

LAND AUCTION

Timed Online



OPENS: MONDAY, MARCH 21
CLOSES: WEDNESDAY, MARCH 30 at 1PM 2022

Tract 1

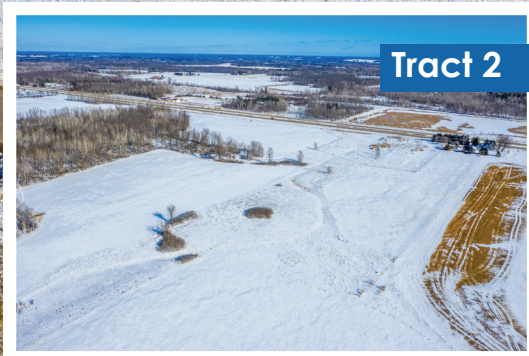


40±
acres

Selling in 2 Tracts

AUCTIONEER'S NOTE: Two parcels with US-141 exposure coming up on public auction. Don't miss this expansion

STEFFES



Tract 2

Randy Kath at Steffes Group 320.693.9371 or 701.429.8894

Registered Wisconsin Auctioneer | Steffes Group, Inc. 457-53, 938382-91 | Randy Kath WI-2789-52 | Ashley Huhn WI-2788-52, RE-WI-8583
10% down cash or check | 5% buyer fee | 30 day closing

Steffes Group, Inc. | 24400 MN Hwy 22 South | Litchfield, MN 55355

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, March 21 and will end at 1PM Wednesday, March 30. 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: Friday, April 29, 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 Limited 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 FEE 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.

Tract 1 is subject to railroad easement, electrical easement, gas pipeline easement, highway easement.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

Timed Online Multi-Tract Bidding Process

is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**


Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes. This

CATALOG ORDER

EXTENDED

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

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



[More Photos](#)

00:04:00 **US \$125,000.00** (2 bids)

EXTENDED

#2 Cavalier County, ND
Land Auction - 150.44± Acres

Description: NE ¼ Section 5-163-57
Deeded Acres: 150.44+/-
Cropland Acres: 110+/-
Wooded Acres: 40+/-
Soil Productivity Index: 82
Taxes ('15): \$959.68


[More Photos](#)

00:04:00 **US \$100,000.00** (1 bids)

This is an AUCTION! To the Highest Bidder.

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



Lots with this symbol are linked together throughout the entire auction and will close together.

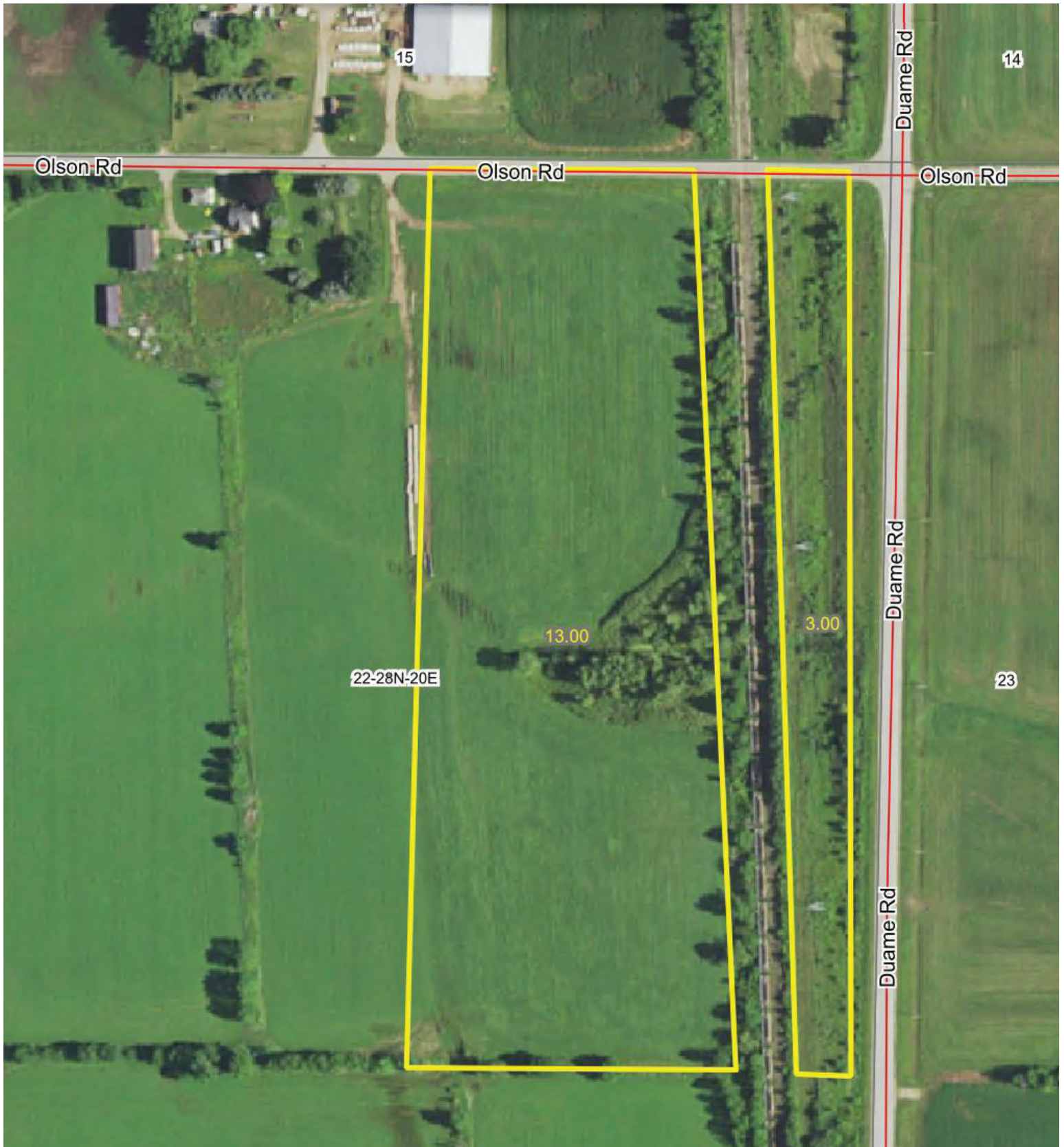
Tract 1

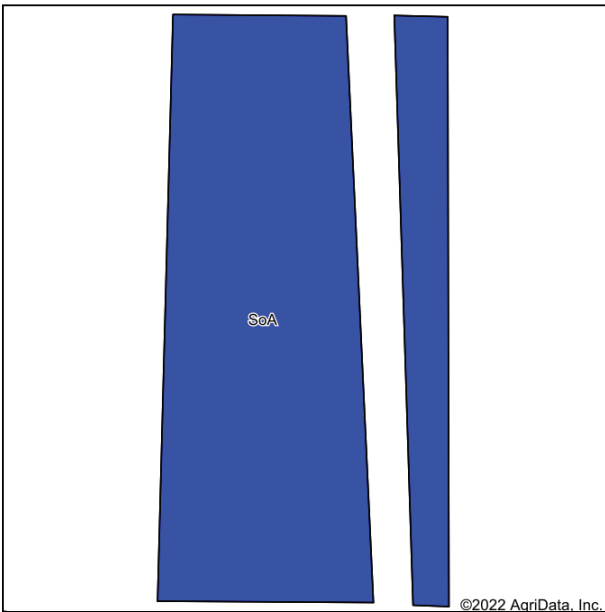


Tract 1 – 16.01± Acres

Location: From Lena, WI, 3.5 miles south on US-141, .5 miles west onto Duame Rd., 430 ft. west on Olson Rd. Land is located on the south side of the road.

Stiles Township / PID #:040222200111 / Description: Sect-22 Twp-28 Range-20 / 2021 Taxes: \$61





Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: WI083, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
SoA	Solona fine sandy loam, 0 to 3 percent slopes	16.00	100.0%		IIw
Weighted Average					2.00

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



Tract Number: 6622 Description SEC.22 T28 R20E STILES
 FSA Physical Location : Oconto, WI ANSI Physical Location: Oconto, WI

BIA Range Unit Number:

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

Recon Number
2007 - 42

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
13.33	12.57	12.57	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	12.57	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	10.1	94	0.00
BARLEY	0.8	55	0.00
Total Base Acres:	10.9		





Oconto County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
Name/Shares: _____

Fam 11075

Tract 6622

2021 Program Year

CLU	Acres	HEL	Crop
3	12.57	NHEL	
5	0.76	UHFL	NC

Page Cropland Total: 12.57 acres



Map Created April 11, 2021

- Common Land Unit
- Cropland
 - Non-Cropland
 - Tract Boundary
 - PLSS
- NAIP Image by 2020
- Wetland Determination Identifiers
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data basis and assumes all risks associated with its use. The USDA Farm Service Agency 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 delineation of the area. Refer to your original delineation (CPA-026 and attached maps) for exact boundaries and delineations or contact NRCs.



Oconto County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
Name/Shares: _____

Fam 11075

Tract 8253

2021 Program Year

CLU	Acres	HEL	Crop
1	4.24	NHEL	

Page Cropland Total: 4.24 acres



Map Created April 12, 2021

- Common Land Unit
- Cropland
 - Non-Cropland
 - Tract Boundary
 - PLSS
- NAIP Image by 2020
- Wetland Determination Identifiers
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data basis and assumes all risks associated with its use. The USDA Farm Service Agency 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 delineation of the area. Refer to your original delineation (CPA-026 and attached maps) for exact boundaries and delineations or contact NRCs.

REAL ESTATE PROPERTY TAX BILL FOR 2021

Bill #: 300986
Parcel #: 040222200111
Alt. Parcel #:

STEVEN M BRYE
 N2193 US HWY 141
 COLEMAN WI 54112



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

TOWN OF STILES
FOR LOTTERY CREDIT CLAIMS,
CONTACT YOUR MUNICIPAL
TREASURER.

TAX PYMNTS CAN BE MADE BY MAIL ONLY. INCL S/A/S/E FOR RECEIPTS, OVERPYMNTS & DOG LICENSE (INCLUDE RABIES CERT) - \$3 NEUT/SPAY; \$8 UNALTERED; \$35 KENNEL. FURTHER INFO CAN BE FOUND AT WWW.TOWNOFSTILES.ORG OR BY CONTACTING THE MUNI TREASURER

Total Due For Full Payment

By January 31, 2022
 \$61.48

-- OR --

Pay First Installment

By January 31, 2022
 \$61.48

Make Check Payable and Mail to:

TOWN OF STILES
 TREASURER
 P.O. BOX 56
 OCONTO FALLS WI 54154
 920.373.3468

REAL ESTATE PROPERTY TAX BILL FOR 2021

Bill #: 300986
Parcel #: 040222200111
Alt. Parcel #:

STEVEN M BRYE
 N2193 US HWY 141
 COLEMAN WI 54112



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

OCONTO COUNTY

Hours: M-F 8am-4pm

Payments by:

Mail, drop box by Building A
and online at

www.co.oconto.wi.us

For receipt, include a
 Self-addressed, Stamped Envelope.
 For Questions call 920-834-6813

Pay Second Installment

By July 31, 2022
 \$0.00

Make Check Payable and Mail to:

OCONTO COUNTY
 TREASURER
 301 WASHINGTON ST
 OCONTO WI 54153



Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2021
 TOWN OF STILES
 OCONTO COUNTY

BILL NO 300986

Correspondence should refer to parcel number
PARCEL#: 040222200111

SEQ# 116

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
3,600		3,600	0.8919	3,100		3,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2020 Est. State Aids Allocated Tax Dist.	2021 Est. State Aids Allocated Tax Dist.	2020 Net Tax	2021 Net Tax	% Tax Change	Gross Property Tax	61.48
OCONTO COUNTY	58,907	57,447	19.37	19.46	-1.1%	First Dollar Credit	
TOWN OF STILES	195,343	197,313	6.08	6.99	0.1%	Lottery Credit	
LENA SCHOOL DISTRICT	762,575	783,914	33.19	32.06	-4.3%	Net Property Tax	61.48
NWTC	137,828	139,266	3.12	2.97	-4.8%		
Total	1,154,653	1,177,940	63.16	61.48	-2.8%		
	First Dollar Credit						
	Lottery & Gaming Credit						
	Net Property Tax		63.16	61.48	-2.8%		
School taxes reduced by school levy tax credit	\$7.15						
IMPORTANT: Be sure this description covers your property. If description is for property tax bill only and may not be a full legal description.							
STEVEN M BRYE	677302	1127/20	ACRES: 16.012	Net Assessed Value Rate (Does NOT reflect credits)			
N2193 US HWY 141	SEC 22, T 28 N, R 20 E, NE1/4 of NE1/4			0.017081457			
COLEMAN WI 54112	NE NE EXC RR R/W ALSO EXC						
	141 R/O/W & TWN RD & EXC						
	V492-P241, V1162-422.						
RETAIN THIS PORTION AS YOUR COPY							
SEE REVERSE SIDE FOR IMPORTANT INFORMATION							

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2022**
\$ 61.48
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATIONAL PURPOSES ONLY

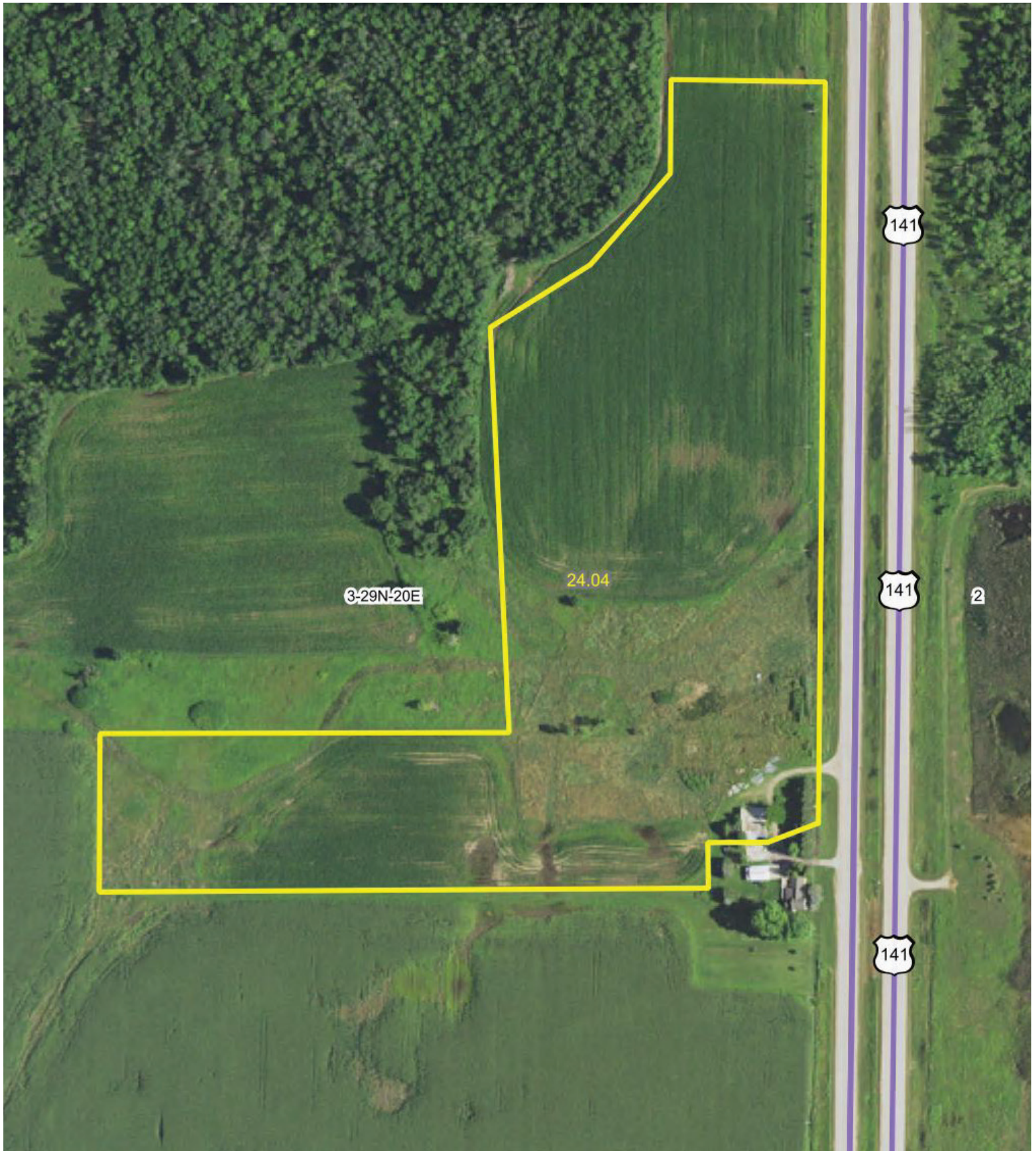
- Voter Approved Temporary Tax Increases

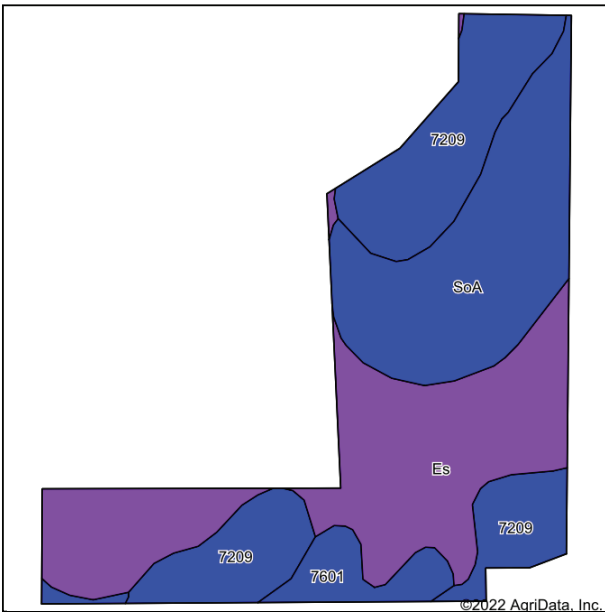
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LENA SCHOOL DISTRICT	156,474.00	14.33	2026

Tract 2 – 24.04± Acres

Location: From Lena, WI, 5.0 miles north on US-141. Land is on the west side of the road.

Town of Lena / PID #:020030300314A / **Description:** Sect-03 Twp-29 Range-20 / **2021 Taxes:** \$292





Area Symbol: WI083, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
Es	Ensley muck, 0 to 2 percent slopes	9.03	37.6%		Vw
7209	Onaway-Ossineke fine sandy loams, drumlin, 1 to 6 percent slopes	7.04	29.3%		Ile
SoA	Solona fine sandy loam, 0 to 3 percent slopes	6.60	27.5%		Ilw
7601	Solona-Ossineke complex, 1 to 6 percent slopes	1.37	5.7%		Ilw
Weighted Average					3.13



Owners: BRYE, STEVEN M
 Other Producers: None

Tract Number: 8362 Description SEC.3 T29 R20E LENA
 FSA Physical Location : Oconto, WI ANSI Physical Location: Oconto, WI

BIA Range Unit Number:

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

Recon Number

Wetland Status: Wetland determinations not complete

2016 - 100

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
24.94	16.04	16.04	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	16.04	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
OATS	2.11	52	0.00				
CORN	11.32	90	0.00				



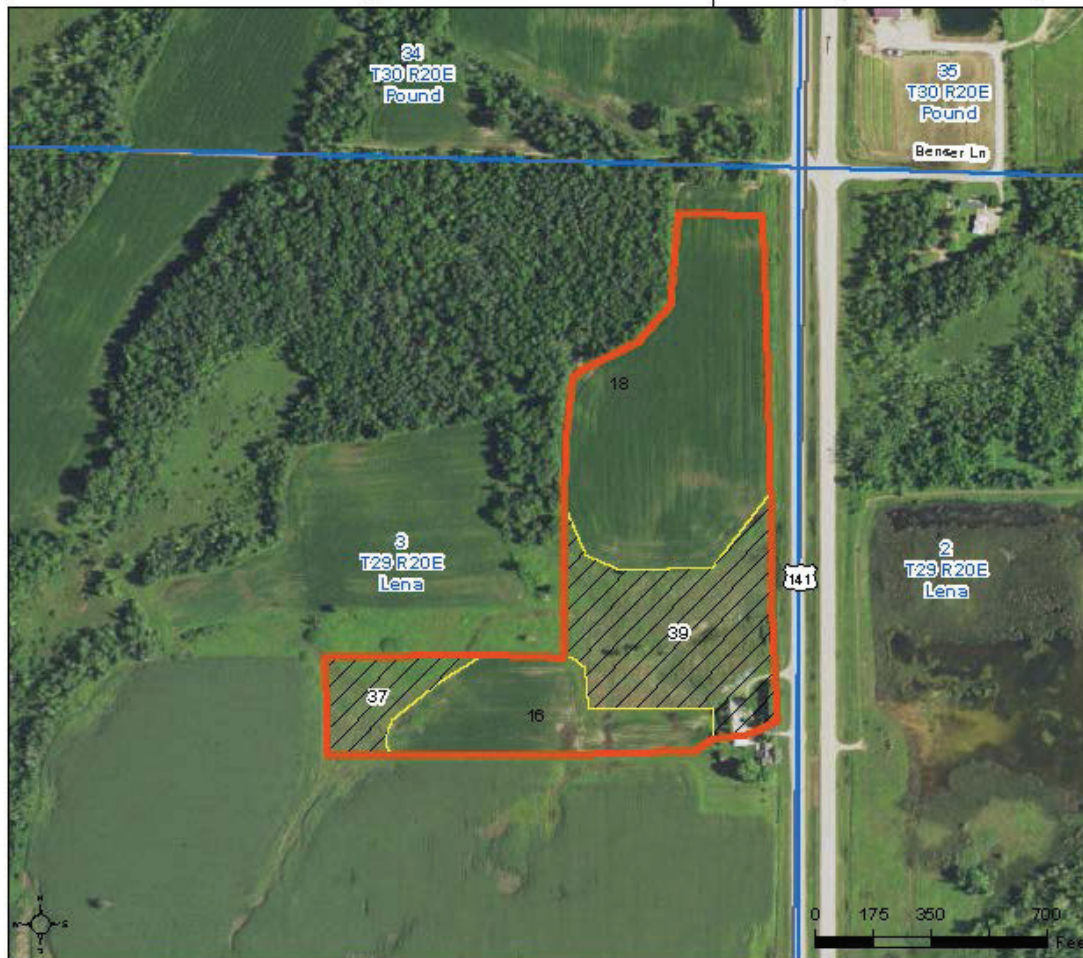
Oconto County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
 Name/Shares: _____

Farm 11075
Tract 8362
 2021 Program Year

CLU	Acres	HEL	Crop
16	4.67	NHEL	
18	11.37	NHEL	
37	1.91	UHEL	NC
39	6.99	UHEL	NC

Page Cropland Total: 16.04 acres



Map Created April 12, 2021

- Common Land Unit
 - Cropland
 - Non-Cropland
- Tract Boundary
- PLSS
- NAIP Image by 2020
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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REAL ESTATE PROPERTY TAX BILL FOR 2021

Bill #: 293973
Parcel #: 020030300314A
Alt. Parcel #:

STEVEN M BRYE
 N2193 US HWY 141
 COLEMAN WI 54112

TOWN OF LENA
FOR LOTTERY CREDIT CLAIMS,
CONTACT YOUR MUNICIPAL
TREASURER.
 IN-PERSON TAX COLLECTION HRS:12/31
 10AM-2PM & 1/29 8AM-NOON OR BY
 MAIL/DROP BOX. INCL S/A/S/E FOR
 RECEIPTS, OVERPYMNTS & DOG
 LICENSE (INCLUDE RABIES CERT)-\$5
 NEUT/SPAY; \$8 UNALTERED; \$35
 KENNEL. FURTHER INFO CAN BE FOUND
 BY CONTACTING THE MUNI
 TREASURER.

Total Due For Full Payment

By January 31, 2022
 \$292.32

-- OR --

Pay First Installment

By January 31, 2022
 \$146.16

Make Check Payable and Mail to:

TOWN OF LENA
 TREASURER
 8115 JAGIELLO RD
 LENA WI 54139
 920.829.5467



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2021

Bill #: 293973
Parcel #: 020030300314A
Alt. Parcel #:

STEVEN M BRYE
 N2193 US HWY 141
 COLEMAN WI 54112

OCONTO COUNTY

Hours: M-F 8am-4pm

Payments by:

Mail, drop box by Building A
and online at

www.co.oconto.wi.us

For receipt, include a
 Self-addressed, Stamped Envelope.
 For Questions call 920-834-6813

Pay Second Installment

By July 31, 2022
 \$146.16

Make Check Payable and Mail to:

OCONTO COUNTY
 TREASURER
 301 WASHINGTON ST
 OCONTO WI 54153



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2021
 TOWN OF LENA
 OCONTO COUNTY

BILL NO 293973

Correspondence should refer to parcel number
PARCEL#: 020030300314A

SEQ# 116

Property Address
 9555 US HWY 141

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
18,400	2,300	20,700	0.9229	25,800	2,500	28,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes
2020	2021	2020	2021	% Tax	Gross Property Tax		
Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	365.32		
Allocated Tax Dist.	Allocated Tax Dist.				-73.00		
OCONTO COUNTY		103.00	102.47	-0.6%	First Dollar Credit		
TOWN OF LENA		57.02	69.55	20.9%	Lottery Credit		
LENA SCHOOL DISTRICT		182.01	176.75	-2.9%	Net Property Tax		
NWTC		17.06	16.55	-3.6%	292.32		
Total	1,426,781	1,439,101	359.09	365.32	1.5%		
	First Dollar Credit		73.02	73.00	-1.2%		
	Lottery & Gaming Credit						
	Net Property Tax		285.07	292.32	2.3%		
School taxes reduced by school levy tax credit	\$41.46	IMPORTANT: Be sure this description covers your property. If description is for property tax bill only and may not be a full legal description.			TOTAL DUE FOR FULL PAYMENT		
STEVEN M BRYE	680185 1577/375 ACRES: 24.048	Net Assessed Value Rate (Does NOT reflect credits)			PAY BY January 31, 2022		
N2193 US HWY 141	SEC 03, T 29 N, R 20 E	0.017648827			▶ \$ 292.32		
COLEMAN WI 54112	PRT FRL N1/2 NE1/4 & SWNE6	RETAIN THIS PORTION AS YOUR COPY			Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.		
	SENE COM NE COR SEC3 TH	SEE REVERSE SIDE FOR IMPORTANT INFORMATION			failure to pay on time. See reverse.		
	S955.68' TH W83.74' POB. TH	Year Increase Ends 2026			Installments may be paid as follows:		
	S170.47' TH SELY544.41' TH				146.16 DUE BY 01/31/2022		
	SWLY112.95' THSWLY125' TH				146.16 DUE BY 07/31/2022		
FOR INFORMATIONAL PURPOSES ONLY	Total Additional Taxes Applied to Property	Total Additional Taxes Applied to Property	Year Increase Ends				
- Voter Approved Temporary Tax Increases	233,957.00	79.77	2026				
Taxing Jurisdiction	LENA SCHOOL DISTRICT						

PA 385/3 (R. 8-15)

Tract 1



Tract 2



Sample Earnest Money Receipt and Purchase Agreement

Oconto County, WI

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 warrant 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

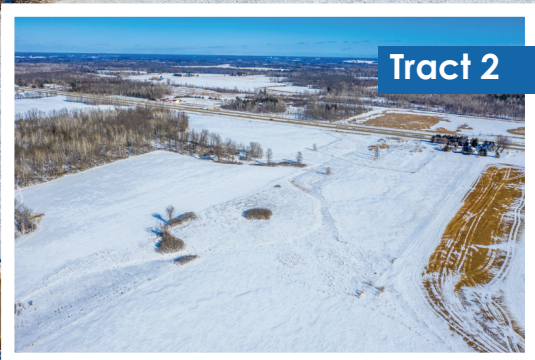
LAND AUCTION

Timed Online



OPENS: MONDAY, MARCH 21
CLOSES: WEDNESDAY, MARCH 30 at 1PM 2022

Tract 1



Tract 2



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

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

308.217.4508 | Lexington, NE 68850

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

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com