

WRIGHT COUNTY
MINNESOTA

OPENS: WEDNESDAY, NOVEMBER 11
CLOSES: FRIDAY, NOVEMBER 20 | 10AM 2020

FARMLAND, HOBBY FARM/BUILDING SITE,
AND GRAIN BIN FACILITY



Built on Trust.

AUCTION

Timed Online



80±
acres
Selling in 3 tracts.

AUCTIONEER'S NOTE: Greg & Judy are retiring and have decided to sell their bin site, land & equipment.
Tract 1 – Grain Bin Facility – 1.74± Acres
Tract 2 – Farmland - 76.61± Acres
Tract 3 – Hobby Farm/Building Site – 3.3± Acres



For a detailed Buyer's Prospectus with complete terms and conditions, contact Steffes Group at 320.693.9371, Randy Kath 701.429.8894

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

TERMS: 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 premium auction. Randy Kath MN47-007, Scott Steffes MN14-51.

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 **Wednesday, November 11 and will end at 10AM Friday, November 20, 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 Monday, December 21, 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 paid by the 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.

- 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

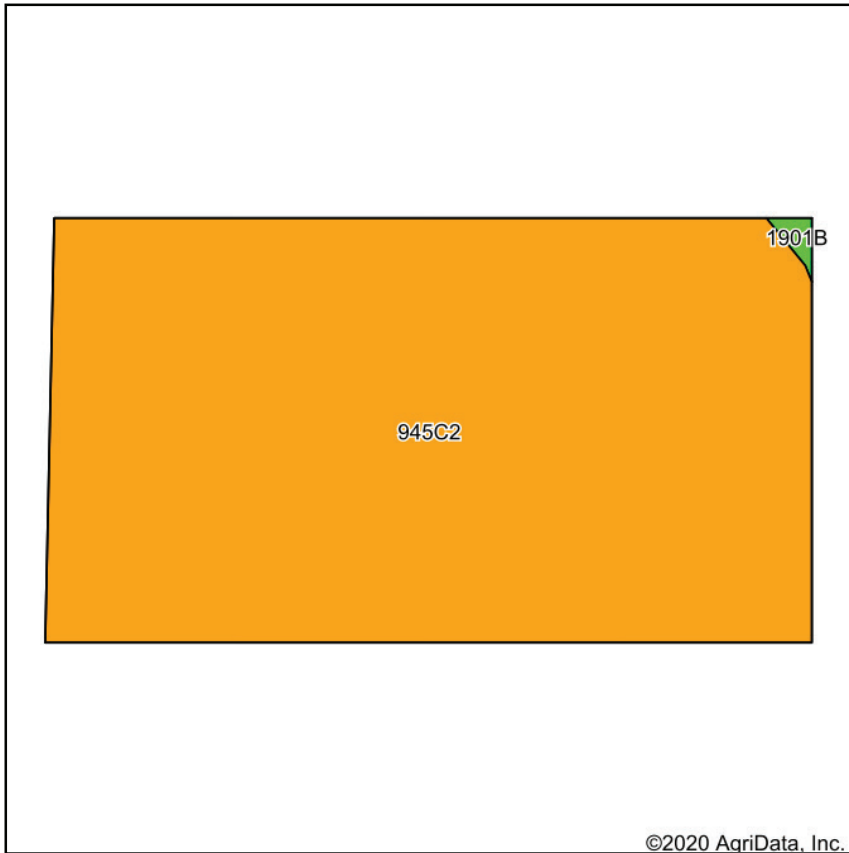
- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Tract 1 – Grain Bin Facility – 1.74± Acres

Location: From Howard Lake, MN, 1/2 mile west on US Hwy 12, 1 mile south on Keats Ave. SW, 1/2 mile east on 70th St. SW, 1/4 mile south on Jellison Ave. SW. Grain bin facility is located on west side of road.

Victor Township / P.I.D #: 219-000-092400 (That part of, new legal and P.I.D. # to be assigned for bin site and new legal to be assigned for land. See survey) / **Description:** Sect-09 Twp-118 Range-027 / **2020 Taxes:** \$1,734 (For entire land. New tax amount TBD)





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN171, Soil Area Version: 14						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
945C2	Lester-Storden complex, 6 to 10 percent slopes, moderately eroded	1.74	100.0%		IIIe	79
Weighted Average						79

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

Grain Facility

- 2 Bins
 - (1) 2016 42' diameter, 7 ring, 7.5 hp. centrifugal fan, full floor, power sweep, staircase ladder, extra roof vents
 - (1) 2016 21' diameter, 7 ring, 5 hp. centrifugal fan, full floor, power sweep, staircase ladder, extra roof vents
- 3 phase power





Robert J Hiivala
 WRIGHT COUNTY AUDITOR/TREASURER
 10 SECOND STREET N.W. ROOM 230
 BUFFALO, MN 55313-1194
 763-682-7572 or 763-682-7584
 www.co.wright.mn.us

Property ID#: R219-000-092400

Taxpayer ID Number: 279273
 GREGORY & JUDITH CHOCK TRUST
 1305 PULASKI RD
 BUFFALO MN 55313-2223

TAX STATEMENT				
2019		Values for Taxes Payable in		2020
VALUES & CLASSIFICATION <i>Sent in March 2019</i>				
		Taxes Payable Year:		
			2019	2020
Step 1	Estimated Market Value:		499,600	526,400
	Homestead Exclusion:			
	Taxable Market Value:		499,400	476,200
	New Improvements:			
	Expired Exclusions:			
Property Classification:			AG NHSTD	AG HMSTD
THIS PARCEL HAS DEFERRED GREEN ACRE TAXES				
PROPOSED TAX <i>Sent in November 2019</i>				
Step 2	Proposed Tax:			4,232.00
PROPERTY TAX STATEMENT				
Step 3	First-half Taxes:			867.00
	Second-half Taxes:			867.00
	Total Taxes Due in 2020:			1,734.00

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.

2020

Property Tax Statement

Property Address:
 7253 JELLISON AVE SW
 HOWARD LAKE MN 55349

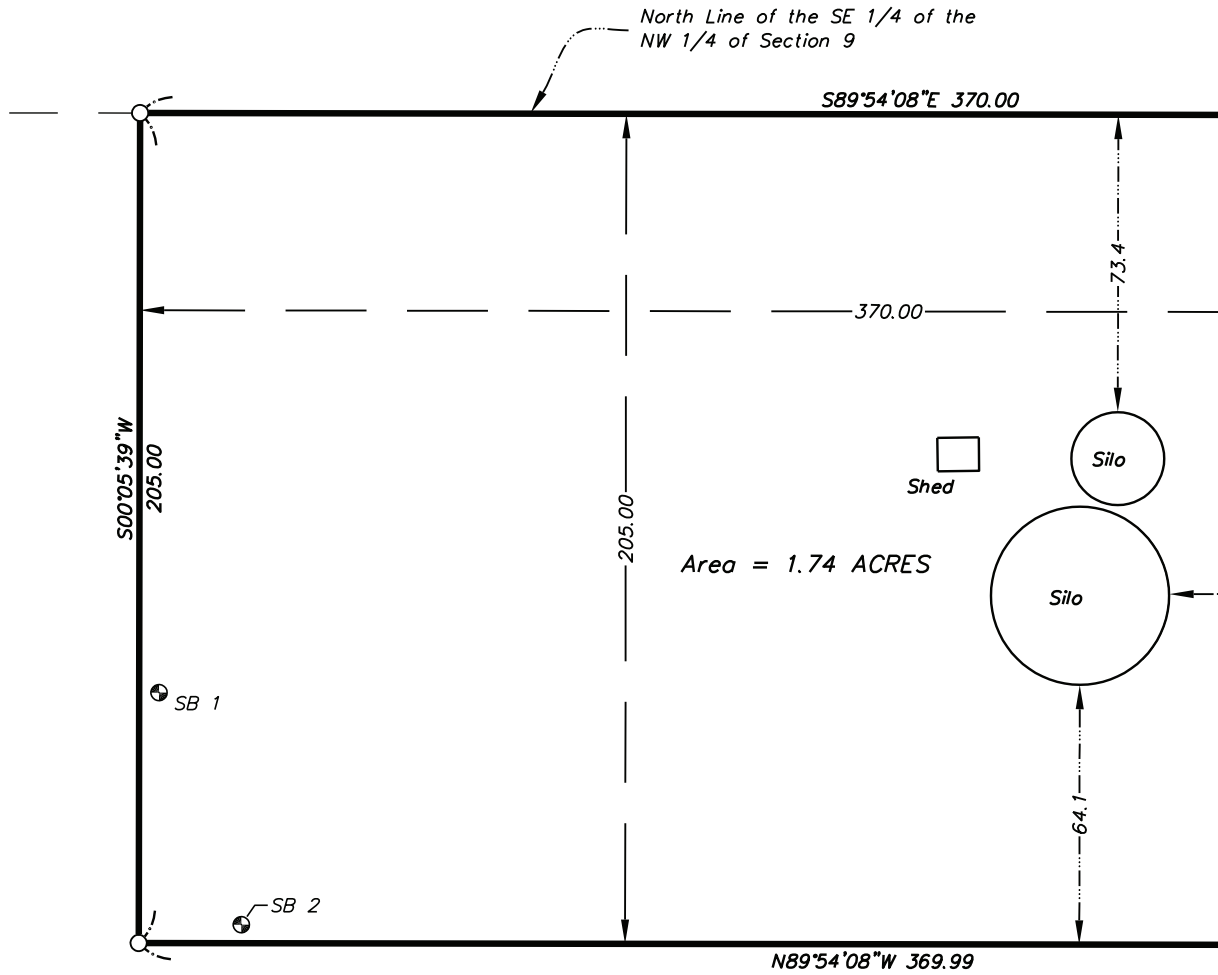
Property Description:
 Sect-09 Twp-118 Range-027 UNPLATTED
 LAND VICTOR TWP 78.35 AC S1/2 OF NW1/4

Special Assessment Breakdown:

FIRE DEPT	50920-0	106.00
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	2019	2020
<p>Taxes Payable Year</p> <p>1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/></p> <p>2. Use these amounts on Form M1PR to see if you are eligible for a special refund.</p>		
Tax and Credits		
3. Your property taxes before credits	5,084.14	2,453.70
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	594.14	825.70
B. Other credits		
5. Property taxes after credits	4,490.00	1,628.00
Property Tax Jurisdiction		
6. County	2,210.09	845.59
7. City or Town (TOWN OF VICTOR)	1,038.90	434.35
8. State General Tax		
9. School District (2687)		
A. Voter approved levies	875.49	197.75
B. Other local levies	365.52	150.31
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,490.00	1,628.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
Principal \$	106.00	
	102.00	106.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,592.00	1,734.00

Certificate of Accuracy



- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

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

Paul E. Otto
 Paul E. Otto
 License #40062 Date: 9/22/20

Requested By:

Greg Ch

Date:

9/17/20

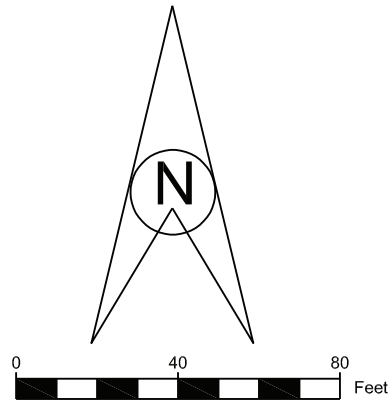
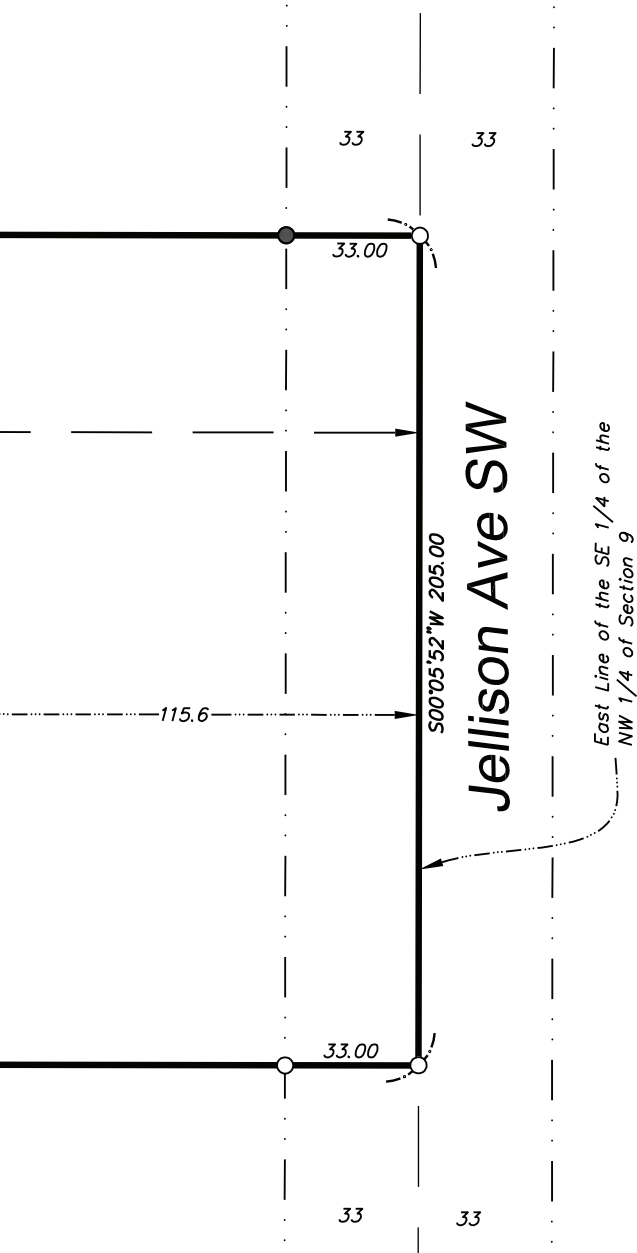
Drawn By:

PEO

Scale:

1"

of Survey



⊕ denotes Soil Boring-by others

PROPOSED PROPERTY DESCRIPTION:

The North 205.00 feet of the East 370.00 feet of the Southeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 27, Wright County, Minnesota.

<p>ock</p>	 <p>www.ottoassociates.com</p> <p>9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522</p>	<p>Revised:</p>
<p>=40'</p>	<p>Checked By: PEO</p>	<p>Project No. 20-0470</p>

Tract Layout





DEED RESTRICTION

PURSUANT TO §155.048(G) CHAPTER 155, TITLE XV, LAND USAGE, WRIGHT COUNTY CODE OF ORDINANCES THIS AGREEMENT, entered into this 28th day of September 2020, by **Gregory M. Chock, Trustee and Judith K. Chock, Trustee for The Trust Agreement of Gregory and Judith Chock dated May 11, 2016**, Record Fee Owner(s);

AGREEMENT: AS AND FOR THE GRANTING OF THE DIVISION DESCRIBED HEREIN PURSUANT TO §155.048(G), CHAPTER 155, TITLE XV, LAND USAGE, WRIGHT COUNTY CODE OF ORDINANCES, ACKNOWLEDGED HEREIN AS A GOOD AND VALUABLE CONSIDERATION, I (WE) CONSENT TO THE FILING OF THIS DEED RESTRICTION, AND UNDERSTAND THAT ITS EFFECT WILL BE TO LIMIT ANY FURTHER DIVISIONS, NEW RESIDENCES OR NON-AGRICULTURAL DEVELOPMENT WITHIN THE RESTRICTED PARCELS DESCRIBED HEREIN, EXCEPT AS MAY BE PERMITTED BY THE WRIGHT COUNTY CODE OF ORDINANCES AND ANY AMENDMENT THERETO. THIS RESTRICTION SHALL RUN WITH THE PROPERTY.

Legal description of restricted parcel: Tax Parcel #: 219-000-092400
The South Half of the Northwest Quarter of Section 9, Township 118, Range 27, Wright County, Minnesota, except tract described below.

Legal description of the division:
The North 205.00 feet of the East 370.00 feet of the Southeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 27, Wright County, Minnesota.

STATE OF MINNESOTA)
COUNTY OF WRIGHT) ss.

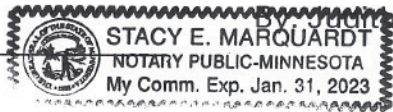
The foregoing instrument was acknowledged before me this 28th day of September, 2020, By: Gregory M. Chock, Trustee and Judith K. Chock, Trustee for The Trust Agreement of Gregory and Judith Chock dated May 11, 2016.

FEE OWNER(S) SIGNATURES:
For: The Trust Agreement of Gregory and Judith Chock dated May 11, 2016

Gregory M. Chock
By: Gregory M. Chock, Trustee

Judith K. Chock

Stacy E. Marquardt
Signature of Notary Public



By: Judith K. Chock, Trustee

There is (1) one residential building entitlement on the remainder of the restricted parcel pursuant to Section 155.048(G).

Approved for recording by _____ Date _____
Zoning Administrator

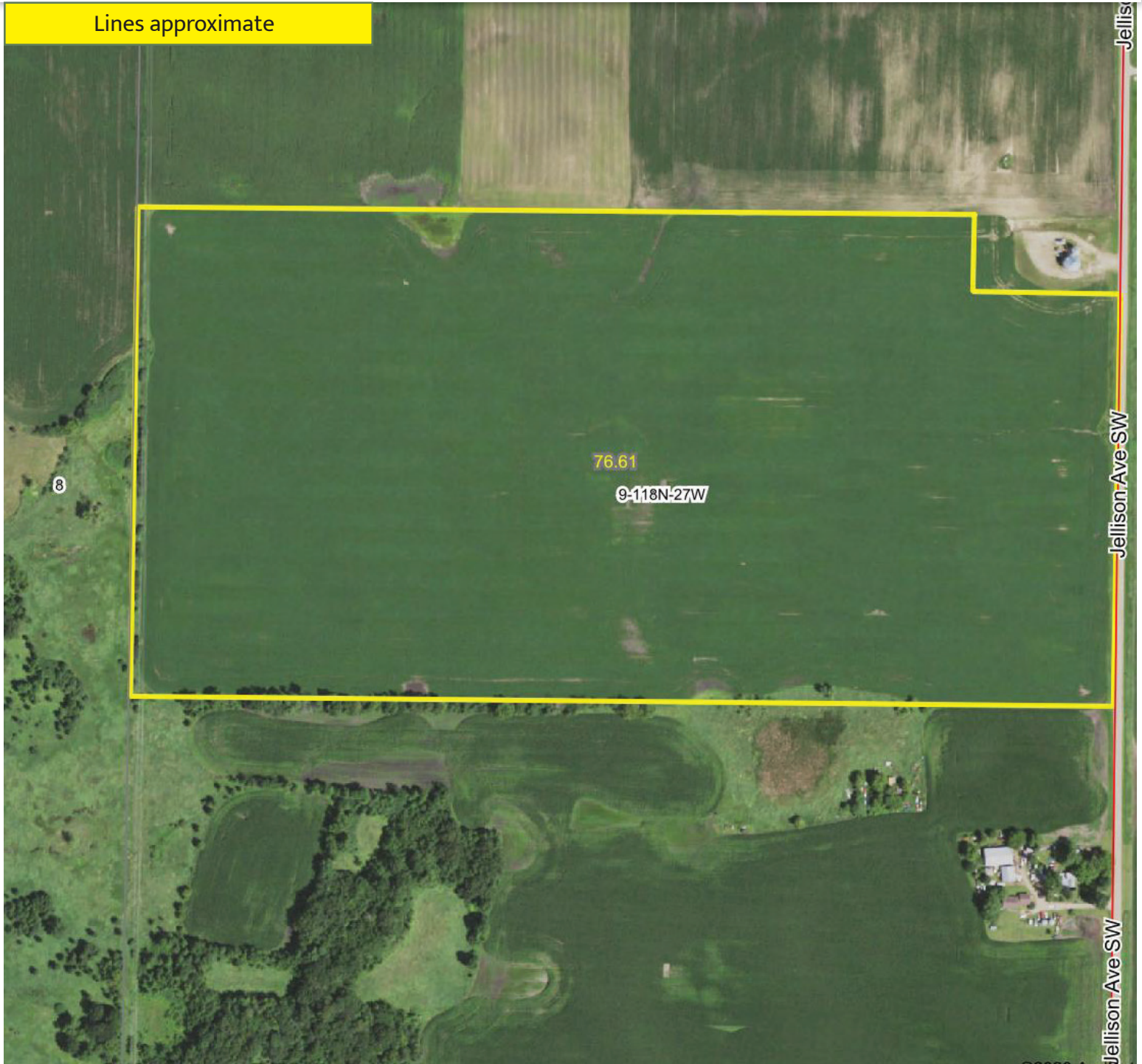
Drafted by and Return to Planning & Zoning

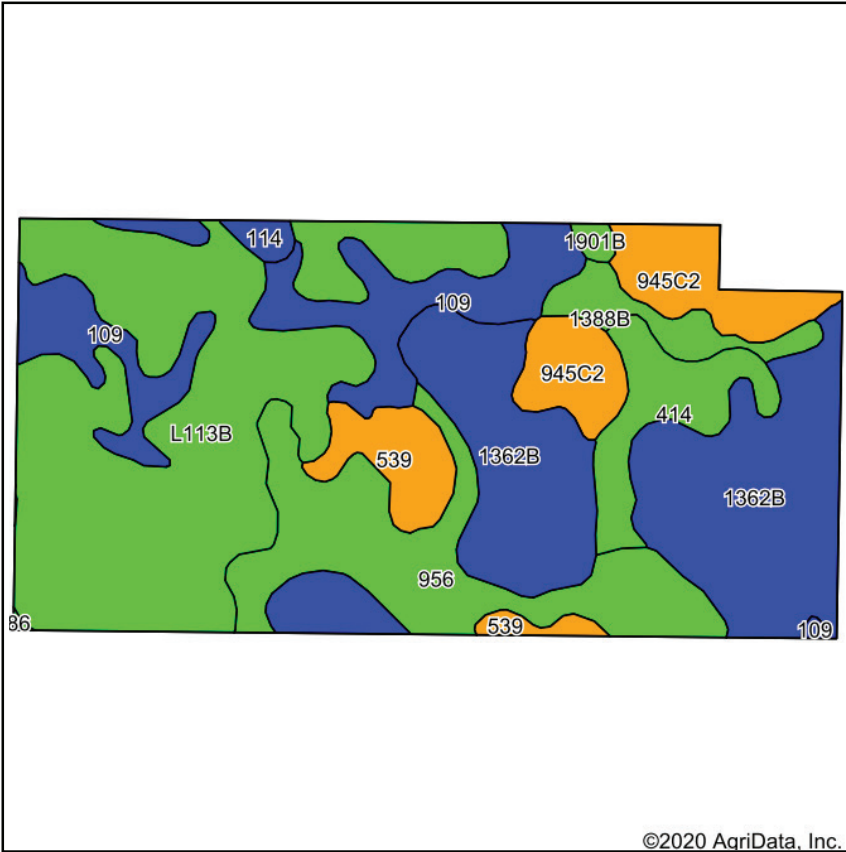
Tract 2 – Farmland - 76.61± Acres

Location: From Howard Lake, MN, 1/2 mile west on US Hwy 12, 1 mile south on Keats Ave. SW, 1/2 mile east on 70th St. SW, 1/4 mile south on Jellison Ave. SW. Land is located on west side of road.

Victor Township / P.I.D #: 219-000-092400 (That part of, new legal and P.I.D. # to be assigned for bin site and new legal to be assigned for land. See survey) / **Description:** Sect-09 Twp-118 Range-027 / **2020 Taxes:** \$1,734 (For entire land. New tax amount TBD)

Lines approximate





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN171. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	24.20	31.6%		Ile	98
1362B	Angus loam, 2 to 6 percent slopes	19.17	25.0%		Ile	90
956	Canisteo-Glencoe complex, 0 to 2 percent slopes	9.81	12.8%		IIw	91
109	Cordova clay loam, 0 to 2 percent slopes	8.51	11.1%		IIw	87
945C2	Lester-Storden complex, 6 to 10 percent slopes, moderately eroded	5.39	7.0%		IIIe	79
414	Hamel loam, 0 to 2 percent slopes	3.66	4.8%		IIw	94
539	Klossner muck, 0 to 1 percent slopes	3.01	3.9%		IIIw	77
1388B	Terril loam, 2 to 6 percent slopes	2.05	2.7%		Ile	99
114	Glencoe clay loam, 0 to 1 percent slopes	0.50	0.7%		IIIw	86
1901B	Angus-Le Sueur complex, 1 to 6 percent slopes	0.31	0.4%		Ile	95
Weighted Average						91.5

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





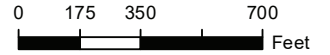
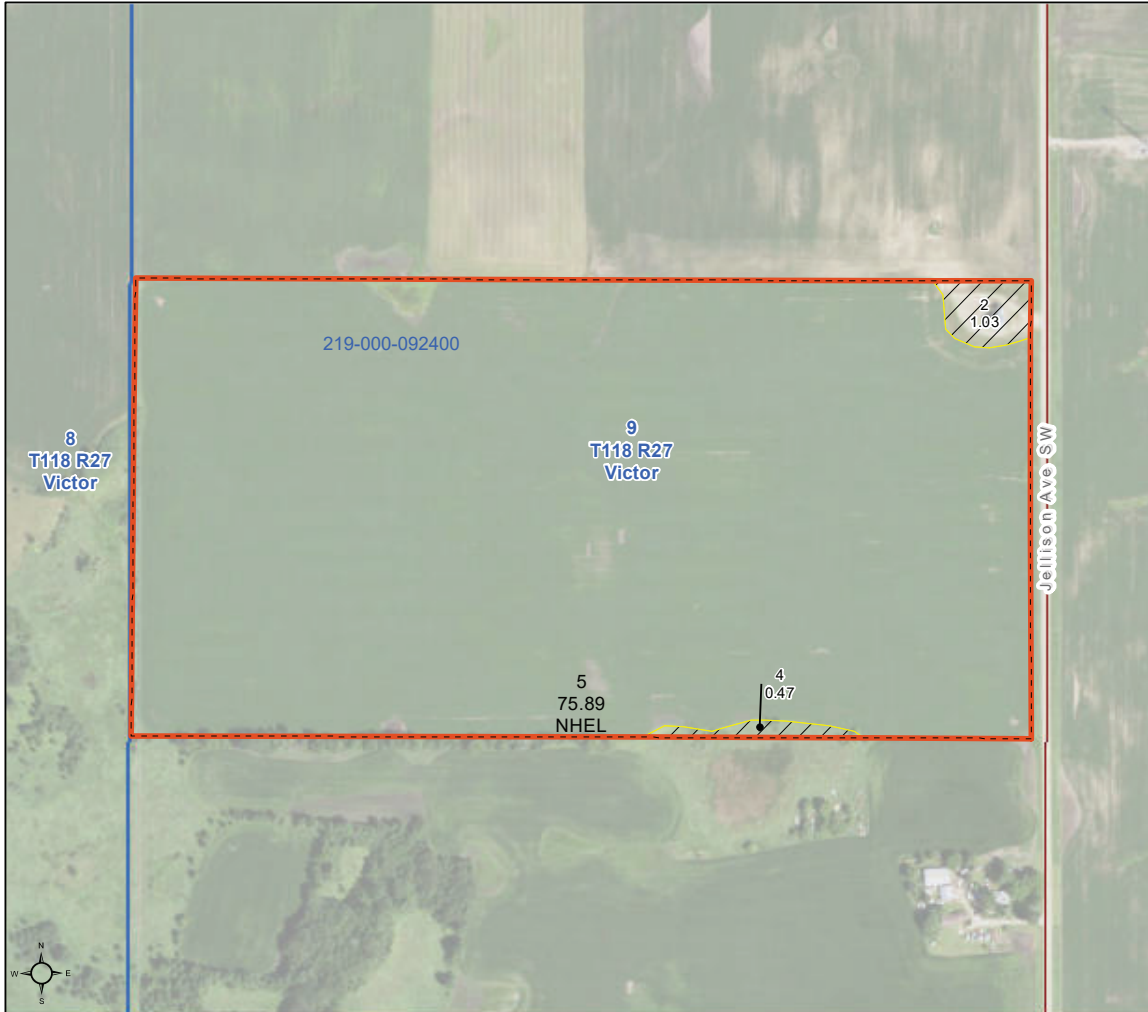
Wright County, Minnesota

Farm 10134

Tract 739

2020 Program Year

Map Created April 28, 2020



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 75.89 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 2019 NAIP imagery.

Wright, Minnesota

FSA - 578 (09-13-16)

Farm Number: 10134

Operator Name and Address
 GREGORY M CHOCK
 1305 PULASKI RD
 BUFFALO, MN 55313-2223

**REPORT OF COMMODITIES
 FARM AND TRACT DETAIL LISTING**

PROGRAM YEAR: 2020

DATE: 10/06/2020

PAGE: 1

Original: RM
 Revision: JB
 Cropland: 83.22
 Farmland: 98.04

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
739	5	CORN	YEL	GR		N	C	N	I	A	75.89		Yes		N	4/23/2020	01	
Producer GREGORY M CHOCK				Share 100.00				FSA Physical Location Wright, Minnesota				NAP Unit 164		Signature Date 07/15/2020				

Tract 739 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	CORN	YEL	GR	N	A	75.89															

Photo Number/Legal Description: VICT SEC9 E3

Cropland: 75.89

Reported on Cropland: 75.89

Difference: 0.00

Reported on Non-Cropland: 0.00

MINNESOTA
 WRIGHT
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 10134
 Prepared : 10/6/20 7:46 AM
 Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : GREGORY M CHOCK
Farms Associated with Operator : 27-053-824, 27-171-1359, 27-053-4595, 27-171-7878, 27-171-10134
CRP Contract Number(s) : None
Recon ID : 27-171-2018-24
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
98.04	83.22	83.22	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	83.22	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	63.87	0.00	162	
Soybeans	19.32	0.00	46	0
TOTAL	83.19	0.00		

NOTES

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Tract Number : 739
Description : VICT SEC9 E3
FSA Physical Location : MINNESOTA/WRIGHT
ANSI Physical Location : MINNESOTA/WRIGHT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GREGORY M CHOCK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.39	75.89	75.89	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	75.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Tract 3 – Hobby Farm/Building Site – 3.3± Acres

Location: From Howard Lake, MN, 1/2 mile west on US Hwy 12, 1 mile south on Keats Ave. SW, 1/4 mile east on 70th St. SW. Building site is located on north side of road.

Victor Township / P.I.D #: 219-000-043302 / Description: Sect-04 Twp-118 Range-027 / 2020 Taxes: \$1,628

Description: Sect-04 Twp-118 Range-027



Property Features

- Mound system installed in 2013
- (2) 1,000 gal. tanks
- (1) 500 gal. lift station
- Well unique #587882
- Established: Pear trees, apple trees, plum trees, apricot trees, & grape vines

Pole Building #1 Features

- Built in 2004
- 120'x50'x14'
- 24'x14' south sliding door
- 15-1/2'x12' west sliding door
- Walk in door
- 32'x50' inside concrete
- 24'x24' outdoor concrete
- 1000-watt LED lighting
- Post frame construction – non insulated
- 200-amp service – metered
- Wright/Hennepin monitored security system

Pole Building #2 Features

- 70'x30'
- Open to east
- Partial concrete

Garage Features

- 30'x30'
- 2 car
- Openers included
- Full concrete





Robert J Hiivala
 WRIGHT COUNTY AUDITOR/TREASURER
 10 SECOND STREET N.W. ROOM 230
 BUFFALO, MN 55313-1194
 763-682-7572 or 763-682-7584
 www.co.wright.mn.us

Property ID#: R219-000-043302

Taxpayer ID Number: 279273
 GREGORY & JUDITH CHOCK TRUST
 1305 PULASKI RD
 BUFFALO MN 55313-2223

TAX STATEMENT		
2019 Values for Taxes Payable in		2020
VALUES & CLASSIFICATION <i>Sent in March 2019</i>		
Taxes Payable Year:		
	2019	2020
Step 1	Estimated Market Value:	131,800 / 139,000
	Homestead Exclusion:	
	Taxable Market Value:	131,800 / 139,000
	New Improvements:	
	Expired Exclusions:	
	Property Classification:	RES NON-H / RES NON-H
Step 2 PROPOSED TAX <i>Sent in November 2019</i>		
Step 2	Proposed Tax:	1,626.00
Step 3 PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	814.00
	Second-half Taxes:	814.00
	Total Taxes Due in 2020:	1,628.00

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.

2020

Property Tax Statement

Property Address:
 9882 70TH ST SW
 HOWARD LAKE MN 55349

Property Description:
 Sect-04 Twp-118 Range-027 UNPLATTED
 LAND VICTOR TWP THE SOUTH 320 FEET
 OF THE EAST 454 FEET OF THE WEST 865
 FEET OF THE SOUTH 1/2 OF SOUTHWEST
 1/4, SECTION 4, TOWNSHIP 118, RANGE 27

Special Assessment Breakdown:

	2019	2020
Taxes Payable Year		
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this 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.		
Tax and Credits		
3. Your property taxes before credits	1,520.00	1,628.00
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		
B. Other credits		
5. Property taxes after credits	1,520.00	1,628.00
Property Tax Jurisdiction		
6. County	583.40	617.03
7. City or Town (TOWN OF VICTOR)	274.18	316.81
8. State General Tax		
9. School District (2687)		
A. Voter approved levies	431.14	398.68
B. Other local levies	231.28	295.48
10. Special Taxing Districts		
A.		
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,520.00	1,628.00
13. Special Assessments on Your Property		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,520.00	1,628.00

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 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. 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 DONOT 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

TIMED ONLINE AUCTION FARMLAND, HOBBY FARM/BUILDING
SITE, AND GRAIN BIN FACILITY

AUCTION



WRIGHT COUNTY
MINNESOTA
CLOSES:
FRIDAY,
NOVEMBER 20



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