

STEVENS COUNTY
MINNESOTA

OPENS: MONDAY, AUGUST 31ST
CLOSES: WEDNESDAY, SEPTEMBER 9 | 1PM 2020



Built on Trust.

REAL ESTATE

AUCTION

Timed Online



Two Luxury Town Homes – Buy One or Both! Prime Rental/Investment Opportunity.



PROPERTY 1

Location: 11 E 3rd St., Morris, MN 56267

Location: 13 E 3rd St., Morris, MN 56267



PROPERTY 2

INSPECTION DATE:
Thursday, August 27th
6PM-7PM or by
appointment

AUCTIONEER'S NOTE: Two luxury town homes – prime rental/investment opportunity. One level living, handicap accessible. Buy one or both! One unit is currently vacant and the other has a long-term month to month tenant. Great income potential for investors. Both homes are quality built, 1,684 sq. ft., 2 large bedrooms, 3 bathrooms, plus a sun porch. All appliances, washer and dryer included. Attached 20'x30' garage and 12'x14' basement for utilities & storage.



Contact Shelly Weinzettl at Steffes Group, 320.693.9371 or 763.300.5055

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

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, August 31 and will end at 1PM Wednesday, September 9, 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, October 9, 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.**

CATALOG ORDER

EXTENDED

#1 Cavalier County, ND Land Auction - 153.24± Acres


Description: NW ¼ Section 5-163-57


Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47 

 00:04:00

US \$125,000.00 (2 bids)



[More Photos](#)

EXTENDED

#2 Cavalier County, ND Land Auction - 150.44± Acres


Description: NE ¼ Section 5-163-57


Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes ('15): \$959.68 

 00:04:00

US \$100,000.00 (1 bids)



[More Photos](#)

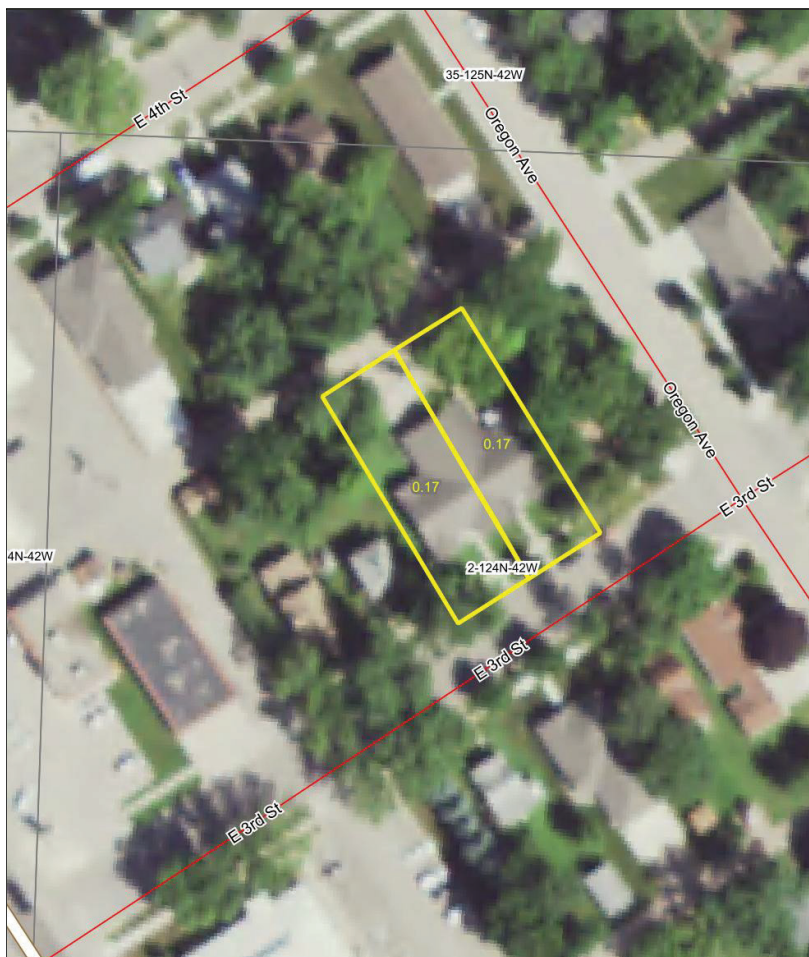
This is an AUCTION! To the Highest Bidder.

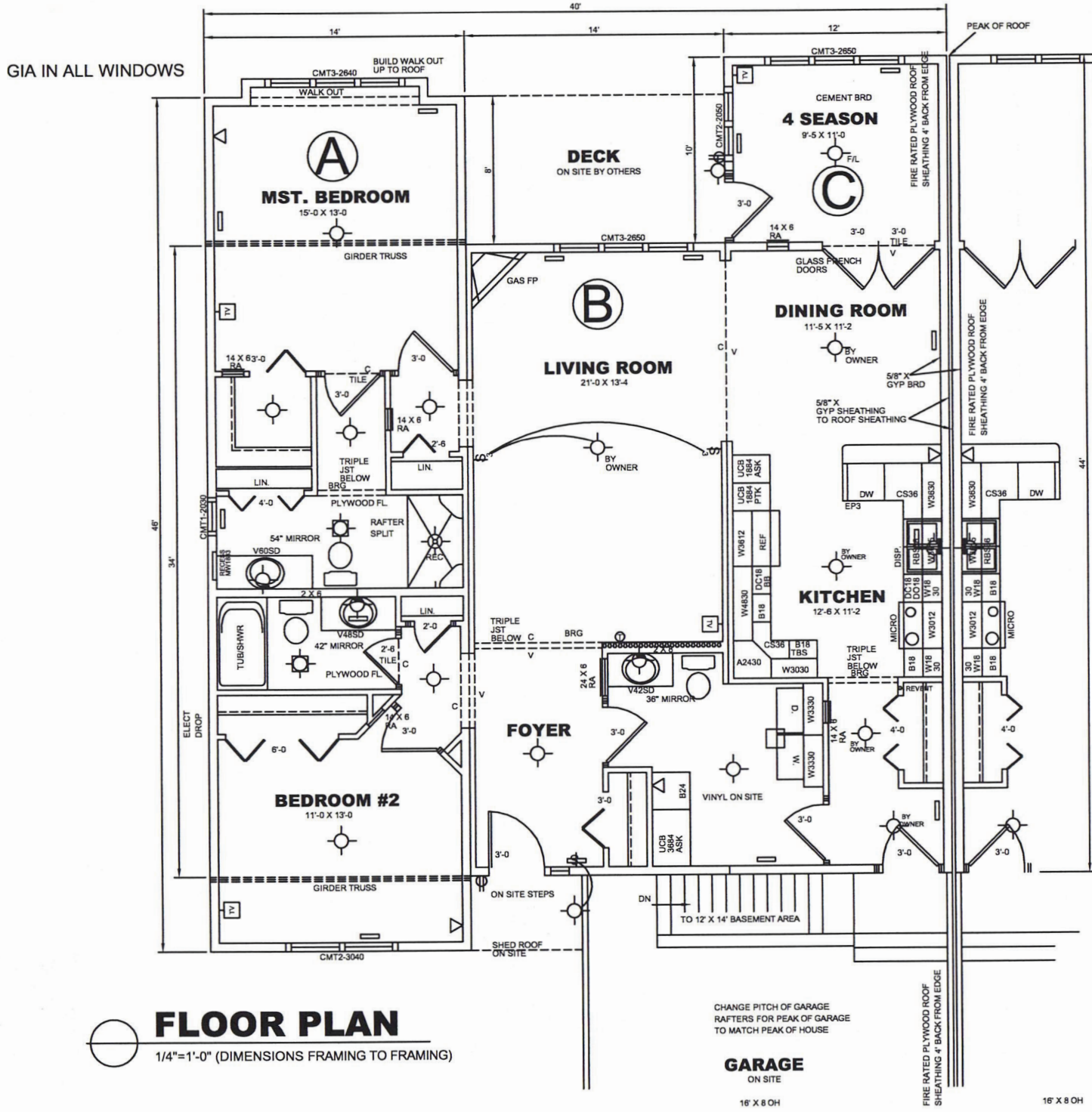
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

NOTES:





MIRROR IMAGE

NOTES:

1648 SQ. FT.
8/12 PITCH HOUSE
5/12 PITCH GARAGE

COPYRIGHT 2003
DYNAMIC HOMES, LLC
ALL RIGHTS RESERVED

NOTE:
REPRODUCTIONS
OF PLANS MAY
OR MAY NOT BE
TO SCALE.
DO NOT SCALE
FROM PLANS.

NO.	DESCRIPTION	DATE
12-29-05		
12-22-05		


REVISIONS

PROJECT TITLE:
CARLSON HOMES

DUPLX

M200514

MODEL NO.
W17094



DYNAMIC HOMES LLC
525 ROOSEVELT P.O. BOX 1137
DETROIT LAKES MINNESOTA 56502 (218) 847-2811

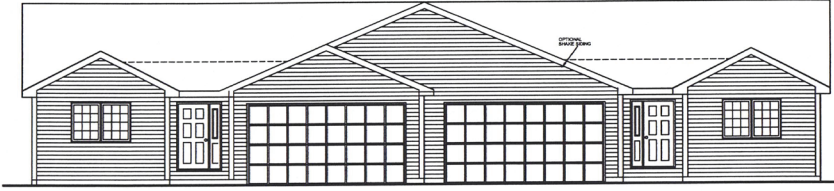
PLAN DATE:

SHEET TITLE:

DRAWN BY: LS **DATE:** 9-8-05

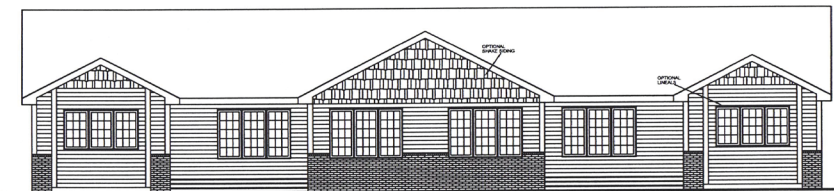
CHECKED BY: **DATE:**

SHEET **OF**



W17094 **REAR ELEVATION** **W17096**

NO SCALE



W17096 **FRONT ELEVATION** **W17094**

NO SCALE

NOTES:

COPYRIGHT 2003
DYNAMIC HOMES, LLC
ALL RIGHTS RESERVED

NOTE:
REPRODUCTIONS
OF PLANS MAY
OR MAY NOT BE
TO SCALE.
DO NOT SCALE
FROM PLANS.

NO.	DESCRIPTION	DATE
12-29-05		
12-22-05		


REVISIONS

PROJECT TITLE:
CARLSON HOMES

DUPLX

M200514

W17094



DYNAMIC HOMES LLC
525 ROOSEVELT P.O. BOX 1137
DETROIT LAKES MINNESOTA 56502 (218) 847-2811

PLAN DATE:

SHEET TITLE:

DRAWN BY: LS **DATE:** 9-8-05

CHECKED BY: **DATE:**

SHEET **OF**

Property 1

Location: 11 E 3rd St., Morris, MN 56267 / Morris City Township / P.I.D.#: 20-0757-000 / 2020 Taxes: \$2,734
Morris Area school district #2769

Home Features

- 1,684 sq., ft
- 2 bedrooms
- 2.5 bathrooms
- Oak cabinets and woodwork throughout
- Six-panel oak doors in honey stain
- Spacious living room w/natural gas corner fireplace
- Master bedroom w/walk-in closet, large master bath w/ceramic tile floor, cultured marble vanity
- Half bath in fully equipped laundry room includes washer and dryer & convenient storage cabinets
- Dual heat, electric & natural gas, wired for off peak rates
- 80 gal. electric Lifetime water header, wired for off peak rates
- Includes garbage disposal, stove, refrigerator, dishwasher, microwave range hood
- 12'x14' basement for utilities w/garage stair access, balance of house has 4' insulated crawl space w/concrete floor
- 20'x30' garage w/opener
- Four season sun porch w/French doors
- Maintenance free deck
- Exterior cement board siding, 30 yr. Timberline shingles

View Home Inspection Report at SteffesGroup.com



Property 2

Location: 13 E 3rd St., Morris, MN 56267 / Morris City Township / P.I.D.#: 20-0756-000 / 2020 Taxes: \$2,750
Morris Area school district #2769

Home Features

- 1,684 sq., ft
- 2 bedrooms
- 2.5 bathrooms, ceramic tiled
- Maple cabinets with cherry stain & woodwork throughout
- Six-panel pine doors in cherry stain
- Spacious living room w/natural gas corner fireplace
- Master bedroom w/walk-in closet, large master bath w/ceramic tile floor, cultured marble vanity
- Half bath in fully equipped laundry room includes washer and dryer & convenient storage cabinets
- Dual heat, electric & natural gas, wired for off peak rates
- 80 gal. electric Lifetime water header, wired for off peak rates
- Includes garbage disposal, stove, refrigerator, dishwasher, microwave range hood
- 12'x14' basement for utilities w/garage stair access, balance of house has 4' insulated crawl space w/concrete floor
- 20'x30' garage w/opener
- Four season sun porch w/French doors
- Maintenance free deck
- Exterior is Cement board siding, 30 yr. Timberline shingles

View Home Inspection Report at SteffesGroup.com



This property has a long term renter.
Month-to-month lease in place



Property Tax Statement

Stevens County, MN

STEPHANIE BUSS
STEVENS COUNTY AUDITOR/TREASURER
 400 COLORADO AVE., SUITE 303
 MORRIS, MN 56267
 320-208-6567
 www.co.stevens.mn.us



MORRIS CITY

PRCL# 20-0757-000 RCPT# 5190
 TC 1.737 1.804

Property ID Number: 20-0757-000
 Property Description: BK 12 LT 3 MORRIS 1ST ADD'N BK 84;
 PG 3

11 E 3RD ST

OUT WEST HOLDINGS, LLC
 5145 INDUSTRIAL ST, SUITE 103
 MAPLE PLAIN MN 55359

13369-T

		Values and Classification	
		2019	2020
Step 1	Estimated Market Value:	173.700	180.400
	Homestead Exclusion:		
	Taxable Market Value:	173.700	180.400
	New Improve/Expired Excls:		
Propertv Class:		RES NON-HSTD	RES NON-HSTD
Sent in March 2019			
Step 2	Proposed Tax		2,648.00
* Does Not Include Special Assessments			
Sent in November 2019			
Step 3	Property Tax Statement		
First half Taxes:			1,367.00
Second half Taxes:			1,367.00
Total Taxes Due in 2020			2,734.00



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

180,400 Taxes Payable Year: 2019 2020

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00	
Property Tax and Credits			
3. Property taxes before credits		2,583.00	2,654.00
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax00	.00
5. Property taxes after credits		2,583.00	2,654.00
Property Tax by Jurisdiction			
6. County		635.67	667.26
7. City or Town		983.72	1,013.97
8. State General Tax00	.00
9. School District: 2769			
A. Voter approved levies		628.69	568.27
B. Other local levies		309.63	378.02
10. Special Taxing Districts:			
A. HRA STEVENS COUNTY		25.29	26.48
B.			
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,583.00	2,654.00
Special Assessments on Your Property			
13. A. 82020 SOLID WASTE 2020			80.00
B.			
PRIN 80.00 C.			
INT D.			
TOT 80.00 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,648.00	2,734.00

2 2nd Half Pay Stub **2020** DETACH AND RETURN THIS STUB WITH YOUR 2ND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half Pay Stub **2020** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 20-0757-000
 RES NON-HSTD

RCPT# 5190

PRCL# 20-0757-000
 RES NON-HSTD

RCPT# 5190

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
OCTOBER 15, 2020	2ND HALF TAX	1,367.00	2,734.00
	PENALTY		1,367.00
	TOTAL		TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

STEPHANIE BUSS
STEVENS COUNTY AUDITOR/TREASURER
 400 COLORADO AVE., SUITE 303
 MORRIS, MN 56267
 320-208-6567
 www.co.stevens.mn.us



PRCL# 20-0756-000 RCPT# 5189
 TC 1,747 1,815

MORRIS CITY

Property ID Number: 20-0756-000
 Property Description: BK 12 LT 2 MORRIS 1ST ADD'N

13 E 3RD ST

OUT WEST HOLDINGS, LLC
 5145 INDUSTRIAL ST, SUITE 103
 MAPLE PLAIN MN 55359

13369-T

Values and Classification		
Taxes Payable Year		
	2019	2020
Step 1	Estimated Market Value: 174,700 181,500	
	Homestead Exclusion:	
	Taxable Market Value: 174,700 181,500	
	New Improve/Expired Excls:	
	Property Class: RES NON-HSTD RES NON-HSTD	
	Sent in March 2019	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 2,664.00	
	Sent in November 2019	
Step 3	Property Tax Statement	
	First half Taxes:	1,375.00
	Second half Taxes:	1,375.00
	Total Taxes Due in 2020	2,750.00



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

181,500 Taxes Payable Year: 2019 2020

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00	
Property Tax and Credits			
3. Property taxes before credits	2,599.00		2,670.00
4. A. Agricultural and rural land tax credits	.00		.00
B. Other credits to reduce your property tax	.00		.00
5. Property taxes after credits	2,599.00		2,670.00
Property Tax by Jurisdiction			
6. County	640.45		671.14
7. City or Town	989.38		1,020.16
8. State General Tax	.00		.00
9. School District: 2769			
A. Voter approved levies	632.32		571.72
B. Other local levies	311.41		380.34
10. Special Taxing Districts:			
A. HRA STEVENS COUNTY	25.44		26.64
B.			
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	2,599.00		2,670.00
Special Assessments on Your Property			
13. A. 82020 SOLID WASTE 2020			80.00
B.			
PRIN 80.00 C.			
INT D.			
TOT 80.00 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,664.00		2,750.00

2 2nd Half Pay Stub 2020 DETACH AND RETURN THIS STUB WITH YOUR 2ND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half Pay Stub 2020 DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 20-0756-000 RCPT# 5189
 RES NON-HSTD

PRCL# 20-0756-000 RCPT# 5189
 RES NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
OCTOBER 15, 2020	2ND HALF TAX	1,375.00	2,750.00
	PENALTY		1,375.00
	TOTAL		
		MAY 15, 2020	
		1ST HALF TAX	
		PENALTY	
		TOTAL	

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

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 receipted 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...
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...
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice...
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments...
5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installments 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 warrant 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.
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.
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



REAL ESTATE
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