

SIBLEY COUNTY  
MINNESOTA

OPENS: MONDAY, MAY 4  
CLOSES: TUESDAY, MAY 12 | 3PM 2020



Built on Trust.

# AUCTION

Timed Online

HOME WITH OUTBUILDINGS • HUNTING GROUND  
TILLABLE FARMLAND



Inspection Date: May 3 from 1-3 PM

**240<sup>±</sup>**  
**acres**  
offered in 3 tracts

**AUCTIONEER'S NOTE:** Unbelievable auction opportunity! If you're looking for a rural hobby farm setting, trophy hunting ground, a large tract of recreational land along the Rush River or income producing property, this property boasts all of that and more. With tillable farm ground and yearly CRP income, this is a must-see property for everyone. Beautiful rolling terrain! Unique properties such as this don't grace the marketplace very often. This land has been in the Ruff family for many, many years. Don't miss this opportunity to bid and buy at your price!



Contact Steffes Group at 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzettl 763.300.5055

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

Eric Gabrielson MN47-006, Shelly Weinzettl MN47-017, Scott Steffes MN14-51. **TERMS:** 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.



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

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

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



**SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

**The auction begins at Monday, May 4 and will end at 3PM Tuesday, May 12, 2020.** 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 contract sale 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 Thursday, June 11, 2020**

Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by Warranty Deed.
- **2020 Taxes will be prorated to closing date.** 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 PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

**• THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

**• PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold

AS IS and without any warranties or representations, expressed or implied.

**SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

**SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

**AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

**POSSESSION**

Possession will be at closing.

**MINERAL RIGHTS**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

**ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

**EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

**BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

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

**HOW IS THIS ACCOMPLISHED?**

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

**AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

**THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.



# Timed Online Multi-Tract Bidding Process

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes. This is

accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

CATALOG ORDER

EXTENDED

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

Description: NW ¼ Section 5-163-57

Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47



00:04:00

US \$125,000.00 (2 bids)



[More Photos](#)

EXTENDED

## #2 Cavalier County, ND Land Auction - 150.44± Acres

Description: NE ¼ Section 5-163-57

Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes ('15): \$959.68



00:04:00

US \$100,000.00 (1 bids)



[More Photos](#)

## This is an AUCTION! To the Highest Bidder.

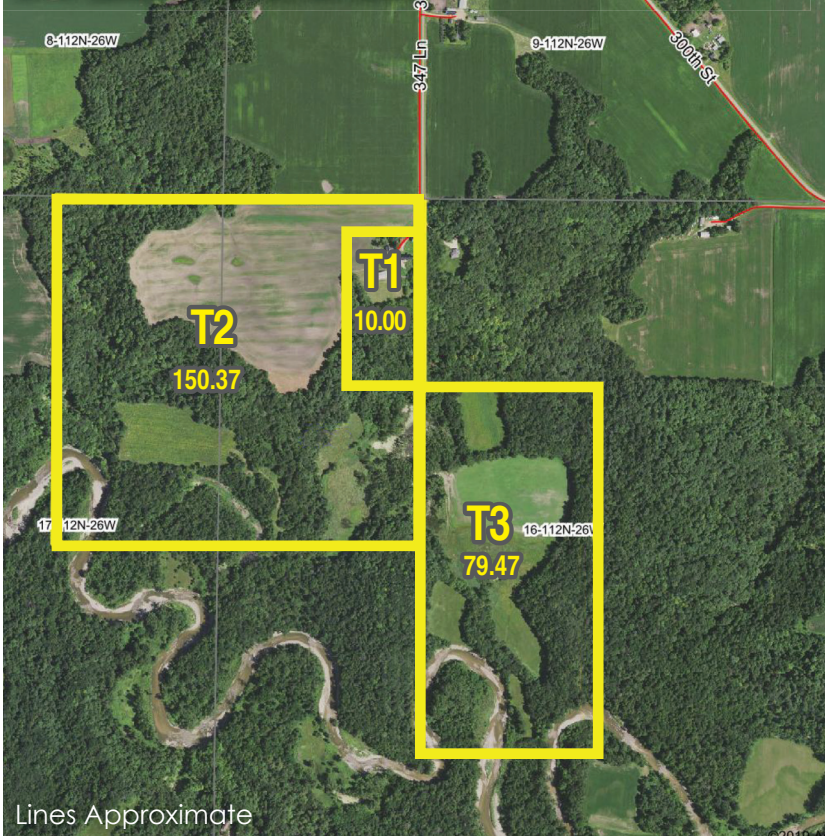
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

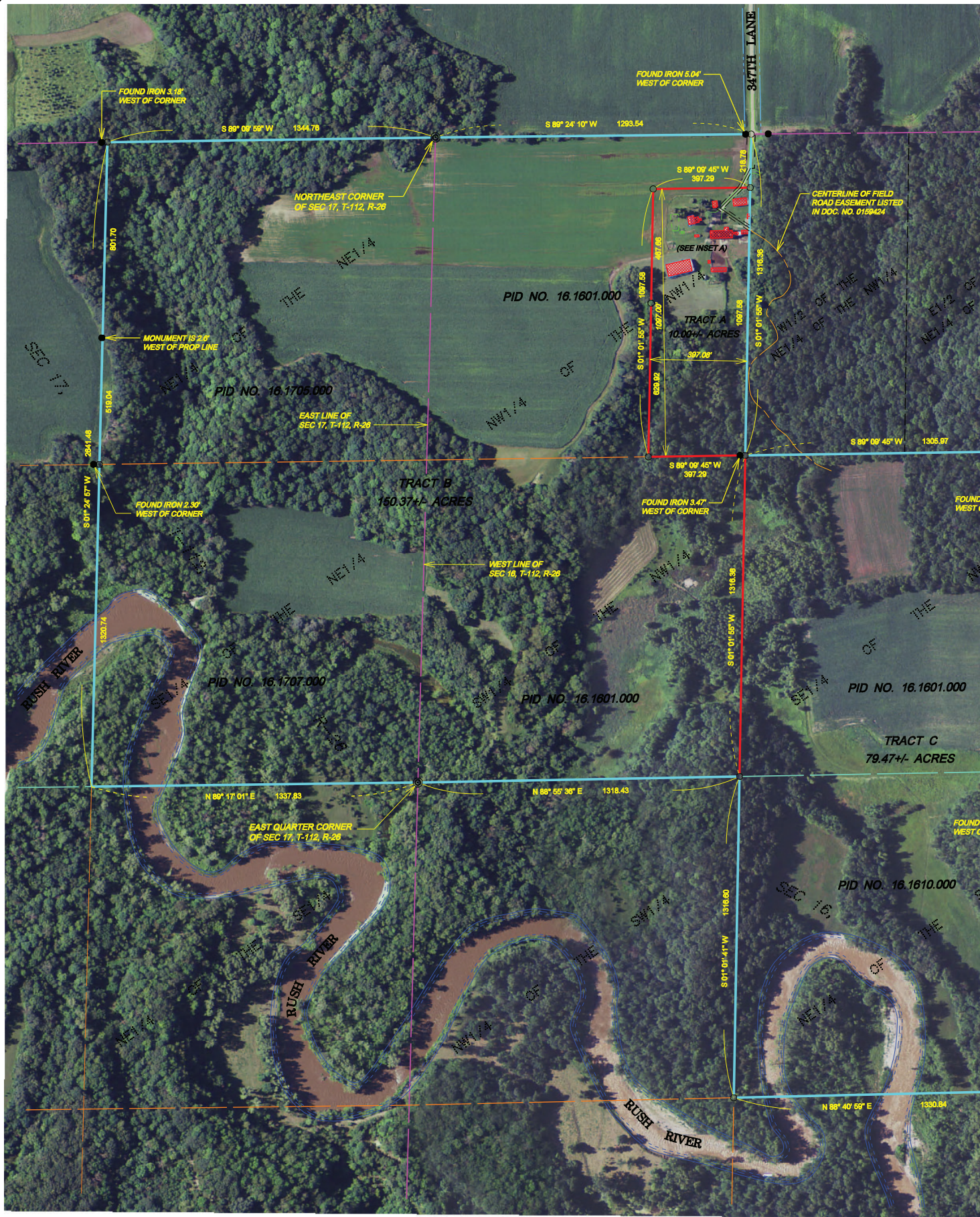
## NOTES:

LAND LOCATED: From Henderson, MN, 1.4 miles west on Hwy 19 Blvd, 1.4 miles west on Hwy 62, 1 mile south on 347th Lane. 29996 347th Lane, Henderson, MN 56044

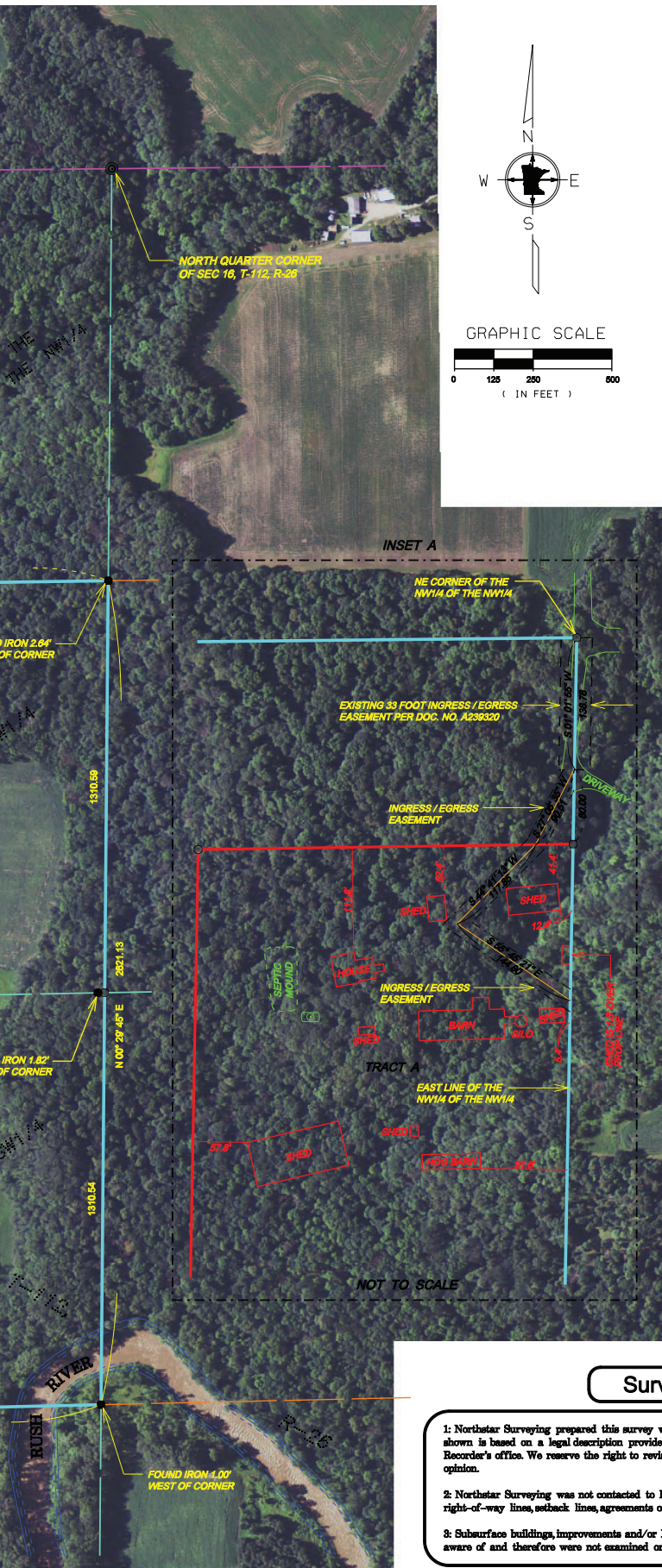


Lines Approximate









**Northstar**  
 (320)693-3710  
 310 East Depot Street  
 Litchfield, MN 55355  
 ns\_doug@qwwestoffice.net  
 ns\_chuck@qwwestoffice.net

**Surveying**

**CLIENT NAME:**  
 Steffes Auction

**PROJECT ADDRESS**  
 29996 347th Lane  
 Henderson, MN

DATE OF FIELD WORK: February 21, 2020	JOB NO.: 2020005	HORIZONTAL DATUM: Sibley County NAD83 2011 Adj.
DATE OF MAP: March 2, 2020	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**Surveyed Description**

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

The South 1097.00 feet of the East 397.06 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.  
 TOGETHER WITH  
 A 20.00 foot wide easement for ingress and egress purposes over and across the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota. The centerline of said easement is described as follows: Commencing at the northeast corner of said NW1/4 of the NW1/4; thence on an assumed bearing South 01 degree 01 minute 55 seconds West, along the east line of said NW1/4 of the NW1/4 for 188.78 feet to the point of beginning of the centerline herein described; thence South 27 degrees 05 minutes 35 seconds West for 90.61 feet to the northerly line of the above described tract and there terminating. The sidelines of said easement are to be shortened or prolonged to the east line of said NW1/4 of the NW1/4, the southerly line of the easement described in Document No. A236320 and the northerly line of the above described tract.

Containing 10.00 Acres, more or less.  
 Subject to easements of record and subject to easement in Document No. A236320.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

The Northeast Quarter of the Northeast Quarter (NE1/4 of the NE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4), both in Section 17, Township 112 North, Range 26 West, Sibley County, Minnesota.  
 AND  
 The Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4), both being in Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.  
 EXCEPT  
 The South 1097.00 feet of the East 397.06 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.

Containing 150.37 Acres, more or less.  
 Subject to easements of record and subject to easement in Document No. A236320.  
 Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT C**

The Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4), both in Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.  
 TOGETHER WITH  
 A 20.00 foot wide easement for ingress and egress purposes over and across the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota. The centerline of said easement is described as follows: Commencing at the northeast corner of said NW1/4 of the NW1/4; thence on an assumed bearing South 01 degree 01 minute 55 seconds West, along the east line of said NW1/4 of the NW1/4 for 188.78 feet to the point of beginning of the centerline herein described; thence South 27 degrees 05 minutes 35 seconds West for 90.61 feet; thence South 44 degrees 41 minutes 13 seconds West for 117.85 feet; thence South 55 degrees 45 minutes 21 seconds East for 144.80 feet to the east line of said NW1/4 of the NW1/4 and there terminating. The sidelines of said easement are to be shortened or prolonged to the east line of said NW1/4 of the NW1/4 and the southerly line of the easement described in Document No. A236320.

Containing 79.47 Acres, more or less.  
 Subject to easements of record and subject to easements in Document No's. 0169424 and A236320.  
 Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

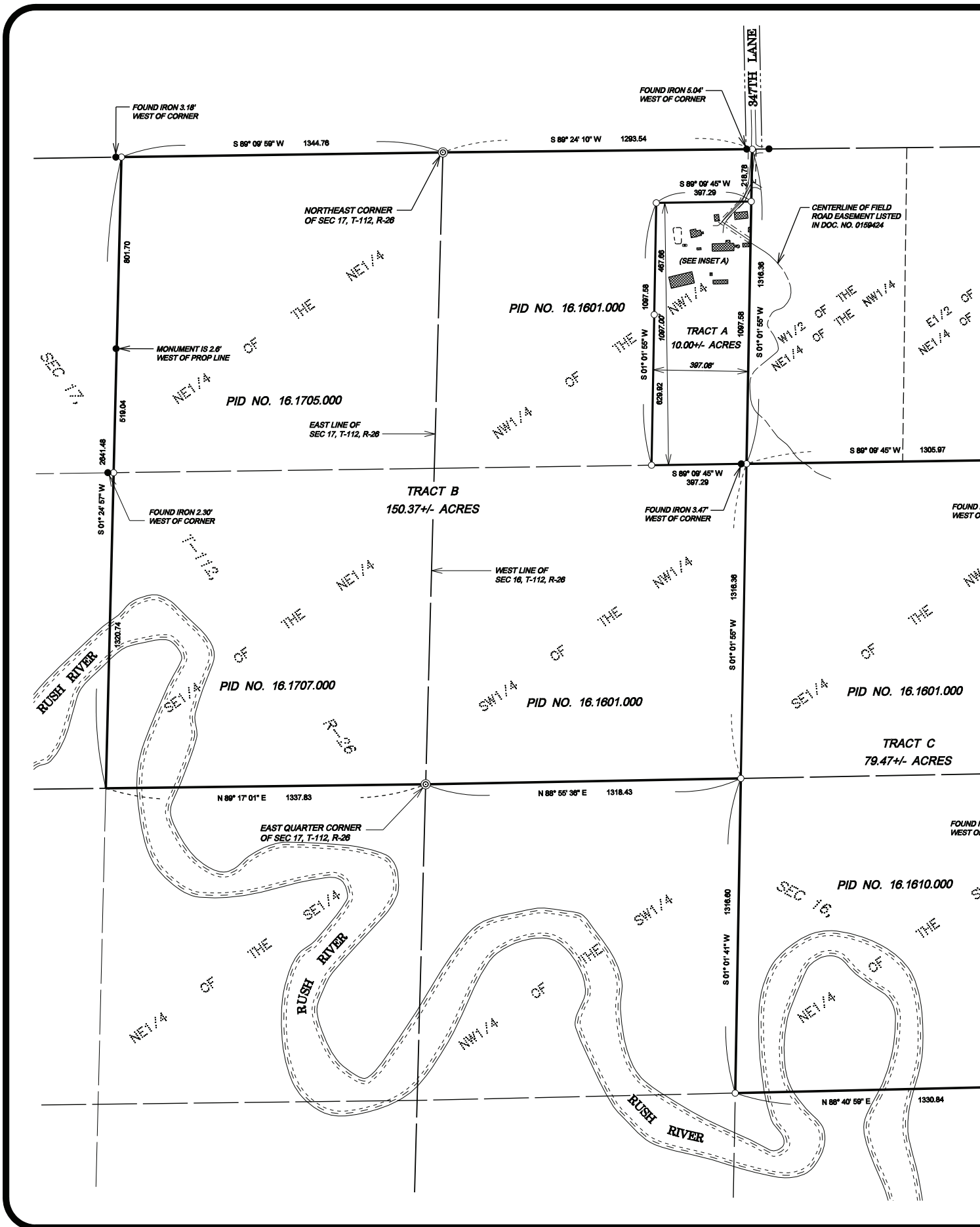
*Doug Hahn*  
 Doug Hahn  
 Registration No. 48908 - In the State of Minnesota

**Surveyor's Notes**

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap inscribed with License No. 43908
  - Found Monumentation
  - ⊗ Set PK Nail
  - ⊙ Government Section Corner









**Northstar**  
Surveying

(320)683-3710  
310 East Depot Street  
Litchfield, MN 55355  
na\_doug@qwestoffice.net  
na\_chuck@qwestoffice.net

**CLIENT NAME:**  
Steffes Auction

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**PROJECT ADDRESS**  
29996 347th Lane  
Henderson, MN

DATE OF FIELD WORK: February 21, 2020	JOB NO: 2020005	HORIZONTAL DATUM: Sibley County NAD83 2011 Adj.
DATE OF MAP: March 2, 2020	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**Surveyed Description**

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

The South 1097.00 feet of the East 897.08 feet of the Northwest Quarter of the Northwest Quarter (NW1/4) of the NW1/4 of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.

TOGETHER WITH  
A 20.00 foot wide easement for ingress and egress purposes over and across the Northwest Quarter of the Northwest Quarter (NW1/4) of the NW1/4 of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota. The centerline of said easement is described as follows: Commencing at the northeast corner of said NW1/4 of the NW1/4; thence on an assumed bearing South 01 degree 01 minute 55 seconds West, along the east line of said NW1/4 of the NW1/4 for 138.78 feet to the point of beginning of the centerline herein described; thence South 27 degrees 08 minutes 35 seconds West for 90.61 feet to the northerly line of the above described tract and there terminating. The sidelines of said easement are to be shortened or prolonged to the east line of said NW1/4 of the NW1/4, the southerly line of the easement described in Document No. A239820 and the northerly line of the above described tract.

Containing 10.00 Acres, more or less.  
Subject to easements of record and subject to easement in Document No. A239820.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

The Northeast Quarter of the Northeast Quarter (NE1/4) of the NE1/4 and the Southeast Quarter of the Southwest Quarter (SE1/4) of the NE1/4, both in Section 17, Township 112 North, Range 26 West, Sibley County, Minnesota.

AND  
The Northwest Quarter of the Northwest Quarter (NW1/4) of the NW1/4 and the Southwest Quarter of the Northwest Quarter (SW1/4) of the NW1/4, both being in Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.

EXCEPT  
The South 1097.00 feet of the East 897.08 feet of the Northwest Quarter of the Northwest Quarter (NW1/4) of the NW1/4 of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.

Containing 150.87 Acres, more or less.  
Subject to easements of record and subject to easement in Document No. A239820.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT C**

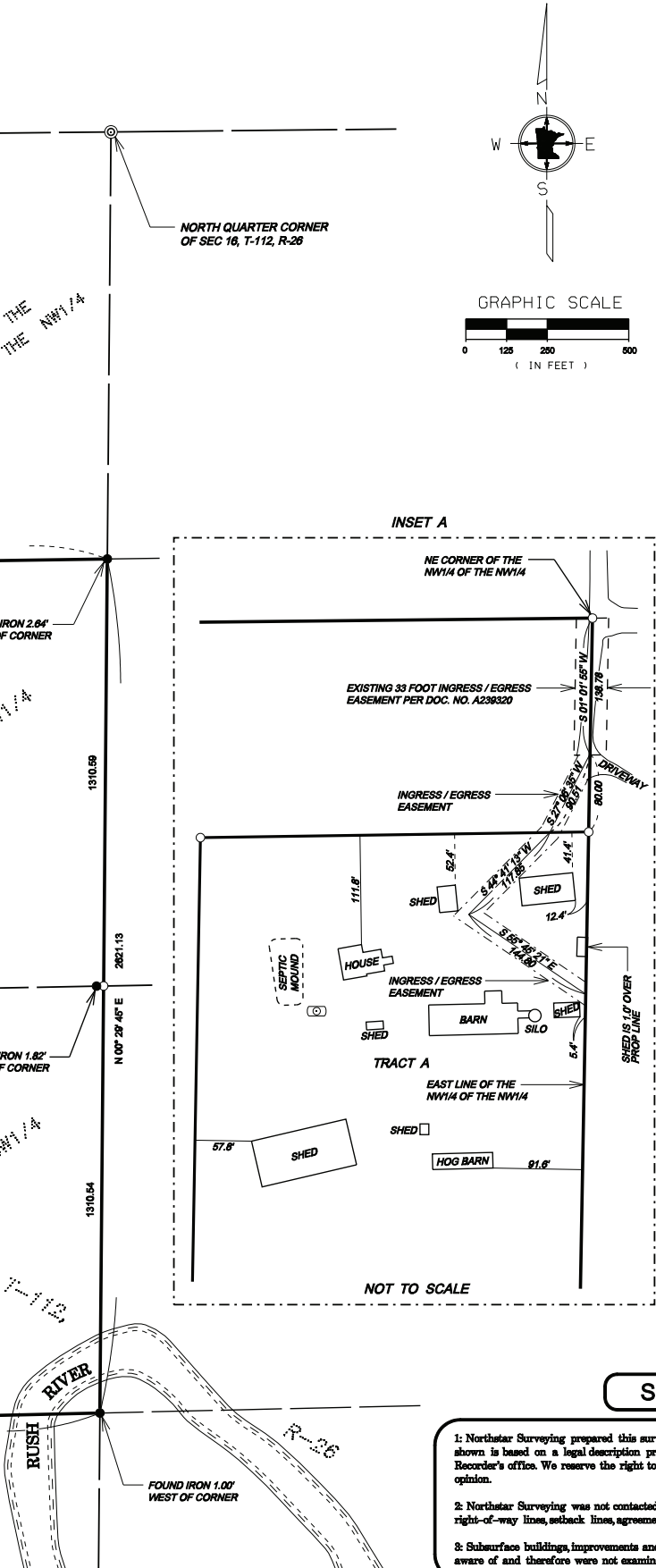
The Southeast Quarter of the Northwest Quarter (SE1/4) of the NW1/4 and the Northeast Quarter of the Southwest Quarter (NE1/4) of the SW1/4, both in Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.

TOGETHER WITH  
A 20.00 foot wide easement for ingress and egress purposes over and across the Northwest Quarter of the Northwest Quarter (NW1/4) of the NW1/4 of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota. The centerline of said easement is described as follows: Commencing at the northeast corner of said NW1/4 of the NW1/4; thence on an assumed bearing South 01 degree 01 minute 55 seconds West, along the east line of said NW1/4 of the NW1/4 for 138.78 feet to the point of beginning of the centerline herein described; thence South 27 degrees 06 minutes 35 seconds West for 90.61 feet; thence South 44 degrees 41 minutes 13 seconds West for 117.85 feet; thence South 55 degrees 45 minutes 21 seconds East for 144.80 feet to the east line of said NW1/4 of the NW1/4 and there terminating. The sidelines of said easement are to be shortened or prolonged to the east line of said NW1/4 of the NW1/4 and the southerly line of the easement described in Document No. A239820.

Containing 79.47 Acres, more or less.  
Subject to easements of record and subject to easements in Document No's. 0159424 and A239820.  
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
\_\_\_\_\_  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota



**Surveyor's Notes**

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊗ Set PK Nail
  - ⊙ Government Section Corner

**Tract 1 – 10± Acres - Building Site**

Hobby farm with numerous outbuildings. Home needs work but does have a compliant septic system. Beautiful spot to build your dream home!  
Approximately 5 acres of heavy woods! Nature lover's paradise!

**Henderson Township / P.I.D. #: 16-1601-000** (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-16 Twp-112 Range-026 / **2019 Taxes:** \$2,664 (For entire land. New tax amount TBD)  
**Le Sueur-Henderson school district #2397**



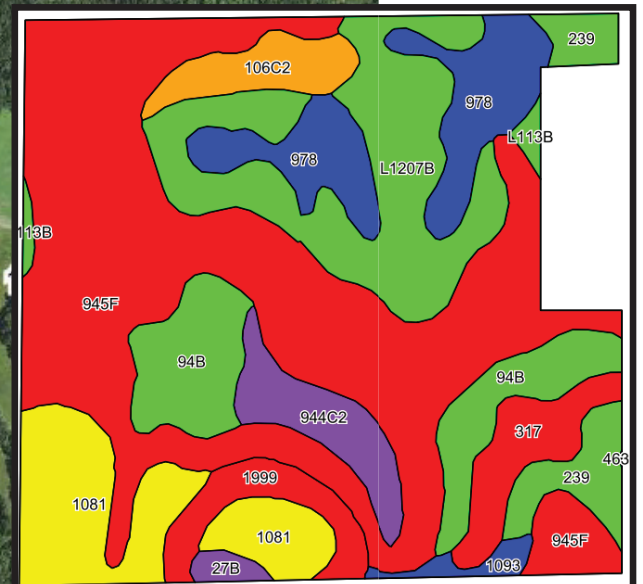
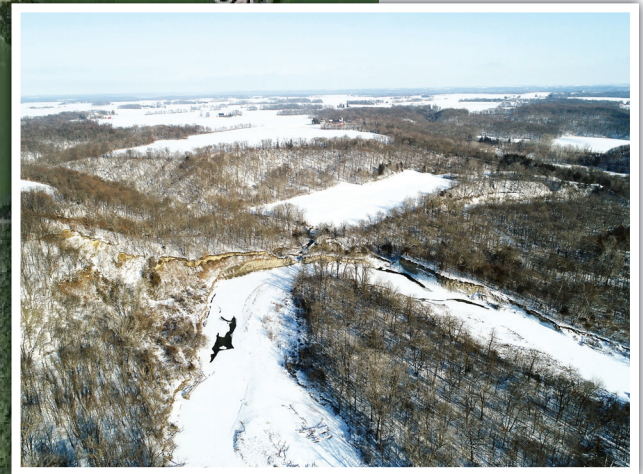
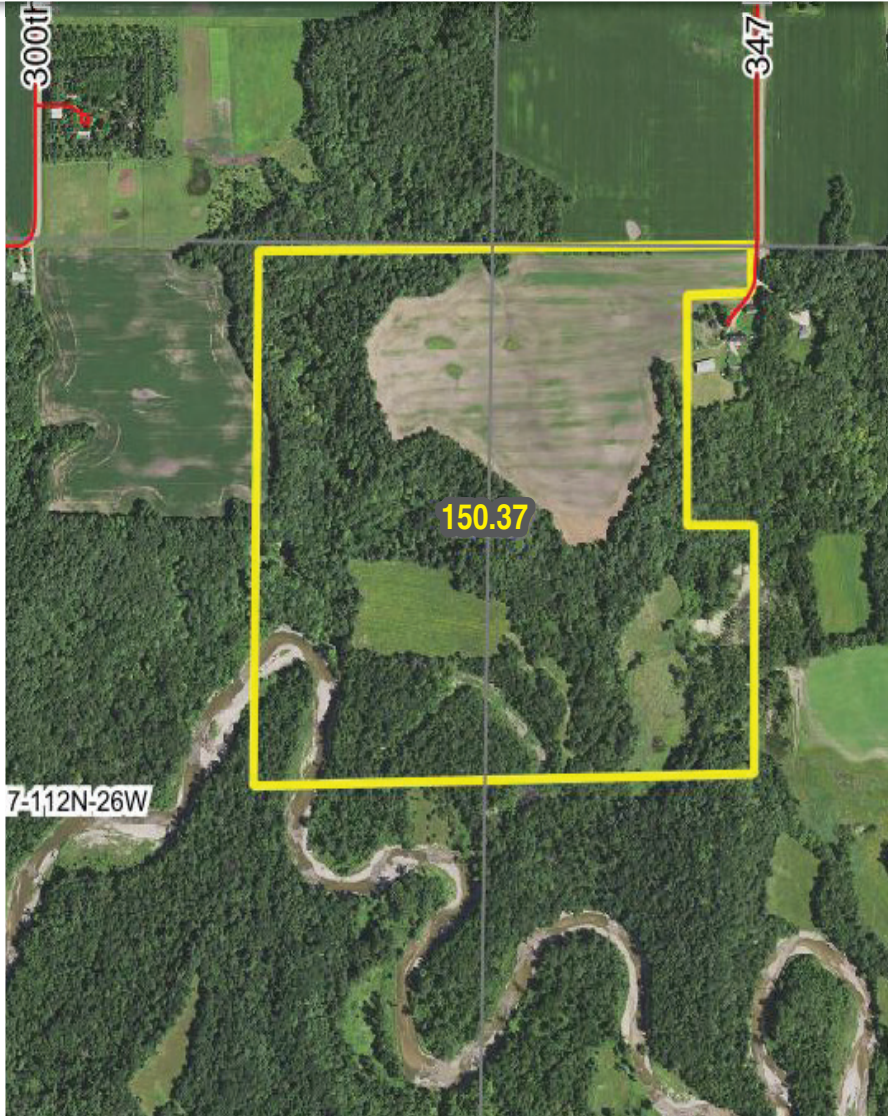


**Tract 2 – 150.37± Acres – Tillable and Recreational Land**

Beautiful tract with rolling terrain and the Rush River meandering thru the southwest corner. Prime hunting and recreational piece of land.

Income producing property as well with 7.62± acres enrolled in CRP and 40± acres of tillable farm ground!

**Henderson Township / P.I.D. #'s:** 16-1705-000 / 16-1707-000 / 16-1601-000 (That part of, new legal and P.I.D # to be assigned for land. See survey) / **Description:** Sect-17 Twp-112 Range-026 and Sect-16 Twp-112 Range-026 / **2019 Taxes:** \$3,652 (For entire land. New tax amount TBD) / \*See Conservation Reserve Program Contract on page 15 **Field 2:** 7.62± acres CRP payment of \$300/acre, expires in 2032.



Area Symbol: MN143, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
945F	Lester-Belview complex, 22 to 40 percent slopes	60.33	40.1%		VIIe	6
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	21.63	14.4%		IIe	95
1081	Minneiska-Abscota complex, occasionally flooded	13.98	9.3%		IIw	68
94B	Terril loam, 2 to 6 percent slopes	12.84	8.5%		IIe	99
978	Cordova-Rolfe complex, 0 to 2 percent slopes	12.57	8.4%		IIw	86
944C2	Lester-Hawick-Swanlake complex, 6 to 12 percent slopes, eroded	5.74	3.8%		IIIe	60
239	Le Sueur loam, 1 to 3 percent slopes	5.62	3.7%		Iw	97
317	Oshawa silty clay loam, frequently flooded	5.29	3.5%		VIw	20
1999	Minneiska-Kalmarville complex, frequently flooded	4.64	3.1%		Vw	20
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	4.53	3.0%		IIIe	76
1093	Webster-Biscay complex	1.29	0.9%		IIw	84
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.98	0.7%		IIe	98
27B	Dickinson loam, 2 to 6 percent slopes	0.93	0.6%		IIIe	60
<b>Weighted Average</b>						<b>49.3</b>

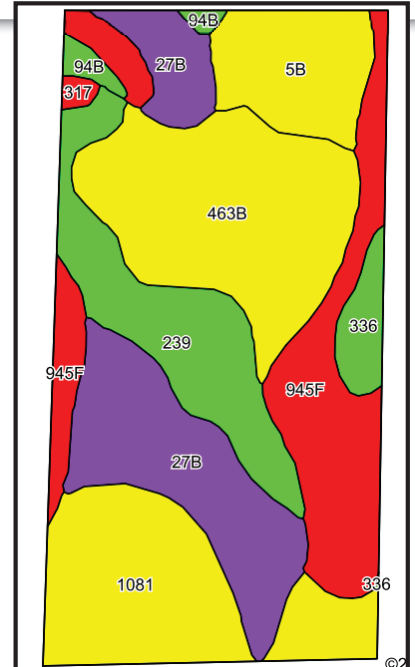


**Tract 3 – 79.47± Acres – Tillable and Recreational Land**

Unique tract of land offering prime hunting and recreational opportunities. This tract boast frontage along the Rush River, mature trees, tillable farm ground or excellent food plot area as well as 16± acres of income producing land enrolled in CRP. Access via recorded easement.

**Henderson Township / P.I.D. #'s:** 16-1601-000 (That part of, new legal and P.I.D # to be assigned for land. See survey)

16-1610-000 / **Description:** Sect-16 Twp-112 Range-026 / **2019 Taxes:** \$3,110 (For entire land. New tax amount TBD) / \* See Conservation Reserve Program Contract on page 15 **Field 4:** 3.46± acres w/CRP payment of \$300/acre, expires in 2032 / **Field 10:** 12.49± acres w/CRP payment of \$300/acre, expires in 2032



Area Symbol: MN143. Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
463B	Minneiska loam, 1 to 4 percent slopes	16.82	21.2%		Ile	65
27B	Dickinson loam, 2 to 6 percent slopes	14.46	18.2%		IIIe	60
945F	Lester-Belview complex, 22 to 40 percent slopes	14.01	17.6%		VIIe	6
1081	Minneiska-Abscota complex, occasionally flooded	13.81	17.4%		IIw	68
239	Le Sueur loam, 1 to 3 percent slopes	10.27	12.9%		Iw	97
5B	Dakota loam, 1 to 6 percent slopes	6.72	8.5%		Ile	69
336	Delft clay loam, 0 to 2 percent slopes	2.07	2.6%		IIw	94
94B	Terril loam, 2 to 6 percent slopes	0.94	1.2%		Ile	99
317	Oshawa silty clay loam, frequently flooded	0.37	0.5%		VIw	20
<b>Weighted Average</b>						<b>59.6</b>

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







EASEMENT

THIS INDENTURE made and entered into this 21~~st~~ day of May, 1994, by and between Harvey Lieske, unmarried, Wilfred Lieske and Bernice Lieske, husband and wife, Grantors, and Henry Ruff, Jr. and Carl Ruff, Grantees.

WITNESSETH:

WHEREAS, The Grantors are the owners of certain lands hereinafter described and located adjacent to lands by the Grantees owned. All of said lands being located in the County of Sibley and State of Minnesota, and,

WHEREAS, The Grantees have for many years past used for farming purposes a field road extending from the lands of the Grantees over, through and across the lands of the Grantors and exiting in the lands by the Grantees owned, and,

WHEREAS, It is the wish and desire of the parties hereto to formalize such use for record purposes.

NOW THEREFORE, For and in consideration of the payment by the Grantees to the Grantors of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby give, grant, bargain and sell unto the Grantees, their heirs, personal representatives, administrators, successors and assigns an easement for a field road two rods in width the center line of which is the center line as presently located and traveled over, through and across the lands of the Grantors located in the County of Sibley and State of Minnesota and described as follows, to-wit:

The West Half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 112 North, Range 26 West, Sibley County, Minnesota.

0159424



subject to the following terms and conditions:

1. The Grantors shall have no obligation to keep up or maintain said field road nor to pay any costs or charges in connection therewith.

2. The easement hereby granted is the right to use said roadway and field access in common with Grantors.

3. The benefits, advantages and obligations herewith conveyed and assumed shall pass to the Grantees, their heirs, personal representatives, administrators, successors and assigns.

IN WITNESS WHEREOF the parties have hereunto affixed their signatures the day and year first above written.

Harvey Lieske  
Harvey Lieske

Bernice Lieske  
Bernice Lieske

Wilfred Lieske  
Wilfred Lieske

Henry Ruff Jr  
Henry Ruff, Jr.

Carl Ruff  
Carl Ruff

0159424

STATE OF MINNESOTA)  
(SS.  
COUNTY OF LE SUEUR)

On this 28<sup>th</sup> day of September, 1994, before me a Notary Public within and for said County, personally appeared Harvey Lieske, unmarried, Wilfred Lieske and Bernice Lieske, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*Kathryn M. Holicky*

STATE OF MINNESOTA)  
(SS.  
COUNTY OF LE SUEUR)



On this 21<sup>st</sup> day of May, 1994, before me a Notary Public within and for said County, personally appeared Henry Ruff, Jr. and Carl Ruff, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*Arthur E. Anderson*



0159424

OFFICE OF COUNTY RECORDER  
Sibley County, Minnesota Doc. No. 159424  
I hereby certify that this instrument was filed in this office for record on the 6th day of Oct A.D. 1994  
at 10:00 A. M., and recorded in Book \_\_\_\_\_  
of \_\_\_\_\_ 3 on page 1.

*Eldene Elbert*  
COUNTY RECORDER, By \_\_\_\_\_ Deputy  
Fees: S.C. 4.50 W.C. — O. — Rec. 14 Total 19.50



This form is available electronically.

(See Page 2 for Privacy Act and Paperwork Reduction Act Statements)

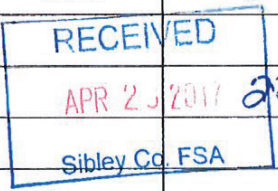
<b>CRP-2C</b> (10-22-15)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Farm Service Agency  <b>CONSERVATION RESERVE PROGRAM</b> <b>WORKSHEET</b> (For Continuous Signup)	1. Tract Number 0009512	2. Program Year 2018
	3A. Sign Up Number 50	3B. Effective Date (MM-DD-YYYY) HL by HB 4-28-17 10-01-2017

4A. Farm Number 0007514	4B. Name and Address of Producer (Zip Code) HENRY RUFF JR 29996 347TH LN HENDERSON, MN 56044-3534	4D. County FSA Office Address (Zip Code) SIBLEY COUNTY FARM SERVICE AGENCY PO BOX 868 GAYLORD, MN 55334-0868
	4C. Telephone Number (Include Area Code) (507) 248-3689	4E. County FSA Office Phone No. (Include Area Code) (507) 237-2948 x2
5A. State & County Code Admin. Location 27143	5B. State & County Code Physical Location 27143	6. Contract Number 11532
8. Is Cost-Share Requested? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	9. Rental Rate Per Acre Offered HL by HB 4-28-17 \$ 300.00	7. Acres for Enrollment 23.57
		10. Signup Type (Check one): Continuous <input checked="" type="checkbox"/> CREP <input type="checkbox"/> FWP <input type="checkbox"/>

11. Practices (See Page 3 for additional space)

12. HUC Number: 070200120403

A. Field No.	B. Practices	C. Acres	D. Estimated Total C/S	E. Length	13. Land Eligibility Category by Acres: (Enter the amount eligible for each criteria.)	
0002	CP38E-25	7.62	381.00	15	Marginal Pastureland	0.00
0004	CP38E-25	3.46	173.00	15	CREP Acres	0.00
0010	CP38E-25	12.49	625.00	15	Wellhead Protection Acres	0.00
					Expiring CRP	0.00
					Infeasible to Farm	0.00
					Other Cropland	23.57
					HEL EI ≥ 20	0.00



14. Soil Map Data and Maximum Payment Rate Calculations:

	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent
(1) Primary	27143	MN143	463B	12.41	x \$ 346	= \$4293.86
(2) Secondary	27143	MN143	94B	4.57	x \$ 346	= \$1581.22
(3) Tertiary	27143	MN143	27B	2.47	x \$ 231	= \$570.57
<b>TOTALS</b>				19.45		\$6445.65

15. Weighted Average Soil Rental Rate (Col. 14F total divided by Col. 14D total)  
\$ 331.40

16. Total Incentive (if applicable) (Item 15 times 14D times applicable incentive percentage)  
\$ 0.00

17. Soil Map Data and Maximum Payment Rate Calculations. For Infeasible to farm Acreage:

	A. Physical Location	B. Soil Survey ID No.	C. Map Unit Symbol	D. Acres	E. Soil Rental Rate	F. Total Rent
(1) Primary					x \$	= \$
(2) Secondary					x \$	= \$
(3) Tertiary					x \$	= \$
<b>TOTALS</b>						\$

18. Weighted Average Soil Rental Rate Plus Total Incentive (14F + 16 + 17F) divided by (14D + 17D)  
\$ 331.40

19. Weighted Average Maintenance Rate for Contract  
\$ 0.00

20. Maximum Payment Rate (Item 18 + Item 19)  
\$ 331.40

2ND PARTY REVIEWED

INT DATE 05/03/17



**Producer Farm Data Report**

Date: 1/23/20 7:55 AM

Crop Year: 2020

Page: 1

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 the MIDAS system, which is the system of record for Farm Records.

Producer Name and Address					Recording County Office Name						
RUFF, HENRY JR 29996 347TH LN HENDERSON MN 56044-3534					Sibley, Minnesota						
Telephone: (507) 248-3689											
	Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland				
	3	3	255.37	75.13	75.13	23.57	51.56				
State & County	Farm	Tract	Relationship to Farm Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
Sibley, MN	4635	6999	Owner	RUFF, HENRY JR	78.26	39.97	39.97	0.0	39.97	N	N
Sibley, MN	7513	9513	Owner/Operator	RUFF, HENRY JR	127.98	11.59	11.59	0.0	11.59	DNC	WL
Sibley, MN	7514	9512	Owner/Operator	RUFF, HENRY JR	49.13	23.57	23.57	23.57	0.0	SA	N



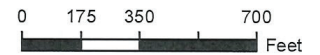
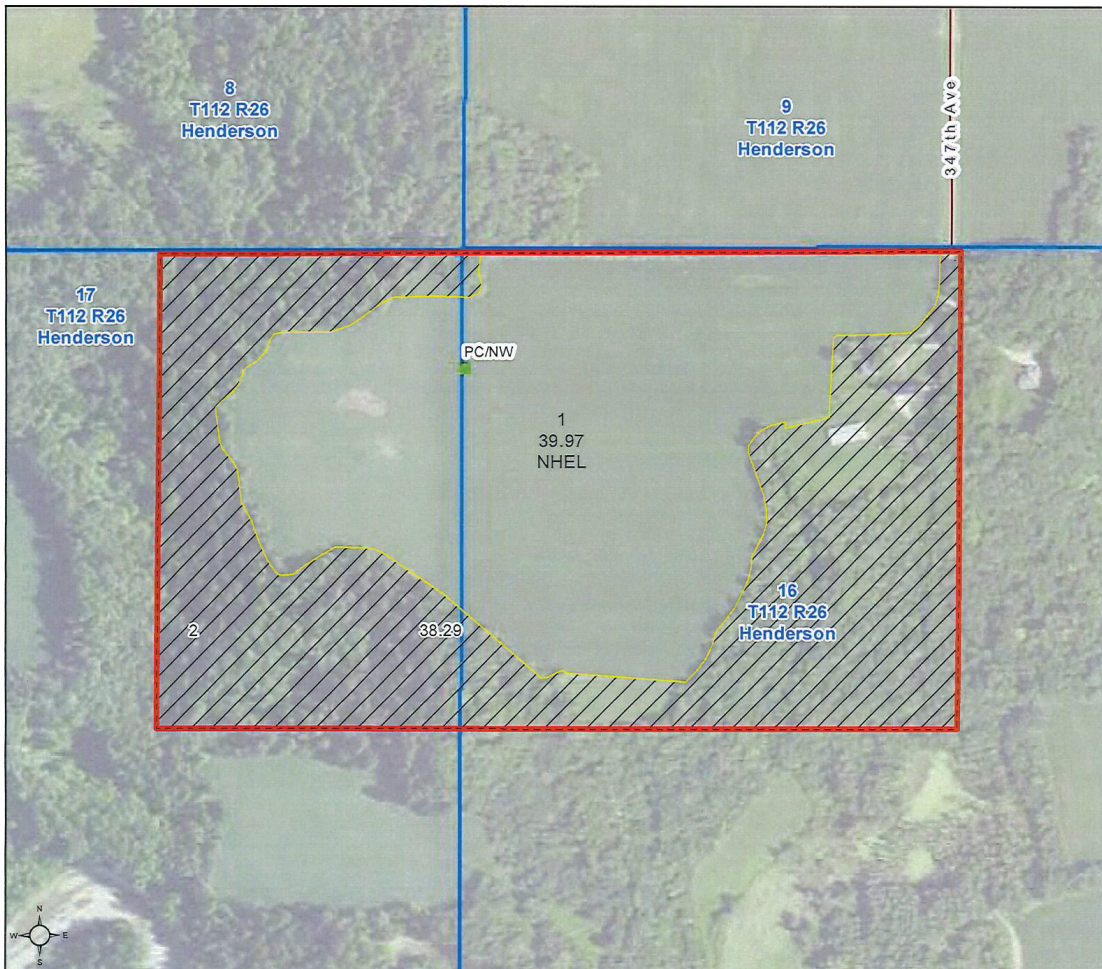
Sibley County, Minnesota

**Farm 4635**

**Tract 6999**

2020 Program Year

Map Created October 07, 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: 39.97 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.



Minnesota  
Sibley

U.S. Department of Agriculture  
Farm Service Agency

FARM: 4635  
Prepared: 1/23/20 7:58 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

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
SJ FARMS LLC	827 R96-60019	

Farms Associated with Operator:

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
78.26	39.97	39.97	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	39.97	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	20.04	155	0.0
SOYBEANS	19.93	42	0.0
<b>Total Base Acres:</b>	39.97		

Tract Number: 6999 Description NE4 NE4, S17; NW4 NW4, S16; HENDERSON; 112N 26W

FSA Physical Location : Sibley, MN ANSI Physical Location: Sibley, MN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.26	39.97	39.97	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	39.97	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	20.04	155	0.0
SOYBEANS	19.93	42	0.0
<b>Total Base Acres:</b>	39.97		

Owners: RUFF, HENRY JR





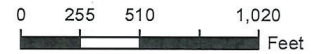
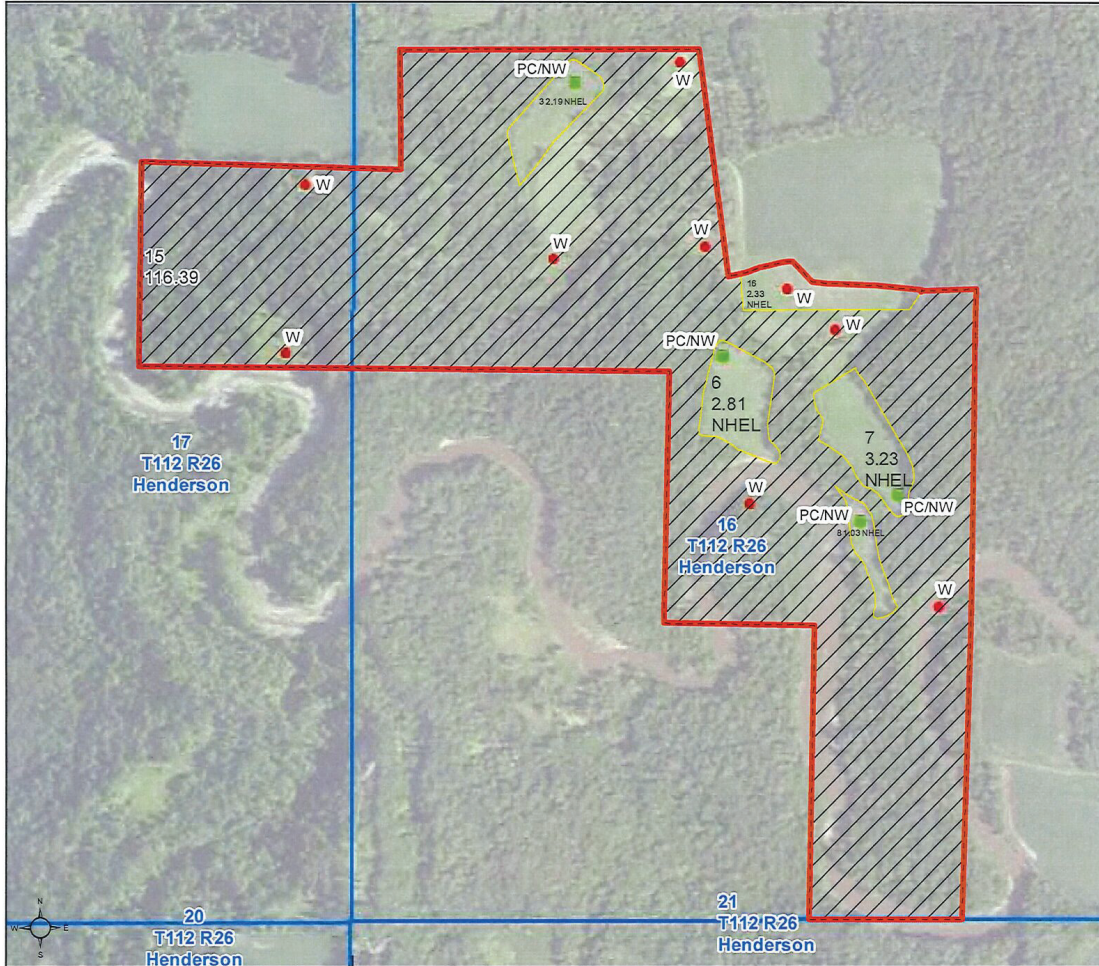
Sibley County, Minnesota

Farm 7513

Tract 9513

2020 Program Year

Map Created October 07, 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: 11.59 acres

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Minnesota  
Sibley  
Report ID: FSA-156EZ

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

FARM: 7513  
Prepared: 1/23/20 7:57 AM  
Crop Year: 2020  
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: RUFF, HENRY JR  
Farm Identifier: F4636 Div to F7513 & F7514  
Recon Number: 2010 27143 108

Farms Associated with Operator:  
4635, 7514

ARC/PLC G//F Eligibility: Partial or Missing G//F History

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
127.98	11.59	11.59	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	11.59	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	OATS , CORN	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	2.5	71	0.0
CORN	3.8	117	0.0
<b>Total Base Acres:</b>	<b>6.3</b>		

Tract Number: 9513 Description: 139A W2 Sec 16 Hend twp T112 R26  
 FSA Physical Location: Sibley, MN ANSI Physical Location: Sibley, MN  
 BIA Range Unit Number:  
 HEL Status: HEL Determinations not complete  
 Wetland Status: Tract contains a wetland or farmed wetland  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
127.98	11.59	11.59	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	11.59	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	2.5	71	0.0
CORN	3.8	117	0.0
<b>Total Base Acres:</b>	<b>6.3</b>		

Owners: RUFF, HENRY JR

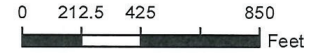


Sibley County, Minnesota

**Farm 7514**  
**Tract 9512**

2020 Program Year

Map Created October 07, 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: 23.57 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.





Minnesota  
Sibley  
Report ID: FSA-156EZ

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

FARM: 7514  
Prepared: 1/23/20 7:58 AM  
Crop Year: 2020  
Page: 1 of 1

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: RUFF, HENRY JR  
Farm Identifier: F4636 Div to F7513 & F7514  
Recon Number: 2010 27143 108

Farms Associated with Operator:  
4635, 7513

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11532

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
49.13	23.57	23.57	0.0	0.0	23.57	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	0.0	0.0	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.0	0	5.0
CORN	0.0	0	7.8

Tract Number: 9512 Description: 10A SE4NE4 S17, 16ASE4 NW4 S16 Hen twp T112 R26

FSA Physical Location: Sibley, MN ANSI Physical Location: Sibley, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
49.13	23.57	23.57	0.0	0.0	23.57	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.0	0	5.0
CORN	0.0	0	7.8

Owners: RUFF, HENRY JR

Other Producers: None



**MARILEE PETERSON**  
**SIBLEY COUNTY AUDITOR - TREASURER**  
 P.O. BOX 51  
 GAYLORD, MN 55334  
 507-237-4070  
 www.co.sibley.mn.us

**2019 Property Tax Statement**

**PROPERTY ID#:** R 16.1601.000

20156  
 HENRY RUFF JR  
 29996 347 LN  
 HENDERSON MN 56044

Sect-16 Twp-112 Range-026  
 120.00 AC  
 S 1/2 OF NW 1/4 & NW 1/4 OF NW  
 1/4

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification:	2018	2019
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
<b>1</b>	Estimated Market Value:	553,600	562,600
	Homestead Exclusion:	25,100	24,300
	Taxable Market Value:	528,500	538,300
	New Improvements:		
	<i>Sent in March 2018</i>		
<b>2</b>	Proposed Tax:		2,620.00
	<i>Sent in November 2018</i>		
<b>3</b>	PROPERTY TAX STATEMENT		
	First-half Taxes:		1,332.00
	Second-half Taxes:		1,332.00
	Total Taxes due in 2019:		2,664.00

**\$\$\$**  
**REFUNDS?**

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

Taxes Payable Year:		2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			1,298.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		1,256.00	
<b>Property Tax and Credits</b>			
3. Property taxes before credits		3,231.83	3,238.92
4. A. Agricultural and rural land credits		601.83	592.92
B. Other credits to reduce your property tax			
5. <b>Property taxes after credits</b>		2,630.00	2,646.00
<b>Property Tax by Jurisdiction</b>			
6. County		1,403.08	1,454.17
7. City or Town TOWN OF HENDERSON		563.23	553.38
8. State General Tax			
9. School District 2397	A. Voter Approved Levies	274.63	250.21
	B. Other Local Levies	369.79	368.65
10. Special Taxing Districts REGION 9 D		4.89	4.84
MULTI COUN		14.38	14.75
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,630.00	2,646.00
<b>Special Assessments on Your Property</b>			
13. Special assessments Int:	Prin: 18.00	18.00	18.00
SLD WST	18.00		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>2,648.00</b>	<b>2,664.00</b>





**MARILEE PETERSON**  
**SIBLEY COUNTY AUDITOR - TREASURER**  
 P.O. BOX 51  
 GAYLORD, MN 55334  
 507-237-4070  
 www.co.sibley.mn.us

**2019 Property Tax Statement**

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification:	2018	2019
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
<b>1</b>	Estimated Market Value:	101,100	101,100
	Homestead Exclusion:		
	Taxable Market Value:	101,100	101,100
	New Improvements:		
	<i>Sent in March 2018</i>		
<b>2</b>	Proposed Tax:		440.00
	<i>Sent in November 2018</i>		
<b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes:		223.00
	Second-half Taxes:		223.00
	Total Taxes due in 2019:		446.00

**PROPERTY ID#:** R 16.1610.000

20156  
 HENRY RUFF JR  
 29996 347 LN  
 HENDERSON MN 56044

Sect-16 Twp-112 Range-026  
 40.00 AC  
 NE 1/4 OF SW 1/4

**\$\$\$**  
 REFUNDS?

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

Taxes Payable Year:	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
<b>Property Tax and Credits</b>		
3. Property taxes before credits	477.03	470.88
4. A. Agricultural and rural land credits	27.03	24.88
B. Other credits to reduce your property tax		
5. <b>Property taxes after credits</b>	450.00	446.00
<b>Property Tax by Jurisdiction</b>		
6. County	264.70	267.77
7. City or Town TOWN OF HENDERSON	106.57	101.36
8. State General Tax		
9. School District 2397		
A. Voter Approved Levies	38.49	35.47
B. Other Local Levies	36.60	37.81
10. Special Taxing Districts REGION 9 D	.92	.89
MULTI COUN	2.72	2.70
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	450.00	446.00
<b>Special Assessments on Your Property</b>		
13. Special assessments		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>450.00</b>	<b>446.00</b>



**MARILEE PETERSON**  
**SIBLEY COUNTY AUDITOR - TREASURER**  
 P.O. BOX 51  
 GAYLORD, MN 55334  
 507-237-4070  
 www.co.sibley.mn.us

**PROPERTY ID#:** R 16.1705.000

20156  
 HENRY RUFF JR  
 29996 347 LN  
 HENDERSON MN 56044

Sect-17 Twp-112 Range-026  
 40.00 AC  
 NE 1/4 OF NE 1/4

**2019 Property Tax Statement**

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification:	2018	2019
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
1	Estimated Market Value:	112,400	112,400
	Homestead Exclusion:		
	Taxable Market Value:	112,400	112,400
	New Improvements:		
	<i>Sent in March 2018</i>		
PROPOSED TAX			
2	Proposed Tax:		490.00
	<i>Sent in November 2018</i>		
PROPERTY TAX STATEMENT			
3	First-half Taxes:		247.00
	Second-half Taxes:		247.00
	Total Taxes due in 2019:		494.00

**\$\$\$**  
**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.*

	2018	2019
<b>Taxes Payable Year:</b>		
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
<b>Property Tax and Credits</b>		
3. Property taxes before credits	532.03	521.63
4. A. Agricultural and rural land credits	30.03	27.63
B. Other credits to reduce your property tax		
5. <b>Property taxes after credits</b>	502.00	494.00
<b>Property Tax by Jurisdiction</b>		
6. County	296.19	296.05
7. City or Town TOWN OF HENDERSON	118.37	112.58
8. State General Tax		
9. School District 2397	42.74	39.41
A. Voter Approved Levies	40.65	41.98
B. Other Local Levies	1.02	.98
10. Special Taxing Districts REGION 9 D	3.03	3.00
MULTI COUN		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	502.00	494.00
<b>Special Assessments on Your Property</b>		
13. Special assessments		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>502.00</b>	<b>494.00</b>





**MARILEE PETERSON**  
**SIBLEY COUNTY AUDITOR - TREASURER**  
 P.O. BOX 51  
 GAYLORD, MN 55334  
 507-237-4070  
 www.co.sibley.mn.us

**PROPERTY ID#:** R 16.1707.000

20156  
 HENRY RUFF JR  
 29996 347 LN  
 HENDERSON MN 56044

Sect-17 Twp-112 Range-026  
 40.00 AC  
 SE 1/4 OF NE 1/4

**2019 Property Tax Statement**

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification:	2018	2019
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
<b>1</b>	Estimated Market Value:	112,400	112,400
	Homestead Exclusion:		
	Taxable Market Value:	112,400	112,400
	New Improvements:		
	<i>Sent in March 2018</i>		
<b>2</b>	Proposed Tax:		490.00
	<i>Sent in November 2018</i>		
<b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes:		247.00
	Second-half Taxes:		247.00
	Total Taxes due in 2019:		494.00

**\$\$\$**  
**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.*

	2018	2019
<b>Taxes Payable Year:</b>		
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
<b>Property Tax and Credits</b>		
3. Property taxes before credits	530.09	521.68
4. A. Agricultural and rural land credits	30.09	27.68
B. Other credits to reduce your property tax		
5. <b>Property taxes after credits</b>	500.00	494.00
<b>Property Tax by Jurisdiction</b>		
6. County	293.82	295.70
7. City or Town TOWN OF HENDERSON	118.58	112.78
8. State General Tax		
9. School District 2397		
A. Voter Approved Levies	42.82	39.49
B. Other Local Levies	40.72	42.05
10. Special Taxing Districts REGION 9 D	1.03	.98
MULTI COUN	3.03	3.00
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	500.00	494.00
<b>Special Assessments on Your Property</b>		
13. Special assessments		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	500.00	494.00





EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_

Earnest money hereinafter received 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: \_\_\_\_\_

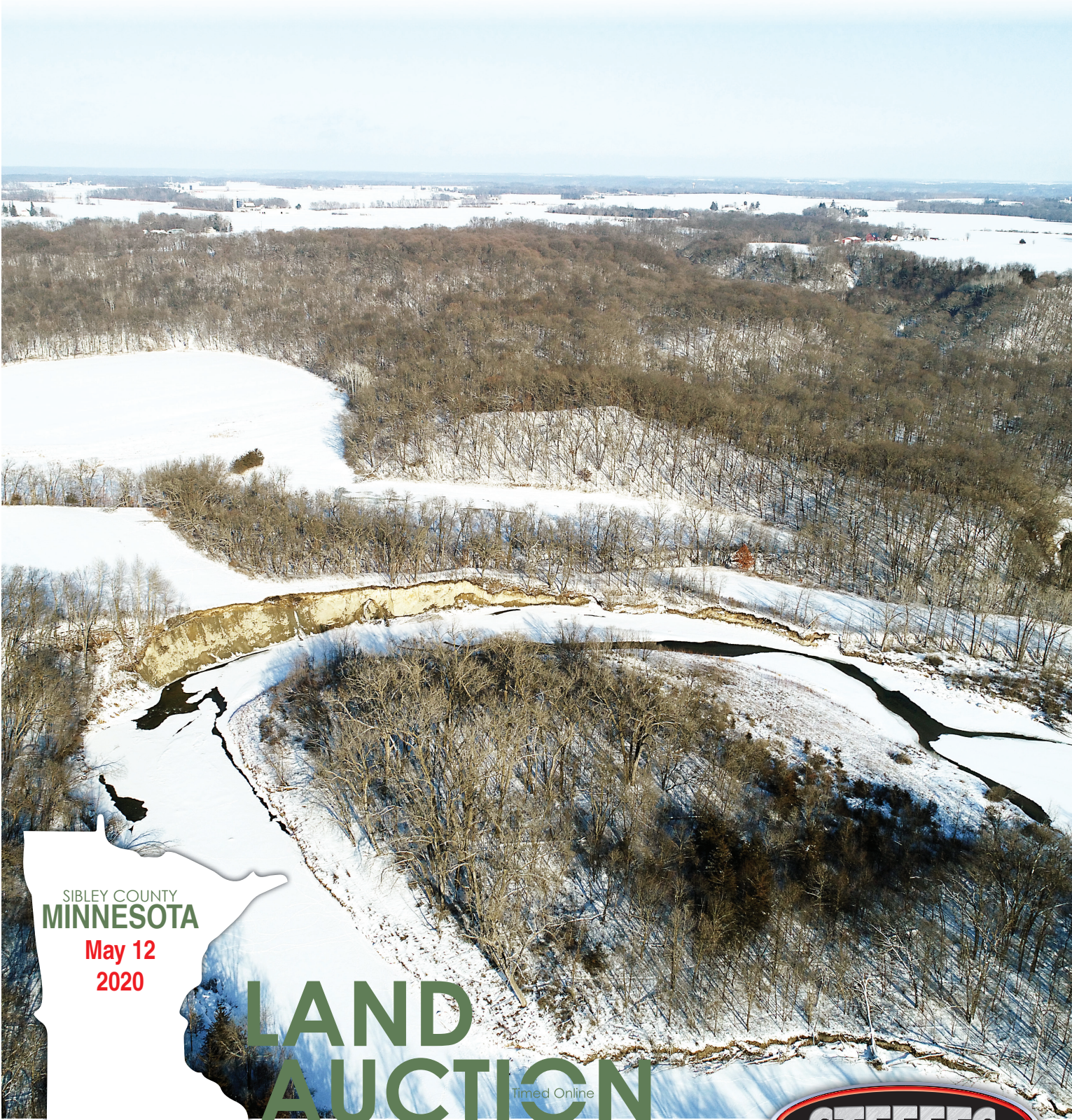
Steffes Group, Inc. \_\_\_\_\_

Seller's Printed Name & Address: \_\_\_\_\_

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP





SIBLEY COUNTY  
**MINNESOTA**

**May 12  
2020**

# LAND AUCTION

Timed Online



2000 Main Avenue East  
West Fargo, ND 58078  
701.237.9173 P | 701.237.0976 F  
701.203.8400 P | Grand Forks, ND 58201  
701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South  
Litchfield, MN 55355  
320.693.9371 P | 320.693.9373 F  
1688 Hwy 9 | Larchwood, IA 51241  
712.477.2144 P | 712.477.2577 F  
308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319.385.2000 P | 319.385.4709 F  
641.423.1947 | Mason City, IA 50401  
515.432.6000 P | Ames, IA 50010

[SteffesGroup.com](http://SteffesGroup.com)