

SWIFT COUNTY
MINNESOTA

OPENS: Monday, March 23

CLOSES: Tuesday, March 31 | 3PM 2020

LAND AUCTION

Timed Online



Built on Trust.

Tillable Farmland, Wooded Building Site & Hunting Ground



355[±]
acres
offered in 6 tracts

AUCTIONEER'S NOTE: Sellers are retiring, 355± acres offered in multiple tracts. This online auction features multiple tracts of tillable farm ground, wooded building site, hunting/recreational potential and unique investment opportunity with Hwy 12 visibility.



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

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

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, March 23 and will end at 3PM Tuesday, March 31, 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 Friday, May 1, 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 SUBJECT TO SELLER CONFIRMATION.

• PROPERTY SOLD WITHOUT WARRANTY

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

Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

Timed Online Multi-Tract Bidding Process

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


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

CATALOG ORDER

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




More Photos

00:04:00

US \$125,000.00 (2 bids)

#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



More Photos

00:04:00

US \$100,000.00 (1 bids)

This is an AUCTION! To the Highest Bidder.

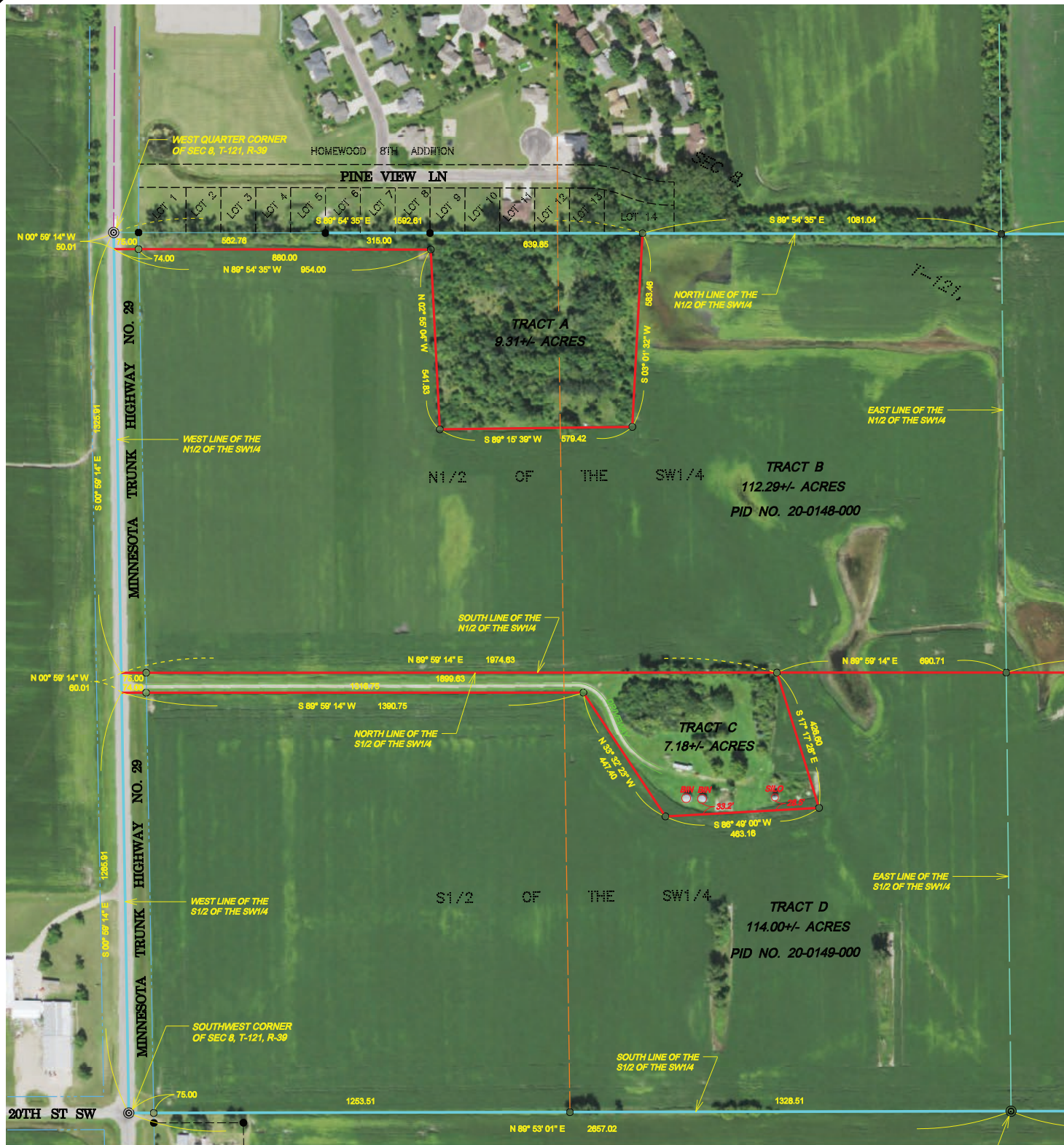
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

NOTES:





UNAPPLIED

LOT 1	JOHNSON & JOHNSON SOUTHDALE SITES
LOT 2	
LOT 3	

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

GRAPHIC SCALE





Surveyor's Notes

1. Northstar Surveying prepared this survey without the benefit of a current abstract or title work. 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.

Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_doug@qwestoffice.net
 ns_chuck@qwestoffice.net
Surveying

CLIENT NAME:
 Steffes Auction

PROJECT ADDRESS
 Sec 8, Twp-121, Rng-39

DATE OF FIELD WORK: March 9, 2020	JOB NO: 2020029	HORIZONTAL DATUM: Swift County NAD83 2011 Adj.
DATE OF MAP: March 11, 2020	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Descriptions

PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of the North Half of the Southwest Quarter (N1/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Beginning at the West Quarter corner of said Section 8; thence on an assumed bearing of South 89 degrees 54 minutes 35 seconds East, along the north line of said N1/2 of the SW1/4 for 1592.61 feet; thence South 03 degrees 01 minute 32 seconds West for 583.46 feet; thence South 89 degrees 15 minutes 39 seconds West for 579.42 feet; thence North 02 degrees 55 minutes 04 seconds West for 541.53 feet; thence North 89 degrees 54 minutes 35 seconds West, parallel with the north line of said N1/2 of the SW1/4 for 954.00 feet to its intersection with the west line of said N1/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 80.01 feet to the point of beginning and there terminating.

Containing 9.21 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The North Half of the Southwest Quarter (N1/2 of the SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 of the SE1/4) all in Section 8, Township 121 North, Range 39 West, Swift County, Minnesota.
EXCEPT

That part of the North Half of the Southwest Quarter (N1/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Beginning at the West Quarter corner of said Section 8; thence on an assumed bearing of South 89 degrees 54 minutes 35 seconds East, along the north line of said N1/2 of the SW1/4 for 1592.61 feet; thence South 03 degrees 01 minute 32 seconds West for 583.46 feet; thence South 89 degrees 15 minutes 39 seconds West for 579.42 feet; thence North 02 degrees 55 minutes 04 seconds West for 541.53 feet; thence North 89 degrees 54 minutes 35 seconds West, parallel with the north line of said N1/2 of the SW1/4 for 954.00 feet to its intersection with the west line of said N1/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 80.01 feet to the point of beginning and there terminating.

Containing 112.29 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of the South Half of the Southwest Quarter (S1/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence on an assumed bearing of South 00 degrees 59 minutes 14 seconds East, along the west line of said Section 8 for 1295.91 feet to the northwest corner of said S1/2 of the SW1/4, said point being the point of beginning of the tract of land herein described; thence North 89 degrees 59 minutes 14 seconds East, along the north line of said S1/2 of the SW1/4 for 1974.63 feet; thence South 17 degrees 17 minutes 23 seconds East for 426.60 feet; thence South 89 degrees 49 minutes 00 seconds West for 468.16 feet; thence North 33 degrees 23 minutes 23 seconds West for 447.40 feet; thence South 89 degrees 59 minutes 14 seconds West, parallel with the north line of said S1/2 of the SW1/4 for 1890.75 feet to its intersection with the west line of said S1/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 60.01 feet to the point of beginning and there terminating.

Containing 7.18 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT D

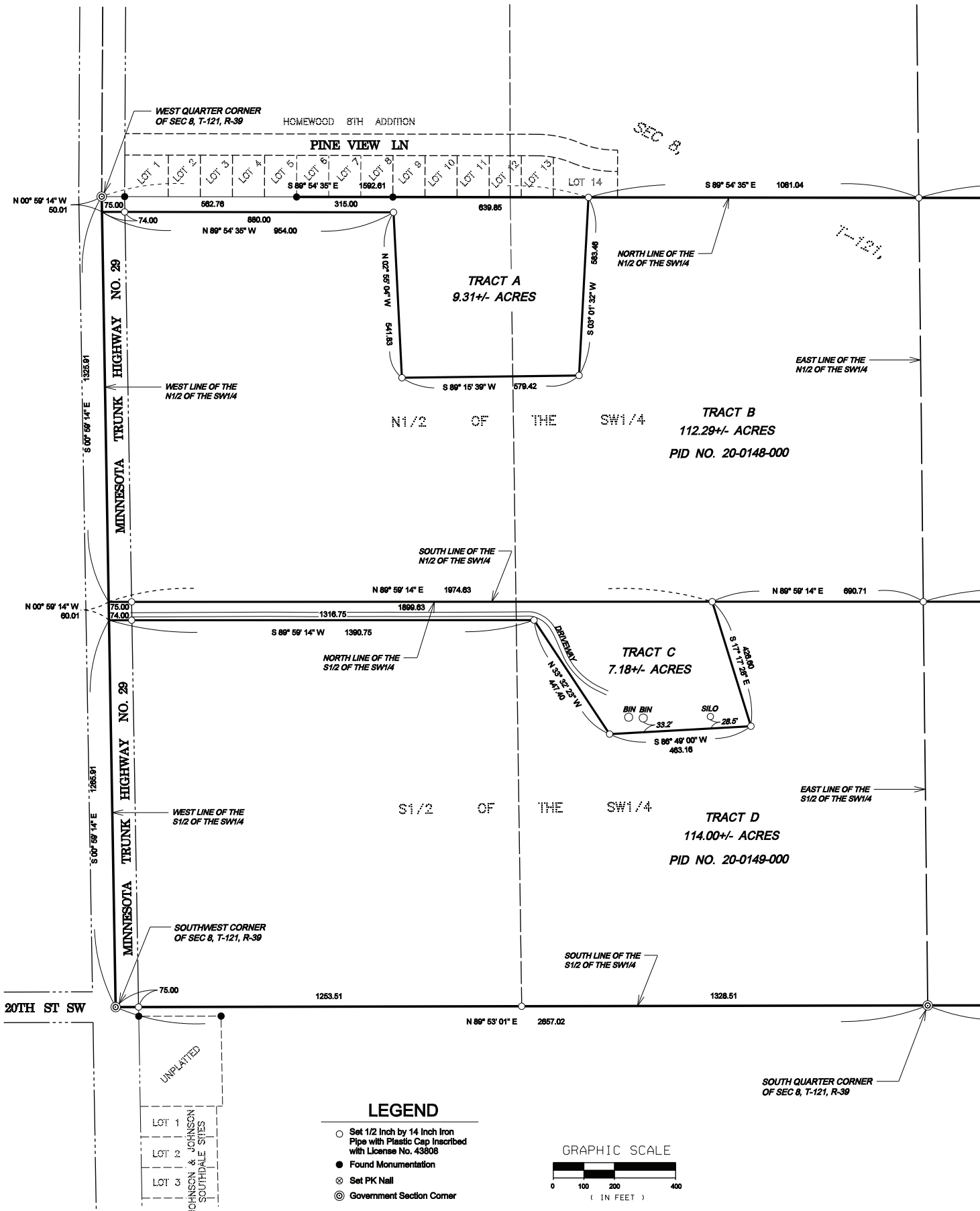
The South Half of the Southwest Quarter (S1/2 of the SW1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 of the SE1/4) all in Section 8, Township 121 North, Range 39 West, Swift County, Minnesota.
EXCEPT

That part of the South Half of the Southwest Quarter (S1/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence on an assumed bearing of South 00 degrees 59 minutes 14 seconds East, along the west line of said Section 8 for 1295.91 feet to the northwest corner of said S1/2 of the SW1/4, said point being the point of beginning of the tract of land herein described; thence North 89 degrees 59 minutes 14 seconds East, along the north line of said S1/2 of the SW1/4 for 1974.63 feet; thence South 17 degrees 17 minutes 23 seconds East for 426.60 feet; thence South 89 degrees 49 minutes 00 seconds West for 468.16 feet; thence North 33 degrees 23 minutes 23 seconds West for 447.40 feet; thence South 89 degrees 59 minutes 14 seconds West, parallel with the north line of said S1/2 of the SW1/4 for 1890.75 feet to its intersection with the west line of said S1/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 60.01 feet to the point of beginning and there terminating.

Containing 114.00 Acres, more or less.
 Subject to easements of record.
 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





Northstar
 (320)683-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_doug@qwestoffice.net
 ns_chuck@qwestoffice.net
Surveying

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Sec 8, Twp-121, Rng-39

DATE OF FIELD WORK: March 9, 2020
 DATE OF MAP: March 11, 2020
 REVISION: _____ DATE _____, 20____
 REVISION: _____ DATE _____, 20____

JOB NO: 2020029
 DRAFTED BY: PMH
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Swift County
 NAD83 2011 Adj.
 VERTICAL DATUM:
 N/A

Surveyed Descriptions

PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of the North Half of the Southwest Quarter (NL/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Beginning at the West Quarter corner of said Section 8; thence on an assumed bearing of South 89 degrees 54 minutes 35 seconds East, along the north line of said NL/2 of the SW1/4 for 1692.61 feet; thence South 03 degrees 01 minute 32 seconds West for 583.46 feet; thence South 89 degrees 15 minutes 39 seconds West for 579.42 feet; thence North 02 degrees 55 minutes 04 seconds West for 541.83 feet; thence North 89 degrees 54 minutes 35 seconds West, parallel with the north line of said NL/2 of the SW1/4 for 964.00 feet to its intersection with the west line of said NL/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 60.01 feet to the point of beginning and there terminating.

Containing 9.31 Acres, more or less.
 Subject to assessments of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The North Half of the Southwest Quarter (NL/2 of the SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 of the SE1/4) all in Section 8, Township 121 North, Range 39 West, Swift County, Minnesota. EXCEPT
 That part of the North Half of the Southwest Quarter (NL/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Beginning at the West Quarter corner of said Section 8; thence on an assumed bearing of South 89 degrees 54 minutes 35 seconds East, along the north line of said NL/2 of the SW1/4 for 1692.61 feet; thence South 03 degrees 01 minute 32 seconds West for 583.46 feet; thence South 89 degrees 15 minutes 39 seconds West for 579.42 feet; thence North 02 degrees 55 minutes 04 seconds West for 541.83 feet; thence North 89 degrees 54 minutes 35 seconds West, parallel with the north line of said NL/2 of the SW1/4 for 964.00 feet to its intersection with the west line of said NL/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 60.01 feet to the point of beginning and there terminating.

Containing 112.29 Acres, more or less.
 Subject to assessments of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of the South Half of the Southwest Quarter (SL/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence on an assumed bearing of South 00 degrees 59 minutes 14 seconds East, along the west line of said Section 8 for 1326.91 feet to the northwest corner of said SL/2 of the SW1/4, said point being the point of beginning of the tract of land herein described; thence North 89 degrees 59 minutes 14 seconds East, along the north line of said SL/2 of the SW1/4 for 1974.63 feet; thence South 17 degrees 17 minutes 28 seconds East for 426.60 feet; thence South 86 degrees 49 minutes 00 seconds West for 463.16 feet; thence North 33 degrees 22 minutes 23 seconds West for 447.40 feet; thence South 89 degrees 59 minutes 14 seconds West, parallel with the north line of said SL/2 of the SW1/4 for 1390.75 feet to its intersection with the west line of said SL/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 60.01 feet to the point of beginning and there terminating.

Containing 71.8 Acres, more or less.
 Subject to assessments of record.
 Subject to any and all enforceable restrictive covenants.

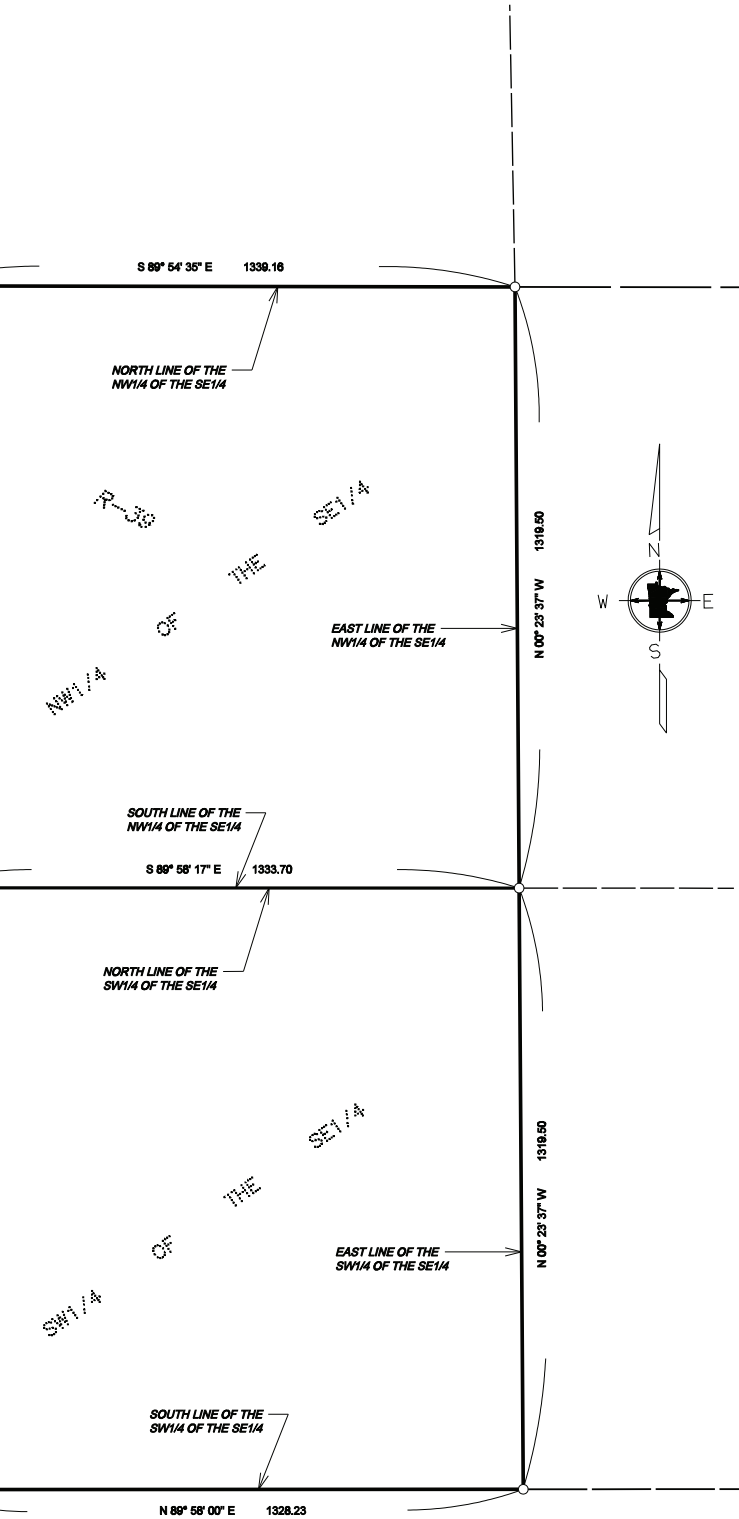
PROPOSED LEGAL DESCRIPTION FOR TRACT D

The South Half of the Southwest Quarter (SL/2 of the SW1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 of the SE1/4) all in Section 8, Township 121 North, Range 39 West, Swift County, Minnesota. EXCEPT
 That part of the South Half of the Southwest Quarter (SL/2 of the SW1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence on an assumed bearing of South 00 degrees 59 minutes 14 seconds East, along the west line of said Section 8 for 1326.91 feet to the northwest corner of said SL/2 of the SW1/4, said point being the point of beginning of the tract of land herein described; thence North 89 degrees 59 minutes 14 seconds East, along the north line of said SL/2 of the SW1/4 for 1974.63 feet; thence South 17 degrees 17 minutes 28 seconds East for 426.60 feet; thence South 86 degrees 49 minutes 00 seconds West for 463.16 feet; thence North 33 degrees 22 minutes 23 seconds West for 447.40 feet; thence South 89 degrees 59 minutes 14 seconds West, parallel with the north line of said SL/2 of the SW1/4 for 1390.75 feet to its intersection with the west line of said SL/2 of the SW1/4; thence North 00 degrees 59 minutes 14 seconds West, along last said line for 60.01 feet to the point of beginning and there terminating.

Containing 114.00 Acres, more or less.
 Subject to assessments of record.
 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. 43806 - In the State of Minnesota



Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. 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.





CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Sec 8, Twp-121, Rng-39

DATE OF FIELD WORK: March 9, 2020

JOB NO.: 2020029

HORIZONTAL DATUM:

DATE OF MAP: March 11, 2020

DRAFTED BY: PMH

Swift County

REVISION: _____ DATE _____, 20____

CHECKED BY: DSH

NAD83 2011 Adj.

REVISION: _____ DATE _____, 20____

VERTICAL DATUM:

N/A

Surveyed Descriptions

PROPOSED LEGAL DESCRIPTION FOR TRACT E

That part of the South Half of the Northeast Quarter (SL/2 of the NE1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, lying southerly of the following described line: Commencing at the East Quarter corner of said Section 8; thence on an assumed bearing of North 01 degree 31 minutes 44 seconds West, along the east line of said SL/2 of the NE1/4 for 597.44 feet to the point of beginning of the line herein described; thence North 90 degrees 00 minutes 00 seconds West for 2882.68 feet to its intersection with the west line of said SL/2 of the NE1/4 and said line there terminating.

Containing 61.00 Acres, more or less.
Subject to assessments of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT F

The South Half of the Northeast Quarter (SL/2 of the NE1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) all in Section 8, Township 121 North, Range 39 West, Swift County, Minnesota.

EXCEPT

That part of the South Half of the Northeast Quarter (SL/2 of the NE1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, lying southerly of the following described line: Commencing at the East Quarter corner of said Section 8; thence on an assumed bearing of North 01 degree 31 minutes 44 seconds West, along the east line of said SL/2 of the NE1/4 for 597.44 feet to the point of beginning of the line herein described; thence North 90 degrees 00 minutes 00 seconds West for 2882.68 feet to its intersection with the west line of said SL/2 of the NE1/4 and said line there terminating.

EXCEPT (DOCUMENT NO. 2456907)

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Eight (8), Township One Hundred Twenty-one (121) North, Range Thirty-nine (39) West, described by metes and bounds as follows: Beginning at a point 419 feet West and 780 feet North of the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Eight (8); thence in a Northerly direction for a distance of 280 feet; thence in an Easterly direction for a distance of 419 feet; thence in a Southerly direction for a distance of 280 feet; thence in a Westerly direction for a distance of 419 feet to the point of beginning.

EXCEPT (DOCUMENT NO. 240454)

A parcel of land located in the Northeast Quarter (NE1/4) of Section Eight (8), Township One Hundred Twenty-one (121) North, Range Thirty-nine (39) West, described as follows: Beginning at a point on the East section line 1195.5 feet North of the Southeast corner of the Northeast Quarter (NE1/4) of Section Eight (8); thence in a Westerly direction paralleling the South line of the Northeast Quarter (NE1/4), for a distance of 700 feet; thence in a Northerly direction paralleling the East line of the Northeast Quarter (NE1/4) for a distance of 124.5 feet; thence in an Easterly direction for a distance of 700 feet to the East line of the Northeast Quarter (NE1/4); thence South following the East quarter line for a distance of 124.5 feet to the point of beginning.

EXCEPT (DOCUMENT NO. 221912)

That part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Eight (8), Township One Hundred Twenty-one (121), Range Thirty-nine (39), described as follows: Beginning at the North Quarter corner of said Section Eight (8); thence South 89 Degrees 53 Minutes 32 Seconds East, assumed bearing, along the North line of said Section Eight (8), a distance of 300.00 Feet; thence South 00 Degrees 35 Minutes 11 Seconds East 387.86 Feet; thence North 89 Degrees 53 Minutes 32 Seconds West 300.00 Feet to the West line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section Eight (8); thence North 00 Degrees 35 Minutes 11 Seconds West, along said West line 73.50 Feet; thence North 89 Degrees 59 Minutes 30 Seconds West 147.18 Feet; thence North 00 Degrees 35 Minutes 11 Seconds West 294.36 Feet to the North line of said Section Eight (8); thence South 89 Degrees 59 Minutes 30 Seconds East, along said North line 147.18 Feet to the point of beginning.

Containing 52.73 Acres, more or less.
Subject to assessments of record.
Subject to any and all enforceable restrictive covenants.

TOGETHER WITH

A 40.00 foot wide easement for ingress and egress purposes over and across that part of the South Half of the Northeast Quarter (SL/2 of the NE1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 8; thence on an assumed bearing of North 01 degree 31 minutes 44 seconds West, along the east line of said SL/2 of the NE1/4 for 597.44 feet to the point of beginning of the easement herein described; thence North 90 degrees 00 minutes 00 seconds West for 1375.80 feet; thence South: 00 degrees 00 minutes 00 seconds East for 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 1376.87 feet to the east line of said SL/2 of the NE1/4; thence North 01 degree 31 minutes 44 seconds West along last said line for 40.00 feet to the point of beginning and there terminating.

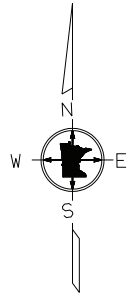
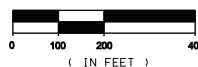
CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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

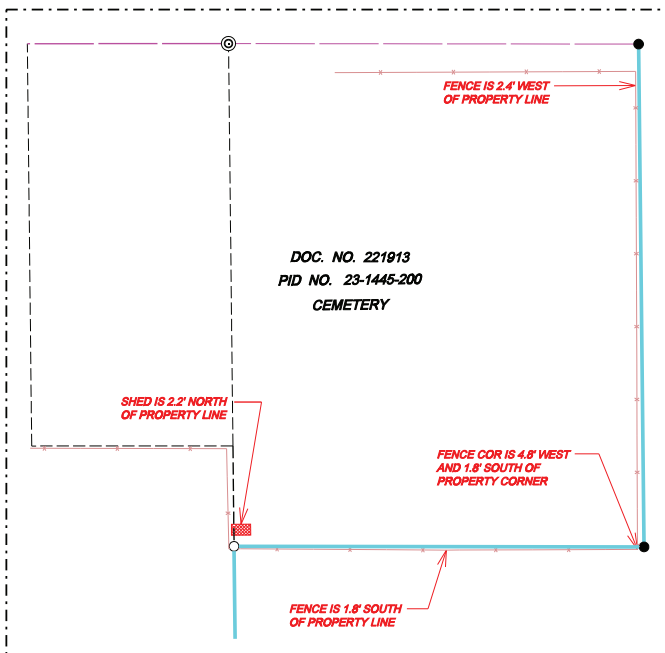
LEGEND

- 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
- (D) DENOTES DEED CALL

GRAPHIC SCALE



INSET A

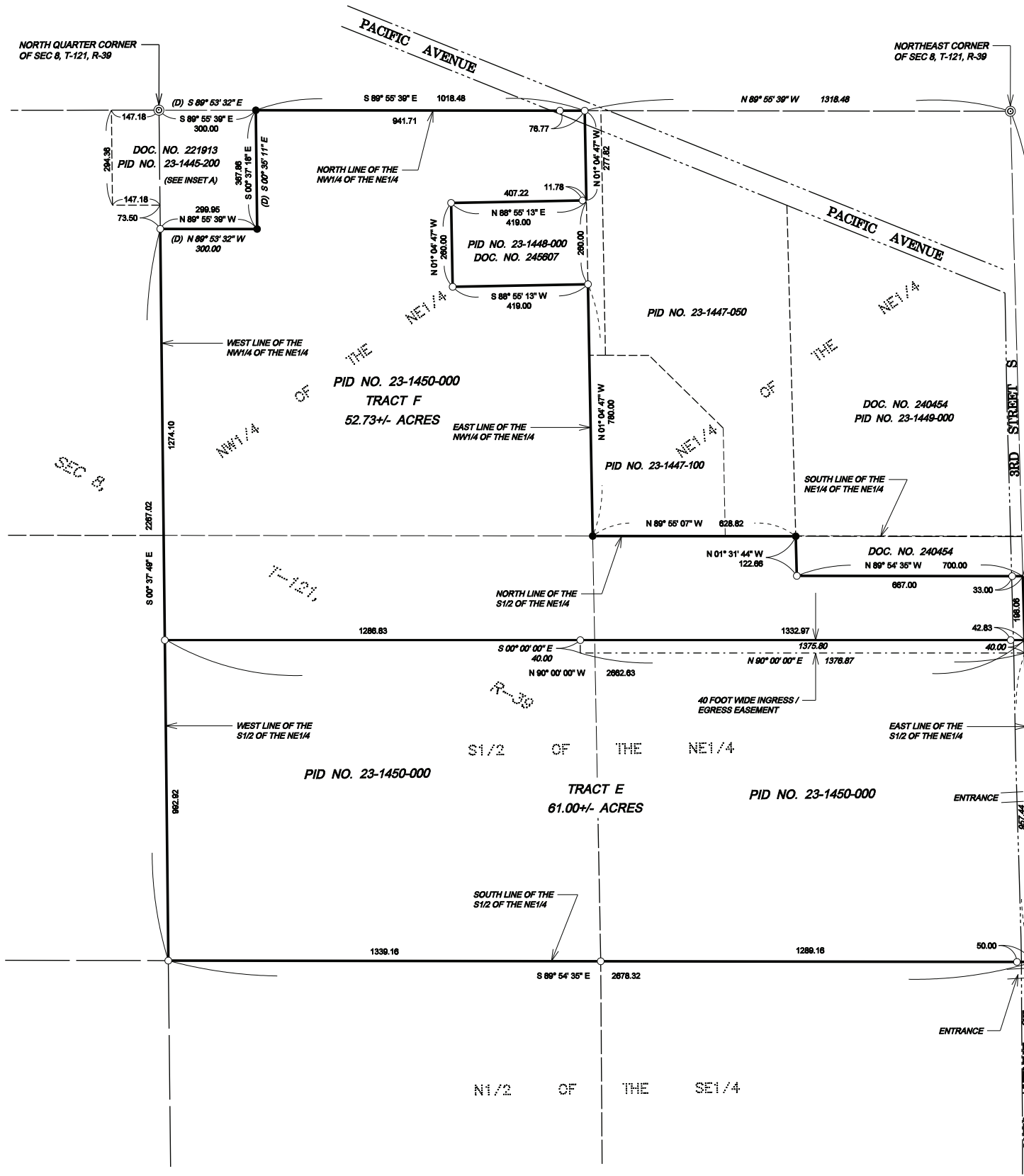



NOT TO SCALE

EAST QUARTER CORNER OF SEC 8, T-121, R-39

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. 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.



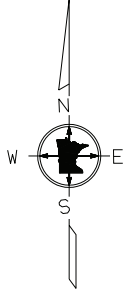


Northstar
 (320)683-3710
 310 East Depot Street
 Litchfield, MN 55355
 na_doug@qwestoffice.net
 na_chuck@qwestoffice.net
Surveying

CLIENT NAME:
Steffes Auction

PROJECT ADDRESS
 Sec 8, Twp-121, Rng-39

DATE OF FIELD WORK: March 9, 2020	JOB NO.: 2020029	HORIZONTAL DATUM: Swift County NAD83 2011 Adj.
DATE OF MAP: March 11, 2020	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		



Surveyed Descriptions

PROPOSED LEGAL DESCRIPTION FOR TRACT E

That part of the South Half of the Northeast Quarter (SI/2 of the NE1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, lying southerly of the following described line: Commencing at the East Quarter corner of said Section 8; thence on an assumed bearing of North 01 degree 31 minutes 44 seconds West, along the east line of said SI/2 of the NE1/4 for 997.44 feet to the point of beginning of the line herein described; thence North 90 degrees 00 minutes 00 seconds West for 2882.83 feet to its intersection with the west line of said SI/2 of the NE1/4 and said line there terminating.

Containing 61.00 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT F

The South Half of the Northeast Quarter (SI/2 of the NE1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) all in Section 8, Township 121 North, Range 39 West, Swift County, Minnesota.

EXCEPT

That part of the South Half of the Northeast Quarter (SI/2 of the NE1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, lying southerly of the following described line: Commencing at the East Quarter corner of said Section 8; thence on an assumed bearing of North 01 degree 31 minutes 44 seconds West, along the east line of said SI/2 of the NE1/4 for 997.44 feet to the point of beginning of the line herein described; thence North 90 degrees 00 minutes 00 seconds West for 2882.83 feet to its intersection with the west line of said SI/2 of the NE1/4 and said line there terminating.

EXCEPT (DOCUMENT NO. 245607)

A tract of land located in the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Eight (8), Township One Hundred Twenty-one (121) North, Range Thirty-nine (39) West, described by metes and bounds as follows: Beginning at a point 419 feet West and 780 feet North of the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Eight (8); thence in a Northerly direction for a distance of 280 feet; thence in an Easterly direction for a distance of 419 feet; thence in a Southerly direction for a distance of 280 feet; thence in a Westerly direction for a distance of 419 feet to the point of beginning.

EXCEPT (DOCUMENT NO. 240454)

A parcel of land located in the Northeast Quarter (NE1/4) of Section Eight (8), Township One Hundred Twenty-one (121) North, Range Thirty-nine (39) West, described as follows: Beginning at a point on the East section line 1186.5 feet North of the Southeast corner of the Northeast Quarter (NE1/4) of Section Eight (8); thence in a Westerly direction paralleling the South line of the Northeast Quarter (NE1/4) for a distance of 700 feet; thence in a Northerly direction paralleling the East line of the Northeast Quarter (NE1/4) for a distance of 194.5 feet; thence in an Easterly direction for a distance of 700 feet to the East line of the Northeast Quarter (NE1/4); thence South following the East quarter line for a distance of 194.5 feet to the point of beginning.

EXCEPT (DOCUMENT NO. 231913)

That part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Eight (8), Township One Hundred Twenty-one (121), Range Thirty-nine (39), described as follows: Beginning at the North Quarter corner of said Section Eight (8); thence South 89 Degrees 53 Minutes 32 Seconds East, assumed bearing, along the North line of said Section Eight (8), a distance of 300.00 Feet; thence South 00 Degrees 35 Minutes 11 Seconds East 367.86 Feet; thence North 89 Degrees 53 Minutes 32 Seconds West 300.00 Feet to the West line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section Eight (8); thence North 00 Degrees 35 Minutes 11 Seconds West, along said West line 78.50 Feet; thence North 89 Degrees 59 Minutes 30 Seconds West 147.18 Feet; thence North 00 Degrees 35 Minutes 11 Seconds West 294.36 Feet to the North line of said Section Eight (8); thence South 89 Degrees 59 Minutes 30 Seconds East, along said North line 147.18 Feet to the point of beginning.

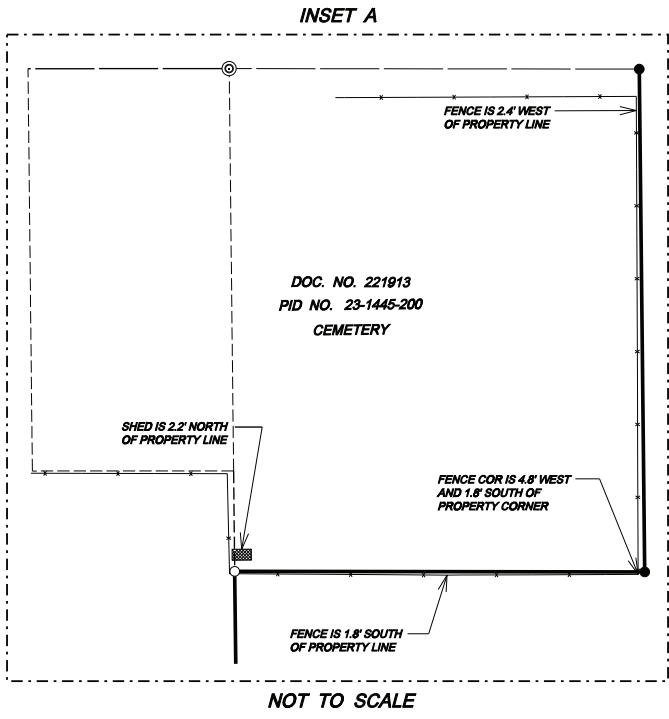
Containing 52.78 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

TOGETHER WITH

A 40.00 foot wide easement for ingress and egress purposes over and across that part of the South Half of the Northeast Quarter (SI/2 of the NE1/4) of Section 8, Township 121 North, Range 39 West, Swift County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 8; thence on an assumed bearing of North 01 degree 31 minutes 44 seconds West, along the east line of said SI/2 of the NE1/4 for 997.44 feet to the point of beginning of the easement herein described; thence North 90 degrees 00 minutes 00 seconds West for 1375.80 feet; thence South 00 degrees 00 minutes 00 seconds East for 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 1375.87 feet to the east line of said SI/2 of the NE1/4; thence North 01 degree 31 minutes 44 seconds West along last said line for 40.00 feet to the point of beginning and there terminating.

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

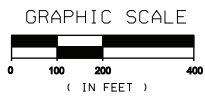


NOT TO SCALE

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. 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. 43808
 - Found Monumentation
 - ⊗ Set PK Nail
 - ⊙ Government Section Corner
 - (D) DENOTES DEED CALL



Tract 1 (Tract A on survey)- 9.31± Acres

Wooded parcel, close to town. Bow hunters must see property!

Location: From Benson, MN, from the intersection of Hwy 12 & Hwy 29, 3/4 mile south on Hwy 29. Land is on the east side of the road.

Torning Township / Zoning: Urban Development & Ag Preservation / **PID #:** 20-0148-000 (That part of, new legal & PID # to be assigned)

Description: Sect-08 Twp-121 Range-039 / **2019 Taxes:** \$3,534 (For entire land. New tax amount TBD)



Area Symbol: MN151, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J19A	Hecla loamy fine sand, 1 to 3 percent slopes	6.27	62.7%		IVs	51
J3A	Arveson sandy loam, 0 to 2 percent slopes	3.73	37.3%		IIw	74
Weighted Average						59.6

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



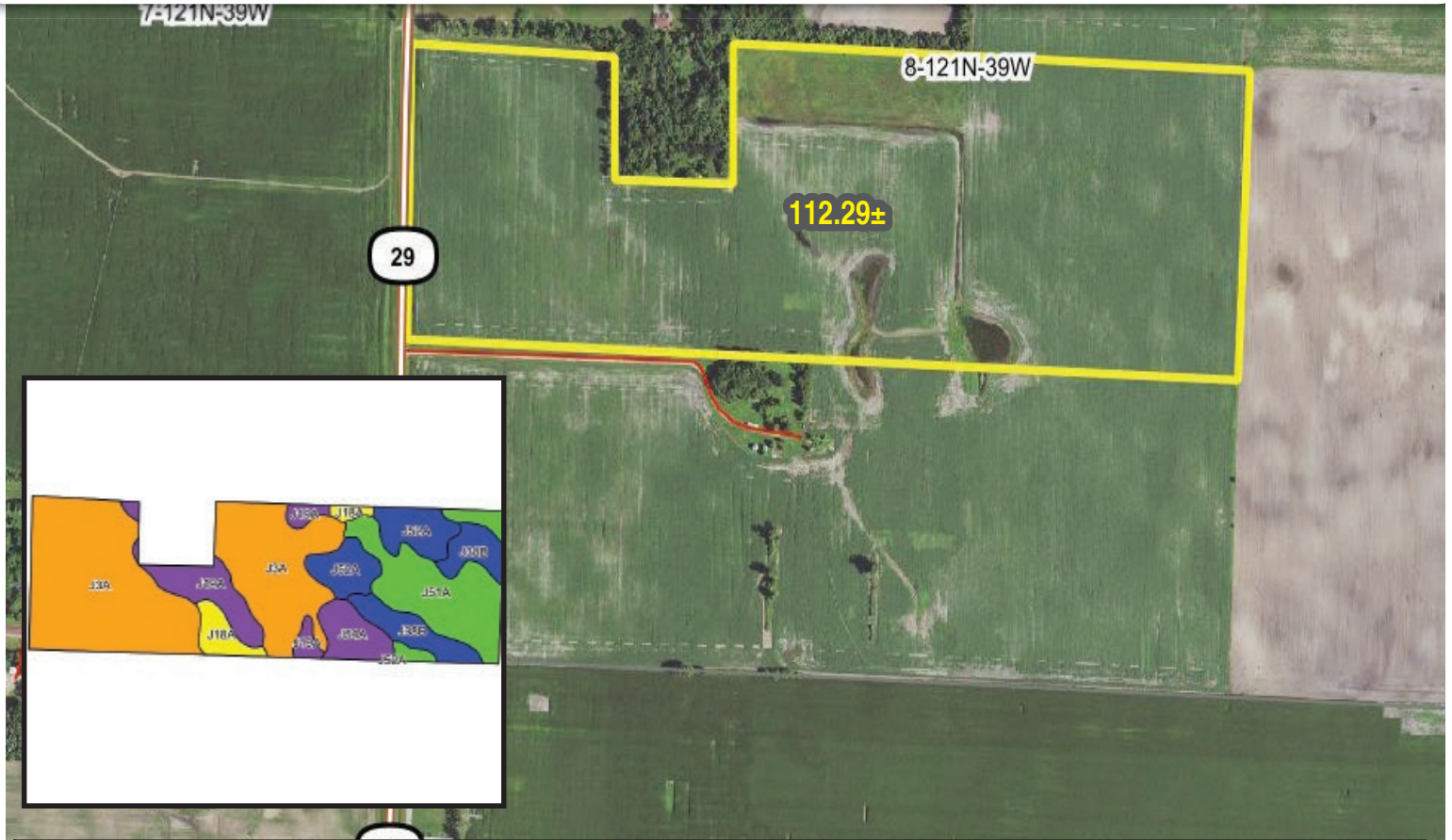
Tract 2 (Tract B on survey)- 112.29± Acres

Tillable farmland, additional 114± acres adjacent to this tract being offered, see tract 4.

Location: From Benson, MN, from the intersection of Hwy 12 & Hwy 29, 3/4 mile south on Hwy 29. Land is on the east side of the road.

Torning Township / Zoning: Urban Development & Ag Preservation / **PID #:** 20-0148-000 (That part of, new legal & PID # to be assigned) /

Description: Sect-08 Twp-121 Range-039 / **2019 Taxes:** \$3,534 (For entire land. New tax amount TBD)



Area Symbol: MN151. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J3A	Arveson sandy loam, 0 to 2 percent slopes	53.28	48.4%	[Orange]	IIw	74
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	18.43	16.8%	[Green]	IIs	91
J52A	Rondell silty clay loam, 1 to 3 percent slopes	10.19	9.3%	[Blue]	IIs	89
J19A	Hecla loamy fine sand, 1 to 3 percent slopes	9.45	8.6%	[Purple]	IVs	51
J38B	Zell-Eckman complex, 2 to 6 percent slopes	9.33	8.5%	[Dark Blue]	IIIe	85
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	5.21	4.7%	[Light Purple]	IIIw	55
J18A	Malachy sandy loam, 1 to 3 percent slopes	4.11	3.7%	[Yellow]	IIs	66
Weighted Average						76

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



Tract 3 (Tract C on survey)- 7.18± Acres

Beautiful hobby farm setting, currently bin site.

Location: From Benson, MN, from the intersection of Hwy 12 & Hwy 29, 1 mile south on Hwy 29.
Land is on the east side of the road.

Torning Township / Zoning: Ag Preservation / **PID #:** 20-0149-000 (That part of, new legal & PID# to be assigned) / **Description:** Sect-08 Twp-121 Range 039 / **2019 Taxes:** \$4,476 (For entire land. New tax amount TBD)



Area Symbol: MN151, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J3A	Arveson sandy loam, 0 to 2 percent slopes	3.62	50.4%		IIw	74
J18A	Malachy sandy loam, 1 to 3 percent slopes	3.56	49.6%		IIs	66
Weighted Average						70

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



Tract 4 (Tract D on survey)- 114.00± Acres

Tillable farmland, additional 112.29± acres adjacent to this tract being offered, see tract 2.

Location: From Benson, MN, from the intersection of Hwy 12 & Hwy 29. 1 mile south on Hwy 29.
Land is on the east side of the road.

Torning Township / Zoning: Ag Preservation / **PID #:** 20-0149-000 (That part of, new legal & PID# to be assigned) / **Description:** Sect-08 Twp-121 Range-039 / **2019 Taxes:** \$4,476 (For entire land. New tax amount TBD)



Area Symbol: MN151. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J3A	Arveson sandy loam, 0 to 2 percent slopes	37.93	33.3%		IIw	74
J19A	Hecla loamy fine sand, 1 to 3 percent slopes	18.87	16.6%		IVs	51
J52A	Rondell silty clay loam, 1 to 3 percent slopes	16.99	14.9%		IIIs	89
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	16.82	14.8%		IIIs	91
J18A	Malachy sandy loam, 1 to 3 percent slopes	7.40	6.5%		IIIs	66
J38B	Zell-Eckman complex, 2 to 6 percent slopes	7.36	6.5%		IIIe	85
J20A	Clontarf sandy loam, 1 to 3 percent slopes	5.52	4.8%		IIIIs	62
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	1.94	1.7%		IIIw	55
J17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.17	1.0%		IIIw	88
Weighted Average						74.4

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



Tract 5 - (Tract F on survey) 52.73± Acres

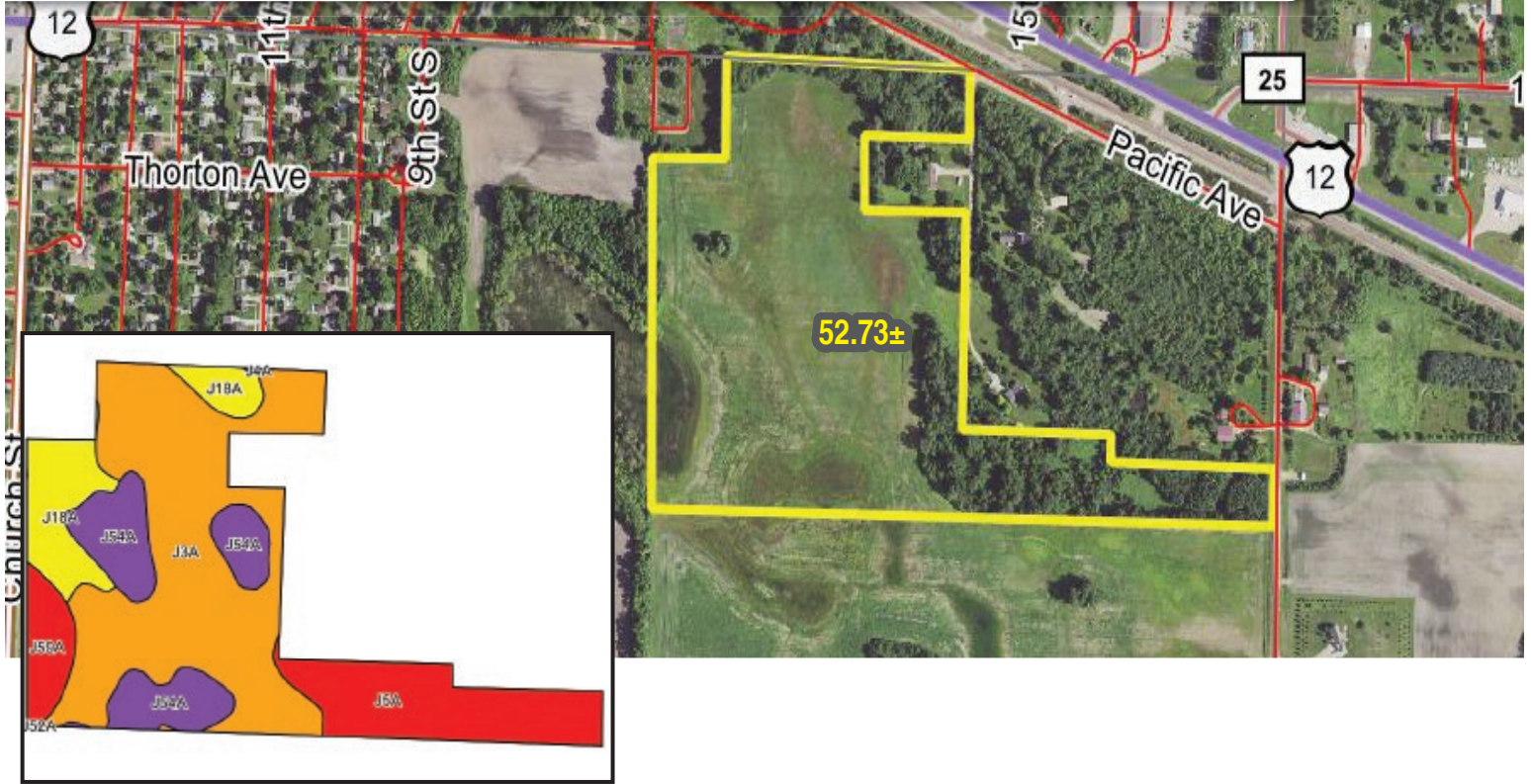
Tillable farmland & wooded area with Hwy 12 visibility.

Location: From Benson, MN, from the intersection of Hwy 12 & 20th Ave. 1/4 mile south on 20th Ave.

Land is on the west side of the road.

Benson City Township / Zoning: Municipality / **PID #:** 23-1450-000 (That part of, new legal & PID# to be assigned)

Description: Sect-08 Twp-121 Range-039 / **2019 Taxes:** \$4,602 (For entire land. New tax amount TBD)



Area Symbol: MN151, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J3A	Arveson sandy loam, 0 to 2 percent slopes	26.21	49.5%		IIw	74
J5A	Fossum sandy loam, 0 to 2 percent slopes	9.49	17.9%		IIIw	47
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	8.18	15.4%		IIIw	55
J18A	Malachy sandy loam, 1 to 3 percent slopes	6.19	11.7%		IIs	66
J59A	Urness mucky silty clay loam, sandy substratum, ponded, 0 to 1 percent slopes	2.87	5.4%		VIIIw	5
J4A	Rockwell loam, 0 to 2 percent slopes	0.06	0.1%		IIw	87
Weighted Average						61.6

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

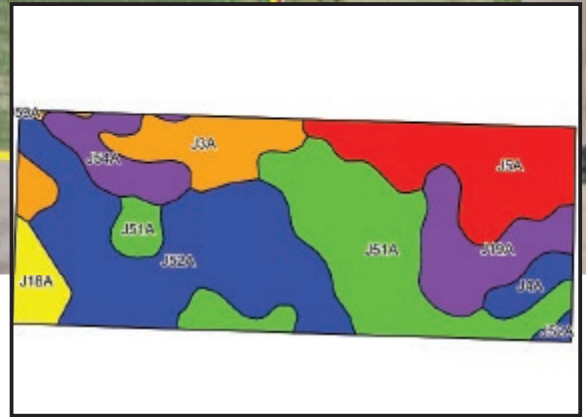


Tract 6 - (Tract E on survey) 61.00 ± Acres

Tillable farmland.

Location: From Benson, MN, from the intersection of Hwy 12 & 20th Ave. 1/4 mile south on 20th Ave.
Land is on the west side of the road.

Benson City Township / Zoning: Municipality / **PID #:** 23-1450-000 (That part of, new legal & PID# to be assigned) / **Description:** Sect-08 Twp-121 Range-039 / **2019 Taxes:** \$4,602 (for entire parcel)



Area Symbol: MN151. Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J52A	Rondell silty clay loam, 1 to 3 percent slopes	17.65	29.1%	[Blue]	IIs	89
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	14.98	24.7%	[Green]	IIs	91
J5A	Fossum sandy loam, 0 to 2 percent slopes	9.37	15.4%	[Red]	IIIw	47
J3A	Arveson sandy loam, 0 to 2 percent slopes	5.73	9.4%	[Orange]	IIw	74
J19A	Hecla loamy fine sand, 1 to 3 percent slopes	5.73	9.4%	[Purple]	IVs	51
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	3.44	5.7%	[Dark Blue]	IIIw	55
J18A	Malachy sandy loam, 1 to 3 percent slopes	2.23	3.7%	[Yellow]	IIs	66
J4A	Rockwell loam, 0 to 2 percent slopes	1.56	2.6%	[Dark Blue]	IIw	87
Weighted Average						75.2

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





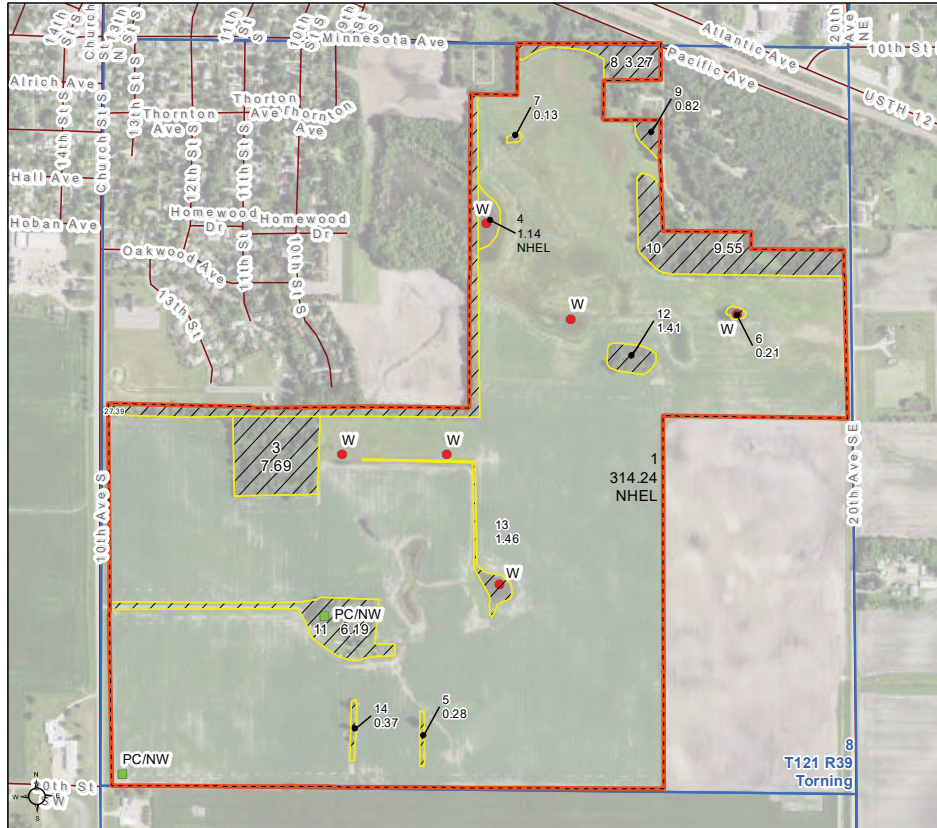
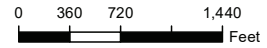
Swift County, Minnesota

Farm 2977

Tract 1320

2020 Program Year

Map Created February 19, 2020



- 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

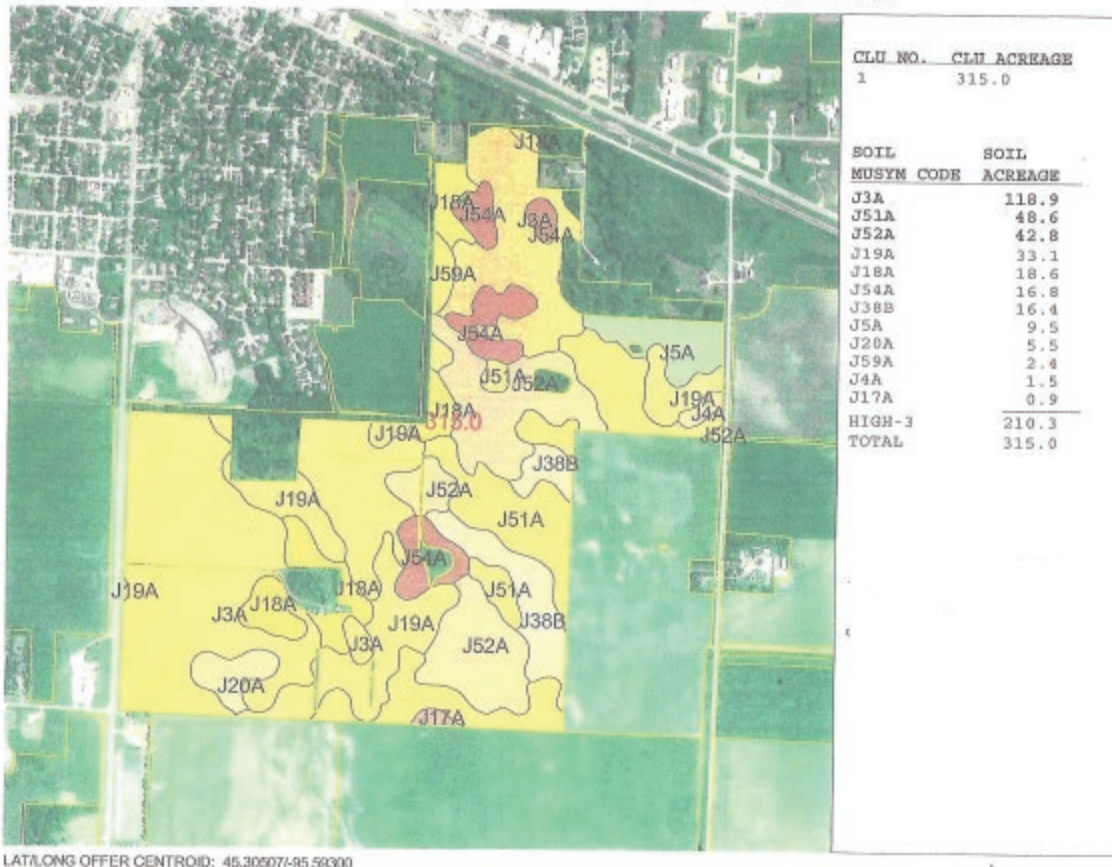
- Common Land Unit cropland_indicator_3CM**
- Non_Cropland
 - Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 315.38 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 2019 NAIP imagery.

FARM NO. 2977, TRACT NO. 1320, HUC-8 07020005



LAT/LONG OFFER CENTROID: 45.305071-95.58300

Swift, Minnesota

PROGRAM YEAR: 2019

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM SUMMARY

DATE: 8-5-2019
PAGE: 3

Farm Number: 2977

Original: RJ
Revision: DS
Cropland: 971.28
Farmland: 1,044.72

Operator Name and Address

ALYN L SYLTE
1705 DENFIELD DR
BENSON, MN 56215-1133

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 118, the Farm Security and Rural Investment Act of 2002 (Pub L 107-171), and the Agricultural Act of 2014 (Pub L 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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.

Product Name	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share
TWETEN FARMS	COVRC	LUM	50.00	CORN	YEL	26.25						
GIRFG V TWETEN	SBEFT		99.94									
ANTHONY N TWETEN	SBEET		9.06									
DAVID LEE TWETEN	COVRC	LUM	50.00	CORN	YEL	28.25						
ALYN L SYLTE	CORN	SYE	100.00	IDLE		130.00	CORN	YEL	47.50			

Planting Period	Crop/Commodity	Variety/Type	Irr Prac	Int Use	Rpt Exp	Det Exp	Rpt Pyl	Det Pyl	Rpt Vol	Det Vol	Rpt NA	Det NA
01	CORN	YEL	N	GR			447.78					
01	IDLE		N								1.14	

Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
01	COVRC	LUM	N	CO	219.04		01	COVRC	LUM	N	CO	110.00	
01	CORN	SYE	N	PR	219.04		01	CORN	YEL	N	GR	223.76	
01	SBEFT		N	PH	79.56								

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planned if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and practices on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature: *ALYN L SYLTE* Date: **AUG - 5 2019**

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), 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.asc.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 (866) 632-9892. Submit 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. USDA is an equal opportunity provider, employer, and lender.

Swift, Minnesota

PROGRAM YEAR: 2019

FSA - 578 (09-13-16)

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 8-5-2019
PAGE: 1

Farm Number: 2977

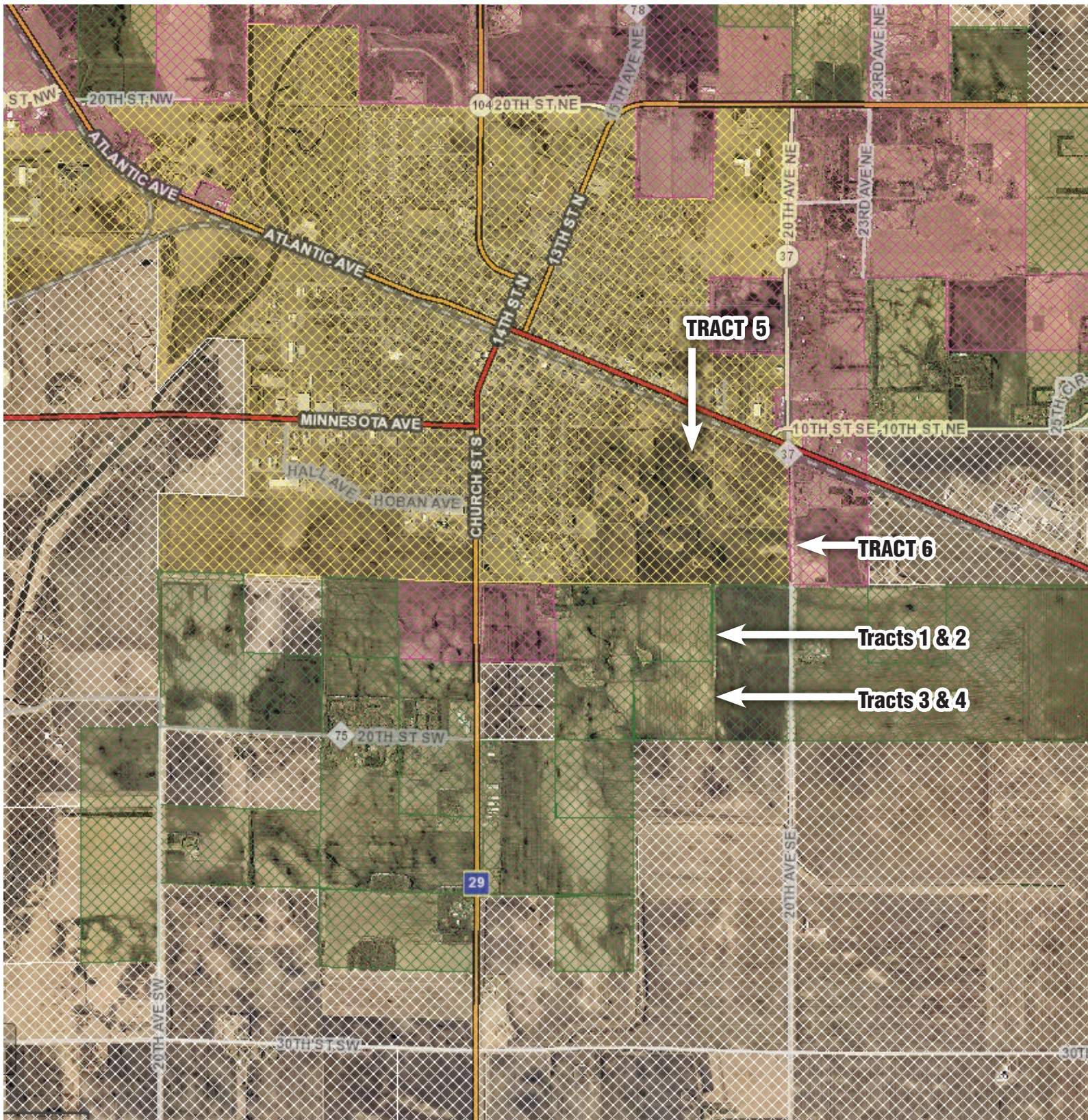
Original: RJ
Revision: DS
Cropland: 971.28
Farmland: 1044.72

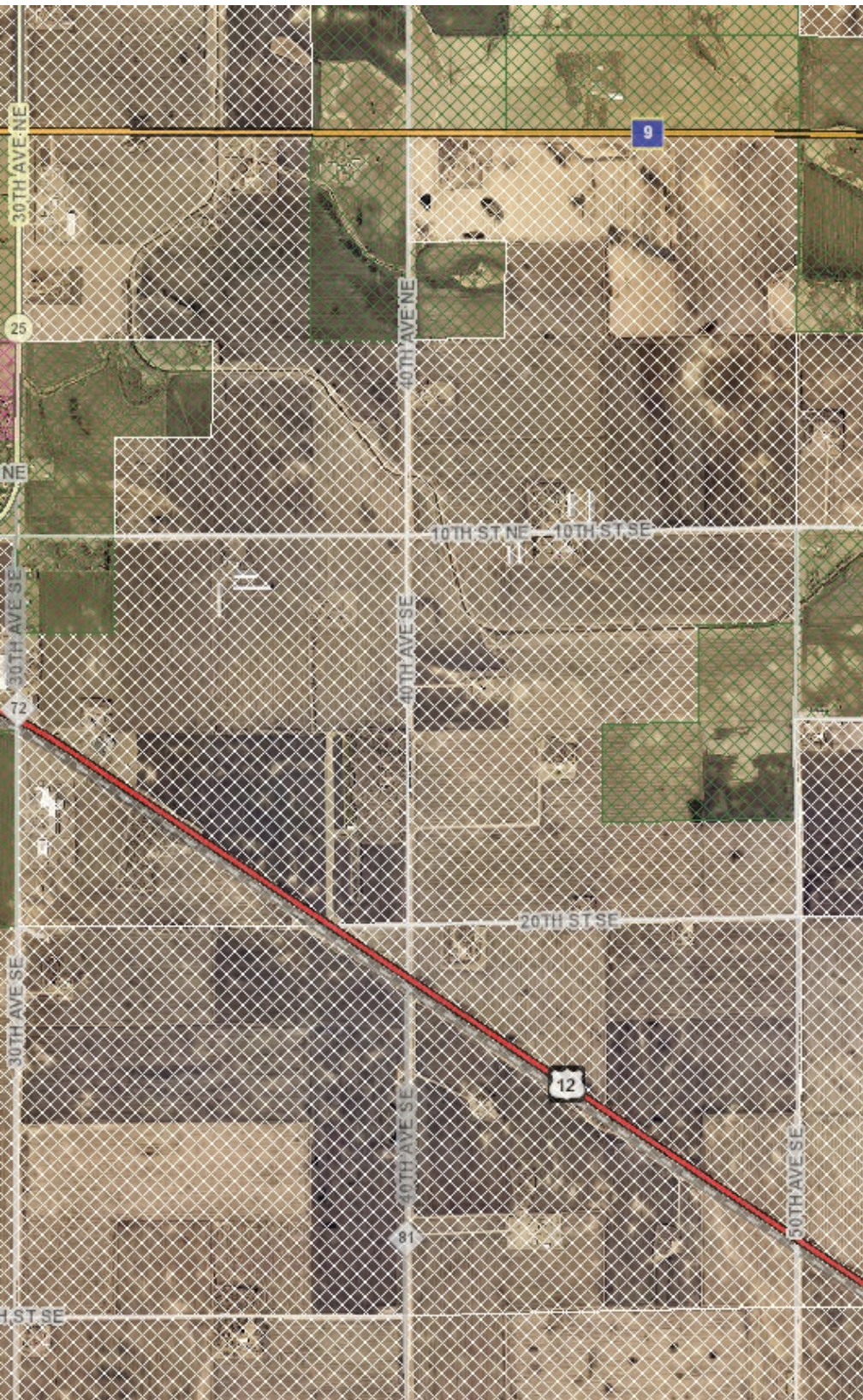
Operator Name and Address

ALYN L SYLTE
1705 DENFIELD DR
BENSON, MN 56215-1133

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prac	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
1320	1	CORN	SYE	N	PR		F	C	N	I	A	211.95		Yes			6-24-2019	01			
		Producer ALYN L SYLTE										Share	100.00								
	2	CORN	SYE	N	PR		F	C	N	I	A	7.09		Yes			6-23-2019	01			
		Producer ALYN L SYLTE										Share	100.00								
	3	CORN	YEL	N	GR			C	N	IP	A	87.31		Yes				01			
		Producer ALYN L SYLTE										Share	100.00								
	4	IDLE		N				C	N	IN	A	1.14		Yes				01	2030		
		Producer ALYN L SYLTE										Share	100.00								
	16	CORN	YEL	N	GR			C	N	IP	A	7.90		Yes				01			
		Producer ALYN L SYLTE										Share	100.00								
PP	Cr/Co	Var/Type	Irr Prac	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prac	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prac	Int Use	Non-Irr	Irr	
01	CORN	SYE	N	PR	219.04		01	CORN	YEL	N	GR	95.21		01	IDLE		N		1.14		

Photo Number/Legal Description: TW20 S8 NE4 SW4 W2SE4
Cropland: 315.39 Reported on Cropland: 315.39 Difference: 0.00 Reported on Non-Cropland: 0.00





Legend

Transportation

Addresses

Address Labels

Rural Address Points



Roads

US & State Highways



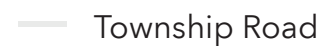
County Highways



County Roads



Township Roads



Railroads

Railroad



Environmental

Zoning

Ag Preservation District 1



Ag Preservation District 2



Municipality



Shoreland



Urban Development District

RONALD A. VADNAIS
 SWIFT COUNTY TREASURER
 P.O. BOX 207
 BENSON, MN 56215
 320-843-3544
 www.swiftcounty.com

2019
PROPERTY TAX STATEMENT

PRCL# 20-0148-000 RCPT# 8413
 TC 5.232 5.432

TORNING

Property ID Number: 20-0148-000
Property Description: SECT-08 TWP-121 RANG-39
 N1/2 OF SW1/4 & NW1/4 OF SE1/4

ALYN & DIANE SYLTE
 1705 DENFIELD DR
 BENSON MN 56215

4140-T
 ACRES 120.00

		Values and Classification	
		Taxes Payable Year	
		2018	2019
Step 1	Estimated Market Value:	647.200	647.200
1	Homestead Exclusion:		
	Taxable Market Value:	647.200	647.200
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2018			
Step 2	Proposed Tax		3.472.00
* Does Not Include Special Assessments			
Sent in November 2018			
Step 3	Property Tax Statement		
First half Taxes:			1.767.00
Second half Taxes:			1.767.00
Total Taxes Due in 2019			3.534.00



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.

1. 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**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	
		2018	2019
			.00
Property Tax and Credits	3. Property taxes before credits	2,809.00	3,760.53
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	295.33
	5. Property taxes after credits	2,809.00	3,465.20
Property Tax by Jurisdiction	6. County	2,179.12	2,329.36
	7. City or Town	339.77	347.59
	8. State General Tax .....	.00	.00
	9. School District: 777		
	A. Voter approved levies .....	.00	442.98
	B. Other local levies	235.28	271.34
	10. Special Taxing Districts:		
	A. REGION 6W	15.64	17.11
	B. RURAL DEV AUTH	39.19	56.82
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,809.00	3,465.20
Special Assessments on Your Property	13. A. 97681 REP JT CO D # 18		8.58
	B. 97701 JT COUNTY DITCH #19	2.44	2.04
PRIN 68.80	C. 98511 REPAIR JUD DITCH #5	14.56	58.18
INT	D.		
TOT 68.80	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,826.00	3,534.00

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 320-843-3544
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2019
PROPERTY TAX STATEMENT

PRCL# 20-0149-000 RCPT# 8414
 TC 6.831 6.831

TORNING

Property ID Number: 20-0149-000
Property Description: SECT-08 TWP-121 RANG-39
 S1/2 OF SW1/4 & SW1/4 OF SE1/4

175 HWY 29 SE

ALYN & DIANE SYLTE
 1705 DENFIELD DR
 BENSON MN 56215

4140-T
 ACRES 120.00

		Values and Classification	
Taxes Payable Year		2018	2019
Step 1	Estimated Market Value:	683.100	683.100
	Homestead Exclusion:		
Step 2	Taxable Market Value:	683.100	683.100
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2018			
Proposed Tax			4.408.00
* Does Not Include Special Assessments Sent in November 2018			
Property Tax Statement			
Step 3	First half Taxes:		2.238.00
	Second half Taxes:		2.238.00
	Total Taxes Due in 2019		4.476.00

\$\$\$ REFUND! 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.

- 1. 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**
- 2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year: 2018 2019	
			138.67
114.14			
Property Tax and Credits	3. Property taxes before credits	3,701.30	4,762.67
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	363.23
	5. Property taxes after credits	3,701.30	4,399.44
Property Tax by Jurisdiction	6. County	2,845.22	2,929.04
	7. City or Town	443.61	437.12
	8. State General Tax .....	.00	.00
	9. School District: 777 A. Voter approved levies	14.52	579.91
	B. Other local levies	326.37	360.40
	10. Special Taxing Districts: A. REGION 6W	20.42	21.52
	B. RURAL DEV AUTH	51.16	71.45
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,701.30	4,399.44
Special Assessments on Your Property	13. A. 97681 REP JT CO D # 18		9.84
	B. 98511 REPAIR JUD DITCH #5	16.70	66.72
	C.		
	D.		
	E.		
PRIN 76.56			
INT			
TOT 76.56			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,718.00	4,476.00

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2019

PROPERTY TAX STATEMENT

BENSON CITY

PRCL# 23-1450-000 RCPT# 8417
 TC 2.356 2.356

Property ID Number: 23-1450-000
Property Description: SECT-08 TWP-121 RANG-39
 BENSON-ACRE LOTS NW1/4 OF NE1/4 AND
 S1/2 OF NE1/4 EXC A PC 260'X 419'

ALYN & DIANE SYLTE
 1705 DENFIELD DR
 BENSON MN 56215

4140-T
 ACRES 115.50

		Values and Classification	
Taxes Payable Year		2018	2019
Step 1	Estimated Market Value:	446.500	446.500
1	Homestead Exclusion:		
	Taxable Market Value:	446.500	446.500
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD RUVV HSTD	AGRI HSTD RUVV HSTD
Sent in March 2018			
Step 2	Proposed Tax		3.512.00
* Does Not Include Special Assessments Sent in November 2018			
Step 3	Property Tax Statement		
	First half Taxes:		2.301.00
	Second half Taxes:		2.301.00
	Total Taxes Due in 2019		4.602.00



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.

1. 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**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year: 2018 2019	
			.00
Property Tax and Credits	3. Property taxes before credits	3,101.90	3,641.27
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	128.09
	5. Property taxes after credits	3,101.90	3,513.18
Property Tax by Jurisdiction	6. County	962.06	989.24
	7. City or Town	2,015.86	2,188.68
	8. State General Tax .....	.00	.00
	9. School District: 777 A. Voter approved levies .....	.00	187.28
	B. Other local levies	99.28	115.92
	10. Special Taxing Districts: A. REGION 6W	7.05	7.42
	B. RURAL DEV AUTH	17.65	24.64
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,101.90	3,513.18
Special Assessments on Your Property	13. A. 97681 REP JT CO D # 18		15.80
	B. 97701 JT COUNTY DITCH #19	2.28	1.90
PRIN 1,088.82	C. 98511 REPAIR JUD DITCH #5	267.82	1,071.12
INT	D.		
TOT 1,088.82	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,372.00	4,602.00



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



SWIFT COUNTY
MINNESOTA

March 31,
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