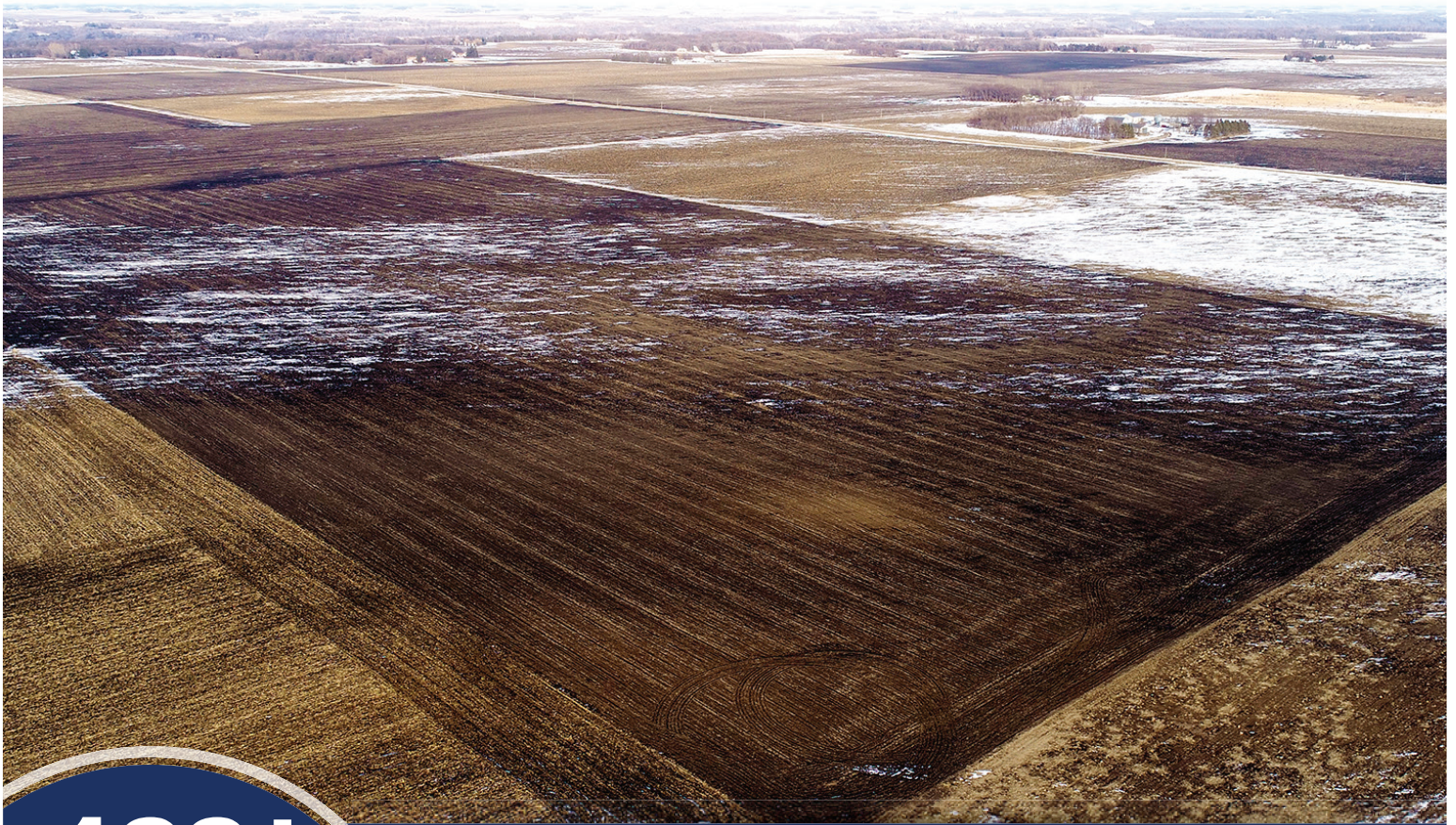


BROWN COUNTY
MINNESOTA

OPENS: MONDAY, FEBRUARY 15
CLOSES: TUESDAY, FEBRUARY 23 | 1PM 2021

LAND AUCTION

Timed Online



**100±
acres**
Selling in one tract.

AUCTIONEER'S NOTE: 100± acres selling in 1 tract. This is production farmland with excellent soil and a weighted average over 90. Please join Steffes Group for this online only auction. Prime opportunity to increase your farm acres or investment portfolio.



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 MN47-01, 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 Monday, February 15 and will end at 1PM Tuesday, February 23, 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 Friday, March 26, 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.

- **Land Rental Contract in place for 2021. 2021 rental income to go to Buyers.**

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.

6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

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


Timed Online Bidding Process

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.**

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

CATALOG ORDER

#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 

EXTENDED

00:04:00

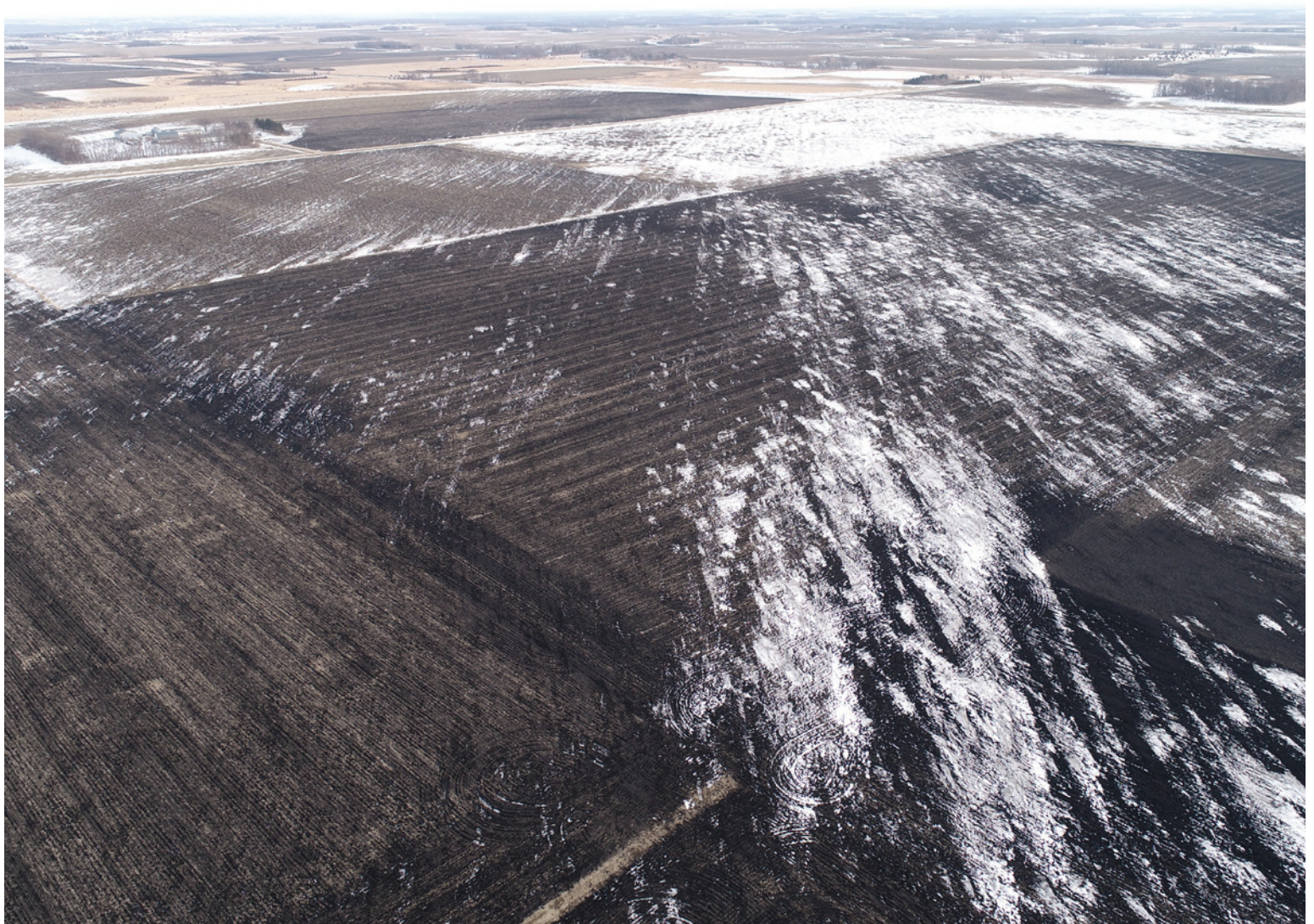
[More Photos](#)

US \$115,000.00 (5 bids)



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!

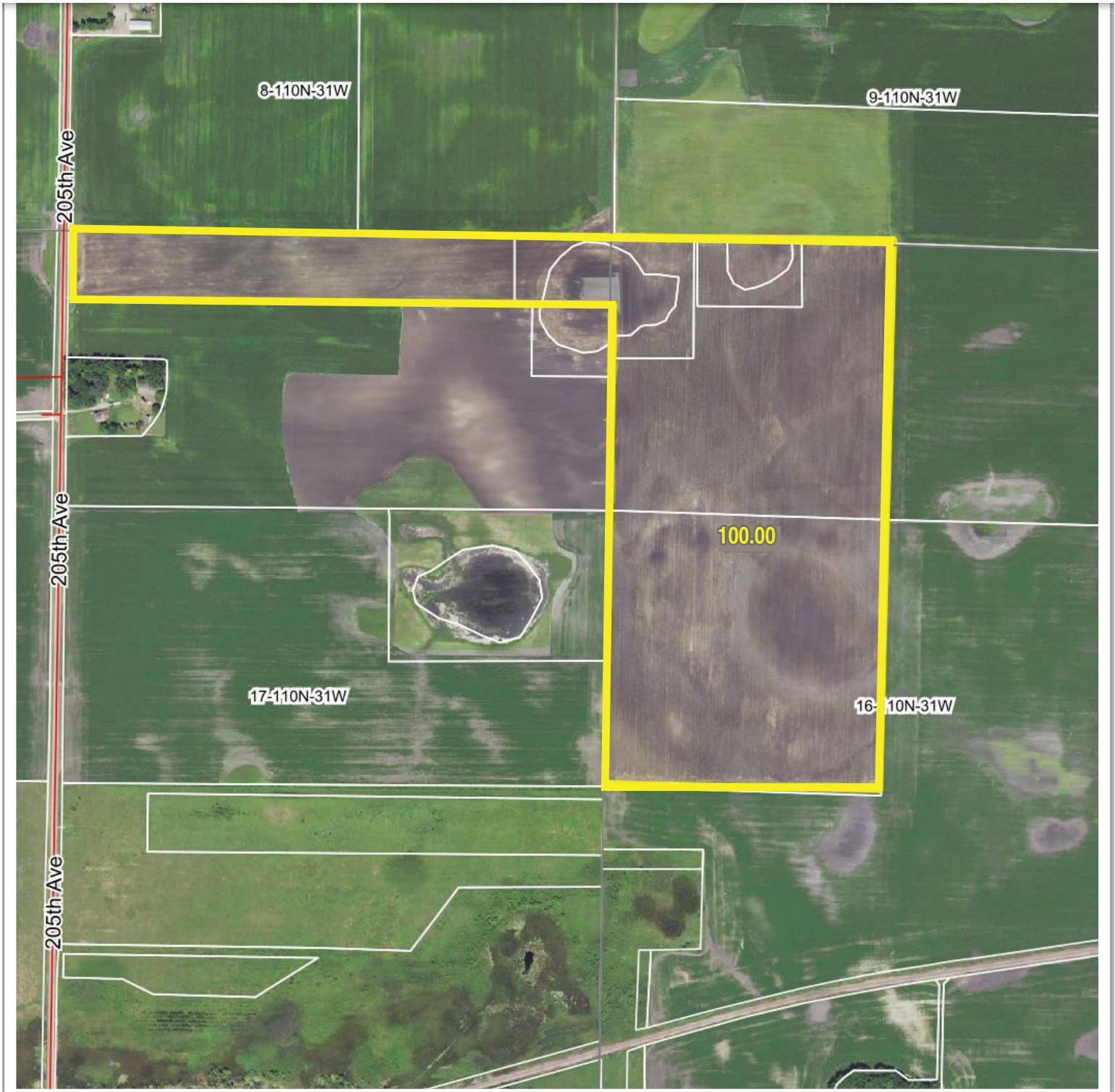


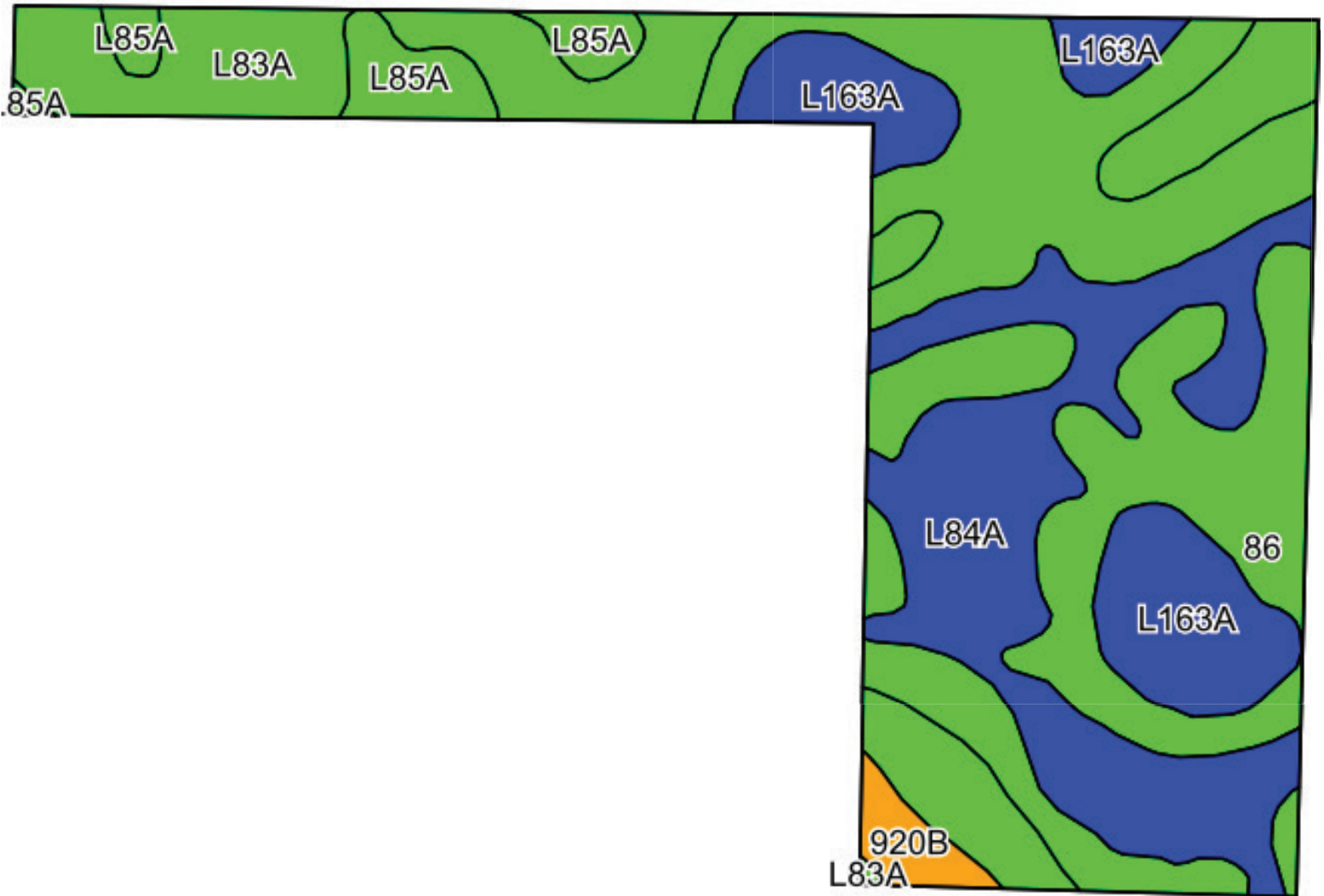
Brown County, MN – 100± Acres

LAND LOCATED: From New Ulm, MN 3.6 miles west on Highway 14, 1.5 miles north on 205th Ave. Land is on east side of road.

Brown County – 100± Acres / Milford Township / PID #s: 190.016.002.04.040, 190.016.002.05.050, 190.017.001.01.010

Description: Sect-16 and 17 Twp-110 Range-031 / **2020 Taxes:** \$4,724





| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 40.14 | 40.1% | | IIw | 93 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 22.21 | 22.2% | | IIIw | 86 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 19.66 | 19.7% | | IIw | 93 |
| L163A | Okoboji silty clay loam, 0 to 1 percent slopes | 11.78 | 11.8% | | IIIw | 86 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 4.40 | 4.4% | | Iw | 99 |
| 920B | Clarion-Estherville complex, 2 to 6 percent slopes | 1.81 | 1.8% | | Ile | 76 |
| Weighted Average | | | | | | 90.6 |

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

FARM: 4548

Minnesota

U.S. Department of Agriculture

Prepared: 12/28/20 1:28 PM

Brown

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

KRZMARZICK, NOAH WATSON

Farm Identifier

98 DIV 4343

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 100.64 | 100.64 | 100.64 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | | |
| 0.0 | 0.0 | 100.64 | 0.0 | 0.0 | 0.0 | | | | |

ARC/PLC

| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|------|--------|--------|-------------|----------------|----------------|
| CORN | SOYBN | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction | HIP |
|--------------------------|--------------|-----------|-----------------------|-----|
| CORN | 50.7 | 163 | 0.00 | |
| SOYBEANS | 49.9 | 43 | 0.00 | 0 |
| Total Base Acres: | 100.6 | | | |

Tract Number: 9050 **Description:** PNE4S17MI,NW4NW4S16MI

FSA Physical Location : Brown, MN **ANSI Physical Location:** Brown, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 60.26 | 60.26 | 60.26 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 60.26 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 30.31 | 163 | 0.00 |
| SOYBEANS | 29.91 | 43 | 0.00 |
| Total Base Acres: | 60.22 | | |

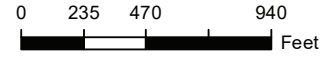
Owners: MARY LOU REGAN REVOCABLE TRUST

Farm 4548

Tract 9050

2020 Program Year

Map Created May 04, 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
 Yellow square: Cropland
 Red dashed border: Tract Boundary
 Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers
 Red circle: Restricted Use
 Yellow triangle: Limited Restrictions
 Green square: Exempt from Conservation Compliance Provisions

Tract Cropland Total: 60.26 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.

NOTES

Brown County, MN



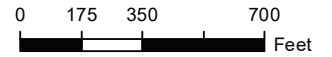
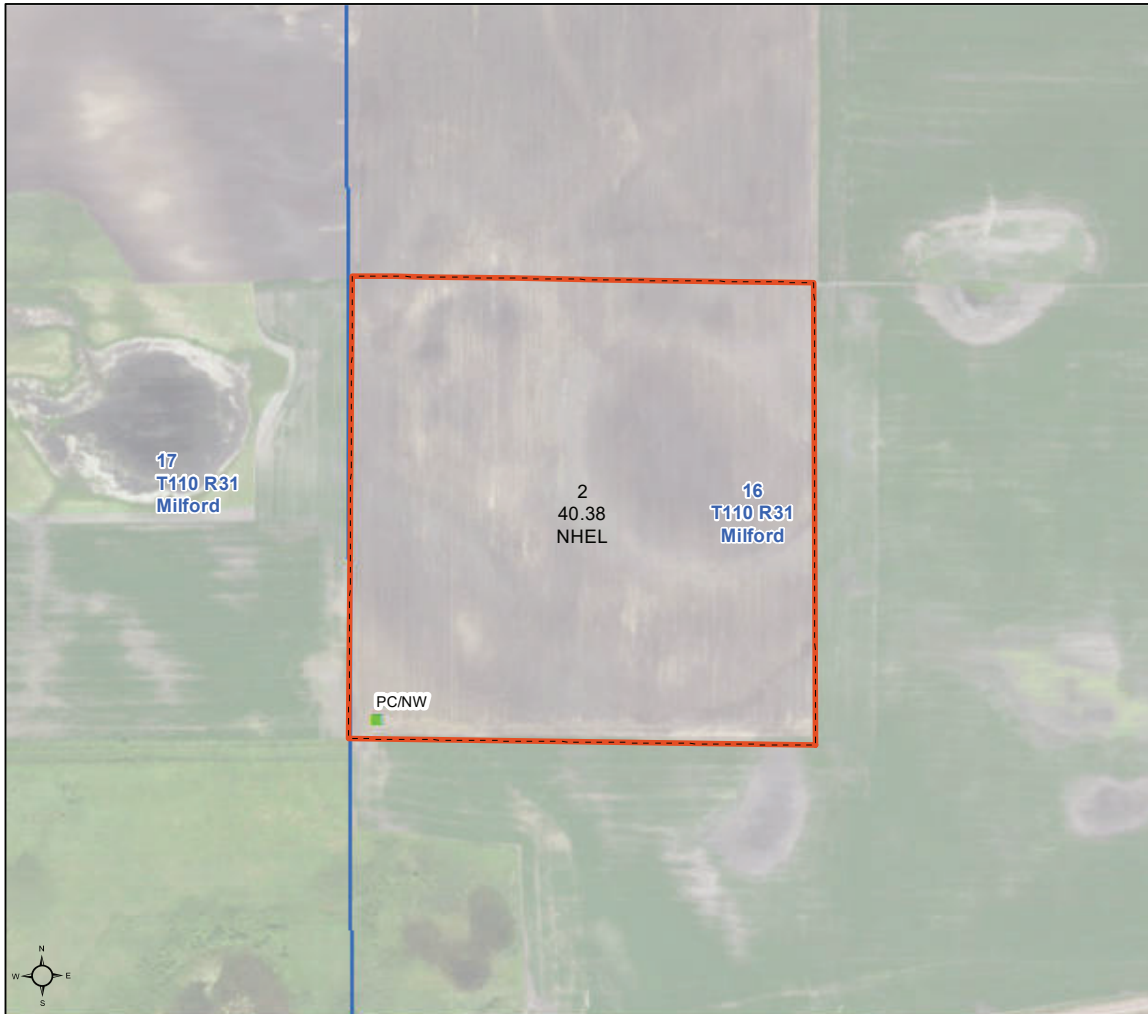
Brown County, Minnesota

Farm 4548

Tract 9634

2020 Program Year

Map Created May 04, 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

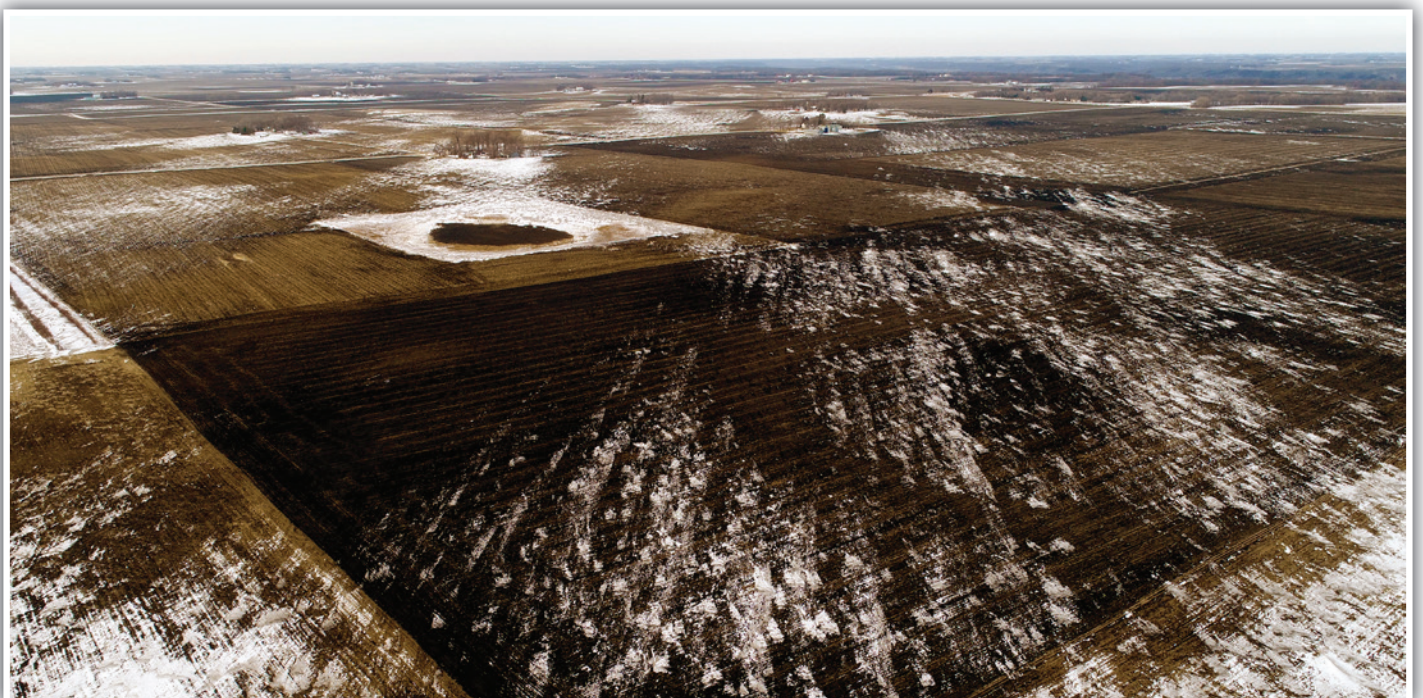
Common Land Unit

- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 40.38 acres



Minnesota
Brown
Report ID: FSA-156EZ

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

FARM: 4548
Prepared: 12/28/20 1:29 PM
Crop Year: 2020
Page: 2 of 2

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.

Other Producers: None

Tract Number: 9634 Description SW4NW4S16MI
FSA Physical Location : Brown, MN ANSI Physical Location: Brown, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

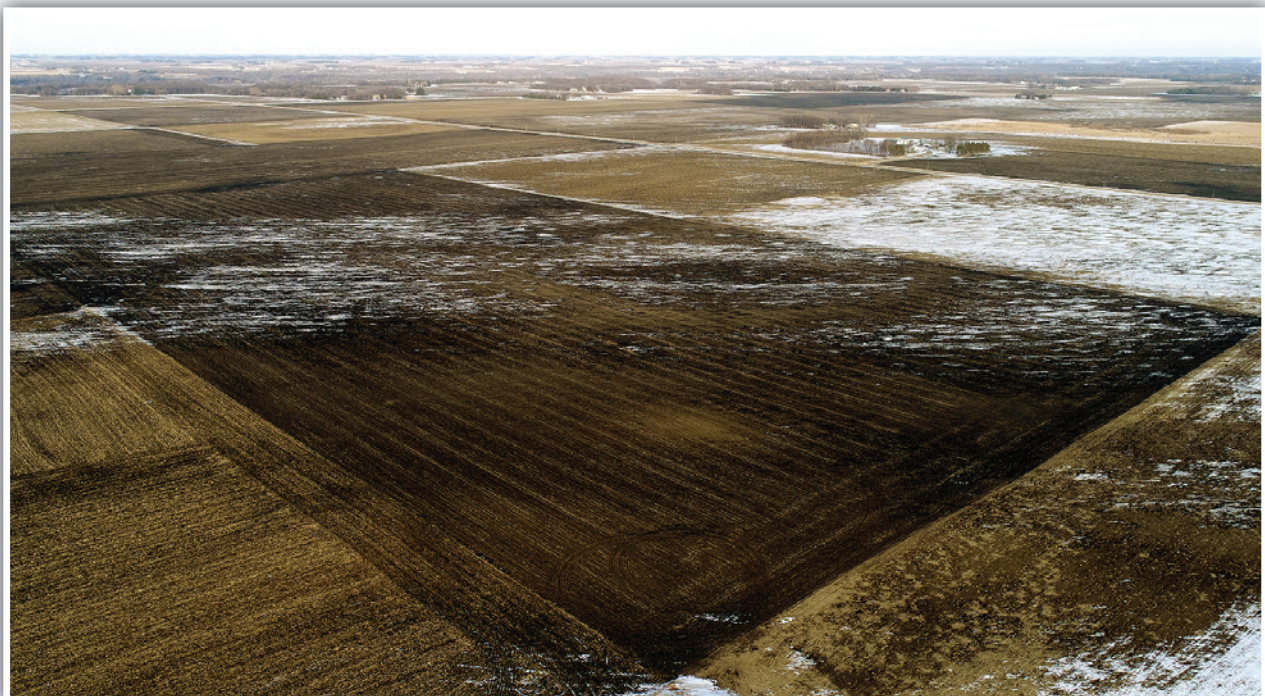
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 40.38 | 40.38 | 40.38 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 40.38 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 20.39 | 163 | 0.00 |
| SOYBEANS | 19.99 | 43 | 0.00 |
| Total Base Acres: | 40.38 | | |

Owners: MARY LOU REGAN REVOCABLE TRUST

Other Producers: None



Land Lease

[Redacted] leases from the Mary Lou Regan Revocable Trust the following property:

Approximately 100 tillage acres located in sections 16 and 17 of Milford Township T-101N, R31W, Brown County Minnesota.

NW1/4 of NW1/4 section 16, 40 acres
SW1/4 of NW1/4 section 16, 40 acres
and the N 20 acres of the NE1/4 section 17

This lease will be for two years beginning March 1, 2020 and terminating December 1, 2021, or as soon as all crop is removed.

Cash rent of \$10,000.00 will be due June 1, 2020 and June 1, 2021.

Tenant will be responsible to keep the land in compliance with all USDA government programs.

Tenant will control weeds and minimize any and all erosion.

Tenant may sub-lease the land and/or hire custom work to preform tillage, planting, spraying and/or harvesting.

This agreement is only between owner of the property and [Redacted]

B. J. [Signature]
Mary Lou Regan Revocable Trust

4/11/2020
Date

[Redacted]

4-5-2020
Date

Check made payable to:
Mary Lou Regan Rev. Trust



BROWN COUNTY, MN
 Jean Prochniak, Auditor-Treasurer
 14 South State Street, PO Box 115
 New Ulm, MN 56073-0115
 (507) 233-6615
 www.co.brown.mn.us

Bill: 13453
 Property ID#: **R190.017.001.01010**

Taxpayer(s):
 6637*32**G50**1.15**5/8*****AUTOALL FOR AADC 553
 TERESA UMLAND
 12701 95TH AVE N
 MAPLE GROVE MN 55369-7118

To make an online payment, visit www.co.brown.mn.us/pay-taxes.
 To pay by phone, please call (877) 690-3729 and enter Jurisdiction Code 2404.

14261 PRIMARY TAXPAYER MARY LOU REGAN REVOCAB
Property Address:
Property Description: Sect-17 Twp-110 Range-031 20.00 AC N 20 AC OF NE4

| Tax Statement | | 2020 | |
|----------------------------------|-------------------------------|-------------|------------|
| 2019 Values for Taxes Payable in | | | |
| VALUES AND CLASSIFICATION | | | |
| Taxes Payable Year: | | 2019 | 2020 |
| Step 1 | Estimated Market Value: | \$151,500 | \$154,600 |
| | Homestead Exclusion: | \$0 | \$0 |
| | Taxable Market Value: | \$151,500 | \$154,600 |
| | New Improvements: | \$0 | \$0 |
| | Property Classification: | AG NHSTD | AG NHSTD |
| <i>Sent in March 2019</i> | | | |
| Step 2 | PROPOSED TAX | | |
| | Proposed Tax: | | \$1,042.00 |
| <i>Sent in November 2019</i> | | | |
| Step 3 | PROPERTY TAX STATEMENT | | |
| | First Half Taxes: | | \$524.00 |
| | Second Half Taxes: | | \$524.00 |
| | Total Taxes Due in 2020: | | \$1,048.00 |

\$\$\$ 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. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> | | \$0.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | \$0.00 | |
| Property Tax and Credits | | |
| 3. Property taxes before credits | \$1,098.36 | \$1,151.81 |
| 4. Credits that reduce your property taxes: | | |
| A. Agricultural and rural land credits | 78.36 | 103.81 |
| B. Other credits | 0.00 | 0.00 |
| 5. Property taxes after credits | \$1,020.00 | \$1,048.00 |
| Property Tax by Jurisdiction | | |
| 6. County Brown County | \$605.70 | \$638.18 |
| 7. City or Town MILFORD | 173.53 | 183.82 |
| 8. State General Tax | 0.00 | 0.00 |
| 9. School district 0088 | | |
| A. Voter approved levies | 97.72 | 86.52 |
| B. Other local levies | 140.34 | 136.70 |
| 10. Special Taxing Districts | | |
| A. REGION 9 | 2.71 | 2.78 |
| B. | 0.00 | 0.00 |
| C. | 0.00 | 0.00 |
| D. | 0.00 | 0.00 |
| 11. Non-school voter-approved referenda levies | 0.00 | 0.00 |
| 12. Total property tax before special assessments | \$1,020.00 | \$1,048.00 |
| Special Assessments | | |
| 13. Special assessments 2020 PRINCIPAL: 2020 INTEREST: | \$0.00 | \$0.00 |
| 14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | \$1,020.00 | \$1,048.00 |





BROWN COUNTY, MN
 Jean Prochniak, Auditor-Treasurer
 14 South State Street, PO Box 115
 New Ulm, MN 56073-0115
 (507) 233-6615
 www.co.brown.mn.us

Bill: 13446

Property ID#: **R190.016.002.04.040**

Taxpayer(s):

6636*32**G50**1.242**1/4*****AUTOALL FOR AADC 553
 TERESA UMLAND
 12701 95TH AVE N
 MAPLE GROVE MN 55369-7118



To make an online payment, visit www.co.brown.mn.us/pay-taxes.
 To pay by phone, please call (877) 690-3729 and enter Jurisdiction Code 2404.

14261 PRIMARY TAXPAYER MARY LOU REGAN REVOCAB

Property Address:

Property Description: Sect-16 Twp-110 Range-031 40.00 AC NW4 OF NW4

| Tax Statement | | 2020 | |
|----------------------------------|------------------------------|-------------|------------|
| 2019 Values for Taxes Payable in | | | |
| VALUES AND CLASSIFICATION | | | |
| Taxes Payable Year: | | 2019 | 2020 |
| Step 1 | Estimated Market Value: | \$265,400 | \$270,800 |
| | Homestead Exclusion: | \$0 | \$0 |
| | Taxable Market Value: | \$265,400 | \$270,800 |
| | New Improvements: | \$0 | \$0 |
| | Property Classification: | AG NHSTD | AG NHSTD |
| <i>Sent in March 2019</i> | | | |
| PROPOSED TAX | | | |
| Step 2 | Proposed Tax: | | \$1,824.00 |
| | <i>Sent in November 2019</i> | | |
| PROPERTY TAX STATEMENT | | | |
| Step 3 | First Half Taxes: | | \$918.00 |
| | Second Half Taxes: | | \$918.00 |
| | Total Taxes Due in 2020: | | \$1,836.00 |

\$\$\$
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.

3-16-20_v3

| Taxes Payable Year: | 2019 | 2020 |
|--|-------------------|-------------------|
| 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"/> | | \$0.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | \$0.00 | |
| Property Tax and Credits | | |
| 3. Property taxes before credits | \$1,923.29 | \$2,017.85 |
| 4. Credits that reduce your property taxes: | | |
| A. Agricultural and rural land credits | 137.29 | 181.85 |
| B. Other credits | 0.00 | 0.00 |
| 5. Property taxes after credits | \$1,786.00 | \$1,836.00 |
| Property Tax by Jurisdiction | | |
| 6. County Brown County | \$1,060.24 | \$1,118.18 |
| 7. City or Town MILFORD | 303.99 | 321.98 |
| 8. State General Tax | 0.00 | 0.00 |
| 9. School district 0088 | | |
| A. Voter approved levies | 171.16 | 151.56 |
| B. Other local levies | 245.86 | 239.41 |
| 10. Special Taxing Districts | | |
| A. REGION 9 | 4.75 | 4.87 |
| B. | 0.00 | 0.00 |
| C. | 0.00 | 0.00 |
| D. | 0.00 | 0.00 |
| 11. Non-school voter-approved referenda levies | 0.00 | 0.00 |
| 12. Total property tax before special assessments | \$1,786.00 | \$1,836.00 |
| Special Assessments | | |
| 13. Special assessments 2020 PRINCIPAL: 2020 INTEREST: | \$0.00 | \$0.00 |
| 14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | \$1,786.00 | \$1,836.00 |





BROWN COUNTY, MN
 Jean Prochniak, Auditor-Treasurer
 14 South State Street, PO Box 115
 New Ulm, MN 56073-0115
 (507) 233-6615
 www.co.brown.mn.us

Bill: 13447
 Property ID#: **R190.016.002.05.050**

Taxpayer(s):

6637*32**G50**1.15**1/8*****AUTOALL FOR AADC 553
 TERESA UMLAND
 12701 95TH AVE N
 MAPLE GROVE MN 55369-7118



To make an online payment, visit www.co.brown.mn.us/pay-taxes.
 To pay by phone, please call (877) 690-3729 and enter Jurisdiction Code 2404.

14261 PRIMARY TAXPAYER MARY LOU REGAN REVOCAB

Property Address:

Property Description: Sect-16 Twp-110 Range-031 40.00 AC SW4 OF NW4

| Tax Statement | | 2020 | |
|----------------------------------|-------------------------------|-------------|------------|
| 2019 Values for Taxes Payable in | | | |
| VALUES AND CLASSIFICATION | | | |
| Taxes Payable Year: | | 2019 | 2020 |
| Step 1 | Estimated Market Value: | \$266,000 | \$271,400 |
| | Homestead Exclusion: | \$0 | \$0 |
| | Taxable Market Value: | \$266,000 | \$271,400 |
| | New Improvements: | \$0 | \$0 |
| | Property Classification: | AG NHSTD | AG NHSTD |
| <i>Sent in March 2019</i> | | | |
| Step 2 | PROPOSED TAX | | |
| | Proposed Tax: | | \$1,828.00 |
| <i>Sent in November 2019</i> | | | |
| Step 3 | PROPERTY TAX STATEMENT | | |
| | First Half Taxes: | | \$920.00 |
| | Second Half Taxes: | | \$920.00 |
| | Total Taxes Due in 2020: | | \$1,840.00 |

\$\$\$ 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. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> | | \$0.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | \$0.00 | |
| Property Tax and Credits | | |
| 3. Property taxes before credits | \$1,927.60 | \$2,022.25 |
| 4. Credits that reduce your property taxes: | | |
| A. Agricultural and rural land credits | 137.60 | 182.25 |
| B. Other credits | 0.00 | 0.00 |
| 5. Property taxes after credits | \$1,790.00 | \$1,840.00 |
| Property Tax by Jurisdiction | | |
| 6. County Brown County | \$1,062.59 | \$1,120.58 |
| 7. City or Town MILFORD | 304.68 | 322.69 |
| 8. State General Tax | 0.00 | 0.00 |
| 9. School district 0088 | | |
| A. Voter approved levies | 171.56 | 151.88 |
| B. Other local levies | 246.41 | 239.96 |
| 10. Special Taxing Districts | | |
| A. REGION 9 | 4.76 | 4.89 |
| B. | 0.00 | 0.00 |
| C. | 0.00 | 0.00 |
| D. | 0.00 | 0.00 |
| 11. Non-school voter-approved referenda levies | 0.00 | 0.00 |
| 12. Total property tax before special assessments | \$1,790.00 | \$1,840.00 |
| Special Assessments | | |
| 13. Special assessments 2020 PRINCIPAL: 2020 INTEREST: | \$0.00 | \$0.00 |
| 14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | \$1,790.00 | \$1,840.00 |



Earnest Money Receipt and Purchase Agreement

Brown 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

BROWN COUNTY
MINNESOTA

OPENS: MONDAY, FEBRUARY 15
CLOSES: TUESDAY, FEBRUARY 23 | 1PM 2021

LAND 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