



OPENS: MONDAY, MARCH 15

CLOSES: WEDNESDAY, MARCH 24 | 1PM 2021

SWIFT & CHIPPEWA COUNTIES, MN • TILLABLE FARMLAND/BUILDING SITES

AUCTION

Timed Online



587[±]
acres

AUCTIONEER'S NOTE: Steffes Group is proud to offer nearly 600 acres at public online auction. This land has been in the Anderson Family for multiple generations. Whether you are looking to grow your current farming operation or are an investor wanting to enhance your portfolio, your opportunity is here and now! Come bid and buy at your price!

For more information contact Steffes Group at 320.322.2425,
Ashley Huhn 701.238.1975 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.

Ashley Huhn MN47-002, 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 Monday, March 15 and will end at 1PM Wednesday, March 24, 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 Monday, April 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 Warranty 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.

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.

RONALD A. VADNAIS
 SWIFT COUNTY TREASURER
 P.O. BOX 207
 BENSON, MN 56215
 320-843-3544
 www.swiftcounty.com

2020
PROPERTY TAX STATEMENT

PRCL# 09-0016-000 RCPT# 172
 TC 13.049 12.409

Property ID Number: 09-0016-000
Property Description: SECT-03 TWP-121 RANG-37
 SE1/4 & SW1/4 OF SW1/4 & E1/2 OF
 SW1/4

DAVID J ANDERSON REV TRUST 7387-T
 9875 55TH STREET
 CLEAR LAKE MN 55319-0735 ACRES 280.00

		Values and Classification	
		2019	2020
Step 1	Estimated Market Value:	1,304,900	1,240,900
	Homestead Exclusion:		
	Taxable Market Value:	1,304,900	1,240,900
New Improve/Expired Excls:			
Property Class: AGRI NON-HSTD AGRI NON-HSTD			
Sent in March 2019			
Step 2	Proposed Tax		8,075.72
* Does Not Include Special Assessments			
Sent in November 2019			
Step 3	Property Tax Statement		
First half Taxes:			4,042.00
Second half Taxes:			4,042.00
Total Taxes Due in 2020			8,084.00

\$\$\$ 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

		2019	2020
3. Property taxes before credits		8,611.11	8,616.22
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax		439.39	532.22
5. Property taxes after credits		8,171.72	8,084.00
6. County		5,594.32	5,700.49
7. City or Town		1,032.70	1,019.77
8. State General Tax00	.00
9. School District: 775			
A. Voter approved levies		659.07	532.21
B. Other local levies		708.04	643.54
10. Special Taxing Districts:			
A. REGION 6W		41.10	40.70
B. RURAL DEV AUTH		136.49	147.29
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		8,171.72	8,084.00
Special Assessments on Your Property			
13. A. 98341 JUD DITCH #2		208.28	
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		8,380.00	8,084.00



FARM: 3623

Minnesota
Swift

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

Prepared: 2/17/21 7:33 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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: CARLSON, ROSS MATTHEW
Farm Identifier: SPLIT FROM 3490

Farms Associated with Operator:
516, 841, 2629, 3685, 6012, 6014, 6498, 7513, 7709

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
268.05	250.01	250.01	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	250.01	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	159.67	136	0.00	
SOYBEANS	89.03	39	0.00	0
Total Base Acres:	248.7			

Tract Number: 1580 Description TW9 S3 E2SW4 SW4SW4 SE4

FSA Physical Location : Swift, MN ANSI Physical Location: Swift, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
268.05	250.01	250.01	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	250.01	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	159.67	136	0.00
SOYBEANS	89.03	39	0.00
Total Base Acres:	248.7		

Owners: ANDERSON DAVID REV TRUST



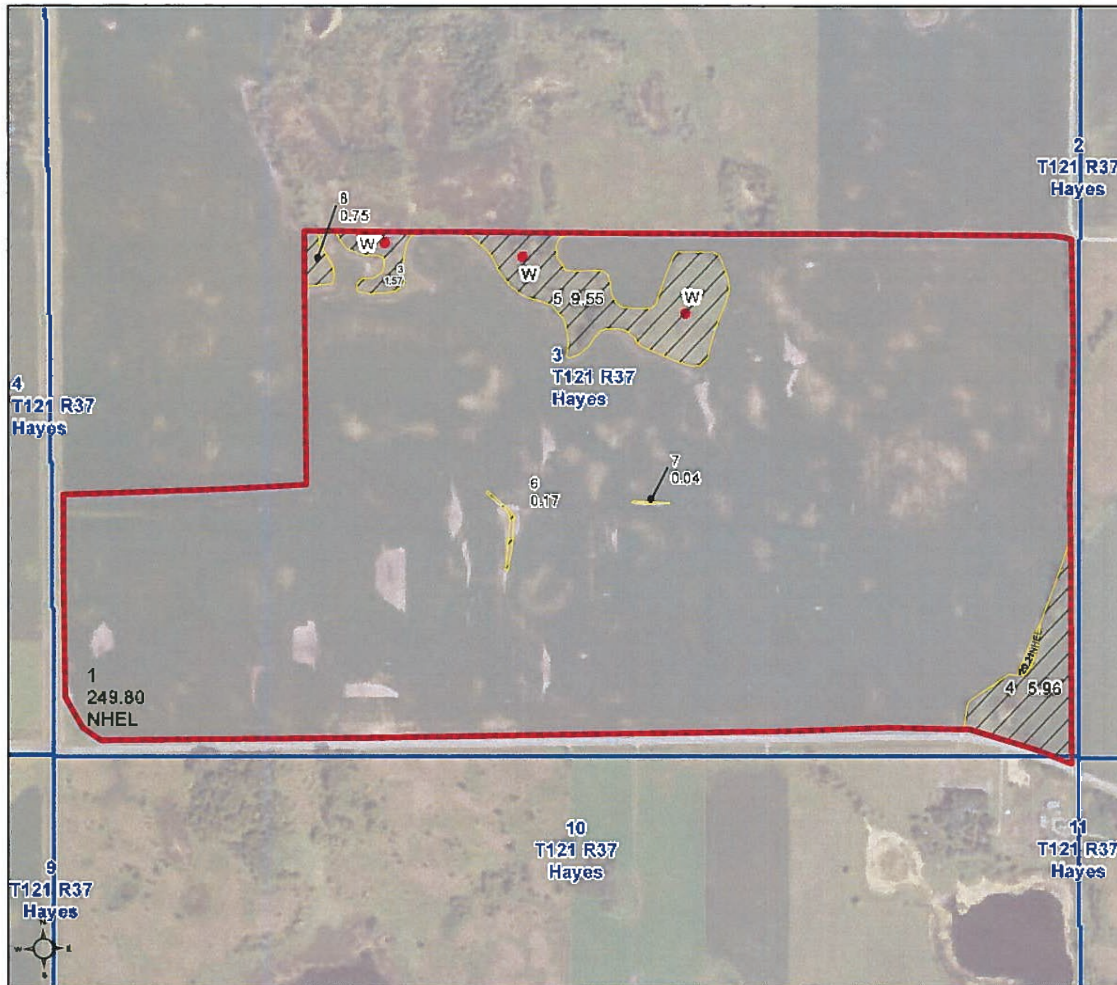
Swift County, Minnesota

Farm 3623

Tract 1580

2021 Program Year

Map Created October 23, 2020



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

- Common Land Unit**
- ▨ Non-Cropland
 - ▨ Cropland
 - Tract Boundary
 - Minnesota_Transparency_Polygon_02142019

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

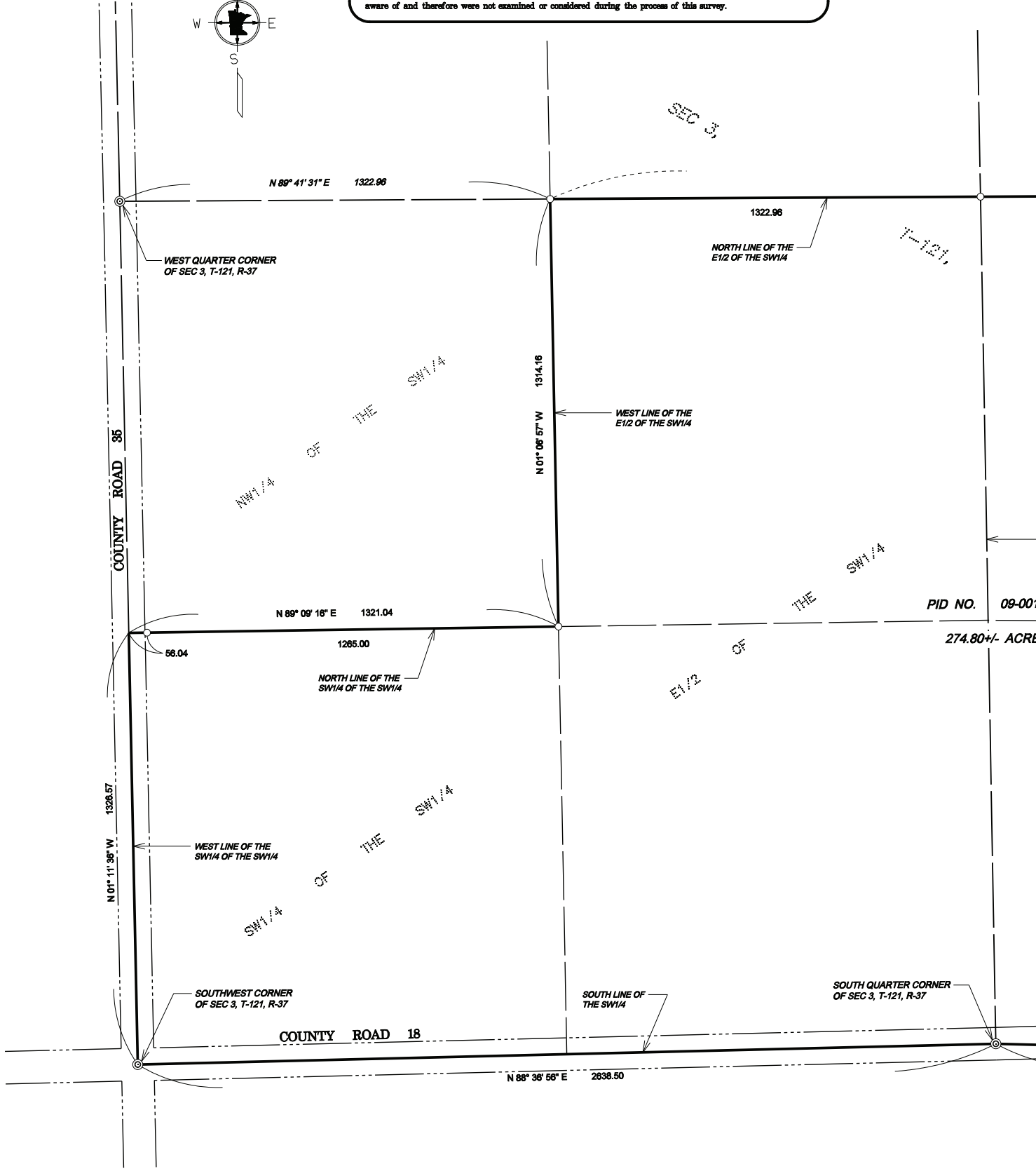
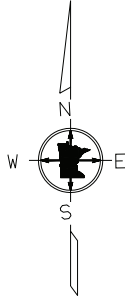
Tract Cropland Total: 250.01 acres

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.



Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



Surveyed Description

EXISTING LEGAL DESCRIPTION FOR PID NO. 09-0016-0000

The Southeast Quarter (SE1/4); the East Half of the Southwest Quarter (E1/2 SW1/4); AND the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4), all in Section Three (3), Township One Hundred Twenty-one (121), Range Thirty-seven (37), Swift County, Minnesota.

Containing 274.50 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
 Doug Huhn
 Registration No. 43808 - In the State of Minnesota

Northstar
 Surveying

(320) 893-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_doug@gwestoffice.net
 ns_chuck@gwestoffice.net

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Section 3, Twp-121, Rng-37

DATE OF FIELD WORK: January 27, 2021

DATE OF MAP: January 29, 2021

REVISION: _____ DATE _____, 20____

REVISION: _____ DATE _____, 20____

JOB NO.: 2021017

DRAFTED BY: PMH

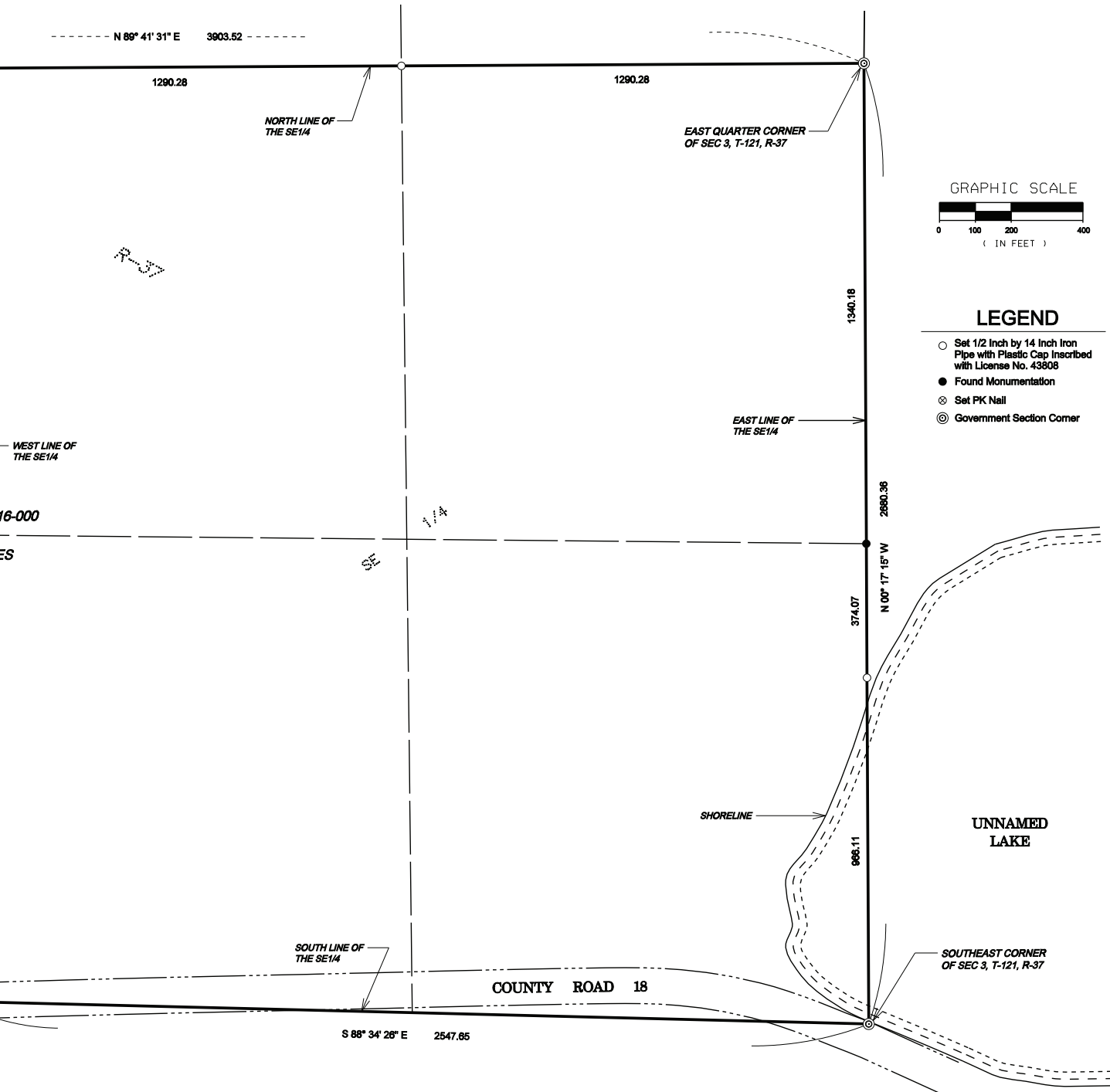
CHECKED BY: BSH

HORIZONTAL DATUM:

Swift County
 NAD83 2011 Adj.

VERTICAL DATUM:

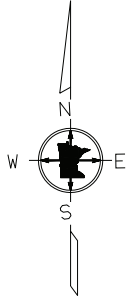
N/A



Tract 1 - Survey with Aerial Overlay

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



Surveyed Description

EXISTING LEGAL DESCRIPTION FOR PID NO. 09-0016-0000

The Southeast Quarter (SE1/4); the East Half of the Southwest Quarter (E1/2 SW1/4); AND the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4), all in Section Three (3), Township One Hundred Twenty-one (121), Range Thirty-seven (37), Swift County, Minnesota.

Containing 274.50 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

Northstar
Surveying

(320) 693-3710
310 East Depot Street
Litchfield, MN 55355
ns_doug@gwestoffice.net
ns_chuck@gwestoffice.net

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Section 3, Twp-121, Rng-37

DATE OF FIELD WORK: January 27, 2021

DATE OF MAP: January 29, 2021

REVISION: _____ DATE _____, 20____

REVISION: _____ DATE _____, 20____

JOB NO.: 2021017

DRAFTED BY: PMH

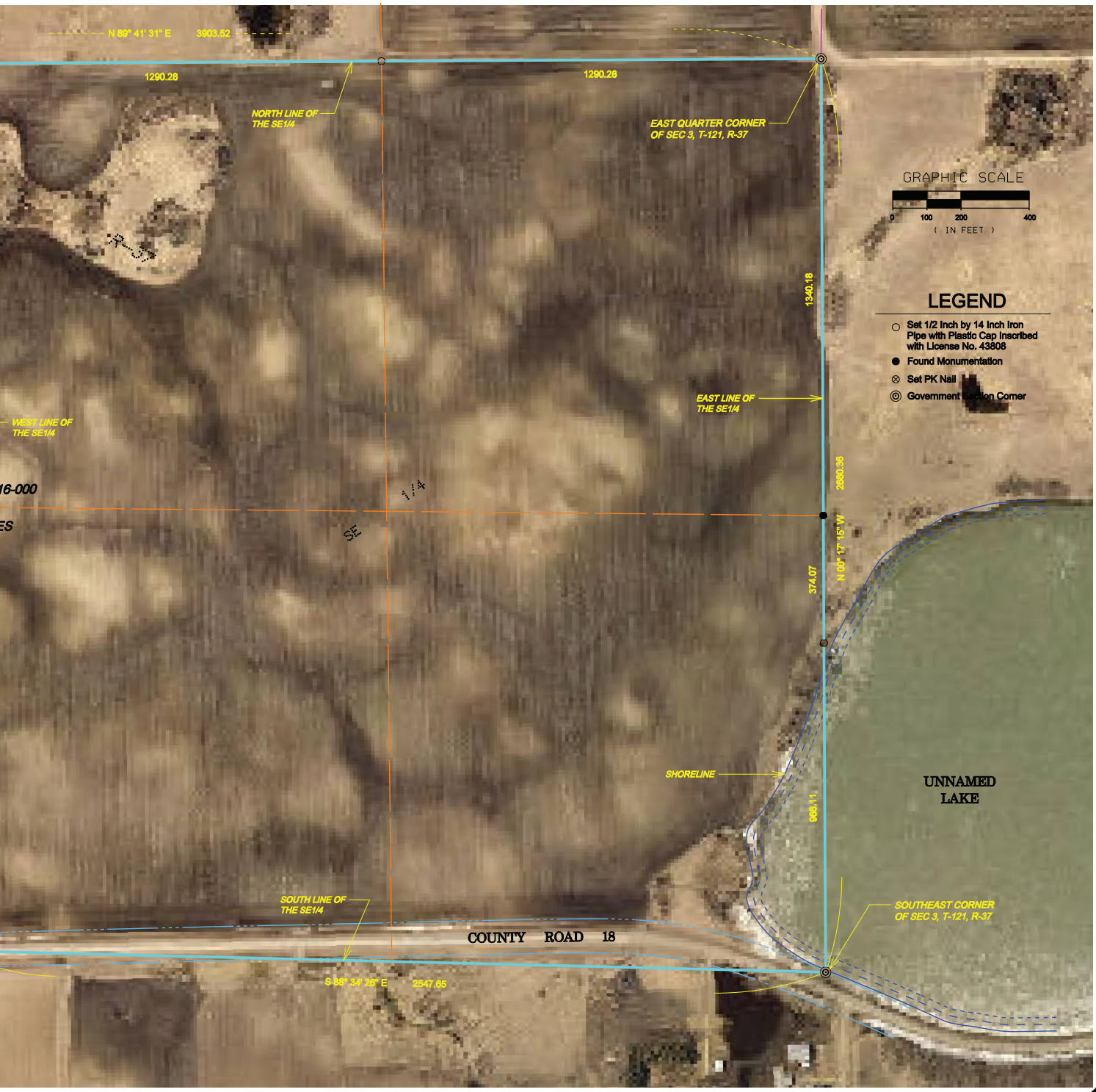
CHECKED BY: DSH

HORIZONTAL DATUM:

Swift County
NAD83 2011 Adj.

VERTICAL DATUM:

N/A



Tract 2 – Swift County, MN - 154.55± Acres (Tract B on Survey)

Location: From Danvers, MN, .5 miles west on US-12W/30th St. SW, 6.2 miles south on 90th Ave SW/60th St. SW/100th Ave SW, 3.1 miles east on 90th St. SW. Land is on the south side of the road. / **Swenoda Township / PID #:** 18-0105-000 (That part of, new legal & PID# to be assigned) / **Description:** Sect-20 Twp-120 Range-40 / **2020 Taxes:** \$7,176 (For entire land. New tax amount TBD) / **Zoning:** Ag



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J12A	Marysland loam, 0 to 2 percent slopes	44.75	29.1%		IIw	65
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	27.61	17.9%		IIs	91
J17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	18.15	11.8%		IIIw	88
J18A	Malachy sandy loam, 1 to 3 percent slopes	17.67	11.5%		IIs	66
J52A	Rondell silty clay loam, 1 to 3 percent slopes	14.51	9.4%		IIs	89
J4A	Rockwell loam, 0 to 2 percent slopes	13.89	9.0%		IIw	87
J5A	Fossum sandy loam, 0 to 2 percent slopes	9.74	6.3%		IIIw	47
J3A	Arveson sandy loam, 0 to 2 percent slopes	6.33	4.1%		IIw	74
J19A	Hecla loamy fine sand, 1 to 3 percent slopes	1.35	0.9%		IVs	51
Weighted Average						75.8

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

FARM: 1119

Minnesota
Swift
Report ID: FSA-156EZ

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

Prepared: 1/28/21 8:28 AM
Crop Year: 2021
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 Farm Identifier
TWETEN, DAVID LEE

Farms Associated with Operator:
6785

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.28	151.5	151.5	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	151.5	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	101.7	171	0.00	
SOYBEANS	49.8	37	0.00	0
Total Base Acres:	151.5			

Tract Number: 2085 **Description:** TW18 S20 NW4
FSA Physical Location : Swift, MN **ANSI Physical Location:** Swift, 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
155.28	151.5	151.5	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	151.5	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	101.7	171	0.00
SOYBEANS	49.8	37	0.00
Total Base Acres:	151.5		

Owners: GAETZ, ALEXINE ANDERSON DAVID REV TRUST



United States
Department of
Agriculture

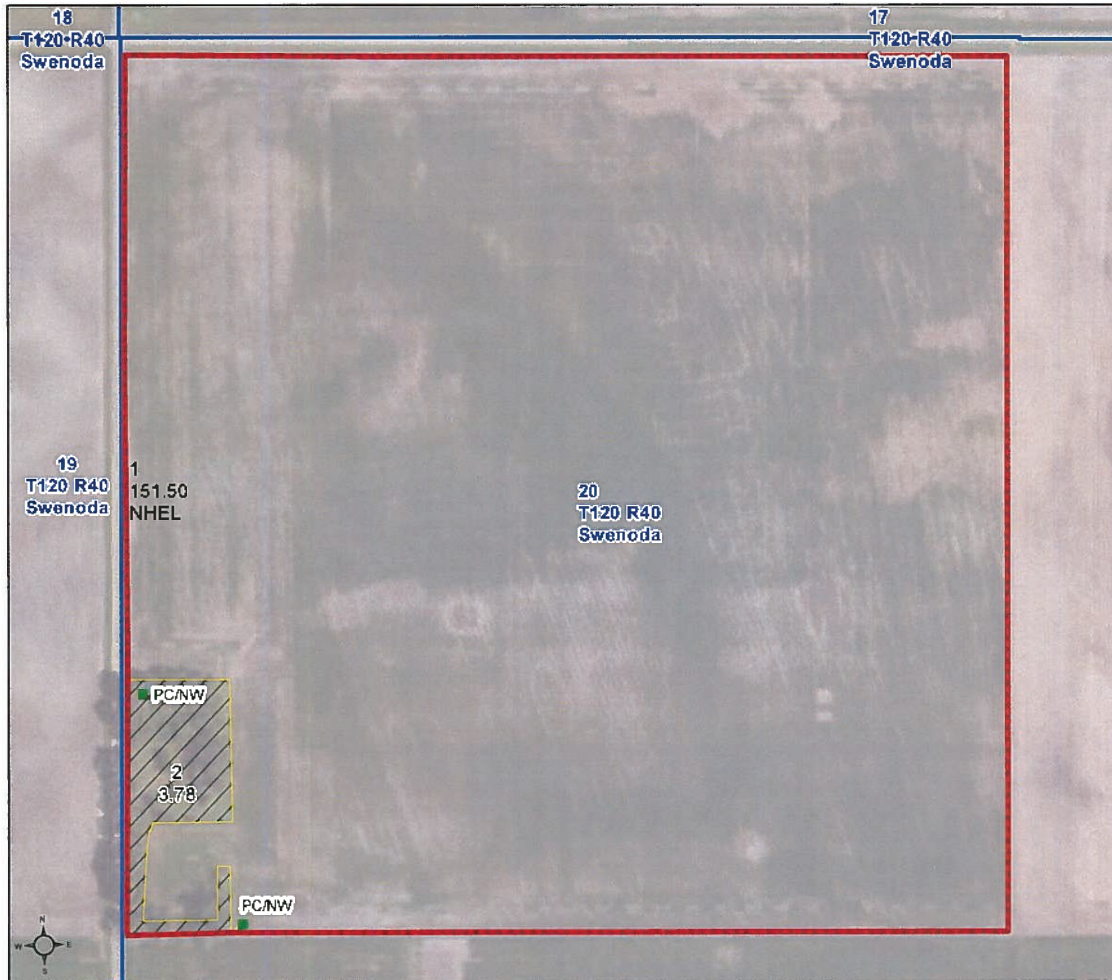
Swift County, Minnesota

Farm 1119

Tract 2085

2021 Program Year

Map Created October 23, 2020



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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 151.50 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



Tract 3 – Swift County, MN - 6.07± Acres (Tract A on Survey)

Location: From Danvers, MN, .5 miles west on US-12W/30th St. SW, 6.2 miles south on 90th Ave SW/60th St. SW/100th Ave SW, 2.9 miles east on 90th St. SW, .4 miles south on 70th Ave SW. Land is located on the east side of the road. 945 70th Ave. SW, Danvers, MN 56231.

Swenoda Township / PID #: 18-0105-000 (That part of, new legal & PID# to be assigned) / **Description:** Sect-20 Twp-120 Range-40 / **2020 Taxes:** \$7,176 (For entire land. New tax amount TBD) / **Zoning:** Ag

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE SPLIT FROM PID NO. 18-0105-000)

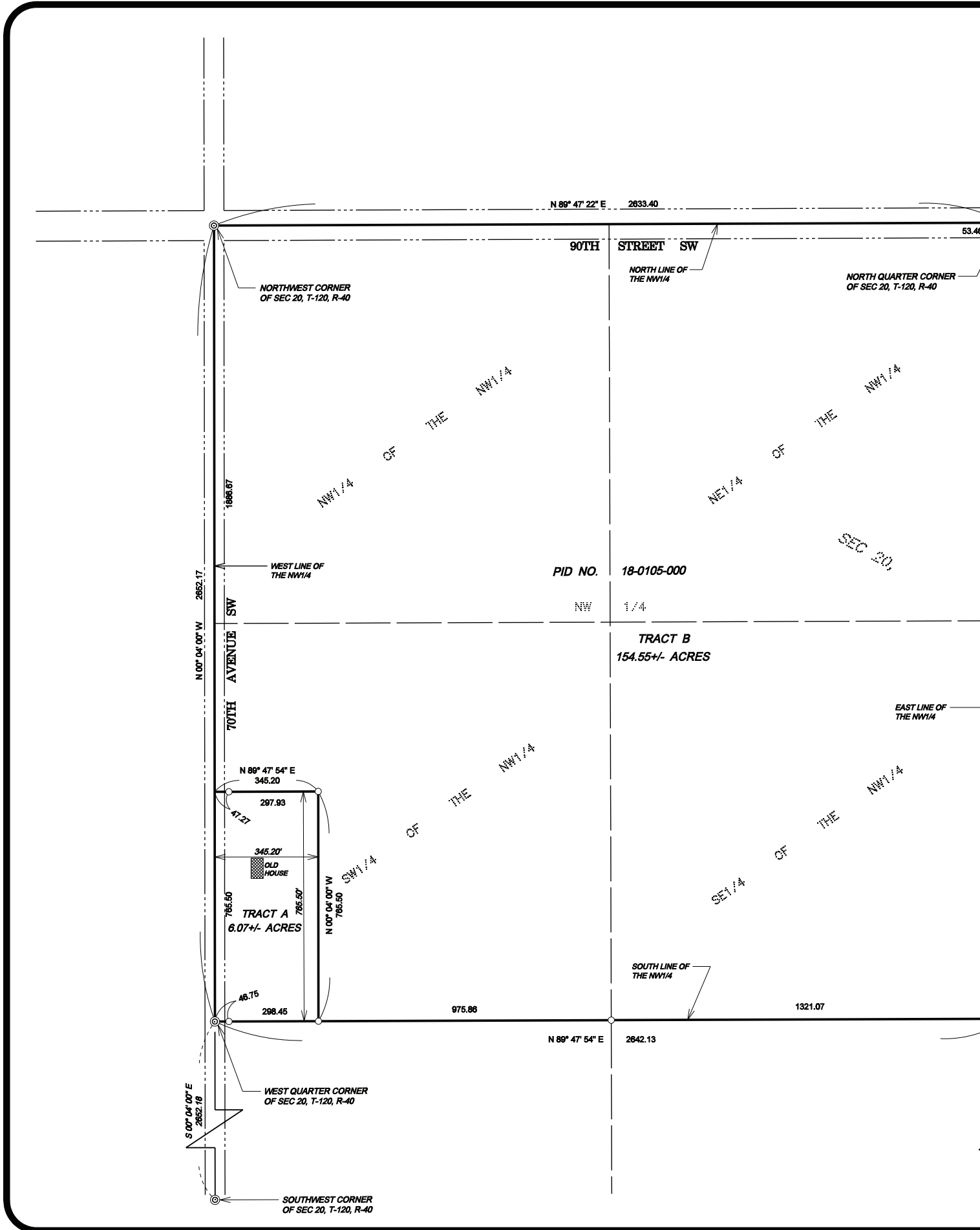
The South 765.50 feet of the West 345.20 feet of the Northwest Quarter (NW1/4) of Section 20, Township 120 North, Range 40 West, Swift County, Minnesota. Containing 6.07 Acres, more or less. Subject to easements of record. Subject to any and all enforceable restrictive covenants.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J52A	Rondell silty clay loam, 1 to 3 percent slopes	3.09	51.5%	J52A	IIs	89
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	2.91	48.5%	J51A	IIs	91
Weighted Average						90

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

Tracts 2 & 3 - Survey





CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

NW1/4 of Section 20, T-120, R-40

DATE OF FIELD WORK: January 25, 2021	JOB NO.: 2021018	HORIZONTAL DATUM: Swift County NAD83 2011 Adj.
DATE OF MAP: January 28, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE SPLIT FROM PID NO.18-0105-000)

The South 765.50 feet of the West 345.20 feet of the Northwest Quarter (NW1/4) of Section 20, Township 120 North, Range 40 West, Swift County, Minnesota.

Containing 6.07 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The Northwest Quarter (NW1/4) of Section 20, Township 120 North, Range 40 West, Swift County, Minnesota. EXCEPT

The South 765.50 feet of the West 345.20 feet of the Northwest Quarter (NW1/4) of Section 20, Township 120 North, Range 40 West, Swift County, Minnesota.

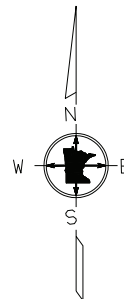
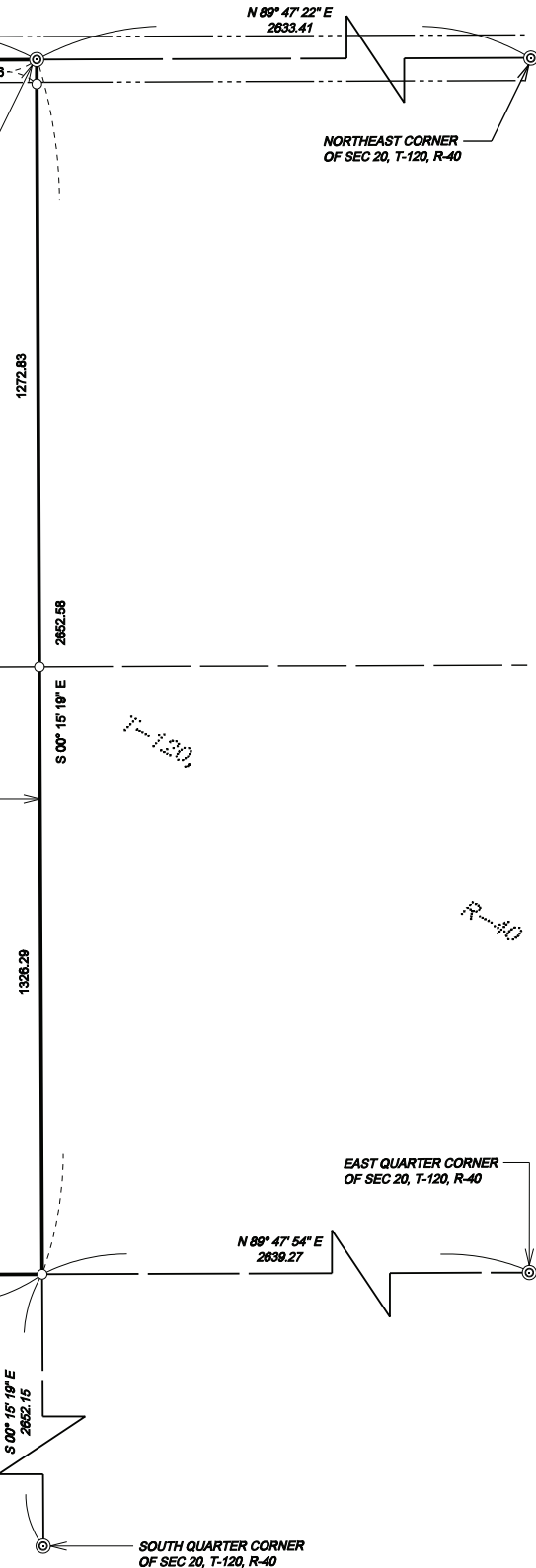
Containing 154.55 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

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- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



GRAPHIC SCALE

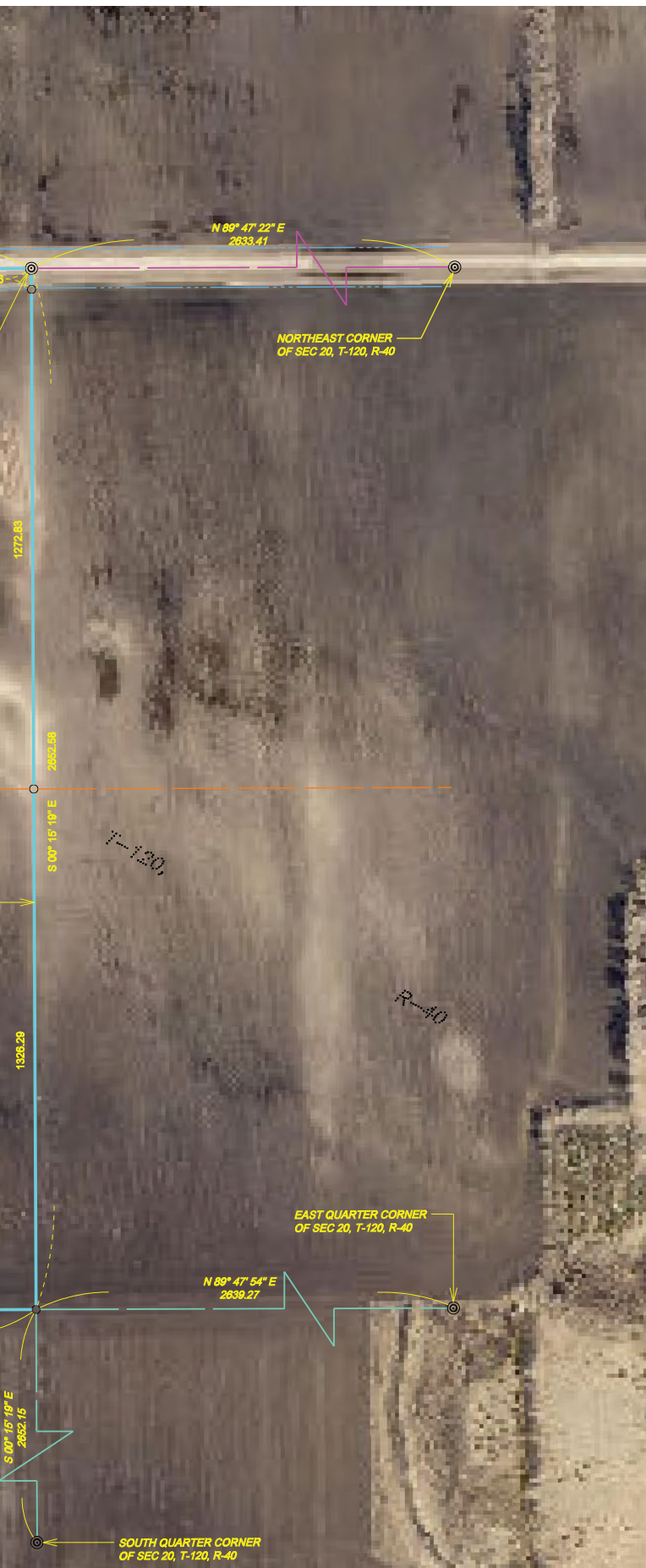


LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊗ Set PK Nail
- ⊙ Government Section Corner

Tracts 2 & 3 - Survey with Aerial Overlay





Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_doug@gwestoffice.net
 ns_chuck@gwestoffice.net
Surveying

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

NW1/4 of Section 20, T-120, R-40

DATE OF FIELD WORK: January 25, 2021	JOB NO: 2021018	HORIZONTAL DATUM: Swift County NAD83 2011 Adj.
DATE OF MAP: January 28, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE SPLIT FROM PID NO.18-0105-000)

The South 765.50 feet of the West 345.20 feet of the Northwest Quarter (NW1/4) of Section 20, Township 120 North, Range 40 West, Swift County, Minnesota.

Containing 6.07 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

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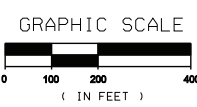
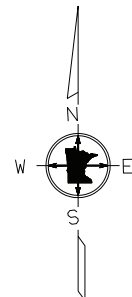
Containing 154.55 Acres, more or less.
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CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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LEGEND

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- ⊗ Set PK Nail
- ⊙ Government Section Corner

RONALD A. VADNAIS
 SWIFT COUNTY TREASURER
 P.O. BOX 207
 BENSON, MN 56215
 320-843-3544
 www.swiftcounty.com

2020
PROPERTY TAX STATEMENT

PRCL# 18-0105-000 RCPT# 173
 TC 9.560 8.900

Property ID Number: 18-0105-000
 Property Description: SECT-20 TWP-120 RANG-40
 NW1/4

945 70TH AVE SW

DAVID J ANDERSON REV TRUST &
 ALEXINE ANDERSON
 9875 55TH STREET
 CLEAR LAKE MN 55319-0735

1823-T

ACRES 160.00

SWENODA

		Values and Classification		
		Taxes Payable Year	2019	2020
Step 1	Estimated Market Value:	956.000	890.000	
	Homestead Exclusion:			
1	Taxable Market Value:	956.000	890.000	
	New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD		
Sent in March 2019				
Step 2	Proposed Tax			6.390.00
* Does Not Include Special Assessments				
Sent in November 2019				
Step 3	Property Tax Statement			
First half Taxes:				3,588.00
Second half Taxes:				3,588.00
Total Taxes Due in 2020				7,176.00

\$\$\$
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.

1. 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**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	2019	2020
		<input type="checkbox"/>		.00
3. Property taxes before credits			6,931.76	7,058.46
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax			519.76	696.56
5. Property taxes after credits			6,412.00	6,361.90
6. County			4,098.37	4,089.15
7. City or Town			926.36	828.15
8. State General Tax00	.00
9. School District: 777				
A. Voter approved levies			779.63	617.83
B. Other local levies			477.53	691.94
10. Special Taxing Districts:				
A. REGION 6W			30.11	29.19
B. RURAL DEV AUTH			100.00	105.64
C.				
D.				
11. Non-school voter approved referenda levies				
12. Total property tax before special assessments			6,412.00	6,361.90
13. A. 98171 JUD DITCH #7				814.10
B.				
C.				
D.				
E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			6,412.00	7,176.00

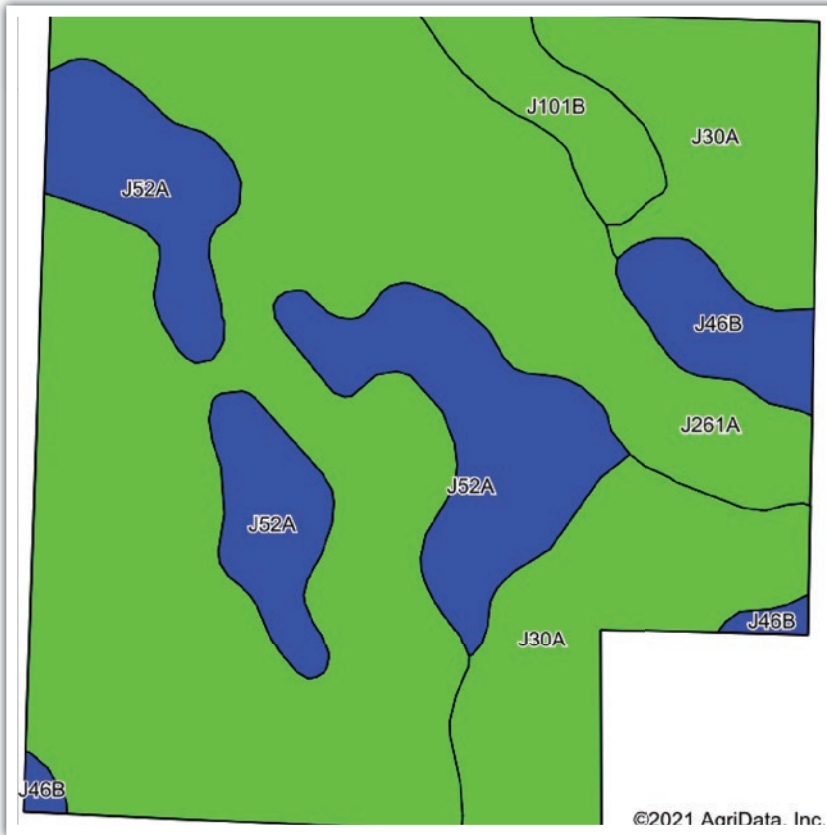


Tract 4 – Chippewa County, MN - 142.03± Acres (Tract B on the Survey)

Location: From Montevideo, MN, 4.0 miles east on MN-7E/50th St. SW/E Hwy 7, 2.2 miles north on 10th Ave SW. Land is on the east side of the road. / **Havelock Township** / **PID #:** 05-031-3000 (That part of, new legal & PID# to be assigned)

Description: Sect-31 Twp-118 Range-39 / **2020 Taxes:** \$6,672 (For entire land. New tax amount TBD) / **Zoning:** Ag





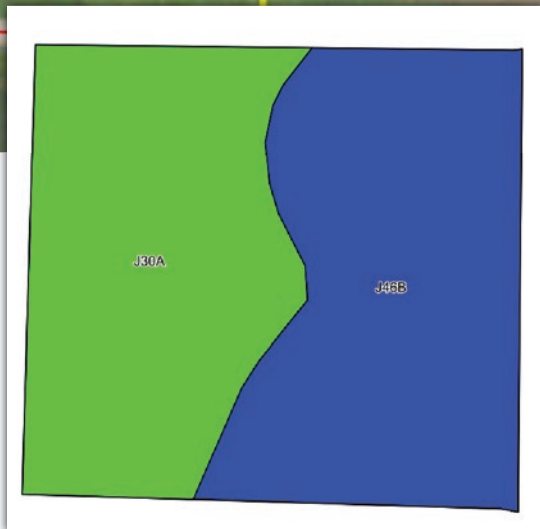
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J261A	Perella-Colvin complex, 0 to 2 percent slopes	78.22	55.9%		llw	93
J30A	Tara silt loam, 1 to 3 percent slopes	27.86	19.9%		le	99
J52A	Rondell silty clay loam, 1 to 3 percent slopes	23.65	16.9%		lls	89
J46B	Byrne silt loam, 1 to 6 percent slopes	5.43	3.9%		lle	90
J101B	Hokans-Svea complex, 1 to 4 percent slopes	4.84	3.5%		lle	96
Weighted Average						93.5

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



Tract 5 – Chippewa County, MN - 9.43± Acres Building Site (Tract A on the Survey)

Location: From Montevideo, MN, 4.0 miles east on MN-7E/50th St. SW/E Hwy 7, 2.0 miles north on 10th Ave SW, .4 miles east on 30th St. SW. Land is on the north side of the road. 155 30th St. SW, Montevideo, MN 56265. / **Havelock Township / PID #: 05-031-3000** (That part of, new legal & PID# to be assigned) / **Description:** Sect-31 Twp-118 Range-39 / **2020 Taxes:** \$6,672 (For entire land. New tax amount TBD) / **Zoning:** Ag



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J46B	Byrne silt loam, 1 to 6 percent slopes	5.22	52.2%		Ile	90
J30A	Tara silt loam, 1 to 3 percent slopes	4.78	47.8%		Ie	99
Weighted Average						94.3

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

Chippewa County

Chippewa County
Auditor/Treasurer
629 North 11th St, Ste 2
Montevideo, MN 56265

320-269-7447
WWW.CO.CHIPPEWA.MN.US

Property ID: 05-031-3000

Owner: ANDERSON GRANDCHILDREN ED TRUST A +

Taxpayer(s):

TAXPAYER # 20542
ANDERSON GRANDCHILDREN ED TRUST AGR
%ANDERSON-GAETZ, ALEXINE
9875 55TH ST
CLEAR LAKE, MN 55319

Property Description:

HAVELOCK TWP
SEC:31 TWP:118.0 RG:39 LOT: BLK: ACRES: 152.59
SW 1-4

Property Addr: 155 30TH ST SW\MONTEVIDEO, MN

2020 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2019 2020	
STEP 1	Estimated Market Value:	981,300	981,300
	Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	981,300 AG NON-HSTD	981,300 AG NON-HSTD
Sent in March 2019			
STEP 2	PROPOSED TAX Proposed Tax:(excluding special assessments) Sent in November 2019		6,646.00
STEP 3	PROPERTY TAX STATEMENT First-half Taxes: May 15 Second-half Taxes: November 16 Total Taxes Due in 2020:		3,336.00 3,336.00 6,672.00

\$\$\$

You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? 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're eligible for a property tax refund. File by August 15. 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.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	6,932.46	7,168.73
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	410.46	496.73
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	6,522.00	6,672.00
PROPERTY TAX BY JURISDICTION		
6. County	4,287.59	4,429.35
7. City or Town	511.82	504.98
8. State General Tax		
9. School District: A. Voter approved levies 0129	1,662.14	1,677.52
B. Other local levies	60.45	60.15
10A. Special taxing district		
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	6,522.00	6,672.00
SPECIAL ASSESSMENTS		
13A.		
B.		
C.		
14. Total property tax and special assessments	6,522.00	6,672.00

ISSUED: 03/18/2020



Tract 4



Tract 4



Tract 5



Tract 5



Tract 5



MINNESOTA
CHIPPEWA
Form: FSA-156EZ



FARM : 5330
Prepared : 1/26/21 8:02 AM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : VERNON H SEEMAN
Farms Associated with Operator : 27-023-425, 27-023-5330, 27-023-7369
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/MF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
147.41	138.32	138.32	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	138.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN, SOYBN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	85.68	0.00	134	
Soybeans	51.12	0.00	36	
TOTAL	136.80	0.00		

NOTES

--

Tract Number : 1338
Description : L7 SW4 (31) HA
FSA Physical Location : MINNESOTA/CHIPPEWA
ANSI Physical Location : MINNESOTA/CHIPPEWA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ANDERSON FARM PARTNERSHIP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
147.41	138.32	138.32	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	138.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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



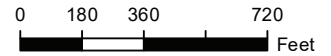
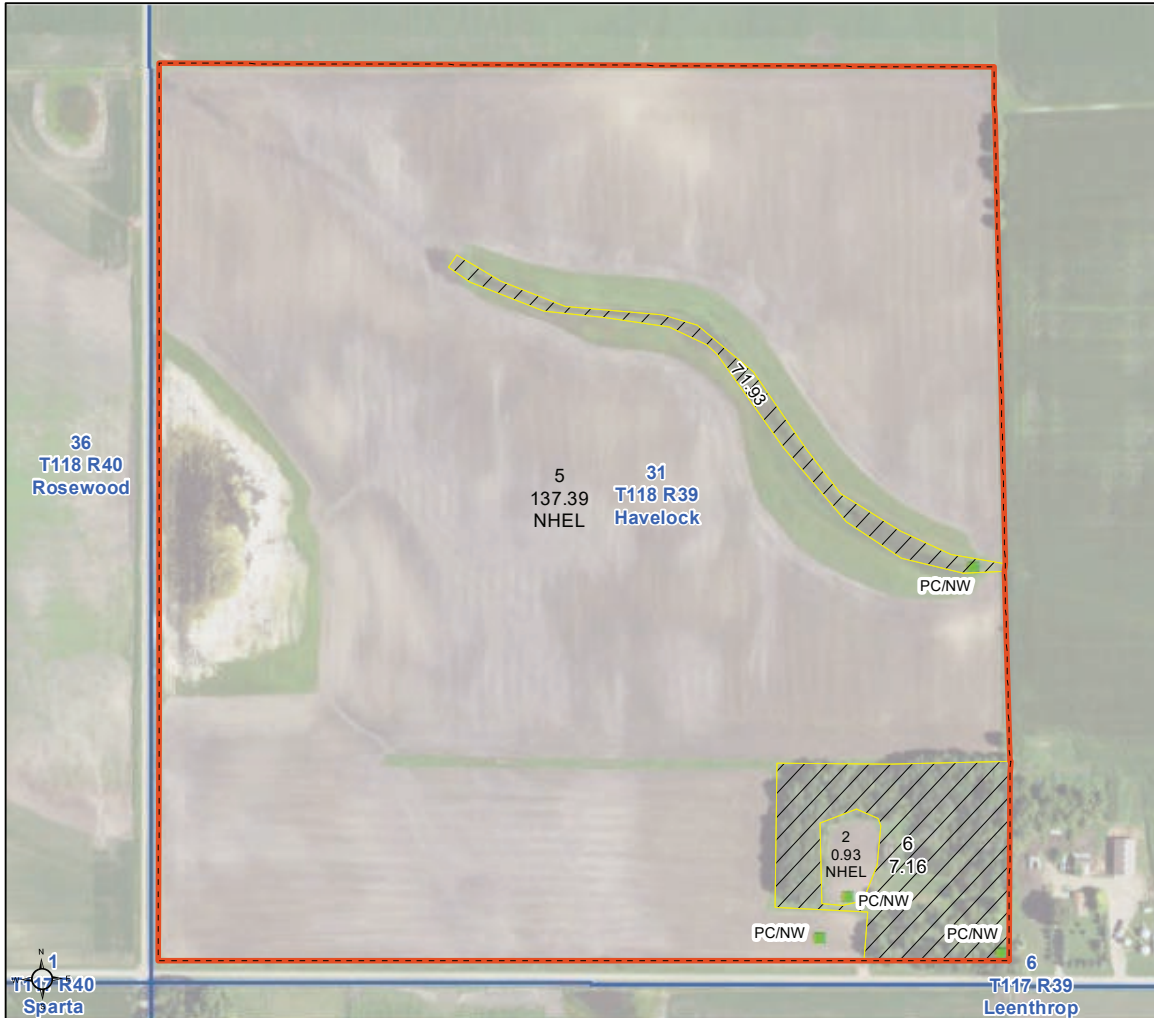
Chippewa County, Minnesota

Farm 5330

Tract 1338

2021 Program Year

Map Created December 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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

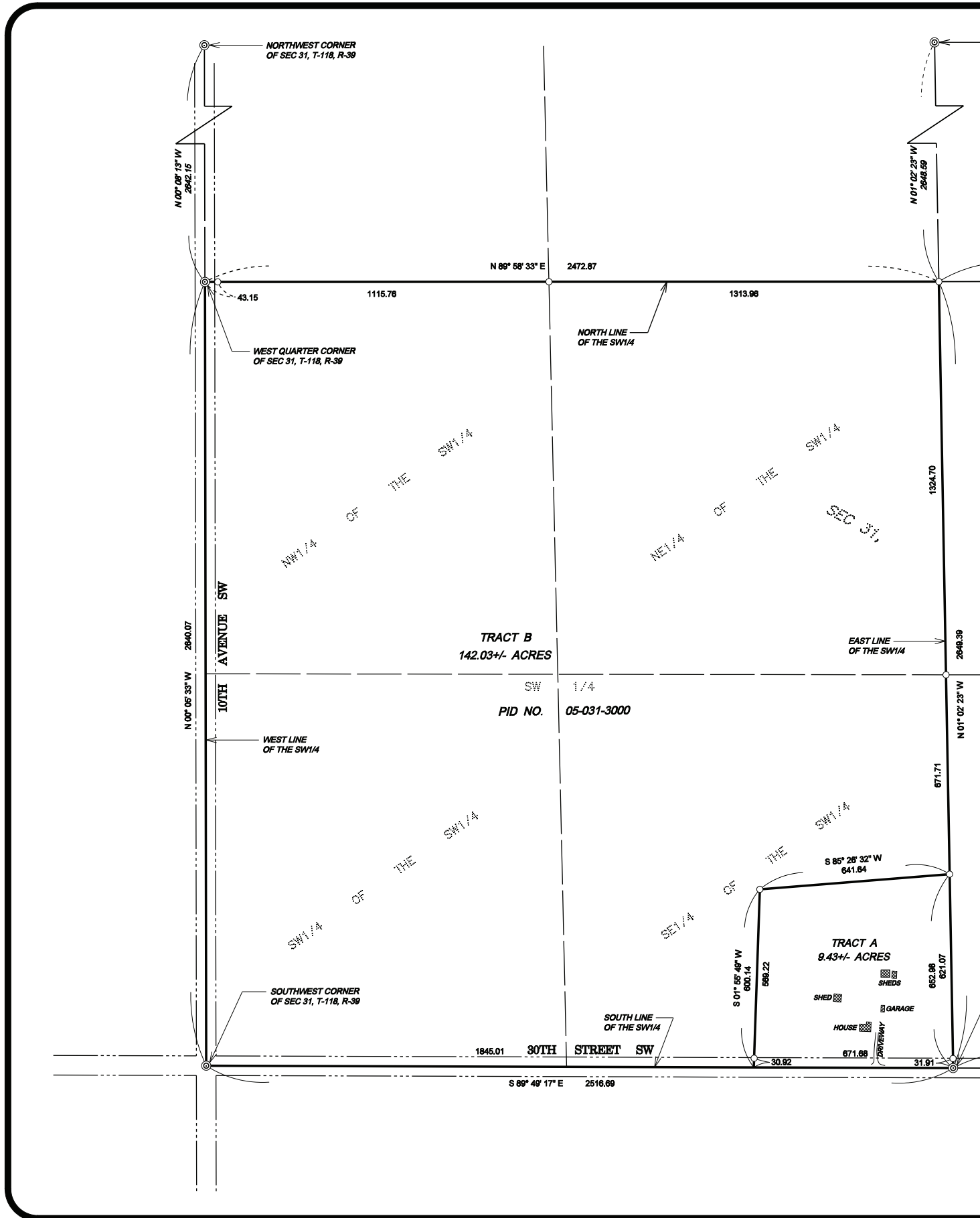
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 138.32 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.



Tracts 4 & 5 - Survey



NORTH QUARTER CORNER
OF SEC 31, T-118, R-39

N 89° 58' 33" E
2630.25

EAST QUARTER CORNER
OF SEC 31, T-118, R-39

T-118

R-39

SOUTH QUARTER CORNER
OF SEC 31, T-118, R-39

S 89° 52' 31" E
2804.99

SOUTHEAST CORNER
OF SEC 31, T-118, R-39



Northstar
Surveying

(320)693-3710
310 East Depot Street
Litchfield, MN 55355
ns_doug@qwestoffice.net
ns_chuck@qwestoffice.net

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

SW1/4 of Section 31, T-118, R-39

DATE OF FIELD WORK: January 28, 2021

JOB NO.: 2021019

HORIZONTAL DATUM:
Chippewa County
NAD83 2011 Adj.

DATE OF MAP: January 29, 2021

DRAFTED BY: PMH

REVISION: _____ DATE _____, 20____

CHECKED BY: DSH

REVISION: _____ DATE _____, 20____

VERTICAL DATUM:
N/A

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE SPLIT FROM PID NO.06-081-9000)

That part of the Southwest Quarter (SW1/4) of Section 31, Township 118 North, Range 39 West, Chippewa County, Minnesota, described as follows: Beginning at the South Quarter corner of said Section 31; thence on an assumed bearing of North 01 degree 02 minutes 23 seconds West along the east line of said SW1/4 for 662.98 feet; thence South 85 degrees 26 minutes 32 seconds West for 641.84 feet; thence South 01 degree 05 minutes 49 seconds West for 600.14 feet to the south line of said SW1/4; thence South 89 degrees 49 minutes 17 seconds East along last said line for 671.68 feet to the point of beginning and there terminating.

Containing 943 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The Southwest Quarter (SW1/4) of Section 31, Township 118 North, Range 39 West, Chippewa County, Minnesota. EXCEPT

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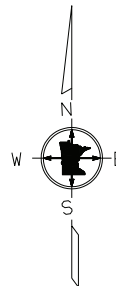
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Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

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GRAPHIC SCALE



LEGEND

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Tracts 4 & 5 - Survey with Aerial Overlay





Northstar
Surveying

(320)693-3710
310 East Depot Street
Litchfield, MN 55355
ns_doug@qwestoffice.net
ns_chuck@qwestoffice.net

CLIENT NAME:
Steffes Auction

PROJECT ADDRESS
SW1/4 of Section 31, T-118, R-39

DATE OF FIELD WORK: January 26, 2021	JOB NO.: 2021019	HORIZONTAL DATUM: Chippewa County NAD83 2011 Adj.
DATE OF MAP: January 29, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

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Containing 9.43 Acres, more or less.
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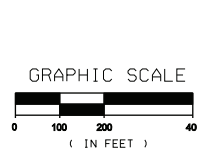
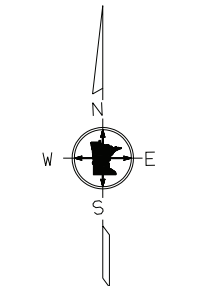
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- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
 - Found Monumentation
 - ⊗ Set PK Nail
 - ⊙ Government Section Corner

T1338



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address	Request Date: 10/2/2012	County: Chippewa
Agency or Person Requesting Determination:	operator	Tract No: 1338 Farm No: 5330 Field(s): 2

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
Refer to the Previous HEL determination available on file from your FSA office				

Section II - Wetlands

Are there hydric soils on this farm? Yes

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
2	PC/NW		0.9	10/2/2012	11/1/2012
5	PC/NW		137.4	10/2/2012	11/1/2012
6	PC/NW		7.2	10/2/2012	11/1/2012
7	PC/NW		1.9	10/2/2012	11/1/2012

The wetland determination was completed in the office It was delivered by: Mail On: 10/2/2012

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date	File ID:
Shantel Lozinski	10/2/2012	488

Chippewa County Wetland Info

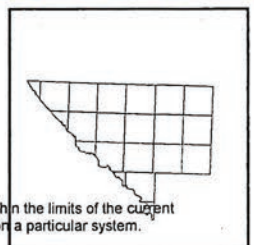
Customer:
Tract: 1338
Date: 10/2/12

Certified Wetland Determination T-1338

Agency: NRCS
Field Office: Chippewa
District: Chippewa SWCD



Missing Label	CME	MWM
PC/NW	CPD	NW
W	CW	NW/NAD
FW	CWTE	PC
FWP	MIW	TP
AW	MW	WX



not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current technology for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter received for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before _____ Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc. _____

Seller's Printed Name & Address: _____

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP



OPENS: MONDAY, MARCH 15
CLOSES: WEDNESDAY, MARCH 24 | 1PM 2021

SWIFT & CHIPPEWA COUNTIES, MN • TILLABLE FARMLAND/BUILDING SITES

AUCTION

Timed Online



587[±]
acres



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