

TRAVERSE COUNTY  
MINNESOTA

OPENS: WEDNESDAY, FEBRUARY 10  
CLOSES: WEDNESDAY, FEBRUARY 17 | 1PM 2021

TILLABLE FARMLAND

# AUCTION

Timed Online



**320±**  
acres  
*Selling in 2 tracts.*

**AUCTIONEER'S NOTE:** 320± acres selling in two tracts. Tract 1 is 160± acres with 100± acres in CRP. Tract 2 is 157± acres turnkey, productive, investment quality agricultural land. Please join Steffes Group for this online only auction. Prime opportunity to increase your farm acres or investment portfolio.



For a detailed Buyer's Prospectus with complete terms and conditions, contact Steffes Group at 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzettl 763.300.5055

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

**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.

Eric Gabrielson MN47-006, Shelly Weinzettl MN47-017 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, February 10 and will end at 1PM Wednesday, February 17, 2021.** 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 Wednesday, March 17, 2021.**

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 Trustee Deed.

- **2021 Taxes will be prorated to close 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.

- Buyer agrees to assume the CRP contract starting in 2021.
- 2021 CRP income to be retained by the buyer.

### **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.

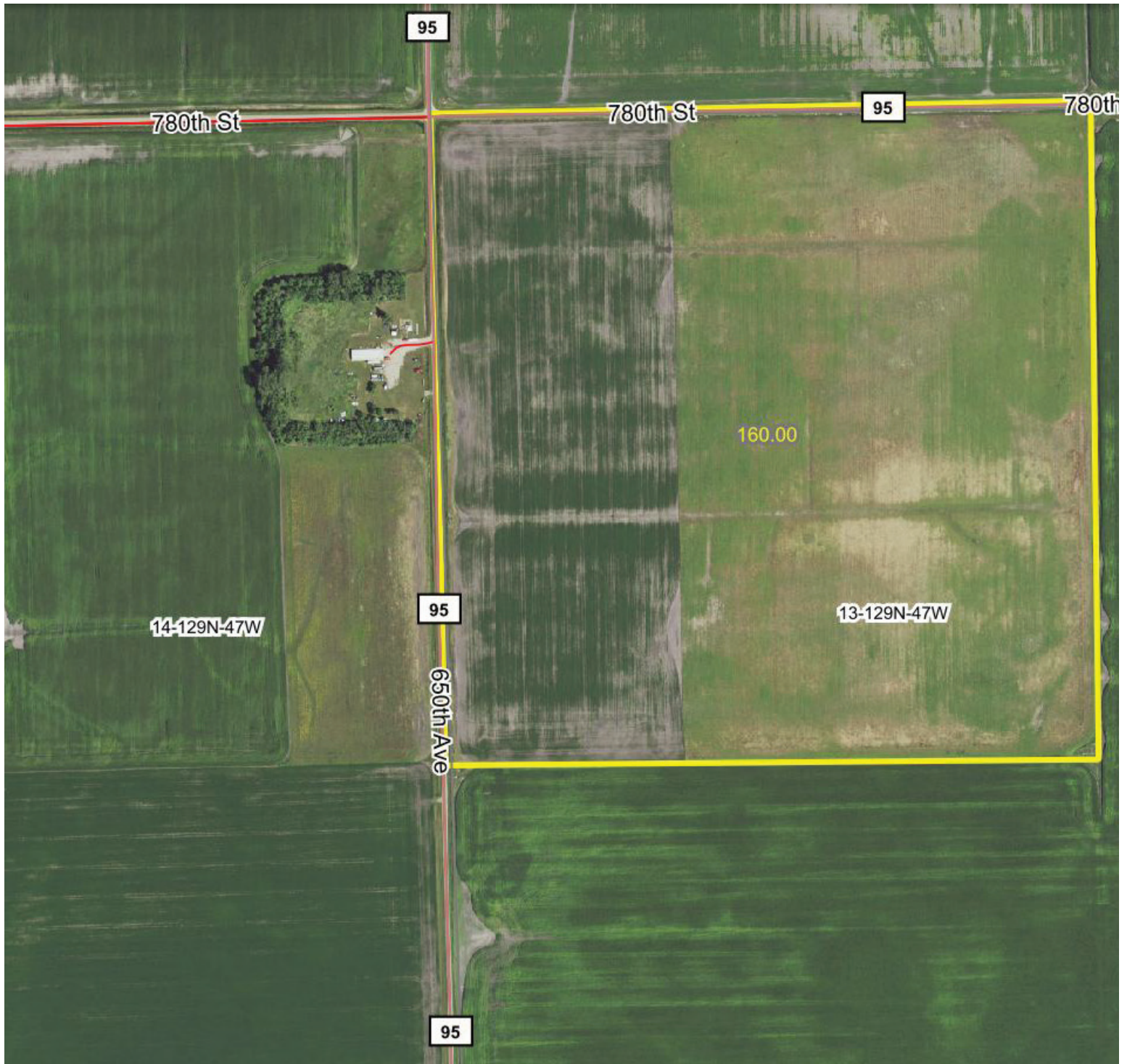
**Tract 1 – 160± Acres**

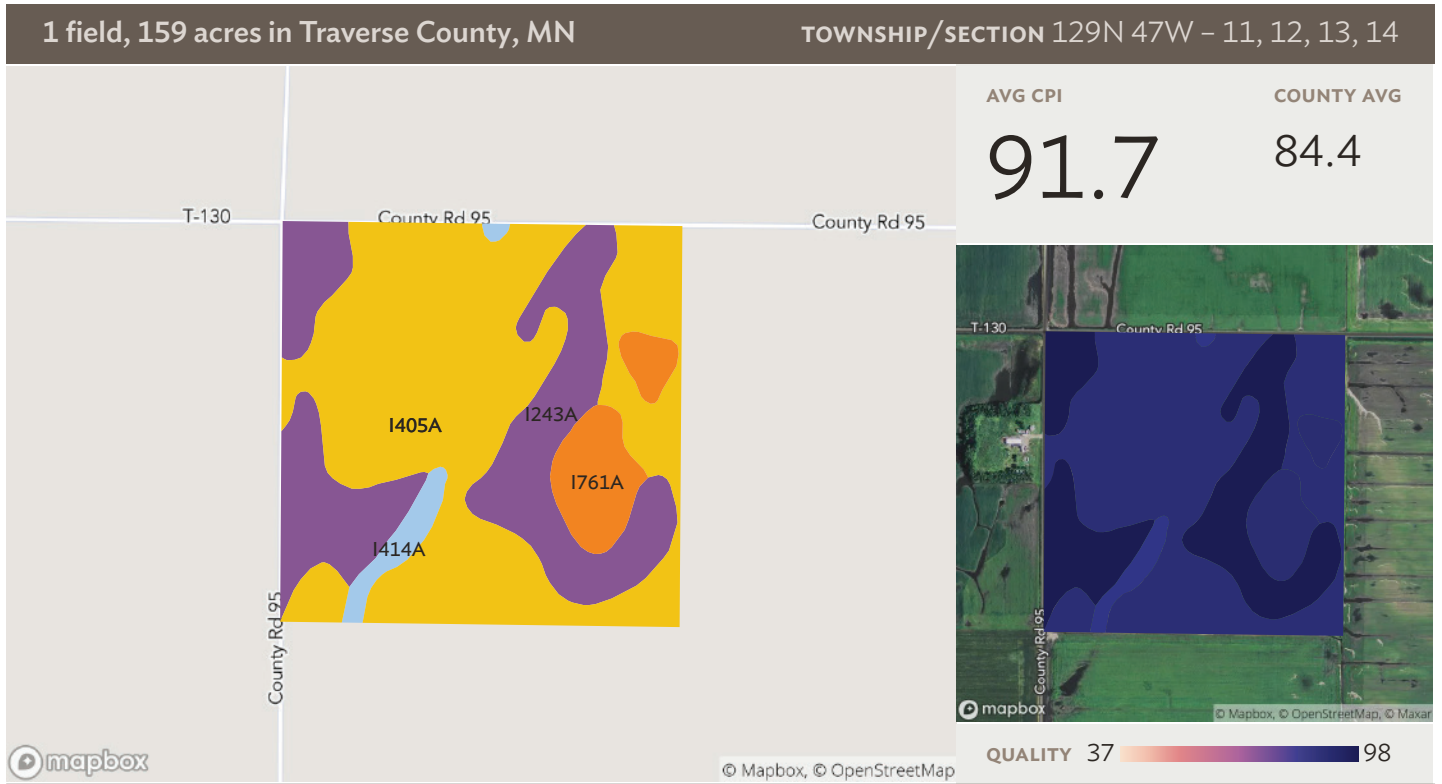
**Location:** From Wheaton, MN, 13.1 miles north on Highway 75, 2 miles west on County Road 95, land on south side of the road.

**Taylor Township / PID #:** 12-0158000 / **Description:** Sect-13 Twp-129 Range-47 / **2020 Taxes:** \$3,916 / CRP Contracts in place until 2026

Annual Contract Payment on the 40 Acres is \$8,471 / Annual Contract Payment on the 60.50 Acres is \$15,411

CRP contracts to be assumed by the buyer





Source: NRCS Soil Survey

### All fields

159 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CPI
I405A	Antler clay loam, 0 to 2 percent slopes	93.55	58.7%	2	89.0
I243A	Doran clay loam, 0 to 2 percent slopes	49.36	30.9%	2	98.0
I761A	Vallers clay loam, 0 to 1 percent slopes	12.14	7.6%	2	90.0
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	4.45	2.8%	2	85.0
<b>159.50</b>					<b>91.7</b>



# Tract 1 Tax Statement

Traverse County, MN

**KIT JOHNSON**  
**TRAVERSE COUNTY AUDITOR-TREASURER**  
 P.O. BOX 428  
 WHEATON, MN 56296  
 (320) 422-7740

**2020**  
**PROPERTY TAX STATEMENT**

PRCL# 12-0158000 RCPT# 3420  
 TC 7.932 8.265

Property ID Number: 12-0158000  
 Property Description: SECT-13 TWP-129 RANG-47  
 NW1/4

DOROTHY NIESCHE TRUST 3513-T  
 734 N SEDONA DR  
 WEST FARGO ND 58078-8110 ACRES 160.00

		Values and Classification	
		Taxes Payable Year	
		2019	2020
Step 1	Estimated Market Value:	793.200	826.500
	Homestead Exclusion:		
	Taxable Market Value:	793.200	826.500
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2019			
Step 2	Proposed Tax		3,872.00
* Does Not Include Special Assessments			
Sent in November 2019			
Step 3	Property Tax Statement		
	First half Taxes:		1,958.00
	Second half Taxes:		1,958.00
Total Taxes Due in 2020			3,916.00

**\$\$\$**  
**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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
<b>Property Tax and Credits</b>			
3. Property taxes before credits .....		4,358.58	4,316.11
4. A. Agricultural and rural land tax credits .....		.00	.00
B. Other credits to reduce your property tax .....		324.58	400.11
5. Property taxes after credits .....		4,034.00	3,916.00
<b>Property Tax by Jurisdiction</b>			
6. County .....		2,657.80	2,706.00
7. City or Town .....		240.26	240.43
8. State General Tax .....		.00	.00
9. School District: 803			
A. Voter approved levies .....		.00	.00
B. Other local levies .....		650.42	584.50
10. Special Taxing Districts:			
A. BOIS DE SIOUX WATERSHED .....		485.52	385.07
B. ....			
C. ....			
D. ....			
11. Non-school voter approved referenda levies .....			
12. Total property tax before special assessments .....		4,034.00	3,916.00
<b>Special Assessments on Your Property</b>			
13. A. ....			
B. ....			
C. ....			
D. ....			
E. ....			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		4,034.00	3,916.00



**FARM: 7404**

Minnesota  
Traverse  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

Prepared: 12/21/20 11:29 AM  
Crop Year: 2021  
Page: 1 of 1

**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** DOROTHY NIESCHE RVOC LIVING TR **Farm Identifier** 2016D659 **Recon Number** 2016 - 167

**Farms Associated with Operator:**  
7405

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** 11224C, 11225C

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
100.5	100.5	100.5	0.0	0.0	0.0	100.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	0.0	0.0	0.0	0.0				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	0.0	0	15.20
SOYBEANS	0.0	0	70.50

**Tract Number:** 6850 **Description:** E-NW & E-W-NW 13 W TAYLOR  
**FSA Physical Location :** Traverse, MN **ANSI Physical Location:** Traverse, MN

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields **Recon Number**

**Wetland Status:** Tract does not contain a wetland **2016 - 166**

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
100.5	100.5	100.5	0.0	0.0	0.0	100.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	0.0	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	0.0	0	15.20
SOYBEANS	0.0	0	70.50

**Owners:** DOROTHY NIESCHE RVOC LIVING TR

**Other Producers:** None



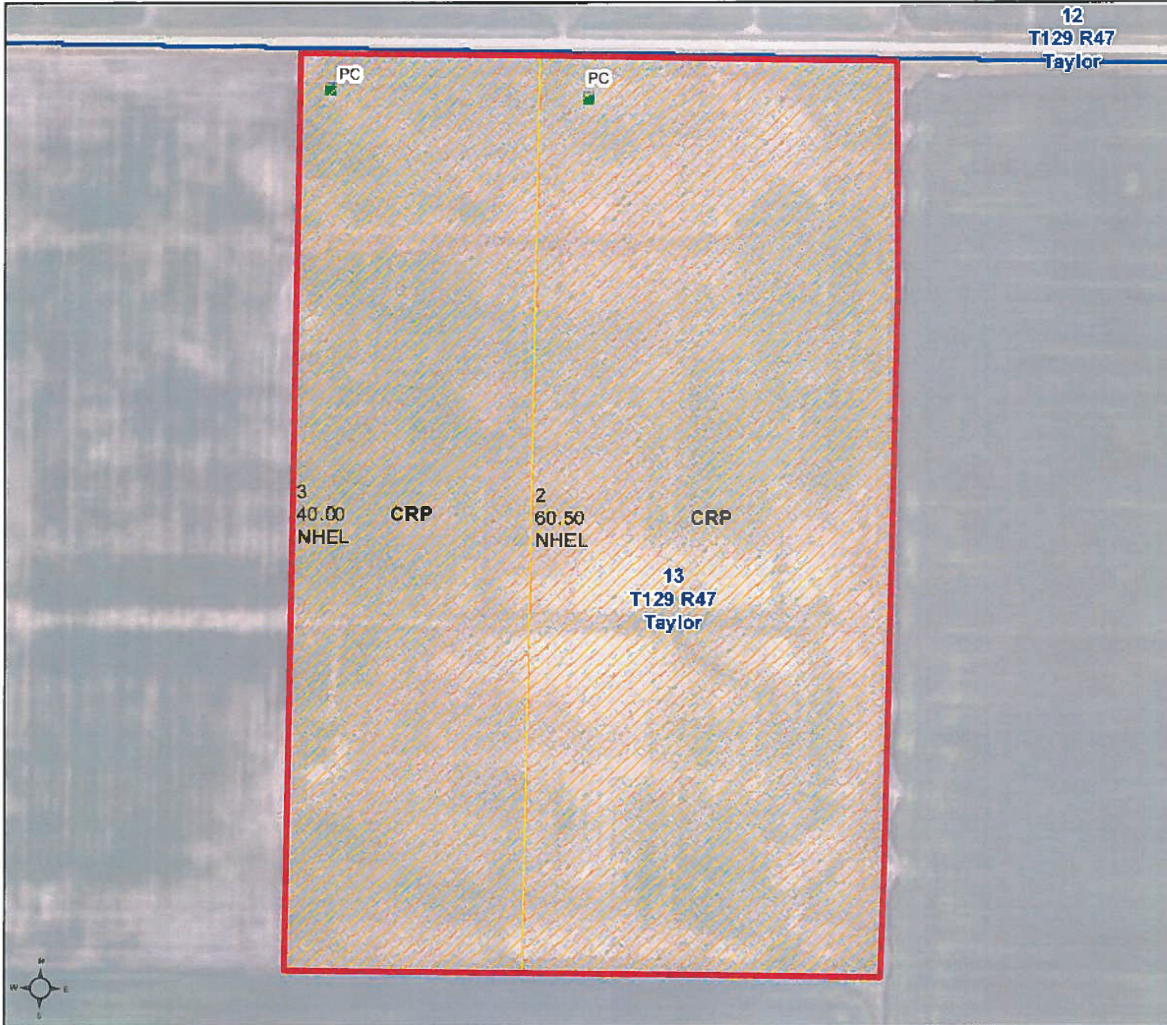
Traverse County, Minnesota

Farm 7404

Tract 6850

2020 Program Year

Map Created May 14, 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**

- Cropland
- CRP
- Tract Boundary
- Minnesota\_Transparency\_Polygon\_02142019

**Wetland Determination Identifiers**

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

Tract Cropland Total: 100.50 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



CRP-1 (12-02-19)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 27 155	2. SIGN-UP NUMBER 48
			3. CONTRACT NUMBER 11224C
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) TRAVERSE COUNTY FARM SERVICE AGENCY 304 4TH ST N SUITE 101 WHEATON, MN56296-1524		6. TRACT NUMBER 6850	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 01-01-2016 TO: (MM-DD-YYYY) 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (320) 563-8157 x2		8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

9A. Rental Rate Per Acre	\$ 254.73	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 15,411.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	6850	2	CP23A	60.50	\$ 6,655.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
DOROTHY NIESCHE RVOC LIVING TR MICHAEL MARVIN NIESCHE TTEE 1650 ADAMS ST SE	100.00 %	<i>Mindy Nelson</i>	Trustee	5-20-2020
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Barbara Mas</i>	B. DATE 05/20/2020
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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 the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.inlake@usda.gov](mailto:program.inlake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

RECEIVED

MAY 26 2020

TRAVERSE COUNTY FSA

Date Printed: 05/13/2020



CRP-1 (12-02-19)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 27 155	2. SIGN-UP NUMBER 48
		3. CONTRACT NUMBER 11225C	4. ACRES FOR ENROLLMENT 40.00
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) TRAVERSE COUNTY FARM SERVICE AGENCY 304 4TH ST N SUITE 101 WHEATON, MN56296-1524		6. TRACT NUMBER 6850	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 01-01-2016 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (320)563-8157 x2		8. SIGNUP TYPE: SAFE - Minnesota Back Forty Pheasant	

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9A. Rental Rate Per Acre	\$ 211.78	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 8,471.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	6850	3	CP38E-25	40.00	\$ 3,600.00
(Item 9C is applicable only when the first year payment is prorated.)						

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DOROTHY NIESCHE RVOC LIVING TR MICHAEL MARVIN NIESCHE TTEE 1650 ADAMS ST SE	100.00 %	<i>Michael Niesche</i>	Trustee	5-20-2020
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM/DD/YY)
<i>[Signature]</i>	1/14/20

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MAY 26 2020

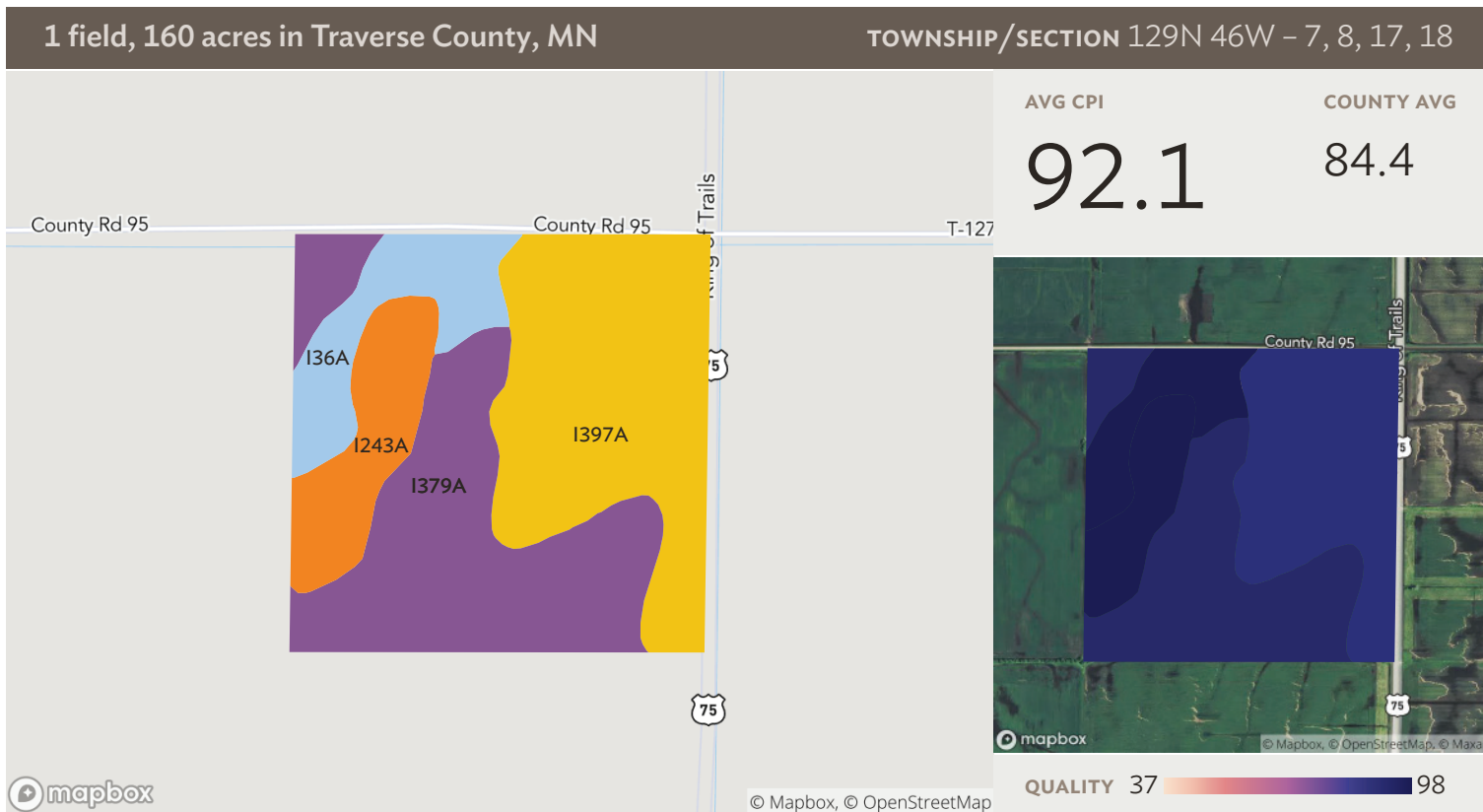
TRAVERSE COUNTY FSA

Tract 2 – 157± Acres

Location: From Wheaton, MN, 12.8 miles north on Highway 75, land on west side of the road.

Taylor Township / PID #: 12-0059000 / Description: Sect-18 Twp-129 Range-46 / 2020 Taxes: \$4,376 / Tax statement shows 160± acres however, there is a 3.14± acre encumbered by permanent ditch and buffer area easement. / CRP Contract in place until 2024 on 6.35 Acres Annual Contract Payment \$1,151.00 / CRP contract to be assumed by buyer





Source: NRCS Soil Survey

## All fields

160 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CPI
■ I397A	Antler-Mustinka complex, 0 to 2 percent slopes	61.77	38.6%	2	88.0
■ I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	59.68	37.3%	2	92.0
■ I243A	Doran clay loam, 0 to 2 percent slopes	19.51	12.2%	2	98.0
■ I36A	Kittson loam, 0 to 2 percent slopes	19.08	11.9%	2	100.0
<b>160.04</b>					<b>92.1</b>

# Tract 2 Tax Statement

Traverse County, MN

**KIT JOHNSON**  
**TRAVERSE COUNTY AUDITOR-TREASURER**  
 P.O. BOX 428  
 WHEATON, MN 56296  
 (320) 422-7740

**2020**  
**PROPERTY TAX STATEMENT**  
 TAYLOR

PRCL# 12-0059000 RCPT# 3419  
 TC 8.086 8.424

Property ID Number: 12-0059000  
 Property Description: SECT-18 TWP-129 RANG-46 NE1/4

NIESCHE FAMILY CREDIT TRUST 6276-T  
 MICHAEL NIESCHE & DAWN HUST  
 734 N SEDONA DR ACRES 160.00  
 WEST FARGO ND 58078

		Values and Classification	
		2019	2020
<b>Taxes Payable Year</b>			
Step 1	<b>Estimated Market Value:</b>	808.600	842.400
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	808.600	842.400
<b>New Improve/Expired Excls:</b>			
<b>Property Class:</b> AGRI NON-HSTD AGRI NON-HSTD			
Sent in March 2019			
Step 2	<b>Proposed Tax</b>		
	* Does Not Include Special Assessments		3,948.00
Sent in November 2019			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		2,188.00
	Second half Taxes:		2,188.00
	<b>Total Taxes Due in 2020</b>		<b>4,376.00</b>

**\$\$\$ 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.

		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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	4,443.12	4,398.49
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	330.88	407.81
	5. <b>Property taxes after credits</b> .....	4,112.24	3,990.68
<b>Property Tax by Jurisdiction</b>	6. County .....	2,709.33	2,757.42
	7. City or Town .....	244.92	245.05
	8. State General Tax .....	.00	.00
	9. School District: 803		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	663.05	595.74
	10. Special Taxing Districts:		
	A. BOIS DE SIOUX WATERSHED.....	494.94	392.47
	B. ....		
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	4,112.24	3,990.68
<b>Special Assessments on Your Property</b>	13. A. 81110 JUD DITCH #11 .....		385.32
	B. ....		
PRIN	385.32 C. ....		
INT	D. ....		
TOT	385.32 E. ....		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		<b>4,502.00</b>	<b>4,376.00</b>





Traverse County, Minnesota

Farm 7244

Tract 6722

2020 Program Year

Map Created May 14, 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

- Cropland
- CRP
- Tract Boundary
- Minnesota\_Transparency\_Polygon\_02142019

Wetland Determination Identifiers


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

Tract Cropland Total: 6.35 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.



This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		1. ST. & CO CODE & ADMIN. LOCATION 27 155	2. SIGN-UP NUMBER 46
7A. COUNTY OFFICE ADDRESS (Include Zip Code) TRAVERSE COUNTY FARM SERVICE AGENCY 304 4TH ST N SUITE 101 WHEATON, MN 56296-1524		3. CONTRACT NUMBER 11047B	4. ACRES FOR ENROLLMENT 6.35
7B. TELEPHONE NUMBER (Include Area Code): (320) 563-8157 x2		5. FARM NUMBER 7244	6. TRACT NUMBER(S) 6722
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2024	
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. <b>BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</b>			
10A. Rental Rate Per Acre \$ 181.20	11. Identification of CRP Land (See Page 2 for additional space)		
10B. Annual Contract Payment \$ 1,151	A. Tract No.	B. Field No.	C. Practice No.
10C. First Year Payment \$	6722	5	CP21
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): NIESCHE FAMILY CREDIT TRUST % DAWN HUST OR MICHAEL NIESCHE 734 N SEDONA DR WEST FARGO, ND 58078-8110	(2) SHARE 100.00%	(3) SIGNATURE Dawn Hust Trustee	(4) DATE (MM-DD-YYYY) 3-16-18
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 		B. DATE (MM-DD-YYYY) 12/17/18
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 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this 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). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.  This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>			

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

Original - County Office Copy

Owner's Copy

Operator's Copy

RECEIVED  
MAR 19 2018

TRAVERSE COUNTY FSA

# Earnest Money Receipt and Purchase Agreement

Traverse County, MN

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 warrants 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

TRAVERSE COUNTY  
MINNESOTA

OPENS: WEDNESDAY, FEBRUARY 10

CLOSES: WEDNESDAY, FEBRUARY 17 | 1PM 2021

TILLABLE FARMLAND

# 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