

TIMED Online Auction

BUYER'S PROSPECTUS

McLeod County

MINNESOTA

Hutchinson

BIDDING OPENS: Monday, October 7
CLOSES: Tuesday, October 15 | 3PM²⁰¹⁹

Property 1



19[±] acres
Hobby Farm

36[±] acres
Land / Lakeshore

Property 2



Steffes Group, Inc. | 24400 MN Hwy 22 South, Litchfield, MN | SteffesGroup.com

Steffes Group, 320.693.9371, Eric Gabrielson 701.238.2570 or
Shelly Weinzettl 763.300.5055 or online at SteffesGroup.com

Eric Gabrielson MN47-006, Shelly Weinzettl MN47-017, Scott Steffes MN14-51.

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.



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, October 7, and will end at 3PM Tuesday, October 15, 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, November 15, 2019.**
- Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-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

#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)



[More Photos](#)

EXTENDED

#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)



[More Photos](#)

This is an AUCTION! To the Highest Bidder.

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



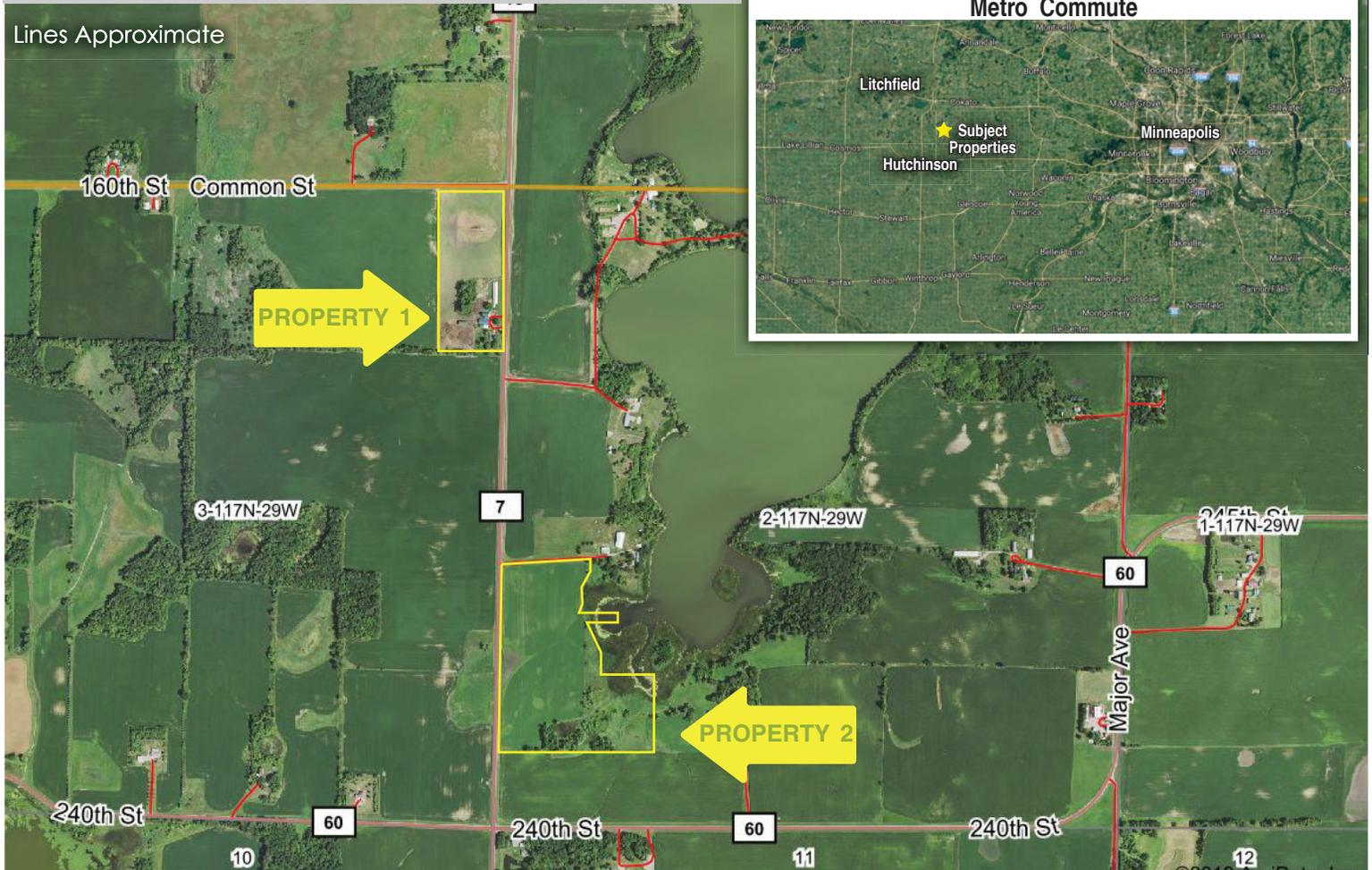
Lots with this symbol are linked together throughout the entire auction and will close together.

LOCATION: From Hutchinson, MN, 5.5 miles north on MN Hwy 15, 3.5 miles west on Common St., 1/4 mile south on County Road 7. 24815 Co Rd 7, Hutchinson, MN 55350

Easy close access to Litchfield, Hutchinson, Metro Commute



Lines Approximate



Property 1 – 19.04± Acres

19± Acre Hobby Farm. Endless opportunities. Walk out rambler, numerous outbuildings, shop, barn, storage sheds, chicken barn, fenced pasture. Looking for addition tillable ground/pastureland? See Property # 2 across the road. An additional 36± acres with 26± acres of productive farmland with a weighted soil average of 85+.

Township of Hutchinson / P.I.D. #: R08.003.0150 / Description: Sect-03 Twp-117 Range-029 / 2019 Taxes: \$1,580.00
School District: Hutchinson #423



House Features

- 2,400 Sq. Ft.
- 3 Bedrooms
- Office
- 2 Bathrooms (1 full, 1 ¾)
- Kitchen Appliances
- Washer and Dryer
- Built in Hutch
- Hardwood Floors
- 2nd Kitchen in Lower Level
- Walk Out Basement
- 2 Patio Areas
- Heat: Forced Air/ Oil/ Wood and Pellet Stove
- A/C
- Year build 1978
- Attached Garage

Room Sizes

- Kitchen: 12' x 12'
- Dining room: 14' x 11'
- Livingroom: 12' x 16'
- Family room: 14' x 23'
- Bedroom: 13' x 14'
- Bedroom: 11' x 22'
- Bedroom: 13' x 10'
- Office: 10' x 11'
(non-conforming for a bedroom - needs egress window)
- 1 Full Bathroom
- ¾ Bathroom in Lower Level

Property Features

- New Septic installed in 2012
- Private Well
- Lake Views
- Tar Road Frontage
- Large Garden Area
- Apple Trees
- Fenced Pasture





AUCTIONEER’S NOTE: Only a relocation makes this property available. Two properties selling the same day. Whether you looking to buy land to build your dream home, an investment opportunity in tillable farmland/hunting ground or a hobby farm out in the country with easy access to St. Cloud or the metro area this is an auction you won’t want to miss.

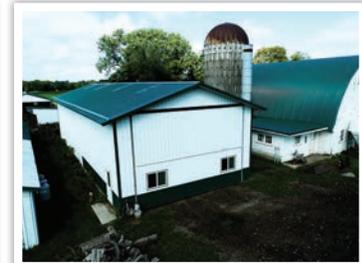
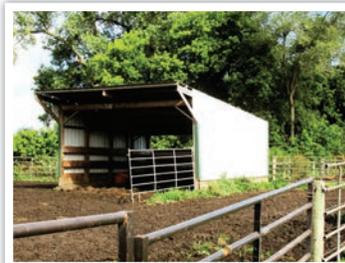
INSPECTION DATES: Monday, September 30 from 5:00PM-6:00PM and Tuesday, October 8 from 5:00PM-6:00PM, or by appointment

Outbuildings

- Dairy Barn: 64’ x 36’
- Milk House: 12’ x 16’
- Garage: 24’ x 24’
- 3 Sided Shelter: 20’ x 20’
- Chicken Barn (with cooler room): 30’ x 190’
- Shop with 24’ Bi Fold Door: 30’ x 80’
- Garage / Cattle Shed: 24’ x 76’
- Pole Building: 30’ x 72’
- Small Garden Shed



Feed Lot Permit for 94 Units







CERTIFICATE OF SURVEY

N 1/4 corner
of Section 3
T117N R29W

DESCRIPTION FOR NEW PARCEL

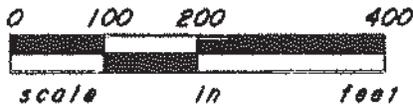
The East 580.00 feet of the North Half of the Northeast Quarter Section 3, Township 117 North, Range 29 West, McLeod County, Minnesota, except the South 404.00 feet of the East 250.00 feet of said North Half of the Northeast Quarter.

DESCRIPTION OF EXISTING PARCEL

The South 404.00 feet of the East 250.00 feet of the North Half of the Northeast Quarter of Section 3, Township 117 North, Range 29 West, McLeod County, Minnesota.

SUGGESTED DESCRIPTION FOR COMBINED PARCELS

The East 580.00 feet of the North Half of the Northeast Quarter Section 3, Township 117 North, Range 29 West, McLeod County, Minnesota.



The orientation of the bearings shown on this survey are based on the McLeod County Coordinate System NAD83, 1996 adjustment.

- Denotes iron monument found
- Denotes iron monument set

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.

Jeffrey R. Rausch
Jeffrey R Rausch

Date: June 6, 2014 Lic. No. 24329

PELLINEN LAND SURVEYING, INC

P O Box 35
Hutchinson, Minnesota 55350

Phone (320) 587-4789
Fax (320) 587-3752

JOB NO 14071 BK P-360 Pg 79



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

24707
 Taxpayer: R 08.003.0150

JAMES E & WENDY MCDONALD

24815 CO RD 7
 HUTCHINSON MN 55350

28190

Sect-03 Twp-117 Range-029 19.04 AC
 THE E 580' N 1/2 NE 1/4

24815 CO RD 7 HUTCHINSON MN

2019 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year Classification	2018 AG HMSTD RVL HMSTD	2019 AG HMSTD RVL HMSTD
	Estimated Market Value	283,700	277,800
	Improvements Excluded		
	Homestead Exclusion	24,400	23,200
	Taxable Market Value	259,300	254,600
	New Improvements Expired Exclusions		
<i>Sent in March 2018</i>			
Step 2	Proposed Tax	1,608.00	
	<i>Sent in November 2018</i>		
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes	790.00	
	Second-half Taxes	790.00	
	Total Taxes due in 2019	1,580.00	

\$\$\$
 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
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"/>		1,542.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	1,354.00	
Property Tax and Credits		
3. Property taxes before credits	1,989.40	2,104.29
4. A. Agricultural and rural land credits	535.40	524.29
B. Other credits to reduce your property tax		
5. Property taxes after credits	1,454.00	1,580.00
Property Tax by Jurisdiction		
6. County	751.41	807.41
7. City or Town TOWN OF HUTCHINSON	87.36	126.53
8. State General Tax 0423		
9. School District		
	A. Voter Approved Levies	335.31
	B. Other Local Levies	307.96
10. Special Taxing Districts COUNTY WIDE	278.47	307.96
	2.71	2.79
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,454.00	1,580.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,454.00	1,580.00



McLeod County Environmental Services

830 11th Street East

Glencoe, MN 55336

Phone: 320.864.1259 Fax: 320.864.3410

February 17, 2017

James & Wendy McDonald
24815 County Road 7
Hutchinson, MN 55350

RE: Registration and Feedlot Permit Certificate of Compliance
PID: 08.003.0150

Dear Mr. & Mrs McDonald:

This letter is regarding your certificate of compliance. You are now registered and in compliance of local and state regulation on the date of issuance only. Your new McLeod County permit number is **17-03**; your registration numbers still remain the same. The next time you will have to re-register will be between January 1st, 2018 and January 1st, 2022 or unless there are any changes with your feedlot.

If you have any questions or concerns, please feel free to contact me at (320)864-1482 or at emily.gable@co.mcleod.mn.us.

Sincerely,



Emily Gable
McLeod County Environmental Services

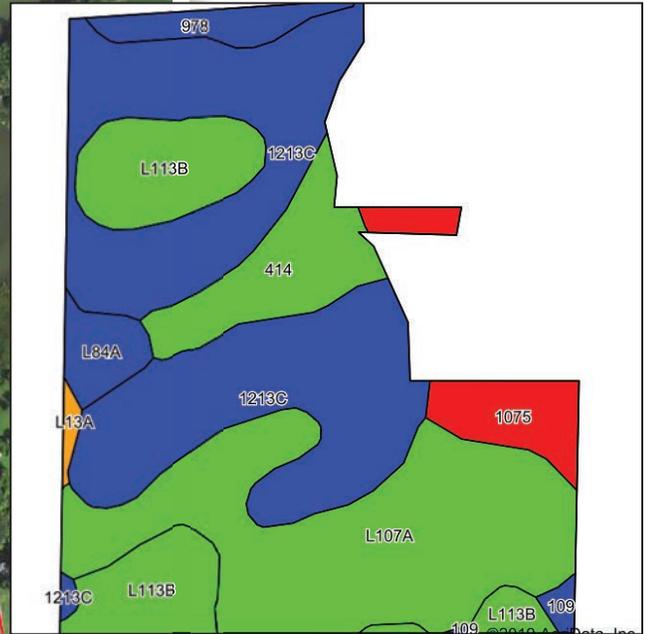
Remember Feedlots registered for over 100 AU's are required to get there manure tested every 3 to 4 years and have carry over Nitrogen soil test records available upon inspection or request.

Property 2 – 36.06± Acres

Unique multi-use parcel of land. 26± Acres tillable, excellent soils with weighted average at 85. 10± Acres mature trees, offering prime hunting for deer, duck and geese. Lake access makes this a beautiful place to build your dream home with rolling terrain and expansive views of Lake Byron, an environmental lake stocked with Walleye Fry by the DNR. If you enjoy wildlife, canoeing, kayaking, hunting or looking for an investment opportunity this is your chance.

Township of Hutchinson / P.I.D. #: R08.002.0850 / Description: Sect-02 Twp-117 Range-029 / 2019 Taxes: \$620

School District: Hutchinson #423



Area Symbol: MN085, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1213C	Cokato-Storden complex, 6 to 12 percent slopes, eroded	14.12	39.2%		IIIe	84
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.05	27.9%		IIw	91
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	4.86	13.5%		Ile	98
414	Hamel loam, 0 to 2 percent slopes	2.79	7.7%		IIw	94
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	1.89	5.2%		VIIIw	5
978	Cordova-Rolfe complex, 0 to 2 percent slopes	1.01	2.8%		IIw	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.95	2.6%		IIIw	86
109	Cordova clay loam, 0 to 2 percent slopes	0.22	0.6%		IIw	87
L13A	Klossner muck, 0 to 1 percent slopes	0.17	0.5%		IIIw	77
Weighted Average						84.6

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

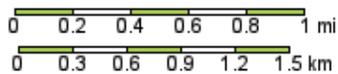




Minnesota DNR - Recreation Compass



- Lake/River
- National Forest
- National Wildlife Refuge
- Scientific & Natural Area
- State Water Trail
- State Forest
- State Park
- State Trail
- Water Access
- Wildlife Management Area



Map Parameters (UTM Zone 15, NAD83)
 minx: 394523.271197 maxx: 402306.374669
 miny: 4978247.376146 maxy: 4984902.493608



CERTIFICATE OF SURVEY

E 1/4 corner
of Section 2
T117N R29W

DESCRIPTION FOR PARCEL A

The North Half of the Southwest Quarter of the Southwest Quarter of Section 2, Township 117 North, Range 29 West, McLeod County, Minnesota.

AND

That part of Government Lot 4, Section 2, Township 117 North, Range 29 West, McLeod County, Minnesota, described as follows:
Commencing at the northwest corner of said Government Lot 4; thence South 0 degrees 09 minutes 29 seconds West, assumed bearing along said west line of said Government Lot 4 a distance of 421.00 feet to the point of beginning of the land to be described; thence North 84 degrees 55 minutes 00 seconds East 730.00 feet; thence South 6 degrees 40 minutes 00 seconds East 108.00 feet; thence South 19 degrees 18 minutes 00 seconds West 202.00 feet; thence South 1 degree 20 minutes 00 seconds East 114.00 feet; thence South 34 degrees 06 minutes 00 seconds East 108.00 feet; thence South 0 degrees 18 minutes 00 seconds West 80.00 feet; thence South 89 degrees 42 minutes 00 seconds East 200.00 feet; thence South 00 degrees 18 minutes 00 seconds West 50.00 feet; thence North 89 degrees 42 minutes 00 seconds West 136.00 feet; thence South 21 degrees 43 minutes 00 seconds East 170.00 feet; thence South 11 degrees 06 minutes 00 seconds East 163.74 feet to the south line of said Government Lot 4; thence South 88 degrees 48 minutes 09 seconds West, along said south line 894.35 feet to the southwest corner of said Government Lot 4; thence North 0 degrees 09 minutes 29 seconds East, along said west line of Government Lot 4 a distance of 892.47 feet to the point of beginning.

DESCRIPTION FOR PARCEL B

Government Lot 4, Section 2, Township 117 North, Range 29 West, McLeod County, Minnesota, except that part of said Government Lot 4 described as follows:

Commencing at the northwest corner of said Government Lot 4; thence South 0 degrees 09 minutes 29 seconds West, assumed bearing along said west line of said Government Lot 4 a distance of 421.00 feet to the point of beginning of the land to be described; thence North 84 degrees 55 minutes 00 seconds East 730.00 feet; thence South 6 degrees 40 minutes 00 seconds East 108.00 feet; thence South 19 degrees 18 minutes 00 seconds West 202.00 feet; thence South 1 degree 20 minutes 00 seconds East 114.00 feet; thence South 34 degrees 06 minutes 00 seconds East 108.00 feet; thence South 0 degrees 18 minutes 00 seconds West 80.00 feet; thence South 89 degrees 42 minutes 00 seconds East 200.00 feet; thence South 00 degrees 18 minutes 00 seconds West 50.00 feet; thence North 89 degrees 42 minutes 00 seconds West 136.00 feet; thence South 21 degrees 43 minutes 00 seconds East 170.00 feet; thence South 11 degrees 06 minutes 00 seconds East 163.74 feet to the south line of said Government Lot 4; thence South 88 degrees 48 minutes 09 seconds West, along said south line 894.35 feet to the southwest corner of said Government Lot 4; thence North 0 degrees 09 minutes 29 seconds East, along said west line of Government Lot 4 a distance of 892.47 feet to the point of beginning.

EASEMENT DESCRIPTION

An easement for ingress and egress purposes over and across that part of Government Lot 4, Section 2, Township 117 North, Range 29 West, McLeod County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 4; thence South 0 degrees 09 minutes 29 seconds West, assumed bearing along the west line of said Government Lot 4 a distance of 371.00 feet to the point of beginning of the easement to be described; thence continuing South 0 degrees 09 minutes 29 seconds West, along said west line 50.00 feet; thence North 84 degrees 55 minutes 00 seconds East 180.00 feet; thence North 0 degrees 09 minutes 29 seconds East 50.00 feet; thence South 84 degrees 55 minutes 00 seconds West 180.00 feet to the point of beginning.

BYRON



The orientation of the bearings shown on this survey are based on the McLeod County Coordinate System NAD83, 1995 HARN.

- Denotes iron monument found
- Denotes iron monument set

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.

Jeffrey R. Bauwch
Jeffrey R. Bauwch

Date: July 1, 2014 Lic. No. 24829

S 1/4 corner
of Section 2
T117N R29W

PELLINEN LAND SURVEYING, INC
P O Box 36
Hutchinson, Minnesota 55350
Phone (820) 687-4769
Fax (820) 687-3762
JOB NO 14093 BK P-395 Pg 73



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

24922
 Taxpayer: R 08.002.0850

JAMES E MCDONALD
 WENDY I MCDONALD
 24815 CO RD 7
 HUTCHINSON MN 55350

30126

Sect-02 Twp-117 Range-029
 N 1/2 SW 1/4 SW 1/4 & PART OF

36.06 AC
 GOV'T LOT 4

2019 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2018 AG HMSTD RVL HMSTD	2019 AG HMSTD RVL HMSTD
1	Estimated Market Value	156,300	139,100
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	156,300	139,100
	New Improvements Expired Exclusions		
<i>Sent in March 2018</i>			
Step	PROPOSED TAX		
2	Proposed Tax	610.00	
<i>Sent in November 2018</i>			
Step	PROPERTY TAX STATEMENT		
3	First-half Taxes	310.00	
	Second-half Taxes	310.00	
	Total Taxes due in 2019	620.00	

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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		
Property Tax and Credits		
3. Property taxes before credits	700.57	641.56
4. A. Agricultural and rural land credits	50.14	39.13
B. Other credits to reduce your property tax		
5. Property taxes after credits	650.43	602.43
Property Tax by Jurisdiction		
6. County	445.83	410.51
7. City or Town TOWN OF HUTCHINSON	54.21	64.21
8. State General Tax 0423		
9. School District		
	A. Voter Approved Levies	75.20
	B. Other Local Levies	73.61
10. Special Taxing Districts COUNTY WIDE	1.58	1.42
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	650.43	602.43
Special Assessments on Your Property		
13. Special assessments		
JD #14 WCMC	Principal: 17.57	Interest: 17.57
	17.57	17.57
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	668.00	620.00



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 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. 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

TIMED Online Auction

BUYER'S PROSPECTUS

McLeod County

MINNESOTA

Hutchinson

BIDDING OPENS: Monday, October 7
CLOSES: Tuesday, October 15 | 3PM ²⁰¹⁹



SteffesGroup.com



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

701.203.8400 P | Grand Forks, ND 58201

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