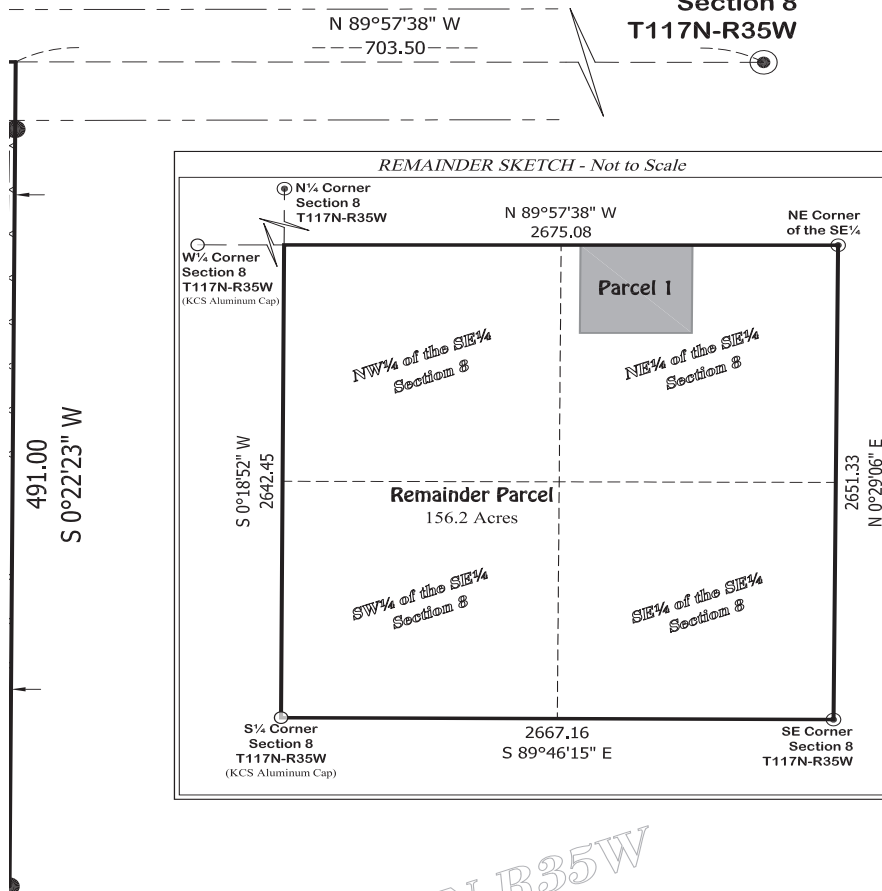
Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Byron Zuidema**
10419 34th Cir NE
St. Michael, MN 55376



**NE Corner
of the SE¼
also known as:
E¼ Corner
Section 8
T117N-R35W**



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- ⊙ Placed Monument on the property line at a position which is offset from the actual property corner. **Please Note** that the property boundary distances shown on this survey are measured to the actual property corner location, not the offset monument.
- * Fence Line
- - - - - Approximate Right of Way Line
- X - X - Fence Line

Surveyor's Notice:

This is not a retracement survey and was prepared to correct the boundary.

All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose.

Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property lines are shown for references purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2018.

Joshua M. Stern

Date October 31, 2018 License No. 46169

T117N-R35W

Survey Requested By: **Byron Zuidema**
© BONNEMA RUNKE STERN INC. 2018

8-117-35

Tract 3 – 156.2± Acres • Tiled Farm Land • Kandiyohi County • Roseland Township • P.I.D. #: 29-008-0040 (Tax statement reads 155. Recent survey completed 10/2018 and new legal description to be recorded which will reflect the 156.2 acres)
 • Description: Sect-08 Twp-117 Range-35 • 2019 Taxes: \$8,970



©2019 AgriData, Inc.

Area Symbol: MN067, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	50.70	32.5%		IIw	90
817	Canisteo-Seaforth complex, 0 to 3 percent slopes	42.46	27.2%		IIw	94
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	31.87	20.4%		IIIw	86
897B	Seaforth-Swanlake loams, 2 to 6 percent slopes	11.17	7.2%		IIs	90
140	Spicer silty clay loam, 0 to 2 percent slopes	7.26	4.6%		IIw	91
423	Seaforth loam, 1 to 3 percent slopes	6.23	4.0%		IIs	95
446B	Normania loam, 2 to 5 percent slopes	6.00	3.8%		Ile	94
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	0.51	0.3%		Ile	92
Weighted Average						90.7

*c: Using Capabilities Class Dominant Condition Aggregation Method





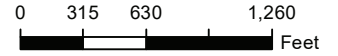
Kandiyohi County, Minnesota

Farm 5001

Tract 250

2018 Program Year

Map Created July 25, 2018



- 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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 289.45 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 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.



Minnesota
Kandiyohi

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

FARM: 10112
Prepared: 6/28/19 2:28 PM
Crop Year: 2019
Page: 2 of 8

Report ID: FSA-156EZ

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

Other Producers: KLEINHUIZEN, PAUL

ZUIDEMA, ARLIN D

Tract Number: 250 Description D18 S2 8 RSL

FSA Physical Location : Kandiyohi,

ANSI Physical Location: Kandiyohi, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
304.94	289.35	289.35	0.0	0.0	3.18	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	286.17	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	145.04		177	0.0
SOYBEANS	139.86		47	0.0
Total Base Acres:	284.9			

Owners: ZUIDEMA FAMILY LLC

Other Producers: KLEINHUIZEN, PAUL

ZUIDEMA, ARLIN D



MARK THOMPSON
KANDIYOHI COUNTY AUDITOR-TREASURER
 PO BOX 896
 WILLMAR, MN 56201-0896
 320-231-6202
 www.kcmn.us

2019

PROPERTY TAX STATEMENT

PRCL# 29-008-0032 RCPT# 13947
 TC 834 825

ROSELAND TWP

Property ID Number: 29-008-0032
Property Description: SECT-08 TWP-117 RANG-35
 PART OF SW1/4: COMM AT NW COR OF
 SW1/4; TH E ALONG N LINE OF SW1/4
 4041 172ND AVE SW

ZUIDEMA FAMILY LLC 45939-T
 10419 34TH CIR NE
 ST MICHAEL MN 55376 ACRES 5.00

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:	83,400	82,500	
	Homestead Exclusion:			
	Taxable Market Value:	83,400	82,500	
	New Improve/Expired Excls:			
Property Class:		RES NON-HSTD	RES NON-HSTD	
Sent in March 2018				
Step 2	Proposed Tax			1,122.00
* Does Not Include Special Assessments Sent in November 2018				
Step 3	Property Tax Statement			
First half Taxes:				593.00
Second half Taxes:				593.00
Total Taxes Due in 2019				1,186.00

\$\$\$
 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.

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

		Taxes Payable Year:	2018	2019
		<input type="checkbox"/>		.00
Property Tax and Credits	3. Property taxes before credits		1,015.44	1,126.32
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax00	.00
	5. Property taxes after credits		1,015.44	1,126.32
Property Tax by Jurisdiction	6. County		485.37	496.93
	7. City or Town		61.70	65.50
	8. State General Tax00	.00
	9. School District: 2890		317.47	373.34
	A. Voter approved levies			
	B. Other local levies		132.29	172.09
	10. Special Taxing Districts:			
	A. KANDI HRA		9.21	9.00
	B. MID-MN DEV COMM		1.71	1.72
	C. KANDI/WILLMAR EDC		7.69	7.74
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		1,015.44	1,126.32
Special Assessments on Your Property	13. A. 8040 CD #8 (R/B)		8.56	8.24
	B. 8041 CD #8 (R/B)			1.44
	C. 2019 SOLID WASTE FEE			50.00
	D. 2018		50.00	
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,074.00	1,186.00

2nd Half Pay Stub 2019 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2019 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 29-008-0032 RCPT# 13947
 RES NON-HSTD

PRCL# 29-008-0032 RCPT# 13947
 RES NON-HSTD

AMOUNT DUE		AMOUNT DUE	
OCTOBER 15, 2019	2ND HALF TAX 593.00	MAY 15, 2019	TOTAL TAX 1,186.00
	PENALTY		1ST HALF TAX 593.00
	TOTAL		PENALTY
			TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS
 MUST BE PAID IN FULL.

MARK THOMPSON
KANDIYOHI COUNTY AUDITOR-TREASURER
 PO BOX 896
 WILLMAR, MN 56201-0896
 320-231-6202
 www.kcmn.us

2019

PROPERTY TAX STATEMENT

PRCL# 29-008-0030 RCPT# 13946
 TC 11.389 10.837

ROSELAND TWP

Property ID Number: 29-008-0030
Property Description: SECT-08 TWP-117 RANG-35
 SW1/4 EXC THAT PART OF THE N1/2 OF
 SW1/4 DESC AS FLWS: COMM AT THE NW

ZUIDEMA FAMILY LLC
 10419 34TH CIR NE
 ST MICHAEL MN 55376

45939-T
 ACRES 153.56

		Values and Classification	
		Taxes Payable Year	
		2018	2019
Step 1	Estimated Market Value:	1,138,900	1,083,700
	Homestead Exclusion:		
	Taxable Market Value:	1,138,900	1,083,700
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2018			
Step 2	Proposed Tax		8.570.00
		* Does Not Include Special Assessments	
Sent in November 2018			
Step 3	Property Tax Statement		
First half Taxes:			4.963.00
Second half Taxes:			4.963.00
Total Taxes Due in 2019			9.926.00

\$\$\$
 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.

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

		Taxes Payable Year:	
		2018	2019
3. Property taxes before credits		8,940.08	8,888.81
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax		259.62	257.62
5. Property taxes after credits		8,680.46	8,631.19
6. County		6,629.37	6,520.71
7. City or Town		842.56	860.35
8. State General Tax00	.00
9. School District: 2890			
A. Voter approved levies		172.54	171.97
B. Other local levies		781.91	835.63
10. Special Taxing Districts:			
A. KANDI HRA		125.73	118.23
B. MID-MN DEV COMM		23.39	22.65
C. KANDI/WILLMAR EDC		104.96	101.65
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		8,680.46	8,631.19
13. A. 8040 CD #8 (R/B)		1,059.54	1,020.29
B. 6205 J.D.7,CK&R			6.00
C. 8041 CD #8 (R/B)			268.52
D. 6204 J.D.7,CK&R		6.00	
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		9,746.00	9,926.00

2nd Half Pay Stub 2019 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2019 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 29-008-0030 RCPT# 13946
 AGRI NON-HSTD

PRCL# 29-008-0030 RCPT# 13946
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	9,926.00
NOVEMBER 15, 2019	2ND HALF TAX	4,963.00	1ST HALF TAX	4,963.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS
 MUST BE PAID IN FULL.

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 warrants 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 DO NOT 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



buyer's
PROSPECTUS

FRIDAY, SEPTEMBER 6 | 2PM 2019



KANDIYOHI COUNTY, MN

**HOBBY FARM & TILLABLE LAND
AUCTION**



24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com | 320.693.9371