



REQUEST FOR PROPOSAL

Proposals due by Friday, July 30, 2021 by 5PM

Tract 1

Tract 2



197±
acres
Selling in 2 tracts.

AUCTIONEER'S NOTE: Interested parties should be aware that the Heck Family will give special consideration to other factors besides total bid price which includes, the family goals of carrying on the Heck Family Legacy. Which include stewardship, excellent farming practices, longevity of the new owner, capacity and resources.

Contact Scott Gillespie at Steffes Group, 320.760.3066

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.

Scott Gillespie MN14-30, Scott Steffes MN14-51.

The Heck family is seeking proposals to enter into a Purchase Agreement for the following described farmland located near Barry, MN

Big Stone County, MN - Toqua Twp

Proposals must be received by 5:00PM on Friday, July 30, 2021

Terms & Requirements

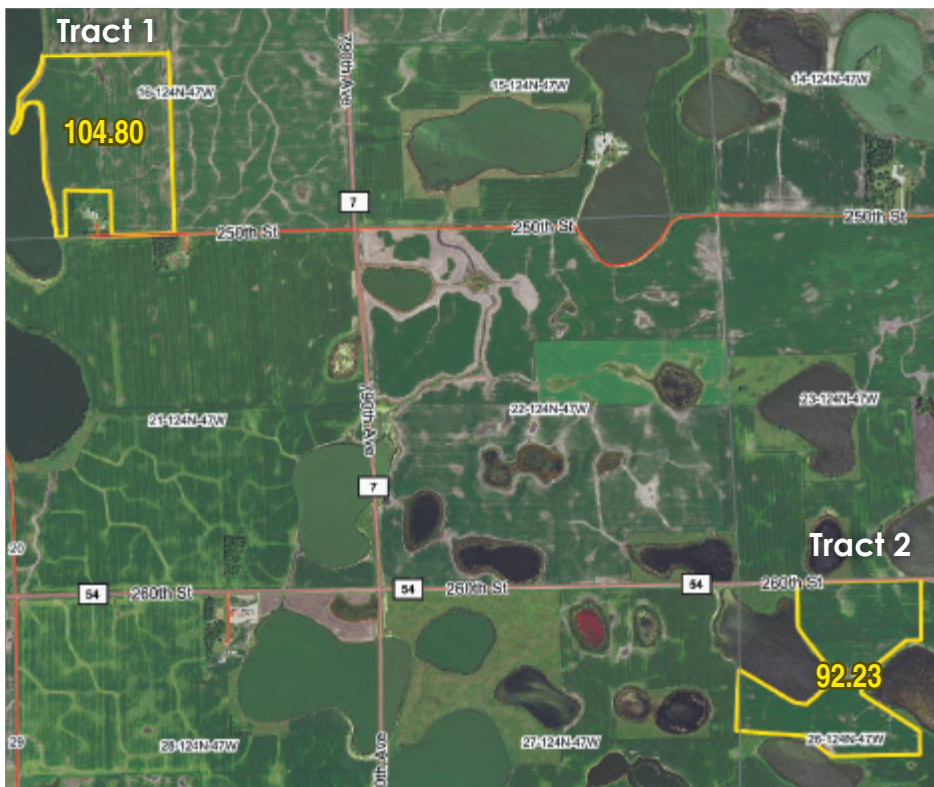
- All proposals must be received by 5:00PM Friday, July 30, 2021
- Proposal should be submitted based on a whole dollar & per tract basis
- Proposal should include earnest money amount.
- Winning bidder to be notified by Tuesday, August 10, 2021
- The successful bidder will be required to sign a purchase agreement which will take place at the Steffes Group office in Litchfield, MN or through DocuSign on or before Tuesday, August 10, 2021
- Closing on or before September 15, 2021

- There will be no oral bidding/raise opportunity. Interested parties should submit their highest and best bid
- This property is being offered AS IS with no warranties expressed or implied
- This property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap
- The owner(s) reserve the right to accept or reject any and all bids

Considerations

- While price is a significant factor, it will not be the only criteria to award the final purchase agreement.

- Stewardship of the land, excellent farming practices, capacity and resources will all be factors
- Interested parties should present a proposal in a professional manner that proves and demonstrates these abilities. Tell us about your farm. What does stewardship of the land mean to you? What are your long term farming goals?
- We strongly encourage a letter of recommendation from other landlords, vendors, or lenders
- Proposals must be in the form of a written document. An oral presentation will not be considered



All proposals must be received no later than

Friday, July 30, 2021 by 5:00pm

Mail or Deliver to:

**Steffes Group Inc.
24400 MN Hwy 22 S,
Litchfield, MN 55355**

or Email:

Amanda.Nelson@SteffesGroup.com



Tract 1 – 104.8± Acres

Location: From Graceville, MN, 6.1 miles west on MN-Hwy 28, 1 mile south on Co Hwy 7, .7 miles west on 250th St. Land is on the north side of the road.

From Barry, MN, .2 miles east on MN-28E/E Larkin Ave, 1 mile south on Co Hwy 7, .7 miles west on 250th St. Land is on the north side of the road.

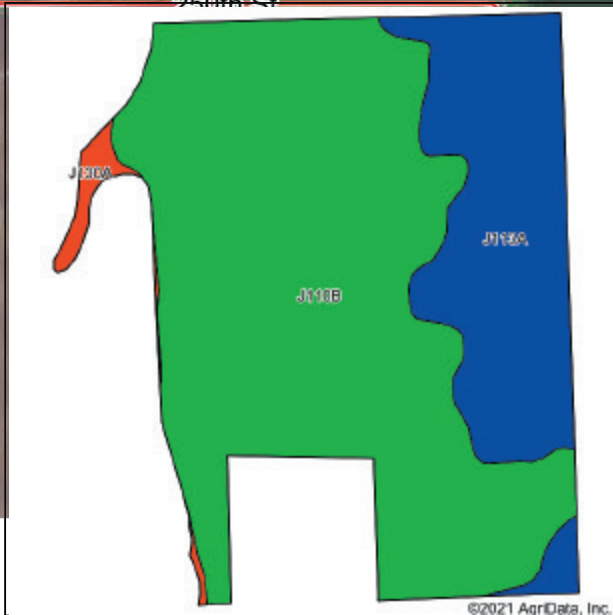
Toqua Township

PID #'s: 14-0088-000 (That part of, new legal & PID# to be assigned)

Description: Sect-16 Twp-124 Range-47

2021 Taxes: \$1,360 (For entire land. New tax amount TBD)





Area Symbol: MN011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	74.59	71.2%	■	IIc	93
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	28.30	27.0%	■	IIw	88
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	1.91	1.8%	■	VIIIw	5
Weighted Average						90

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



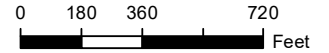
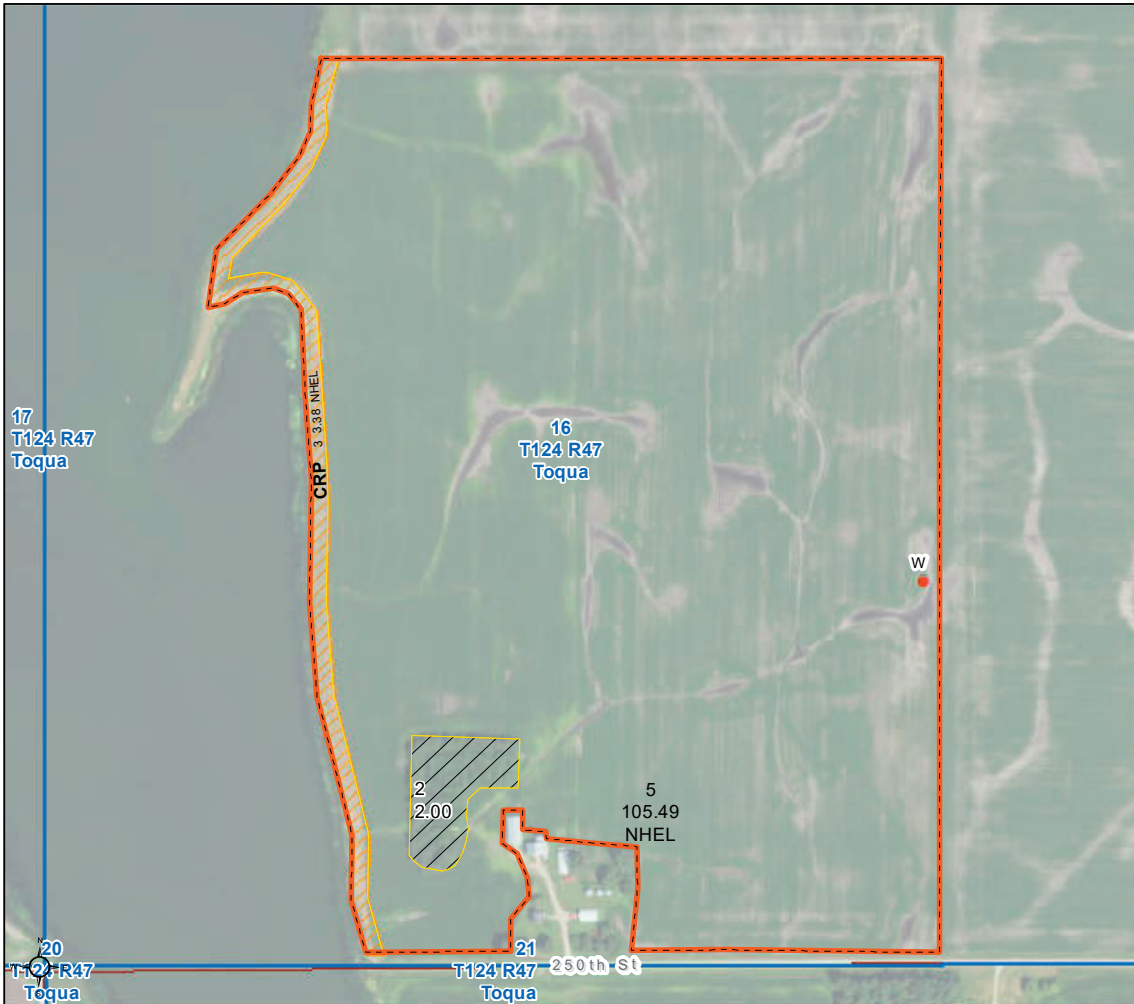
Big Stone County, Minnesota

Farm 3612

Tract 152

2021 Program Year

Map Created April 26, 2021



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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 108.87 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 Number: 152 Description SW4 SEC 16 TOQUA
 FSA Physical Location: Big Stone, MN ANSI Physical Location: Big Stone, 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
110.87	108.87	108.87	0.0	0.0	0.0	3.38
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	105.49	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.29	46	0.00
CCRM	24.04	165.00	0.00

United States Department of Agriculture
Farm Service Agency

Conservation Contract Maintenance System
Welcome Pamela Chase, County User

CRP

CCMS Home	About CCMS	Help	Contact Us	Exit CCMS	Logout of eAuth
---------------------------	----------------------------	----------------------	----------------------------	---------------------------	---------------------------------

View Contract

Contract Status:	Revision in Process	Activity Type:	Revise
Admin State:	Minnesota (27)	Admin County:	Big Stone (011)
Physical State:	Minnesota (27)	Physical County:	Big Stone (011)
Contract Number:	11207A	Signup Number:	50
Program Type:	CRP	Signup Name:	Continuous S050
Program Year:	2018	Signup Type:	Continuous
Contract Description:	TERRA_MM011_F3612_T152_S1-15	Subcategory Type:	REGULAR

Parent Contract: Big Stone, MN #1207

Approval Date:		Original Contract Start Date:	10/01/2017
Revised Contract Start Date:	10/07/2020	Contract End Date:	09/30/2032
Contract Acres:	3.38	Re-enrolled Acres:	0.00
Cropland Acres:	3.38	Marginal Pastureland Acres:	0.00
Non-Cropland Acres:	0.00	HUC Code:	070200010402
Extended:	No	Approved For Early Termination:	No
Termination Criteria:	N/A	Contract Validity:	Undetermined
Payable Acres:	3.38	Cover Maintenance Performed By:	N/A

Activity Reason(s)

- Change of participants

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/07/2020	09/30/2032	\$135.70	\$459	S-PL	\$900,000

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
3612	152	0003	3.38	None

Producer Information

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
MARK E HECK ESTATE	194 RD 520TH AVE	MORRIS	MN	56267	100.00 %	N/A

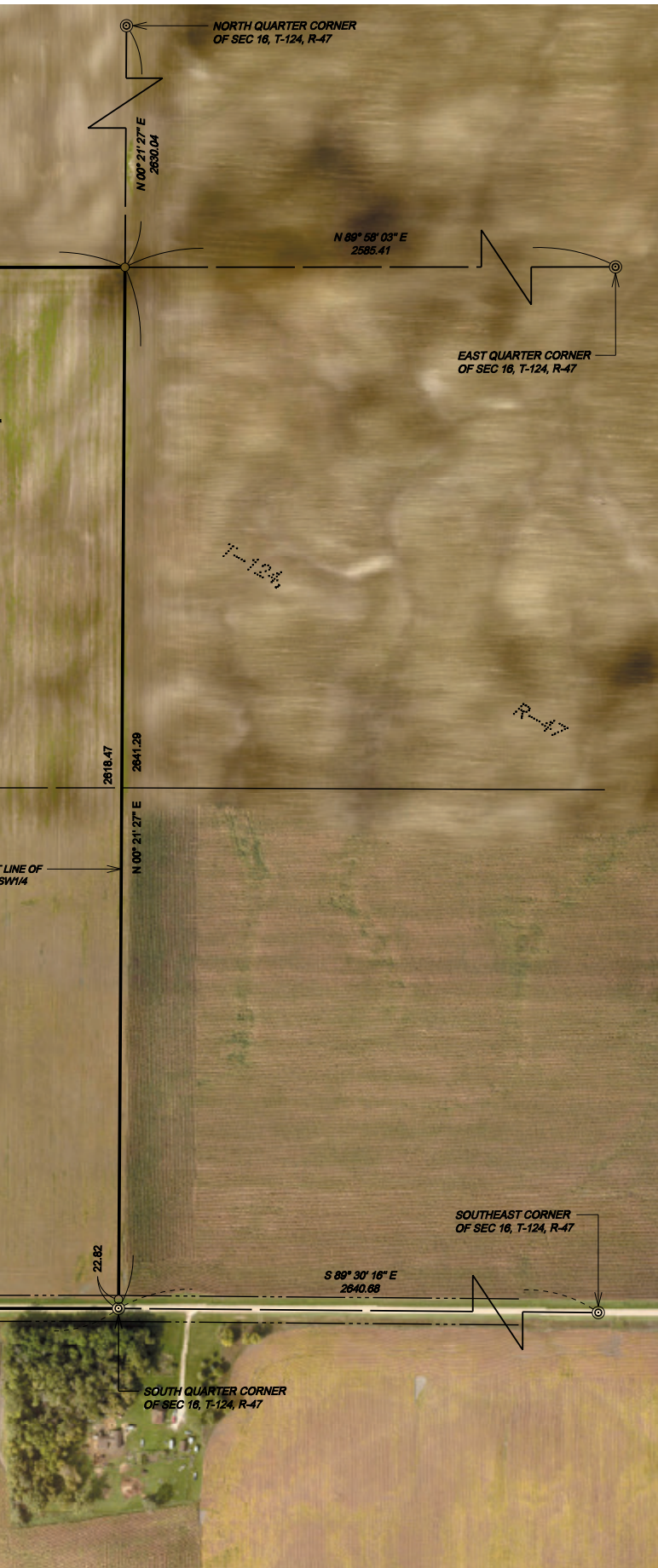
Practice Information

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP21	0003	N/A		3.38	\$439



Tract I Survey with Overlay





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

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

SW1/4 of Section 16, T-124, R-47

DATE OF FIELD WORK: May 25, 2021	JOB NO: 2021146B	HORIZONTAL DATUM: Big Stone County NAD83 2011 AdJ.
DATE OF MAP: June 10, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Description

PROPOSED LEGAL DESCRIPTION

The East Half of the Southwest Quarter (E1/2 of the SW1/4 and Government Lot 3 and Government Lot 4, all being in Section 16, Township 124 North, Range 47 West, Big Stone County, Minnesota.

EXCEPT

That part of Government Lot 4 and that part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4), all being in Section 16, Township 124 North, Range 47 West, Big Stone County, Minnesota, described as follows: Commencing at the South Quarter corner of said Section 16; thence on an assumed bearing of North 89 degrees 58 minutes 29 seconds West along the south line of the SW1/4 of said Section 16, a distance of 915.67 feet to the point of beginning of the tract herein described; thence continue North 89 degrees 58 minutes 29 seconds West along said south line of the SW1/4, a distance of 632.49 feet; thence North 01 degree 09 minutes 36 seconds West, a distance of 674.67 feet; thence South 88 degrees 33 minutes 08 seconds East, a distance of 672.23 feet; thence South 02 degrees 15 minutes 05 seconds West, a distance of 668.34 feet to the point of beginning and there terminating.

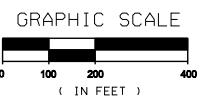
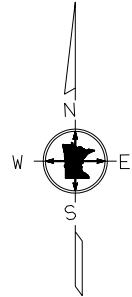
Containing 104.80 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

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

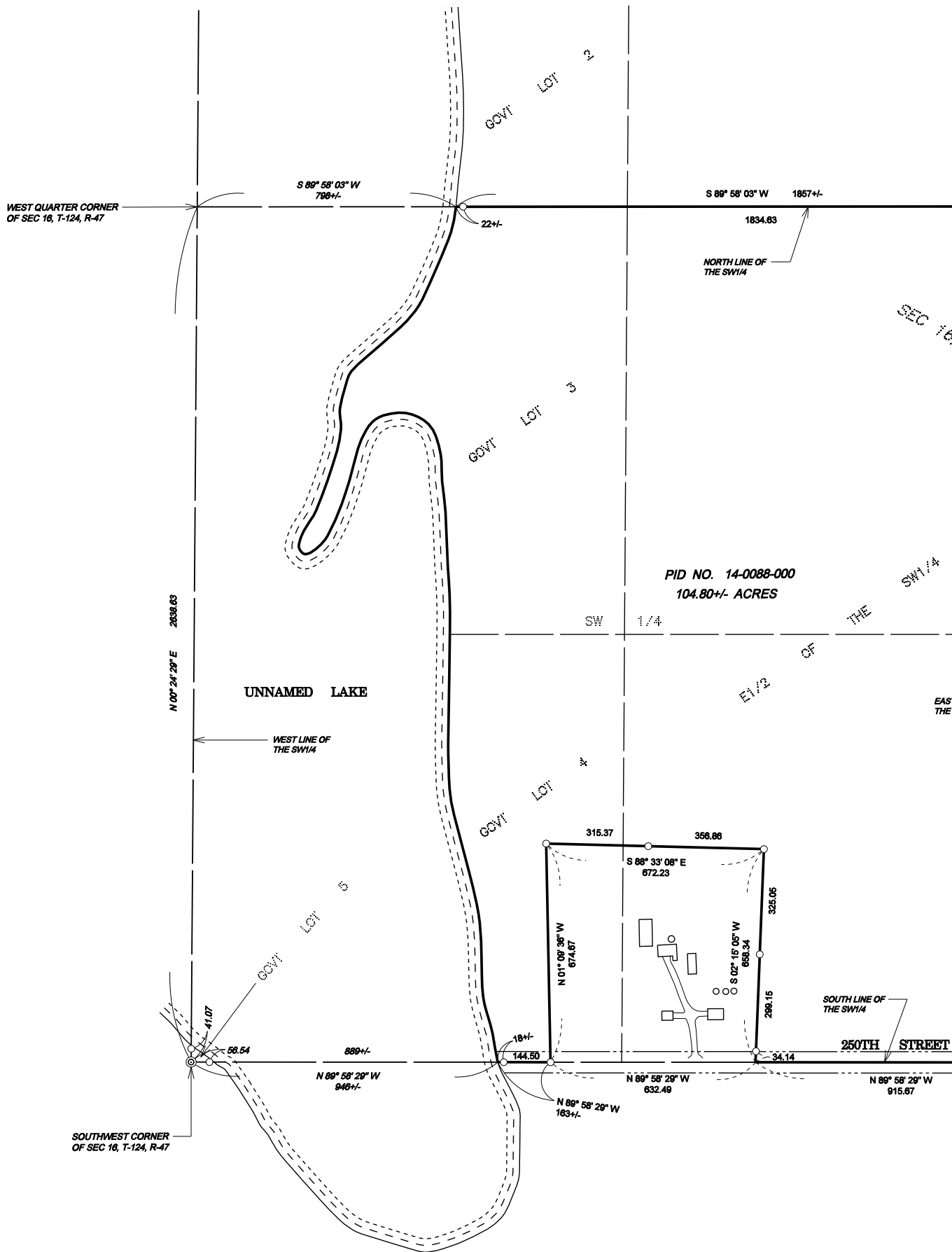
Surveyor's Notes

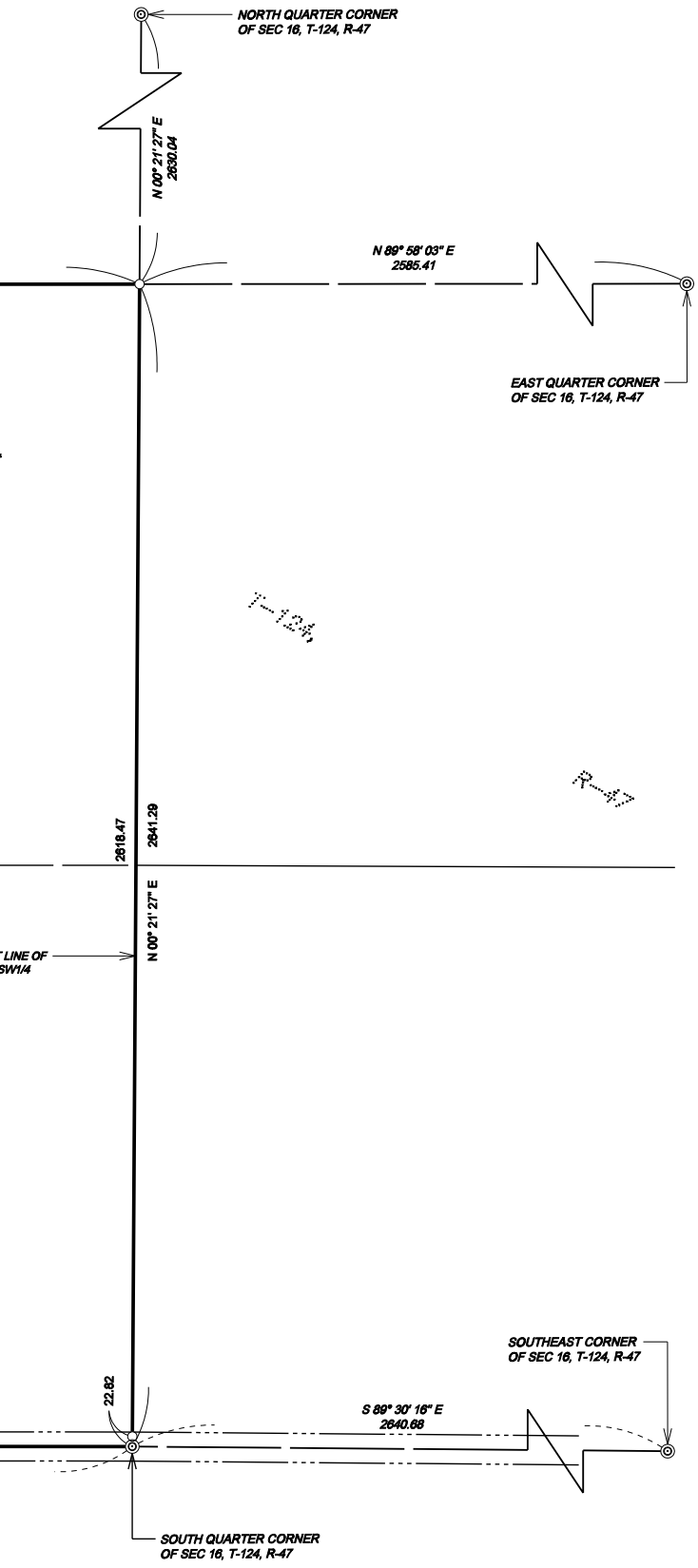
- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all 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.
- 4: The acres shown on this survey are to the edge of water. Big Stone County assesses riparian rights, seek advice from the county assessor for their opinion on the acres.



- 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

Tract I Survey





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

CLIENT NAME:
 Steffes Auction

PROJECT ADDRESS
 SW1/4 of Section 16, T-124, R-47

DATE OF FIELD WORK: May 25, 2021	JOB NO.: 2021146B	HORIZONTAL DATUM: Big Stone County NAD83 2011 Adj.
DATE OF MAP: June 10, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20__		

Surveyed Description

PROPOSED LEGAL DESCRIPTION

The East Half of the Southwest Quarter (E1/2 of the SW1/4 and Government Lot 3 and Government Lot 4, all being in Section 16, Township 124 North, Range 47 West, Big Stone County, Minnesota.

EXCEPT

That part of Government Lot 4 and that part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4), all being in Section 16, Township 124 North, Range 47 West, Big Stone County, Minnesota, described as follows: Commencing at the South Quarter corner of said Section 16; thence on an assumed bearing of North 89 degrees 58 minutes 29 seconds West along the south line of the SW1/4 of said Section 16, a distance of 915.87 feet to the point of beginning of the tract herein described; thence continue North 89 degrees 58 minutes 29 seconds West along said south line of the SW1/4, a distance of 632.49 feet; thence North 01 degree 09 minutes 36 seconds West, a distance of 874.87 feet; thence South 88 degrees 33 minutes 08 seconds East, a distance of 872.23 feet; thence South 02 degrees 15 minutes 05 seconds West, a distance of 668.34 feet to the point of beginning and there terminating.

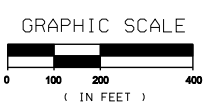
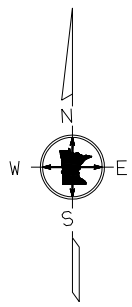
Containing 104.80 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

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

- 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.
- 4: The acres shown on this survey are to the edge of water. Big Stone County assesses riparian rights, seek advice from the county assessor for their opinion on the acres.



- 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

BIG STONE COUNTY
 20 2ND ST SE
 ORTONVILLE, MN 56278-1544
 PH. (320) 839-6366
 www.bigstonecounty.org

2021
PROPERTY TAX STATEMENT

PRCL# 14-0088-000 RCPT# 3783
 TC 3.084 3.097

Property ID Number: 14-0088-000
Property Description: SECT-16 TWP-124 RANG-47
 SW 1/4 FRAC & RGTS

79702 250TH ST

MARK HECK
 C/O BART HECK
 19410 520TH AVE
 MORRIS MN 56267-4499

1227-T
 ACRES 160.04

Values and Classification		
Taxes Payable Year	2020	2021
Step 1	Estimated Market Value: 609,600 611,500	
	Homestead Exclusion: 14,120 15,520	
	Taxable Market Value: 595,480 595,980	
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD	
	Sent in March 2020	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 1,318.00	
	Sent in November 2020	
Step 3	Property Tax Statement	
	First half Taxes: 680.00	
	Second half Taxes: 680.00	
	Total Taxes Due in 2021 1,360.00	



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:	2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		232.88
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	216.07	
Property Tax and Credits		
3. Property taxes before credits	1,840.32	1,812.08
4. A. Agricultural and rural land tax credits	490.00	490.00
B. Other credits to reduce your property tax	.00	.00
5. Property taxes after credits	1,350.32	1,322.08
Property Tax by Jurisdiction		
6. County	968.16	938.38
7. City or Town	127.29	125.71
8. State General Tax	.00	.00
9. School District: 2888		
A. Voter approved levies	96.34	100.82
B. Other local levies	98.60	104.38
10. Special Taxing Districts:		
A. REGION 6W	7.08	6.87
B. UPPER MN RIVER WATERSHED	52.85	45.92
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,350.32	1,322.08
Special Assessments on Your Property		
13. A. 71 JD 7		2.92
B. 32004 SOLID WASTE		35.00
PRIN 37.92 C.		
INT D.		
TOT 37.92 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,388.00	1,360.00

2nd Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: BIG STONE COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: BIG STONE COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0088-000 RCPT# 3783
 AGRI HSTD

PRCL# 14-0088-000 RCPT# 3783
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	1,360.00
NOVEMBER 15, 2021	2ND HALF TAX	680.00	1ST HALF TAX	680.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.



Tract 2 – 92.23± Acres

Location: From Graceville, MN, 4.2 miles west on MN-Hwy 28, 2 miles south on Co Rd 61, .6 miles west on 260th St. Land is on the south side of the road.

From Barry, MN, .2 miles east on MN-28E/E Larkin Ave, 2 miles south on Co Hwy 7, 1.3 miles east on 260th St. Land is on the south side of the road.

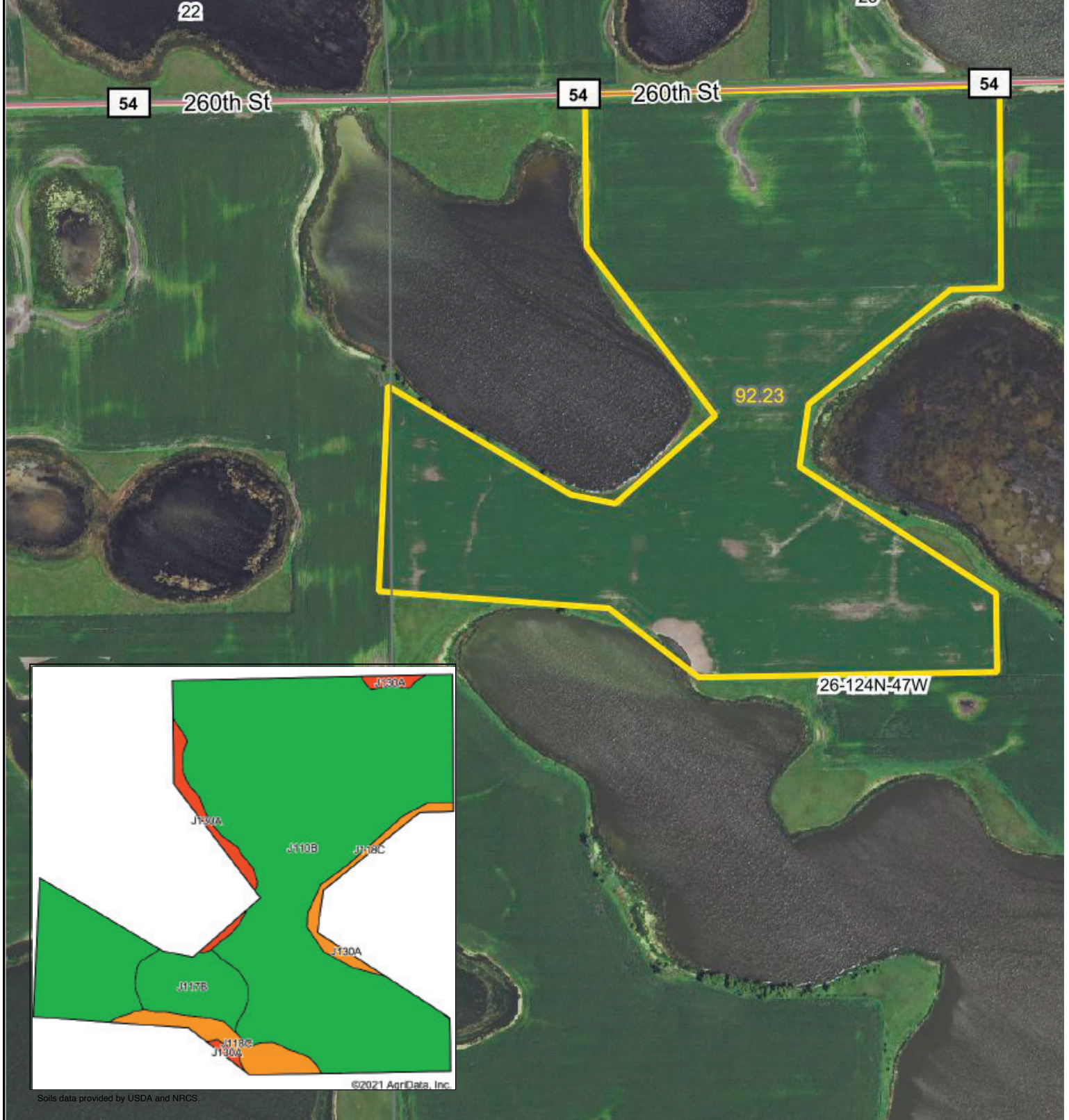
Toqua Township

PID #'s: 14-0137-000

Description: Sect-26 Twp-124 Range-47

2021 Taxes: Taxes: \$1,162





Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: MN011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	77.30	83.8%	Green	IIc	93
J117B	Hokans-Svea complex, 2 to 6 percent slopes	6.07	6.6%	Light Green	IIe	99
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	5.83	6.3%	Orange	IIe	80
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	3.03	3.3%	Red	VIIIw	5
Weighted Average						89.7

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



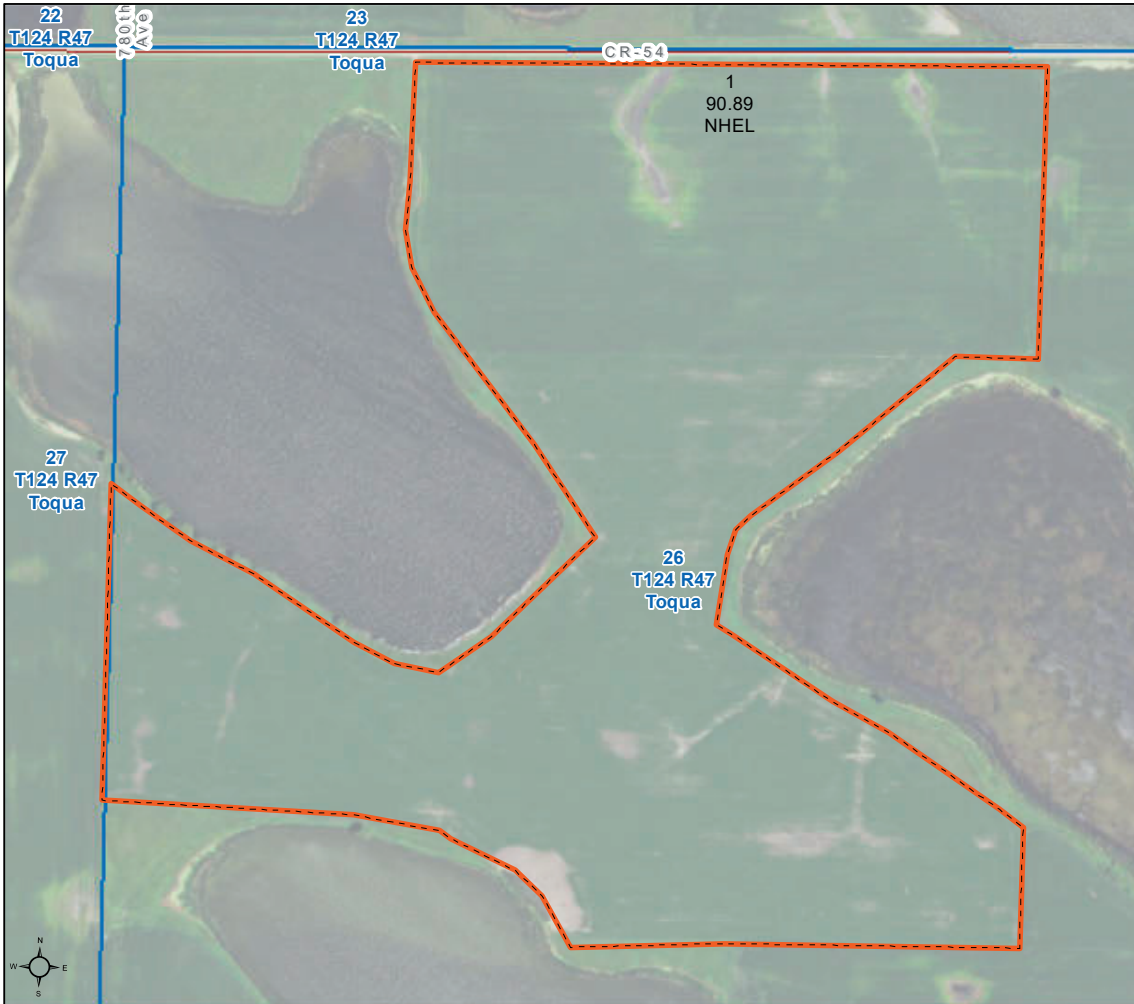
Big Stone County, Minnesota

Farm 3612

Tract 190

2021 Program Year

Map Created April 26, 2021



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

Wetland Determination Identifiers

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

Tract Cropland Total: 90.89 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



Minnesota

U.S. Department of Agriculture

FARM: 3612

Big Stone

Farm Service Agency

Prepared: 8/2/21 10:58 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	65.19	41	0.00
Total Base Acres:	105.49		

Owners: MARK E HECK ESTATE

Other Producers: None

Tract Number: 190 Description: 89 ACRES NW4 SEC. 26 TOQUA C9 1A

FSA Physical Location: Big Stone, MN

ANSI Physical Location: Big Stone, 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
90.89	90.89	90.89	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	90.89	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.01	46	0.00
CORN	28.07	155	0.00
SOYBEANS	53.81	41	0.00
Total Base Acres:	90.89		

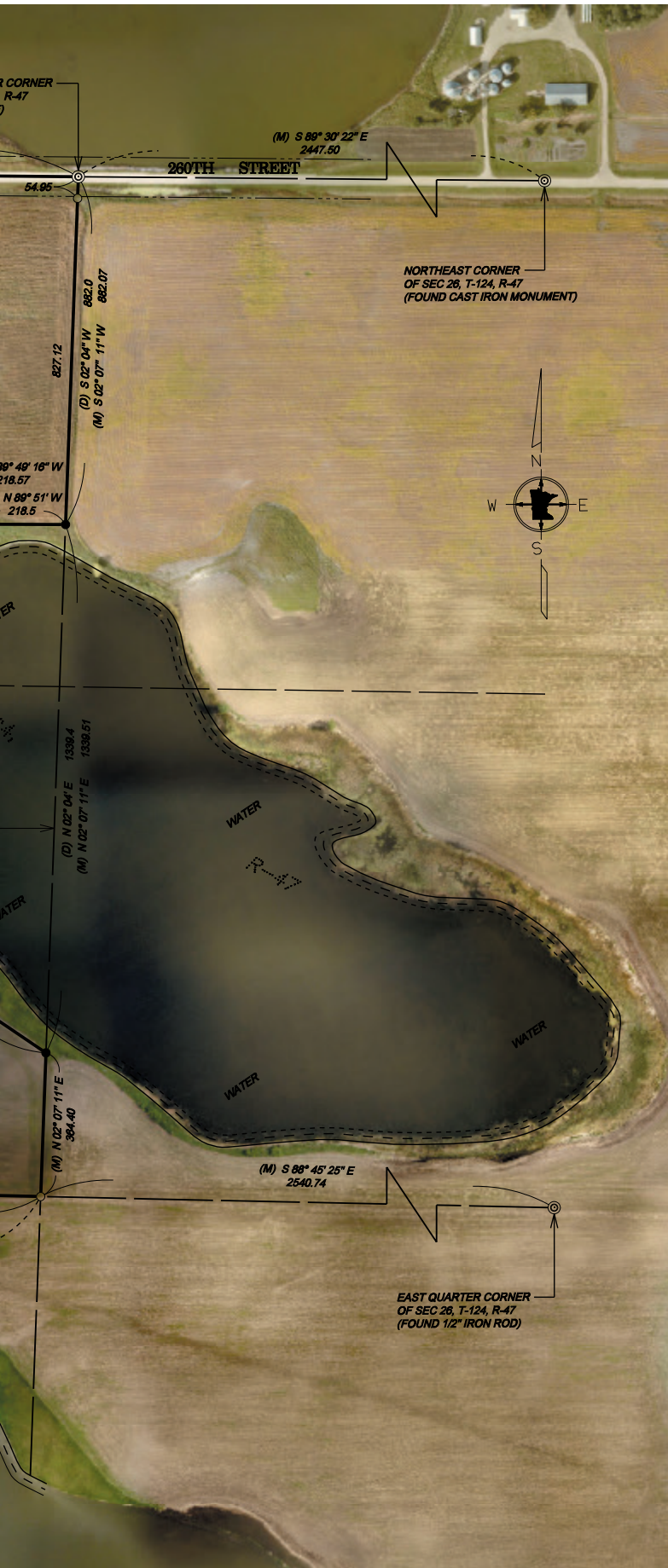
Owners: MARK E HECK ESTATE

Other Producers: None



Tract 2 Survey with Overlay





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

Surveying

CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

NW1/4 of Section 26, T-124, R-47

DATE OF FIELD WORK: May 25, 2021	JOB NO.: 2021146C	HORIZONTAL DATUM: Big Stone County NAD83 2011 AdJ.
DATE OF MAP: June 4, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

Surveyed Description

EXISTING LEGAL DESCRIPTION

The Northwest Quarter (NW1/4) of Section 26, Township 124 North, Range 47 West, Big Stone County, Minnesota, EXCEPT the following described tracts.

TRACT 3:

Part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty-six (26), Township One Hundred Twenty-four (124) North, Range Forty-seven (47) West of the 5th P.M. bounded by the following described lines: Beginning at the west quarter corner of said Section 26, thence North 01 degree 49 minutes East, 391.2 feet on and along the west line of Section 26, thence South 84 degrees 00 minutes East, 1003.6 feet, thence South 47 degrees 46 minutes East, 468.7 feet to a point on the east-west quarter line, thence North 88 degrees 49 minutes West, 1357.2 feet on and along the east-west quarter line to the west quarter corner and the point of beginning; including all riparian rights to the contained 9.3 acres, more or less.

TRACT 3A:

Part of the Northwest Quarter (NW1/4) of Section Twenty-six (26), Township One Hundred Twenty-four (124) North, Range Forty-seven (47) West of the 5th P.M. bounded by the following described lines: Beginning at the northwest corner of Section 26, thence South 01 degree 49 minutes West, 1270.0 feet on and along the west line of said section, thence South 57 degrees 39 minutes East, 921.0 feet, thence South 78 degrees 18 minutes East, 198.5 feet, thence North 48 degrees 04 minutes East, 578.9 feet, thence North 34 degrees 47 minutes West, 926.4 feet, thence North 02 degrees 16 minutes East, 648.4 feet to a point on the north line of said section, thence North 89 degrees 34 minutes West, 859.3 feet on and along the north line to the northwest corner of said Section and the point of beginning; including all riparian rights to the contained 37.9 acres, more or less.

TRACT 3B:

Part of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Twenty-six (26), Township One Hundred Twenty-four (124) North, Range Forty-seven (47) West of the 5th P.M. bounded by the following described lines: Commencing at the north quarter corner of said Section, thence South 02 degrees 04 minutes West, 882.0 feet on and along the north-south quarter line to the point of beginning; thence North 89 degrees 51 minutes West, 218.5 feet, thence South 52 degrees 08 minutes West, 798.2 feet, thence South 11 degrees 07 minutes West, 278.8 feet, thence South 55 degrees 55 minutes East, 1030.6 feet to a point on the north-south quarter line, thence North 02 degrees 04 minutes East, 1338.4 feet on and along the north-south quarter line to the point of beginning; including all riparian rights to the contained 17.0 acres, more or less.

Containing 92.23 Acres, more or less.

Subject to essements 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

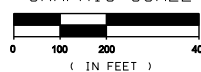
Surveyor's Notes

- 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 essements, 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.
- 4: All measured calls are to the found or set monuments.

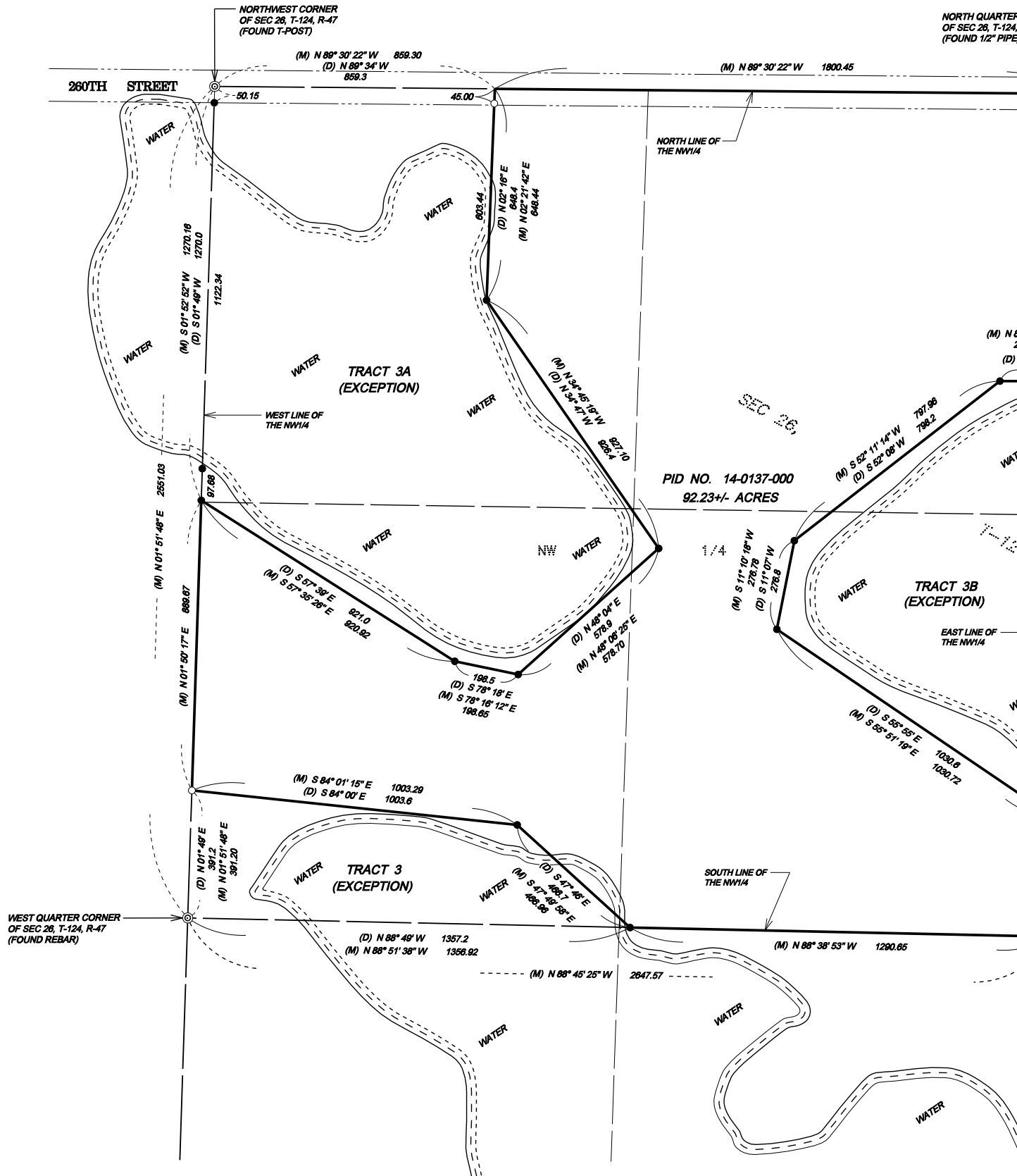
LEGEND

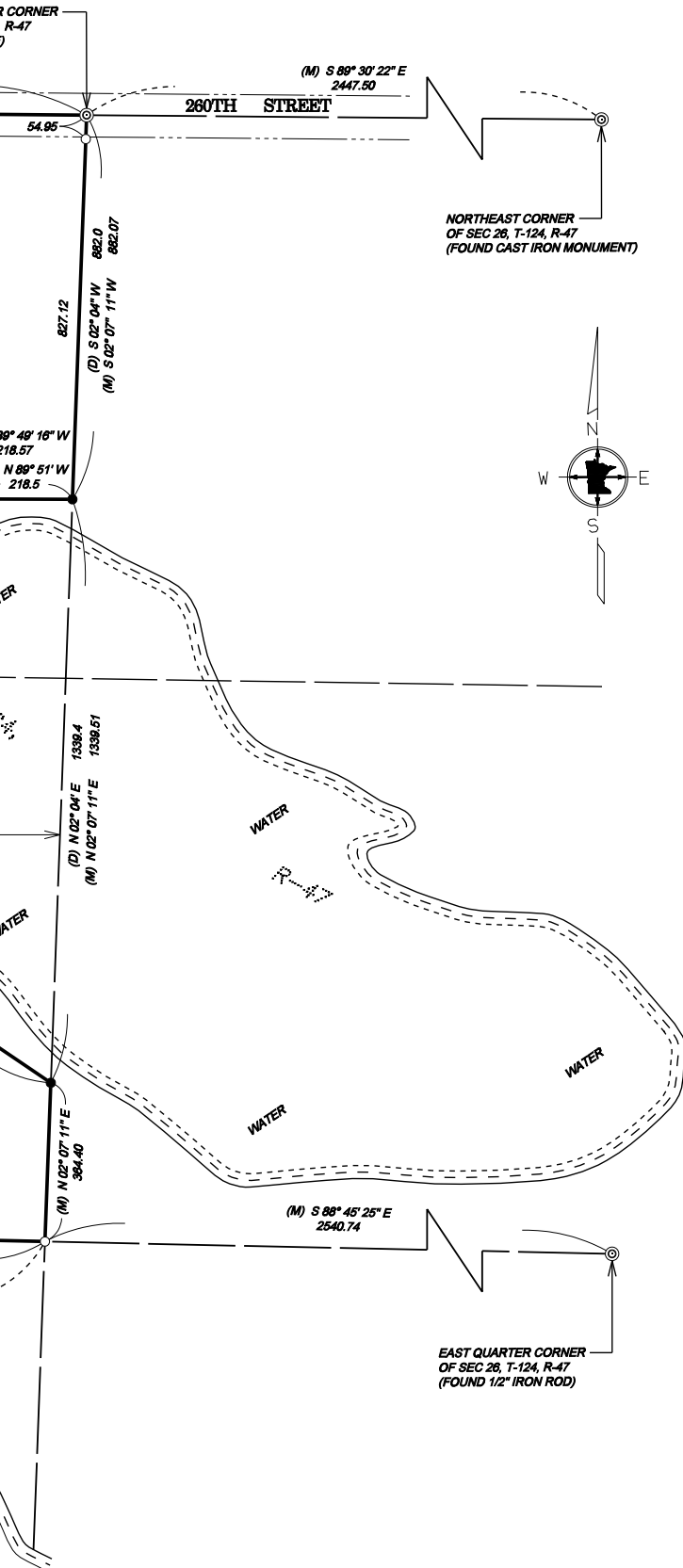
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊗ Set PK Nail
- ⊙ Government Section Corner

GRAPHIC SCALE



Tract 2 Survey





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

NW1/4 of Section 26, T-124, R-47

DATE OF FIELD WORK: May 25, 2021	JOB NO.: 2021146C	HORIZONTAL DATUM: Big Stone County NAD83 2011 Adj.
DATE OF MAP: June 4, 2021	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	

Surveyed Description

EXISTING LEGAL DESCRIPTION

The Northwest Quarter (NW1/4) of Section 26, Township 124 North, Range 47 West, Big Stone County, Minnesota, EXCEPT the following described tracts.

TRACT 3:

Part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty-six (26), Township One Hundred Twenty-four (124) North, Range Forty-seven (47) West of the 5th P.M. bounded by the following described lines: Beginning at the west quarter corner of said Section 26, thence North 01 degree 49 minutes East, 391.2 feet on and along the west line of Section 26, thence South 84 degrees 00 minutes East, 1003.6 feet, thence South 47 degrees 46 minutes East, 468.7 feet to a point on the east-west quarter line, thence North 88 degrees 49 minutes West, 1357.2 feet on and along the east-west quarter line to the west quarter corner and the point of beginning; including all riparian rights to the contained 9.3 acres, more or less.

TRACT 3A:

Part of the Northwest Quarter (NW1/4) of Section Twenty-six (26), Township One Hundred Twenty-four (124) North, Range Forty-seven (47) West of the 5th P.M. bounded by the following described lines: Beginning at the northwest corner of Section 26, thence South 01 degree 49 minutes West, 1270.0 feet on and along the west line of said section, thence South 57 degrees 39 minutes East, 921.0 feet, thence South 78 degrees 18 minutes East, 198.5 feet, thence North 48 degrees 04 minutes East, 578.9 feet, thence North 34 degrees 47 minutes West, 928.4 feet, thence North 02 degrees 16 minutes East, 648.4 feet to a point on the north line of said section, thence North 89 degrees 34 minutes West, 859.3 feet on and along the north line to the northwest corner of said Section and the point of beginning; including all riparian rights to the contained 37.9 acres, more or less.

TRACT 3B:

Part of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Twenty-six (26), Township One Hundred Twenty-four (124) North, Range Forty-seven (47) West of the 5th P.M. bounded by the following described lines: Commencing at the north quarter corner of said Section, thence South 02 degrees 04 minutes West, 882.0 feet on and along the north-south quarter line to the point of beginning; thence North 89 degrees 51 minutes West, 218.5 feet, thence South 52 degrees 08 minutes West, 798.2 feet, thence South 11 degrees 07 minutes West, 278.8 feet, thence South 55 degrees 55 minutes East, 1030.6 feet to a point on the north-south quarter line, thence North 02 degrees 04 minutes East, 1338.4 feet on and along the north-south quarter line to the point of beginning; including all riparian rights to the contained 17.0 acres, more or less.

Containing 92.23 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

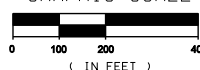
Surveyor's Notes

- 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.
- 4: All measured calls are to the found or set monuments.

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

GRAPHIC SCALE



BIG STONE COUNTY
 20 2ND ST SE
 ORTONVILLE, MN 56278-1544
 PH. (320) 839-6366
 www.bigstonecounty.org

2021
PROPERTY TAX STATEMENT
 TOQUA

PRCL# 14-0137-000 RCPT# 3831
 TC 2.112 2.108

Property ID Number: 14-0137-000
 Property Description: SECT-26 TWP-124 RANG-47
 NW 1/4 (EX TRACTS 3, 3A & 3B)

MARK HECK
 19410 520TH AVE
 MORRIS MN 56267-4449

7016-T
 ACRES 95.80

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	Estimated Market Value:	422,300	421,500
	Homestead Exclusion:		
	Taxable Market Value:	422,300	421,500
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	Proposed Tax		1,160.00
	* Does Not Include Special Assessments		
	Sent in November 2020		
Step 3	Property Tax Statement		
	First half Taxes:		581.00
	Second half Taxes:		581.00
	Total Taxes Due in 2021		1,162.00



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:	
		2020	2021
Property Tax and Credits	3. Property taxes before credits	1,194.00	1,162.00
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax00	.00
	5. Property taxes after credits	1,194.00	1,162.00
Property Tax by Jurisdiction	6. County	921.08	896.17
	7. City or Town	121.23	119.99
	8. State General Tax00	.00
	9. School District: 2888		
	A. Voter approved levies	36.09	36.55
	B. Other local levies	58.53	58.90
	10. Special Taxing Districts:		
	A. REGION 6W	6.74	6.56
	B. UPPER MN RIVER WATERSHED	50.33	43.83
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,194.00	1,162.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,194.00	1,162.00

2nd Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: BIG STONE COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: BIG STONE COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0137-000 RCPT# 3831
 AGRI HSTD

PRCL# 14-0137-000 RCPT# 3831
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	1,162.00
NOVEMBER 15, 2021	2ND HALF TAX	581.00	1ST HALF TAX	581.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.

DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter received for _____ \$ _____

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

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

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

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

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

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

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

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

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

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

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

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DONOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: _____

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

Buyer: _____

Seller: _____

Steffes Group, Inc. _____

Seller's Printed Name & Address: _____

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP



BIG STONE COUNTY, MN
FARMLAND

REQUEST FOR PROPOSAL

Proposals due by Friday, July 30, 2021 by 5PM

Tract 1



Tract 2



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