

ADA
MINNESOTA

Live!
On-Site

Tuesday, June 14 | 11AM ^{CST} 2022

This auction is offered in conjunction with the Kurpius Revocable Trust Farm Auction.

FARMSTEAD AUCTION

13.54± Acre Farmstead

Preview Dates:

Thursday, June 2 from 12-3PM &
Saturday, June 11 from 9AM-1PM

Auctioneer's Note:

Here is a great opportunity to bid on and buy at public auction a Norman County, MN farmstead! This farmstead includes over 68,000 bushels of grain storage, several outbuildings including a heated shop, and bare acres that provide opportunity for additional growth whether you desire to build a home or more storage. Don't miss this chance to own property on MN Hwy 9, a 225 mile stretch of state highway spanning from Crookston to New London MN.



2502 320th Ave, Ada, MN 56510.

From Ada, north 12 miles on MN Hwy. 9, Farmstead on east side of the Hwy.

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

Kurpius Revocable Trust. Karen Kurpius, Trustee.

Contact Martin Peterson at Steffes Group, 701.237.9173 or 320.905.5325, or visit SteffesGroup.com

Scott Steffes MN14-51; Max Steffes MN14-031; Martin Peterson MN40793695. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Friday, July 29th, 2022**.
- Seller will provide up-to-date date abstracts at their expense and will convey property by **Warranty Deed**.
- **2022 Taxes to be paid by the BUYER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CLOSING

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

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

*** Please Note: All equipment pictured inside buildings will be sold separately as a part of the Kurpius Revocable Trust Farm Auction taking place Tuesday, June 14th beginning at 10AM.**

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

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

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

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

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

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Lump Sum	X	TBD	TBD

This auction is offered in conjunction with the Kurpius Revocable Trust Farm Auction. This auction is Live On-Site on Tuesday, June 14th beginning at 10AM. Preview: Friday, June 10 from 9AM-4pm and Saturday, June 11 from 9AM-1PM. To Include: Track, 4WD, 2WD, MFWD Tractors, Combines, Pickup Heads, Flex & Corn Headers, Pull Type & Self-Propelled Swathers, Drills, Planters, Tillage Equipment, Semi Tractors, Box Trucks, Pickups, Trailers, Sprayers, NH3 Equipment, Mowers, Balers, Livestock Equipment, Pneumatic Grain Equipment, Augers, Lawn & Garden Equipment, GPS Equipment, Recreational Equipment, Skid Steer Loaders, Fuel Tanks, Tires, and Misc.



JUNE 2022 *Real Estate Preview dates*

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

2502 320th Ave, Ada, MN 56510
From Ada, north 12 miles on MN Hwy. 9, Farmstead on east side of the Hwy.



Norman County, MN - Lockhart Township

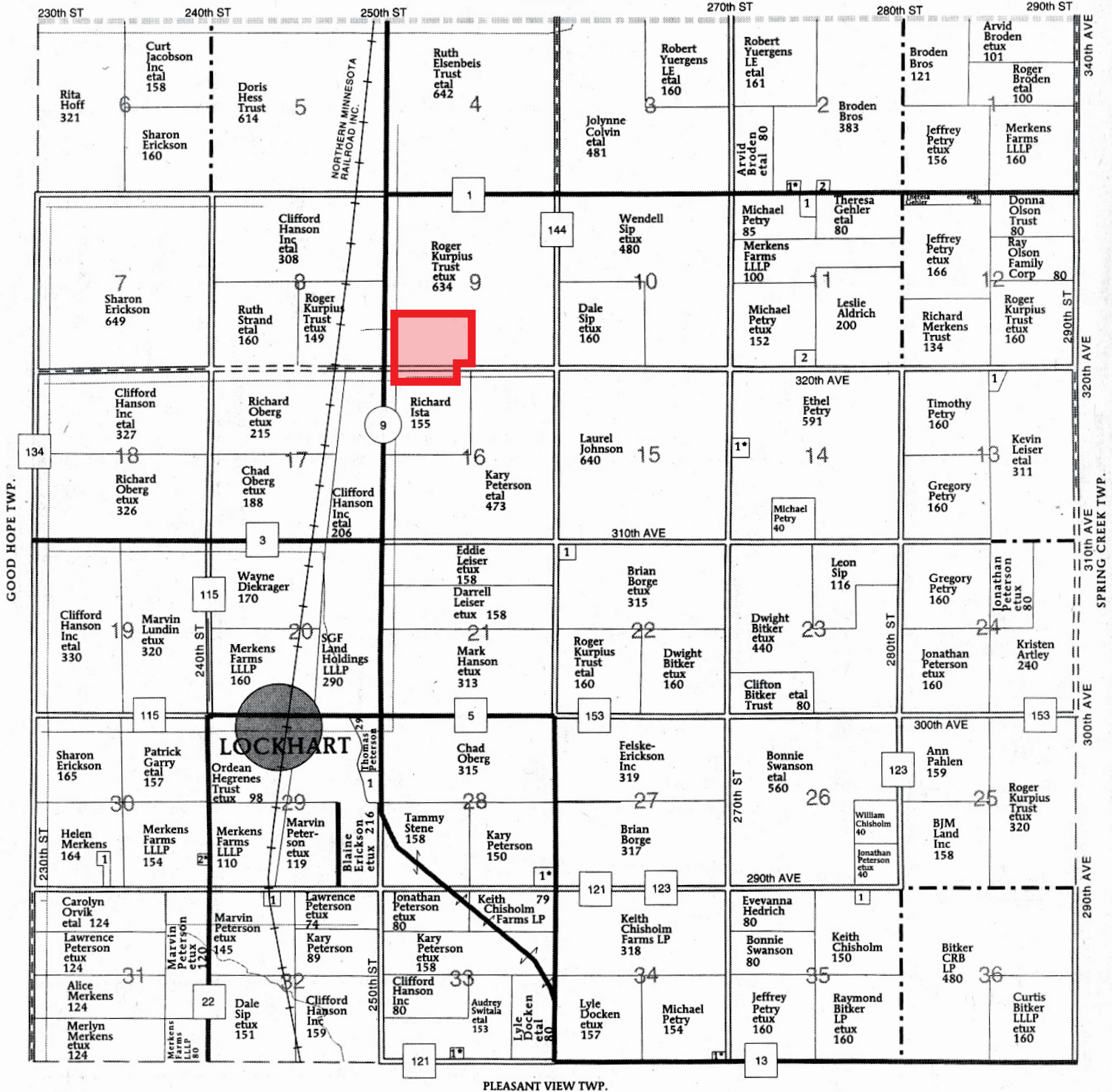
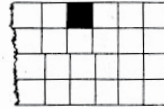
Description: 13.54± Surveyed Farmstead located at 2502 320th Ave, Ada, MN 56510 Sections 9 & 16-146-46

T-146-N

LOCKHART PLAT

R-46-W

(Landowners)
POLK CO.



Description: 13.54± Surveyed Farmstead located at 2502 320th Ave, Ada, MN 56510 Sections 9 & 16-146-46
Total Acres: 13.54± • **PID#:** 13-554000 & part of 13-5517000 • **Taxes (2022):** \$750.00 (includes all PID # 13-5517000)

View full legal description at SteffesGroup.com



OUTBUILDING & BINS

- 2- Stall Garage:** 30'x25', electrical, concrete floor (uneven), 8' ceiling, Walk in Door (NW Corner), (3) Windows on W wall, 9'x7' O/H garage door opening (S door), 10'93" O/H garage door opening (N door)
- Cold Storage Hay Shed:** 100'x77', gravel floor, electrical panel in NE corner no lights, 11' side walls through N and S bays, 18' wide bays, (2) windows evenly spaced in bays, (4) windows evenly spaced along west wall, open front facing east
- Heated Shop:** 80'x77', concrete floor, 8'x7' small garage door on SE corner, walk in Door between small garage door and large bi-fold door, 30'x16' bi-fold door, 18' bay on north end gravel floor, 20'x54' concrete apron in front east of building, septic tank south of building
- Well House:** 6'x6', active well w/pump and pressure tank, 302' Well drilled in Oct 1979 MN Unique Well #163163
- Outbuilding:** 49'x29', electrical with lights, concrete floor (uneven), old stove (NW corner), sliding doors on south side, walk in door on east side
- Butler Grain Bin (Bin 12):** 21' diameter, 5,901± bu. capacity
- Shop:** 37'x25', 14'x9' O/H door, windows on W and E sides, concrete floor (uneven)
- Butler Grain Bin (Bin 1):** 21' diameter, 5,901± bu. capacity
- Butler Grain Bin (Bin 2):** 21' diameter, 5,901± bu. capacity
- Butler Grain Bin (Bin 3):** 18' diameter, 3,493± bu. capacity
- Bin 4:** 15' diameter grain bin
- Butler Grain Bin (Bin 5):** 18' diameter, 4,278± bu. capacity
- Butler Grain Bin (Bin 6):** 18' diameter, 4,278± bu. capacity
- Cold Storage Machine Shed:** 90'x40', electrical box no lights, concrete floor, sliding doors on S end one door panel missing, some tin damage on W end
- Brock Grain Bin:** 36' diameter, 24,774± bu. capacity, grain saver take out auger with bin sweep, (2) guardian series 10 hp bin fans for aerated floor
- Butler Grain Bin:** 18' diameter, 4,278± bu. capacity
- GSI Grain Bin:** 21' diameter, 4,553± bu. capacity
- Butler Grain Bin:** 18' diameter, 5,062± bu. capacity
- (4) grain bins unknown bu. capacity & brand**
- Quonset:** 59'x31', 17'x11' O/H door, concrete floor (uneven), sliding doors
- Cold Storage Building:** 26'x31', sliding door on W side
- Storage Building:** 14'x10', walk in doors on E and N ends

CERTIFICATE OF SURVEY

PART OF THE SW1/4 OF SEC. 9 AND NW1/4 OF SEC. 16 ALL IN,
T. 146 N., R. 46 W. OF THE 5TH PRINCIPAL MERIDIAN,
NORMAN COUNTY, MN

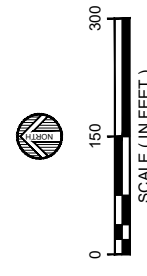
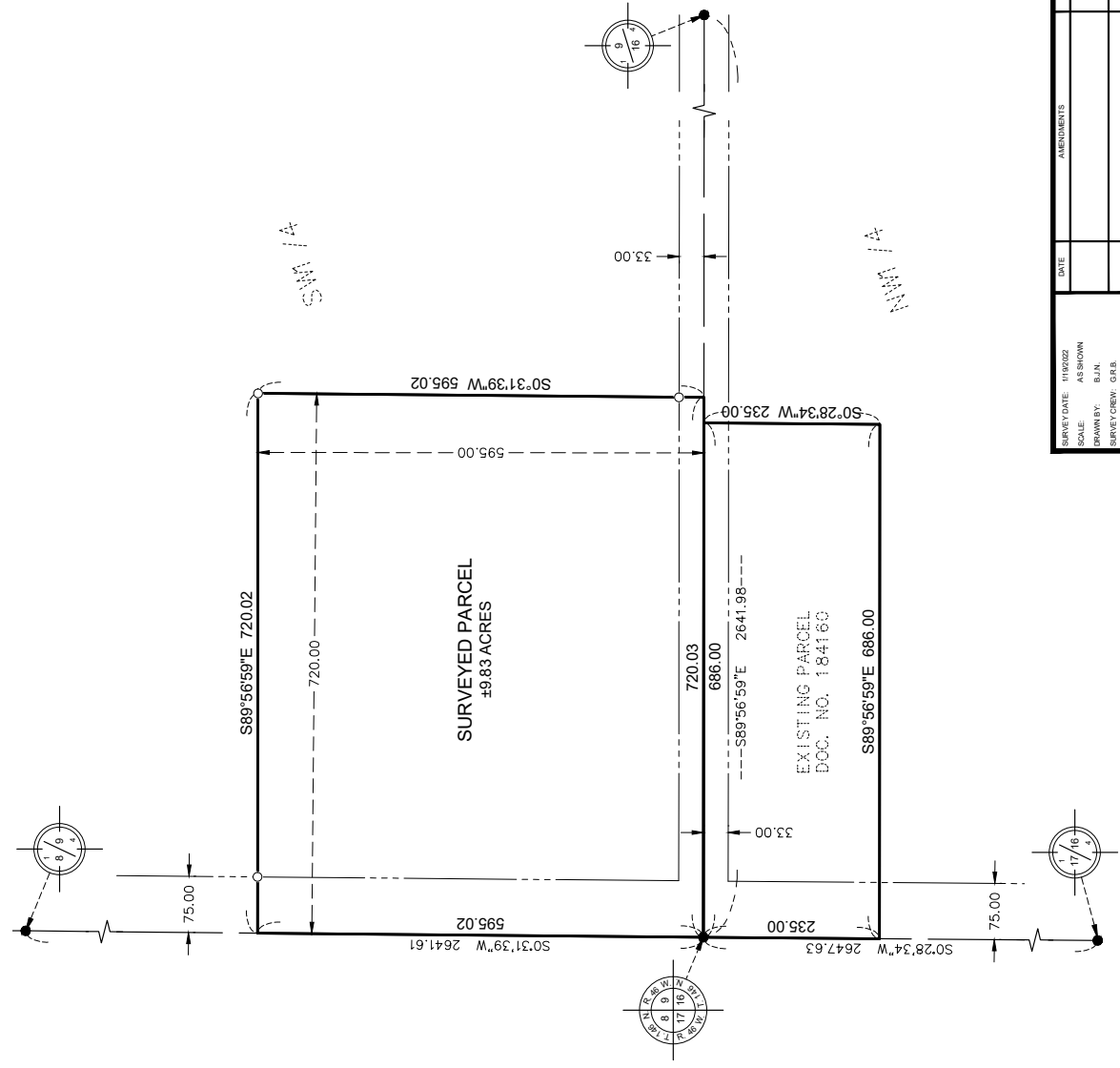
LEGAL DESCRIPTION: SURVEYED PARCEL

The South 595.00 feet of the West 720.00 feet of the Southwest Quarter, Section 9, Township 146 North, Range 46 West of the Fifth Principal Meridian, Norman County, Minnesota.

Said tract contains 9.83 acres, more or less, and is subject to easements, restrictions and reservations, if any.

LEGAL DESCRIPTION (DOC NO. 184160)

Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW-1/4 NW-1/4) of Section Sixteen (16), Township One Hundred Forty-six (146), Range Forty-six (46), thence running due East on the section line of said Section 16 a distance of 686 feet, thence running due south and parallel with the west line of said Section, a distance of 235 feet, thence running due west and parallel with the north line of said Section a distance of 686 feet, thence running due north along the west line of said Section a distance of 235 feet to the place of beginning.



- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - · - · - RIGHT OF WAY

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 5/8 INCH DIAMETER BY 18 INCH LONG IRON REBAR MONUMENT SET AND MARKED RLS # 45365

DATE: 11/02/22
AMENDMENTS: _____
BY: _____
PREPARED FOR: MIKE KURPIUS
I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
CARRITT R. BOKOROWICZ
DATE: 11/02/22
LIC. NO. 45305

SURVEY DATE: 11/02/22
AS SHOWN
SCALE: B.L.N.
DRAWN BY: _____
SURVEY CREW: G.R.B.
FILE NUMBER: 2021-12233

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WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

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

2022

PROPERTY TAX STATEMENT

LOCKHART TWP

PRCL# 13-5540000 RCPT# 3208
 TC 37 37

Property ID Number: 13-5540000
 Property Description: SECT-16 TWP-146 RANG-46
 AC 3.71 BEG. AT NW COR. OF NW1/4 SEC
 16; E 686 FT. S 235 FT. W 686 FT. N

ROGER & KAREN KURPIUS TRUSTEES 4904-T
 KURPIUS REVOCABLE TRUST ACRES 3.71
 3267 300TH AVE
 GARY MN 56545

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	7,300	7,300
	Homestead Exclusion:		
	Taxable Market Value:	7,300	7,300
New Improve/Expired Excls:		AGRI HSTD	AGRI HSTD
Property Class:			
Sent in March 2021			
Step 2	Proposed Tax		24.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			26.00
Second half Taxes:			.00
Total Taxes Due in 2022			26.00

\$\$\$ 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: 2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			
Property Tax and Credits	3. Property taxes before credits	27.02	26.46
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax		2.98	2.42
5. Property taxes after credits		24.04	24.04
Property Tax by Jurisdiction	6. County	15.96	16.39
7. City or Town		1.40	1.39
8. State General Tax00	.00
9. School District: 2910	A. Voter approved levies	2.14	.00
	B. Other local levies	2.59	4.33
10. Special Taxing Districts:	A. RDC (NORTHWEST)08	.08
	B. WILD RICE	1.87	1.85
	C.		
	D.		
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		24.04	24.04
Special Assessments on Your Property	13. A. 54400 NORMAN/POLK PROJECT		1.96
	B.		
PRIN	1.96		
INT			
TOT	1.96		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		26.00	26.00

DONNA J. HANSON
 NORMAN COUNTY AUD./TREAS.
 P.O. BOX 266
 ADA, MINNESOTA 56510
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2022

PROPERTY TAX STATEMENT

LOCKHART TWP

PRCL# 13-5517000 RCPT# 3169
 TC 1,076 1,076

Property ID Number: 13-5517000
 Property Description: SECT-09 TWP-146 RANG-46
 AC 39.00 SW1/4SW1/4

2502 320TH AVE
 ROGER & KAREN KURPIUS TRUSTEES 4904-T
 KURPIUS REVOCABLE TRUST ACRES 39.00
 3267 300TH AVE
 GARY MN 56545

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	215,200	215,200
	Homestead Exclusion:		
	Taxable Market Value:	215,200	215,200
New Improve/Expired Excls:		AGRI HSTD	AGRI HSTD
Property Class:			
Sent in March 2021			
Step 2	Proposed Tax		692.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			362.00
Second half Taxes:			362.00
Total Taxes Due in 2022			724.00

\$\$\$ 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: 2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			
Property Tax and Credits	3. Property taxes before credits	775.67	755.27
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax		86.67	70.27
5. Property taxes after credits		689.00	685.00
Property Tax by Jurisdiction	6. County	453.93	462.42
7. City or Town		40.69	40.54
8. State General Tax00	.00
9. School District: 2910	A. Voter approved levies	62.21	.00
	B. Other local levies	75.30	125.90
10. Special Taxing Districts:	A. RDC (NORTHWEST)	2.37	2.35
	B. WILD RICE	54.50	53.79
	C.		
	D.		
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		689.00	685.00
Special Assessments on Your Property	13. A. 54400 NORMAN/POLK PROJECT		39.00
	B.		
PRIN	39.00		
INT			
TOT	39.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		728.00	724.00







Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of..... \$ _____

Earnest money hereinafter 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, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes: _____

7. South Dakota Taxes: _____

8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

9. Closing of the sale is to be on or before _____ Possession will be at closing.

10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.

11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.

12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

13: Any other conditions: _____

14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



Norman County, Minnesota

