

SHELLY, MN



Burlington St., Shelly, MN



Built on Trust.

GRAIN HANDLING FACILITY

AUCTION

Timed Online

OPENS: Tuesday, December 8

CLOSES: THURSDAY, DECEMBER 10 | 3PM 2020



**457,000 ± bu.
& Pole Frame Building**

PREVIEW: Tuesday, December 8 from 1-3PM

AUCTIONEER'S NOTE: This grain handling facility features a large modern Brock Grain bin, dryer, and an operational wood crib elevator with office and shop area. Tract 2 features a large pole frame building suitable for machinery storage. This property sells regardless of price to the highest bidder! Take advantage of this opportunity to add a significant amount of grain storage to your operation for a fraction of new storage construction costs!

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

COLUMBIA GRAIN INTERNATIONAL, LLC. At Steffes Group, contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849, or Brad Olstad at Steffes Group, 701.238.0240, or visit SteffesGroup.com

Max Steffes MN14-031, Brad Olstad MN14-70, Scott Steffes MN14-51. **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.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

This is an online only auction with no buyer's premium.

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.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins at 8AM on Tuesday, December 8 and will end at 3PM Thursday, December 10, 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 purchase 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, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 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 in 45 days.**

LEASED PROPERTY TERMS

Please note, Tract 1 is located on railroad lease land. The improvements located on this tract will be conveyed by bill of sale. The Seller will provide a bill of sale & assignment of the existing lease agreements in place. The buyer will be responsible for future railroad lease payments, terms & requirements.

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

2021 Taxes to be paid by the Buyer.

- 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.
- 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 ABSOLUTE REGARDLESS OF PRICE AFTER THE OPENING BID.

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

TRACT 1: Full possession of Tract 1 will be provided on or before April 1, 2021.

TRACT 2: 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

Multi Tract Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature 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. Our goal is to realize the highest return to the seller, and satisfy all interested parties. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

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



More Photos

US \$115,000.00 (5 bids)



00:04:00

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



More Photos



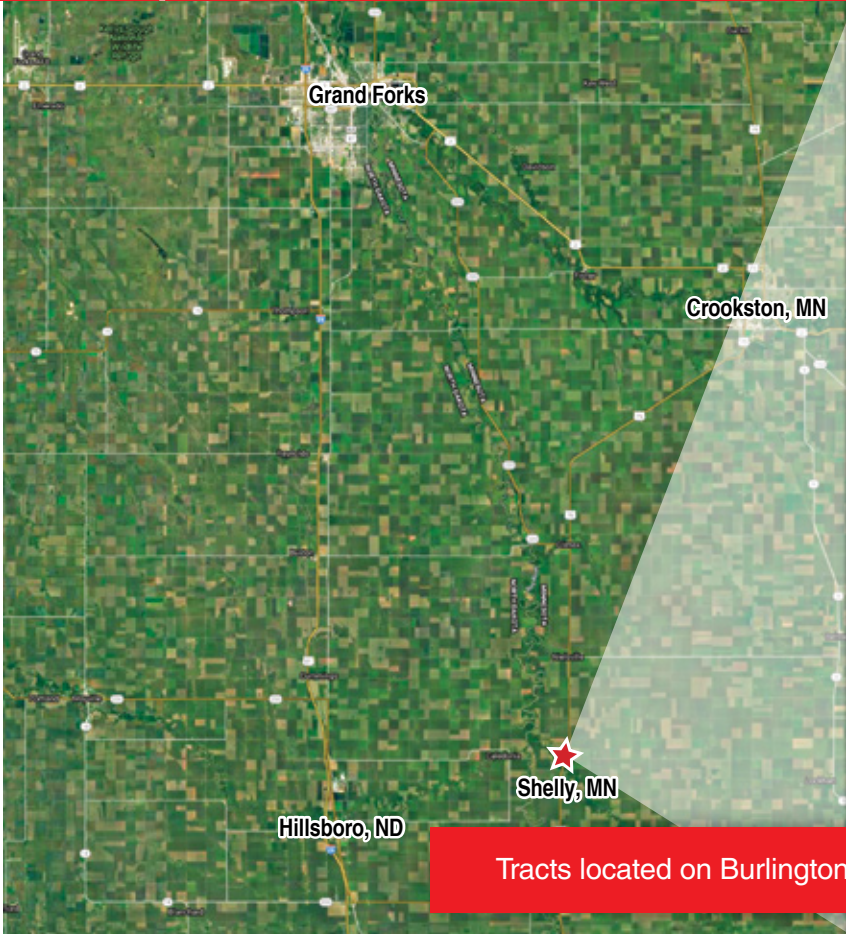
This is an AUCTION! To the Highest Bidder.

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 BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

Aerial Map (Lines Approximate)



Tracts located on Burlington St., Shelly, MN

Main Facility: 119 Burlington St., Shelly, MN

Description: 3.5± ACRES RR LEASED PROPERTY ON RR ROW
PID #S: 31-9990100 & 31-7373000

Total Storage Capacity: 457,000± bu.

- **N Brock Bin:** 134,000± bu., double line style floor aeration, (2) Caldwell fans, floor sweeps, (5) gates to reclaim tunnel (1) electric (4) manual, BDI reclaim auger w/drag chain replaced in 2020, (2) side spouts, side ladder, const. in 2000
- **N Annex:** 90,463± bu., (15) 4,000-6,000± bu. compartments, 3 compartments not in use
- **Main House:** 67,369± bu., (24) 1,000-5,000± bu. compartments
- **S Main & S Annex:** 163,168± bu., (23) 2,000-8,000± bu. compartments, 5 compartments not in use

Crippen 488 cleaner: S/N 30223-891

Dust System: System for entire elevator, 2,000± Lorrich hopper bin w/takeout auger to elevator

Driveway & Scale: Concrete drive, 70', 120,000 lb. capacity digital scale

Dryer: 2005 Delux DPX12T propane dryer, 2,160 bph rating, S/N: 08-17-05-003-MM129, fed by (2) 1,000 gal. tanks

Control Shed: Controls dryer, reclaim gates, sweep, dryer leg, unload auger & other functions

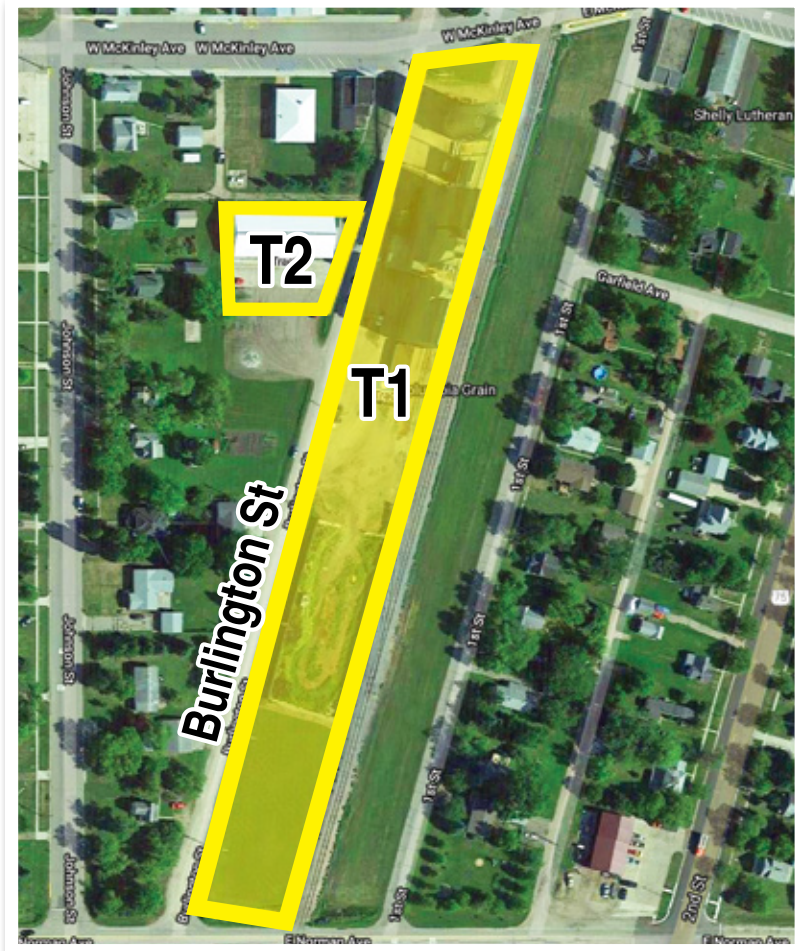
Office Area: (2) offices, restroom, breakroom, scale & grain testing room, basement, Central Air, oil furnace

S Warehouse/Shop: 80'x34', heated shop area w/concrete floors & 12'x12' O/H door, (2) cold storage areas

City water, sewer, & power

Railcar fall protection bar on E side of elevator is EXCLUDED FROM THE AUCTION

Taxes (2020): \$6,262.00



DONNA J. HANSON
NORMAN COUNTY AUD./TREAS.
 P.O. BOX 266
 ADA, MINNESOTA 56510
 218-784-5471
 www.co.norman.mn.us

2020
PROPERTY TAX
STATEMENT

PRCL# 31-9990100 RCPT# 8583
 TC 3.134 3.134

Property ID Number: 31-9990100
Property Description: PROPERTY ON RR ROW

119 BURLINGTON ST

COLUMBIA GRAIN INC
 ATTN: CAROL
 900 2ND AVENUE NORTH
 PO BOX 1969
 GREAT FALLS MT 59403

2021-T

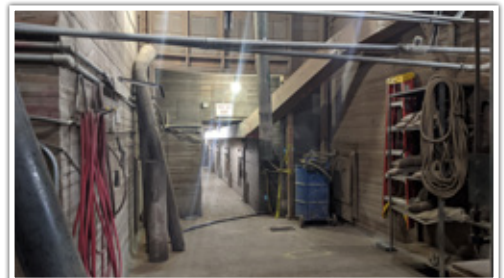
Values and Classification		
Taxes Payable Year	2019	2020
Step 1	Estimated Market Value: 194.200 194.200	
1	Homestead Exclusion:	
	Taxable Market Value: 194.200 194.200	
	New Improve/Expired Excls:	
	Property Class: COMM NON-HST COMM NON-HST	
Sent in March 2019		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 6.334.00	
Sent in November 2019		
Step 3	Property Tax Statement	
	First half Taxes:	3.001.00
	Second half Taxes:	3.001.00
	Total Taxes Due in 2020	6.002.00

\$\$\$
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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
 - Use these amounts on Form M1PR to see if you are eligible for a special refund
- | | | | |
|--|---|--------------------------------|--|
| Property Tax and Credits | 3. Property taxes before credits | | |
| | 4. A. Agricultural and rural land tax credits | | |
| | B. Other credits to reduce your property tax | | |
| | 5. Property taxes after credits | | |
| Property Tax by Jurisdiction | 6. County | | |
| | 7. City or Town | | |
| | 8. State General Tax | | |
| | 9. School District: 592 | A. Voter approved levies | |
| | | B. Other local levies | |
| | 10. Special Taxing Districts: | A. RDC (NORTHWEST) | |
| | | B. WILD RICE | |
| | | C. | |
| | | D. | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | | |
| Special Assessments on Your Property | 13. A. 77779 COMM SOLID WASTE | | |
| | B. | | |
| PRIN | 150.00 | C. | |
| INT | | D. | |
| TOT | 150.00 | E. | |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | | |

Taxes Payable Year:	2019	2020
		.00
		.00
	5,776.00	5,852.00
	.00	.00
	.00	.00
	5,776.00	5,852.00
	1,315.73	1,286.23
	2,213.79	1,992.19
	693.08	634.74
	942.00	1,022.69
	402.30	746.66
	6.55	6.55
	202.55	162.94
	5,776.00	5,852.00
		150.00
	5,926.00	6,002.00



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2020

PROPERTY TAX STATEMENT

PRCL# 31-7373000 RCPT# 8581
 TC 132 132

CITY OF SHELLY

Property ID Number: 31-7373000
 Property Description: LEASE 40545648 AC 1.88 81894 SQ FT

BNSF RAILWAY COMPANY 2614-O
 COLUMBIA GRAIN INC 2021-T
 ATTN: CAROL
 900 2ND AVENUE NORTH ACRES 1.88
 PO BOX 1969
 GREAT FALLS MT 59403

		Values and Classification	
		Taxes Payable Year	2019 2020
Step 1	Estimated Market Value:	6,600	6,600
	Homestead Exclusion:		
Step 2	Taxable Market Value:	6,600	6,600
	New Improve/Expired Excls:		
Step 3	Property Class:	RAILROAD	RAILROAD
	Sent in March 2019		
		Proposed Tax	
		* Does Not Include Special Assessments 276.00	
		Sent in November 2019	
		Property Tax Statement	
		First half Taxes:	130.00
		Second half Taxes:	130.00
		Total Taxes Due in 2020	260.00

\$\$\$ REFUNDS?

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

		Taxes Payable Year: 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	262.00	260.00
	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		262.00	260.00
Property Tax by Jurisdiction	6. County	55.77	54.90
	7. City or Town	93.24	83.91
	8. State General Tax	55.99	51.28
	9. School District: 592		
	A. Voter approved levies	33.82	36.62
	B. Other local levies	14.37	26.15
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST) .....	.28	.28
	B. WILD RICE	8.53	6.86
	C.		
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	262.00	260.00	
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		262.00	260.00





Pole Frame Building: 120 Burlington St., Shelly, MN

Description: LOTS 7, 8, 9, 10, 11, 12 LESS (COM AT NW COR LOT 12; S150FT; E 10FT; N 50 FT TO N BOUNDARY LINE OF LOT 8, THEN N EASTERLY TO A PT 20 FT OF NW COR OF LOT 12, W 20 FT TO PT OF BEG) BLK 3 EFTELANDS 1ST ADD, SEC. 18-146-48

PID #: 31-7241000

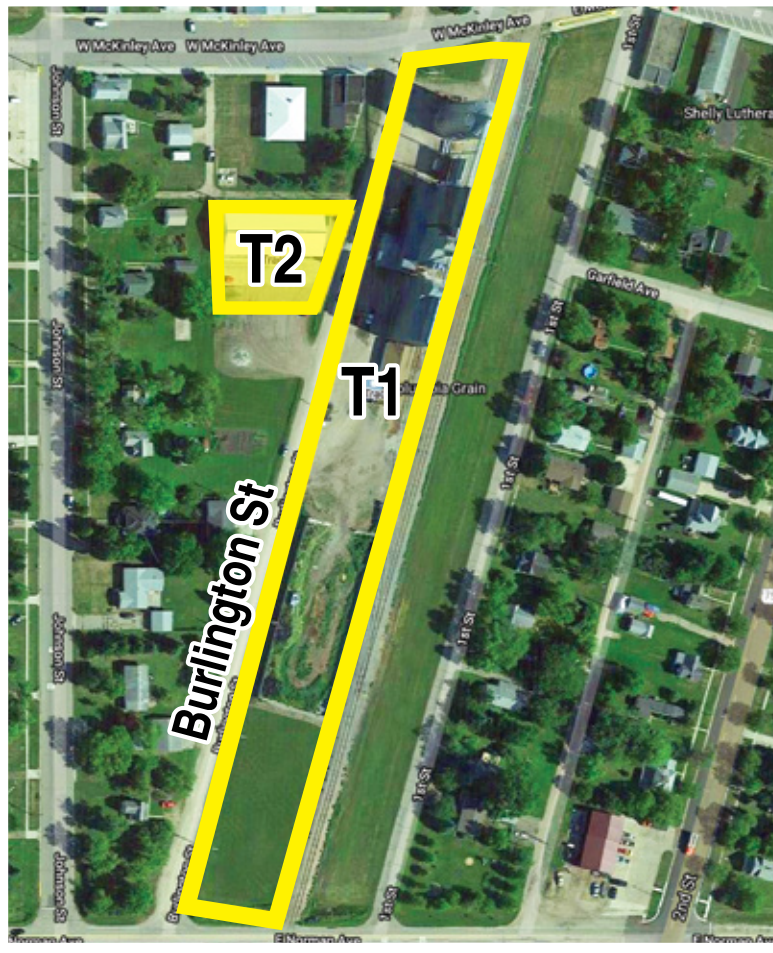
Lot Size: 19,675± sq. ft.

• **Building:** 128'x60', pole frame, concrete floors, 90' cold storage area, 38' heated area, 24'x14' O/H door, 38' concrete apron, city water, power

Building: 128'x60', pole frame, concrete floors, 90' cold storage area, 38' heated area, 24'x14' O/H door, 38' concrete apron, city water, power

Taxes (2020): \$1,254.00

Lot 3, Concrete Bunker Sections on south side of Tract 1 →



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 218-784-5471
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2020

PROPERTY TAX STATEMENT

PRCL# 31-7241000 RCPT# 8436
 TC 600 600

CITY OF SHELLY

Property ID Number: 31-7241000
Property Description: SECT-18 TWP-146 RANG-48
 LOTS 7,8,9,10,11,12 LESS(COM AT NW
 COR LOT 12; S 150 FT; E 10 FT; N 50
 120 BURLINGTON ST

COLUMBIA GRAIN INC
 ATTN: CAROL
 900 2ND AVENUE NORTH
 PO BOX 1969
 GREAT FALLS MT 59403

2021-T

		Values and Classification		
		Taxes Payable Year	2019	2020
Step 1	Estimated Market Value:		30,000	30,000
	Homestead Exclusion:			
Step 2	Taxable Market Value:		30,000	30,000
	New Improve/Expired Excls:			
Step 3	Property Class:		COMM NON-HST	COMM NON-HST
	Sent in March 2019			
		Proposed Tax		
		* Does Not Include Special Assessments		1,256.00
		Sent in November 2019		
		Property Tax Statement		
		First half Taxes:		627.00
		Second half Taxes:		627.00
		Total Taxes Due in 2020		1,254.00

\$\$\$
REFUNDS?

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

		Taxes Payable Year:	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		1,189.00	1,179.00	
	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		1,189.00	1,179.00	
Property Tax by Jurisdiction	6. County		251.61	246.78	
	7. City or Town		423.83	381.40	
	8. State General Tax		254.50	233.08	
	9. School District: 592	A. Voter approved levies		153.74	166.46
		B. Other local levies		65.29	118.84
	10. Special Taxing Districts:	A. RDC (NORTHWEST)		1.25	1.25
		B. WILD RICE		38.78	31.19
		C.			
		D.			
	11. Non-school voter approved referenda levies				
12. Total property tax before special assessments		1,189.00	1,179.00		
Special Assessments on Your Property	13. A. 77779 COMM SOLID WASTE			75.00	
	B.				
	PRIN 75.00 C.				
	INT D.				
	TOT 75.00 E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,264.00	1,254.00		







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 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, 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:

Shelly, MN
CLOSES: THURSDAY, DECEMBER 10 | 3PM 2020



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