

FARMLAND AUCTION

MONDAY, MAY 16

CLOSES: WEDNESDAY, MAY 25 @ 1PM

2022



MEEKER COUNTY



LAND LOCATED: From Litchfield, MN, 1.2 miles west on County Rd 11, .6 miles north on County Rd 31. Land is on the east side of the road.

Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570



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.

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 Wednesday, April 13 and will end at 1PM on Thursday, April 21. 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, June 24, 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**
- **2022 Land Rent: 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

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.**


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

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

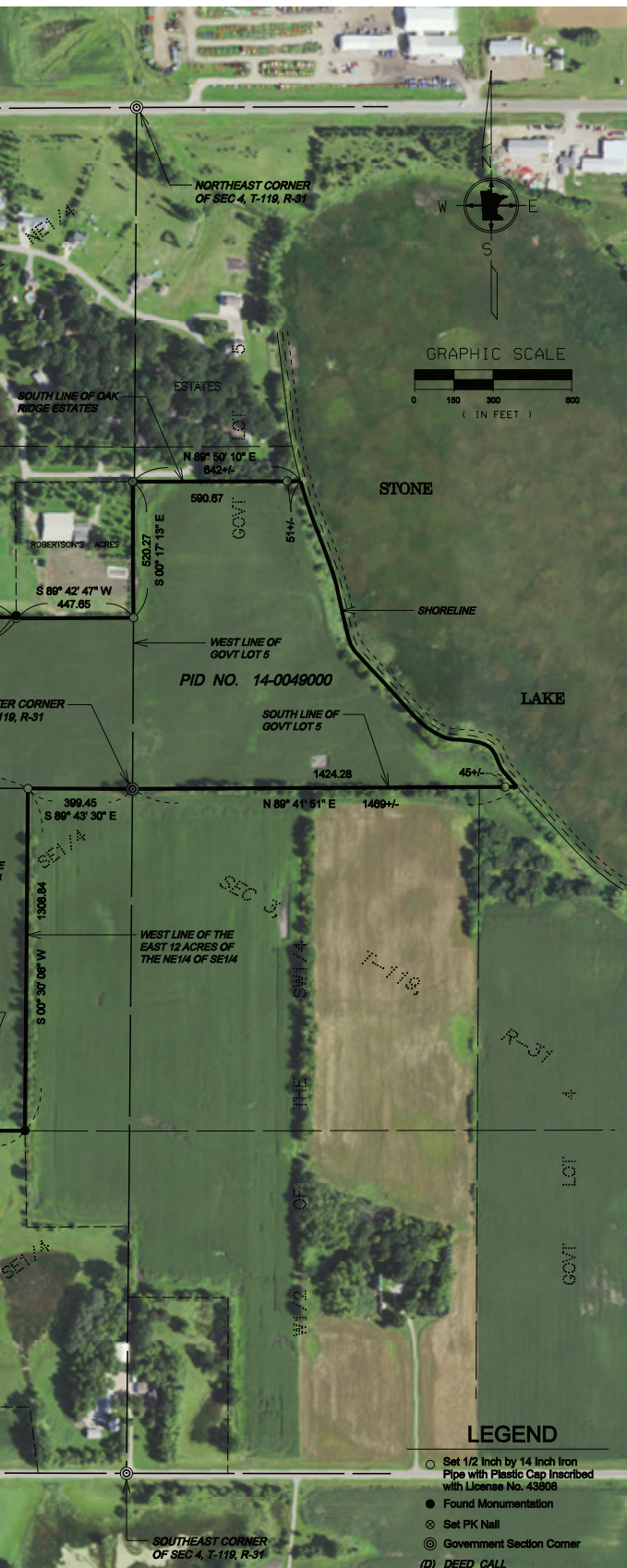
#1 Cavalier County, ND
Land Auction - 153.24± Acres

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)**

EXTENDED





Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 na_doug@questoffice.net
 na_chuck@questoffice.net
Surveying

CLIENT NAME:

**Jerry Lindell /
 Steffes Auction**

PROJECT ADDRESS

Sections 3 & 4 of
 Twp 119, Rng 31

DATE OF FIELD WORK: March 14, 2022
 DATE OF MAP: March 15, 2022
 REVISION: _____ DATE _____, 20____
 REVISION: _____ DATE _____, 20____

JOB NO.: 2022043
 DRAFTED BY: PMH
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Meeker County
 NAD83 2011 Adj.
 VERTICAL DATUM:
 N/A

Surveyed Description

PROPOSED LEGAL DESCRIPTION

That part of Government Lot 5 of Section 3, Township 119 North, Range 31 West, Meeker County, Minnesota, lying southerly of OAK RIDGE ESTATES according to the plat thereof on file and of record in and for Meeker County, Minnesota.

AND

The Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4 of the NE1/4) all in Section 4, Township 119 North, Range 31 West, Meeker County, Minnesota.

EXCEPT

OAK RIDGE ESTATES and ROBERTSON'S ACRES according to the plats thereof on file and of record in and for Meeker County, Minnesota.

AND

That part of the Northwest Quarter of the Northeast Quarter (NW1/4 of the NE1/4) of Section 4, Township 119 North, Range 31 West, Meeker County, Minnesota, lying westerly of OAK RIDGE ESTATES according to the plat thereof on file and of record in and for Meeker County, Minnesota, and lying southerly of the following described line: Commencing at the northwest corner of said NW1/4 of the NE1/4; thence on an assumed bearing of South 00 degrees 06 minutes 22 seconds East, along the west line of said NW1/4 of the NE1/4, a distance of 1088.22 feet to the point of beginning of the line herein described; thence North 89 degrees 37 minutes 36 seconds East, parallel to the north line of said NW1/4 of the NE1/4, a distance of 1027.96 feet to the westerly line of said OAK RIDGE ESTATES and said line terminating thereat.

AND

That part of the South Half of the Northwest Quarter (S1/2 of NW1/4) of Section Four (4), Township One Hundred Nineteen (119) North, Range Thirty-one (31) West, Meeker County, Minnesota, described as follows: Commencing at the northeast corner of said Northwest Quarter (NW1/4), thence on an assumed bearing of South 00 degrees 06 minutes 22 seconds East along the east line of said Northwest Quarter (NW1/4), 1445.43 feet to the point of beginning; thence South 87 degrees 17 minutes 15 seconds West, 2656.34 feet to the west line of said South Half of the Northwest Quarter (S1/2 of NW1/4); thence South 00 degrees 14 minutes 10 seconds East along last said line, 996.14 feet to the south line of said South Half of the Northwest Quarter (S1/2 of NW1/4); thence South 89 degrees 46 minutes 11 seconds East along last said line, 2661.54 feet to the east line of said South Half of the Northwest Quarter (S1/2 of NW1/4); thence North 00 degrees 06 minutes 22 seconds West, along last said line, 1131.61 feet along last said line to the point of beginning.

AND

That part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) and that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SE1/4) all being in Section 4, Township 119 North, Range 31 West, Meeker County, Minnesota, described as follows: Commencing at the southeast corner of said NE1/4 of the SW1/4; thence on an assumed bearing of South 89 degrees 47 minutes 46 seconds East along the south line of said NW1/4 of the SE1/4, a distance of 618.79 feet to the point of beginning of the tract of land herein described; thence North 89 degrees 47 minutes 26 seconds West, 1273.58 feet; thence North 00 degrees 01 minutes 35 seconds East, 699.96 feet to the north line of said NE1/4 of the SW1/4, said point being distant 829.58 feet easterly of the northwest corner of said NE1/4 of the SW1/4; thence South 89 degrees 43 minutes 30 seconds East along the north line of said NE1/4 of the SW1/4, NW1/4 of the SE1/4 and NE1/4 of the SE1/4, 2710.94 feet to the west line of the East 12 acres of said NE1/4 of the SE1/4; thence South 00 degrees 30 minutes 08 seconds West along last said line, 1308.84 feet to the south line of said NE1/4 of the SE1/4; thence North 89 degrees 47 minutes 46 seconds West along last said line, 688.90 feet; thence North 02 degrees 41 minutes 47 seconds West, 390.83 feet; thence South 88 degrees 29 minutes 15 seconds West, 405.02 feet; thence South 06 degrees 09 minutes 24 seconds West, 345.06 feet to the south line of said NW1/4 of the SE1/4; thence North 89 degrees 47 minutes 46 seconds West along last said line, 646.62 feet to the point of beginning and there terminating.

Containing 216.61 Acres, more or less.

Subject to easements of record.

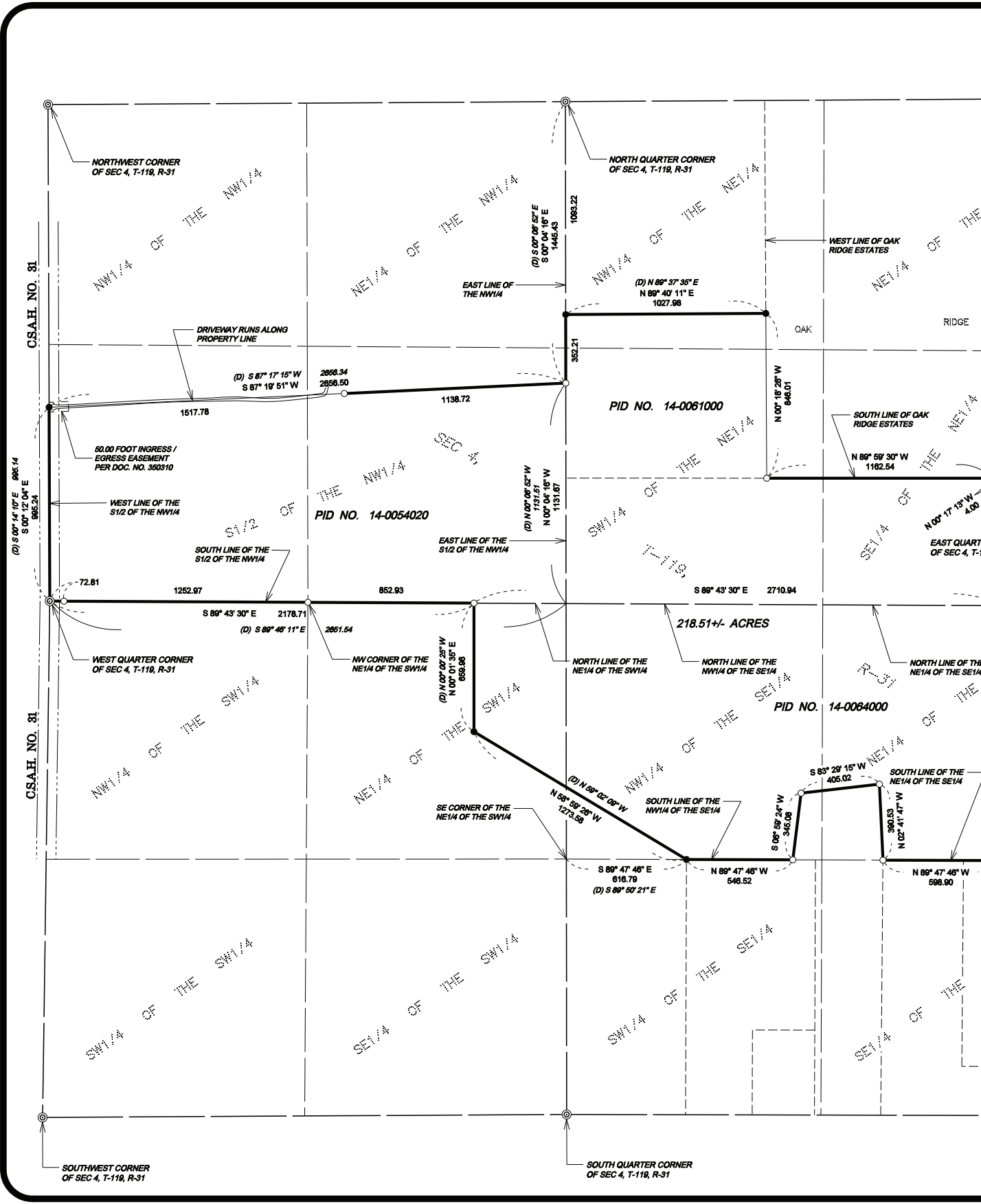
Subject to any and all enforceable restrictive covenants.

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. 43808 - In the State of Minnesota

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.



Northstar
 Surveying

(320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 na_doug@questoffice.net
 na_chuck@questoffice.net

CLIENT NAME:
 Jerry Lindell /
 Steffes Auction

PROJECT ADDRESS
 Sections 3 & 4 of
 Twp 119, Rng 31

DATE OF FIELD WORK: March 14, 2022	JOB NO.: 2022043	HORIZONTAL DATUM: Meeker County NAD83 2011 Adj.
DATE OF MAP: March 15, 2022	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
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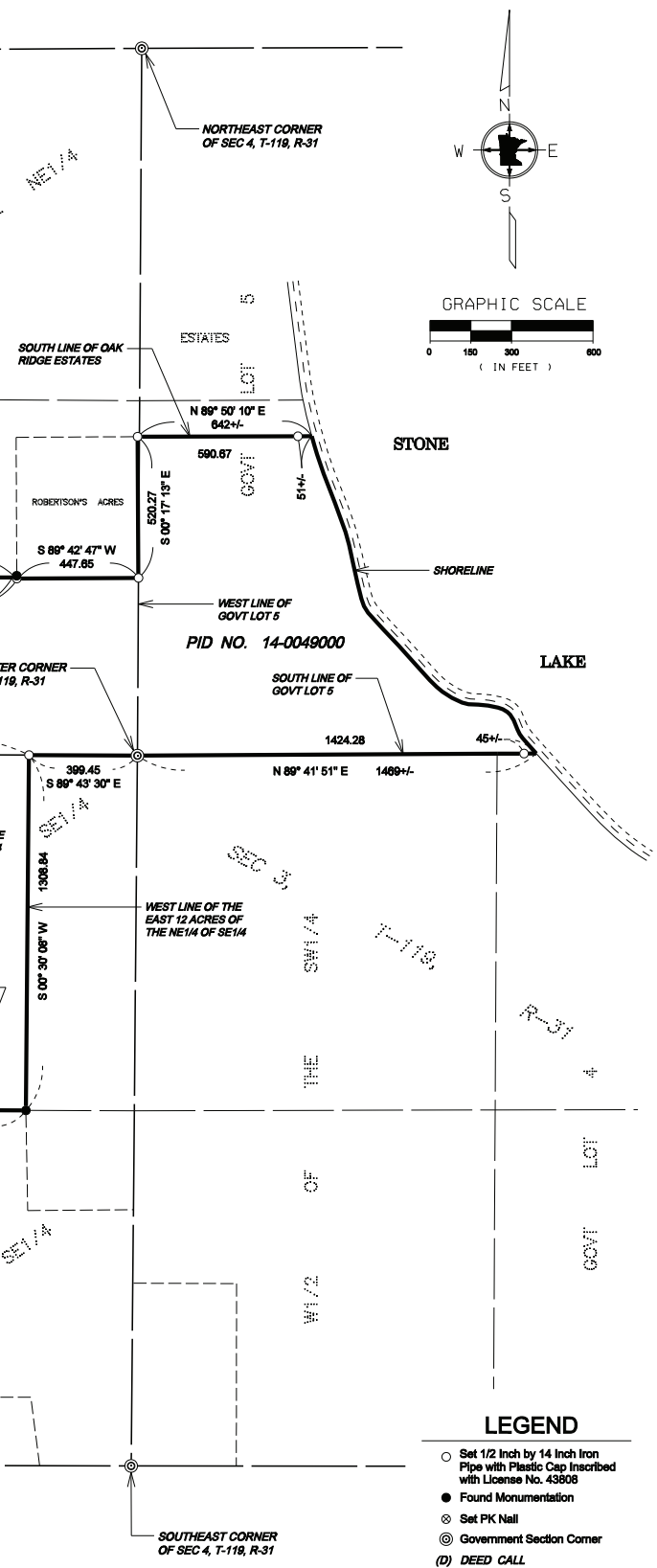
Containing 216.61 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

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. 43808 - In the State of Minnesota

Surveyor's Notes

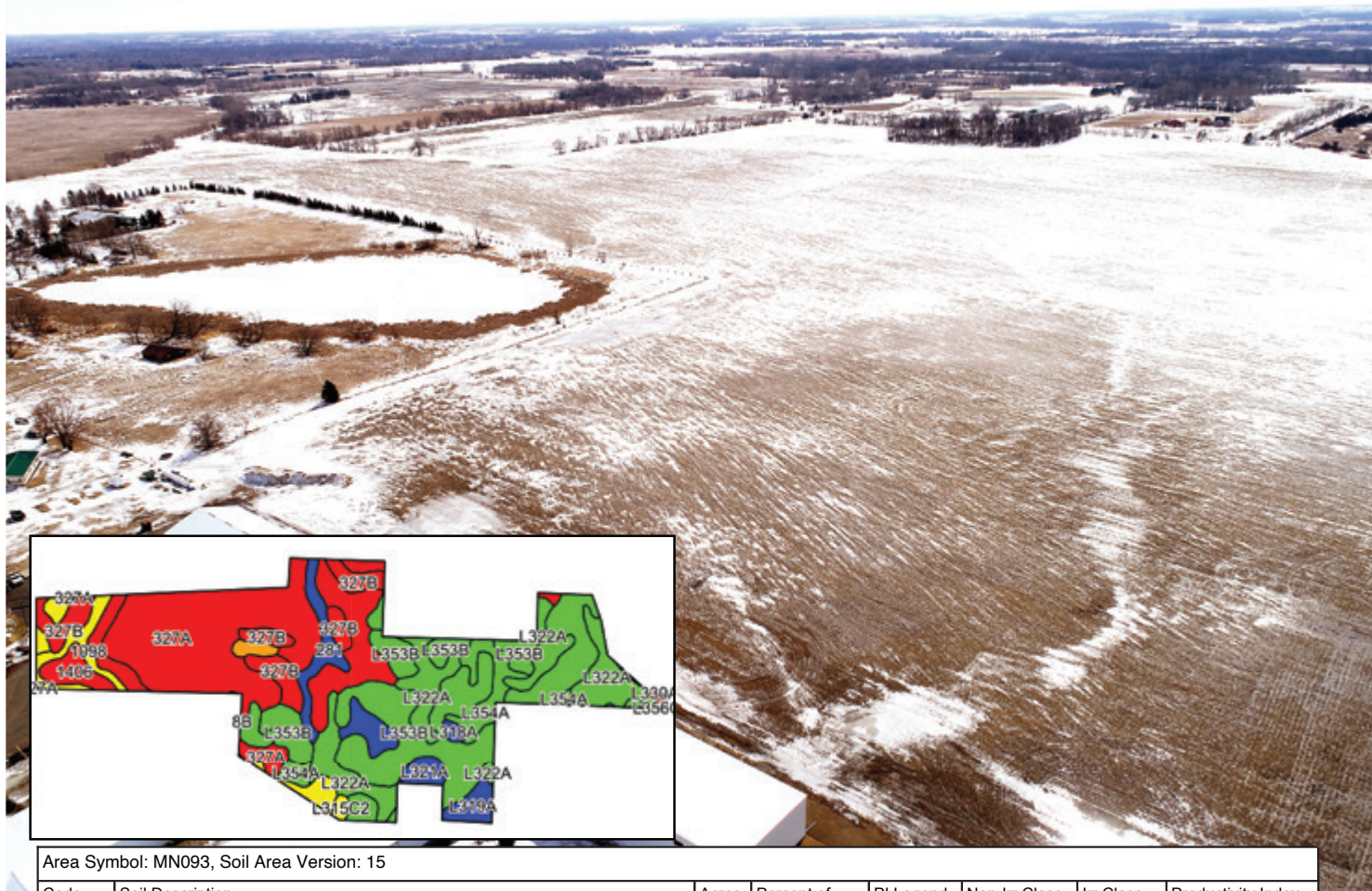
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- 2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



Meeker County – 218.51± Acres

Auctioneer’s Note: 218± acres of farmland coming up on public auction. Land has been in the Lindell family since the 70s. Land is rented for 2022 season. Taxes and land rent will be prorated to closing. All tracts will have up-to-date survey.

Litchfield Township / PID #: 14-0054020, 14-0061000, 14-0064000 (That part of, new legal & PID# to be assigned), 14-0049000 (That part of, new legal & PID# to be assigned) / **Description:** Sect-04 Twp-119 Range-31 & Sect-03 Twp-119 Range-31
2021 Taxes: \$11,202 (For entire land. New tax amount TBD)



Area Symbol: MN093, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
327A	Dickman sandy loam, 0 to 2 percent slopes	64.78	30.3%		III s		49
L353B	Wadenill loam, 2 to 6 percent slopes	55.26	25.8%		II e		92
L322A	Uniongrove loam, 0 to 2 percent slopes	28.99	13.5%		II w		94
327B	Dickman sandy loam, 2 to 6 percent slopes	14.49	6.8%		III e		49
L354A	Grovecity loam, 1 to 3 percent slopes	11.11	5.2%		I w		100
1098	Biscay clay loam, 0 to 2 percent slopes	7.91	3.7%		II w		70
281	Darfur loam, 0 to 2 percent slopes	6.20	2.9%		II w		82
1406	Medo, Dassel, and Biscay soils, ponded, 0 to 1 percent slopes	4.44	2.1%		VIII w		5
8B	Sparta loamy sand, 1 to 6 percent slopes	4.37	2.0%		IV s	II e	39
L350A	Marcellon loam, 0 to 3 percent slopes	4.19	2.0%		I w		90
L319A	Swedegrove-Lundlake complex, 0 to 2 percent slopes	3.56	1.7%		II w		88
L321A	Swedegrove loam, 0 to 2 percent slopes	2.75	1.3%		II w		89
183	Dassel mucky fine sandy loam, depressional, 0 to 1 percent slopes	1.54	0.7%		III w		72
39A	Wadena loam, 0 to 2 percent slopes	1.33	0.6%		II s		66
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	0.96	0.4%		III w		86
L315C2	Sunburg-Wadenill-Hawick complex, 6 to 12 percent slopes, moderately eroded	0.86	0.4%		III e		67
1097	Mayer-Biscay, depressional complex, 0 to 2 percent slopes	0.68	0.3%		II w		70
L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	0.58	0.3%		VIII w		5
Weighted Average					2.50	0.04	71.9



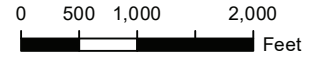
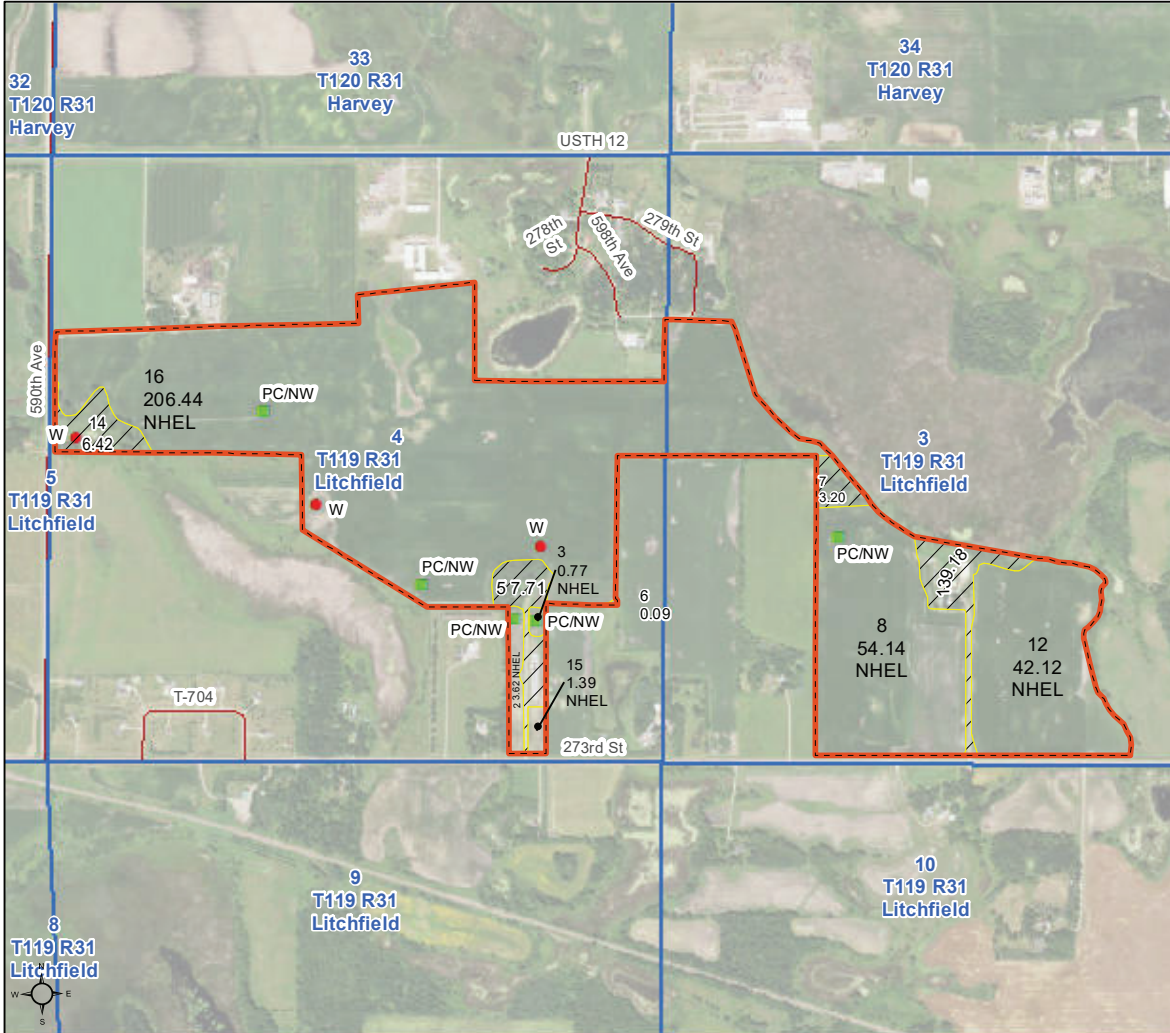
Meeker County, Minnesota

Farm 9471

Tract 10882

2022 Program Year

Map Created March 04, 2022



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: 308.48 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: 9471

Minnesota

U.S. Department of Agriculture

Prepared: 3/10/22 1:11 PM

Meeker

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
LINDELL, JEROME A		2014 - 69

Farms Associated with Operator:
9470

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
549.92	485.25	485.25	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	485.25	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	HIP
WHEAT	8.69	40	0.00	
CORN	307.58	112	0.00	0
SOYBEANS	160.89	33	0.00	0
Total Base Acres:	477.16			

Tract Number: 10882 **Description**

FSA Physical Location : Meeker, MN

ANSI Physical Location: Meeker, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2014 - 70

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
335.08	308.48	308.48	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	308.48	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.3	41	0.00
CORN	186.6	112	0.00

SHARON M. EUERLE
MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2021
PROPERTY TAX STATEMENT

PRCL# 14-0054020 RCPT# 9161
 TC 2.793 2,793

LITCHFIELD TWP

Property ID Number: 14-0054020
Property Description: SECT-04 TWP-119 RANG-31
 PT S 1/2 NW 1/4 COMM NE COR TH
 SE1445.43' POB TH SW2656.34'

JEROME A & BEVERLEY V LINDELL 2706-T
 60496 CSAH 11
 LITCHFIELD MN 55355 ACRES 64.75

		Values and Classification		
		Taxes Payable Year	2020	2021
Step	1	Estimated Market Value:	279,300	279,300
		Homestead Exclusion:		
		Taxable Market Value:	279,300	279,300
		New Improve/Expired Excls:		
		Property Class:	AGRI HSTD	AGRI HSTD
		Sent in March 2020		
Step	2	Proposed Tax		2,394.00
		* Does Not Include Special Assessments		
		Sent in November 2020		
Step	3	Property Tax Statement		
		First half Taxes:		1,221.00
		Second half Taxes:		1,221.00
		Total Taxes Due in 2021		2,442.00



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	<input type="checkbox"/>		
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		2,832.87	2,718.27
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax		308.87	276.27
5. Property taxes after credits		2,524.00	2,442.00
Property Tax by Jurisdiction			
6. County		1,372.89	1,340.56
7. City or Town		666.49	681.44
8. State General Tax00	.00
9. School District: 465			
A. Voter approved levies		279.24	201.30
B. Other local levies		199.40	212.92
10. Special Taxing Districts:			
A. MID MN DEVELOPMENT		5.98	5.78
B.			
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,524.00	2,442.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,524.00	2,442.00



SHARON M. EUERLE
 MEEKER CO. TREAS.
 325 NORTH SIBLEY
 LITCHFIELD, MN 55355-2155
 320-693-5345
 www.co.meeker.mn.us



2021
 PROPERTY TAX
 STATEMENT

PRCL# 14-0061000 RCPT# 9167
 TC 739 739

LITCHFIELD TWP

Property ID Number: 14-0061000
 Property Description: SECT-04 TWP-119 RANG-31
 PT NE 1/4 COMM NW COR TH SE1093.22'
 POB TH NE1027.98' SE846.98'

JEROME A & BEVERLEY V LINDELL 2706-T
 60496 CSAH 11
 LITCHFIELD MN 55355 ACRES 19.96

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	73.900	73.900
	Homestead Exclusion:		
	Taxable Market Value:	73,900	73,900
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	Proposed Tax		634.00
* Does Not Include Special Assessments Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		323.00
	Second half Taxes:		323.00
	Total Taxes Due in 2021		646.00



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
Property Tax and Credits	3. Property taxes before credits	749.73	719.09
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax	81.73	73.09
	5. Property taxes after credits	668.00	646.00
Property Tax by Jurisdiction	6. County	363.43	354.56
	7. City or Town	176.35	180.30
	8. State General Tax00	.00
	9. School District: 465		
	A. Voter approved levies	73.88	53.26
	B. Other local levies	52.76	56.35
	10. Special Taxing Districts: A. MID MN DEVELOPMENT	1.58	1.53
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	668.00	646.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	668.00	646.00



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2021
PROPERTY TAX STATEMENT

PRCL# 14-0064000 RCPT# 9171
 TC 4.495 3.626

LITCHFIELD TWP

Property ID Number: 14-0064000
Property Description: SECT-04 TWP-119 RANG-31
 NE 1/4 SW 1/4 & NW 1/4 SE 1/4 EX
 34.1 AC; W 28 AC NE 1/4 SE 1/4; W 10
 59784 CSAH 11

JEROME A & BEVERLY LINDELL
 60496 CSAH 11
 LITCHFIELD MN 55355

11202-T
 ACRES 123.76

		Values and Classification		
		Taxes Payable Year	2020	2021
Step	Estimated Market Value:	804,100	725,200	
1	Homestead Exclusion:			
	Taxable Market Value:	804,100	725,200	
	New Improve/Expired Excls:			
	Property Class:	AGRI HSTD	AGRI HSTD	
		RES NON-HSTD		
	Sent in March 2020			
Step	Proposed Tax			
2	* Does Not Include Special Assessments			3,108.00
	Sent in November 2020			
Step	Property Tax Statement			
3	First half Taxes:			1,585.00
	Second half Taxes:			1,585.00
	Total Taxes Due in 2021			3,170.00



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 refund00		
Property Tax and Credits	3. Property taxes before credits		4,770.26		3,528.66
	4. A. Agricultural and rural land tax credits00		.00
	B. Other credits to reduce your property tax		392.26		358.66
	5. Property taxes after credits		4,378.00		3,170.00
Property Tax by Jurisdiction	6. County		2,210.73		1,740.06
	7. City or Town		1,072.64		884.67
	8. State General Tax00		.00
	9. School District: 465		639.62		261.34
	A. Voter approved levies		445.39		276.42
	B. Other local levies				
	10. Special Taxing Districts:		9.62		7.51
	A. MID MN DEVELOPMENT				
	B.				
	C.				
	D.				
	11. Non-school voter approved referenda levies				
	12. Total property tax before special assessments		4,378.00		3,170.00
Special Assessments on Your Property	13. A.				
	B.				
	C.				
	D.				
	E.				
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,378.00		3,170.00



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2021
PROPERTY TAX STATEMENT

PRCL# 14-0049000 RCPT# 9154
 TC 5.347 5.559

LITCHFIELD TWP

Property ID Number: 14-0049000
Property Description: SECT-03 TWP-119 RANG-31
 LOT 4 & LT 5 EX N1430' & PT E 1/2 SE
 1/4 & PT GL 3 COMM SE COR SEC 3 TH
 60496 CSAH 11

JEROME A & BEVERLY LINDELL 11202-T
 60496 CSAH 11
 LITCHFIELD MN 55355 ACRES 134.12

		Values and Classification		
		Taxes Payable Year	2020	2021
Step 1	Estimated Market Value:	941,000	960,000	
	Homestead Exclusion:	21,760	19,978	
	Taxable Market Value:	919,240	940,022	
	New Improve/Expired Excls:			
	Property Class:	AGRI HSTD	AGRI HSTD	
Sent in March 2020				
Step 2	Proposed Tax			4,846.00
* Does Not Include Special Assessments Sent in November 2020				
Step 3	Property Tax Statement			
	First half Taxes:		2,472.00	
	Second half Taxes:		2,472.00	
	Total Taxes Due in 2021			4,944.00



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- 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**
 - Use these amounts on Form M1PR to see if you are eligible for a special refund
- | | | | | |
|--|---|--------------------------------|--|--|
| Property Tax and Credits | 3. Property taxes before credits | | | |
| | 4. A. Agricultural and rural land tax credits | | | |
| | B. Other credits to reduce your property tax | | | |
| | 5. Property taxes after credits | | | |
| Property Tax by Jurisdiction | 6. County | | | |
| | 7. City or Town | | | |
| | 8. State General Tax | | | |
| | 9. School District: 465 | A. Voter approved levies | | |
| | | B. Other local levies | | |
| | 10. Special Taxing Districts: | A. MID MN DEVELOPMENT | | |
| | | B. | | |
| | | C. | | |
| | | D. | | |
| | 11. Non-school voter approved referenda levies | | | |
| | 12. Total property tax before special assessments | | | |
| Special Assessments on Your Property | 13. A. | | | |
| | B. | | | |
| | C. | | | |
| | D. | | | |
| | E. | | | |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | | | |

Taxes Payable Year:	2020	2021
<input type="checkbox"/>		2,076.58
	1,903.70	
	5,803.22	5,813.92
	490.00	490.00
	425.22	379.92
	4,888.00	4,944.00
	2,369.77	2,407.06
	1,150.85	1,224.14
	.00	.00
	782.66	678.67
	574.40	623.74
	10.32	10.39
	4,888.00	4,944.00
	4,888.00	4,944.00



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

FARMLAND AUCTION

MONDAY, MAY 16
CLOSING: WEDNESDAY, MAY 25 @ 1PM 2022

TIMED ONLINE
218
± acres
offered in
1 tract
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 | Waford 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