

NORMAN CO.
MINNESOTA

Friday, October 29 | 10AM 2021

LAND AUCTION

Live On-Site!

Fertile, MN

This farm is located adjacent to a well-maintained road between Ada & Fertile the way the crow flies. Both tracts are available to farm for the 2022 season. 98% of this farm is productive cropland with good flat topography. Tract 1 may present further opportunities to develop the property for aggregate materials.

Join us on the 29th of October in our Arena at our West Fargo Facility for this Live On-site land auction! Simulcast internet bidding is available.



238±
acres

To be sold in 2 tracts!



Auction Located: Steffes Group, Inc., 2000 Main Avenue East, West Fargo, ND 58078.
Land Located: From Fertile, MN, 6 miles south on Hwy. 32, 6 miles west on Co. Hwy. 5, south 1-1/2 miles on 310th St.

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

James "Jimmy" R. Dale II, Owner

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 45 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 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.



- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. 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 the Steffes Group Auction Trust Account as good faith money until closing.
- Bidders who wish **to bid online** must register their name, address, and telephone number at least 48 hours prior to the auction in order to be approved to bid online.
- 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 with cashier's check at closing on or before **Tuesday, December 14th, 2021.**
- Seller will provide up-to-date date abstracts at their expense and will convey property by **Warranty Deed.**
- **2021 Taxes to be paid by the 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.
- 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 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.

THE PROPERTY WILL BE SOLD SUBJECT TO OWNER 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, express 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 to either 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.

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price must **be paid in full at closing.** Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

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 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 wells.

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.

OCTOBER 2021

S	M	T	W	TH	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 31	25	26	27	28	29 <i>Live Auction</i>	30

Selling Choice with the Privilege

Tracts #1 & 2 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	160± Acres (Multiplier)	X	TBD	TBD
Tract #2	77.74± Acres (Multiplier)	X	TBD	TBD

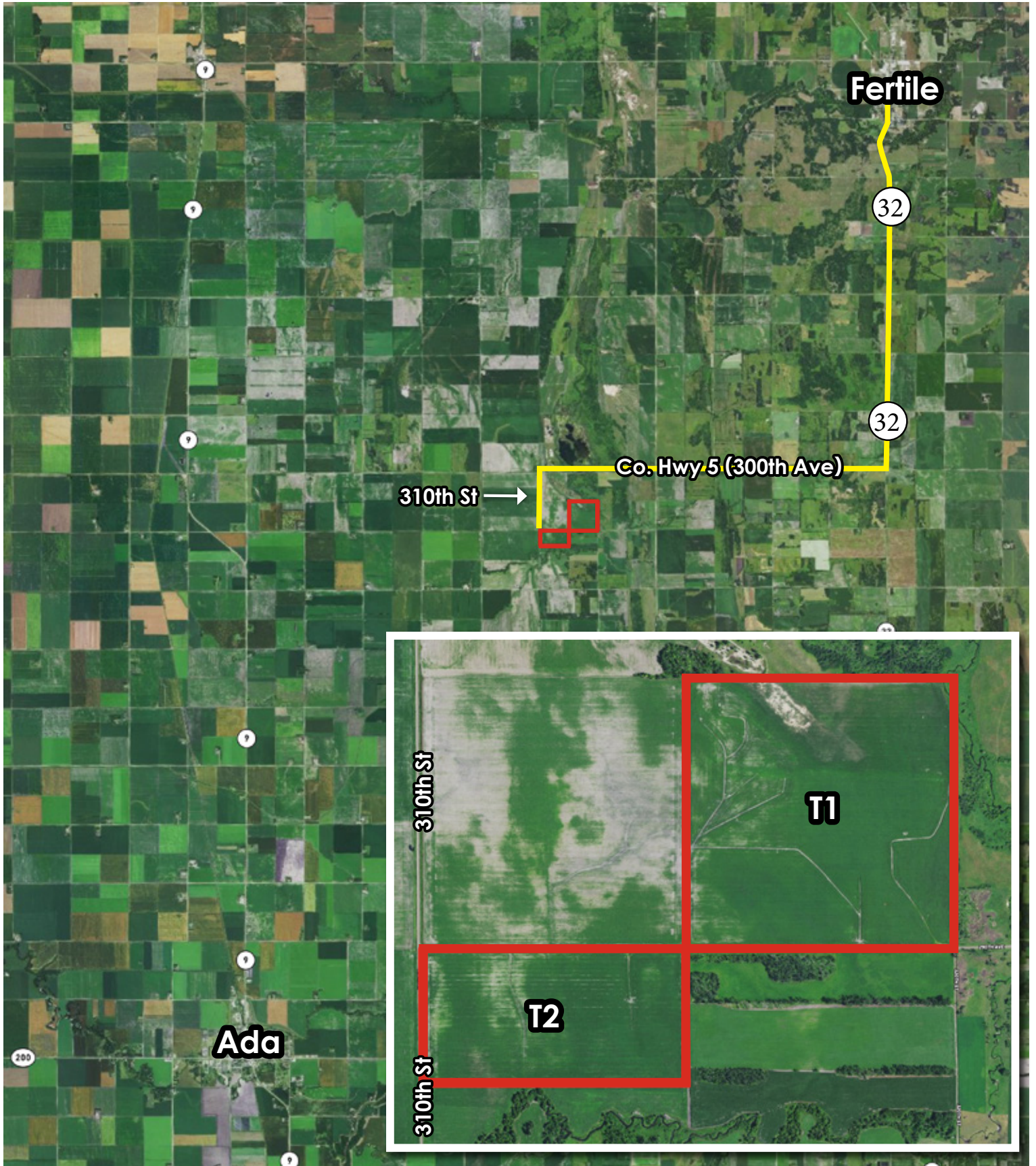
Abbreviated 156 Farm Records

Tract Number: 8210 **Description** N2NW4,N2S2NW4-33;SE4-28 SC
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 contains a wetland or farmed wetland
WL Violations: None

Farmland 272.48	Cropland 256.24	DCP Cropland 256.24	WBP 0.0	WRP 0.0	EWP 0.0	CRP Cropland 0.0	GRP 0.0
State Conservation 0.0	Other Conservation 0.0	Effective DCP Cropland 256.24	Double Cropped 0.0	MPL/FWP 0.0	Native Sod 0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	91.4	41	0.00				
CORN	9.8	66	0.00				
BARLEY	76.0	56	0.00				



📍 Land Located: From Fertile, MN, 6 miles south on Hwy. 32, 6 miles west on Co. Hwy. 5, south 1-1/2 miles on 310th St.



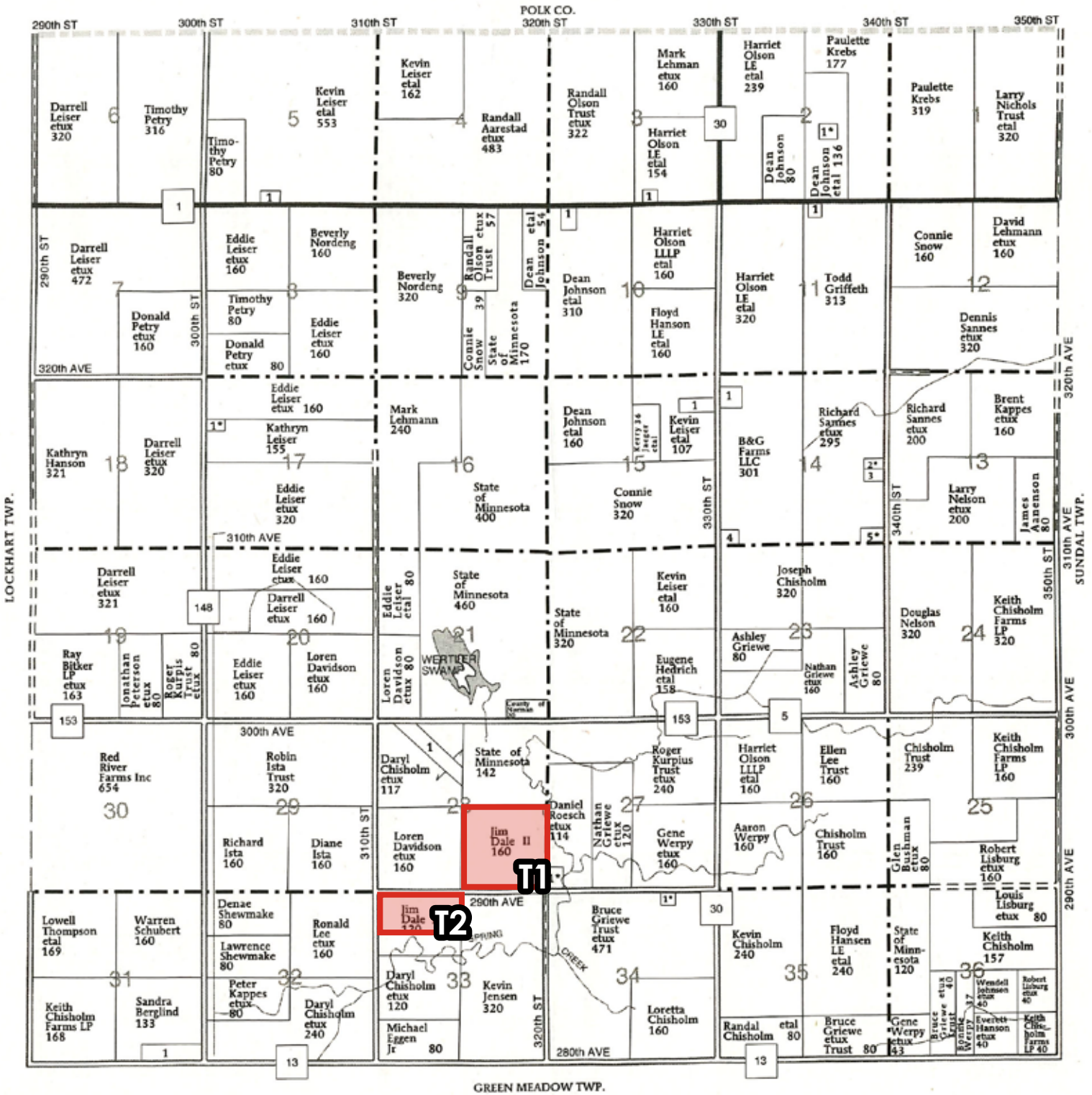
T-146-N

SPRING CREEK PLAT

(Landowners)



R-45-W



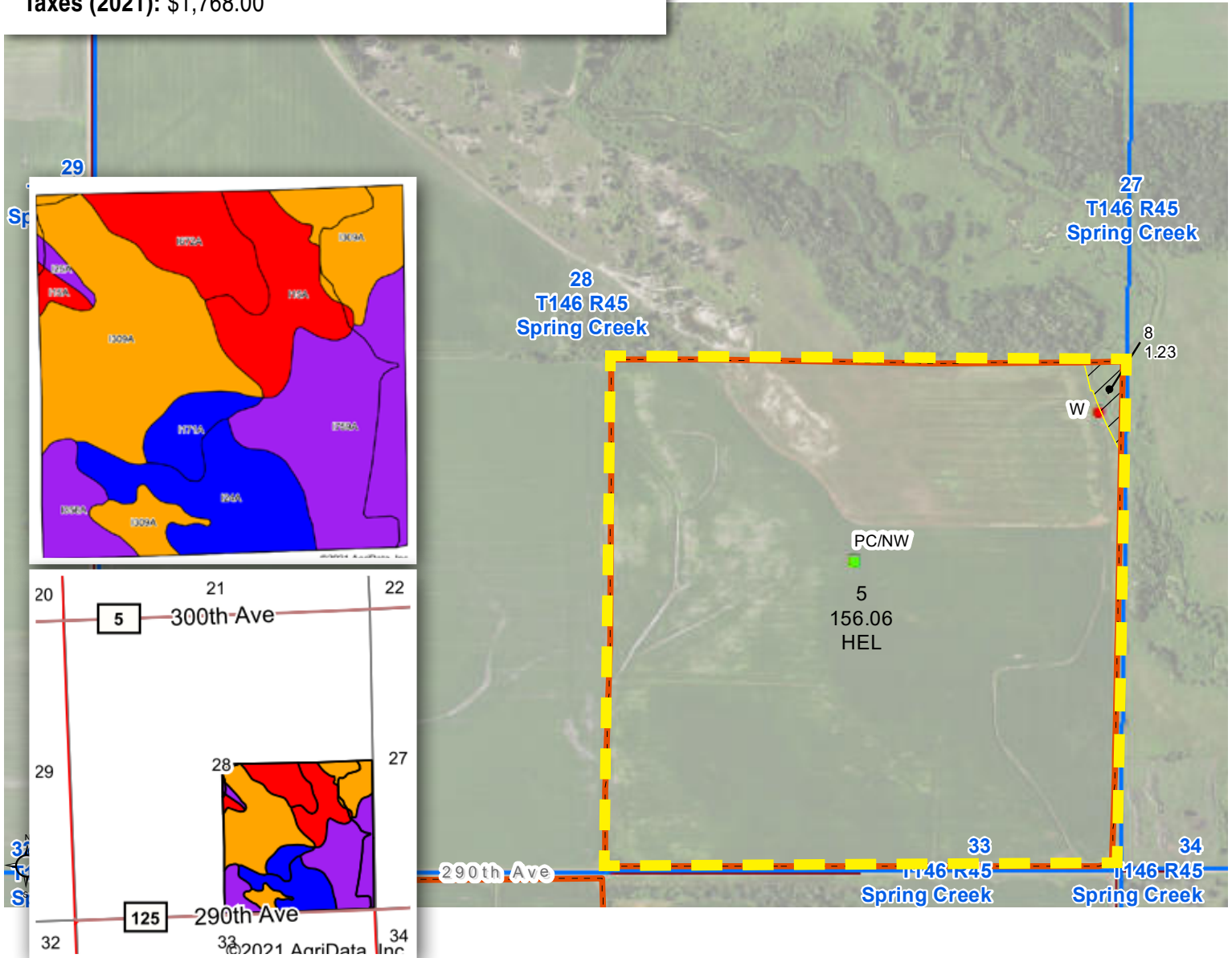
Spring Creek Township, Sections 28 & 33

Total Acres: 237.74± • Cropland Acres: 234± • To be sold in 2 tracts!

Description: SE1/4 Section 28-146-45
Total Acres: 160±
Cropland Acres: 156±
PID #: 19-7613000
Soil Productivity Index: 66
Soils: Arveson loam (35%), Towner loamy fine sand (22%), Grimstad fine sandy loam (12%)
Taxes (2021): \$1,768.00

Wetland Determination Identifiers

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



Area Symbol: MN107, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I309A	Arveson loam, 0 to 1 percent slopes	55.50	35.3%		IIw		74
I759A	Towner loamy fine sand, 0 to 3 percent slopes	34.01	21.6%		IVe		60
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	19.47	12.4%		IIIs		88
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	18.65	11.9%		IVe	IIIe	50
I672A	Sioux sandy loam, 0 to 2 percent slopes	14.36	9.1%		VIIs		33
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	7.84	5.0%		IIIe		55
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	6.11	3.9%		IIw		87
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	1.35	0.9%		IVw		52
Weighted Average							65.5

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

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

2021

PROPERTY TAX STATEMENT

PRCL# 19-7613000 RCPT# 4759
 TC 2.740 2.740

SPRING CREEK TWP

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	274.000	274.000
1	Homestead Exclusion:		
	Taxable Market Value:	274.000	274.000
	New Improve/Expired Excls:		
	Propertv Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2020			
Step 2	Proposed Tax		1.748.00
* Does Not Include Special Assessments Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		884.00
	Second half Taxes:		884.00
	Total Taxes Due in 2021		1.768.00

Property ID Number: 19-7613000
 Property Description: SECT-28 TWP-146 RANG-45
 AC 160.00 SE1/4

11130-T

ACRES 160.00

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 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.

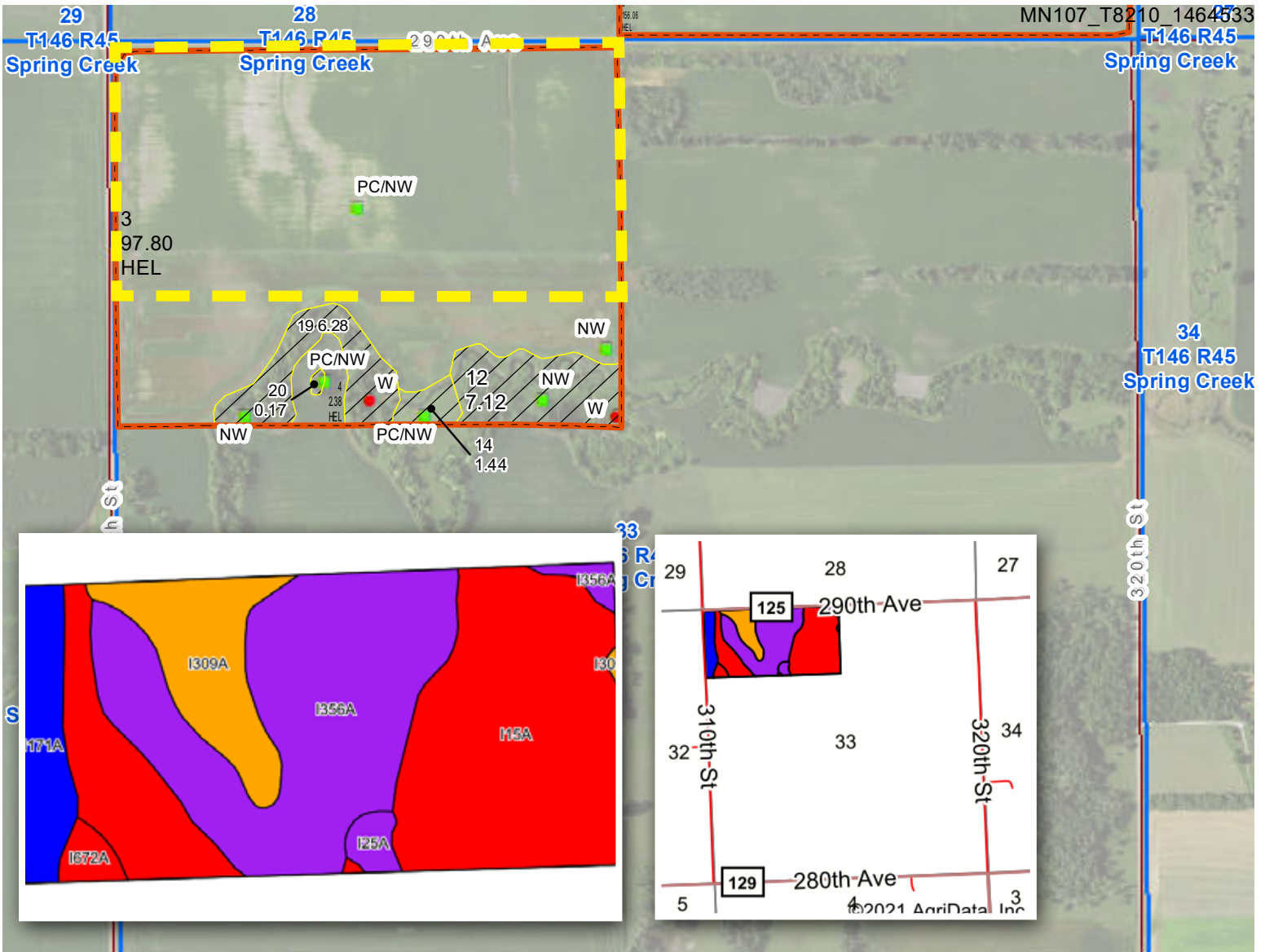
		Taxes Payable Year: 2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00
Property Tax and Credits	3. Property taxes before credits	1,702.00	1,752.00
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits	1,702.00	1,752.00
Property Tax by Jurisdiction	6. County	1,133.91	1,156.89
	7. City or Town	269.62	266.77
	8. State General Tax .....	.00	.00
	9. School District: 2215		
	A. Voter approved levies .....	.00	.00
	B. Other local levies	150.29	183.53
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST)	5.73	6.03
	B. WILD RICE	142.45	138.78
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,702.00	1,752.00
Special Assessments on Your Property	13. A. 13109 PROJECT 13		16.00
	B.		
PRIN	16.00 C.		
INT	D.		
TOT	16.00 E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,718.00	1,768.00



Description: 77.74± Acre Surveyed Tract in NW1/4NW1/4 & NE1/4 NW1/4 Section 33-146-45
Total Acres: 77.74± Surveyed Acres
Cropland Acres: 77.74±
PID #: Part of 19-7613000
Soils Productivity Index: 57
Soils: Hecla Loamy fine sand (43%), Ulen fine sandy loam (36%), Arveson loam (11%)
Taxes (2021): \$1,268.00 (Includes all of PID # 19-7613000)

Wetland Determination Identifiers

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



Area Symbol: MN107, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	33.04	42.6%			IVe	IIIe
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	27.50	35.5%			IIIe	
I309A	Arveson loam, 0 to 1 percent slopes	8.62	11.1%			IIW	
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	6.00	7.7%			IIW	
I672A	Sioux sandy loam, 0 to 2 percent slopes	1.22	1.6%			VIIs	
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	1.14	1.5%			IVW	
Weighted Average							57.1

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

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

2021
PROPERTY TAX STATEMENT

PRCL# 19-7630000 RCPT# 4783
 TC 1.964 1.964

SPRING CREEK TWP

Values and Classification		
Taxes Payable Year		
	2020	2021
Step 1	Estimated Market Value: 196,400 196,400	
	Homestead Exclusion:	
	Taxable Market Value: 196,400 196,400	
	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 1,252.00	
	Sent in November 2020	
Step 3	Property Tax Statement	
	First half Taxes: 634.00	
	Second half Taxes: 634.00	
	Total Taxes Due in 2021 1,268.00	

Property ID Number: 19-7630000
Property Description: SECT-33 TWP-146 RANG-45
 AC 120.00 N1/2NW1/4 & N1/2S1/2NW1/4

11130-T
 ACRES 120.00

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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.

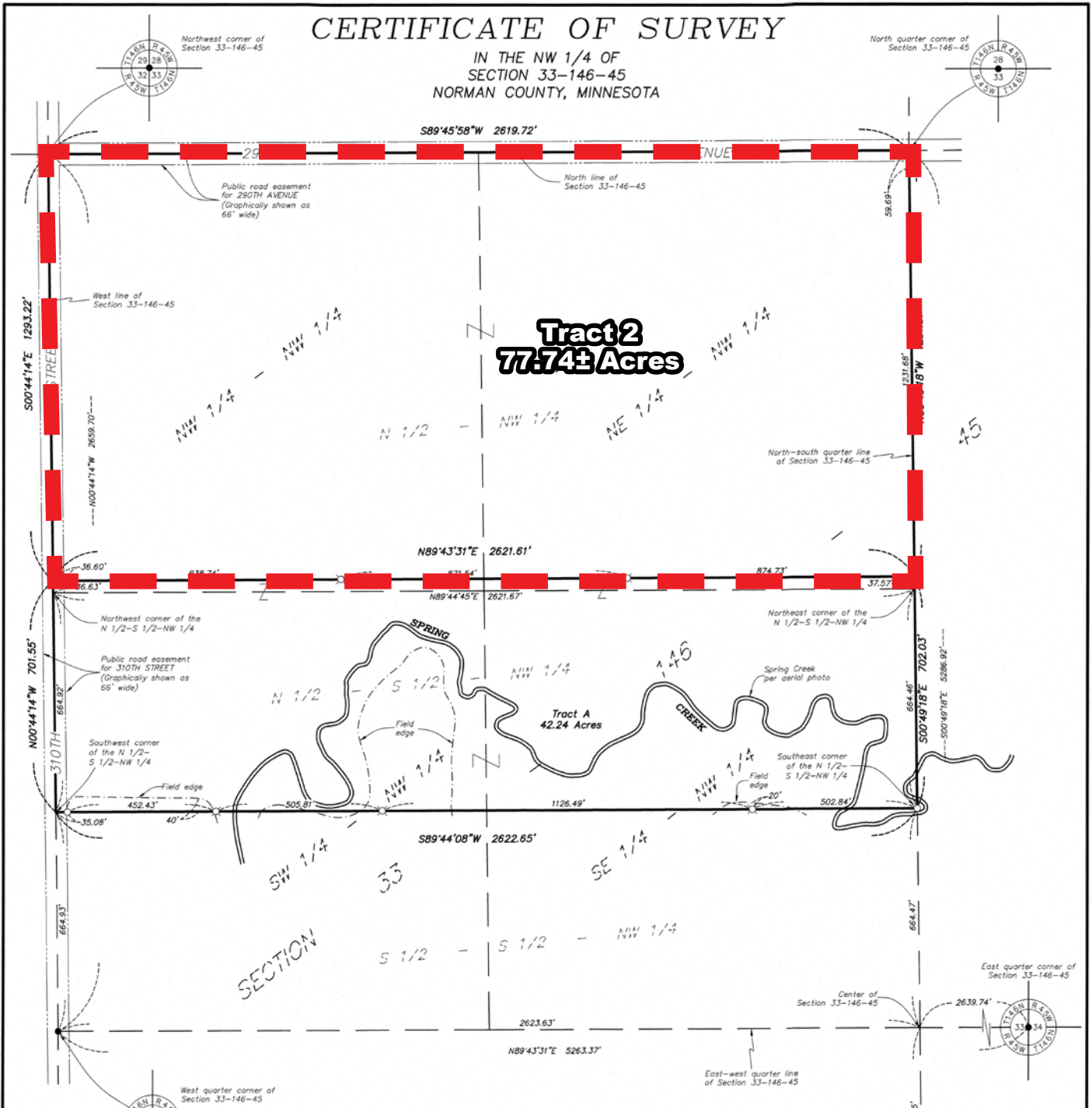
- 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- 2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	
		2020	2021
			.00
			.00
Property Tax and Credits	3. Property taxes before credits	1,220.00	1,256.00
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits	1,220.00	1,256.00
Property Tax by Jurisdiction	6. County	812.80	829.43
	7. City or Town	193.26	191.22
	8. State General Tax .....	.00	.00
	9. School District: 2215		
	A. Voter approved levies .....	.00	.00
	B. Other local levies	107.73	131.55
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST)	4.10	4.32
	B. WILD RICE	102.11	99.48
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,220.00	1,256.00
Special Assessments on Your Property	13. A. 13109 PROJECT 13		12.00
	B.		
	C.		
	D.		
	E.		
PRIN 12.00			
INT			
TOT 12.00			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,232.00	1,268.00



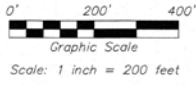
CERTIFICATE OF SURVEY

IN THE NW 1/4 OF
SECTION 33-146-45
NORMAN COUNTY, MINNESOTA



LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License Nos. 12004/46538/50320/57622.
- ⊠ = Denotes steel fence post set.



Orientation of bearing system is assumed.

SURVEY DISCLAIMER:
This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstraction of the parcel for easements of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no guarantees or representations regarding information shown herein pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey or noted upon it. The undersigned surveyor has not made a search of the public records for any titles, deeds, easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than what is readily identifiable through the County website. The use of the County website is by no means to be construed as a proper or thorough investigation of the public records as would be accomplished by an abstract of title and/or an opinion of title by an attorney at law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation as to the status of title or easements on the property described herein.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Scott R. Walz
Print Name:
Scott R. Walz
Signature:
Date: May 26, 2021 License #: 50320

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
EMAIL: frontdesk@meadowlandsurveying.com
www.meadowlandsurveying.com
218-847-4289

CLIENT:
JIMMY DALE
13379 430TH ST SE
FERTILE, MN 56540

COMP FILE:	28SECTION(COCO)
S/T/R:	33-146-45
DWG FILE:	33DALE_COS
COMP BY:	JPP
DRAWN BY:	JPP

Raised seal indicates official copy

DRAWING NUMBER: T9924-15



Date: _____

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 receipted 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, 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 BUYERS 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: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

Live Norman County, MN
Friday, October 29 2021



2000 Main Avenue East
West Fargo, ND 58078
701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

406.431.9436 | 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
605.789.5677 P | 605.789.5674 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