Recreational LAND AUCTION

Norman County, MN
If you're looking for a reasonably priced tract of recreational land that checks all the boxes for deer hunting, this might be it! This property features water, timber, and even a small portion of tillable land that could be utilized for food plots. Please note, this property is located on an undefined section line and is only accessible by walk-in or ATV/UTV.

40+ acres

From Syre, east 3 miles on Hwy. 113, north 1 mile on 410th St., west 1/4 mile on undefined section line.

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849, or visit at SteffesGroup.com

Max Steffes MN14-031, Scott Steffes MN14-51, Brad Olstad MN14-70. TERMS: 10% down upon signing purchase agreement with balance due at closing in 30 days.
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 bidders are advised to consult with an attorney of their choice with respect to the purchase of any real property included but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

**Terms & Conditions**

**Norman County, MN**

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**Specific Terms for Online Only Auction**

This is an online only auction with no buyer’s premium.

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 unless there are no bids for 4 minutes. This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins at 8AM on Thursday, September 16 and will end at 12PM Monday, September 20, 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 purchase 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, 200 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer will fax the signed copy back to 701.237.0976 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 in 30 days.

**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 or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

**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 the 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. Most 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 Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature 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. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

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 BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!

SEPTEMBER, 2021

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<tr>
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Mark Your Calendars!

The auction opens at 8AM on:
Thursday, September 16, 2021
and will close at 12PM on:

Notes:
From Syre, east 3 miles on Hwy. 113, north 1 mile on 410th St., west 1/4 mile on undefined section line.
Home Lake Township, Section 24 - NW1/4NE1/4 Section 24-143-44
Total Acres: 40± • Cropland Acres: 1.8± • Recreational Acres: 38±
Description: NW1/4NE1/4 Section 24-143-44
Total Acres: 40±
Cropland Acres: 1.8±
Recreational Acres: 38±
PID #: 10-4719000
Taxes (2021): $138.00

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

Unless Otherwise Noted:
- The imagery displayed on this map was collected in calendar year 2020.
Tract Tax Statements

DONNA J. HANSON
NORMAN COUNTY AUD./TREAS.
P.O. BOX 266
ADA, MINNESOTA 56510
218-784-5471
www.co.norman.mn.us

Property ID Number: 10-4719000
Property Description: SECT-24 TWP-143 RANG-44
AC 40.00 NW1/4NE1/4

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<tr>
<th>Step</th>
<th>Proposed Tax</th>
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<th>AMOUNT DUE</th>
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<td>RCPT# 10-4719000</td>
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| Property Description: ACRES 40.00 |

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<td>First half Taxes: 69.00</td>
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<td>2</td>
<td>Second half Taxes: 69.00</td>
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<td>3</td>
<td>Total Taxes Due in 2021 138.00</td>
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<td>Estimated Market Value: 40,000</td>
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<td>Taxable Market Value: 40,000</td>
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<td>New Improve/Expired Excls: RUVC HSTD RUVC HSTD</td>
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<th>Step</th>
<th>Special Assessments on Your Property</th>
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**RDC (NORTHWEST)**

12793-T

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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

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3. Property taxes before credits

4. Agricultural and rural land tax credits

5. Other credits to reduce your property tax

6. Property taxes after credits

7. County

8. State General Tax


10. Special Taxing Districts: A. Voter approved levies B. Other local levies

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

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13. A. 

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS
Abbreviated 156 Farm Records

Norman County, MN

Tract Number: 1191
Description: NW4NE4-24 HL

FSA Physical Location: Norman, MN
ANSI Physical Location: Norman, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

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<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>EWP</th>
<th>CRP Cropland</th>
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<th>Effective DCP Cropland</th>
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<th>MPL/FWP</th>
<th>Native Sod</th>
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<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
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<td>WHEAT</td>
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<td>CORN</td>
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<tr>
<td>SOYBEANS</td>
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Total Base Acres: 1.61

Owners: MARKETON, STEVEN
          GILBERTSON, TODD DAVID
Earnest Money Receipt & Purchase Agreement

SteffesGroup.com

Received of ____________________________
Whose address is ____________________________

SS # _______ Phone # _______ the sum of ___________ in the form of ___________ as earnest money
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: ___________.

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS 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 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. Minnesota 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 state taxes and installments and special assessments due and payable in ___________. SELLER warrants taxes for ___________ are Homestead, ___________ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes:

7. South Dakota Taxes:

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

9. Closing of the sale is to be on or before ___________. Possession will be at closing.

10. 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.

11. 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 Buyer’s Prospectus or any announcements made at auction.

12. 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.

13. Any other conditions:

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

Buyer: _______________________________________________________________________

Seller: _______________________________________________________________________

Seller’s Printed Name & Address: _______________________________________________________________________

Steffes Group, Inc.
Norman County, MN
Closes Monday, September 20 at 12PM