LAND AUCTION

LAND LOCATION: From Lancaster, WI, 5 miles west on WI-35/WI-81, 2.5 miles south on Five Points Rd. Land is located on the west side of the road.

AUCTIONEER’S NOTE: Not too often do properties as unique as this grace the marketplace. The land consists of 117± acres of tillable farm ground, and 80± acres wooded/pasture along with 2 grain bins, 5,000± bu. & 7,500± bu., and a 20’x30’ shed. An outdoorsman’s dream property includes prime hunting and fishing with Grant River frontage. Improved gravel road meandering through the land. Beautiful spot to build your dream home or weekend getaway. Complete with a large rock waterfall. Must see to believe all the opportunity this auction has to offer!

197 ± acres

Contact Steffes Group at 320.693.9371, Shelly Weinzetl 763.300.5055, or Randy Kath 701.429.8894

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

Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer’s fee auction. Registered Wisconsin Auctioneer

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 on Monday, October 5, 2020 and will end at 1PM Tuesday, October 13, 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, November 13, 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 Fee 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 and Without Any Warranties or Representations, Expressed or Implied.
• The Property Will Be Sold Upon Seller Confirmation.

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.

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.

2020 Rent/Income Remains with Seller

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.
Soil Maps Lines Approximate

Grant County, WI

State: Wisconsin
County: Grant
Location: 27-4N-4W
Township: Beetown
Acres: 197
Date: 8/19/2020

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>Non-Irr Class Legend</th>
<th>Non-Irr Class c</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ar</td>
<td>Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded</td>
<td>89.89</td>
<td>45.6%</td>
<td>IIw</td>
<td></td>
</tr>
<tr>
<td>FaC2</td>
<td>Fayette silt loam, 6 to 12 percent slopes, moderately eroded</td>
<td>38.19</td>
<td>19.4%</td>
<td>Ille</td>
<td></td>
</tr>
<tr>
<td>FaE2</td>
<td>Fayette silt loam, 18 to 35 percent slopes, moderately eroded</td>
<td>14.97</td>
<td>7.6%</td>
<td>Vle</td>
<td></td>
</tr>
<tr>
<td>SoE2</td>
<td>Sogn silt loam, 15 to 20 percent slopes, moderately eroded</td>
<td>13.51</td>
<td>6.9%</td>
<td>VlIs</td>
<td></td>
</tr>
<tr>
<td>1195F</td>
<td>Elkmound-Northfield complex, 30 to 60 percent slopes, very rocky</td>
<td>10.53</td>
<td>5.3%</td>
<td>VlIs</td>
<td></td>
</tr>
<tr>
<td>1130F</td>
<td>Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes</td>
<td>8.57</td>
<td>4.4%</td>
<td>VlIs</td>
<td></td>
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<tr>
<td>ChB</td>
<td>Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes</td>
<td>6.17</td>
<td>3.1%</td>
<td>IIw</td>
<td></td>
</tr>
<tr>
<td>194E2</td>
<td>Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded</td>
<td>3.85</td>
<td>2.0%</td>
<td>Vle</td>
<td></td>
</tr>
<tr>
<td>W</td>
<td>Water</td>
<td>3.55</td>
<td>1.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FvE2</td>
<td>Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded</td>
<td>3.52</td>
<td>1.8%</td>
<td>Vle</td>
<td></td>
</tr>
<tr>
<td>ChC</td>
<td>Chaseburg silt loam, 6 to 15 percent slopes</td>
<td>2.16</td>
<td>1.1%</td>
<td>Ille</td>
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<tr>
<td>175D2</td>
<td>Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded</td>
<td>0.09</td>
<td>0.0%</td>
<td>IVe</td>
<td></td>
</tr>
</tbody>
</table>

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.
STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF BEITOWN
GRANT COUNTY

PROPERTY ADDRESS:

Assessed Value Land: $6,600
Ass'd. Value Improvements: $5,600
Total Assesed Value: $12,200

Est. Fair Mkt. Land: 0
Est. Fair Mkt. Improvements: 0
Total Est. Fair Mkt.: 0

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.

TAXING JURISDICTION:

State of Wisconsin
Grant County
Town of Beitown
Sw Technical College
Lancaster School Dist

Total: 914,877 995,494 95.87 113.46 18.3%

First Dollar Credit
Lottery & Gaming Credit
Net Property Tax

Make Check Payable to:

Beitown Treasurer
Susan Mumm
8462 Classtown Rd
Lancaster, WI 53813
608-794-2666

And Second Installment Payment Payable To

Grant County Treasurer
Chris Fastlick
111 S Jefferson St, P.O. Box 430
Lancaster, WI 53813-0430

Full Payment Due On or Before January 31, 2020
$113.46

Or First Installment Due On or Before January 31, 2020
$56.73

And Second Installment Due On or Before July 31, 2020
$56.73

For Treasurer's Use Only

Payment

Balance

Date

TOTAL DUE: $113.46

Warning: If not paid by due date, installment option is lost and total tax is subject to interest and other charges. Failure to pay on time. See reverse.

Print Date: 8/11/2020

q 1: 4,514
STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF BEITOWN
GRANT COUNTY

KURT M SNIDER
7699 FIVE POINTS RD
LANCASTER WI 53813

BILl NUMBER: 143581

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.

- Be sure this description covers your property. This description is
for property tax bill only and may not be a full legal description.

property tax bill only and may not be a full legal description.

NOTE: This document is not a legal survey nor is it intended to be used as such.

Assessed Value Land

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Parcel #:</th>
<th>Net Assessed Value Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>9,400</td>
<td>002-00604-0000</td>
<td>0.020261176</td>
</tr>
</tbody>
</table>

Ave. Assmt. Ratio

Total Assessed Value

Net Assessed Value Rate

Ass'd. Value Improvements

Total Assessed Value

A. See Reverse, Use Value Assessment

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE OF WISCONSIN</td>
<td>60,484</td>
<td>63,922</td>
<td>36.45</td>
<td>39.06</td>
<td>7.2%</td>
</tr>
<tr>
<td>TOWN OF BEITOWN</td>
<td>206,487</td>
<td>222,110</td>
<td>47.58</td>
<td>67.26</td>
<td>41.4%</td>
</tr>
<tr>
<td>EW TECHNICAL COLLEGE</td>
<td>62,740</td>
<td>64,378</td>
<td>10.87</td>
<td>11.37</td>
<td>4.6%</td>
</tr>
<tr>
<td>LANCASTER SCHOOL DIST</td>
<td>585,166</td>
<td>644,684</td>
<td>63.72</td>
<td>72.77</td>
<td>14.2%</td>
</tr>
</tbody>
</table>

Total

914,877

First Dollar Credit

Net Property Tax

Lobby & Gaming Credit

Net Property Tax

190.46

190.46

190.46

190.46

Make Check Payable To:

BEITOWN TREASURER
SUSAN MUNK
8462 SABTOWN RD
LANCASTER WI 53813
608-794-2366

And Second Installment Payment Payable To

GRANT COUNTY TREASURER
CARRIE EASTLICK
111 S JEFFERSON ST, PO BOX 430
LANCASTER WI 53813-0430

Full Payment Due On or Before January 31, 2020

Or First Installment Due On or Before January 31, 2020

And Second Installment Due On or Before July 31, 2020

For Treasurers Use Only

Payment

Balance

Date

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2020

$190.46

Failure to pay on time. See reverse.

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, Penalty.
STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF BEETOWN
GRANT COUNTY

KURT M SNIDER
7868 FIVE POINTS RD
LANCASTER WI 53813

BIL NUMBER: 143583

IMPORTANT: · Correspondence should refer to parcel number.
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

795276 663146 631/610

ACRES: 40.000
SEC 27, T 04 N, R 04 W, NE¼ of SE¼
SEC.27-T4N-R4W NE 1/4 SE 1/4 (#2-15) (P-21)

Assessed Value Land: 24,500
Ass'd. Value Improvements: 7,500
Total Assessed Value: 32,000
Ave. Assmt. Ratio: 1.0005

Net Assessed Value Rate
(Does NOT reflect credits): 0.020261176

Est. Fair Mkt. Land: 795276 663146 631/610
Est. Fair Mkt. Improvements: 663146 631/610
Total Est. Fair Mkt.: 663146 631/610

See Reverse, Use Value Assessment

A Star in this box means Unpaid Prior Year Taxes

Make Check Payable to:
BEETOWN TREASURER
SUSAN MUMM
8462 SLABTOWN RD
LANCASTER WI 53813
608-794-2666

And Second Installment Payment Payable To
GRANT COUNTY TREASURER
CARRIE EASTLICK
111 S JEFFERSON ST, PO BOX 430
LANCASTER WI 53813-0430

Full Payment Due On or Before January 31, 2020
$579.48

Or First Installment Due On or Before January 31, 2020
$289.74

And Second Installment Due On or Before July 31, 2020
$289.74

FOR TREASURERS USE ONLY

PAYMENT

BALANCE

DATE

TOTAL DUE

FOR FULL PAYMENT
Pay By January 31, 2020
$579.48

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
**STATE OF WISCONSIN**
**REAL ESTATE PROPERTY TAX BILL FOR 2019**
**TOWN OF BEETOWN**
**GRANT COUNTY**

**SNIDER, KURT M**
7868 FIVE POINTS RD
LANCASTER WI 53813

**Property Address:**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE OF WISCONSIN</td>
<td>60,484</td>
<td>63,922</td>
<td>21.23</td>
<td>22.02</td>
<td>3.7%</td>
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<tr>
<td>TOWN OF BEETOWN</td>
<td>206,487</td>
<td>222,110</td>
<td>27.71</td>
<td>37.93</td>
<td>36.9%</td>
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<tr>
<td>SW TECHNICAL COLLEGE</td>
<td>62,740</td>
<td>64,978</td>
<td>6.33</td>
<td>6.41</td>
<td>1.3%</td>
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<tr>
<td>LANCASTER SCHOOL DIST</td>
<td>585,166</td>
<td>644,484</td>
<td>37.12</td>
<td>41.03</td>
<td>10.5%</td>
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<tr>
<td><strong>Total</strong></td>
<td>914,877</td>
<td>995,494</td>
<td>92.39</td>
<td>107.39</td>
<td>16.2%</td>
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</table>

**Net Property Tax**

Full Payment Due On or Before January 31, 2020

Or First Installment Due On or Before January 31, 2020

 net Property Tax

And Second Installment Due On or Before July 31, 2020

For Treasurers Use Only

<table>
<thead>
<tr>
<th>Make Check Payable To:</th>
<th>Full Payment Due On or Before January 31, 2020</th>
<th>$107.39</th>
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</thead>
<tbody>
<tr>
<td>BEETOWN TREASURER</td>
<td>Or First Installment Due On or Before January 31, 2020</td>
<td>$53.70</td>
</tr>
<tr>
<td>SUSAN MUMM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8462 SLABTOWN RD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LANCASTER WI 53813</td>
<td></td>
<td></td>
</tr>
<tr>
<td>608-794-2666</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Pay By January 31, 2020

$107.39

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF BEETOWN
GRANT COUNTY

KURT M SNIDER
7868 FIVE POINTS RD
LANCASTER WI 53813

Property Address:
Parcels #:
Assessed Value Land 8,200
Ass'd. Value Improvements 8,200
Total Assesed Value 8,200

Est. Fair Mkt. Land
Est. Fair Mkt. Improvements
Total Est. Fair Mkt.
See Reverse, Use Value Assessment

Taxing Jurisdiction

STATE OF WISCONSIN
GRANT COUNTY
TOWN OF BEETOWN
SW TECHNICAL COLLEGE
LANCASTER SCHOOL DIST

2018 2019

Allocated Tax Dist. 2018 Net Tax 2019 Net Tax % Tax Change

60,484 32.05 0.00 6.3%
206,487 41.83 58.68 40.3%
62,740 9.55 9.92 3.9%
585,166 56.02 63.48 13.3%

Total 914,877 995,494 139.45 166.15 19.1%

First Dollar Credit
Lottery & Gaming Credit
Net Property Tax

Full Payment Due On or Before January 31, 2020
$166.15
Or First Installment Due On or Before January 31, 2020
$83.08

And Second Installment Due On or Before July 31, 2020
$0.07

FOR TREASURERS USE ONLY

PAYMENT
BALANCE
DATE

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2020
$166.15

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
Abbreviated 156 Farm Record
Grant County, WI

Wisconsin
Grant
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency

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
SNIDER, KURT MICHAEL

Farms Associated with Operator:
867, 868, 5698, 6116, 8165, 8166, 8845, 9758, 10136

ARC/PLC G/MF Eligibility: Eligible

CRP Contract Number(s): None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
<th>Farm Status</th>
<th>Number of Tracts</th>
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<td>Active</td>
<td>1</td>
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State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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<tbody>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>157.6</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

ARC/PLC

PLC
CORN, SOYBEAN

ARC-CO
NONE

ARC-IC
NONE

PLC-Default
NONE

ARC-CO-Default
NONE

ARC-IC-Default
NONE

Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
---|--------------|-----------|-----------------------|
CORN| 125.1        | 120       | 0.0                   |
SOYBEANS| 8.7        | 41        | 0.0                   |

Total Base Acres: 133.8

Tract Number: 8778
Description: EAST BEETOWN S28NW S27SE

FSA Physical Location: Grant, WI
ANSI Physical Location: Grant, WI

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>EWP</th>
<th>CRP Cropland</th>
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<tr>
<td>311.45</td>
<td>157.6</td>
<td>157.6</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
<table>
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<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>157.6</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
---|--------------|-----------|-----------------------|
CORN| 125.1        | 120       | 0.0                   |
SOYBEANS| 8.7        | 41        | 0.0                   |

Total Base Acres: 133.8

Owners: SNIDER, KURT MICHAEL
REPORT OF COMMODITIES

FARM SUMMARY

KURT M SNIDER
865 FIVE POINTS RD
ANCASTER, WI 53813-9717

Crop/ Commodity
Variety/ Type
AGM
COM
SOYBN

Crop/ Commodity
Variety/ Type
ALFAL
CORN
TEFF
GRASS

Planting Period
01

Grass
NAG
NA

Grass
GR

150.26

1 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, intended use, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives USDA representatives authorization to enter and inspect crops/commodities and land uses on the above identified farm. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator’s Signature

Date

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 718, 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/ farmor. Providing the requested information is voluntary. 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 0555-0175. 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.
EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: __________________________

Received of:

Whose address is:

SS# ___________________________ Phone ___________________________

This property the undersigned has this day sold to the BUYER for the sum of: ____________________________ $ ____________________________

Earnest money hereafter received for: ____________________________ $ ____________________________

Balance to be paid as follows: ________________ $ ________________ ________________ $ ____________________________

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. If 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 assessed the deposit depositing SELLER’s deposits 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; 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 search the Buyer’s, (as abstract of title updated to current date, or an ALTA title insurance commitment for a true copy of the title insurance in the amount of the purchase price, Seller shall provide a good and marketable title, including easements, building and use restrictions, and reservations in federal patents and state deeds, existing liens, easements and public roads shall be deemed encumbrances or defects).

3. If the SELLER’s title is insurable and free of defects and cannot be made so within thirty (30) days after notice containing a written statement of defects is delivered to the SELLER, then the earnest money shall be refunded and all rights of the BUYER terminated except that the SELLER 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 shall not, for any reason, be liable to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held, less no other liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or preclude SELLER’s right to pursue any and all other remedies against BUYER, included, but not limited to specific performance. This is the essence of all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER’s agent make any representation or warranty whatever 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 payments due and payable in ________________ $ ________________. BUYER agrees to pay ________________ $ ________________ of the real estate taxes and installments due and payable in ________________ $ ________________ SELLER warrant taxes for ________________ $ ________________. 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 to be conveyed by deed free and clear of any encumbrances except in special assessments, existing easements, reservations and restrictions of record.

8. Closing of the sale to be on __________ at __________, 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, sewage, septic, and water and sewer, 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, constitute 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 and amendments thereto.

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 warranties as to mineral rights, total acreage, tillable acreage or boundary location.

12. Any other condition:

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

Buyer: ____________________________

Seller: ____________________________

Steffes Group, Inc.

SteffesGroup.com

Drafted By: Saul Ewing, Arnstein & Lehr LLP

WI Rev 4-18
GRANT COUNTY
WISCONSIN
TUESDAY, OCTOBER 13
2020

TIMED ONLINE
LAND AUCTION

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
614.423.1947 | Mason City, IA 50401

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

SteffesGroup.com