

POLK COUNTY
MINNESOTA

Tuesday, August 4 | 10AM ²⁰²⁰

LAND AUCTION



Built on Trust.



270_±
acres
offered in 4 tracts

Land Location: Tracts 1 & 2 – From Hwy. 32, east 3 miles on 440th St. southeast, both tracts on south side. Tracts 3 & 4 – From Hwy. 32, east 2 miles on 450th St. southeast, tract 3 on north side of road, tract 4 on south side.

Auction Location: Knutson Community Center, 101 S Mill St., Fertile, MN

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173

James “Jimmy” R. Dale II, Owner. At Steffes Group contact Max Steffes at 701.237.9173 or 701.212.2849 or online at SteffesGroup.com

Max Steffes MN14-031, Scott Steffes MN14-51, Brad Olstad MN14-70. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 45 days.

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.



- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Friday, September 18th.**
- Seller will provide up-to-date date abstracts at their expense and will convey property by **Warranty Deed.**
- 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
- **2020 Taxes to be paid by seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

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

• THE PROPERTY WILL BE SOLD SUBJECT TO OWNER 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, express or implied.

SUCCESSFUL BIDDER

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

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price must **be paid Friday, September 18th.** Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

SURVEYING

Meadow Land Survey will be marking the 40 acre line between Tracts 1 & 2. Cost will be split 50/50 between buyer of tract 2 & seller should tracts sell separately. If sold together, the seller will pay the entire cost.

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.

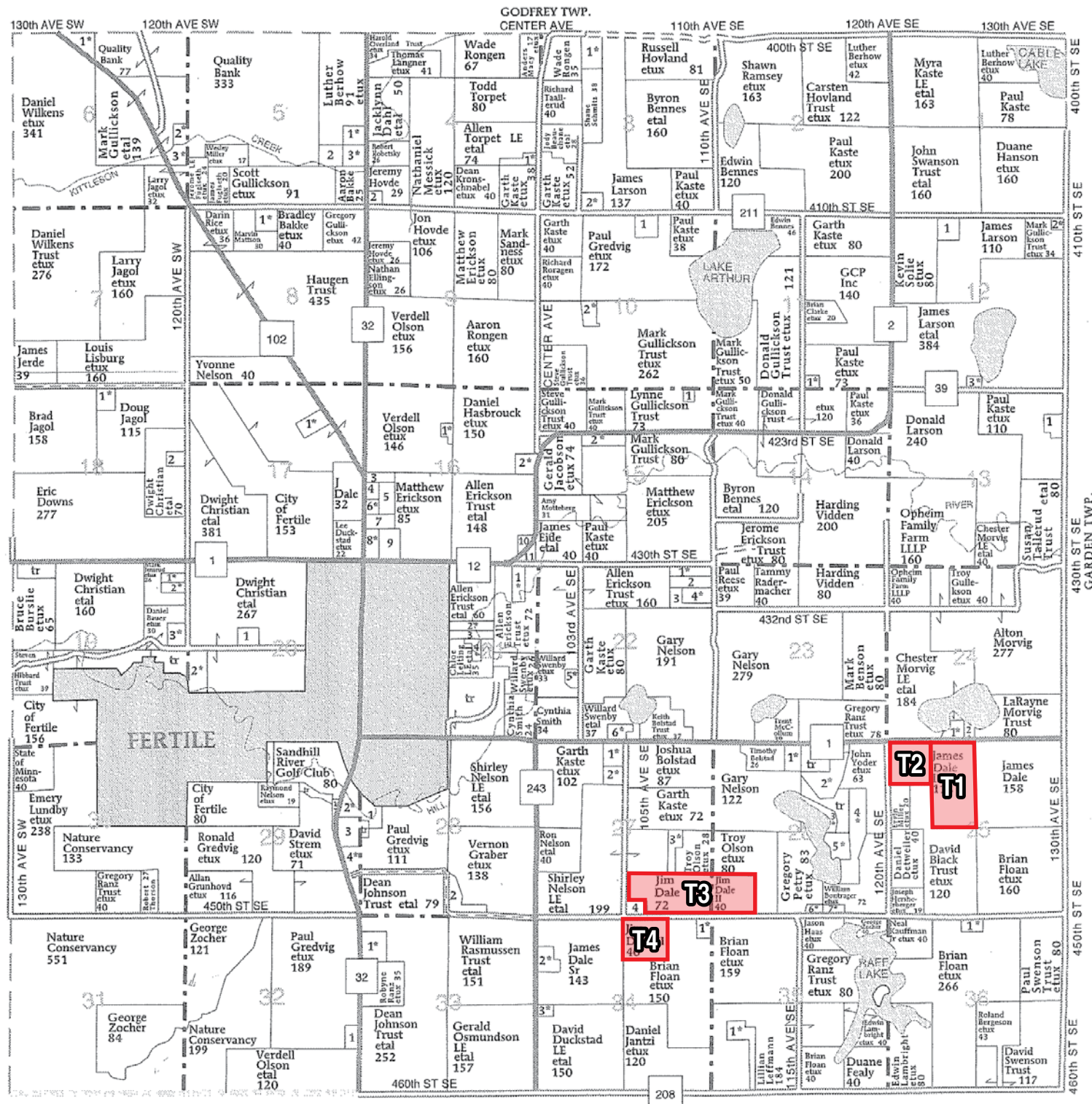
THE BIDDING STRATEGY

- 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.

T-147-N

GARFIELD PLAT

R-44-W



Description: Garfield Township, Sections 25, 26, 27 & 34

Total Acres: 270±

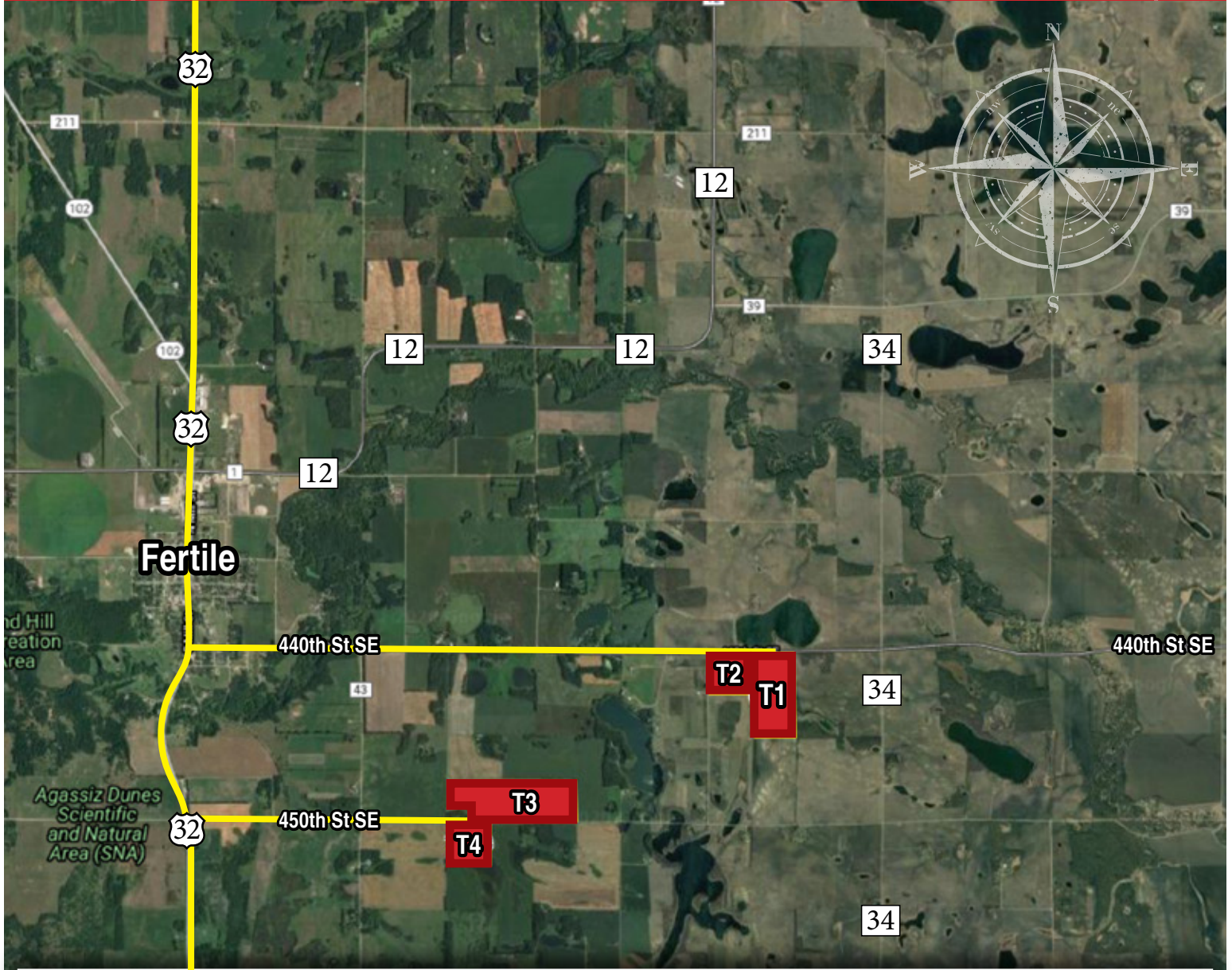
Cropland Acres: 211±

Non-Cropland (Trees & Water) Acres: 59±

Land Location:

Tracts 1 & 2 – From Hwy. 32, east 3 miles on 440th St. southeast, both tracts on south side.

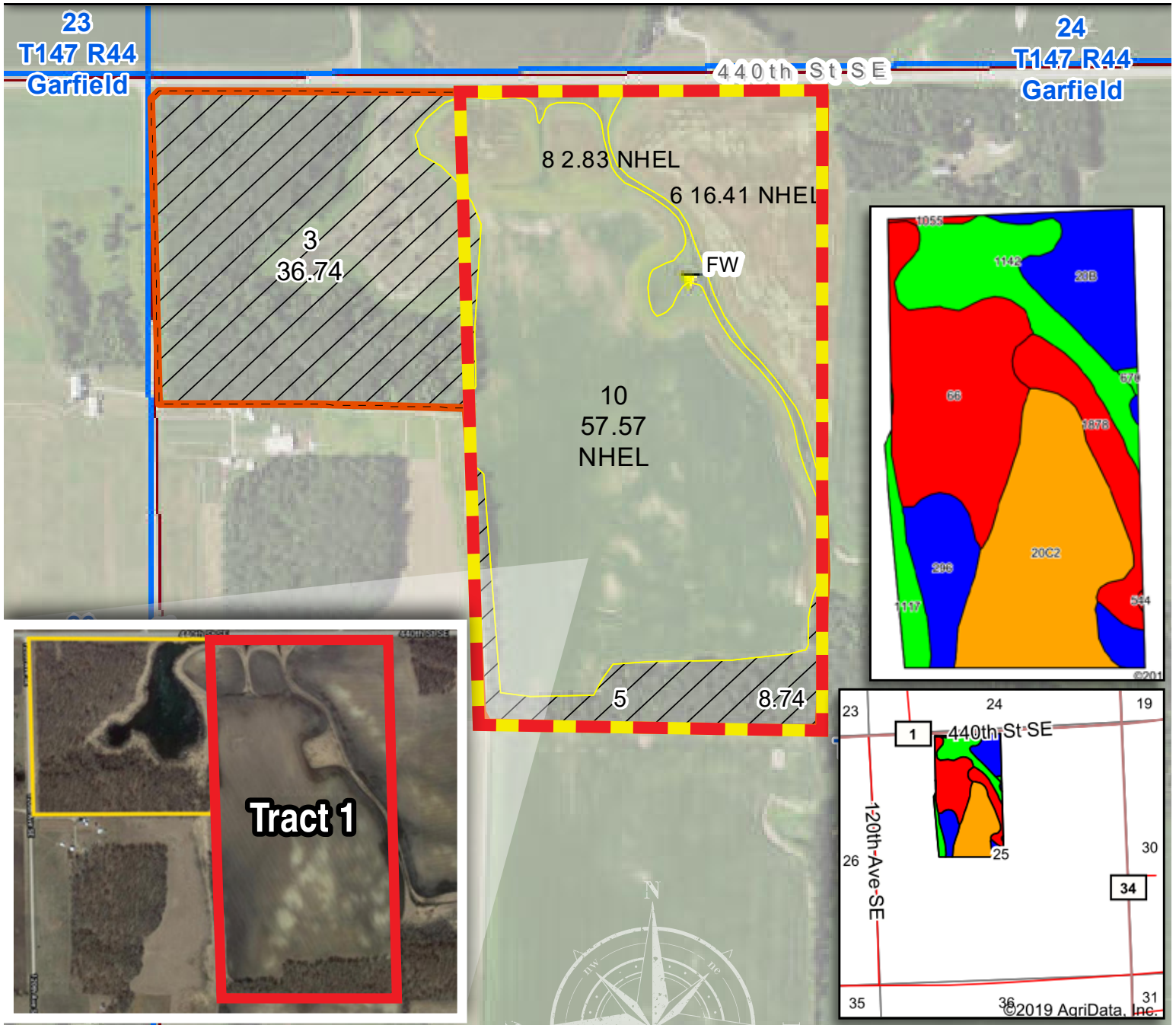
Tracts 3 & 4 – From Hwy. 32, east 2 miles on 450th St. southeast, tract 3 on north side of road, tract 4 on south side.



Tract 1 Details

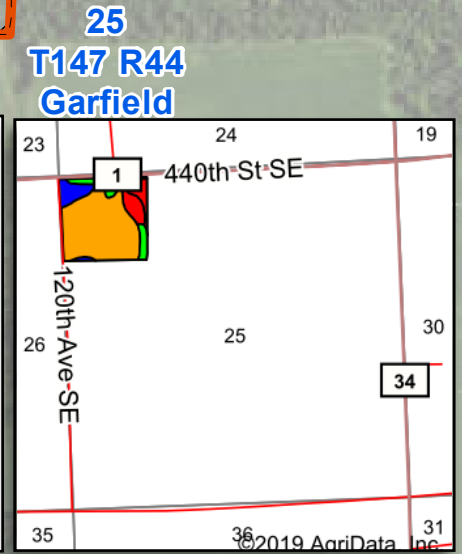
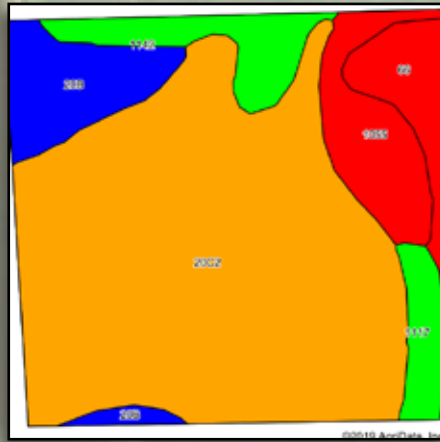
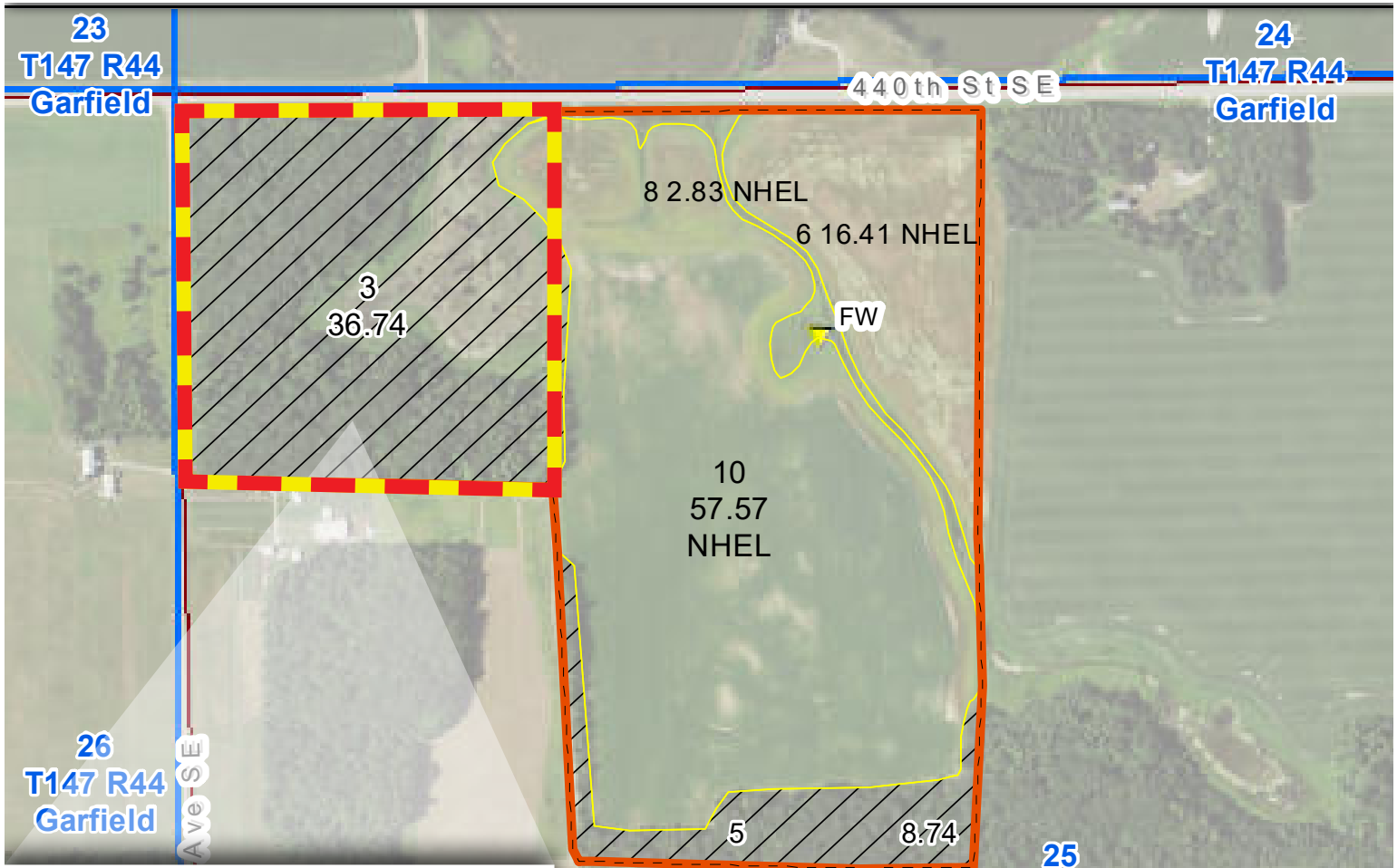
Polk County, MN

Description: E1/2NW1/4 (EX HWY R/W) Section 25-147-44 • **Total Acres:** 79± • **Cropland Acres:** 75± • **Tree Acres:** 4±
PID #: Part of 28.00203.00 • **Soil Productivity Index:** 70 • **Soils:** Chapett fine sandy loam (29%), Flaming loamy fine sand (24%), & Hedman-Fram complex (14%) • **Taxes (2020):** \$956.00 (Includes Tract 2)



Area Symbol: MN119. Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
20C2	Chapett fine sandy loam, 6 to 12 percent slopes, eroded	23.12	28.2%		IIIe	78	39
66	Flaming loamy fine sand	19.87	24.2%		IVs	49	29
1142	Hedman-Fram complex	11.50	14.0%		IIw	91	52
20B	Chapett fine sandy loam, 2 to 6 percent slopes	10.82	13.2%		Ile	87	47
1878	Hamre muck	6.98	8.5%		Vlw	15	20
296	Fram loam	6.12	7.5%		Ile	90	48
1117	Hedman loam	2.95	3.6%		IIw	91	55
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.35	0.4%		VIIw	5	8
670	Knute fine sandy loam	0.21	0.3%		I	97	52
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	0.07	0.1%		Vlw	5	39
Weighted Average						69.7	*n 39

Description: NW1/4NW1/4 Section 25-147-44 • Total Acres: 39± (Subject to Survey) • Cropland Acres: 2±
 Tree Acres: 27± • PID #: Part of 28.00203.00 • Taxes (2020): \$956.00 (Includes Tract 1)



Area Symbol: MN119, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
0C2	Chapett fine sandy loam, 6 to 12 percent slopes, eroded	26.56	66.4%		IIIe	78	39
0B	Chapett fine sandy loam, 2 to 6 percent slopes	3.74	9.4%		Ile	87	47
055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	3.45	8.6%		VIIIw	5	8
142	Hedman-Fram complex	2.54	6.4%		IIw	91	52
6	Flaming loamy fine sand	2.25	5.6%		IVs	49	29
117	Hedman loam	1.46	3.6%		IIw	91	55
Weighted Average						72.2	*n 37.9

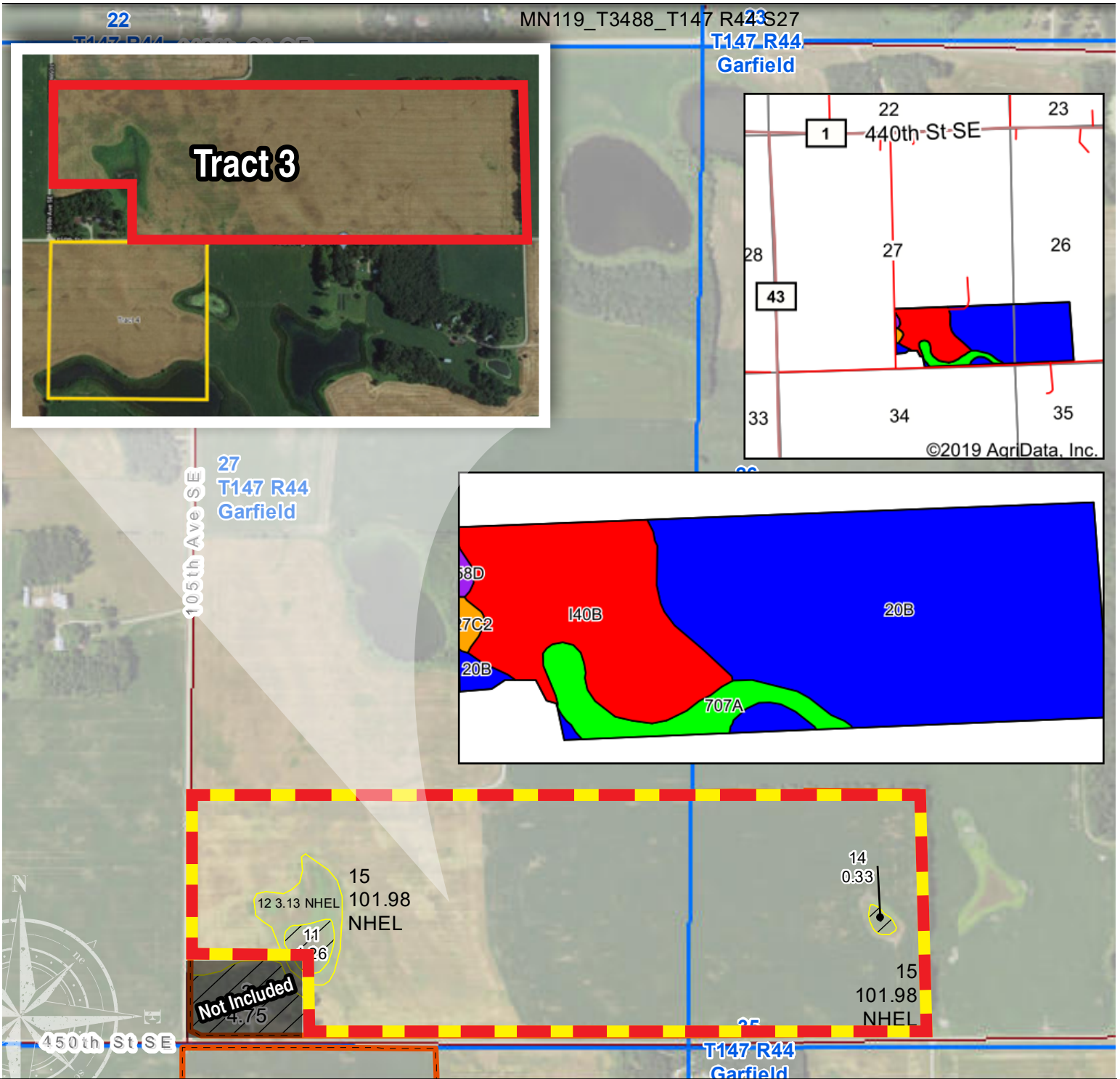
Tract 3 Details

Polk County, MN

Description: S1/2SE1/4 (EX 81 X 2 RD) (EX TR IN SW1/4SE1/4) Section 27-147-44 & SW1/4SW1/4 Section 26-147-44

Total Acres: 112± • **Cropland Acres:** 105± • **PID #'s:** 28.00214.00 & 28.00213.00 • **Soil Productivity Index:** 78

Soils: Chapett fine sandy loam (66%), Maddock loamy fine sand (26%), & Lizzie silt loam (7%) • **Taxes (2020):** \$2,334.00



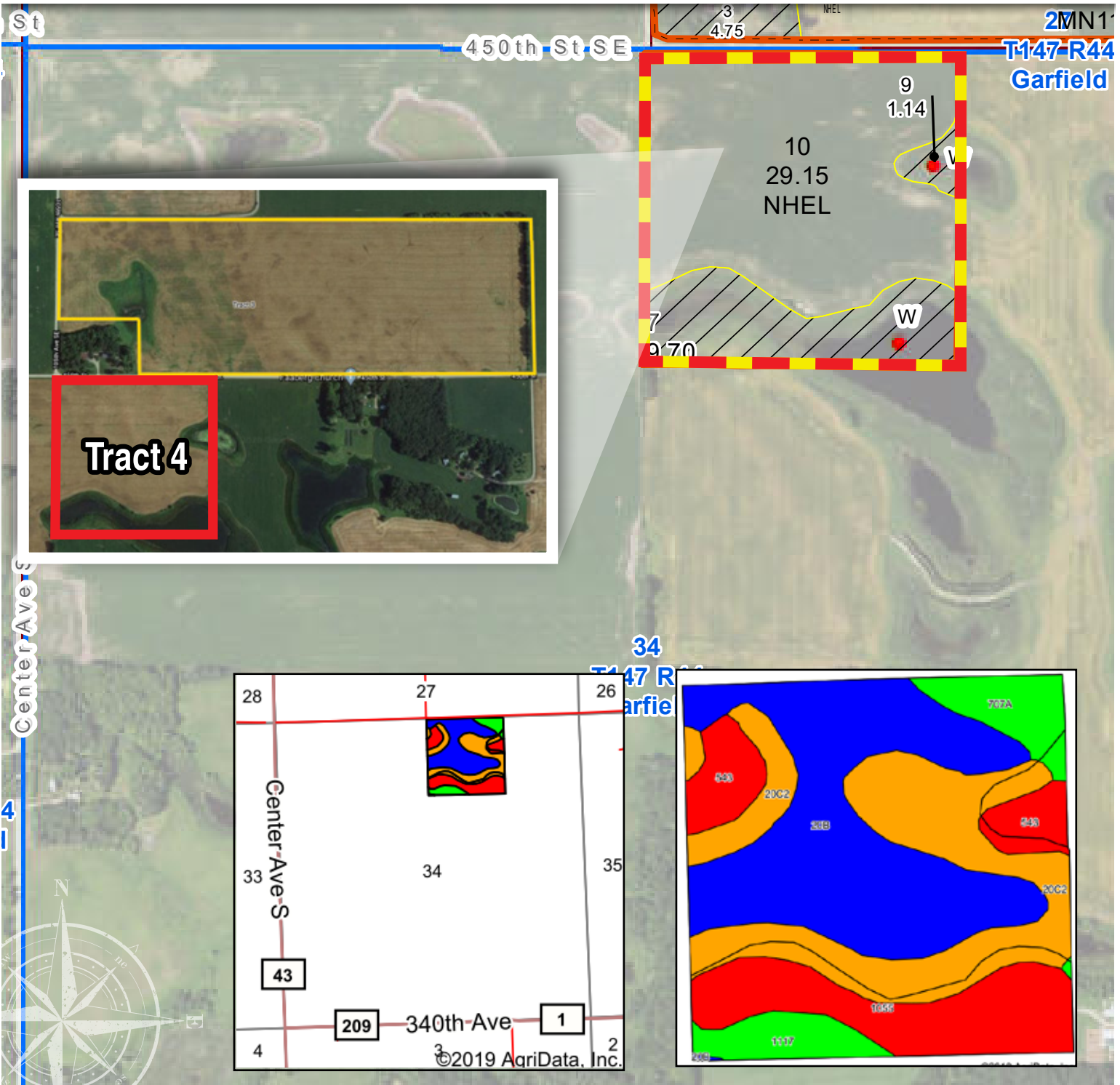
Area Symbol: MN119. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
20B	Chapett fine sandy loam, 2 to 6 percent slopes	73.87	66.0%	Blue	Ile	0	87	47
I40B	Maddock loamy fine sand, 2 to 6 percent slopes	28.99	25.9%	Red	IVe	3131	50	31
707A	Lizzie silt loam, 1 to 3 percent slopes	7.66	6.8%	Green	Ile	0	95	56
827C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	0.90	0.8%	Orange	IVe	3371	75	46
I758D	Halverson loamy fine sand, 6 to 15 percent slopes	0.58	0.5%	Purple	IVe	406	53	43
Weighted Average						839.6	77.7	*n 43.4

Tract 4 Details

Polk County, MN

Description: NW1/4NE1/4 Section 34-147-44 • Total Acres: 40± • Cropland Acres: 29± • PID #: 28.00281.00
 Soil Productivity Index: 66 • Soils: Chapett fine sandy loam (66%), Quam, Cathro, & Urness soils (16%), & Markey much (28%)
 Taxes (2020): \$690.00



Area Symbol: MN119. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
20B	Chapett fine sandy loam, 2 to 6 percent slopes	15.14	37.9%	Blue	Ile	87	47
20C2	Chapett fine sandy loam, 6 to 12 percent slopes, eroded	11.08	27.7%	Orange	IIIe	78	39
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	6.39	16.0%	Red	VIIIw	5	8
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	3.11	7.8%	Red	VIw	5	28
707A	Lizzie silt loam, 1 to 3 percent slopes	2.33	5.8%	Green	Ile	95	56
1117	Hedman loam	1.94	4.9%	Green	IIw	91	55
Weighted Average						65.7	*n 38

Online payments accepted at: www.co.polk.mn.us

Bill#: 160654
Owner Name: DALE JAMES R II

Property ID Number: 28.00203.00

Taxpayer:
JAMES R DALE II
13379 430TH ST SE
FERTILE MN 56540-9232



02012528



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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.

Property Description:

Acres: 118.08
Section 25 Township 147 Range 044
N2 NW4 & SE4 NW4 (EX HWY R/W)

VALUES AND CLASSIFICATION			
		Taxes Payable Year:	
		2019	2020
Step 1	Estimated Market Value:	242,600	242,600
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	New Improvements/ Expired Exclusions:		
	Taxable Market Value:	242,600	242,600
Property Classification:		Ag Hstd HST Rur Vac Land	Ag Hstd HST Rur Vac Land
PROPOSED TAX			
Step 2	<i>Did not include special assessments or referenda approved by the voters at the November election Sent in November 2019</i>		\$976.00
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:	5/15/2020	\$478.00
	Second half taxes due:	11/16/2020	\$478.00
	Total Taxes Due in 2020:		\$956.00

Tax Detail for Your Property:

		Taxes Payable Year:	
		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	1,003.70	1,012.97
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	49.70	56.97
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	954.00	956.00
Property Tax by Jurisdiction	6. County POLK COUNTY	557.54	564.89
	7. City or Town TOWN OF GARFIELD	194.28	214.11
	8. State General Tax	0.00	0.00
	9. School District ISD 599 FERTILE-BELTRAMI		
	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	114.42	101.98
	10. Special Taxing Districts		
	A.	0.00	0.00
	B. Watershed	78.96	66.56
	C. NW HRA	6.23	5.89
	D. NWRDC	2.57	2.57
	E. Ambulance	0.00	0.00
F. Other Special Tax Dist	0.00	0.00	
11. Non-school voter approved referenda levies	0.00	0.00	
12. Total property tax before special assessments	954.00	956.00	
13. Special assessments	Principal: 0.00 Interest: 0.00	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$954.00	\$956.00



Online payments accepted at: www.co.polk.mn.us

Bill#: 160933
Owner Name: DALE JIM R II

Property ID Number: 28.00214.00

Taxpayer:
JIM R DALE II
13379 430TH ST SW
FERTILE MN 56540



02024009



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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.

Property Description:

Acres: 72
Section 27 Township 147 Range 044
S2 SE4 (EX 81 X 2 RD) (EX TR IN SW4 SE4)

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2019	2020
Step 1	Estimated Market Value:	190,000	190,000
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	New Improvements/ Expired Exclusions:		
	Taxable Market Value:	190,000	190,000
Property Classification:		Ag Non-Hstd	Ag Non-Hstd
PROPOSED TAX			
Step 2	<i>Did not include special assessments or referenda approved by the voters at the November election Sent in November 2019</i>		\$1,528.00
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:	5/15/2020	\$748.00
	Second half taxes due:	11/16/2020	\$748.00
	Total Taxes Due in 2020:		\$1,496.00

Tax Detail for Your Property:

Taxes Payable Year:		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	1,571.86	1,585.22
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	77.86	89.22
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	1,494.00	1,496.00
Property Tax by Jurisdiction	6. County POLK COUNTY	873.12	884.01
	7. City or Town TOWN OF GARFIELD	304.23	335.08
	8. State General Tax	0.00	0.00
	9. School District ISD 599 FERTILE-BELTRAMI		
	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	179.17	159.53
	10. Special Taxing Districts		
	A.	0.00	0.00
	B. Watershed	123.69	104.14
	C. NW HRA	9.76	9.22
	D. NWRDC	4.03	4.02
	E. Ambulance	0.00	0.00
F. Other Special Tax Dist	0.00	0.00	
11. Non-school voter approved referenda levies	0.00	0.00	
12. Total property tax before special assessments	1,494.00	1,496.00	
13. Special assessments	Principal: 0.00 Interest: 0.00	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,494.00	\$1,496.00



Online payments accepted at: www.co.polk.mn.us

Bill#: 160348
Owner Name: DALE JIM R II

Property ID Number: 28.00213.00

Taxpayer:
JIM R DALE II
13379 430TH ST SW
FERTILE MN 56540



02024002



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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.

Property Description:

Acres: 40
Section 26 Township 147 Range 044
SW4 SW4

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2019	2020
Step 1	Estimated Market Value:	106,400	106,400
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	New Improvements/ Expired Exclusions:		
	Taxable Market Value:	106,400	106,400
Property Classification:		Ag Non-Hstd	Ag Non-Hstd
PROPOSED TAX			
Step 2	<i>Did not include special assessments or referenda approved by the voters at the November election Sent in November 2019</i>		\$856.00
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:	5/15/2020	\$419.00
	Second half taxes due:	11/16/2020	\$419.00
	Total Taxes Due in 2020:		\$838.00

Tax Detail for Your Property:

Taxes Payable Year:		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	879.60	887.97
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	43.60	49.97
B. Other Credits	0.00	0.00	
5. Property taxes after credits		836.00	838.00
Property Tax by Jurisdiction	6. County POLK COUNTY	488.57	495.20
	7. City or Town TOWN OF GARFIELD	170.25	187.70
	8. State General Tax	0.00	0.00
	9. School District ISD 599 FERTILE-BELTRAMI		
	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	100.23	89.37
	10. Special Taxing Districts		
	A.	0.00	0.00
	B. Watershed	69.22	58.32
	C. NW HRA	5.47	5.16
	D. NWRDC	2.26	2.25
	E. Ambulance	0.00	0.00
F. Other Special Tax Dists	0.00	0.00	
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		836.00	838.00
13. Special assessments Principal: 0.00 Interest: 0.00		0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$836.00	\$838.00



Online payments accepted at: www.co.polk.mn.us

Bill#: 160364
Owner Name: DALE JIM R II

Property ID Number: 28.00281.00

Taxpayer:
JIM R DALE II
13379 430TH ST SW
FERTILE MN 56540



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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.

Property Description:

Acres: 40
Section 34 Township 147 Range 044
NW4 NE4

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2019	2020
Step 1	Estimated Market Value:	99,300	93,100
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	New Improvements/ Expired Exclusions:		
	Taxable Market Value:	93,900	87,700
Property Classification:		Ag Non-Hstd Exempt	Ag Non-Hstd Exempt
PROPOSED TAX			
Step 2	<i>Did not include special assessments or referenda approved by the voters at the November election Sent in November 2019</i>		\$704.00
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:	5/15/2020	\$345.00
	Second half taxes due:	11/16/2020	\$345.00
	Total Taxes Due in 2020:		\$690.00

Tax Detail for Your Property:

Taxes Payable Year:		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	776.48	731.18
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	38.48	41.18
B. Other Credits	0.00	0.00	
5. Property taxes after credits		738.00	690.00
Property Tax by Jurisdiction	6. County POLK COUNTY	431.29	407.75
	7. City or Town TOWN OF GARFIELD	150.28	154.55
	8. State General Tax	0.00	0.00
	9. School District ISD 599 FERTILE-BELTRAMI		
	A. Voter Approved Levies	0.00	0.00
	B. Other Local Levies	88.49	73.56
	10. Special Taxing Districts		
	A.	0.00	0.00
	B. Watershed	61.12	48.02
	C. NW HRA	4.83	4.26
	D. NWRDC	1.99	1.86
	E. Ambulance	0.00	0.00
F. Other Special Tax Dists	0.00	0.00	
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		738.00	690.00
13. Special assessments Principal: 0.00 Interest: 0.00		0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		738.00	690.00



Abbreviated 156 Farm Records

Polk County, MN

FARM: 10647

Prepared: 6/24/20 4:48 PM

Crop Year: 2020

Page: 1 of 3

Minnesota U.S. Department of Agriculture
 Norman Farm Service Agency

Report ID: FSA-156EZ **Abbreviated 156 Farm Record**

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

Operator Name: R-LE COMPANY INC Farm Identifier: 2020INTRANSfromEASTPOLK

Farms Associated with Operator: 10649

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
584.86	458.02	458.02	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	458.02	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	117.54	45	0.0	0
CORN	173.93	108	0.0	
SOYBEANS	135.24	31	0.0	
BARLEY	6.28	52	0.0	
Total Base Acres:	432.99			

Tract Number: 8206 Description SW4SW4-26;S2SE4-27;NW4NE4-34 GARFIELD-E POLK

FSA Physical Location: East Polk, MN ANSI Physical Location: Polk, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
151.44	134.26	134.26	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	134.26	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	49.5	41	0.0
CORN	49.49	70	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	31.4	29	0.0
Total Base Acres:	130.39		

Owners: DALE, JAMES R II

Other Producers: None

Tract Number: 8207 Description N2NW4,SE4NW4-25 GARFIELD-E POLK

FSA Physical Location: East Polk, MN ANSI Physical Location: Polk, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
122.29	76.81	76.81	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	76.81	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	46.3	41	0.0
CORN	30.31	70	0.0

Total Base Acres: 76.61

Owners: DALE, JAMES R II

Other Producers: None





Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money 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, BUYERS 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 deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS 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. Minnesota 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 state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes: _____

7. South Dakota Taxes: _____

8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

9. Closing of the sale is to be on or before _____ Possession will be at closing.

10. 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.

11. 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 Buyer's Prospectus or any announcements made at auction.

12. 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.

13: Any other conditions: _____

14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

Polk County, MN **Tuesday, August 4 | 10AM** ²⁰²⁰



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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

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