

DOUGLAS COUNTY  
MINNESOTA

OPENS: MONDAY, MAY 4  
CLOSES: THURSDAY, MAY 14 | 10AM 2020

GRAVEL PIT  
FARMLAND

# AUCTION

Timed Online



Built on Trust.

*Prime I-94 Visibility*



**71<sub>±</sub>**  
**acres**  
offered in 1 Tract

**AUCTIONEER'S NOTE:** 71± acres of approximately 3,000' of I-94 frontage near Alexandria. Income producing property with a current CRP program in place. 50± acres of cropland. April of 2016 a conditional use permit was granted for an aggregate mining operation and concrete/bituminous recycling facility. Development Potential! Previous CUP approval was granted for commercial planned unit development of storage facilities, however current owner never developed the property to that capacity. Endless opportunity in an area experiencing substantial growth.

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 10AM Thursday, May 14, 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 Monday, June 15, 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 Bidding Process

the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

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

CATALOG ORDER

## #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 \$115,000.00 (5 bids)



[More Photos](#)

EXTENDED

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

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

### Location

**LAND LOCATED:** From Alexandria, MN, 2.2 miles west on I-94, 2.3 miles southwest on MN 27, 1 mile north on Englund Rd SW, 1/2 mile east on Magnuson Rd SW. Land is located on the north side of the road.





Area Symbol: MN041. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
WsB2	Waukon-Langhei-Sioux complex, 2 to 6 percent slopes, eroded	23.01	32.0%		Ile		72
NeB	Nebish loam, 1 to 8 percent slopes	22.00	30.6%		Ile		83
AsC	Arvilla sandy loam, 6 to 12 percent slopes	7.05	9.8%		IVe	IVe	34
WIB2	Waukon-Langhei complex, 2 to 6 percent slopes	6.04	8.4%		Ile		85
WsC2	Waukon-Langhei-Sioux complex, 6 to 12 percent slopes, eroded	5.97	8.3%		IIIe		62
D8C	Sandberg loamy sand, 2 to 12 percent slopes	4.75	6.6%		VIs	VIs	30
Fa	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	3.01	4.2%		IIw		92
<b>Weighted Average</b>							<b>70</b>

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

**Douglas County -71.83± Acres**

La Grand Township / PID #s: 27-1858-650 & 27-1858-625 / Description: Sect-28 Twp-128 Range-38

Zoning: Rural Residential, 2 Building Entitlements / 2019 Taxes: \$2,852

CRP annual contract payment \$527, See on page 10. August 2020 payment to go to the buyer.

**PID#: 27-1858-650**



Area Symbol: MN041, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
WsB2	Waukon-Langhei-Sioux complex, 2 to 6 percent slopes, eroded	22.92	39.2%		Ile		72
NeB	Nebish loam, 1 to 8 percent slopes	12.03	20.6%		Ile		83
AsC	Arvilla sandy loam, 6 to 12 percent slopes	6.90	11.8%		IVe	IVe	34
WIB2	Waukon-Langhei complex, 2 to 6 percent slopes	6.07	10.4%		Ile		85
WsC2	Waukon-Langhei-Sioux complex, 6 to 12 percent slopes, eroded	5.96	10.2%		IIIe		62
D8C	Sandberg loamy sand, 2 to 12 percent slopes	4.59	7.8%		VIs	VIs	30
Fa	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	0.06	0.1%		IIw		92
<b>Weighted Average</b>							<b>66.8</b>

**PID#: 27-1858-625**



Area Symbol: MN041, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
NeB	Nebish loam, 1 to 8 percent slopes	9.87	75.7%		Ile	83
Fa	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	2.91	22.3%		IIw	92
WsB2	Waukon-Langhei-Sioux complex, 2 to 6 percent slopes, eroded	0.25	1.9%		Ile	72
<b>Weighted Average</b>						<b>84.8</b>

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



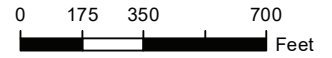
Douglas County, Minnesota

Farm 5220

Tract 5397

2019 Program Year

Map Created May 08, 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: 25.78 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  
 Douglas  
 Report ID: FSA-156EZ

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

Prepared: 2/14/20 10:04 AM  
 Crop Year: 2019  
 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  
 FEMRITE, BRENT

**Farms Associated with Operator:**  
 500, 2950, 5331, 5837, 7168, 7697, 8450

**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
28.33	25.78	25.78	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	25.78	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	WHEAT, SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	10.77	33	0.0
SOYBEANS	10.73	33	0.0
<b>Total Base Acres:</b>	21.5		

**Tract Number:** 5397      **Description:** S2NE4 (28) LaGrand  
**FSA Physical Location :** Douglas, MN      **ANSI Physical Location:** Douglas, MN  
**BIA Range Unit Number:**  
**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields  
**Wetland Status:** Wetland determinations not complete  
**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
28.33	25.78	25.78	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	25.78	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	10.77	33	0.0
SOYBEANS	10.73	33	0.0
<b>Total Base Acres:</b>	21.5		

**Owners:** LUNDBLAD, DENNIS R      LUNDBLAD, REBECCA A



United States Department of Agriculture

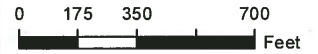
Douglas County, Minnesota

Farm 7168

Tract 8630

2018 Program Year

Map Created August 07, 2018



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

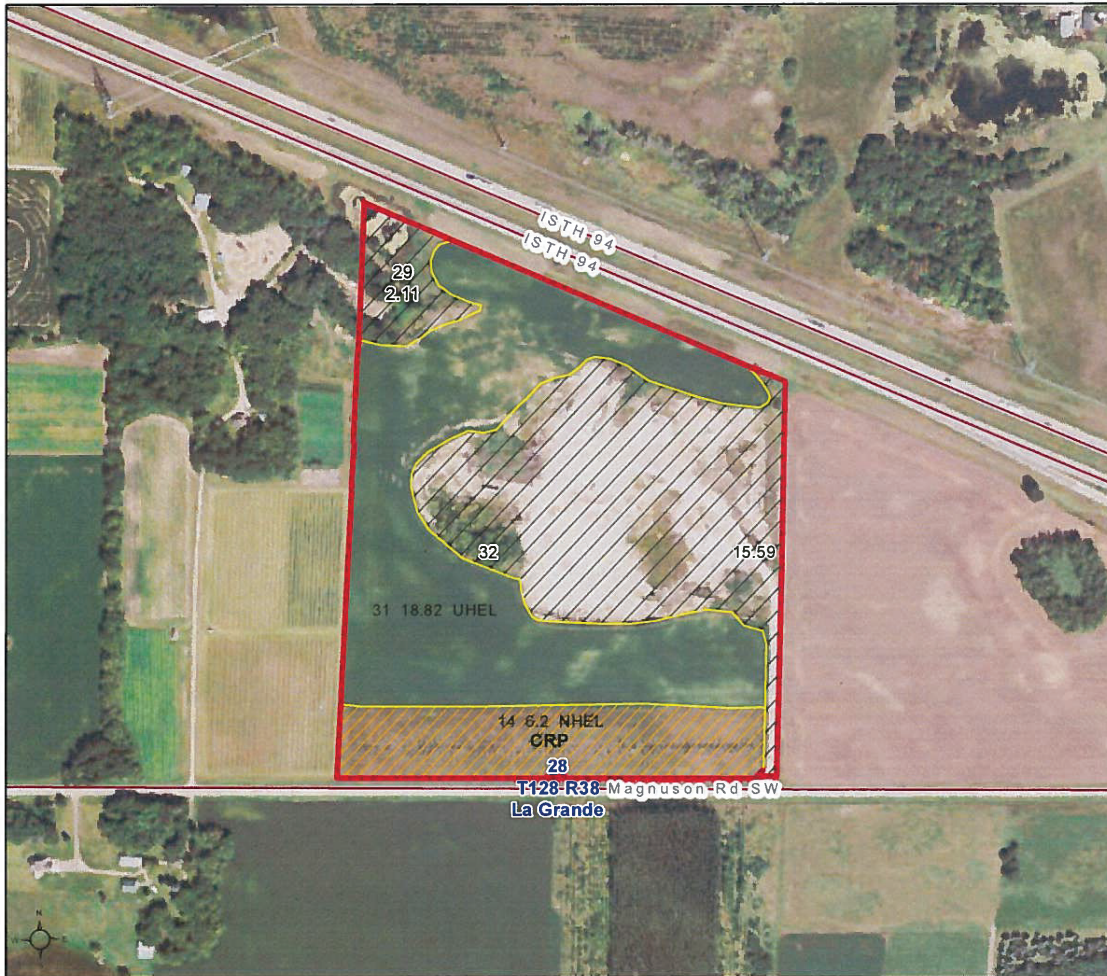
**Common Land Unit**  
cropland\_indicator\_3CM

- Non\_Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

Tract Cropland Total: 25.02 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: 7168**

Minnesota  
 Douglas  
 Report ID: FSA-156EZ

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

Prepared: 2/14/20 10:04 AM  
 Crop Year: 2019  
 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  
 FEMRITE, BRENT 2008 27041 48

**Farms Associated with Operator:**  
 500, 2950, 5220, 5331, 5837, 7697, 8450

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** 1746A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
42.72	25.02	25.02	0.0	0.0	6.2	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	18.82	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	WHEAT, CORN, SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.95	35	0.0
CORN	2.86	96	0.0
SOYBEANS	9.99	39	0.0
<b>Total Base Acres:</b>	15.8		

**Tract Number:** 8630 **Description** SE4NW4 (28) La Grande  
**FSA Physical Location :** Douglas, MN **ANSI Physical Location:** Douglas, MN

**BIA Range Unit Number:**

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

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
42.72	25.02	25.02	0.0	0.0	6.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	18.82	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.95	35	0.0
CORN	2.86	96	0.0

This form is available electronically.

<b>CRP-1F Addendum</b> (05-31-19)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	1A. State Code 27	1B. County Code 041
		2. Contract Number 1746A	
		3. Farm Number 7168	

**CRP-1 MODIFICATION TO EXTEND THE CONTRACT EXPIRATION DATE FOR 1 YEAR**

**4. TERMS TO EXTEND EXPIRATION DATE OF THE CRP-1 CONTRACT**

This contract modification is entered into by the Commodity Credit Corporation (CCC) and the undersigned participant(s) of the Conservation Reserve Program (CRP) under the contract in Item 2 above.

By signing this contract modification, the participant(s) and CCC agree:

- to extend the expiration date of the CRP contract identified in Item 2 above to September 30, 2020.
- to continue to comply with the terms and conditions of the cited contract as contained in the corresponding CRP-1, CRP-1 Appendix, and any addendum thereto.
- to extend the lifespan of all CRP practices established for the contract identified in Item 2 above for 1 year longer than indicated on AD-245, page 2, or the FSA-848A as applicable or for 1 year longer than was agreed to under other extension provisions, whichever results in the later date.

**It is so agreed and understood.**

4A. Participant's Name (Printed) Dennis Lundblad	4B. Participant's Signature (By) <i>Rebecca Lundblad</i>	4C. Title/Relationship of the Individual Signing in the representative capacity Spouse	4D. Date (MM-DD-YYYY) 8-21-19
4E. Participant's Name (Printed) Rebecca Lundblad	4F. Participant's Signature (By) <i>Rebecca Lundblad</i>	4G. Title/Relationship of the Individual Signing in the representative capacity	4H. Date (MM-DD-YYYY) 8-21-19
4I. Participant's Name (Printed)	4J. Participant's Signature (By)	4K. Title/Relationship of the Individual Signing in the representative capacity	4L. Date (MM-DD-YYYY)
4M. Participant's Name (Printed)	4N. Participant's Signature (By)	4O. Title/Relationship of the Individual Signing in the representative capacity	4P. Date (MM-DD-YYYY)

5A. Signature of CCC Representative <i>Mikaela D.</i> acting CEO for CCC	5B. Date (MM-DD-YYY) 08-21-2019	6A. County FSA Office Name and Address (Including ZIP Code) DOUGLAS COUNTY FARM SERVICE AGENCY 900 ROBERT STREET NE SUITE 101 ALEXANDRIA, MN 56308	6B. Telephone No. (Including Area Code): 320-763-3191
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility for a modification to extend an existing CRP contract. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility for a modification to extend an existing CRP contract.

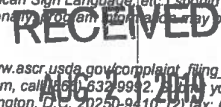
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title II, Subtitle G, Funding and Administration). The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (800) 632-9932. Attach your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

Douglas County FSA



*8/21/19*

**CHAR ROSENOW**  
**DOUGLAS COUNTY AUDITOR - TREASURER**  
 305 8TH AVENUE WEST  
 ALEXANDRIA, MN 56308  
 320-762-3077  
 www.co.douglas.mn.us

**2019**

**PROPERTY TAX STATEMENT**

PRCL# 27-1858-625 RCPT# 11732  
 TC 451 451

LA GRAND TWP

**Property ID Number:** 27-1858-625  
**Property Description:** SECT-28 TWP-128 RANG-38  
 S'LY 13.27 AC TRACT: BEING A PART OF  
 THE SE4NW4 & W2SW4NE4 LYING 1314.15'

DENNIS R LUNDBLAD &  
 REBECCA A LUNDBLAD  
 113 POPLAR AVE  
 LOWRY MN 56349-9701

51098-T  
 ACRES 13.27

Values and Classification		
Taxes Payable Year	2018	2019
<b>Step 1</b>	<b>Estimated Market Value:</b> 45.100 45.100	
	<b>Homestead Exclusion:</b>	
	<b>Taxable Market Value:</b> 45.100 45.100	
	<b>New Improve/Expired Excls:</b>	
	<b>Property Class:</b> AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2018	
<b>Step 2</b>	<b>Proposed Tax</b>	
	* Does Not Include Special Assessments 364.00	
	Sent in November 2018	
<b>Step 3</b>	<b>Property Tax Statement</b>	
	First half Taxes:	183.00
	Second half Taxes:	183.00
	<b>Total Taxes Due in 2019</b>	<b>366.00</b>

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

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

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

Taxes Payable Year:		2018	2019
<input type="checkbox"/>			.00
		.00	.00
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	397.59	392.43
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	27.59	26.43
	5. <b>Property taxes after credits</b> .....	370.00	366.00
<b>Property Tax by Jurisdiction</b>	6. County .....	213.75	210.60
	7. City or Town .....	72.02	68.51
	8. State General Tax .....	.00	.00
	9. School District: 206      A. Voter approved levies .....	33.53	32.41
	B. Other local levies .....	40.08	43.80
	10. Special Taxing Districts:      A. HRA .....	7.19	7.65
	B. LAKES AREA EDA .....	3.43	3.03
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	370.00	366.00
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	370.00	366.00



**CHAR ROSENOW**  
 DOUGLAS COUNTY AUDITOR - TREASURER  
 305 8TH AVENUE WEST  
 ALEXANDRIA, MN 56308  
 320-762-3077  
 www.co.douglas.mn.us

## 2019

**PROPERTY TAX STATEMENT**

PRCL# 27-1858-650 RCPT# 11733  
 TC 2.771 2.771

LA GRAND TWP

**Property ID Number:** 27-1858-650  
**Property Description:** SECT-28 TWP-128 RANG-38  
 SE MOST PT OF NE4NW4 LYING S OF  
 I-94; E'LY PT OF SE4NW4; W2W2NE4

DENNIS R LUNDBLAD &  
 REBECCA A LUNDBLAD  
 113 POPLAR AVE  
 LOWRY MN 56349-9701

51098-T

ACRES 58.56

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:	225,100	225,100	
Step 1	Homestead Exclusion:			
Step 1	Taxable Market Value:	225,100	225,100	
Step 1	New Improve/Expired Excls:			
Step 1	Property Class:	INDUST NH	INDUST NH	
Step 1		AGRI NON-HSTD	AGRI NON-HSTD	
Step 1	Sent in March 2018	RUVC NON-HSTI	RUVC NON-HSTI	
Step 2	Proposed Tax			2,480.00
Step 2	* Does Not Include Special Assessments			
Step 2	Sent in November 2018			
Step 3	Property Tax Statement			
Step 3	First half Taxes:			1,243.00
Step 3	Second half Taxes:			1,243.00
Step 3	Total Taxes Due in 2019			2,486.00

**\$\$\$ 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	2,590.09	2,556.98
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	74.09	70.98
5. <b>Property taxes after credits</b>	2,516.00	2,486.00
<b>Property Tax by Jurisdiction</b>		
6. County	1,309.38	1,290.21
7. City or Town	442.47	420.94
8. State General Tax	26.32	25.45
9. School District: 206		
A. Voter approved levies	283.39	273.83
B. Other local levies	389.18	409.95
10. Special Taxing Districts:		
A. HRA	44.19	47.00
B. LAKES AREA EDA	21.07	18.62
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,516.00	2,486.00
<b>Special Assessments on Your Property</b>		
13. A.		
B.		
C.		
D.		
E.		
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	2,516.00	2,486.00







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

*Prime I-94 Visibility*



Douglas COUNTY  
**MINNESOTA**

May 14  
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