

MCLEOD COUNTY
MINNESOTA

OPENS: MONDAY, FEBRUARY 14
CLOSES: THURSDAY, FEBRUARY 24 at 1PM

2022

TIMED ONLINE FARMLAND AUCTION



165±
acres



AUCTIONEER'S NOTE: Looking to expand your farming operation, check out this highly productive parcel of farmland coming up for public auction. Located only approximately 3.7 miles east of Hutchinson, MN.

Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570

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.

Ashley Huhn MN47-002, Eric Gabrielson MN47-006, 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 Monday, February 14 and will end at 1PM Thursday, February 24. 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, 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: Monday, March 28, 2022.**

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 a Warranty Deed.

- **2022 Taxes: Prorated to close**
- 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 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. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**


This is an AUCTION! To the Highest Bidder.


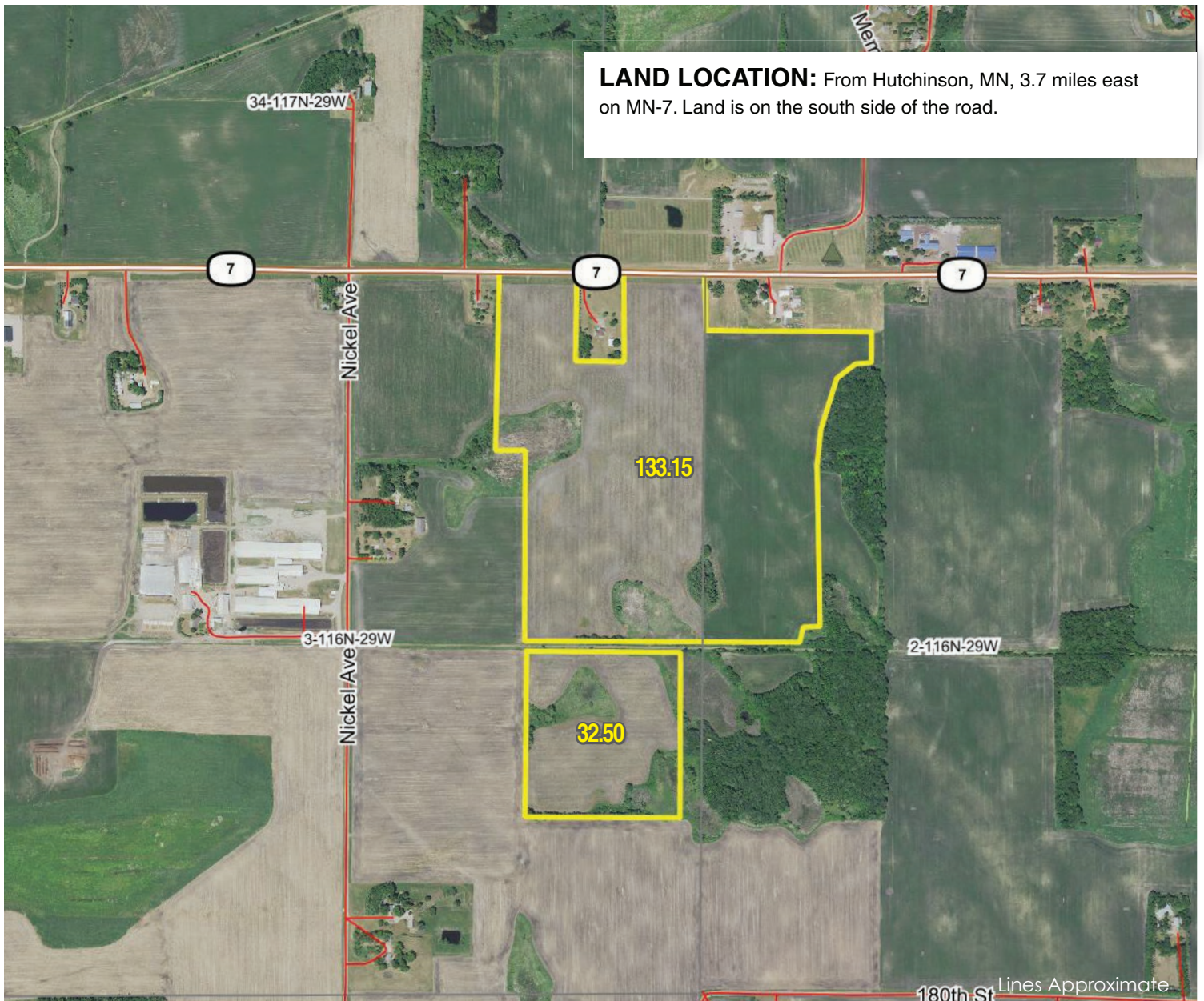
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. **PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**

CATALOG ORDER

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

EXTENDED

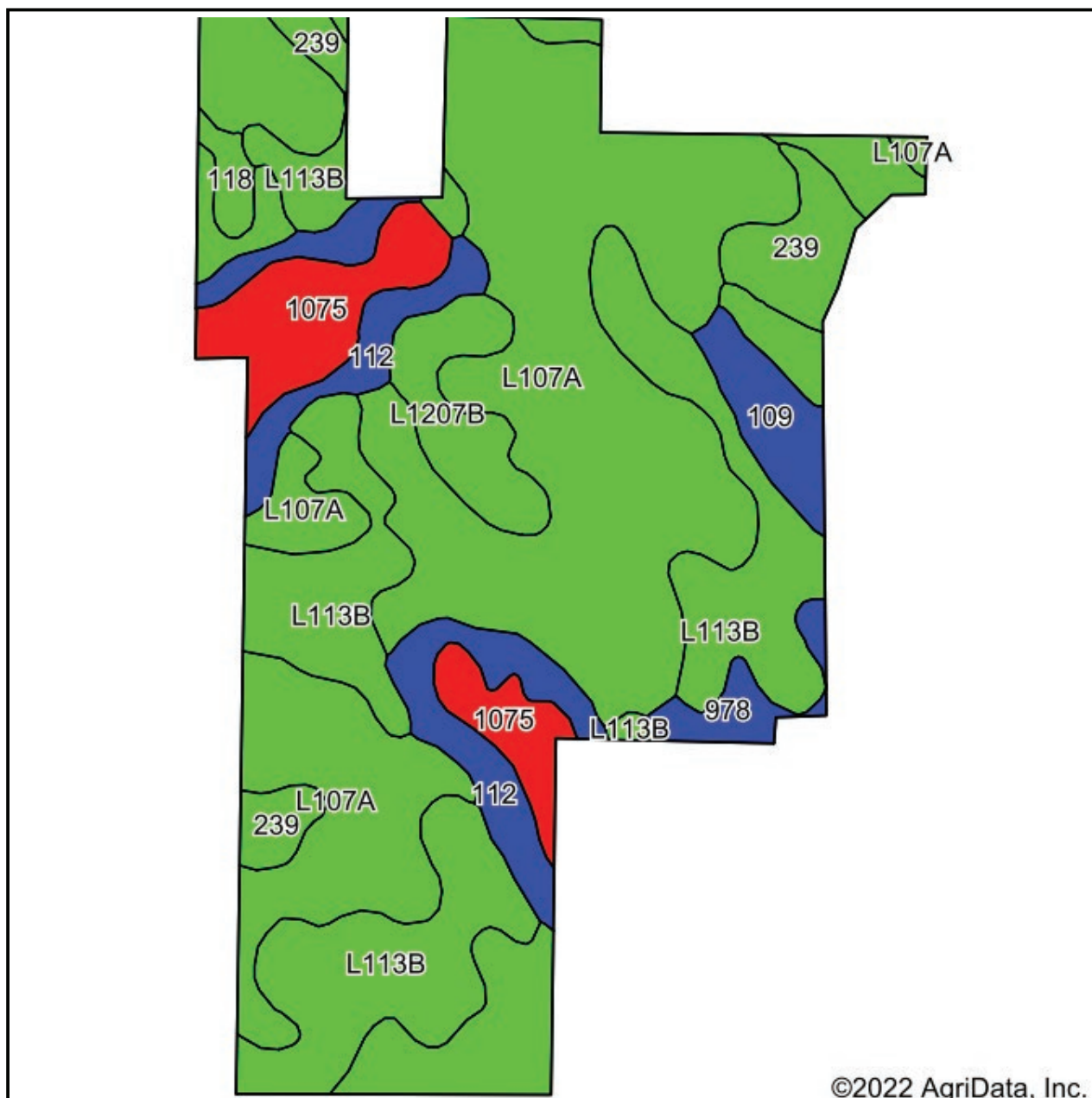
Description: NW ¼ Section 5-163-57
 Deeded Acres: 153.24+/-
 Cropland Acres: 124+/-
 Wooded Acres: 26+/-
 Soil Productivity Index: 75
 Taxes (*15): \$978.47  00:04:00 [More Photos](#) **US \$115,000.00 (5 bids)**

Mcleod County – 165.65± Acres (See Survey)

Hassan Valley Township / PID #: 06.002.1350 (That part of, new legal & PID# to be assigned)
06.003.0700, 06.003.0800 / **Description:** Sect-03 Twp-116 Range-029 & Sect-02 Twp-116 Range-029
2021 Taxes: \$10,260 (For entire land. New tax amount TBD)





Soils data provided by USDA and NRCS.

Area Symbol: MN085, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	80.66	48.6%		IIw	91
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	40.48	24.4%		IIe	98
112	Harps clay loam, 0 to 2 percent slopes	12.64	7.6%		IIw	90
1075	Klossner and Muskego soils, ponded, 0 to 1 percent slopes	10.97	6.6%		VIIIw	5
239	Le Sueur loam, 1 to 3 percent slopes	7.16	4.3%		Iw	97
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	5.98	3.6%		IIe	95
109	Cordova clay loam, 0 to 2 percent slopes	4.20	2.5%		IIw	87
978	Cordova-Rolfe complex, 0 to 2 percent slopes	2.59	1.6%		IIw	86
118	Crippin loam, 1 to 3 percent slopes	1.39	0.8%		Ie	100
Weighted Average					2.34	87.2

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



Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A

Beginning one rod West of the northeast corner of the Northeast Quarter of the Northeast Quarter of Section Three (3) in Township One Hundred Sixteen (116) North of Range Twenty-nine (29) West; thence South 21.25 chains; thence West 4.70 chains; thence North 21.35 chains; thence East 4.70 chains to place of beginning.

ALSO
Beginning 4.95 chains West of the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence South 21.35 chains; thence West 9.35 chains; thence North 21.52 chains; thence East 9.35 chains to place of beginning.

ALSO
Beginning 14.30 chains West from the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence West 9.28 chains; thence South 21.70 chains; thence East 9.28 chains; thence North 21.50 chains to place of beginning.

EXCEPTING THEREFROM
That part of the Northeast Quarter of the Northeast Quarter of said Section 3, described as follows, to-wit: Commencing at the northeast corner of said Northeast Quarter; thence Westerly, along the North line of said Northeast Quarter, a distance of 607.35 feet to a point 189.06 feet East of the southeast corner of Section 34, Township 117 North, Range 29 West; thence continuing Westerly, along said North line, a distance of 189.06 feet to said southeast corner; thence continuing Westerly, along said north line, a distance of 160.94 feet; thence Southerly, deflecting 90 degrees 00 minutes left, a distance of 677.00 feet; thence Easterly, deflecting 90 degrees 00 minutes left, a distance of 350.00 feet; thence Northerly deflecting 90 degrees 00 minutes left, a distance of 677.80 feet to the point of beginning.

AND
The Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of Section 3, Township 116 North, Range 29 West, McLeod County, Minnesota.

EXCEPT
The Dakota Rail Railroad right of way.

ALSO EXCEPT
That part of the East 155.03 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of Section 3, Township 116 North, Range 29 West, McLeod County, Minnesota, lying southerly of the southerly line of the Dakota Rail Railroad.

AND
The West Half of the Northwest Quarter (W1/2 of the NW1/4) and that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) lying northerly of the northerly line of the Dakota Rail Railroad, all being in Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota.

EXCEPT
The North 430.00 feet of the West Half of the Northwest Quarter (W1/2 of the NW1/4) lying westerly of the East 100.00 feet thereof, being in Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota.

ALSO EXCEPT
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Containing 165.85 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) of Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota, lying southerly of the southerly line of the Dakota Rail Railroad.

AND
That part of the East 155.03 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of Section 3, Township 116 North, Range 29 West, McLeod County, Minnesota, lying southerly of the southerly line of the Dakota Rail Railroad.

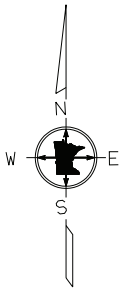
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Containing 64.50 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn

Doug Huhn
Registration No. 43806 - In the State of Minnesota



GRAPHIC SCALE
0 125 250 500
(IN FEET)

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Set PK Nail
- ⊕ Government Section Corner

Northstar

 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 ns_doug@qwestoffice.net
 ns_chuck@qwestoffice.net
Surveying

CLIENT NAME:
Steffes Auction

PROJECT ADDRESS

Sections 2 & 3 of
Twp 116, Rng 29

DATE OF FIELD WORK: December 20, 2021

DATE OF MAP: January 12, 2022

REVISION: _____ DATE _____, 20

REVISION: _____ DATE _____, 20

JOB NO.: 2021366

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:
McLeod County
NAD83 2011 Adj.

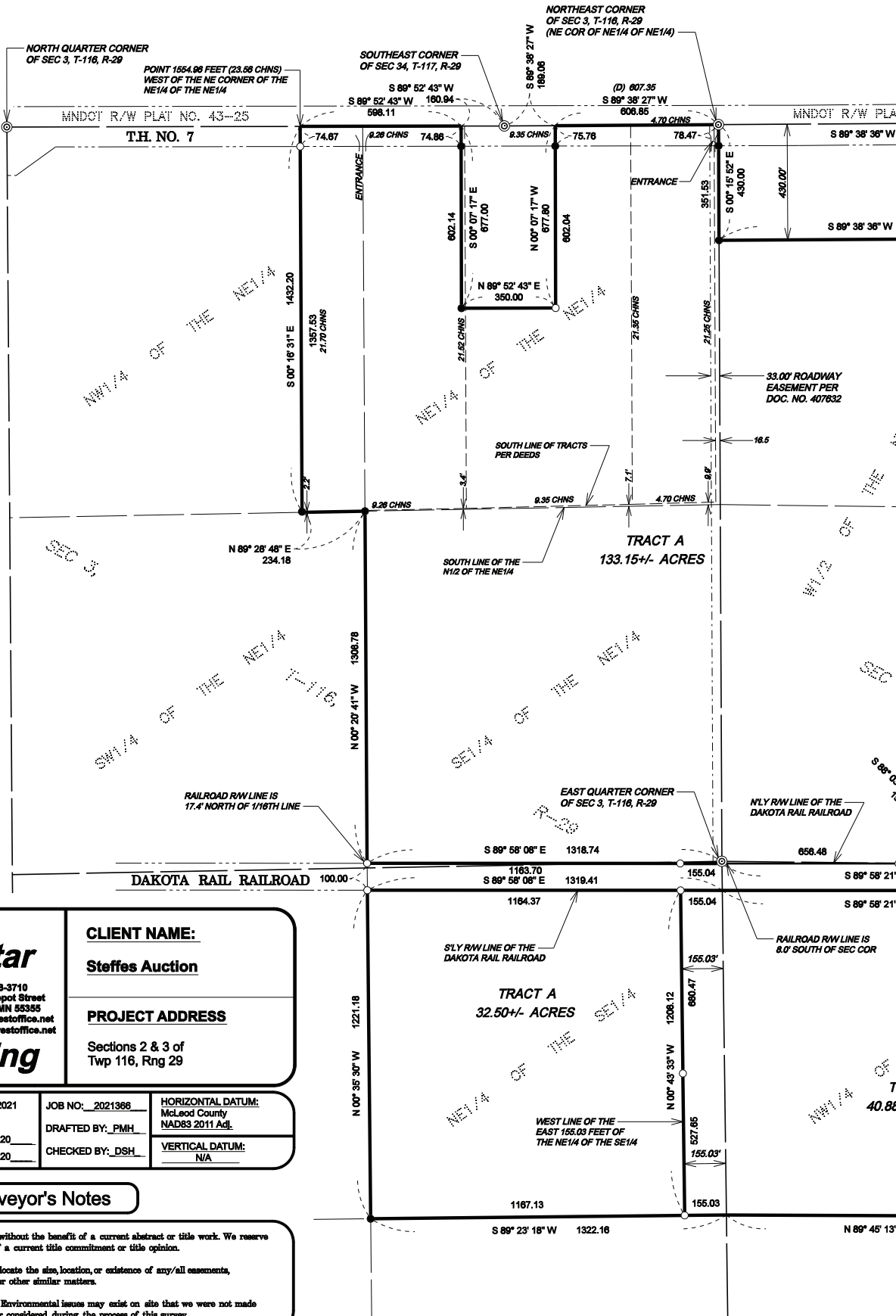
VERTICAL DATUM:
N/A

Surveyor's Notes

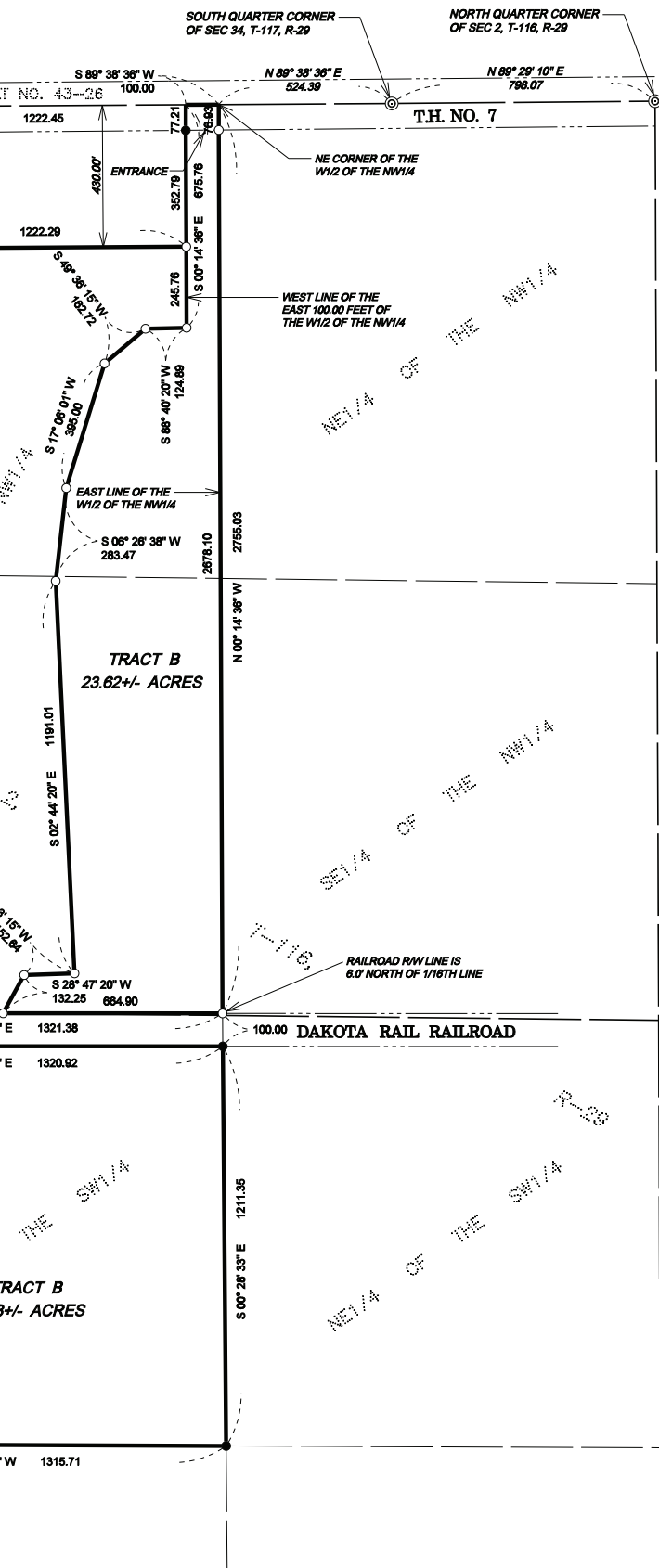
1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



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Doug Huhn
 Doug Huhn
 Registration No. 43806 - In the State of Minnesota



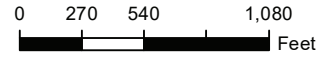
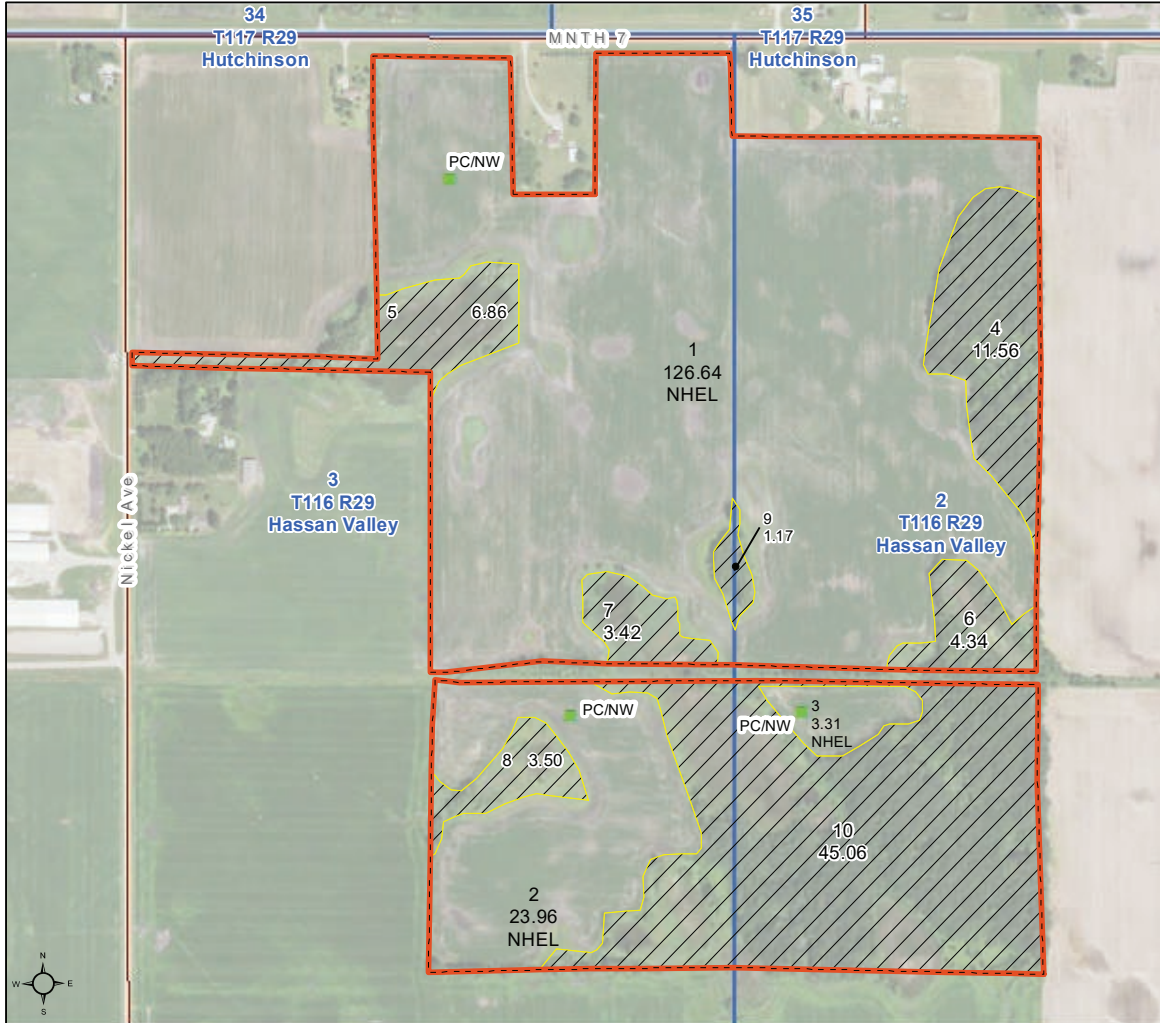
McLeod County, Minnesota

Farm 7121

Tract 10347

2021 Program Year

Map Created April 12, 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
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 153.91 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.



FARM: 7121

Minnesota

U.S. Department of Agriculture

Prepared: 12/6/21 1:14 PM

McLeod

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
ADAMEK, JOHN	DIV 5237 '15	2015 - 116

Farms Associated with Operator:
5232, 7299, 7316, 7492

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
229.82	153.91	153.91	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	153.91	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.22	43	0.00
CORN	81.72	140	0.00
SOYBEANS	67.87	41	0.00
Total Base Acres:	153.81		

Tract Number: 10347 **Description** E2NE,NESE(3)W2NW,NWSW(2)HASSAN VALLEY

FSA Physical Location : McLeod, MN **ANSI Physical Location:** McLeod, 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

2015 - 115

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
229.82	153.91	153.91	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	153.91	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.22	43	0.00
CORN	81.72	140	0.00

FARM: 7121

Minnesota

U.S. Department of Agriculture

Prepared: 12/6/21 1:14 PM

McLeod

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	67.87	41	0.00
Total Base Acres:	153.81		

Owners: LUENEBURG, JERI
WENDORFF, FRANCES

GRECH, NANCY

Other Producers: None



CONNIE M. KURTZWEG
MCLEOD COUNTY AUDITOR-TREASURER
520 CHANDLER AVENUE NORTH
GLENCOE, MN 55336
320-864-1234
www.co.mcleod.mn.us

17607
Taxpayer:
R 06.002.1350

JERI LUENEBURG ETAL

22446 CSAH 14
DARWIN MN 55342

20590

Sect-02 Twp-116 Range-029
W 1/2 NW 1/4 EX N 430' OF
NW 1/4 SW 1/4 EX RR (TH #7 -

105.96 AC
W 1220' OF NW 1/4 NW 1/4 &
1.52 AC)

PROPERTY ADDRESS:

2021 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2020 AG NHSTD RVL NHSTD	2021 AG NHSTD RVL NHSTD
1	Estimated Market Value	438,200	438,200
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	438,200	438,200
	New Improvements		
	Expired Exclusions		
Sent in March 2020			
Step	PROPOSED TAX		
2	Proposed Tax	4,104.00	
Sent in November 2020			
Step	PROPERTY TAX STATEMENT		
3	First-half Taxes	2,213.00	
	Second-half Taxes	2,213.00	
	Total Taxes due in 2020	4,426.00	

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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 File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3. Property taxes before credits	4,678.35	4,553.40
4. A. Agricultural and rural land credits	565.89	564.23
B. Other credits to reduce your property tax		
5. Property taxes after credits	4,112.46	3,989.17
Property Tax by Jurisdiction		
6. County	2,664.08	2,607.23
7. City or Town TOWN OF HASSAN VALLE	495.25	458.70
8. State General Tax 0423		
9. School District		
A. Voter Approved Levies	527.22	428.68
B. Other Local Levies	416.88	485.44
10. Special Taxing Districts COUNTY WIDE	9.03	9.12
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,112.46	3,989.17
Special Assessments on Your Property		
13. Special assessments		
Principal: 436.83 Interest:	29.54	436.83
CD 16 RED 256.20		
CD #40 4.42		
CD #40 153.82		
CD 16 OUTLE 22.39		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,142.00	4,426.00



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2648
Taxpayer:
 R 06.003.0700

JERI LUENEBURG ETAL
 22446 CSAH 14
 DARWIN MN 55342
 20590

Sect-03 Twp-116 Range-029 111.56 AC
 E 30 AC OF NE 1/4 NE 1/4 EX 5.44 AC & E 10 AC OF NW 1/4
 NE 1/4 & SE 1/4 NE 1/4 & NE 1/4 SE 1/4 EX RR (TH #7 - 1.20)

PROPERTY ADDRESS:

2021 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2020 AG NHSTD RVL NHSTD	2021 AG NHSTD RVL NHSTD
1	Estimated Market Value	544,500	544,500
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	544,500	544,500
	New Improvements		
	Expired Exclusions		
Sent in March 2020			
2	Proposed Tax	5,100.00	
	Sent in November 2020		
3	PROPERTY TAX STATEMENT		
	First-half Taxes	2,696.00	
	Second-half Taxes	2,696.00	
	Total Taxes due in 2020	5,392.00	

\$\$\$
 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. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2 Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3 Property taxes before credits	5,812.92	5,656.18
4 A. Agricultural and rural land credits	703.18	701.11
B. Other credits to reduce your property tax		
5 Property taxes after credits	5,109.74	4,955.07
Property Tax by Jurisdiction		
6 County	3,310.02	3,237.89
7 City or Town TOWN OF HASSAN VALLE	615.39	569.99
8 State General Tax 0423		
9 School District		
A. Voter Approved Levies	655.10	532.69
B. Other Local Levies	518.01	603.18
10 Special Taxing Districts COUNTY WIDE	11.22	11.32
11 Non-school voter approved referenda levies		
12 Total property tax before special assessments	5,109.74	4,955.07
Special Assessments on Your Property		
13 Special assessments		
Principal: 436.93 Interest:	466.26	436.93
CD 16 RED 401.83		
35.10		
CD 16 OUTLE		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,576.00	5,392.00





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2649
Taxpayer:
 R 06.003.0800

JERI LUENEBURG ETAL
 22446 CSAH 14
 DARWIN MN 55342
 20590

Sect-03 Twp-116 Range-029 10.00 AC
 W 10 AC NE 1/4 NE 1/4

PROPERTY ADDRESS:

2021 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2020 AG NHSTD	2021 AG NHSTD
1	Estimated Market Value	42,000	42,000
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	42,000	42,000
	New Improvements Expired Exclusions		
Sent in March 2020			
Step	PROPOSED TAX		
2	Proposed Tax	392.00	
	Sent in November 2020		
Step	PROPERTY TAX STATEMENT		
3	First-half Taxes	221.00	
	Second-half Taxes	221.00	
	Total Taxes due in 2020	442.00	

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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. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2 Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3. Property taxes before credits	447.85	436.27
4. A. Agricultural and rural land credits	54.22	54.06
B. Other credits to reduce your property tax		
5. Property taxes after credits	393.63	382.21
Property Tax by Jurisdiction		
6. County	254.79	249.74
7. City or Town TOWN OF HASSAN VALLE	47.47	43.96
8. State General Tax 0423		
9. School District		
	A. Voter Approved Levies	41.11
	B. Other Local Levies	46.53
10. Special Taxing Districts COUNTY WIDE	.86	.87
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	393.63	382.21
Special Assessments on Your Property		
13. Special assessments Principal: 59.79 Interest:	2.37	59.79
CD 16 RED 54.99		
CD 16 OUTLE 4.80		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	396.00	442.00



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

MCLEOD COUNTY
MINNESOTA

OPENS: MONDAY, FEBRUARY 14
CLOSES: THURSDAY, FEBRUARY 24 at 1PM

2022

TIMED ONLINE FARMLAND AUCTION



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