# Online Auction

## **Meeker County** MINNESOTA

Collinwood Township

BIDDING OPENS: Monday, October 28 CLOSES: Wednesday, November 6 | 10AM 8



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

For a detailed Buyer's Prospectus with complete terms and conditions, contact Steffes Group, 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzetl 763.300.5055

Shelly Weinzetl MN47-017, Scott Steffes MN14-51.

Terms & Conditions Meeker County, MN

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 28, and will end at
3PM Wednesday, November 6,
2019. All bidders must register with
SteffesGroup.com as an online bidder to
participate in the auction.

- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355
- If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371)
   Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before Friday, December 6. 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 ABSOLUTE. NO MINIMUM / NO RESERVE.
- 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:

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

#### How is this accomplished?

1. Estimate comparative value.

- Experienced buyers always decide what to pay before the bidding begins.
- 3. Inspect the property carefully.
- Compare with other properties available in the area.
- 5. Check the selling price of previously sold properties.
- 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**

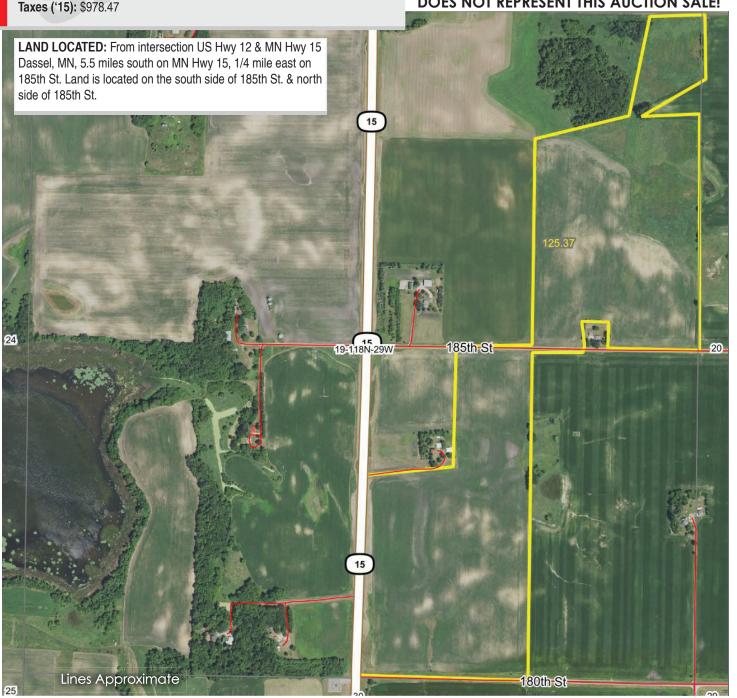
Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes

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.** 



## 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!



## Meeker County - 125± Acres

125± acres selling No Minimum No Reserve. Two tax parcels selling as one offering. Prime farmland with excellent soil average. Investment opportunity if you're looking for cropland rental income as well as CRP income. Located near many lakes, hunting potential and easy access off Hwy 15.

Collinwood Township / PID #:'s 03-0234000 & 03-0249000 / Description: Sect-19 Twp-118 Range-29 2019 Taxes: \$2,974



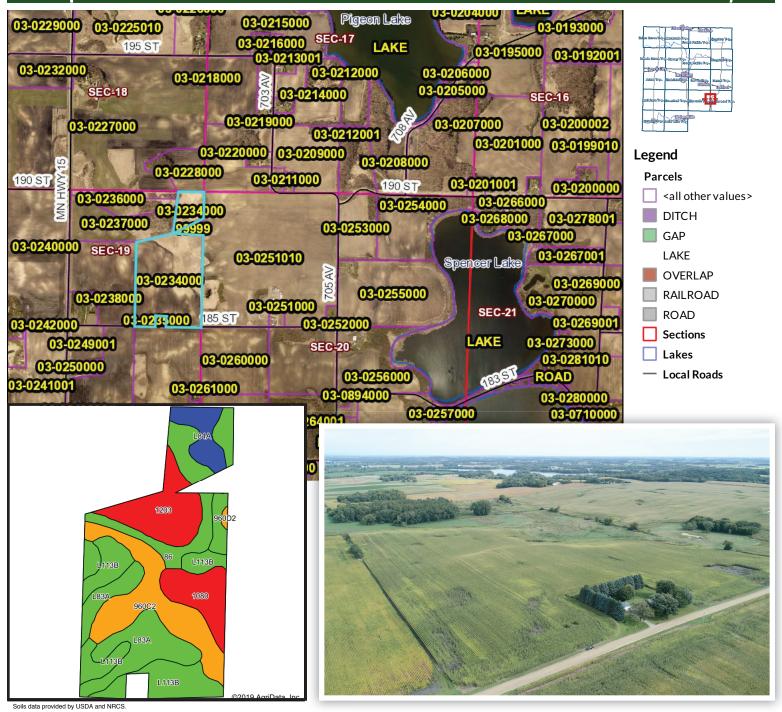






## Soil Maps Lines Approximate

## Meeker County, MN

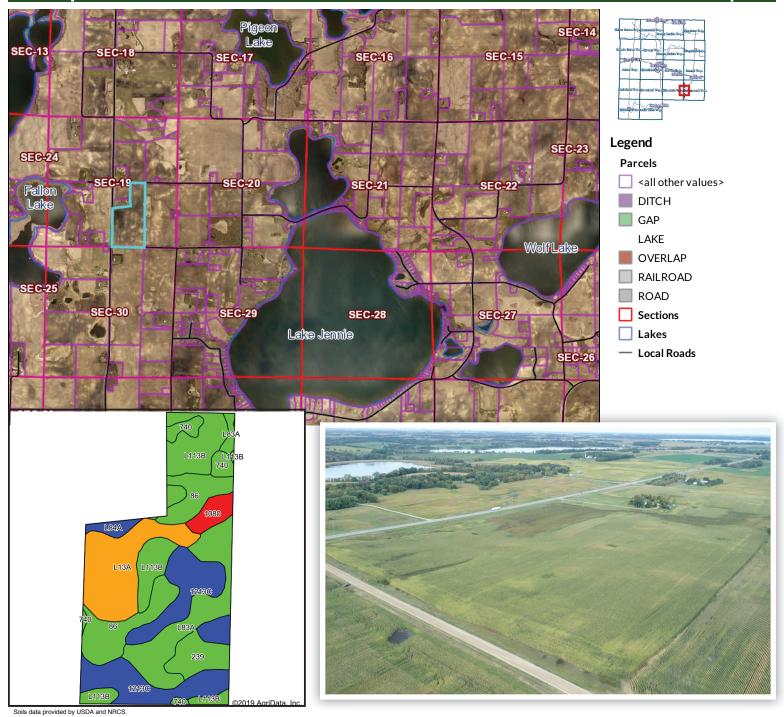


Area Sv	mbol: MN093, Soil Area Version: 12					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	11.71	19.1%		lle	98
960C2	Storden-Omsrud complex, 6 to 12 percent slopes, eroded	11.57	18.9%		IIIe	78
L83A	Webster clay loam, 0 to 2 percent slopes	11.01	18.0%		llw	93
1203	Muskego, Blue Earth, and Houghton soils, ponded	8.10	13.2%		VIIIw	5
86	Canisteo clay loam, 0 to 2 percent slopes	6.50	10.6%		llw	93
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	5.44	8.9%		VIIIw	5
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.57	5.8%		IIIw	86
740	Hamel-Glencoe complex, 0 to 2 percent slopes	3.06	5.0%		llw	93
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.20	0.3%		IVe	76
Weighted Average					71.2	

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

## Soil Maps Lines Approximate

## Meeker County, MN



_	mbol: MN093, Soil Area Version: 12	1.	In	In	In a second	la
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	14.68	22.9%		Ille	84
L13A	Klossner muck, 0 to 1 percent slopes	10.61	16.5%		IIIw	77
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	10.56	16.4%		lle	98
L83A	Webster clay loam, 0 to 2 percent slopes	10.05	15.7%		llw	93
86	Canisteo clay loam, 0 to 2 percent slopes	9.34	14.5%		llw	93
239	Le Sueur loam, 1 to 3 percent slopes	3.58	5.6%		lw	97
740	Hamel-Glencoe complex, 0 to 2 percent slopes	2.27	3.5%		llw	93
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	2.02	3.1%		VIIIw	5
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.10	1.7%		IIIw	86
Weighted Average					86.5	

T118 R29

Collinwood

36.29

NHEL



Meeker County, Minnesota

19

T118 R29 Collinwood

PC/NW

## Farm 8698 Tract 703

T118 R29

Collinwood

T118 R29

Collinwood

#### 2019 Program Year

Map Created September 04, 2019



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

#### **Common Land Unit**

Non-Cropland
Cropland
CRP
Tract Boundary

## Wetland Determination Identifiers

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

Tract Cropland Total: 60.07 acres

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

85th St

8.32 NHEL

15.46

NHEL

PC/NW

CRP

W





2010 27093 45

FARM: 8698

Minnesota U.S. Department of Agriculture Prepared: 9/19/19 2:54 PM

MeekerFarm Service AgencyCrop Year:2019Report ID: FSA-156EZAbbreviated 156 Farm RecordPage:1 of

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.

F2187, 6530 INTO F8698

Operator Name Farm Identifier Recon Number

CARLSON BROTHERS OF DARWIN Farms Associated with Operator:

2117, 2612, 7010, 7438, 8175, 8587, 9088, 9567, 9602, 9615

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 1700D

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
129.85	128.92	128.92	0.0	0.0	23.78	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	105.14	0.0	0.0	0.0			
				ARC/PLC				
PLC		ARC-CO	ARC-I	С	PLC-Default	ARC-CO-Def	ault	ARC-IC-Default
NON	E	NONE	NONE	≣	NONE	CORN, SOY	BN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	51.3	159	0.0
SOYBEANS	51.3	40	0.0
Total Base Acres:	102.6		

Tract Number: 703 Description J-13/SE4NE4/PT NE4NE4/19/CL

FSA Physical Location: Meeker, MN ANSI Physical Location: Meeker, MN

**BIA Range Unit Number:** 

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

		DCP			CRP	
Farmland	Cropland	Cropland	WBP	WRP/EWP	Cropland	GRP
61.0	60.07	60.07	0.0	0.0	23.78	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	36.29	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	17.71		159	0.0
SOYBEANS	17.71		40	0.0
Total Base Acres:	35 42			

Owners: RETTMAN, CYNTHIA M

BWD LLC

RETTMAN, DANIEL A

USDA

### Meeker County, Minnesota

## Farm 8698 Tract 713

#### 2019 Program Year



Tract Cropland Total: 58.95 acres

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

180th St

48.88

NHEL

W

19 T118 R29

Collinwood

10.07

HEL





FARM: 8698

Minnesota U.S. Department of Agriculture Prepared: 9/19/19 2:54 PM

Meeker Farm Service Agency Crop Year: 2019

Report ID: FSA-156EZ Abbreviated 156 Farm Record Page: 2 of 3

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: None

Tract Number: 713 Description J-13/SW4SE4/E2NWSE4/19/CL

FSA Physical Location: Meeker, MN ANSI Physical Location: Meeker, MN

**BIA Range Unit Number:** 

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

		DCP			CRP	
Farmland	Cropland	Cropland	WBP	WRP/EWP	Cropland	GRP
58.95	58.95	58.95	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	58.95	0.0	0.0	0.0	

Crop		Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN		28.76		159	0.0
SOYBEAN	IS	28.76		40	0.0
Total Bas	o Acres	57 59			

Owners: RETTMAN, CYNTHIA M

BWD LLC

Other Producers: None

RETTMAN, DANIEL A



## Meeker County, MN

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

Property ID Number: 03-0234000

CYNTHIA RETTMAN & DAN RETTMAN

LOTS 1 & 3 EX 1.04 AC LOT 3 &

Property Description: SECT-19 TWP-118 RANG-29

MN 55345

COLLINWOOD TWP

MEANDERED LAND

4880 CLEAR SPRING RD

**BWD LLC &** 

**MINNETONKA** 



30254-T

ACRES 61.16

2019 PROPERTY TAX STATEMENT PRCL# 03-0234000 RCPT# 1224 DANIEL RETTMAN ESC# 989 TC 1.911

1,768

Values and Classification

Total Taxes Due in 2019 You may be eligible for one or even two refunds to 222

2019 **Taxes Payable Year** 2018 **Estimated Market Value:** 228,800 211,600 Step **Homestead Exclusion:** 1 **Taxable Market Value:** 228,800 211,600 New Improve/Expired Excls: AGRI FRAC HST AGRI FRAC HST **Property Class:** RUVC FRAC HST RUVC FRAC HST Sent in March 2018 Step **Proposed Tax** \* Does Not Include Special Assessments 1.236.00 2 Sent in November 2018 **Property Tax Statement** Step 634.00 First half Taxes: 3 Second half Taxes: 634.00 1.268.00

			$\mathcal{P}\mathcal{P}$	reduce your property tax.
			REFUNDS? Read the bar Taxes Payable Year: 2018	ck of this statement to find out how to apply. 2019
1. Use this a	amount on Form M1PR to see if v	ou are eligible for a homestead credit refund	Tanto a significant contract	.00
		YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBL		
,		if you are eligible for a special refund		
Property Tax		·		
and Credits		tax credits		
		our property tax		
		s		
Property Tax	6. County		930 14	· · · · · · · · · · · · · · · · · · ·
	-		***	
,				
	9. School District: 466	A. Voter approved levies		
	3, 23,133, 2,131,131, 4,00	B. Other local levies		
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT	3.84	
	rer epesier rerung Erentete	В.		
		C		
		D		
	11. Non-school voter approved	referenda levies		
		ecial assessments		1.268.00
Special Asses				,
on Your Prope				
	C.			
	D.			
	E.			
14. YOUR TO	OTAL PROPERTY TAX AND SP	ECIAL ASSESSMENTS	1,466.00	1,268.00





## **Tax Statement**

## **Meeker County, MN**

2018

reduce your property tax.

2019

268,300

268,300

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** 

ACRES 64.21

Step

PRCL# 03-0249000 RCPT# 1239 ESC# DANIEL RETTMAN 989 TC 2.460

2.240 Values and Classification

Taxes Payable Year **Estimated Market Value:** 294,600 Step **Homestead Exclusion:** 1 **Taxable Market Value:** 294,600

> New Improve/Expired Excls: AGRI FRAC HST AGRI FRAC HST **Property Class:**

> > **Property Tax Statement**

Sent in March 2018

First half Taxes:

**Proposed Tax** Step \* Does Not Include Special Assessments 1,676.00 2 Sent in November 2018

853.00 Second half Taxes: 3 853.00 Total Taxes Due in 2019 1.706.00 \$\$\$ REFUNDS? You may be eligible for one or even two refunds to

COLLINWOOD TWP

Property ID Number: 03-0249000

Property Description: SECT-19 TWP-118 RANG-29

W 1/2 SE 1/4 EX 4.55 AC & EX .37 AC

RD EX 11.24 AC

**BWD LLC &** 30254-T CYNTHIA RETTMAN & DAN RETTMAN 4880 CLEAR SPRING RD

MINNETONKA MN 55345

				REFUNDS? Read the bac	k of this statement to find out how to apply.
				Taxes Payable Year: 2018	2019
1. Use this a	mount on Form M1PR to see if yo	ou are eligible for a homestead credit refund			.00
File by Au	gust 15th. IF BOX IS CHECKED,	YOU OWE DELINQUENT TAXES AND ARE I	NOT ELIGIBLE		
2. Use these	e amounts on Form M1PR to see	if you are eligible for a special refund		.00	
<b>Property Tax</b>	3. Property taxes before credits			1,970.76	1,775.99
and Credits	4. A. Agricultural and rural land	tax credits		.00	.00
	B. Other credits to reduce yo	ur property tax		82.76	69.99
	5. Property taxes after credits	s		1,888.00	1,706.00
<b>Property Tax</b>	6. County			1,198.21	1,090.33
by Jurisdiction	<b>n</b> 7. City or Town			375.54	347.51
	8. State General Tax			.00	.00
	9. School District: 466	A. Voter approved levies		124.14	104.97
		B. Other local levies		185.17	158.62
	10. Special Taxing Districts:	A. MID MN DEVELOPMENT		4.94	4.57
		В.			
		C.			
		D.			
	11. Non-school voter approved	referenda levies			
		ecial assessments		1,888.00	1,706.00
Special Asses					
on Your Prope	erty B.				
	C.				
	D.				
	E.			1 000 00	1 700 00
14. YOUR TO	OTAL PROPERTY TAX AND SPE	ECIAL ASSESSMENTS		1,888.00	1,706.00





Notes	Meeker County, M

## Sample Earnest Money Receipt and Purchase Agreement

### **EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT**

		DATE:
Province of		
Received of		
W hoseaddressis		
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 Auctio	n and described as follows:	
This property the undersigned has this day sold to the BUYER for the sum of		s
Earnest money hereinafter receipted for		· · · · · · · · · · · · · · · · · · ·
Balance to be paid as follows		
Balance to be paid as follows		<u> </u>
. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S icknowledges purchase of the real estate subject to Terms and Conditions of this contract brovided herein and therein. BUYER acknowledges and agrees that the amount of the depolamages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach maeferenced documents will result in forfeiture of the deposit as liquidated damages; and	, subject to the Terms and Conditions of sit is reasonable; that the parties have ly be difficult or impossible to ascertai	of the Buyer's Prospectus, and agrees to close as endeavored to fix a deposit approximating SELLER'S in; that failure to close as provided in the above
t. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer eithe or an owner's policy of title insurance in the amount of the purchase price. Seller shall prov eservations in federal patents and state deeds, existing tenancies, easements and public	ride good and marketable title.Zoning	ordinances, building and use restrictions and
i. If the SELLER'S title is not insurable or free of defects and cannot be made sow it SELLER, then saide arnest money shall be refunded and all rights of the BUYER term is upproved by the SELLER and the SELLER'S title is marketable and the buyer for any reasor orth, then the SELLER shall be paid the earnest money so held in escrow as liquidated dar of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BU covenants and conditions in this entire agreement.	nated, exceptthat BUYER may waive fails, neglects, or refuses to complete nages for such failure to consummate	e defects and elect to purchase. However, if said sale is e purchase, and to make payment promptly as above set the purchase. Payment shall not constitute an election
s. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoussessed against the property subsequent to the date of purchase.	verconcerning the amount of real esta	atetaxesorspecial assessments, which shall be
i. State Taxes: SELLER agrees to payof the rea	lestate taxes and installment of specia	alassessments due and payable inBUYER
grees to payof the rea		
ayable inSELLER warrantstaxes for	are Homestead,	Non-Homestead. SELLER
grees to pay the State Deed Tax.		
i. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, exce	pt as follows:	
'. The property is to be conveyed byd enancies, easements, reservations and restrictions of record.	eed, free and clear of all encum brances	sexceptin special assessments, existing
3. Closing of the sale is to be on or before		Possession will be at closing.
b. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for insquality, seepage, septic and seweroperation and condition, radon gas, as bestos, presence iffect the usability or value of the property. Buyer's inspection shall be performed a of the property as a result of Buyer's inspections.	oflead based paint, and any and all st	tructural or environmental conditions that may
<ol> <li>The contract, together with the Terms and Conditions of the Buyer's Prospectus, coepersentations, agreements, or understanding not set forth herein, whether made by conflict with or are inconsistent with the attached Buyer's Prospectus oranyan</li> </ol>	agent or party hereto. This contract	
<ol> <li>Other conditions: Subject to easements, reservations and restrictions of record, exist DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS,</li> </ol>		
2. Any other conditions:		
3. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.		
Buyer:	Seller:	
Steffes Group, Inc.	Seller's Printed Name & Addr	ess:
nenes aroup, me.		
SteffesGroup.com		

Drafted By: Saul Ewing Arnstein & Lehr LLP

## Online Auction

## **Meeker County**

MINNESOTA

Collinwood Township

BIDDING OPENS: Monday, October 28 CLOSES: Wednesday, November 6 | 10AM \$



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