FARMLAND AUCTION

Tract 1

230± acres
Selling in 2 tracts.

AUCTIONEER’S NOTE: It gives Steffes Group great pride to have the opportunity to work with the Nelk Family to sell their farmland. Selling in two tracts, one with State Hwy-75 frontage and a combination of both hunting potential on the lucrative CRP acres as well as good producing farmland. The second tract is another great opportunity for high producing farmland that includes an excellent drainage ditch on the west side for future tiling opportunities.

Contact Scott Gillespie at Steffes Group, 320.693.9371 or 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 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 guarantees 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 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 Thursday, September 9 and will end at 12PM Tuesday, September 14, 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 Thursday, October 14, 2021.

Closing will take place at a professional closing company agreeable to both buyer and seller.

- **2021 Taxes will be paid by Seller.**
- **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, contaminates 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.

**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.

---

**Steffes Group**
Steffes Group, 24400 MN Highway 22 S, Litchfield, MN 55355

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**Traverse County, MN**

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**The Bidding Strategy**

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- 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.
**Trova County, MN**

**Timed Online Multi-Tract Bidding Process**

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 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.**

### Catalog Order

<table>
<thead>
<tr>
<th>#1 Cavalier County, ND</th>
<th>Land Auction - 153.24± Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description:</strong> NW ¼ Section 5-163-57</td>
<td></td>
</tr>
<tr>
<td><strong>Deeded Acres:</strong> 153.24+/−</td>
<td></td>
</tr>
<tr>
<td><strong>Cropland Acres:</strong> 124+/−</td>
<td></td>
</tr>
<tr>
<td><strong>Wooded Acres:</strong> 26+/−</td>
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</tr>
<tr>
<td><strong>Soil Productivity Index:</strong> 75</td>
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<tr>
<td><strong>Taxes (’15):</strong> $978.47</td>
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<tr>
<td><strong>Current Bid:</strong> US $125,000.00 (2 bids)</td>
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<table>
<thead>
<tr>
<th>#2 Cavalier County, ND</th>
<th>Land Auction - 150.44± Acres</th>
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<td><strong>Description:</strong> NE ¼ Section 5-163-57</td>
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<tr>
<td><strong>Deeded Acres:</strong> 150.44+/−</td>
<td></td>
</tr>
<tr>
<td><strong>Cropland Acres:</strong> 110+/−</td>
<td></td>
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<tr>
<td><strong>Wooded Acres:</strong> 40+/−</td>
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<tr>
<td><strong>Soil Productivity Index:</strong> 82</td>
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</tr>
<tr>
<td><strong>Taxes (’15):</strong> $959.68</td>
<td></td>
</tr>
<tr>
<td><strong>Current Bid:</strong> US $100,000.00 (1 bids)</td>
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</tr>
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</table>

**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.

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*Map showing the location of the tracts.*

**Lines Approximate**
Traverse County, MN

Location: From Wheaton, MN, 4 miles north on US-75 S. Land is on the east side of the road.
Tract 1: Information & Soil Maps

Traverse County, MN

Tract 1 – 149± Acres

Monson Township / PID #: 08-0100000 (That part of, new legal & PID# to be assigned) / Description: Sect-20 Twp-128 Range-46

2021 Taxes: $4,362 (For entire land. New tax amount TBD)

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-Irr Class</th>
<th>Productivity Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>I379A</td>
<td>Doran-Mustinka silty clay loams, 0 to 2 percent slopes</td>
<td>62.71</td>
<td>42.1%</td>
<td>IIc</td>
<td>92</td>
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<tr>
<td>I397A</td>
<td>Antler-Mustinka complex, 0 to 2 percent slopes</td>
<td>54.58</td>
<td>36.6%</td>
<td>Ille</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>1940</td>
<td>Quam silty clay loam, ponded</td>
<td>21.73</td>
<td>14.6%</td>
<td>VIIIw</td>
<td>5</td>
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<tr>
<td>I467A</td>
<td>Bearden silt loam, 0 to 2 percent slopes</td>
<td>9.98</td>
<td>6.7%</td>
<td>Ille</td>
<td>93</td>
<td></td>
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</table>

Weighted Average 77.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.
Location: Wheaton, MN, 4 miles north on US-75S, 1.1 miles east on Township Road 94. Land is on the north side of the road.
Tract 2: Information & Soil Maps
Lines Approximate
Traverse County, MN

Tract 2 – 80± Acres
Monson Township / PID #: 08-0105000 / Description: Sect-21 Twp-128 Range-46
2021 Taxes: $2,280

Area Symbol: MN155, Soil Area Version: 15

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-Irr Class *c</th>
<th>Productivity Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>I36A</td>
<td>Kittson loam, 0 to 2 percent slopes</td>
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<td>100</td>
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<td>I478A</td>
<td>Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded</td>
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<tr>
<td>I170A</td>
<td>Swenoda loam, 0 to 3 percent slopes</td>
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<td>11.7%</td>
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<td>95</td>
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<tr>
<td>I625B</td>
<td>Zell, fine-silty-LaDelle silty clay loams, 1 to 6 percent slopes</td>
<td>7.63</td>
<td>9.5%</td>
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<tr>
<td>I414A</td>
<td>Mustinka silty clay loam, 0 to 1 percent slopes</td>
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<td>8.8%</td>
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<tr>
<td>I243A</td>
<td>Doran clay loam, 0 to 2 percent slopes</td>
<td>6.61</td>
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<tr>
<td>I405A</td>
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<tr>
<td>I718A</td>
<td>McIntosh silt loam, 0 to 2 percent slopes</td>
<td>0.71</td>
<td>0.9%</td>
<td>iiis</td>
<td>90</td>
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Weighted Average 93

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.
Property ID Number: 08-0100000
Property Description: SECT-20 TWP-128 RANG-46 SW1/4 LESS 1.00 ACRE

7012 US HIGHWAY 75
KENNETH NELK 1480-T
JON NELK 6390-A
PO BOX 221
FAIRMONT ND 58030

Property Tax and Credits

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund...
2. Use these amounts on Form M1PR to see if you are eligible for a special refund ...

Property Tax by Jurisdiction

1. County
2. City or Town
3. State General Tax
5. Special Taxing Districts:
   A. BOIS DE SIOUX WATERSHED
   B. Other local levies
6. Non-school voter approved referenda levies
7. Total property tax before special assessments
8. Special Assessments on Your Property
   A. 80271 CO DITCH #27
   B. 80918 SOLID WASTE
   C. ...
   D. ...
   E. ...
9. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Values and Classification

Taxes Payable Year 2020 2021

Estimated Market Value: 820,100 827,400
Homestead Exclusion: 820,100 827,400
New Improve/Expired Excls: AGRI NON-HSTD AGRI NON-HSTD
Property Class: RES NON-HSTD RES NON-HSTD

Proposed Tax

First half Taxes: 2,181.00 2,181.00
Second half Taxes: 2,181.00 2,181.00
Total Taxes Due in 2021: 4,362.00 4,362.00

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.
**Tract 2 Tax Statement**

**Traverse County, MN**

---

**2021 Property Tax Statement**

### Property Information

- **Property ID Number:** 08-0105000
- **Property Description:** SECT-21 TWP-128 RANG-46 W1/2SW1/4
- **ACRES:** 80.00
- **Estimated Market Value:** $417,400
- **Homestead Exclusion:** $2,039.62

- **New Improve/Expired Excls:**
  - **Property Class:** AGRI NON-HSTD
  - **Proposed Tax:** $2,550.00

### Taxes Payable Year

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>2020</th>
<th>2021</th>
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<td>1</td>
<td>Values and Classification</td>
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<tr>
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<td>Estimated Market Value:</td>
<td>417,400</td>
<td>417,400</td>
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<tr>
<td></td>
<td>Homestead Exclusion:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Taxable Market Value:</td>
<td>417,400</td>
<td>417,400</td>
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<tr>
<td></td>
<td>New Improve/Expired Excls:</td>
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<td></td>
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<tr>
<td></td>
<td>Property Class:</td>
<td>AGRI NON-HSTD AGRI NON-HSTD</td>
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</tr>
<tr>
<td></td>
<td>Property Tax Statement</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>First half Taxes:</td>
<td>1,140.00</td>
<td>1,140.00</td>
</tr>
<tr>
<td>3</td>
<td>Second half Taxes:</td>
<td>1,140.00</td>
<td>1,140.00</td>
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<tr>
<td></td>
<td>Total Taxes Due in 2021</td>
<td>2,280.00</td>
<td>2,280.00</td>
</tr>
</tbody>
</table>

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### Notes

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.

---

**Special Assessments on Your Property**

| 13. | A. 80271 CO DITCH #27 | 240.38 | 240.38 |
|     | B.                     | 240.38 | 240.38 |
|     | PRIN                   | 240.38 | 240.38 |
|     | INT                    | 240.38 | 240.38 |
|     | TOT                    | 240.38 | 240.38 |

---

**Total:**

- **First half Taxes:** 1,140.00
- **Second half Taxes:** 1,140.00
- **Total Taxes Due in 2021:** 2,280.00
Tract 1: FSA Maps & Abbreviated 156 Farm Record

Traverse County, MN

Tract 6786
Tract 6292

2021 Program Year
Map Created: April 21, 2021

United States Department of Agriculture (USDA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, and it is for educational purposes only. USDA-FSA assumes no responsibility for actual or consequential loss incurred as a result of anyone's reliance on this data. USDA-FSA does not facilitate the sale or purchase of land or other real estate interests. This map is derived from the 2010 NWS landsat imagery.

Tract Number: 6292
Description: SW 20 E MONSON
FSA Physical Location: Traverse, MN
ANSI Physical Location: Traverse, MN
BIA Range Unit Number: 2013 - 15

NHEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
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</thead>
<tbody>
<tr>
<td>158.6</td>
<td>147.11</td>
<td>147.11</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>71.79</td>
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</table>

State Conservation Other Conservation Effective DCP Cropland Double Cropped MPL/FWP Native Sod
0.0 0.0 75.32 0.0 0.0 0.0

Crop Base Acres PLC Yield CCC-505 CRP Reduction
CORN 42.35 147 0.0 0.0
SOYBEANS 32.97 42 28.57

Total Base Acres: 75.32
| Tract 1: CRP Contract Traverse County, MN |

**CONSERVATION RESERVE PROGRAM CONTRACT**

<table>
<thead>
<tr>
<th>COUNTY FSA OFFICE ADDRESS (Include Zip Code)</th>
<th>TRAVERSE COUNTY FSA SERVICE AGENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAVERSE COUNTY FSA SERVICE AGENCY</td>
<td>304 4TH ST 505 N SUITE 101</td>
</tr>
<tr>
<td>PUYBOUT, MN 56276-3524</td>
<td></td>
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</table>

| COUNTY FSA OFFICE PHONE NUMBER (Include Area Code) | (320) 565-8137 x2 |

**TRACT 1: CRP CONTRACT Traverse County, MN**

<table>
<thead>
<tr>
<th>CONTRACT NUMBER</th>
<th>11413A</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRACT NUMBER</td>
<td>6292</td>
</tr>
<tr>
<td>FROM (MM/DD/YYYY)</td>
<td>10-01-2017</td>
</tr>
<tr>
<td>TO (MM/DD/YYYY)</td>
<td>09-30-2027</td>
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**Rental Rate Per Acre** $ 258.16

**Annual Contract Payment** $ 18,532.00

**First Year Payment** $ 6292

<table>
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<tr>
<th>BASE ACREAGE</th>
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<tbody>
<tr>
<td>CONTRACT ACREAGE</td>
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**PARTICIPANTS** (If more than three individuals are signing, see Page 3.)

<table>
<thead>
<tr>
<th>PARTICIPANTS NAME AND ADDRESS (Include Zip Code)</th>
<th>SHARE</th>
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<tbody>
<tr>
<td>John Doe</td>
<td>25.00 %</td>
</tr>
<tr>
<td>John Smith</td>
<td>25.00 %</td>
</tr>
<tr>
<td>John Smith</td>
<td>25.00 %</td>
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<table>
<thead>
<tr>
<th>SIGNATURE (By)</th>
<th>TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
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<tbody>
<tr>
<td>Signature</td>
<td>Representative</td>
</tr>
<tr>
<td>Signature</td>
<td>Individual</td>
</tr>
<tr>
<td>Signature</td>
<td>Individual</td>
</tr>
</tbody>
</table>

| DATE (MM/DD/YYYY) | | |
|-------------------|-----------------|
| 01/01/2021 | 01/01/2021 |

**CARRY-ON USE ONLY**

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for recording the information contained on this form is the Conservation Reserve Program (CRP) as amended by the Farm Bill of 1996. The information collected on this form will be used to determine eligibility for participation and receive benefits under the Conservation Reserve Program. The information collected will be shared with the following agencies: USDA, state, local, and federal agencies, and other organizations that have a legitimate interest in the information. The information will be used in accordance with the Privacy Act of 1974. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (800) 750-3778 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additional information may be made available in languages other than English.

**RECEIVED**

| RECEIVED DATE | | |
|---------------|-----------------|
| 04/01/2021 | 04/01/2021 |
**Tract 2: CRP Contract Traverse County, MN**

**CONSERVATION RESERVE PROGRAM CONTRACT**

5A. COUNTY: SA OFFICE ADDRESS (Include Zip Code)
TRAPERO COUNTY FARM SERVICE AGENCY
154 4TH ST S SUITE 101
AUBURN, KS 66225-1524

5B. COUNTY FSA OFFICE PHONE NUMBER
(Include Area Code): (321) 539-6157 X2

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other uses set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including any Appendices to this Contract, entitled Appendices A and B of the CRP-1, Conservation Reserve Program Contract (referred to as "Appendix A"). By signing below, the Participant acknowledges receipt of a copy of the Appendix to this Contract, the CRP-1, Conservation Reserve Program Contract, and Appendix A, as applicable.

5C. CONTRACT NUMBER
11426A

6. TRACT NUMBER
1276

7. CONTRACT PERIOD
FROM: (MM-DD-YYYY)
10-01-2017
TO: (MM-DD-YYYY)
05-30-2032

8. SIGNUP TYPE.
Continuous

9A. RENTAL RATE PER ACRE
$ 212.40

9B. ANNUAL CONTRACT PAYMENT
$ 380.00

9C. FIRST YEAR PAYMENT
$ 1276

10. IDENTIFICATION OF CRP LAND

<table>
<thead>
<tr>
<th></th>
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</tr>
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<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>CF21</td>
<td>1.78</td>
<td>$ 178.00</td>
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(ITEM 9C is applicable only when the first year payment is prorated.)

11. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>SHARE</th>
<th>SIGNATURE</th>
<th>(BY)</th>
<th>RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>JON</td>
<td>728 2ND ST S</td>
<td>25.00 %</td>
<td>Jon Mullen</td>
<td>Mullen</td>
<td>(Mullen)</td>
<td>4/12/2017</td>
</tr>
<tr>
<td>NEIK</td>
<td>DELPHIA, KS 66932-0234</td>
<td></td>
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B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>SHARE</th>
<th>SIGNATURE</th>
<th>(BY)</th>
<th>RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TWIN</td>
<td>1234 PIONEER RD</td>
<td>25.00 %</td>
<td>Tim Smith</td>
<td>Smith</td>
<td>(Smith)</td>
<td>4/12/2017</td>
</tr>
<tr>
<td>CITY</td>
<td>KS 66225-1524</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>SHARE</th>
<th>SIGNATURE</th>
<th>(BY)</th>
<th>RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIONEER</td>
<td>FARM</td>
<td>25.00 %</td>
<td>Pioneer</td>
<td>Pioneer</td>
<td>(Pioneer)</td>
<td>4/12/2017</td>
</tr>
<tr>
<td>RD</td>
<td>2222</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE

**Note:** The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 5530, as amended). The authority for releasing the information contained on this form is the Conservation Reserve Credit Corporation Act (15 U.S.C. 1714 et seq.), the Food Security Act of 1985 (15 U.S.C. 3001 et seq.), the Agricultural Act of 1948 (15 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 1988 (Pub. L. 116-334) and the CRP Part 1408. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information contained in this form may be disclosed to other Federal, State, Local governments, agencies, and non-governmental entities that have been authorized access to the information for the purpose of carrying out the CRP-1, Conservation Reserve Program. This information is collected by the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs. This information is not publicly available. The following state or local laws authorize the release of the information to other Federal, State, or local agencies: [List of state or local laws].

**Parkway Redeem Act (PRA) Statement:** The information collection is collected from USDA as specified in 16 U.S.C. 3645(b)(1). The provisions of appropriate criminal and civil law, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights laws and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating on the basis of race, color, national origin, religion, sex, marital status, familial status, disability, age, or income. If you believe that you have been discriminated against for any reason related to this Program, you can file a complaint with the USDA.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact USDA’s TARGET Center at (800) 274-2901 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8333. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9999. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

**RECEIVED APR 15 2021**

Date Printed: 04/01/2021

13
Earnest Money Receipt and Purchase Agreement

Traverse County, MN

DATE: ____________________________

Received of ___________________________________________ in the form of ____________________________

Whoopress 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 agree that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximately 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 or 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 installment of special assessments due and payable in ____________________________ SELLER warrants taxes for _______ are Homestead. _______ Non-Homestead. SELLER agrees to pay the State Deed Tax.

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

7. The property to be conveyed by ____________________________ deed, free and clear of 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: ____________________________

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP

Witness: ____________________________

Steffes Group, Inc.
FARMLAND AUCTION

Tract 1

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

Tract 2

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

SteffesGroup.com