

CAMPBELL
MINNESOTA

Opens: Tuesday, December 28 | 8AM
Closes: Thursday, December 30 | 12PM 2021

GRAIN HANDLING FACILITY AUCTION

TIMED ONLINE



Campbell, MN

This auction features over 1 million bushels of licensed storage capacity sitting on 2.7 acres of deeded land adjacent to railroad & State Hwy. 9 in Campbell, MN. This turn-key facility would be an excellent addition to any farming operation in the region!

Preview Date: Tuesday,
December 28th from 12-3PM



1,000,000± Bu.
TOTAL STORAGE CAPACITY

📍 700 Pacific Ave, Campbell, MN 56522

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

Wheaton-Dumont Coop Elevator

Contact Scott Gillespie at Steffes Group, 320.760.3066 or 701.237.9173, or visit at SteffesGroup.com

Max Steffes MN14-031, Scott Gillespie MN14-30. TERMS: Ten percent down upon signing purchase agreement with balance due at closing in 45 days. This is a 5% buyer's premium auction.

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.



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.

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 Tuesday, December 28 at 8AM and will end Thursday, December 30 at 12PM

- 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, 2000 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 would 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.**
- Closing will take place at a

professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date abstract(s) at their expense and will convey property by Warranty Deed.
- 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
- **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.
- 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 SUBJECT TO 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 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 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 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.


CATALOG ORDER

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

EXTENDED

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

US \$115,000.00 (5 bids)



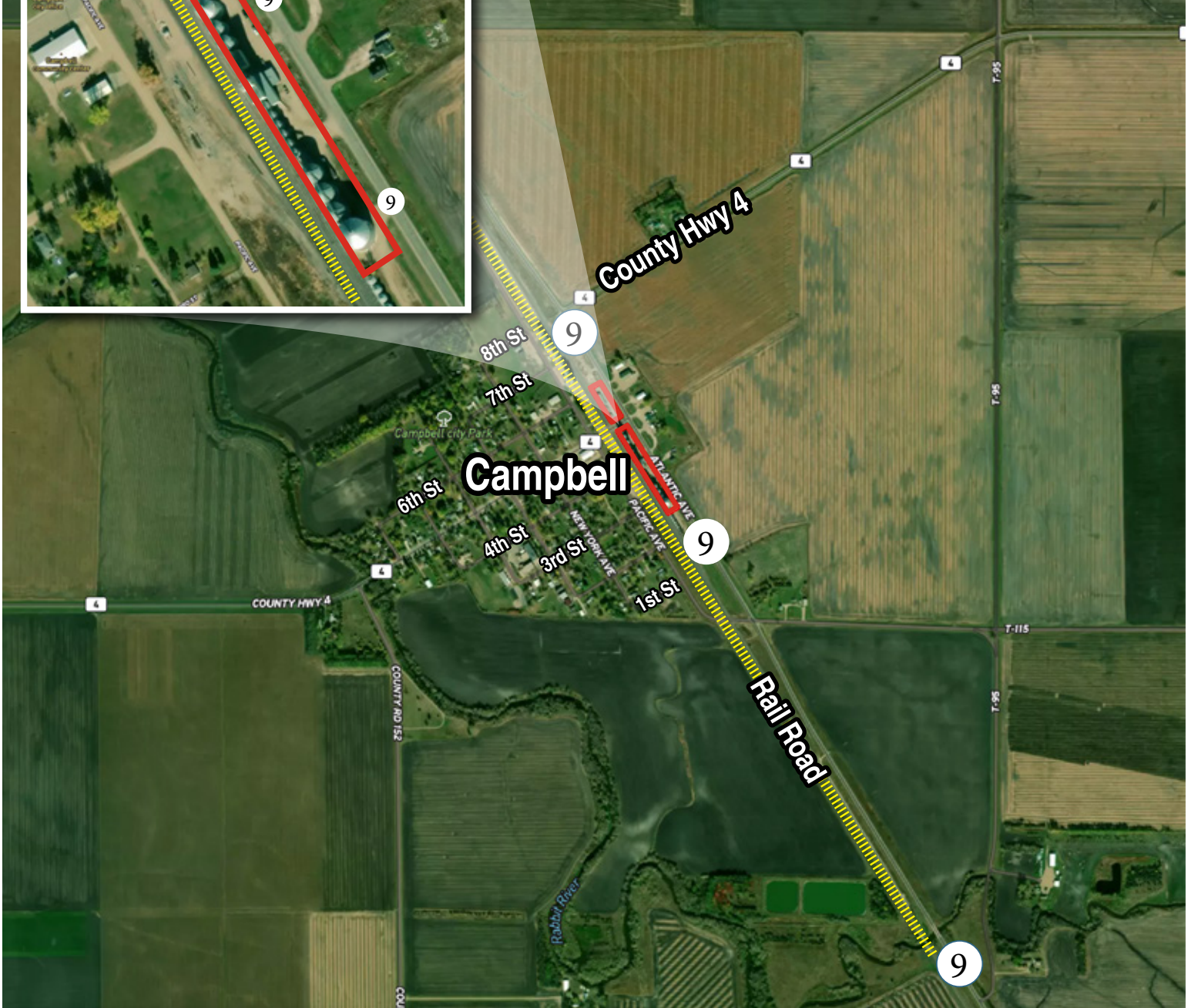
This is an AUCTION! To the Highest Bidder.

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 BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



DECEMBER 2021 - Opens 12/28, Closes 12/30

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



700 Pacific Ave, Campbell, MN 56522

WILKIN COUNTY, MN – CAMPBELL EAST TOWNSHIP

Property Address: 700 Pacific Ave, Campbell, MN 56522

Description: 98' X 850' IN E1/2SW1/4 & 98' x 350' in NE1/4SW1/4 Section 1-130-46

TOTAL STORAGE CAPACITY: 1,000,000± Bu.

LICENSED CAPACITY: 1,078,000± Bu.

Bin Storage: 884,000± Bu.

Large Brock Bin: 210,000± Bu.

(3) N Brock Bins: 100,000± Bu.

(3) 66,000± Bu. Bins

(2) 43,000± Bu. Bins

(6) Butler Bins: 15,000± Bu.

Wood Storage: 105,000± Bu.

Elevator & Main House: 65,000± Bu. in (19) 1,000 - 5,000± Bu. compartments

N Annex: 40,000± Bu. in (8) 900-5,000± Bu. compartments

Receiving Capabilities:

750 Bu. drive over pit

15,000± bph capabilities - (2) 7,500 bph grain legs

Fill Capabilities:

10,000 bph north conveyer (north annex and bins 201-205)

7,500 bph south conveyer (bins 301-310)

7,500 bph annex conveyer (south annex bins)

Reclaim Capabilities:

Reclaim conveyors rated at 7,500 bph

Rail Capacities:

Rail-Car Bulk Weigher

Rail Reclaim Auger: 7,500 bph

Rail siding can accommodate and load 54 car trains (room for 54 empties, load and store 54 loads)

Aeration & Uploading:

Bins 201-205 all have tunnel aeration and power sweeps

Bins 301-306 have tube aeration and auger unloads

Bins 307-310 all have tunnel aeration and power sweeps

Miscellaneous:

Inspected and approved dust control system

Carter-Day Screener (custom built to approx. 2,000 bph)

Adjacent office & scale room w/Master Control Center and Switchboards (all operational)

Driveway w/Pit & Scale: 80', 120,000 lbs truck scale w/digital display

Ottertail Power

PID #: 24-001-0145

Taxes (2021): \$26,930.00



JANELLE KRUMP
WILKIN COUNTY AUDITOR - TREASURER
 P.O. BOX 368
 BRECKENRIDGE, MN 56520-0368
 218-643-7112
 www.co.wilkin.mn.us

2021
PROPERTY TAX
STATEMENT

PRCL# 24-001-0145 RCPT# 7405
 TC 15.662 15.662

CAMPBELL CITY

Property ID Number: 24-001-0145
Property Description: 1 130 46 A 2.70 98' X 850' IN E1/2 SW1/4 & 98' X 350' IN NE1/4 SW1/4

WHEATON-DUMONT COOP ELEVATOR 14146-T
 6587 US HWY 75
 WHEATON MN 56296

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	820,600	820,600
	Homestead Exclusion:		
	Taxable Market Value:	820,600	820,600
	New Improve/Expired Excls:		
	Property Class:	COMM NON-HST COMM NON-HST	
Sent in March 2020			
Step 2	Proposed Tax		26,924.00
* Does Not Include Special Assessments Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		13,465.00
	Second half Taxes:		13,465.00
	Total Taxes Due in 2021		26,930.00

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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		<input type="checkbox"/>		.00	
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 refund00		
Property Tax and Credits	3. Property taxes before credits		28,084.00	26,930.00	
	4. A. Agricultural and rural land tax credits00	.00	
	B. Other credits to reduce your property tax00	.00	
	5. Property taxes after credits		28,084.00	26,930.00	
Property Tax by Jurisdiction	6. County		6,756.11	6,784.89	
	7. City or Town		11,414.47	11,290.89	
	8. State General Tax		5,501.37	5,095.20	
	9. School District: 852	A. Voter approved levies		2,439.23	2,310.57
		B. Other local levies		1,243.13	729.88
	10. Special Taxing Districts:	A. BOIS DE SIOUX WATERSHED		729.69	718.57
		B.			
C.					
11. Non-school voter approved referenda levies					
12. Total property tax before special assessments		28,084.00	26,930.00		
Special Assessments on Your Property	13. A.				
	B.				
	C.				
	D.				
	E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			28,084.00	26,930.00	



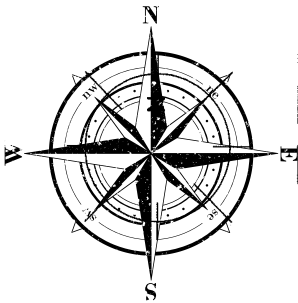
Federal Warehouse Diagram & Bin Capacities

Campbell, MN

WA-310 Name : WHEATON-DUMONT COOP ELEVATORS	U.S. DEPARTMENT OF AGRICULTURE Agricultural Marketing Service BIN CHART (Post conspicuously in main office)	LICENSE/CODE NO. : 3-9536
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Section	Container No.	Capacity	Effective Depth	Capacity Per Foot	Base Pack
L	002	1,452	47.0	30.9	2.5
L	003 T	2,204	47.0	46.9	4.0
L	003B	1,069	13.0	82.2	5.5
L	004	2,121	44.0	48.2	4.2
L	006	1,593	44.0	36.2	3.0
L	007	4,932	60.0	82.2	5.5
L	008	2,154	43.0	50.1	4.5
L	009	2,154	43.0	50.1	4.5
L	011 T	3,934	47.0	83.7	5.8
L	011B	1,404	13.0	108.0	6.2
L	014	2,318	43.0	53.9	4.5
L	015	4,500	50.0	90.0	5.8
L	016 CA	1,481	47.0	31.5	2.5
L	016 T	2,242	47.0	47.7	4.0
L	016B	1,404	13.0	108.0	6.2
L	018	2,318	43.0	53.9	4.5
L	020 T	3,690	47.0	78.5	5.5
L	020B	1,317	13.0	101.3	6.0
L	021	4,220	50.0	84.4	5.8
L	022 T	3,690	47.0	78.5	5.5
L	022B	1,317	13.0	101.3	6.0
L	023 T	3,408	47.0	72.5	5.2
L	023B	1,217	13.0	93.6	5.8
L	024	3,900	50.0	78.0	5.5
L	025 T	3,408	47.0	72.5	5.2
L	025B	1,217	13.0	93.6	5.8
L	101 T	4,050	30.0	135.0	6.5
L	101B	912	9.0	101.3	6.0
L	102	4,871	39.0	124.9	6.5
L	103 T	4,167	30.0	138.9	6.5
L	103B	938	9.0	104.2	6.0
L	104	5,012	39.0	128.5	6.5
L	105 T	4,167	30.0	138.9	6.5
L	105B	938	9.0	104.2	6.0
L	106	5,012	39.0	128.5	6.5
L	107 T	4,050	30.0	135.0	6.5
L	107B	912	9.0	101.3	6.0
L	108	4,871	39.0	124.9	6.5
L	201	43,283	50.8	818.2	10.0
L	202	43,283	50.8	818.2	10.0
L	203	99,931	66.0	1,454.6	10.0
L	204	99,931	66.0	1,454.6	10.0
L	205	99,931	66.0	1,454.6	10.0
L	301	14,693	39.0	363.7	7.8
L	302	14,693	39.0	363.7	7.8
L	303	14,693	39.0	363.7	7.8
L	304	14,693	39.0	363.7	7.8
L	305	14,693	39.0	363.7	7.8
L	306	14,693	39.0	363.7	7.8
L	307	66,184	42.8	1,454.6	10.0
L	308	66,184	42.8	1,454.6	10.0
L	309	66,184	42.8	1,454.6	10.0
L	310	207,799	55.0	3,504.2	10.0

92,025	Add 543 to even.	Section Code: 2-1179
1,078,000	Total Capacity of Section	Location: CAMPBELL, MN, Wilkin



WAREHOUSE DIAGRAM

U.S. DEPARTMENT OF AGRICULTURE
AGRICULTURAL MARKETING SERVICE

WA-134

LICENSE NO.

3-9536

NAME AND LOCATION OF WAREHOUSE

WHEATON-DUMONT COOP ELEVATORS

CODE NO.

2-1179

BNSF Railroad

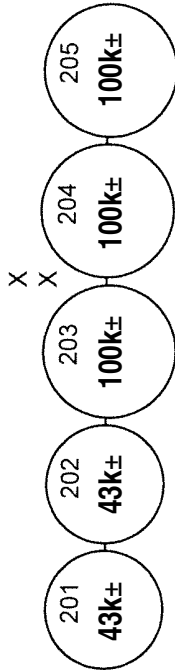
25	20	11	9	8	7	
3,408T 1,217B	3,690T 1,317B	3,934T 1,404B	2,154±	2,154±	4,932±	
24	21	15	14	18	4	6
3,900±	4,220±	4,500±	2,318±	2,318±	2,121±	1,593±
23	22	16	16	XX	3	3,273±
3,408T 1,217B	3,690T 1,317B	2,242T 1,404B	ML	XX	2,204 / 1,069±	
		16CA	2	XX	2	1,452±
		1,481±				

DRIVEWAY, PIT AND SCALE
OFFICE AND SCALE ROOM

64,664±

102	104	106	108
4,871±	5,012±	5,012±	4,871±
101	103	105	107
4,050T 900B	4,167T 938B	4,167T 938B	4,050T 912B

39,888±



386,000±

SECTION L

Zero Points:
Elevator & Annex: Floor over bins.
Tanks: Top of Sidewall.

HWY 9

HWY 9

HWY 9

DATE

EXAMINER

SEE LAST PAGE FOR NAME AND DATE

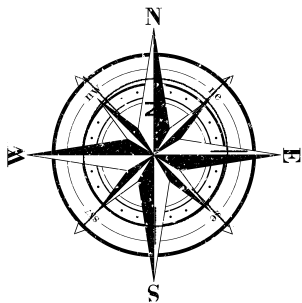
SECTION LOCATION

Campbell, MN

Wilkin County

PAGE NUMBER

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U.S. DEPARTMENT OF AGRICULTURE
AGRICULTURAL MARKETING SERVICE

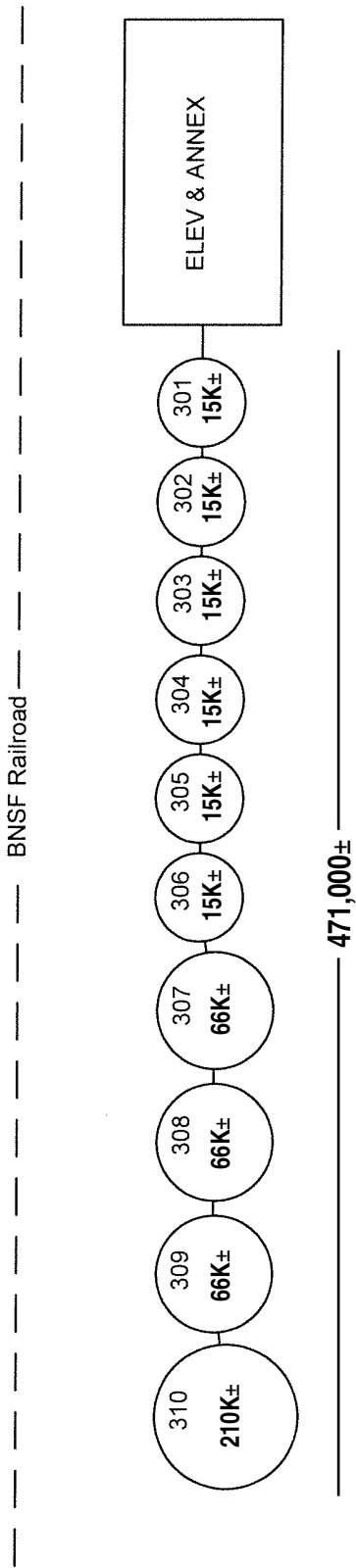
WA-134

WAREHOUSE DIAGRAM

LICENSE NO.
3-9536

NAME AND LOCATION OF WAREHOUSE
WHEATON-DUMONT COOP ELEVATORS

CODE NO.
2-1179



SECTION L

Zero Points:
Tanks: Top of Sidewall.

HWY 9

HWY 9

HWY 9

DATE

EXAMINER

SEE LAST PAGE FOR NAME AND DATE

SECTION LOCATION
Campbell, MN

Wilkin County

PAGE NUMBER

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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:

Campbell, MN

Closes Thursday, December 30, 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 P | 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 P | Lexington, NE 68850



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

641.423.1947 P | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com