

TRAVERSE COUNTY
MINNESOTA

OPENS: THURSDAY, SEPTEMBER 9
CLOSES: TUESDAY, SEPTEMBER 14 | 12PM 2021

Timed Online

FARMLAND AUCTION

Tract 1



Tract 2



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 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 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.

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by Warranty Deed.

- **2021 Taxes will be 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, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

Timed Online 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

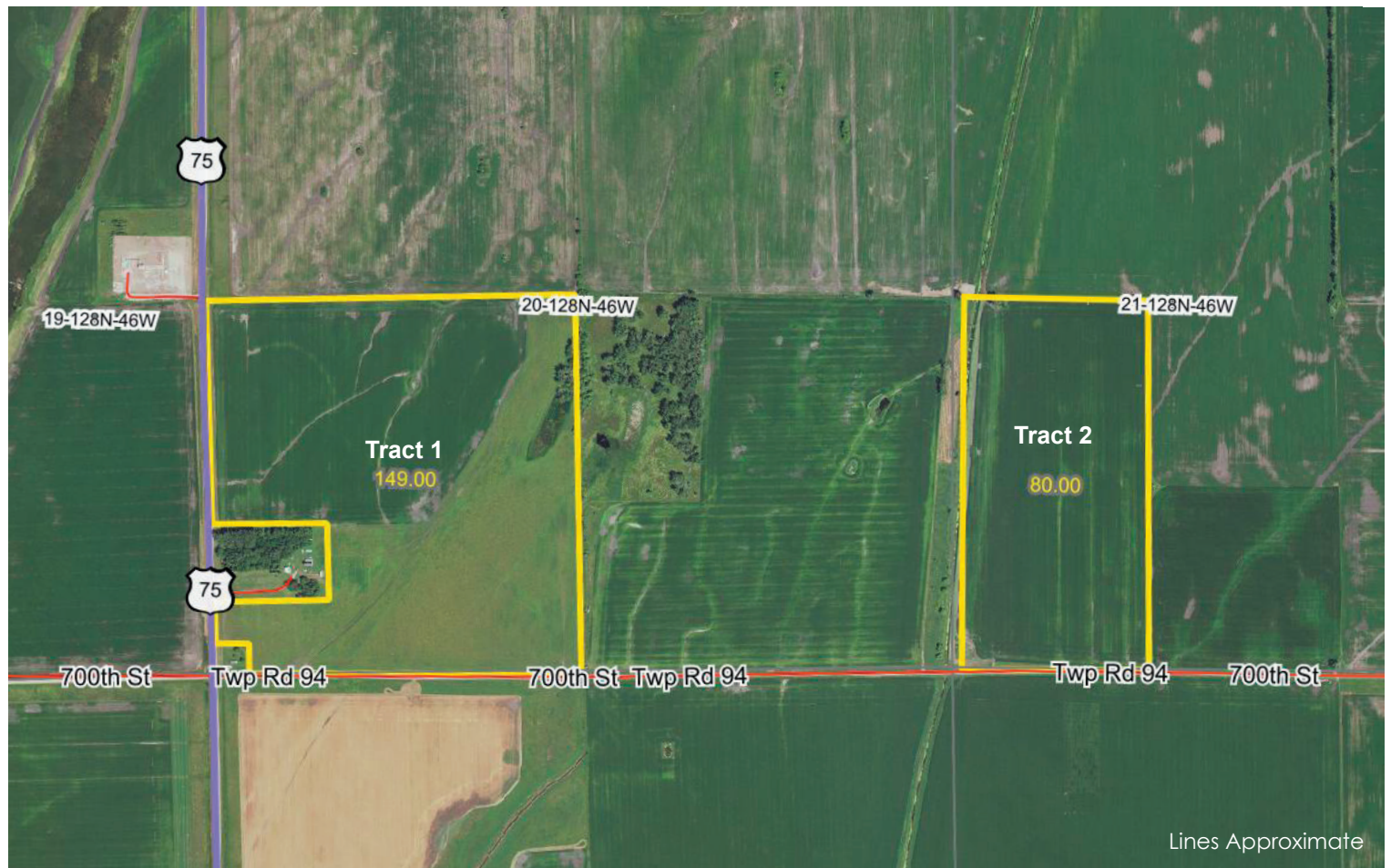
CATALOG ORDER			
EXTENDED	#1 Cavalier County, ND Land Auction - 153.24± Acres Description: NW ¼ Section 5-163-57 Deeded Acres: 153.24+/- Cropland Acres: 124+/- Wooded Acres: 26+/- Soil Productivity Index: 75 Taxes ('15): \$978.47	 More Photos	00:04:00 US \$125,000.00 (2 bids)
	#2 Cavalier County, ND Land Auction - 150.44± Acres 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	 More Photos	00:04:00 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.



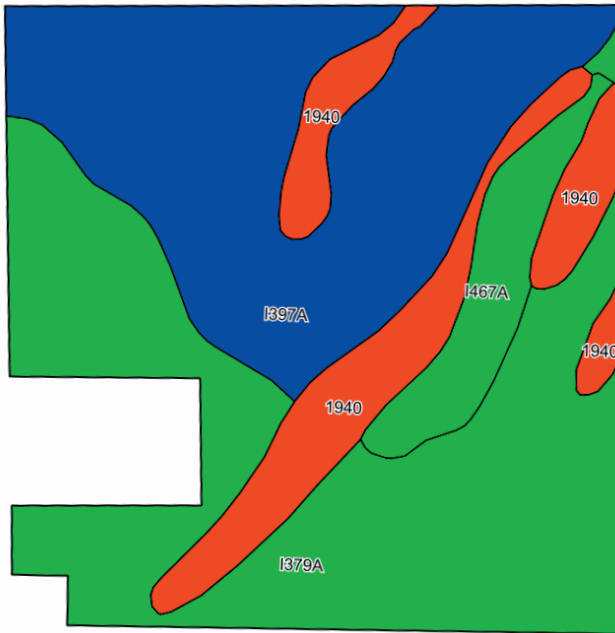
Lines Approximate

Location: From Wheaton, MN, 4 miles north on US-75 S. Land is on the east side of the road.



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)



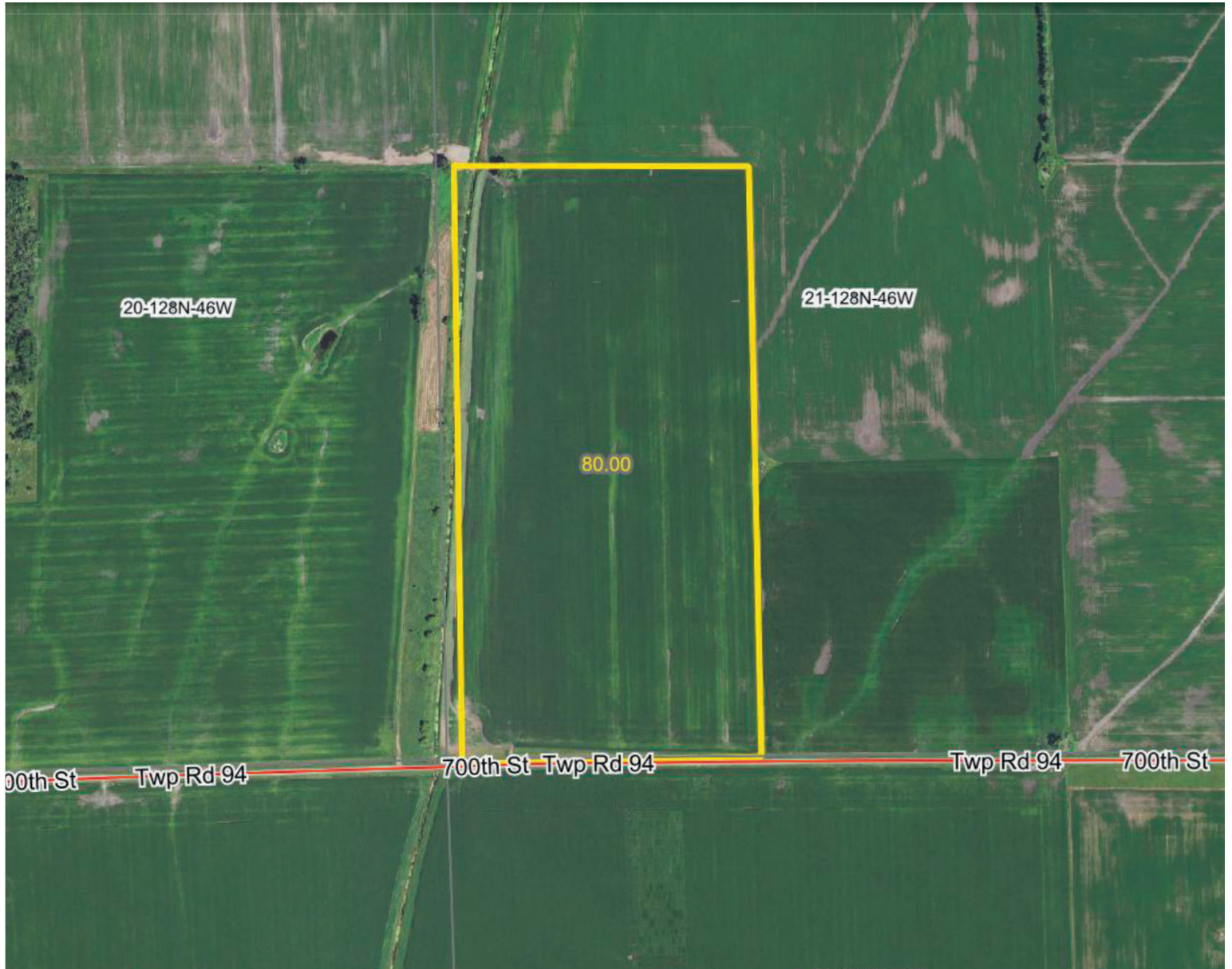
Area Symbol: MN155, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	62.71	42.1%		IIc	92
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	54.58	36.6%		IIe	88
1940	Quam silty clay loam, ponded	21.73	14.6%		VIIIw	5
I467A	Bearden silt loam, 0 to 2 percent slopes	9.98	6.7%		IIe	93
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 – 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

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I36A	Kittson loam, 0 to 2 percent slopes	33.97	42.5%		IIc	100
I478A	Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded	12.87	16.1%		IIw	78
I170A	Swenoda loam, 0 to 3 percent slopes	9.33	11.7%		IIIe	95
I625B	Zell, fine-silty-LaDelle silty clay loams, 1 to 6 percent slopes	7.63	9.5%		IIIe	89
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	7.06	8.8%		IIw	85
I243A	Doran clay loam, 0 to 2 percent slopes	6.61	8.3%		IIc	98
I405A	Antler clay loam, 0 to 2 percent slopes	1.82	2.3%		IIe	89
I718A	McIntosh silt loam, 0 to 2 percent slopes	0.71	0.9%		IIIs	90
					Weighted Average	93

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



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2021
PROPERTY TAX STATEMENT

PRCL# 08-0100000 RCPT# 3383
 TC 8.201 8.274

MONSON

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
 PO BOX 221
 FAIRMONT ND 58030

6390-A

ACRES 159.00

Values and Classification		
Taxes Payable Year	2020	2021
Step 1	Estimated Market Value: 820.100 827.400	
	Homestead Exclusion:	
	Taxable Market Value: 820.100 827.400	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD RES NON-HSTD RES NON-HSTD	
	Sent in March 2020	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 4,166.00	
	Sent in November 2020	
Step 3	Property Tax Statement	
	First half Taxes:	2,181.00
	Second half Taxes:	2,181.00
	Total Taxes Due in 2021	4,362.00

\$\$\$
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. 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 .....	.00	
Property Tax and Credits		
3. Property taxes before credits	4,388.89	4,573.20
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	384.13	426.48
5. Property taxes after credits	4,004.76	4,146.72
Property Tax by Jurisdiction		
6. County	2,699.11	2,829.70
7. City or Town	242.67	266.59
8. State General Tax .....	.00	.00
9. School District: 803		
A. Voter approved levies	48.62	90.66
B. Other local levies	632.28	580.16
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	382.08	379.61
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,004.76	4,146.72
Special Assessments on Your Property		
13. A. 80271 CO DITCH #27		180.28
B. 80918 SOLID WASTE		35.00
C.		
D.		
E.		
PRIN 215.28		
INT		
TOT 215.28		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,078.00	4,362.00



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2021
PROPERTY TAX STATEMENT

PRCL# 08-0105000 RCPT# 3384
 TC 4.174 4.174

Property ID Number: 08-0105000
Property Description: SECT-21 TWP-128 RANG-46
 W1/2SW1/4

KENNETH NELK 1480-T
 JON NELK 6390-A
 PO BOX 221
 FAIRMONT ND 58030 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	Estimated Market Value:	417.400	417.400
	Homestead Exclusion:		
	Taxable Market Value:	417.400	417.400
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2020			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,050.00
Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		1,140.00
	Second half Taxes:		1,140.00
	Total Taxes Due in 2021		2,280.00

\$\$\$ 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. 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 .....	.00	
Property Tax and Credits		
3. Property taxes before credits	2,189.08	2,261.91
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	202.06	222.29
5. Property taxes after credits	1,987.02	2,039.62
Property Tax by Jurisdiction		
6. County	1,373.85	1,427.23
7. City or Town	123.51	134.49
8. State General Tax .....	.00	.00
9. School District: 803		
A. Voter approved levies .....	.00	20.15
B. Other local levies	295.19	266.25
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	194.47	191.50
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,987.02	2,039.62
Special Assessments on Your Property		
13. A. 80271 CO DITCH #27		240.38
B.		
C.		
D.		
E.		
PRIN 240.38		
INT		
TOT 240.38		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,038.00	2,280.00



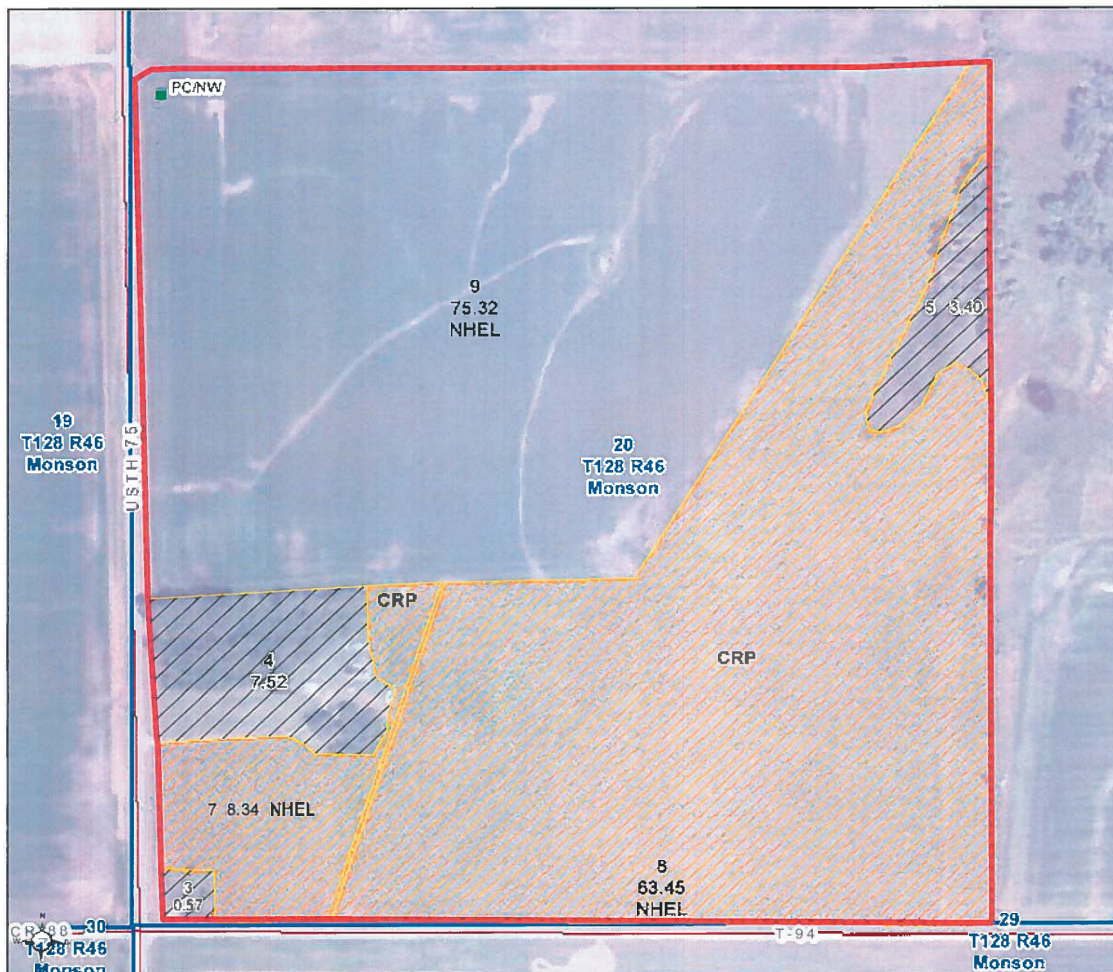
USDA United States Department of Agriculture
 Traverse County, Minnesota

Farm 6786

Tract 6292

2021 Program Year

Map Created April 21, 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: 147.11 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: 6292 Description SW 20 E MONSON

FSA Physical Location : Traverse, MN

ANSI Physical Location: Traverse, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2013- 15

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.6	147.11	147.11	0.0	0.0	0.0	71.79	0.0
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 Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	42.35	147	0.00				
SOYBEANS	32.97	42	28.57				
Total Base Acres:	75.32						



Traverse County, Minnesota

Farm 6786

Tract 1278

2021 Program Year

Map Created April 21, 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

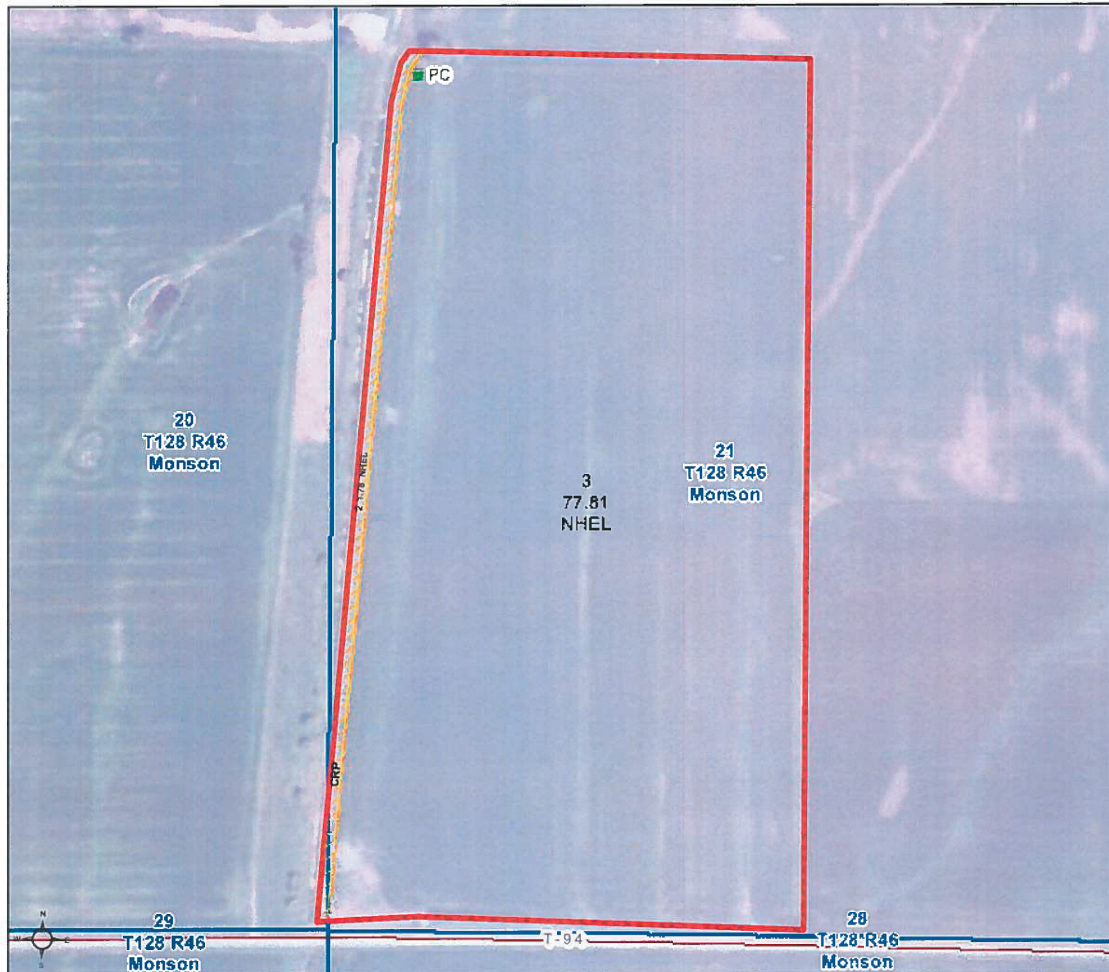
Common Land Unit

- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 79.59 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: 1278 Description W80 OF SW 21 EAST MONSON
 FSA Physical Location : Traverse, MN ANSI Physical Location: Traverse, 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
79.59	79.59	79.59	0.0	0.0	0.0	1.78	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	77.81	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	22.86	147	0.00				
SOYBEANS	54.95	42	0.00				
Total Base Acres:	77.81						

CRP-1 (07-06-20) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 27 155	2. SIGN-UP NUMBER 50
	3. CONTRACT NUMBER 11419A		4. ACRES FOR ENROLLMENT 71.79
	5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) TRAVERSE COUNTY FARM SERVICE AGENCY 304 4TH ST N SUITE 101 WHEATON, MN56296-1524	6. TRACT NUMBER 6292	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (320)563-8157 x2	8. SIGNUP TYPE: Continuous		

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 use 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 the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANT'S ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 258.16	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 18,532.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	6292	7	CP23A	8.34	\$ 917.00
(Item 9C is applicable only when the first year payment is prorated.)		6292	8	CP23A	63.45	\$ 6,980.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
JOHN NELK PO BOX 221 FAIRMOUNT, ND56030-0221	25.00 %	<i>[Signature]</i>		4-12-2021
CATHERINE NELK 726 2ND ST S BRECKENRIDGE, MN56520-2336	25.00 %	<i>[Signature]</i>		4/11/2021
MARLON NELK PO BOX 52 HILMOT, SD57275-0052	25.00 %	<i>[Signature]</i>		4/8/21
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>			B. DATE (MM-DD-YYYY) 4/20/21

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, 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 law 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 based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

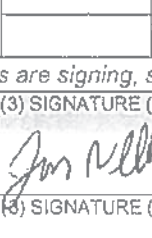
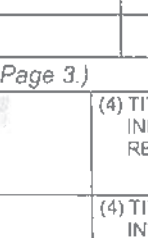
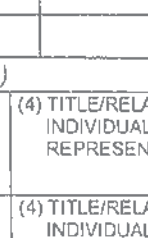

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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.escc.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) 632-9992. 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
APR 14 2021

TRAVERSE COUNTY FSA

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 27 155		2. SIGN-UP NUMBER SC	
		3. CONTRACT NUMBER 11420A		4. ACRES FOR ENROLLMENT 1.78	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) TRAVERSE COUNTY FARM SERVICE AGENCY 304 4TH ST N SUITE 101 WHEATON, MN56296-1524		6. TRACT NUMBER 1278	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2032		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (320)563-6157 x2		8. SIGNUP TYPE: Continuous			
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 use 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 the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.					
9A. Rental Rate Per Acre \$ 212.40		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 380.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		1278	2	CP21	1.78
(Item 9C is applicable only when the first year payment is prorated.)					
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JON NELK PO BOX 221 FAIRMOUNT, ND58030-0221		(2) SHARE 25.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 4-12-2021
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) CATHERINE NELK 726 2ND ST S BRECKENRIDGE, MN56520-2336		(2) SHARE 25.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 4/11/21
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARLOU NELK PO BOX 52 WELMOT, SD57275-0052		(2) SHARE 25.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 4/8/21
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 			B. DATE 4/12/21
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RECEIVED
 APR 15 2021
 TRAVERSE COUNTY FSA

Sample Earnest Money Receipt and Purchase Agreement

Traverse County, MN

DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter received for _____ \$ _____

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

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
8. Closing of the sale is to be on or before _____ Possession will be at closing.
9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent **DONOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.**
12. Any other conditions: _____
13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP

TRAVERSE COUNTY
MINNESOTA

OPENS: THURSDAY, SEPTEMBER 9
CLOSES: TUESDAY, SEPTEMBER 14 | 12PM 2021

Timed Online

FARMLAND AUCTION

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