

DOUGLAS COUNTY
MINNESOTA

OPENS: MONDAY, MAY 11
CLOSES: TUESDAY, MAY 19 | 3PM 2020

LAND AUCTION

Timed Online



Built on Trust.



102_±
acres
offered in 2 Tracts

AUCTIONEER'S NOTE: Unique 102± acre parcel of land being offered in 2 tracts. Sportsman's dream property! Land abuts 78± acres of state land. Great location across from Smith Lake and near many area lakes; tillable land, food plot areas, meandering creek and deer stands in place. Looking for a place for your weekend getaway? Public boat landing is across the road, Central Lakes State Trail System nearby... Great location, minutes from Alexandria. If you have been searching for an investment opportunity/income producing property, here is your opportunity to bid and buy at your price on over 50± acres of tillable farm ground.

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 11 and will end at 3PM Tuesday, May 19, 2020. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355
- If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Thursday, June 18, 2020.**

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

- Seller will provide up-to-date abstract(s)

or owner's policy at their expense and will convey property by Warranty Deed.

- **2020 Taxes will be prorated to closing date.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**
- **PROPERTY SOLD WITHOUT WARRANTY**
All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the

property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.

5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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



Timed Online Multi-Tract Bidding Process


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

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

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!**

CATALOG ORDER	
EXTENDED	<p>#1 Cavalier County, ND Land Auction - 153.24± Acres</p> <p>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</p>  <p>More Photos</p> <p>🔗 00:04:00 US \$125,000.00 (2 bids)</p>
	<p>#2 Cavalier County, ND Land Auction - 150.44± Acres</p> <p>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</p>  <p>More Photos</p> <p>🔗 00:04:00 US \$100,000.00 (1 bids)</p>

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

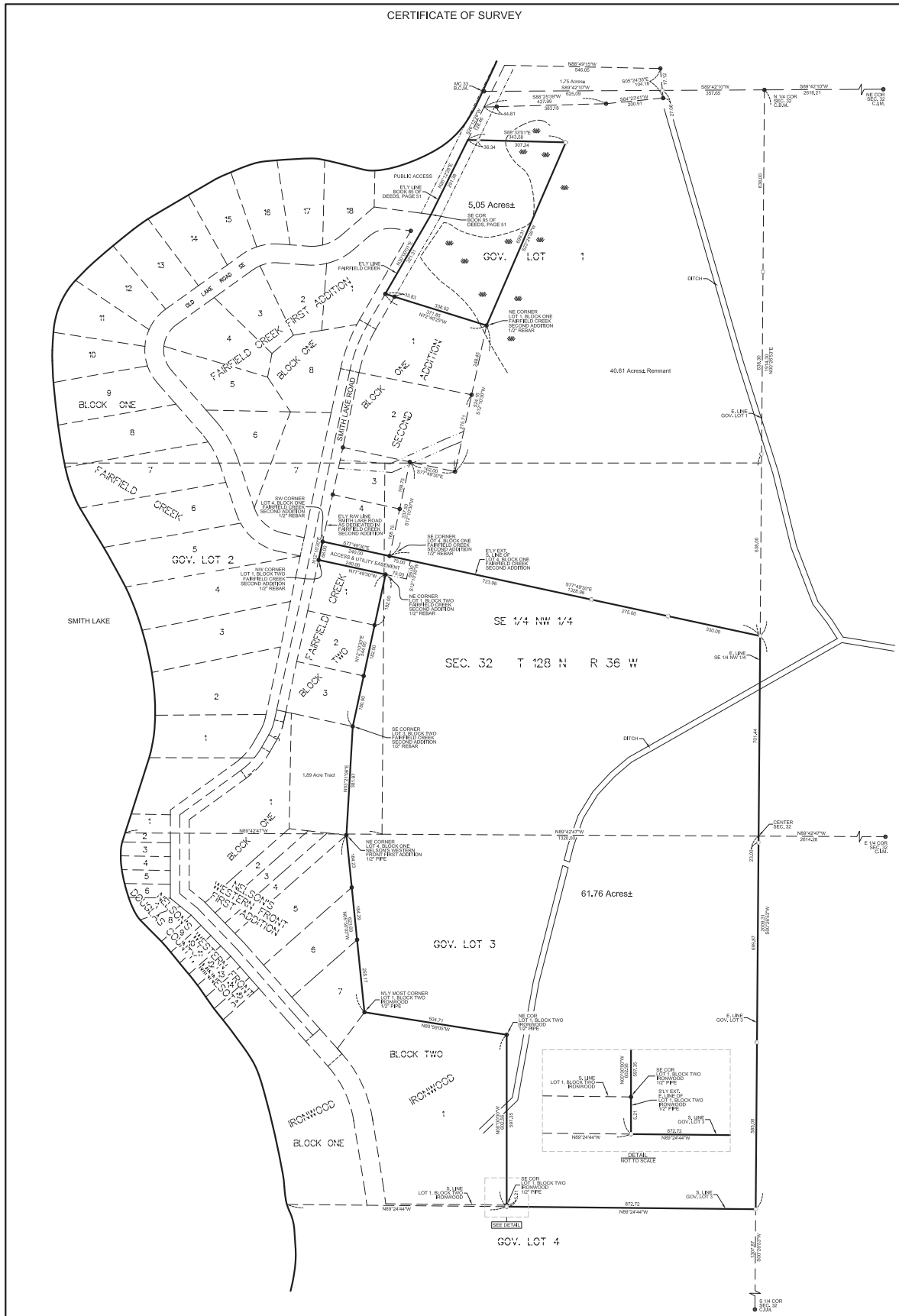
Location



LAND LOCATED: From Osakis, MN, 3.5 miles west on Cty Rd 82, 1.3 mile south on Smith Lake Road SE. Land is located on the east side of the road. Land is located across from the Smith Lake public boat landing.



Survey & Easement Information



Surveyors Note:
 The 1.75 acre parcel along the north line of Section 32 is shown where the survey monuments exist around the parcel. Monument Corner No. 23 location was moved approximately 101' to the south in 2010 by the Douglas County Surveyor. This will create title issues with the 1.75 acre parcel.

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

[Signature]
 Date: May 13th, 2020 License No. 42620

SEC. 32 T 128 N R 36 W

DATE: 5/13/2020 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 10139-A
 REQUESTED BY: **BRIAN DROWN**
 589 22ND AVE. EAST, SUITE 101
 ALEXANDRIA, MINNESOTA 56308
 PH: (202) 762-4111
 www.nybergsurveying.com

Access Easement

An easement for access and utility purposes over that part of Government Lot 2 and that part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), all being within Section 32, Township 128 North, Range 36 West, Douglas County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 4, Block One, FAIRFIELD CREEK SECOND ADDITION, according to the recorded plat thereof;

thence South 77 degrees 49 minutes 30 seconds East, record plat bearing along the south line of said Lot 4, a distance of 240.00 feet to the southeast corner of said Lot 4;

thence continuing South 77 degrees 49 minutes 30 seconds East, along the easterly extension of said south line of Lot 4, a distance of 75.00 feet;

thence South 12 degrees 10 minutes 30 seconds West 66.00 feet to the easterly extension of the north line of Lot 1, Block Two, said FAIRFIELD CREEK SECOND ADDITION;

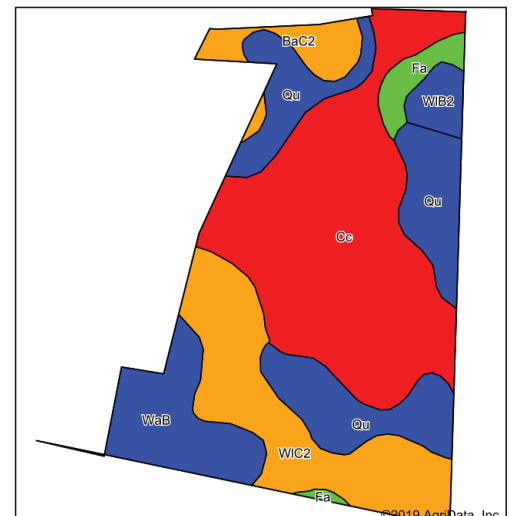
thence North 77 degrees 49 minutes 30 seconds West, along said easterly extension of the north line of Lot 1 and along said north line of Lot 1, a distance of 315.00 feet to the northwest corner of said Lot 1, said point also being on the easterly right-of-way line of Smith Lake Road, as dedicated in said plat of FAIRFIELD CREEK SECOND ADDITION;

thence North 12 degrees 10 minutes 30 seconds East, along said easterly right-of-way line of Smith Lake Road, 66.00 feet to the point of beginning.

40.61± Acres

Approximately 10± tillable / Osakis Township / PID #: 51-0394-400 (That part of, new legal and PID# to be assigned, see survey)

Description: Sect-32 Twp-128 Range-36 / 2019 Taxes: \$2,238 (For entire parcel, new tax amount TBD)



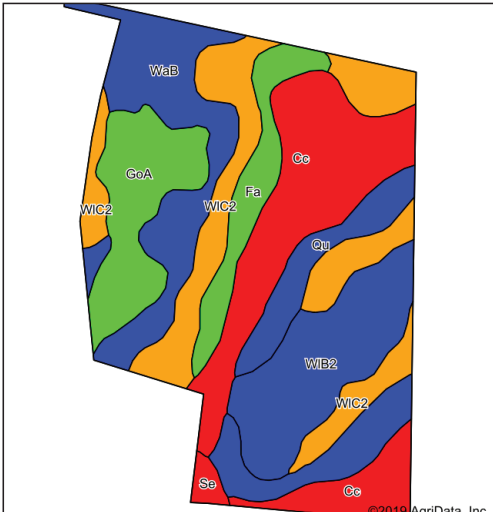
Area Symbol: MN041, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Cc	Cathro muck, occasionally ponded, 0 to 1 percent slopes	16.36	40.3%	■	Vlw	5
Qu	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	8.41	20.7%	■	IIIw	88
WIC2	Waukon, moderately eroded-Langhei complex, 6 to 12 percent slopes	7.77	19.1%	■	IIIe	73
WaB	Waukon loam, 2 to 6 percent slopes	4.12	10.1%	■	Ile	89
BaC2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	1.75	4.3%	■	IIIe	76
Fa	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	1.17	2.9%	■	IIw	92
WIB2	Waukon-Langhei complex, 2 to 6 percent slopes	1.03	2.5%	■	Ile	85
Weighted Average						51.3

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

61.76± Acres

Approximately 45± acres tillable / Osakis Township / PID #:51-0394-400 (That part of, new legal and PID# to be assigned, see survey) / Description: Sect-32 Twp-128 Range-36 / 2019 Taxes: \$2,238 (For entire parcel, new tax amount TBD)



Area Symbol: MN041. Soil Area Version: 17						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Cc	Cathro muck, occasionally ponded, 0 to 1 percent slopes	13.76	22.3%		VIw	5
WIC2	Waukon, moderately eroded-Langhei complex, 6 to 12 percent slopes	11.85	19.2%		IIIe	73
WaB	Waukon loam, 2 to 6 percent slopes	9.13	14.8%		IIe	89
WIB2	Waukon-Langhei complex, 2 to 6 percent slopes	8.80	14.2%		Ile	85
Qu	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	6.87	11.1%		IIIw	88
GoA	Gonvick loam, 1 to 4 percent slopes	6.73	10.9%		Iw	98
Fa	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	4.04	6.5%		IIw	92
Se	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	0.58	0.9%		VIw	5
Weighted Average						66.9

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



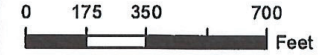
Douglas County, Minnesota

Farm 9220

Tract 11064

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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 9.96 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

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

FARM: 9220
Prepared: 3/13/20 7:58 AM
Crop Year: 2020
Page: 3 of 5

Report ID: FSA-156EZ

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.

Tract Number: 9828 Description CRP In NW4NW4 (31) Osakis
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: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
9.31	9.31	9.31	0.0	0.0	8.99	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.32	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.01	35	0.0
OATS	0.31	57	0.0
Total Base Acres:	0.32		

Owners: DROWN, CHRISTOPHER E DROWN, DENISE C
Other Producers: DROWN, BRIAN A

Tract Number: 11064 Description Part of NE4SW4; Part of S2NW4 (32) Osakis
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
9.96	9.96	9.96	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	9.96	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.24	35	0.0
OATS	2.89	57	0.0
SOYBEANS	5.36	33	0.0
BARLEY	0.03	47	0.0



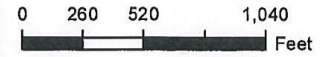
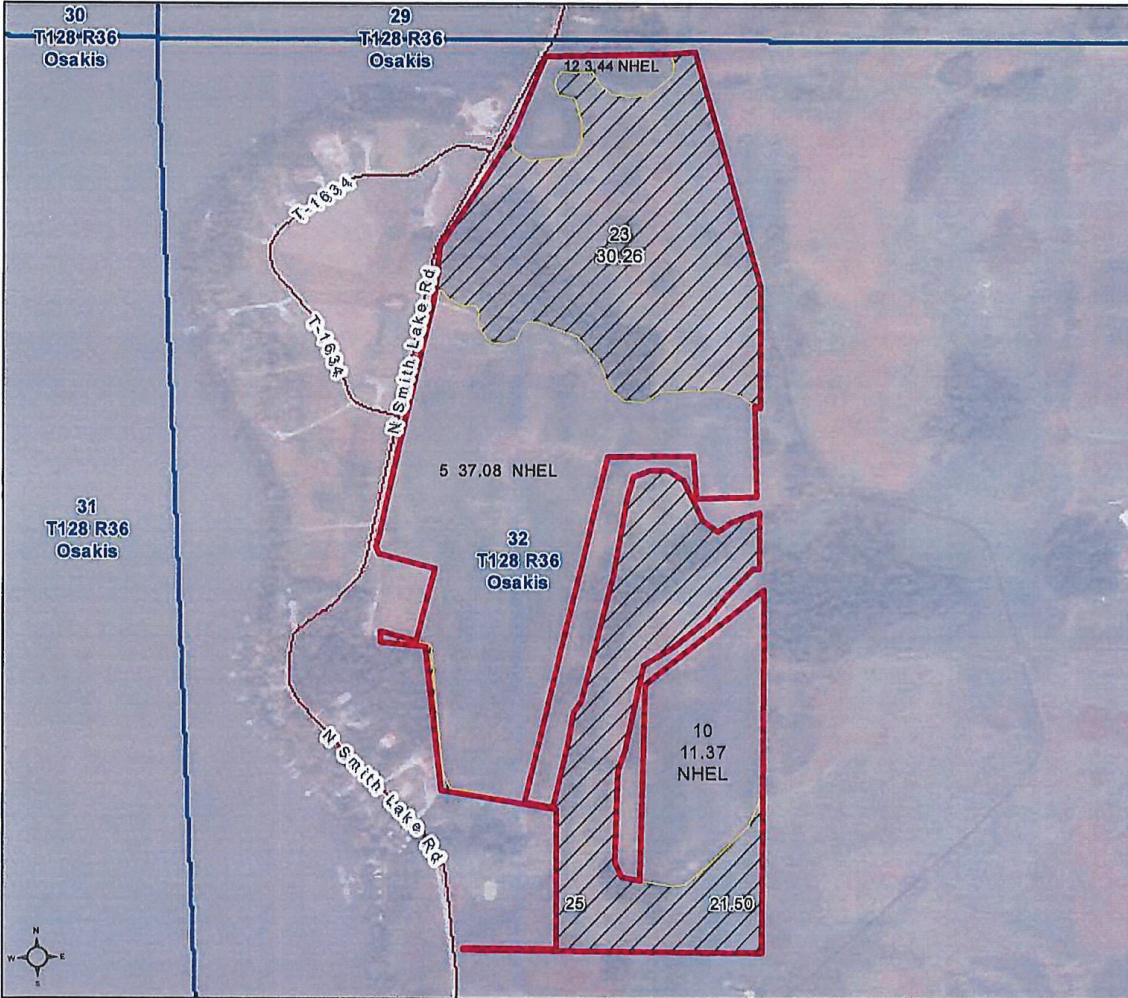
Douglas County, Minnesota

Farm 7968

Tract 9825

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: 51.89 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: 7968

Minnesota
 Douglas
 Report ID: FSA-156EZ

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

Prepared: 3/13/20 7:58 AM
 Crop Year: 2020
 Page: 2 of 4

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 9823 Description S2SW4 less CRP (30) Osakis
 FSA Physical Location : Douglas, MN ANSI Physical Location: Douglas, MN
 BIA Range Unit Number:
 HEL Status: HEL Determinations not complete
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
42.68	9.46	9.46	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	9.46	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.19	29	0.0
CORN	6.27	76	0.0
Total Base Acres:	9.46		

Owners: DROWN, CHRISTOPHER E DROWN, BRIAN A
 Other Producers: None

Tract Number: 9825 Description NW4,N2SW4 less CRP (32) Osakis
 FSA Physical Location : Douglas, MN ANSI Physical Location: Douglas, MN
 BIA Range Unit Number:
 HEL Status: HEL Determinations not complete
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
103.65	51.89	51.89	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	51.89	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.8	36	0.0
CORN	33.1	133	0.0
SOYBEANS	15.9	36	0.0

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# 51-0394-400 RCPT# 17996
 TC N/A 2.416

OSAKIS TWP

Property ID Number: 51-0394-400
Property Description: SECT-32 TWP-128 RANG-36
 G.LOT 1 LYING E OF CL OF SMITH LAKE
 EX N'LY 1.75 AC; G.LOTS 2 & 3 LYING
 3719 SMITH LK RD SE
 BRIAN A DROWN ETAL 36525-T
 CHRISTOPHER E & DENISE C DROWN 58851-A
 3731 CO RD 78 SE
 OSAKIS MN 56360 ACRES 113.97

		Values and Classification		
		Taxes Payable Year	2018	2019
Step 1	Estimated Market Value:	N/A		311.800
	Homestead Exclusion:			
1	Taxable Market Value:	N/A		311.800
	New Improve/Expired Excls:	N/A		
Property Class:			AGRI FRAC HST	RUVF FRAC HST
Sent in March 2018			RES NON-HSTD	
Step 2	Proposed Tax			
* Does Not Include Special Assessments				2.004.00
Sent in November 2018				
Step 3	Property Tax Statement			
First half Taxes:				1.119.00
Second half Taxes:				1.119.00
Total Taxes Due in 2019				2.238.00

\$\$\$ REFUNDS?

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

Taxes Payable Year:	2018	2019
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	N/A	
Property Tax and Credits		
3. Property taxes before credits	N/A	2,131.82
4. A. Agricultural and rural land tax credits	N/A	.00
B. Other credits to reduce your property tax	N/A	123.62
5. Property taxes after credits	N/A	2,008.20
Property Tax by Jurisdiction		
6. County	N/A	1,123.41
7. City or Town	N/A	361.48
8. State General Tax	N/A	.00
9. School District: 206		
A. Voter approved levies	N/A	188.30
B. Other local levies	N/A	274.56
10. Special Taxing Districts:		
A. HRA	N/A	40.98
B. WATERSHED	N/A	19.47
C.		
D.		
11. Non-school voter approved referenda levies	N/A	
12. Total property tax before special assessments	N/A	2,008.20
Special Assessments on Your Property		
13. A. 88888 SOLID WASTE		99.00
B. 521 JUDICIAL DITCH 2		130.80
PRIN 229.80		
INT		
TOT 229.80		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	N/A	2,238.00





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



Douglas COUNTY
MINNESOTA
May 19
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