

YELLOW MEDICINE  
MINNESOTA

OPENS: Monday, October 25  
CLOSES: WEDNESDAY, NOVEMBER 3 | 1PM 2021

Timed Online

# FARMLAND AUCTION



**110±**  
acres  
*Selling in 2 tracts.*



Randy Kath at Steffes Group 701.429.8894 or 320.693.9371

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.

Randy Kath MN47-007, 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, October 25 and will end at 1PM Wednesday, November 3, 2021.** All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Friday December 3, 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 a Limited Warranty Deed.

- **2021 Taxes will be prorated at close.**

- 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.

**Tract 1 Subject to utility easement.**

**Tract 2 Subject to Easement.**

### BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

### HOW IS THIS ACCOMPLISHED?

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

sold properties.

6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.

7. This sale is not subject to financing.

### AVOID OVER OR UNDER BIDDING

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

### THE BIDDING STRATEGY

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

# Timed Online Multi-Tract Bidding Process

is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes. This

CATALOG ORDER

**#1 Cavalier County, ND  
Land Auction - 153.24± Acres**

EXTENDED

Description: NW ¼ Section 5-163-57  
 Deeded Acres: 153.24+/-  
 Cropland Acres: 124+/-  
 Wooded Acres: 26+/-  
 Soil Productivity Index: 75  
 Taxes ('15): \$978.47   00:04:00  [More Photos](#)  
 US \$125,000.00 (2 bids)

**#2 Cavalier County, ND  
Land Auction - 150.44± Acres**

EXTENDED

Description: NE ¼ Section 5-163-57  
 Deeded Acres: 150.44+/-  
 Cropland Acres: 110+/-  
 Wooded Acres: 40+/-  
 Soil Productivity Index: 82  
 Taxes ('15): \$959.68   00:04:00  [More Photos](#)  
 US \$100,000.00 (1 bids)

## This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

**AUCTIONEER'S NOTE:** 110± acres of tillable land and farmland are coming up on public auction. Don't miss this opportunity to expand your farming acreage.

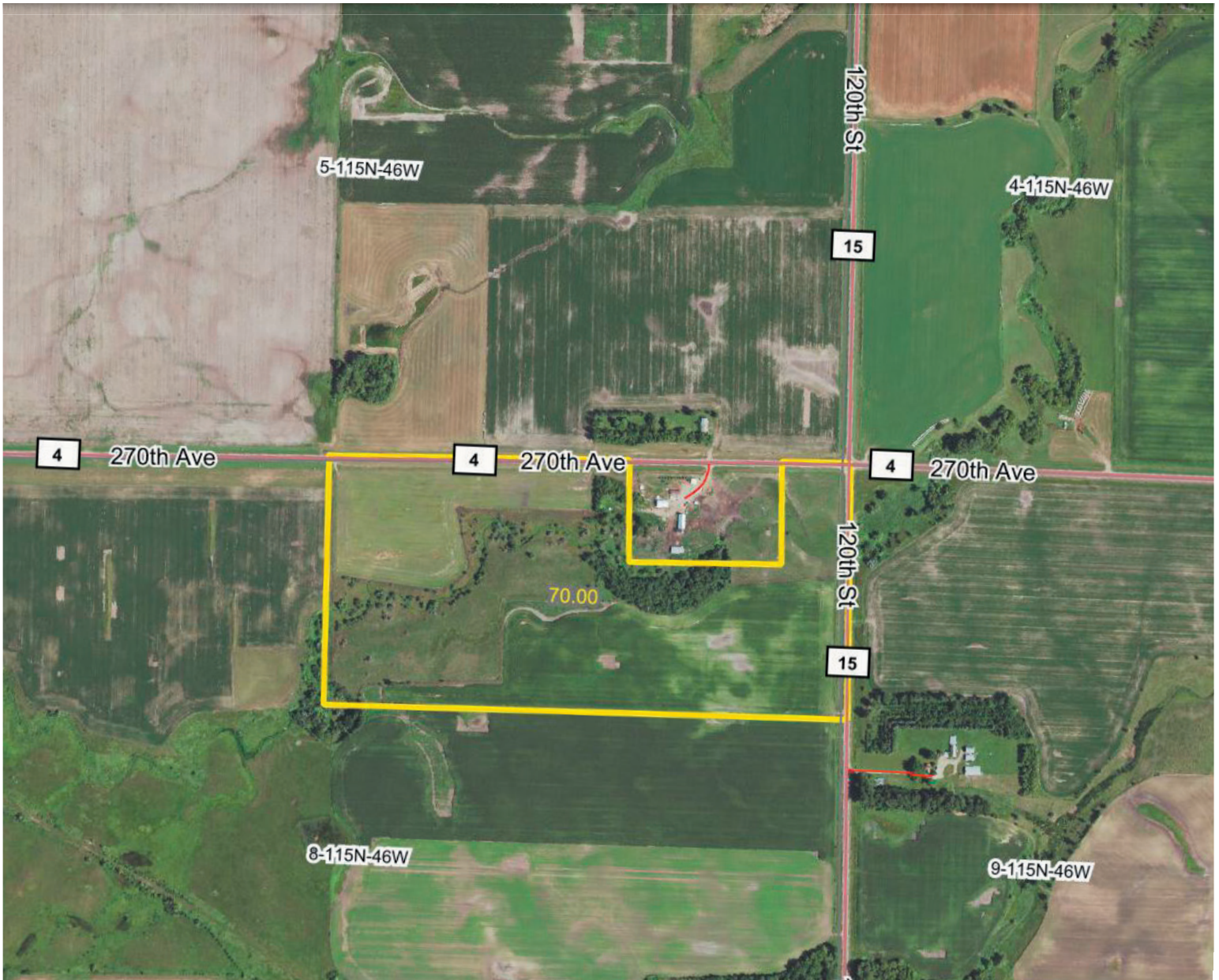




# Tract 1: Aerial Map Lines Approximate

# Yellow Medicine County, MN

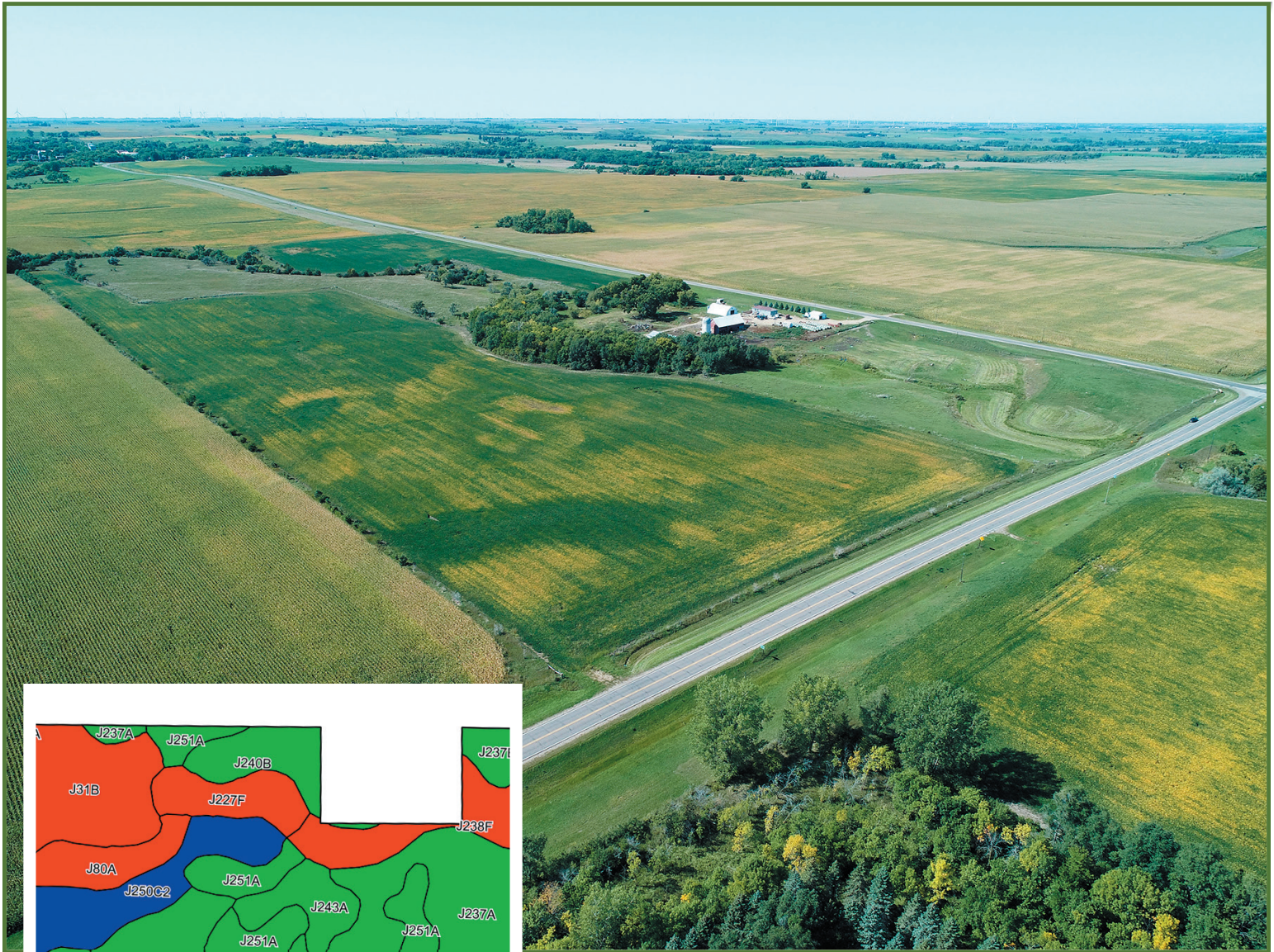
Location: From Canby, MN, 5 miles north on 190th St./230th Ave/T-140, 7.1 miles west on 270th Ave. Land is located on south side of the road.





**Tract 1 – 70± Acres**

Florida Township / PID #: 03-008-1010 (That part of, new legal & PID# to be assigned) / **Description:** Sect-08 Twp-115 Range-46  
**2021 Taxes:** \$1,832 (For entire land. New tax amount TBD)



Area Symbol: MN173, Soil Area Version: 15						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J237A	Brensall-Tress complex, 0 to 2 percent slopes	18.78	26.8%		Iw	95
J251A	Parnell silty clay loam, firm till, 0 to 2 percent slopes	9.64	13.8%		IIw	94
J31B	Arvilla-Sandberg complex, 2 to 6 percent slopes	9.63	13.8%		IVs	39
J250C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	8.30	11.9%		IIIe	81
J238F	Buse, firm till-Wilno complex, 25 to 40 percent slopes	5.83	8.3%		VIIe	11
J240B	Forman-Aastad complex, 3 to 6 percent slopes	4.15	5.9%		IIe	94
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	4.12	5.9%		Vw	20
J227F	Buse-Sandberg complex, 18 to 40 percent slopes	4.11	5.9%		VIIe	19
J243A	Balaton clay loam, 1 to 3 percent slopes	3.54	5.1%		IIs	96
J237B	Brensall-Tress complex, 1 to 4 percent slopes	1.90	2.7%		IIe	95
<b>Weighted Average</b>						<b>69.6</b>

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







P/46  
Lincoln Pipestone Rural Water  
PO Box 188  
East Highway 14  
Lake Benton MN 56149

Doc# 254613 Fee: \$46.00 2 Pages  
Property & Public Services  
Property Records Division  
Yellow Medicine County, Minnesota  
I hereby certify that the within instrument  
was filed on February 15, 2012 at 8:50 AM

**Any alterations were  
made prior to submission  
to County Recorder**

Janel Timm, Yellow Medicine County Recorder  
By Debra Blood Deputy

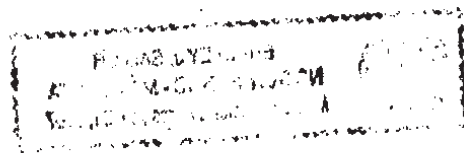
**RIGHT-OF-WAY EASEMENT AGREEMENT**

IN CONSIDERATION OF \$1.00 AND OTHER VALUABLE CONSIDERATION, paid to Kristoffer

Huger

(hereinafter referred to as "GRANTOR"), by Lincoln Pipestone Rural Water System, a Minnesota body politic (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer and convey unto GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, installing, maintaining, replacing and repairing an underground water line, over, across, under and through the land of GRANTOR situated in Yellow Medicine County, State of Minnesota, described as follows:

Florida trap 115-46-08 NW 1/2 of NE 1/4



Together with the right of ingress and egress over the adjacent lands of GRANTOR, his successors and assigns for the purpose of this easement.

The utility easement granted herein shall be 50 feet in width, located along a line described as follows:

along north side of property. Confine to  
the north 110' of the east 920'

(over)  
Page: 1 of 2



The consideration hereinabove recited shall constitute payment in full for any damages to the land of GRANTOR, his successors and/or assigns by reason of installation, operation and maintenance of the water line mentioned herein. GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to adjacent land of GRANTOR, its successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of GRANTEE, its successors and assigns.

Dated this 25<sup>th</sup> day of July, 2006, in Lyon County, Minnesota.

GRANTOR(s):

Kristoffer Huger

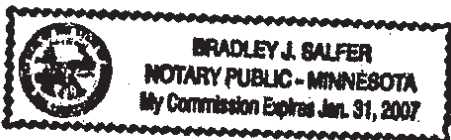
State of Minnesota

County of Lyon

ss.

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2006, by Kristoffer Huger, an unmarried man

GRANTOR(s).



Bradley J Salfer  
Signature of Person Taking Acknowledgement

This instrument was drafted by:  
Dennis Healy, Director of Finance and Administration  
Lincoln Pipestone Rural Water  
Lake Benton, MN 56149  
(507)368-4248



*Copied over*

*X*

**EASEMENT AGREEMENT**

Russell Hauger

parties of the first part, hereby grant unto Lincoln-Pipestone Rural Water System, party of the second part, a utility easement for the purpose of installing, maintaining, replacing, and repairing a water line to be buried under that certain property lying and being in the State of Minnesota and County

of Yellow Medicine, further described as:

N<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> Sec 8 Florida Twp  
T-115-N R-46-W

This easement is granted in consideration of the mutual covenants of the parties contained herein and other good and valuable consideration and is further granted subject to party of the second part bearing any and all expense relative to the installation, maintenance or repair of said water line and further being responsible to pay the parties of the first part for any and all damages sustained because of the entry upon the described premises by the party of the second part.

This easement shall attach to and run with the land.

This agreement is dated and shall become effective from and after this 20 day of

Aug, 19 93.

Russell Hauger

Lincoln-Pipestone Rural Water

By: Lyle Brautman  
Its:

By: Joseph Weber  
Its:

State of Minnesota )  
County of Lincoln ) ss.

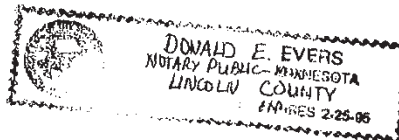
On this 20th day of August, 19 93 before me,  
a notary public within and for said County, personally appeared

Russell Hauger

to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Donald E. Evers

This instrument was drafted by:  
**DAVID M. WATSON**  
Attorney-at-Law  
TYLER, MINNESOTA 56178





**Tract 2: Aerial Map** Lines Approximate

**Yellow Medicine County, MN**

**Location:** From Canby, MN, 5 miles north on 190th St./230th Ave/T-140, 7.0 miles west on 270th Ave, .25 miles north on 120th St.  
Land is on the east side of the road.





**Tract 2 – 40± Acres**

Florida Township / PID #: 03-004-3020 / Description: Sect-04 Twp-115 Range-46 / 2021 Taxes: \$692



Area Symbol: MN173, Soil Area Version: 15						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J237A	Brensall-Tress complex, 0 to 2 percent slopes	15.31	38.3%		Iw	95
J240B	Forman-Aastad complex, 3 to 6 percent slopes	12.36	30.9%		Ile	94
J251A	Parnell silty clay loam, firm till, 0 to 2 percent slopes	5.56	13.9%		IIw	94
J238F	Buse, firm till-Wilno complex, 25 to 40 percent slopes	3.93	9.8%		VIIe	11
J250C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	1.66	4.1%		IIIe	81
J237B	Brensall-Tress complex, 1 to 4 percent slopes	1.18	2.9%		Ile	95
<b>Weighted Average</b>						<b>85.7</b>

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







Doc# 274274 Fee: \$336.40 3 Pages

Property & Public Services  
Property Records Division  
Yellow Medicine County, Minnesota  
I hereby certify that the within instrument  
was filed on December 7, 2020 at 10:25 AM

Janel Timm, Yellow Medicine County Recorder

By Janel Rohlik Deputy

No delinquent taxes and transfer entered.

Certificate of Real Estate Value

(X) filed ( ) not required CRV No. 11164

Deed Tax \$ 290.40 Rct# 129156

Date: December 7<sup>th</sup>, 2020

Yellow Medicine County

Janel Timm, Property & Public Services Director

Stacy Keller

eCRV ID: 1184074

# WARRANTY DEED

Drafted by:

**Fluegel, Anderson, McLaughlin & Brutlag, Chartered**  
Attorneys at Law

215 Atlantic Avenue, PO Box 527, Morris, MN 56267-0527; (320) 589-4151  
25 Second Street NW, Suite 102, Ortonville, MN 56278; (320) 839-2549  
1112 First Avenue North, Professional Building, Wheaton, MN 56296, Phone: (320) 563-1414

Well Certificate Received  
 Well Certificate Not Required  
Yellow Medicine County Recorder

STATE DEED TAX DUE HEREON: \$290.40

DATED: November 19, 2020

FOR VALUABLE CONSIDERATION, **Kristoffer Hauger, a single person**, Grantor, hereby conveys and warrants to **Marian Knopp and Michael Knopp, as joint tenants**, Grantees, real property in Yellow Medicine County, Minnesota, described as follows:

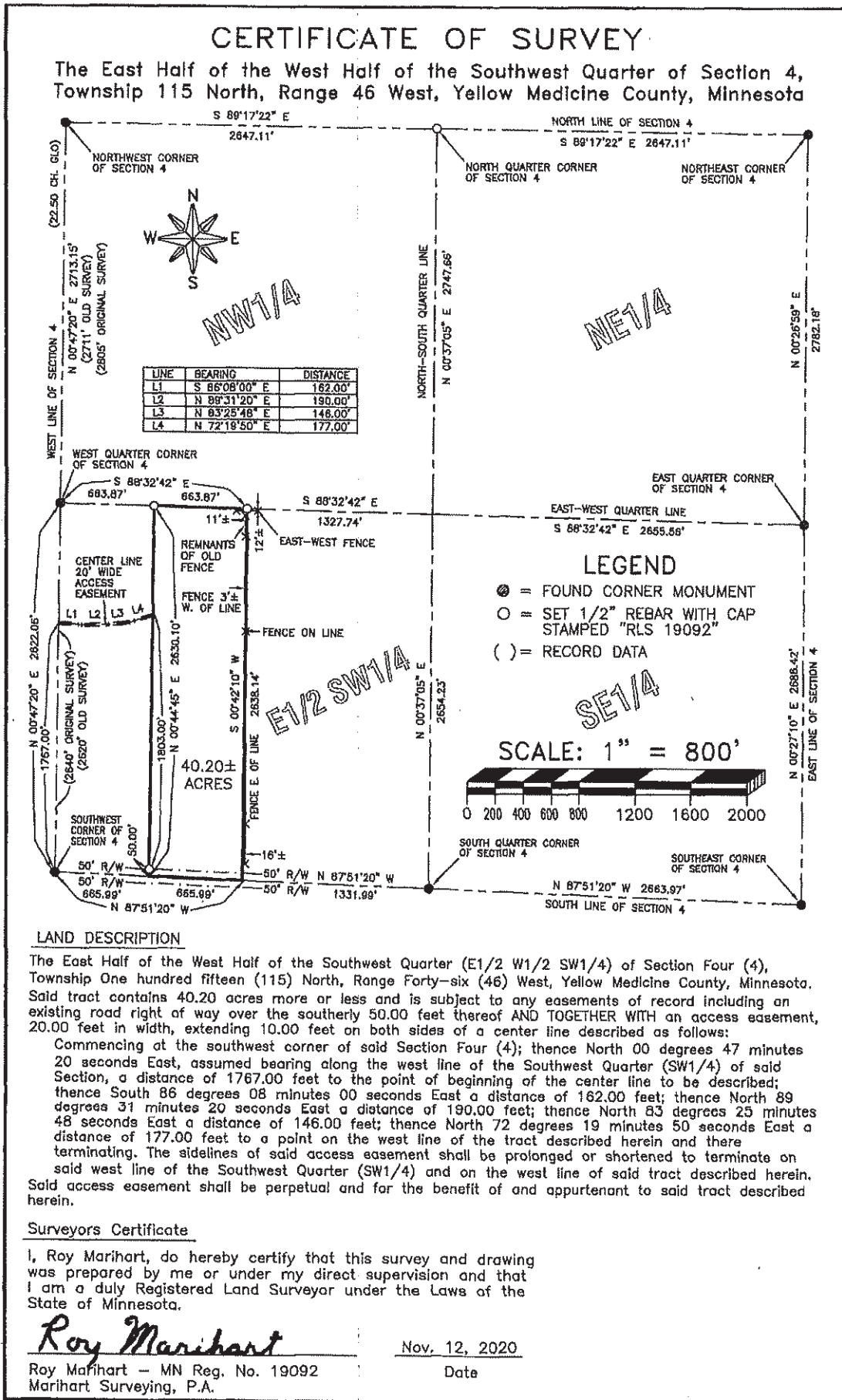
03-004-3030

The East Half of the West Half of the Southwest Quarter (E1/2-W1/2-SW1/4) of Section Four (4), Township One Hundred Fifteen (115) North, Range Forty-six (46) West, Yellow Medicine County, Minnesota. Said tract contains 40.20 acres more or less and is subject to any easements of record including an existing road right-of-way over the southerly 50.00 feet thereof AND TOGETHER WITH on access easement, 20.00 feet in width, extending 10.00 feet on both sides of a center line described as follows: Commencing at the southwest corner of said Section Four (4); thence North 00 degrees 47 minutes 20 seconds East, assumed bearing along the west line of the Southwest Quarter (SW1/4) of said Section, a distance of 1767.00 feet to the point of beginning of the center line to be described; thence South 86 degrees 08 minutes 00 seconds East a distance of 162.00 feet; thence North 89 degrees 31 minutes 20 seconds East a distance of 190.00 feet; thence North 83 degrees 25 minutes 48 seconds East a distance of 146.00 feet; thence North 72 degrees 19 minutes 50 seconds











**YELLOW MEDICINE COUNTY  
PROPERTY & PUBLIC SERVICES**  
180 8<sup>TH</sup> AVE.  
GRANITE FALLS, MN 56241-1508  
PHONE: 320-564-3132  
www.co.ym.mn.gov

**2021  
PROPERTY TAX  
STATEMENT**

PRCL# 03-008-1010 RCPT# 539  
TC 1.574 1.677

FLORIDA TOWNSHIP

**Property ID Number:** 03-008-1010  
**Property Description:** SECT-08 TWP-115 RANG-46  
80.00 ACRES N1/2 NE1/4

1187 270TH AVE

KRISTOFFER R HAUGER  
1187 270TH AVE  
CANBY MN 56220-4545

11345-T  
ACRES 80.00

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	<b>Estimated Market Value:</b>	297,300	308,900
	<b>Homestead Exclusion:</b>	30,229	29,545
	<b>Taxable Market Value:</b>	267,071	279,355
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	<b>Proposed Tax</b>		922.00
* Does Not Include Special Assessments Sent in November 2020			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		916.00
	Second half Taxes:		916.00
	<b>Total Taxes Due in 2021</b>		<b>1,832.00</b>

**\$\$\$  
REFUNDS?**

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

Taxes Payable Year:	2020	2021
<input type="checkbox"/>		727.96
	632.96	
	1,403.12	1,527.52
	490.00	490.00
	38.16	49.56
	874.96	987.96
	388.71	440.26
	77.79	104.54
	.00	.00
	180.87	176.89
	212.63	249.83
	2.70	2.97
	2.19	2.36
	10.07	11.11
	874.96	987.96
		829.04
		15.00
	1,714.00	1,832.00

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....  
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund .....
- Property taxes before credits .....
- A. Agricultural and rural land tax credits .....
- B. Other credits to reduce your property tax .....
- Property taxes after credits** .....
- County .....
- City or Town .....
- State General Tax .....
- School District: 891 A. Voter approved levies .....
- B. Other local levies .....
- Special Taxing Districts: A. UPPER MN RDC .....
- B. YMC HRA .....
- C. LQP-YELLOW BANK WS .....
- D. ....
- Non-school voter approved referenda levies .....
- Total property tax before special assessments .....
- A. 86060 2007 L-P R/W .....
- B. 88701 SOLID WASTE .....
- C. ....
- D. ....
- E. ....
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS** .....





**YELLOW MEDICINE COUNTY  
PROPERTY & PUBLIC SERVICES  
180 8<sup>TH</sup> AVE.  
GRANITE FALLS, MN 56241-1508  
PHONE: 320-564-3132  
www.co.ym.mn.gov**

**2021  
PROPERTY TAX  
STATEMENT**

PRCL# 03-004-3020 RCPT# 517  
TC 1.029 1.029

FLORIDA TOWNSHIP

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	Estimated Market Value:	137.100	137.100
	Homestead Exclusion:		
	Taxable Market Value:	137.100	137.100
	New Improve/Expired Excls:		
	Property Class:	AGRI FRAC HST	AGRI FRAC HST
Sent in March 2020			
Step 2	Proposed Tax		696.00
* Does Not Include Special Assessments			
Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		346.00
	Second half Taxes:		346.00
	Total Taxes Due in 2021		692.00

Property ID Number: 03-004-3020  
Property Description: SECT-04 TWP-115 RANG-46  
40.00 ACRES W1/2 W1/2 SW1/4

KRISTOFFER HAUGER &  
KORA DENEKAMP  
1187 270TH AVE  
CANBY MN 56220

17007-T  
ACRES 40.00

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

Taxes Payable Year:	2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits .....	721.80	737.66
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	35.80	45.66
5. <b>Property taxes after credits</b> .....	686.00	692.00
<b>Property Tax by Jurisdiction</b>		
6. County .....	475.94	479.88
7. City or Town .....	95.38	113.48
8. State General Tax .....	.00	.00
9. School District: 891		
A. Voter approved levies .....	20.70	.00
B. Other local levies .....	75.65	80.82
10. Special Taxing Districts:		
A. UPPER MN RDC .....	3.29	3.21
B. YMC HRA .....	2.69	2.56
C. LQP-YELLOW BANK WS .....	12.35	12.05
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	686.00	692.00
<b>Special Assessments on Your Property</b>		
13. A. ....		
B. ....		
C. ....		
D. ....		
E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	686.00	692.00







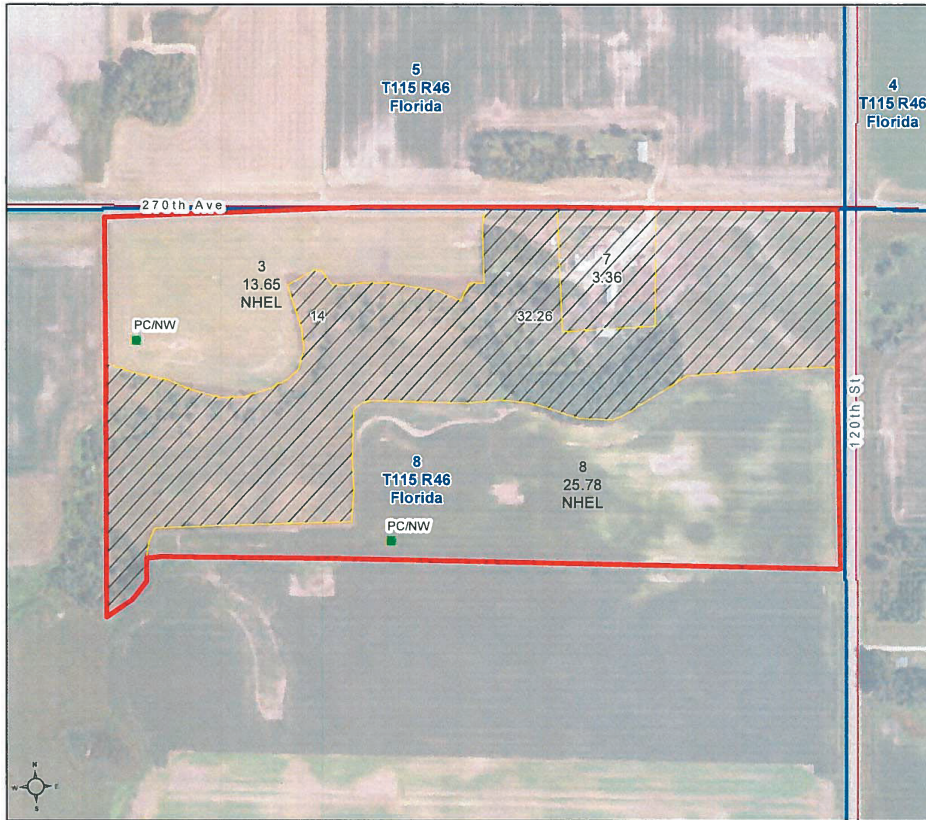
Yellow Medicine County, Minnesota

Farm 9113

Tract 13531

2021 Program Year

Map Created March 31, 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
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 39.43 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  
 Yellow Medicine

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

FARM: 9113  
 Prepared: 9/8/21 11:57 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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
DEPESTEL, WADE J		2021 - 61

**Farms Associated with Operator:**  
 93, 767, 5325, 5932, 6265, 6449, 6628, 6738, 6758, 6828, 7111, 7290, 8700

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
75.05	39.43	39.43	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	39.43	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	2.25	45	0.00	
CORN	31.97	129	0.00	0
SOYBEANS	2.25	27	0.00	
<b>Total Base Acres:</b>	<b>36.47</b>			



U.S.D.A. Soil Conservation Service <b>HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION</b>	SCS-CPA-026 (June 91)	1. Name and Address of Person <i>Russell Hauger</i> <i>RR3 BOX 44</i> <i>Carby MN 56220</i>	2. Date of Request <i>11/3/92</i>
			3. County <i>Yellow Medicine</i>

*3530*  
*3531*

4. Name of USDA Agency or Person Requesting Determination <i>ASCS</i>	5. Farm No. and Tract No. <i>3430 (T-10490)</i>
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**SECTION I - HIGHLY ERODIBLE LAND**

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	<i>NONE</i>	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	<i>N/A</i>	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

**SECTION II - WETLAND**

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	<i>NONE</i>	
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.	<i>1</i>	
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW+year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on _____.		
28. Remarks.		

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.	30. Signature of SCS District Conservationist <i>Stephen D. Lutz</i>	31. Date <i>11-2-92</i>
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Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

SCS Copy



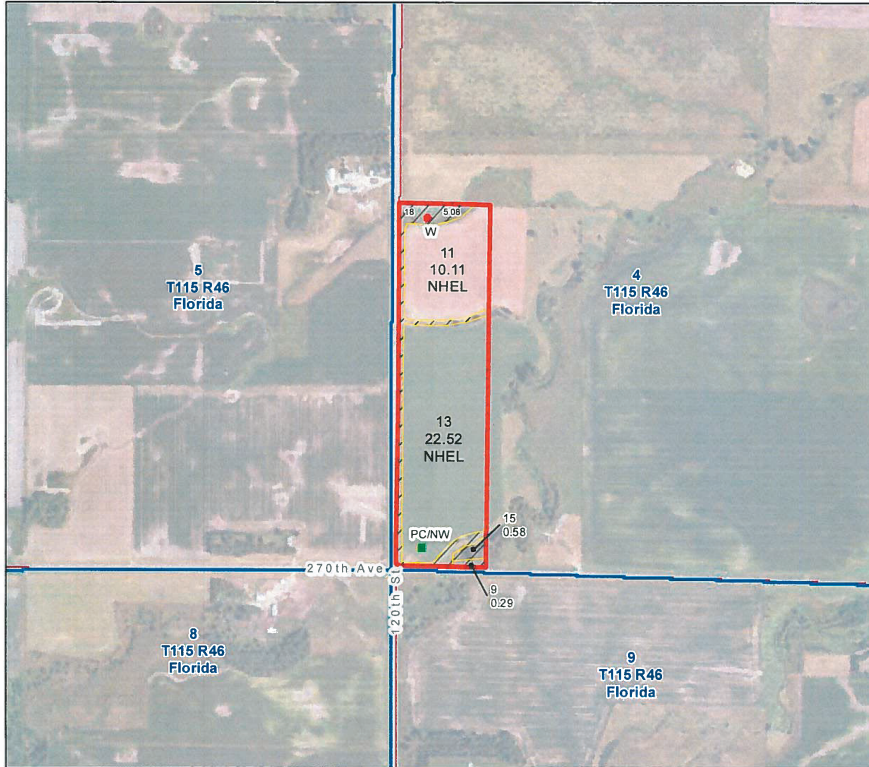
USDA United States Department of Agriculture  
**Yellow Medicine County, Minnesota**

**Farm 7111**

**Tract 12843**

2021 Program Year

Map Created March 05, 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
- Tract Boundary

Tract Cropland Total: 32.63 acres

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**FARM: 7111**

Prepared: 9/8/21 11:58 AM

Crop Year: 2021

Page: 1 of 2

Minnesota  
 Yellow Medicine

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

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
DEPESTEL, WADE J	Florida	2010 - 62

**Farms Associated with Operator:**  
 93, 767, 5325, 5932, 6265, 6449, 6628, 6738, 6758, 6828, 7290, 8700, 9113

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
38.58	32.63	32.63	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	32.63	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	WHEAT, CORN, SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	8.9	45	0.00	
CORN	17.6	114	0.00	0
SOYBEANS	4.5	27	0.00	
<b>Total Base Acres:</b>	<b>31.0</b>			



U.S.D.A. Soil Conservation Service  
 SCS-CPA-028 (1-88)  
**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

1. Name and Address of Person  
 John Hauge  
 Rt 5, Box 404  
 Canby, MN 56220

2. Date of Request  
 8-21-89

3. County  
 Yellow Med

4. Name of USDA Agency or Person Requesting Determination  
 ASCS

5. Farm No. and Tract No.  
 55 (T-244)

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		X	None	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.			-	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:	X			
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			Non crop	Part
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			1	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			-	
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			-	

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			-	
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17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office  Field

20. This determination was: Delivered  Mailed  To the Person on Date: 1-30-98

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks  
 "This determination applies to the wetland conservation provisions of Food Security Act only. Permits may be required by other Federal state or local agencies or units of government for construction activities on your farm."

22. Signature of SCS District Conservationist \_\_\_\_\_ 23. Date 1-30-98

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.







# Sample Earnest Money Receipt and Purchase Agreement

# Yellow Medicine County, MN

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

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

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

Earnest money hereinafter received for \_\_\_\_\_ \$ \_\_\_\_\_

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

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. State Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real estate taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER 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



YELLOW MEDICINE  
MINNESOTA

OPENS: Monday, October 25  
CLOSES: WEDNESDAY, NOVEMBER 3 | 1PM 2021

Timed Online

# FARMLAND AUCTION



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