

# HOBBY FARM/FEEDLOT & TILLABLE LAND AUCTION

BUYER'S PROSPECTUS

**Mille Lacs County**  
MINNESOTA  
Greenbush Township

## MONDAY, DECEMBER 2 | 11AM<sup>2019</sup>



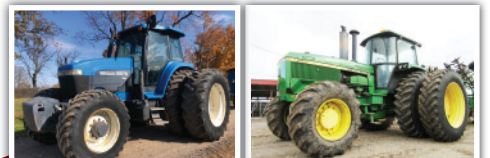
# 252<sup>±</sup> acres

Selling in 4 Tracts

**AUCTION LOCATION:** Northern Lights Ballroom & Banquet Center, 10376 112th Ave., Milaca, MN 56353

**INSPECTION DATES:** Monday, November 25, 2019, 1PM-3PM or by appointment

**AUCTIONEER'S NOTE:** Multi-Tract Real Estate Auction- 4 tracts to include a Hobby Farm/Feedlot with a home, numerous outbuildings, and tillable farmland tracts ranging from 60-100± Acres



**Cattle Farm Equipment Auction**  
Closes: Monday, December 2 | 7PM

See Page 26 for equipment list

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

Steffes Group at 320.693.9371, Eric Gabrielson 701.238.2570, Randy Kath 701.429.8894 or Shelly Weinzettl 763.300.5055



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.



### 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 **Thursday, January 2nd**. Seller will convey property by Warranty Deed
- **2019 taxes paid by Sellers. 2020 taxes paid by Buyers.** 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 SUBJECT TO SELLER CONFIRMATION**

### • THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

### • 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 **Thurs, January 2, 2020**. 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.**

### 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.



# Selling Choice with the Privilege

**Tracts #1** will be sold lump sum price.

**Tracts 2-4** will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

| Mille Lacs Co. | Multiplier (Acres) | Price/Multiplier | Bidder# |
|----------------|--------------------|------------------|---------|
| Tract #1       | 19.04              | Lump Sum         |         |
| Tract #2       | 81.43              |                  |         |
| Tract #3       | 60                 |                  |         |
| Tract #4       | 100                |                  |         |

## Notes

[illegible]



**Tract 1 – 19.04± Acres – Hobby Farm/Feed Lot**

**Location:** From Milaca, MN, 6.7 miles south on US Hwy 169, 2 miles west on 80th St./Cty Rd 12, 1.2 miles south on 125th Ave/ Cty Rd 5. 6942 125th Ave., Princeton, MN 55371



19.04± Acre Hobby farm with a 3 bedroom ranch style home. This is a great property for cattle feeding, dry lot stock cows or even the horse enthusiast. Several concrete, open lots, and open front cattle sheds, insulated and heated shop, detached garage, forage pad, machine sheds, and feed storage. Good condition and well-maintained. It will be the buyers' responsibility to update/register the feed lot with MPCA. Reference # 095-118278

- **Greenbush Township / P.I.D. #:** 06-002-0100 and 06-002-0101 (That part of, new legal and P.I.D. # to be assigned for building site and new legal to be assigned for land. See survey)
- **Description:** Sect-02 Twp-036 Range-27
- **2019 Taxes:** \$6,278 (For entire building site and land. New tax amount TBD) / **Princeton school district #477**







Area Symbol: MN095, Soil Area Version: 14

| Code             | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| C73C             | Milaca loam, 1 to 7 percent slopes, stony  | 14.22 | 76.2%            |           | IIIe             | 81                 |
| C126A            | Cebana-Giese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony          | 1.46  | 7.8%             |           | IVw              | 64                 |
| 1013A            | Seelyeville and Cathro soils, ponded, 0 to 1 percent slopes                          | 1.37  | 7.3%             |           | VIIIw            | 5                  |
| C10B             | Brennyville-Freer complex, 1 to 4 percent slopes, stony                              | 0.83  | 4.4%             |           | Ile              | 82                 |
| C26A             | Foglake silt loam, 0 to 2 percent slopes   | 0.45  | 2.4%             |           | IIIw             | 71                 |
| C97A             | Cathro, sandy substratum, and Seelyeville soils, depressional, 0 to 1 percent slopes | 0.34  | 1.8%             |           | VIIw             | 5                  |
| Weighted Average |  |       |                  |           |                  | 72.5               |

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







## House Features

### House Features

- 3 Bedrooms
- 1.5 Bathrooms
- 1,470 sq. ft.
- Central Air
- 1 Season on new furnace
- Wood stove in basement
- Kitchen appliances included
- Washer and dryer included
- New water heater July 2019
- Wood boiler not included
- Attached garage

## Property Features

**New septic tank installed in 2018**

**Stave Silo**

**Concrete Silage Pad**

- 100'x150'
- Single wall

**400,000 gal. Lagoon**

**Cattle Working Shed & Equipment**

**Storage**

- 38'x90'
- Concrete floor
- Semi loadout chute

**Cover-All Hoop Shed**

- 50'x72'

**Pole Barn (Livestock Building) w/Office**

- 40'x240'
- All concrete floor
- Curtain sidewalls

**Pole Barn**

- 20'x60'

**Fence Line Feeding to All Areas**

- 136' of Headlocks

**Livestock Shelters (All w/Concrete Yards)**

- (1) 128'x20'
- (4) 64'x32'
- (1) 57'x30'







\*2400± ton of silage located on site to be offered/sold with online equipment sale.





# Tract 1 & 2 Survey

EXISTING PROPERTY DESCRIPTION: 6.66 Acres  
(PID NO. 06-002-0100) - (PER DOC. NO. A380287)

That part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 36, Range 27, Mile Lacs County, Minnesota described as follows: Beginning at a point on the West line of said Northwest Quarter of the Northeast Quarter distant 503.00 feet South from the Northwest corner thereof; thence easterly and parallel with the North line of said Northwest Quarter of the Northeast Quarter a distance of 726.00 feet; thence southerly and parallel with the West line a distance of 400.00 feet; thence northerly along said West line a distance of 400.00 feet to said point of beginning.

EXISTING PROPERTY DESCRIPTION: 93.81 Acres  
(PID NO. 06-002-0101) - (PER DOC. NO. A378487)

The North Half of the Northeast Quarter of Section 2, Township 36 North, Range 27 West, Mile Lacs County, Minnesota,

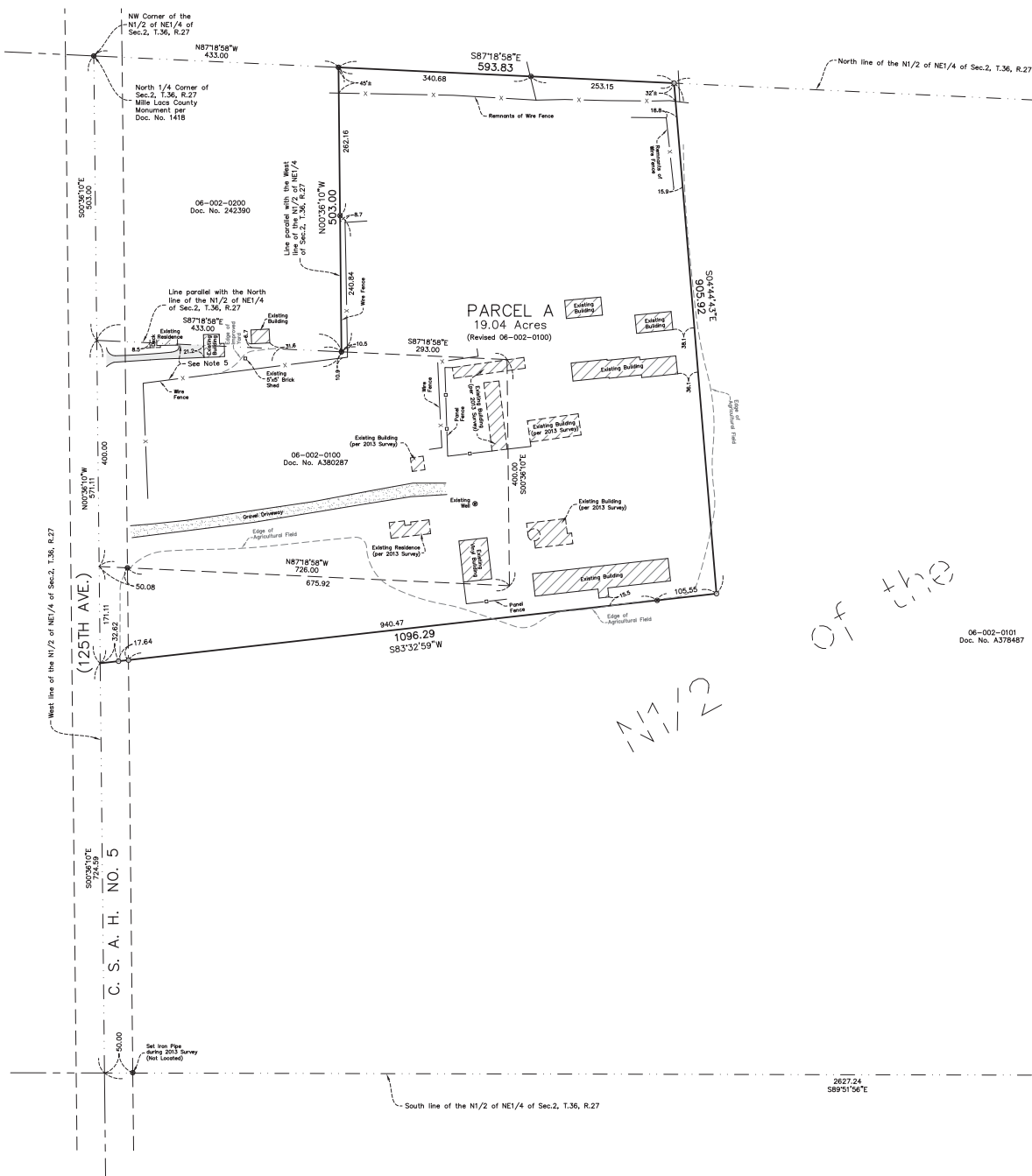
EXCEPT described as follows: Beginning at the Northwest corner of said North Half of the Northeast Quarter of Section 2, Township 36 North, Range 27 West; thence in a southerly direction along the West line of said North Half of the Northeast Quarter a distance of 503 feet; thence in an easterly direction parallel with the "North line" of said North Half a distance of 433 feet; thence in a northerly direction parallel with the West line of said North Half of the Northeast Quarter to the North line of said North Half of the Northeast Quarter; thence in a westerly direction along said North line of the North Half of the Northeast Quarter to the point of beginning.

EXCEPT that part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 36, Range 27, Mile Lacs County, Minnesota described as follows: Beginning at a point on the West line of said Northwest Quarter of the Northeast Quarter distant 503.00 feet South from the Northwest corner thereof; thence easterly and parallel with the North line of said Northwest Quarter of the Northeast Quarter a distance of 726.00 feet; thence southerly and parallel with the West line a distance of 400.00 feet; thence westerly and parallel with said North line a distance of 726.00 feet to said West line; thence northerly along said West line a distance of 400.00 feet to said point of beginning.

REVISED PROPERTY DESCRIPTION: (PARCEL A) 19.04 Acres  
(PID NO. 06-002-0100)

That part of the North Half of the Northeast Quarter of Section 2, Township 36, Range 27, Mile Lacs County, Minnesota, described as follows:

Commencing at the Northwest corner of said North Half of the Northeast Quarter; thence South 00 degrees 36 minutes 10 seconds West, assumed bearing along the West line of said North Half of the Northeast Quarter, a distance of 503.00 feet to the point of beginning of the land to be described; thence South 87 degrees 18 minutes 08 seconds East, parallel with the North line of said North Half of the Northeast Quarter, a distance of 433.00 feet; thence North 00 degrees 36 minutes 10 seconds West, parallel with said West line of the North Half of the Northeast Quarter, a distance of 503.00 feet to the intersection with said North line of the North Half of the Northeast Quarter; thence South 87 degrees 18 minutes 08 seconds East, along said North line of the North Half of the Northeast Quarter, a distance of 593.83 feet; thence South 04 degrees 44 minutes 43 seconds East, a distance of 905.92 feet; thence South 83 degrees 32 minutes 59 seconds West, a distance of 1096.29 feet to the intersection with said West line of the North Half of the Northeast Quarter; thence North 00 degrees 36 minutes 10 seconds West, along said West line of the North Half of the Northeast Quarter, a distance of 571.11 feet to the point of beginning.





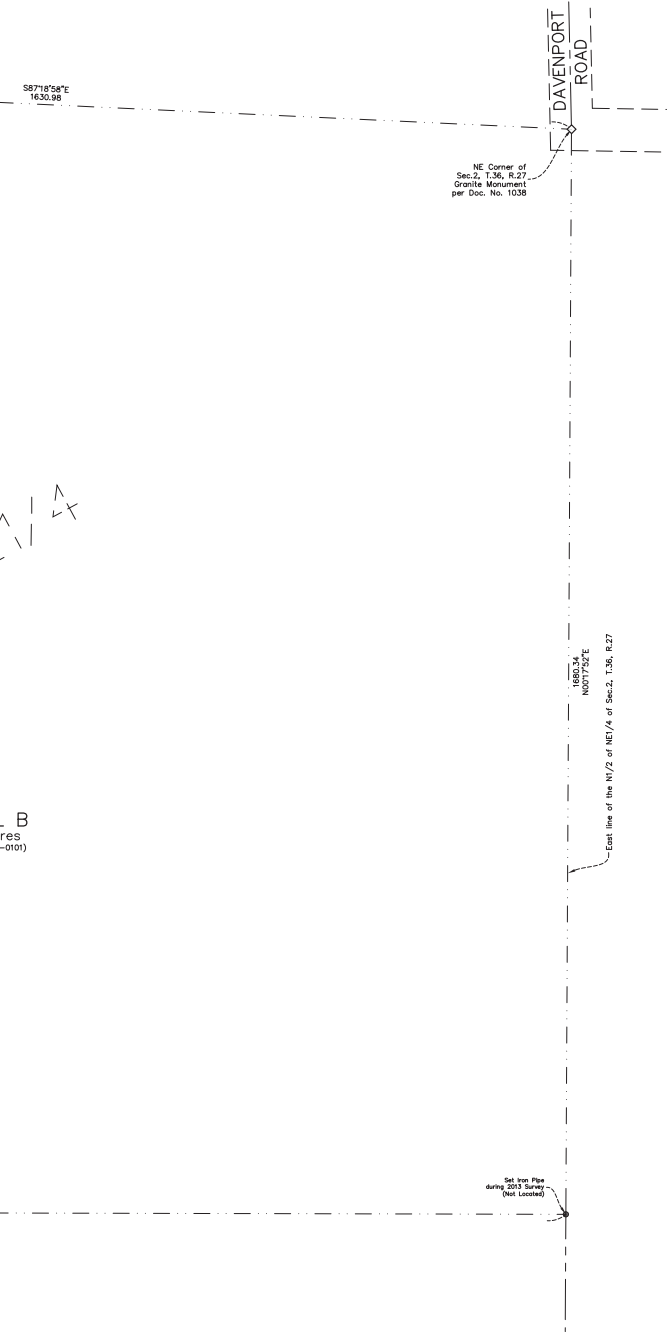
D. PROPERTY DESCRIPTION: (PARCEL B) 81.43 Acres  
A. 06-002-0101)  
th Half of the Northeast Quarter of Section 2, Township 36, Range 27, Mille Lacs County, Minnesota.

Part of said North Half of the Northeast Quarter described as follows:

beginning at the Northwest corner of said North Half of the Northeast Quarter; thence South 00 degrees  
10 seconds West, assumed bearing along the West line of said North Half of the Northeast  
Quarter, a distance of 503.00 feet to the point of beginning of the land to be described; thence South 87  
18 minutes 58 seconds East, parallel with the North line of said North Half of the Northeast Quarter,  
a distance of 433.00 feet; thence North 00 degrees 36 minutes 10 seconds West, parallel with said West line  
of the North Half of the Northeast Quarter; a distance of 503.00 feet to the intersection with said North line  
of the North Half of the Northeast Quarter; thence South 87 degrees 18 minutes 58 seconds East, along said  
line of the North Half of the Northeast Quarter, a distance of 593.83 feet; thence South 04 degrees 44  
43 seconds East, a distance of 905.92 feet; thence South 83 degrees 32 minutes 59 seconds West,  
a distance of 1096.29 feet to the intersection with said West line of the North Half of the Northeast Quarter;  
thence North 00 degrees 36 minutes 10 seconds West, along said West line of the North Half of the Northeast  
Quarter, a distance of 571.11 feet to the point of beginning.

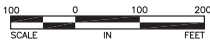
CEPT  
Part of said North Half of the Northeast Quarter described as follows:

beginning at the Northwest corner of said North Half of the Northeast Quarter; thence Southerly, along the  
North line of said North Half of the Northeast Quarter a distance of 503.00 feet; thence Easterly, parallel with  
the North line of said North Half of the Northeast Quarter, a distance of 433.00 feet; thence Northerly,  
parallel with said West line of the North Half of the Northeast Quarter, to said North line of the North Half of  
the Northeast Quarter; thence Westerly, along said North line of the North Half of the Northeast Quarter to  
the point of beginning.



NOTES:

1. The professional surveyor has made no investigation or independent search for encroachments of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
3. Bearings are based on the Mille Lacs County Coordinate System (NAD83 1996 Adjustment).
4. This survey is based on a certificate of survey prepared by Rum River Land Surveyors Inc. dated April 6, 2013.
5. Numerous encroachments exist along the North line of Parcel A. These encroachments appear to be long standing and a title attorney should be consulted.



LEGEND

- = DENOTES SET SPIKE ON LINE
- = DENOTES 1/2" IRON PIPE SET AND MARKED WITH LICENSE NO. 49138
- = DENOTES FOUND IRON MONUMENT
- ⊙ = DENOTES EXISTING WELL
- = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES GRAVEL SURFACE
- = DENOTES PROPERTY LINE DEPICTED PER DESCRIPTION ONLY. NO FIELD SURVEY WAS COMPLETED ALONG THIS LINE. (SEE NOTE 4)

|             |          |
|-------------|----------|
| DESIGNED BY | SM       |
| DRAWN BY    | SM       |
| CHECKED BY  | GR/BP    |
| BOOK        |          |
| PAGE        |          |
| SCALE       | 1"=100'  |
| DATE        | 10/27/19 |
| FILE NO.    | P-45301  |

|                            |          |
|----------------------------|----------|
| REVISION                   | DATE     |
| Revised per Client Comment | 11/17/19 |

I hereby certify that this survey, plan or report was prepared by me or under my supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

*[Signature]*  
Troy Peterson, PLS  
MN License No. 49138 Date: 10/27/19

**RUM RIVER**  
LAND SURVEYORS & ENGINEERS  
P.O. Box 100  
Plymouth, MN 55771  
PCL 1921010279

Part of the  
N1/2 of NE1/4 of  
Sec. 2, T.36, R.27,  
Mille Lacs County,  
Minnesota

Certificate of Survey  
~ for ~  
McCartney Holdings LP

SHEET NUMBER  
1

## Tract 2 – 81.43± Acres – Tillable Land

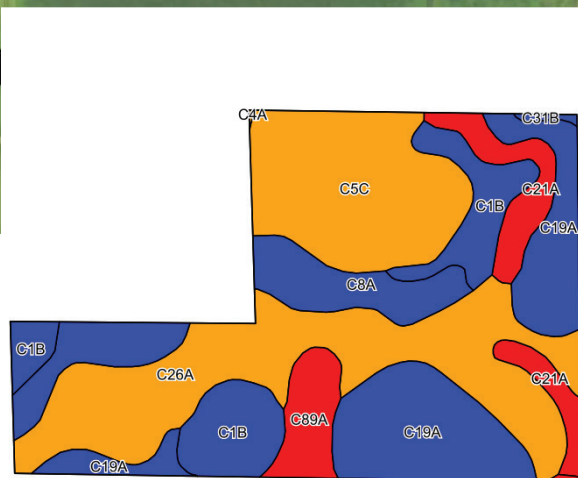
**Location:** From Milaca, MN, 6.7 miles south on US Hwy 169, 2 miles west on 80th St./Cty Rd 12, 1.2 miles south on 125th Ave/Cty Rd 5. Land is located on the east side of the road.



- **Greenbush Township**
- **P.I.D #:** 06-002-0101 (That part of, new legal and P.I.D. # to be assigned for land. See survey)
- Description:** Sect-02 Twp-036 Range-27
- 2019 Taxes:** \$4,250 (For entire land. New tax amount TBD)







Area Symbol: MN095, Soil Area Version: 13

| Code             | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| C26A             | Foglake silt loam, 0 to 2 percent slopes   | 20.25 | 27.7%            |           | IIIw             | 71                 |
| C19A             | Longsiding-Grasston complex, 0 to 3 percent slopes                                 | 14.46 | 19.8%            |           | IIw              | 84                 |
| C5C              | Milaca fine sandy loam, 8 to 15 percent slopes, stony                              | 13.50 | 18.5%            |           | IIIe             | 72                 |
| C1B              | Milaca-Brennyville complex, 3 to 8 percent slopes, stony                           | 8.79  | 12.0%            |           | IIIs             | 84                 |
| C8A              | Brennyville, wet-Cebana complex, 0 to 3 percent slopes, stony                      | 7.96  | 10.9%            |           | IIIw             | 81                 |
| C21A             | Quam mucky silty clay loam, depressional, MLRA 90, 0 to 1 percent slopes           | 4.66  | 6.4%             |           | VIw              | 15                 |
| C89A             | Cathro (Grasston catena) and Seelyville soils, depressional, 0 to 1 percent slopes | 3.18  | 4.4%             |           | VIIw             | 5                  |
| C31B             | Grasston silt loam, 2 to 6 percent slopes  | 0.20  | 0.3%             |           | IIIs             | 88                 |
| Weighted Average |  |       |                  |           |                  | 70                 |

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



**Tract 3 – 60± Acres – Tillable Land**

**Location:** From Milaca, MN, 6.7 miles south on US Hwy 169, 2 miles west on 80th St./Cty Rd 12, 2 miles south on 125th Ave/Cty Rd 5. Land is located on the east side of the road.

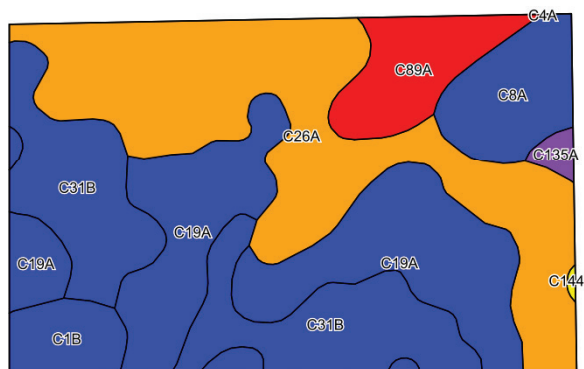


- Greenbush Township
- P.I.D #: 06-002-1300

**Description:** Sect-02 Twp-036 Range-27  
**2019 Taxes:** \$1,992







Area Symbol: MN095. Soil Area Version: 13

| Code             | Soil Description  | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|---|-------|------------------|-----------|------------------|--------------------|
| C26A             | Foglake silt loam, 0 to 2 percent slopes  | 19.38 | 32.3%            |           | IIIw             | 71                 |
| C19A             | Longsiding-Grasston complex, 0 to 3 percent slopes                                  | 16.64 | 27.7%            |           | IIw              | 84                 |
| C31B             | Grasston silt loam, 2 to 6 percent slopes   | 12.67 | 21.1%            |           | IIIs             | 88                 |
| C8A              | Brennyville, wet-Cebana complex, 0 to 3 percent slopes, stony                       | 4.29  | 7.2%             |           | IIIw             | 81                 |
| C89A             | Cathro (Grasston catena) and Seelyeville soils, depressional, 0 to 1 percent slopes | 4.12  | 6.9%             |           | VIIw             | 5                  |
| C1B              | Milaca-Brennyville complex, 3 to 8 percent slopes, stony                            | 2.37  | 4.0%             |           | IIIs             | 84                 |
| C135A            | Lewis Lake silt loam, 1 to 3 percent slopes   | 0.47  | 0.8%             |           | IIIs             | 60                 |
| C144A            | Coin silt loam, 0 to 2 percent slopes   | 0.06  | 0.1%             |           | IIIs             | 66                 |
| Weighted Average |   |       |                  |           |                  | 74.8               |

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



**Tract 3 – 100± Acres – Tillable Land**

**Location:** From Milaca, MN, 6.7 miles south on US Hwy 169, 2 miles west on 80th St./Cty Rd 12, 1.6 miles south on 125th Ave/Cty Rd 5, 3.2 miles west on Chestnut Rd, 1.9 miles south on Cedar Rd. Land is located on the south side of the road.



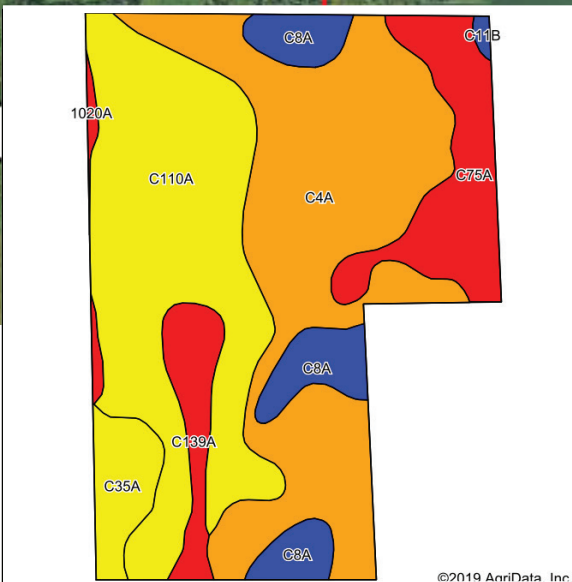
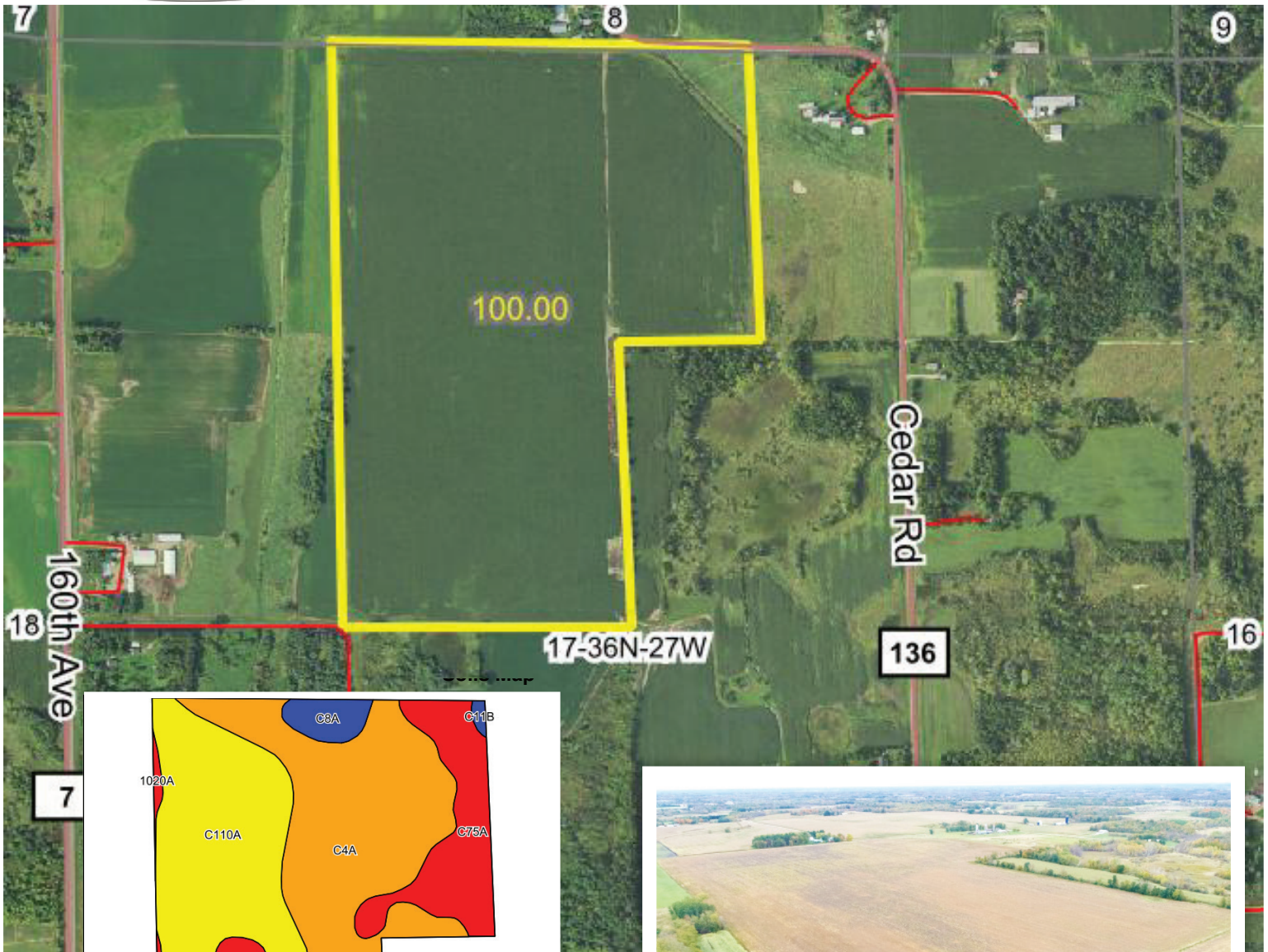
• Greenbush Township  
• P.I.D #: 06-017-0201  
Description: Sect-17 Twp-036 Range-27  
2019 Taxes: \$3,300



**Patterned Tile**







Area Symbol: MN095, Soil Area Version: 13

| Code             | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|--|-------|------------------|-----------|------------------|--------------------|
| C4A              | Cebana silt loam, 0 to 1 percent slopes, stony                                   | 38.17 | 38.2%            |           | IVw              | 74                 |
| C110A            | Annriver silt loam, 0 to 2 percent slopes  | 33.56 | 33.6%            |           | IVw              | 61                 |
| C75A             | Seelyville and Cathro soils, Milaca catena, depressional, 0 to 1 percent slopes  | 10.56 | 10.6%            |           | VIIw             | 5                  |
| C8A              | Brennyville, wet-Cebana complex, 0 to 3 percent slopes, stony                    | 7.55  | 7.6%             |           | IIIw             | 81                 |
| C139A            | Minocqua silt loam, depressional, thick solum, 0 to 1 percent slopes             | 4.64  | 4.6%             |           | VIw              | 20                 |
| C35A             | Ossmer-Billyboy complex, 0 to 3 percent slopes                                   | 4.37  | 4.4%             |           | IIIs             | 62                 |
| 1020A            | Bowstring muck and Fluvaquents, loamy, 0 to 1 percent slopes, frequently flooded | 0.84  | 0.8%             |           | VIIw             | 5                  |
| C11B             | Mora-Brennyville, wet, complex, 1 to 6 percent slopes, stony                     | 0.31  | 0.3%             |           | IIIs             | 82                 |
| Weighted Average |  |       |                  |           |                  | 59.3               |

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



**PHILIP THOMPSON**  
**MILLE LACS COUNTY AUD./TREAS.**  
 635 - 2ND STREET S.E.  
 MILACA, MN 56353  
 (320) 983-8304  
[www.co.mille-lacs.mn.us](http://www.co.mille-lacs.mn.us)

**2019****PROPERTY TAX  
STATEMENT**

GREENBUSH TWP

PRCL# 06-002-0100 RCPT# 3826  
 TC 1.276 1.379

**Property ID Number:** 06-002-0100  
**Property Description:** SECT-02 TWP-036 RANG-27  
 S 400 FT OF N 903 FT OF W 726 FT OF  
 FR NW OF NE 2 36 27 6.67  
 6942 125TH AVE

MCCARTNEY HOLDINGS LP  
 17800 DRY RUN RD S  
 DRY RUN PA 17220

39496-T  
 ACRES 6.67

|        |  | Values and Classification |              |
|--------|--|---------------------------|--------------|
|        |  | Taxes Payable Year        |              |
|        |  | 2018                      | 2019         |
| Step 1 | Estimated Market Value:                | 127.600                   | 137.900      |
|        | Homestead Exclusion:                   |                           |              |
|        | Taxable Market Value:                  | 127.600                   | 137.900      |
|        | New Improve/Expired Excls:             |                           |              |
|        | Property Class:                        | RES NON-HSTD              | RES NON-HSTD |
|        |  | Sent in March 2018        |              |
| Step 2 | Proposed Tax                           |                           |              |
|        | * Does Not Include Special Assessments |                           | 2.030.00     |
|        |  | Sent in November 2018     |              |
| Step 3 | Property Tax Statement                 |                           |              |
|        | First half Taxes:                      |                           | 1.014.00     |
|        | Second half Taxes:                     |                           | 1.014.00     |
|        | Total Taxes Due in 2019                |                           | 2.028.00     |

**\$\$\$**  
 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 ..... |  |                          | .00      |
| File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>   |  | <input type="checkbox"/> |          |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....        |  |                          | .00      |
| <b>Property Tax and Credits</b>  | 3. Property taxes before credits .....                           | 1,925.00                 | 2,027.00 |
|  | 4. A. Agricultural and rural land tax credits .....              | .00                      | .00      |
|  | B. Other credits to reduce your property tax .....               | .00                      | .00      |
|  | 5. <b>Property taxes after credits</b> .....                     | 1,925.00                 | 2,027.00 |
| <b>Property Tax by Jurisdiction</b>  | 6. County .....  | 999.88                   | 1,059.72 |
|  | 7. City or Town .....  | 353.55                   | 354.75   |
|  | 8. State General Tax .....                                       | .00                      | .00      |
|  | 9. School District: 477 A. Voter approved levies .....           | 221.03                   | 221.66   |
|  | B. Other local levies .....                                      | 347.68                   | 387.97   |
|  | 10. Special Taxing Districts: A. REGION 7E .....                 | 2.86                     | 2.90     |
|  | B. ....  |                          |          |
|  | C. ....  |                          |          |
|  | D. ....  |                          |          |
|  | 11. Non-school voter approved referenda levies .....             |                          |          |
|  | 12. Total property tax before special assessments .....          | 1,925.00                 | 2,027.00 |
| <b>Special Assessments on Your Property</b>  | 13. A. 4801 SOLID WASTE FEE .....                                | 1.00                     | 1.00     |
|  | B. ....  |                          |          |
|  | PRIN 1.00 C. ....  |                          |          |
|  | INT D. ....  |                          |          |
| TOT 1.00 E. ....   |  |                          |          |
|  | 14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> ..... | 1,926.00                 | 2,028.00 |





**PHILIP THOMPSON**  
**MILLE LACS COUNTY AUD./TREAS.**  
 635 - 2ND STREET S.E.  
 MILACA, MN 56353  
 (320) 983-8304  
[www.co.mille-lacs.mn.us](http://www.co.mille-lacs.mn.us)

**2019****PROPERTY TAX  
STATEMENT**

GREENBUSH TWP

PRCL# 06-002-0101 RCPT# 3827  
 TC 3.414 3.399

**Property ID Number:** 06-002-0101  
**Property Description:** SECT-02 TWP-036 RANG-27  
 FR N 1/2 OF NE, EX N 503 FT OF W 433  
 FT, & EX S 400 FT OF N 903 FT OF W

MCCARTNEY HOLDINGS LP  
 17800 DRY RUN RD S  
 DRY RUN PA 17220

39496-T

ACRES 85.06

|  |                                   | <b>Values and Classification</b> |         |
|--|-----------------------------------|----------------------------------|---------|
|  |                                   | <b>Taxes Payable Year</b>        |         |
|  |                                   | 2018                             | 2019    |
| Step<br>1                              | <b>Estimated Market Value:</b>    | 341,400                          | 339,900 |
|  | <b>Homestead Exclusion:</b>       |                                  |         |
|  | <b>Taxable Market Value:</b>      | 341,400                          | 339,900 |
|  | <b>New Improve/Expired Excls:</b> |                                  |         |
| <b>Property Class:</b>                 |                                   | AGRI NON-HSTD AGRI NON-HSTD      |         |
| Sent in March 2018                     |                                   |                                  |         |
| Step<br>2                              | <b>Proposed Tax</b>               |                                  |         |
| * Does Not Include Special Assessments |                                   | 4,256.00                         |         |
| Sent in November 2018                  |                                   |                                  |         |
| Step<br>3                              | <b>Property Tax Statement</b>     |                                  |         |
| First half Taxes:                      |                                   | 2,125.00                         |         |
| Second half Taxes:                     |                                   | 2,125.00                         |         |
| Total Taxes Due in 2019                |                                   | 4,250.00                         |         |

**\$\$\$  
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.

|  |  | <b>Taxes Payable Year:</b> |          |
|--|--|----------------------------|----------|
|  |  | 2018                       | 2019     |
| 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund ..... |  |                            | .00      |
| File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>   |  | <input type="checkbox"/>   |          |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....        |  |                            | .00      |
| <b>Property Tax<br/>and Credits</b>  | 3. Property taxes before credits .....                           | 4,713.03                   | 4,531.30 |
|  | 4. A. Agricultural and rural land tax credits .....              | .00                        | .00      |
|  | B. Other credits to reduce your property tax .....               | 278.03                     | 282.30   |
|  | 5. <b>Property taxes after credits</b> .....                     | 4,435.00                   | 4,249.00 |
| <b>Property Tax<br/>by Jurisdiction</b>  | 6. County .....  | 2,675.64                   | 2,612.44 |
|  | 7. City or Town .....  | 945.95                     | 874.39   |
|  | 8. State General Tax .....                                       | .00                        | .00      |
|  | 9. School District: 477 A. Voter approved levies .....           | 354.80                     | 327.81   |
|  | B. Other local levies .....                                      | 450.97                     | 427.23   |
|  | 10. Special Taxing Districts: A. REGION 7E .....                 | 7.64                       | 7.13     |
|  | B. ....  |                            |          |
|  | C. ....  |                            |          |
|  | D. ....  |                            |          |
|  | 11. Non-school voter approved referenda levies .....             |                            |          |
|  | 12. Total property tax before special assessments .....          | 4,435.00                   | 4,249.00 |
| <b>Special Assessments<br/>on Your Property</b>  | 13. A. 4801 SOLID WASTE FEE .....                                | 1.00                       | 1.00     |
|  | B. ....  |                            |          |
|  | PRIN 1.00 C. ....  |                            |          |
|  | INT D. ....  |                            |          |
| TOT 1.00 E. ....   |  |                            |          |
|  | 14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> ..... | 4,436.00                   | 4,250.00 |





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**MILLE LACS COUNTY AUD./TREAS.**  
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 MILACA, MN 56353  
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[www.co.mille-lacs.mn.us](http://www.co.mille-lacs.mn.us)

**2019****PROPERTY TAX  
STATEMENT**

GREENBUSH TWP

PRCL# 06-002-1300 RCPT# 3842  
 TC 1.594 1.594

**Property ID Number:** 06-002-1300  
**Property Description:** SECT-02 TWP-036 RANG-27  
 S 1/2 OF SE, EX E 1/2 OF SE OF SE 2  
 36 27 60.00

MELISSA M MCCARTNEY  
 8055 BELHAVEN AVE  
 PASADENA MD 21122

40489-T  
 ACRES 60.00

|        |  | <b>Values and Classification</b> |         |
|--------|--|----------------------------------|---------|
|        |  | <b>Taxes Payable Year</b>        |         |
|        |  | 2018                             | 2019    |
| Step 1 | <b>Estimated Market Value:</b>         | 159.400                          | 159.400 |
|        | <b>Homestead Exclusion:</b>            |                                  |         |
|        | <b>Taxable Market Value:</b>           | 159.400                          | 159.400 |
|        | <b>New Improve/Expired Excls:</b>      |                                  |         |
| Step 2 | <b>Property Class:</b>                 | AGRI NON-HSTD AGRI NON-HSTD      |         |
|        | Sent in March 2018                     |                                  |         |
| Step 3 | <b>Proposed Tax</b>                    |                                  |         |
|        | * Does Not Include Special Assessments | 1.996.00                         |         |
| Step 3 | Sent in November 2018                  |                                  |         |
|        | <b>Property Tax Statement</b>          |                                  |         |
|        | First half Taxes:                      | 996.00                           |         |
|        | Second half Taxes:                     | 996.00                           |         |
|        | Total Taxes Due in 2019                | 1.992.00                         |         |

**\$\$\$  
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.

|   |   | <b>Taxes Payable Year:</b> |          |
|---|---|----------------------------|----------|
|   |   | 2018                       | 2019     |
| 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....                        |   |                            | .00      |
| File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/> |   |                            |          |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....                               |   |                            | .00      |
| <b>Property Tax and Credits</b>   | 3. Property taxes before credits .....                  | 2,201.82                   | 2,124.39 |
|   | 4. A. Agricultural and rural land tax credits .....     | .00                        | .00      |
|   | B. Other credits to reduce your property tax .....      | 129.82                     | 132.39   |
|   | 5. <b>Property taxes after credits</b> .....            | 2,072.00                   | 1,992.00 |
| <b>Property Tax by Jurisdiction</b>   | 6. County .....   | 1,250.55                   | 1,224.51 |
|   | 7. City or Town .....                                   | 441.67                     | 410.06   |
|   | 8. State General Tax .....                              | .00                        | .00      |
|   | 9. School District: 477 A. Voter approved levies .....  | 165.66                     | 153.72   |
|   | B. Other local levies .....                             | 210.55                     | 200.36   |
|   | 10. Special Taxing Districts: A. REGION 7E .....        | 3.57                       | 3.35     |
|   | B. ....   |                            |          |
|   | C. ....   |                            |          |
|   | D. ....   |                            |          |
|   | 11. Non-school voter approved referenda levies .....    |                            |          |
| <b>Special Assessments on Your Property</b>   | 12. Total property tax before special assessments ..... | 2,072.00                   | 1,992.00 |
|   | 13. A. ....   |                            |          |
|   | B. ....   |                            |          |
|   | C. ....   |                            |          |
|   | D. ....   |                            |          |
|   | E. ....   |                            |          |
| 14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....  |   | 2,072.00                   | 1,992.00 |





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**MILLE LACS COUNTY AUD./TREAS.**  
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 MILACA, MN 56353  
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[www.co.mille-lacs.mn.us](http://www.co.mille-lacs.mn.us)

**2019****PROPERTY TAX  
STATEMENT**

GREENBUSH TWP

PRCL# 06-017-0201 RCPT# 4105  
 TC 2.640 2.640

**Property ID Number:** 06-017-0201  
**Property Description:** SECT-17 TWP-036 RANG-27  
 E 1/2 OF NW, & W 1/2 OF NW OF NE 17  
 36 27 100.00

MCCARTNEY HOLDINGS LP 39496-T  
 17800 DRY RUN RD S  
 DRY RUN PA 17220 ACRES 100.00

| Values and Classification              |               |               |
|--|---------------|---------------|
| Taxes Payable Year                     |               |               |
|  | 2018          | 2019          |
| Step 1                                 |               |               |
| Estimated Market Value:                | 264.000       | 264.000       |
| Homestead Exclusion:                   |               |               |
| Taxable Market Value:                  | 264.000       | 264.000       |
| New Improve/Expired Excls:             |               |               |
| Property Class:                        | AGRI NON-HSTD | AGRI NON-HSTD |
| Sent in March 2018                     |               |               |
| Step 2                                 |               |               |
| Proposed Tax                           |               |               |
| * Does Not Include Special Assessments |               | 3.306.00      |
| Sent in November 2018                  |               |               |
| Step 3                                 |               |               |
| Property Tax Statement                 |               |               |
| First half Taxes:                      |               | 1.650.00      |
| Second half Taxes:                     |               | 1.650.00      |
| Total Taxes Due in 2019                |               | 3.300.00      |

**\$\$\$**  
 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 ..... | <input type="checkbox"/>       |          | .00      |
| File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>   |                                |          |          |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....        |                                | .00      |          |
| <b>Property Tax and Credits</b>  |                                |          |          |
| 3. Property taxes before credits .....   |                                | 3,645.00 | 3,519.26 |
| 4. A. Agricultural and rural land tax credits .....  |                                | .00      | .00      |
| B. Other credits to reduce your property tax .....   |                                | 215.00   | 219.26   |
| 5. Property taxes after credits .....  |                                | 3,430.00 | 3,300.00 |
| <b>Property Tax by Jurisdiction</b>  |                                |          |          |
| 6. County .....  |                                | 2,069.51 | 2,028.88 |
| 7. City or Town .....  |                                | 731.49   | 679.14   |
| 8. State General Tax .....   |                                | .00      | .00      |
| 9. School District: 477  | A. Voter approved levies ..... | 274.37   | 254.61   |
|  | B. Other local levies .....    | 348.72   | 331.83   |
| 10. Special Taxing Districts:  | A. REGION 7E .....             | 5.91     | 5.54     |
|  | B. ....                        |          |          |
|  | C. ....                        |          |          |
|  | D. ....                        |          |          |
| 11. Non-school voter approved referenda levies .....   |                                |          |          |
| 12. Total property tax before special assessments .....  |                                | 3,430.00 | 3,300.00 |
| <b>Special Assessments on Your Property</b>  |                                |          |          |
| 13. A. ....  |                                |          |          |
| B. ....  |                                |          |          |
| C. ....  |                                |          |          |
| D. ....  |                                |          |          |
| E. ....  |                                |          |          |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....                                      |                                | 3,430.00 | 3,300.00 |

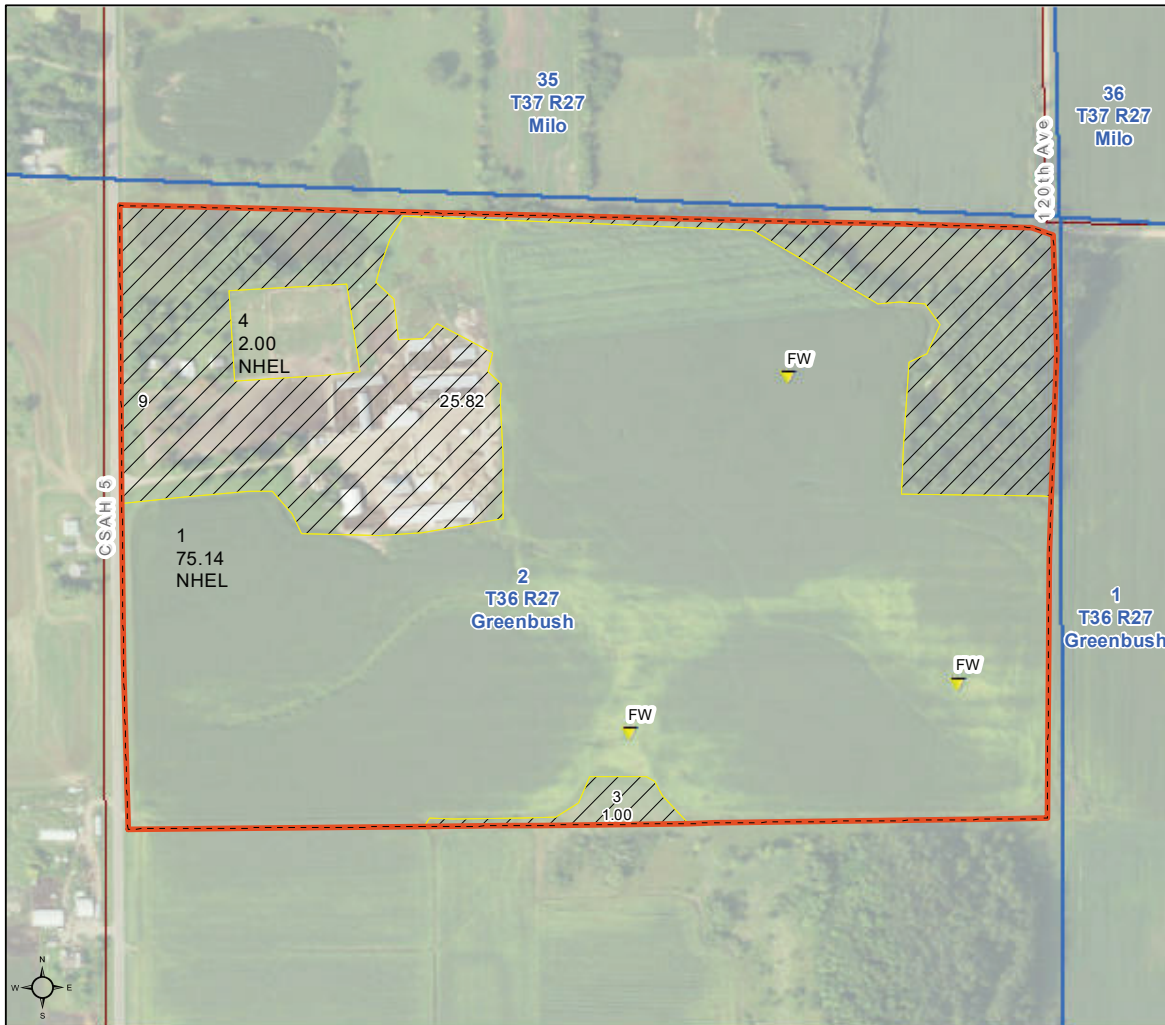






United States  
Department of  
Agriculture

Mille Lacs County, Minnesota



**Farm 2933**

**Tract 1619**

**2019 Program Year**

Map Created August 19, 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
- Tract Boundary

## Wetland Determination Identifiers

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

Tract Cropland Total: 77.14 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.





**FARM: 2933**

Minnesota

U.S. Department of Agriculture

Prepared: 10/3/19 2:43 PM

Mille Lacs

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

**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.

| Operator Name                   |                    | Farm Identifier        |                |                |                |     | Recon Number |                  |
|---------------------------------|--------------------|------------------------|----------------|----------------|----------------|-----|--------------|------------------|
| MCCARTNEY HOLDINGS LP           |                    | DIV OF 2766            |                |                |                |     |              |                  |
| Farms Associated with Operator: |                    |                        |                |                |                |     |              |                  |
| 5097                            |                    |                        |                |                |                |     |              |                  |
| ARC/PLC G//F Eligibility:       |                    | Eligible               |                |                |                |     |              |                  |
| CRP Contract Number(s):         |                    | None                   |                |                |                |     |              |                  |
| Farmland                        | Cropland           | DCP Cropland           | WBP            | WRP/EWP        | CRP Cropland   | GRP | Farm Status  | Number of Tracts |
| 103.96                          | 77.14              | 77.14                  | 0.0            | 0.0            | 0.0            | 0.0 | Active       | 1                |
| State Conservation              | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP        | Native Sod     |     |              |                  |
| 0.0                             | 0.0                | 77.14                  | 0.0            | 0.0            | 0.0            |     |              |                  |
|                                 |                    |                        |                |                |                |     |              |                  |
| ARC/PLC                         |                    |                        |                |                |                |     |              |                  |
| PLC                             | ARC-CO             | ARC-IC                 | PLC-Default    | ARC-CO-Default | ARC-IC-Default |     |              |                  |
| NONE                            | NONE               | NONE                   | CORN , SOYBN   | NONE           | NONE           |     |              |                  |

| Crop              | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN              | 61.2         | 90        | 0.0                   |
| SOYBEANS          | 15.1         | 29        | 0.0                   |
| Total Base Acres: | 76.3         |           |                       |

Tract Number: 1619      Description: SEC 2 N2NE4-LESS 5 AC/GREENBUSH

FSA Physical Location : Mille Lacs,      ANSI Physical Location: Mille Lacs, 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

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP               | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|-----------------------|--------------|-----|
| 103.96             | 77.14              | 77.14                  | 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                | 77.14                  | 0.0            | 0.0                   | 0.0          |     |
| Crop               | Base Acreage       | CTAP Tran Yield        | PLC Yield      | CCC-505 CRP Reduction |              |     |
| CORN               | 61.2               |                        | 90             | 0.0                   |              |     |
| SOYBEANS           | 15.1               |                        | 29             | 0.0                   |              |     |
| Total Base Acres:  | 76.3               |                        |                |                       |              |     |

Owners: MCCARTNEY HOLDINGS LP



MINNESOTA

MILLE LACS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5817

Prepared : Oct 15, 2019

Crop Year : 2020

Operator Name : MICHAEL F MCCARTNEY

Farms Associated with Operator : 42-055-2241, 42-055-2279, 42-055-3382, 42-055-3782, 42-055-3783, 42-055-3847, 42-055-3896, 42-055-4341, 42-055-4535, 42-055-4536, 42-055-4537, 42-055-4855, 27-095-5817

CRP Contract Number(s) : None

Recon ID : 27-095-2014-37

ARCPLC G/M/F Eligibility : Eligible

### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP           | Sugarcane | Farm Status          | Number Of Tracts       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 59.70              | 50.07              | 50.07                  | 0.00           | 0.00 | 0.00 | 0.00          | 0.00      | Active               | 1                      |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | MPL  | Acre Election | EWP       | DCP Ag.Rel. Activity | Broken From Native Sod |
| 0.00               | 0.00               | 50.07                  | 0.00           |      | 0.00 |               | 0.00      | 0.00                 | 0.00                   |

### Crop Election Choice

| ARC Individual           | ARC County           | Price Loss Coverage           |
|--------------------------|----------------------|-------------------------------|
| None                     | None                 | None                          |
| ARC Individual - Default | ARC County - Default | Price Loss Coverage - Default |
| None                     | None                 | WHEAT, CORN, SOYBN            |

### DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-----------|------------|-----------------------------|-----------|-----|
| Wheat     | 1.90       | 0.00                        | 32        |     |
| Corn      | 36.20      | 0.00                        | 92        |     |
| Soybeans  | 11.80      | 0.00                        | 22        |     |

**TOTAL** 49.90 0.00

### NOTES

Tract Number : 7297

Description : S2 Greenbush S2

FSA Physical Location : MINNESOTA/MILLE LACS

ANSI Physical Location : MINNESOTA/MILLE LACS

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MICHAEL F MCCARTNEY

Other Producers : None

Recon ID : None

### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                  | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 59.70              | 50.07              | 50.07                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00                   |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | EWP  | DCP Ag. Rel Activity | Broken From Native Sod |
| 0.00               | 0.00               | 50.07                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00                   |



MINNESOTA  
MILLE LACS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 5817**  
**Prepared : Oct 15, 2019**  
**Crop Year : 2020**

### Tract 7297 Continued ...

#### DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat        | 1.90         | 0.00                        | 32        |
| Corn         | 36.20        | 0.00                        | 92        |
| Soybeans     | 11.80        | 0.00                        | 22        |
| <b>TOTAL</b> | <b>49.90</b> | <b>0.00</b>                 |           |

#### NOTES



United States  
Department of  
Agriculture

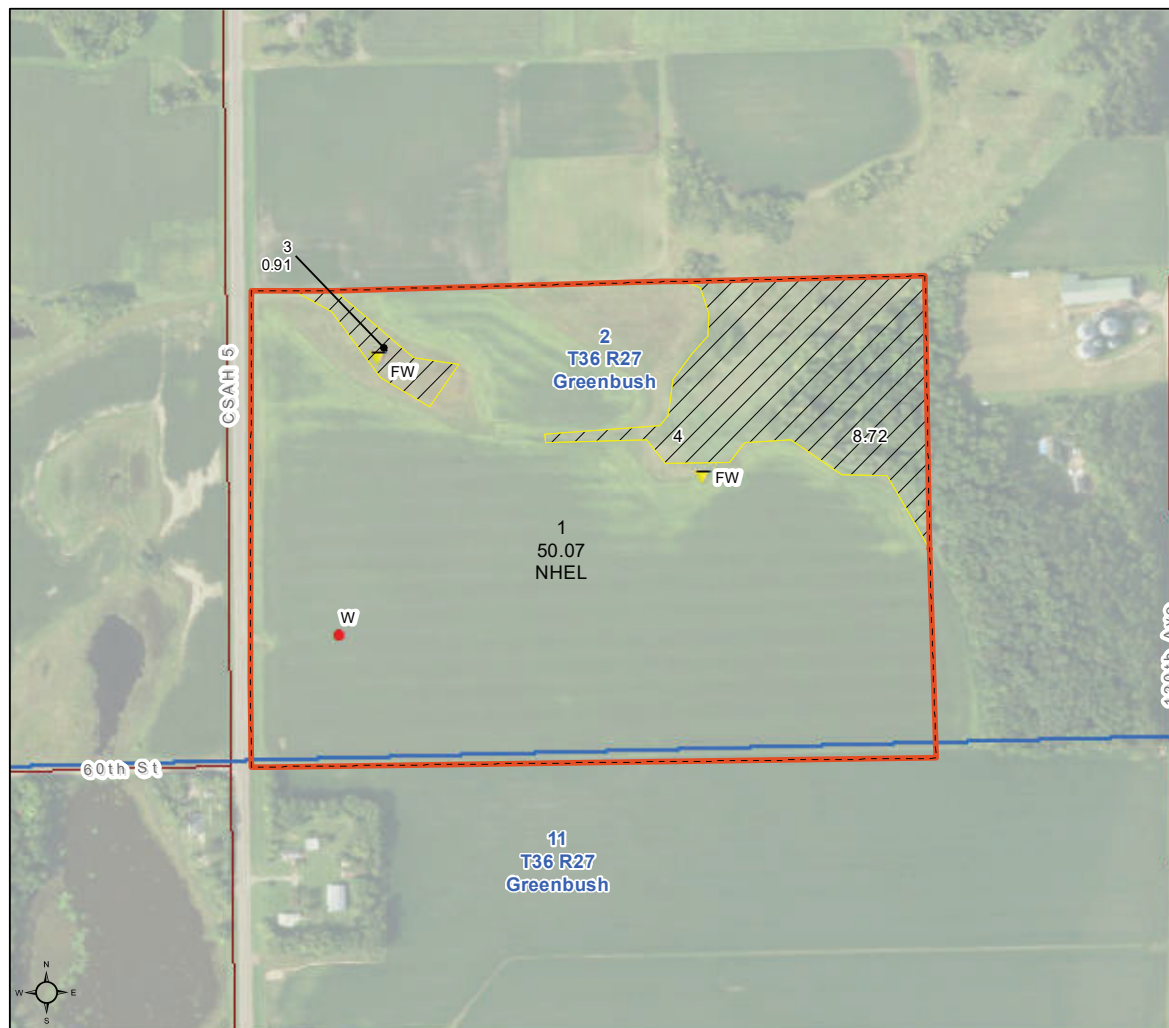
Mille Lacs County, Minnesota

**Farm 5817**

**Tract 7297**

**2019 Program Year**

Map Created August 19, 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
- Tract Boundary

#### Wetland Determination Identifiers

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

Tract Cropland Total: 50.07 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.





**Mille Lacs County, Minnesota**

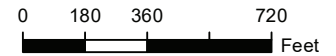


**Farm 5097**

**Tract 6458**

**2019 Program Year**

Map Created August 19, 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
- Tract Boundary

## Wetland Determination Identifiers

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

Tract Cropland Total: 94.85 acres

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FARM: 5097

Minnesota

U.S. Department of Agriculture

Prepared: 10/3/19 2:43 PM

Mille Lacs

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

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.

|  |                           |                     |
|--|---------------------------|---------------------|
| <b>Operator Name</b>                   | <b>Farm Identifier</b>    | <b>Recon Number</b> |
| ANDERSON PARTNERSHIP                   | SP 4796 TO 5096-5097 2006 |                     |
| <b>Farms Associated with Operator:</b> |                           |                     |
| None                                   |                           |                     |

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

|                           |                           |                               |                       |                |                     |            |                    |                         |
|---------------------------|---------------------------|-------------------------------|-----------------------|----------------|---------------------|------------|--------------------|-------------------------|
| <b>Farmland</b>           | <b>Cropland</b>           | <b>DCP Cropland</b>           | <b>WBP</b>            | <b>WRP/EWP</b> | <b>CRP Cropland</b> | <b>GRP</b> | <b>Farm Status</b> | <b>Number of Tracts</b> |
| 97.09                     | 94.85                     | 94.85                         | 0.0                   | 0.0            | 0.0                 | 0.0        | Active             | 1                       |
| <b>State Conservation</b> | <b>Other Conservation</b> | <b>Effective DCP Cropland</b> | <b>Double Cropped</b> | <b>MPL/FWP</b> | <b>Native Sod</b>   |            |                    |                         |
| 0.0                       | 0.0                       | 94.85                         | 0.0                   | 0.0            | 0.0                 |            |                    |                         |

|            |               |               |                    |                       |                       |  |
|------------|---------------|---------------|--------------------|-----------------------|-----------------------|--|
|            |               |               | <b>ARC/PLC</b>     |                       |                       |  |
| <b>PLC</b> | <b>ARC-CO</b> | <b>ARC-IC</b> | <b>PLC-Default</b> | <b>ARC-CO-Default</b> | <b>ARC-IC-Default</b> |  |
| NONE       | NONE          | NONE          | CORN , SOYBN       | NONE                  | NONE                  |  |

|                          |                     |                  |                              |
|--------------------------|---------------------|------------------|------------------------------|
| <b>Crop</b>              | <b>Base Acreage</b> | <b>PLC Yield</b> | <b>CCC-505 CRP Reduction</b> |
| CORN                     | 53.2                | 78               | 0.0                          |
| SOYBEANS                 | 24.8                | 20               | 0.0                          |
| <b>Total Base Acres:</b> | 78.0                |                  |                              |

**Tract Number:** 6458      **Description:** SEC 17 SE4NW4,NE4NW4,W2NW4NE4/GREENBUSH

**FSA Physical Location :** Mille Lacs,      **ANSI Physical Location:** Mille Lacs, 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

|                           |                           |                               |                       |                |                     |            |
|---------------------------|---------------------------|-------------------------------|-----------------------|----------------|---------------------|------------|
| <b>Farmland</b>           | <b>Cropland</b>           | <b>DCP Cropland</b>           | <b>WBP</b>            | <b>WRP/EWP</b> | <b>CRP Cropland</b> | <b>GRP</b> |
| 97.09                     | 94.85                     | 94.85                         | 0.0                   | 0.0            | 0.0                 | 0.0        |
| <b>State Conservation</b> | <b>Other Conservation</b> | <b>Effective DCP Cropland</b> | <b>Double Cropped</b> | <b>MPL/FWP</b> | <b>Native Sod</b>   |            |
| 0.0                       | 0.0                       | 94.85                         | 0.0                   | 0.0            | 0.0                 |            |

|                          |                     |                        |                  |                              |
|--------------------------|---------------------|------------------------|------------------|------------------------------|
| <b>Crop</b>              | <b>Base Acreage</b> | <b>CTAP Tran Yield</b> | <b>PLC Yield</b> | <b>CCC-505 CRP Reduction</b> |
| CORN                     | 53.2                |                        | 78               | 0.0                          |
| SOYBEANS                 | 24.8                |                        | 20               | 0.0                          |
| <b>Total Base Acres:</b> | 78.0                |                        |                  |                              |

**Owners:** MCCARTNEY HOLDINGS LP



# Farm Equipment AUCTION

OPENS: MONDAY, NOVEMBER 25

**CLOSES: MONDAY, DECEMBER 2 | 7PM**



**PREVIEW: By Appointment**  
**LOADOUT: By Appointment**

**AUCTIONEER'S NOTE:** Livestock, manure and feed handling equipment. Must call to view equipment.

## MFWD TRACTORS

- 2000 Ford New Holland 8670 MFWD**, CAH, powershift, 4 hyd., 3 pt., no top link, 540/1000 PTO, Super Steer, diff lock, left/right doors, front weights, rear wheel weights, Firestone 420/85R28 front tires, Firestone 520/85R42 rear tires w/ Goodyear 20.8R42 tires on 10-bolt duals, 10,604 hrs.
- 1990 John Deere 4955 MFWD**, CAH, powershift, 3 hyd., 3 pt., no top link, 1000 PTO, diff lock, 18.4-26 front tires, Firestone 520/85R42 tires w/Armstrong 18.4-42 10-bolt duals, shows 4,053 hrs., Newer A/C pump
- 1983 John Deere 4450 MFWD**, CAH, powershift, 2 hyd., 3 pt., 540/1000 PTO, hrs. unknown, 540 PTO not working

## WHEEL LOADER

**Case W14 wheel loader**, cab, heat, diesel, 8' general purpose bucket w/bolt-on cutting edge, 13.00-24 tires, hrs. unknown, No brakes

## PLANTER

**John Deere 7100 planter**, 16x20", 3 pt., 1.5 bu. boxes, rear lift assist, track wackers, corn meters, (4) gauge wheels

## FIELD CULTIVATOR & DISC

**John Deere 1010 field cultivator**, 24', 5" sweeps, pull type, hyd. wing fold, 3-bar harrow

**John Deere 230 disc**, 24', hyd. wing fold, rock flex, tandems on main frame

## GRAVEL TRUCK

**1973 IHC Fleetstar 2050A tandem axle gravel truck**, CAT, V8, diesel, RT-613 trans., spring ride, diff lock, 13' box & hoist, 10.00R-20 front & rear tires on Dayton wheels, 112,376 miles

## LIVESTOCK EQUIPMENT

**Patz V620 TMR**, 1000 PTO, front & rear left hand discharge, chute extensions, scale, 40x14.50-19 tires, New screws 2016, New knives & liner 2019

**Highline CFR-650 bale processor**, 1000 PTO, self-loading, right hand discharge, hyd. diverter, twine cutter bar, 16.5-16.1 diamond tread tires

**Hagedorn Hydra-Spread 5440 Extravert tandem axle manure spreader**, 1000 PTO, vertical beater, front guard, slop gate, 425/65R22.5 tires

**Hagedorn Hydra-Spread 5440 Extravert tandem axle manure spreader**, 1000 PTO, vertical beater, front guard, slop gate, 425/65R22.5 tires

**Portable livestock working system**, Foremost 30T manual head gate, manual squeeze chutes, drop down vet & neck doors, nursing gates, double sided rapid exit, double door palp cage, manual squeeze alleyway, suitcase front & rear doors, 16' half-moon crowding tub, front & rear jacks, hitch & axles included, 215/85R16 tires

**Portable livestock working system**, Foremost 30T manual head gate, manual squeeze chutes, drop down vet & neck doors, nursing gates, double sided rapid exit, double door palp cage, suitcase front & rear doors, front & rear jacks, hitch & axles included, 215/85R16 tires

**(4) Spainer feeder wagons**, 24', pull type, tri-cycle front, on 4-wheel transport, blue

**Apache feeder wagon**, 24', on 4-wheel transport, red

**Notch feeder wagon**, 24', tri-cycle front, on 4-wheel transport, red

**(2) Notch feeder wagons**, 20', tri-cycle front, on 4-wheel transport, red

**Apache feeder wagon**, 20', tri-cycle front, on 4-wheel transport, red

**(13) Freestanding panels**, 24'

**(6) Priefert interlocking corral panels**, (2) bow gates, 12'

**(15) Spainer feed through panels**, 8'

## SKID STEER LOADER & ATTACHMENTS

**2017 New Holland L230 skid steer loader**, CAH, air seat, 2 spd., hand & foot controls, hyd. quick tach, radio, 14-17.5 tires, 36.5 hrs.

**New Holland general purpose bucket**, 77", bolt-on cutting edge

**Jenkins bucket**, 7', hi-volume, skid steer loader mount

**Snow/dirt/silage pusher**, 6', hyd., skid steer loader mount

**Pallet forks**, skid steer loader mount

**Bale spear**, skid steer loader mount

**2012 Bobcat bucket sweeper**, 72"

## LAWN TRACTOR

**John Deere X540 lawn tractor**, gas, hydro, 54" deck, turf tires, 162.5 hrs.

## GENERATOR

**Katolight 440516 generator**, 25kw, 540 PTO, on transport

# SteffesGroup.com

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

**MCCARTNEY CATTLE | 717.349.7752 OR 717.816.2469**

or from Steffes Group, 320.693.9371 Eric Gabrielson, 701.238.2570 or Randy Kath, 701.429.8894

Complete terms, lot listings and photos at [SteffesGroup.com](http://SteffesGroup.com) - Eric Gabrielson MN47-006 / Randy Kath MN47-007





# Sample Earnest Money Receipt and Purchase Agreement

## 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 warrants taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_

7. The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except 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

WIR0418

# HOBBY FARM/FEEDLOT & TILLABLE LAND AUCTION

BUYER'S PROSPECTUS

Mille Lacs County  
MINNESOTA  
Greenbush Township

## MONDAY, DECEMBER 2 | 11AM<sup>2019</sup>

# 252<sup>±</sup> acres

Selling in 4 Tracts



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