

LAND & HOME AUCTION



OPENS: TUESDAY, JULY 5
CLOSES: WEDNESDAY, JULY 13 at 1PM 2022



INSPECTION DATE: TUESDAY, JUNE 28, 2022 NOON -3PM

Tract 1: Otter Tail County, MN Home – 9.4± Acres



Tract 2: Meeker County, MN – 72.5± Acres

Tract 3: Meeker County, MN – 34.79± Acres



Tract 4: Yellow Medicine County, MN – 193.01± Acres



AUCTIONEER'S NOTE: In order to settle the estate of Myrta Swanson, here is an excellent opportunity to purchase farmland in Meeker County & Yellow Medicine County and a home in Otter Tail County. Personal property auction will be at the end of June.

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.

Terms & Conditions

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 Tuesday, July 5 and will end at 1PM on Wednesday, July 13. 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, August 12, 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.
- **Tract 2 and 3 in Meeker County are subject to Right of First Refusal which will expire the day of the sale.**
- 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

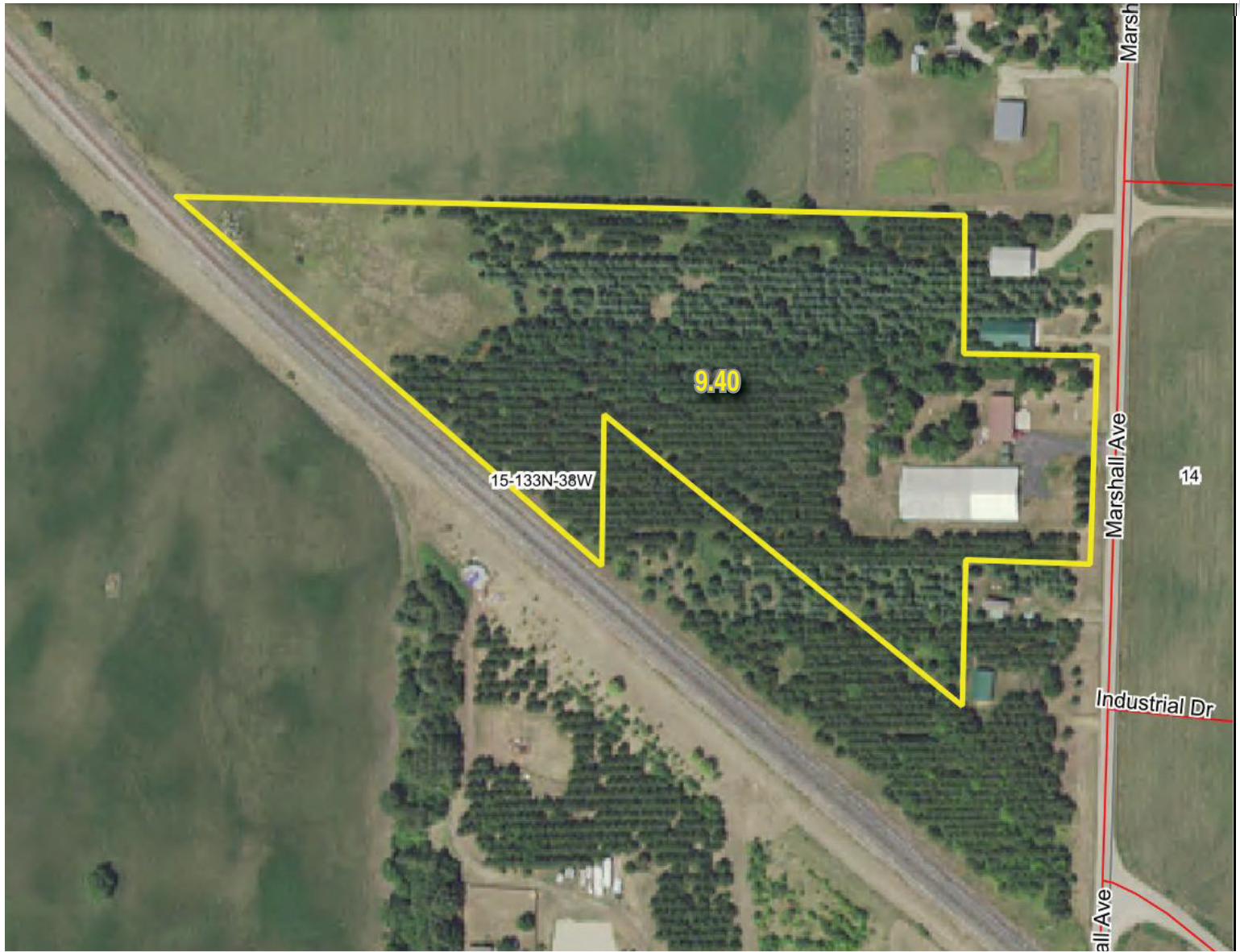
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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.

Tract 1 – Otter Tail County, MN Home – 9.4± Acres

Location: 211 Marshall Ave., Henning MN 56551 / **P.I.D. #:** 7200050014001 / **Description:** Sect-15 Twp-133 Range-038
2022 Taxes: \$2,052 / **Henning Public School District #0545**

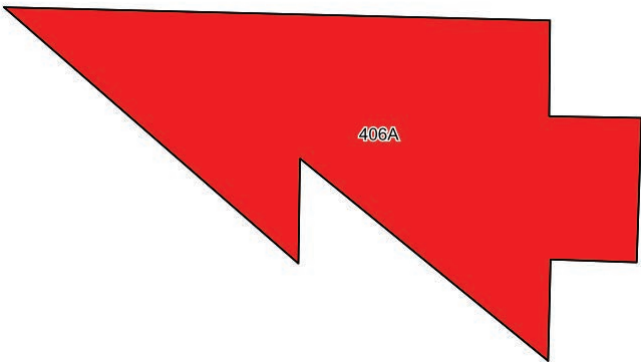


Note: Two small storage sheds to be sold on personal property auction at end of June and are not included in the real estate.



Timed Online Estate Household Liquidation
AUCTION

OPENS: MONDAY, JUNE 20th
 CLOSES: TUESDAY, JUNE 28 | 7PM²⁰²²



Area Symbol: MN111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
406A	Dorset sandy loam, 0 to 2 percent slopes	9.33	100.0%		IIIs	IIIs	46
Weighted Average					3.00	3.00	46

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



Home Features

- (2) Bedrooms
- (2) Bathrooms
- Kitchen
- Dining room
- Living room
- Main level laundry
- Full finished basement
- Storage/utility room
- Window A/C
- Electric heat
- Single-car attached garage finished
- Steel roof
- Vinyl siding

Pole Shed

- Approx. 154'x68'
- Steel roof
- Steel siding



OTTER TAIL COUNTY, MN
Wayne Stein, Auditor-Treasurer
 570 Fir Avenue West
 Fergus Falls, MN 56537-1364
 218-998-8295
 www.co.otter-tail.mn.us

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step	Taxes Payable Year Classification	2021 RES HMSTD	2022 RES HMSTD
1	Estimated Market Value	159,700	163,200
	Improvements Excluded		
	Homestead Exclusion	22,900	22,600
	Taxable Market Value	136,800	140,600
	New Improvements	4,200	
	Expired Exclusions		
<i>Sent in March 2021</i>			
2	Proposed Tax		1,982.00
	<i>Sent in November 2021</i>		
3	PROPERTY TAX STATEMENT		
	First-half Taxes		1,026.00
	Second-half Taxes		1,026.00
	Total Taxes due in 2022		2,052.00

PROPERTY ID#: R 72000150014001

ID#: 155678
 Bill#: 46384

Taxpayer:

MYRTA A SWANSON
 211 MARSHALL AVE
 HENNING MN 56551-4213

Tax Desc:

Sect-15 Twp-133 Range-038
 JENSENS ADDN

SUB LOT B EX PLATTED ORVILLE

\$\$\$
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.*

PROPERTY ADDRESS: 211 MARSHALL AVE HENNING MN

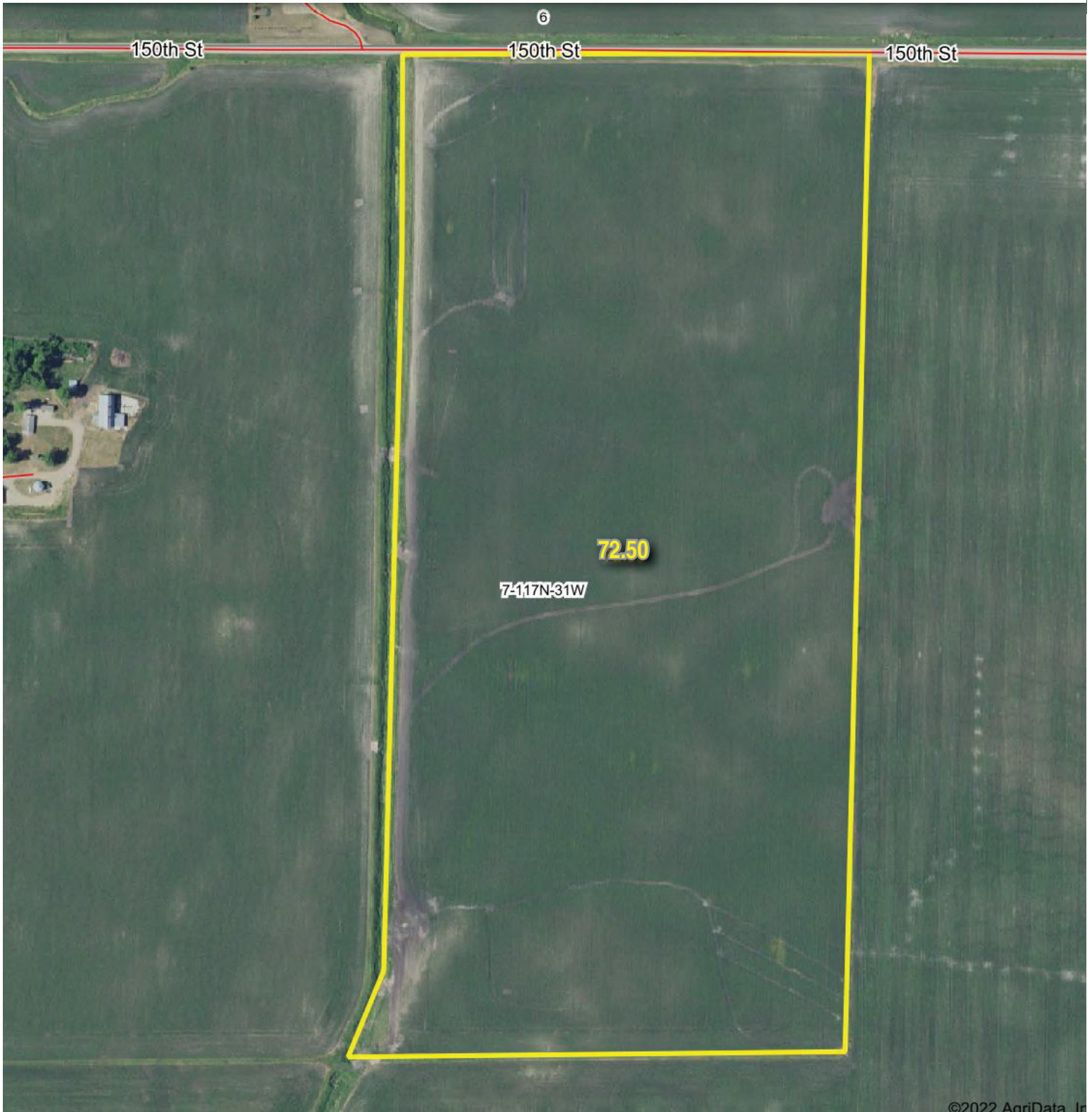
Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		1,982.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	1,864.00	
Property Tax and Credits	1,864.00	1,982.00
3. Property taxes before credits		
4. A. Agricultural and rural land credits		
B. Other credits to reduce your property tax		
5. Property taxes after credits	1,864.00	1,982.00
Property Tax by Jurisdiction		
6. Otter Tail County	553.32	572.82
7. City or Town HENNING CITY	872.98	938.35
8. State General Tax		
9. School District 0545		
A. Voter Approved Levies	180.51	191.23
B. Other Local Levies	236.11	252.45
10. Special Taxing Districts OTTER TAIL COUNTY HRA	21.08	27.15
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,864.00	1,982.00
Special Assessments on Your Property		
13. Special assessments Principal: 70.00 Interest:	70.00	70.00
SOLID WASTE 70.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,934.00	2,052.00

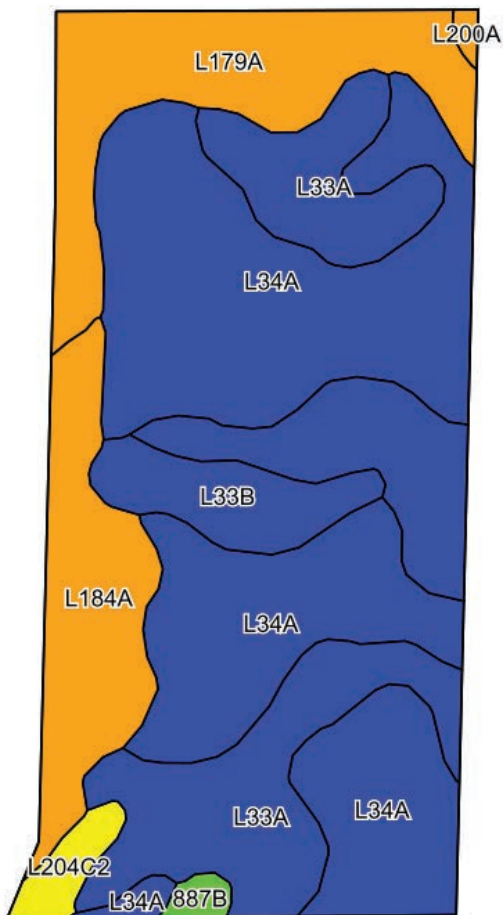


Tract 2 – Meeker County, MN – 72.5± Acres

Location: From Litchfield, MN, 13 miles south on CR-1, 1.1 miles west on 150th Street. Land is located on the south side of the road.

Cedar Mills Township / P.I.D. #: 02-0053010 / Description: Sect-7 Twp-117 Range-31 / 2022 Taxes: \$3,008





Area Symbol: MN093, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L34A	Cosmos silty clay, 0 to 2 percent slopes	31.74	43.8%		IIw	81
L33A	Kandiyohi clay, 0 to 2 percent slopes	18.36	25.3%		IIw	90
L179A	Corvuso-Lura, depressional, firm substratum complex, 0 to 2 percent slopes	9.62	13.3%		IIw	80
L184A	Corvuso silty clay loam, 0 to 2 percent slopes	7.34	10.1%		IIw	78
L33B	Kandiyohi clay, 2 to 5 percent slopes	3.57	4.9%		Ile	90
L204C2	Newlondon-Strout-Hawick complex, 6 to 12 percent slopes, moderately eroded	1.19	1.6%		IIIe	67
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.46	0.6%		Ile	92
L200A	Klossner muck, depressional, firm substratum, 0 to 1 percent slopes	0.22	0.3%		IIIw	76
Weighted Average					2.02	83.1

Tax Statement

Tract 2: Meeker County, MN

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



2022

PROPERTY TAX
STATEMENT

PRCL# 02-0053010 RCPT# 567
TC 4.515 4.515

CEDAR MILLS TWP

Property ID Number: 02-0053010
Property Description: SECT-07 TWP-117 RANG-31
GLS 3-6 EX GLS 4 & 5 & PT GL 3 & 6
LYG WLY OF FOLL DESC LI COMM NW COR

SWANSON LIVING TRUST 23263-T
EDWIN & MYRTA SWANSON TRUSTEES
211 MARSHALL AVE ACRES 72.50
HENNING MN 56551-4213

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	451,500	451,500
	Homestead Exclusion:		
	Taxable Market Value:	451,500	451,500
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2	Proposed Tax		2,962.00
	* Does Not Include Special Assessments		
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1,504.00
	Second half Taxes:		1,504.00
	Total Taxes Due in 2022		3,008.00

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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: 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 .....		.00	
Property Tax and Credits	3. Property taxes before credits	3,344.23	3,281.93
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	266.23	273.93
	5. Property taxes after credits	3,078.00	3,008.00
Property Tax by Jurisdiction	6. County	2,165.18	2,114.17
	7. City or Town	462.38	456.38
	8. State General Tax .....	.00	.00
	9. School District: 2396 A. Voter approved levies	154.24	135.03
	B. Other local levies	286.85	292.94
	10. Special Taxing Districts: A. MID MN DEVELOPMENT	9.35	9.48
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,078.00	3,008.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,078.00	3,008.00

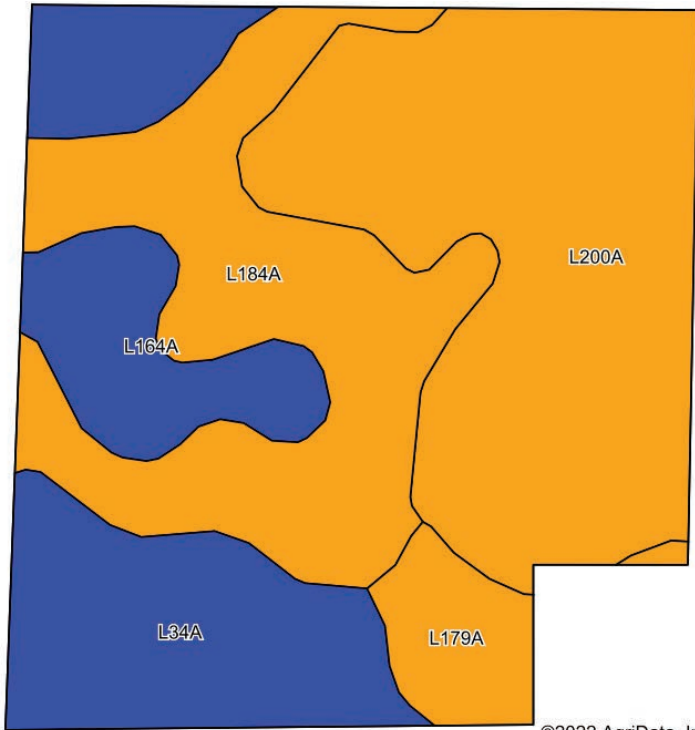


Tract 3 –Meeker County, MN – 34.79± Acres

Location: From Litchfield, MN, 13 miles south on CR-1, 1.4 miles west on 150th Street. Land is located on the north side of the road.

P.I.D.#: 02-0048000 / **Description:** Sect-6 Twp-117 Range-31 / **2022 Taxes:** \$1,424





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Area Symbol: MN093, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L200A	Klossner muck, depressional, firm substratum, 0 to 1 percent slopes	13.23	38.0%		IIIw	76
L184A	Corvuso silty clay loam, 0 to 2 percent slopes	9.47	27.2%		IIw	78
L34A	Cosmos silty clay, 0 to 2 percent slopes	5.46	15.7%		IIw	81
L164A	Lura silty clay, depressional, firm substratum, 0 to 1 percent slopes	4.77	13.7%		IIIw	81
L179A	Corvuso-Lura, depressional, firm substratum complex, 0 to 2 percent slopes	1.86	5.3%		IIw	80
Weighted Average					2.52	78.2

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

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



2022

PROPERTY TAX STATEMENT

PRCL# 02-0048000 RCPT# 558

CEDAR MILLS TWP

Property ID Number: 02-0048000
Property Description: SECT-06 TWP-117 RANG-31
LOT-013 EX TH S282.86' OF E282.86'
GL 13
56750 150 ST

SWANSON LIVING TRUST 23263-T
EDWIN & MYRTA SWANSON TRUSTEES
211 MARSHALL AVE ACRES 34.79
HENNING MN 56551-4213

		TC	2.138	2.138
		Values and Classification		
		Taxes Payable Year		
			2021	2022
Step	Estimated Market Value:		213.800	213.800
1	Homestead Exclusion:			
	Taxable Market Value:		213.800	213.800
	New Improve/Expired Excls:			
	Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021				
Step	Proposed Tax			
2	* Does Not Include Special Assessments			1.402.00
Sent in November 2021				
Step	Property Tax Statement			
3	First half Taxes:			712.00
	Second half Taxes:			712.00
	Total Taxes Due in 2022			1,424.00

\$\$\$ 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.

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:	2021	2022
				.00
Property Tax and Credits	3. Property taxes before credits		1,584.06	1,553.71
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		126.06	129.71
	5. Property taxes after credits		1,458.00	1,424.00
Property Tax by Jurisdiction	6. County		1,025.74	1,000.74
	7. City or Town		218.95	216.11
	8. State General Tax .....		.00	.00
	9. School District: 2396			
	A. Voter approved levies		73.04	63.94
	B. Other local levies		135.84	138.72
	10. Special Taxing Districts:			
	A. MID MN DEVELOPMENT		4.43	4.49
	B.			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		1,458.00	1,424.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,458.00	1,424.00



Tract Number : 61277
Description : SW4 SW4 CM 6 - E2 NW4 CM 7 MEEKER (117 31)
FSA Physical Location : MINNESOTA/MEEKER
ANSI Physical Location : MINNESOTA/MEEKER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SWANSON LIVING TRUST C/O MRYTA SWANSON
Other Producers : None
Recon ID : None

Tract Land Data

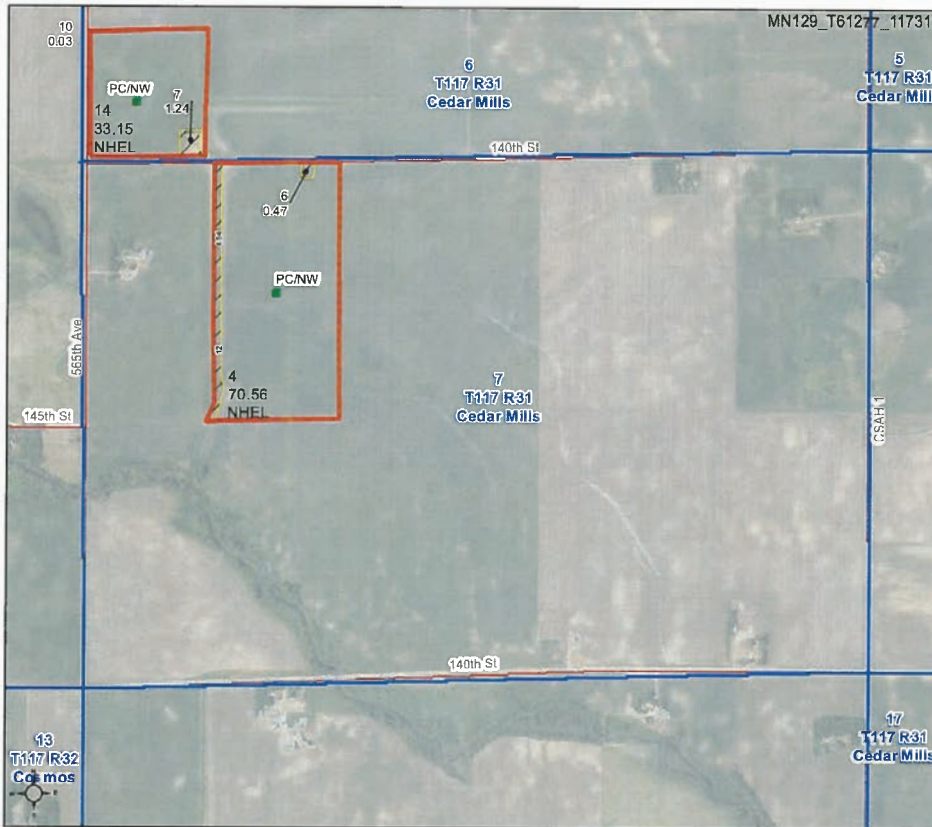
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
109.99	103.71	103.71	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	103.71	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

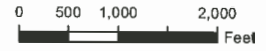
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.90	0.00	161
Soybeans	46.80	0.00	42
TOTAL	95.70	0.00	



USDA United States Department of Agriculture
Renville County, Minnesota



Farm 14798
Tract 61277
 2022 Program Year
 Map Created May 05, 2022
117317



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

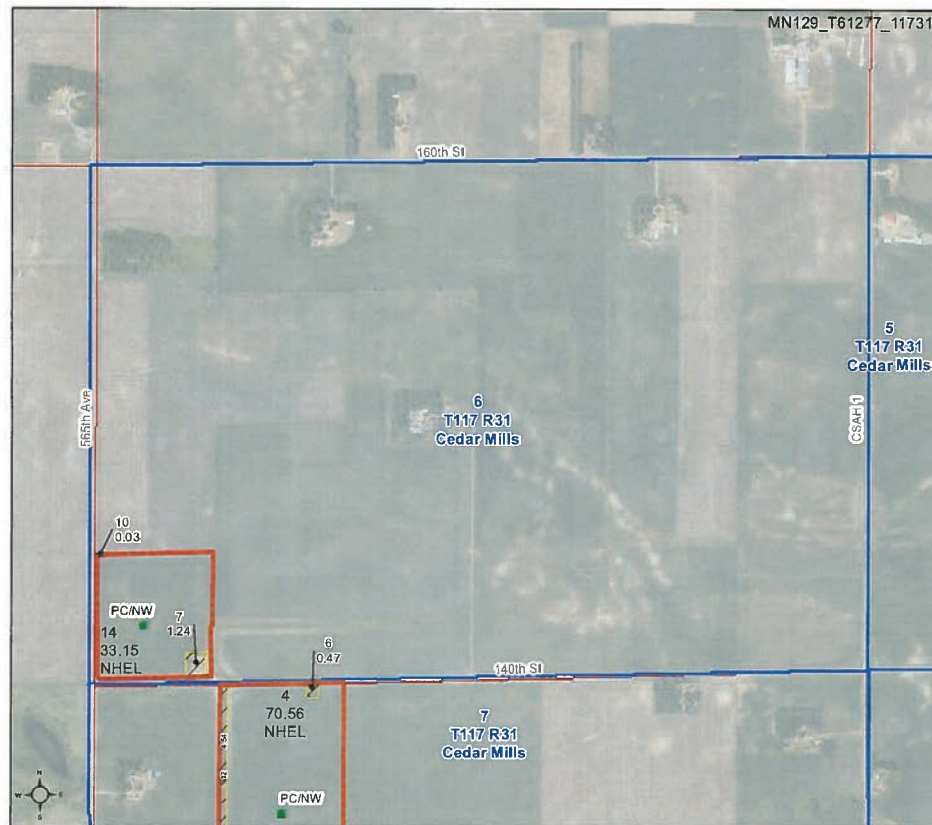
Wetland Determination Identifiers

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

Tract Cropland Total: 103.71 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 2021 NAIP imagery.

USDA United States Department of Agriculture
Renville County, Minnesota



Farm 14798
Tract 61277
 2022 Program Year
 Map Created May 05, 2022
117316



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: 103.71 acres

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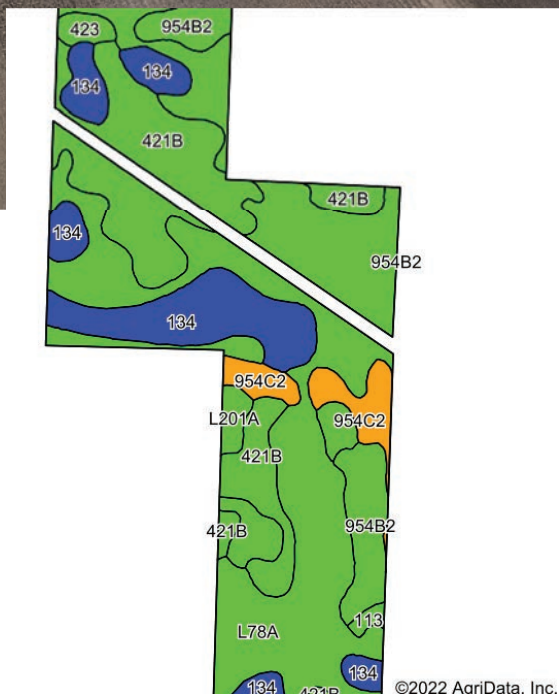
Tract 4 – Yellow Medicine County, MN – 193.01± Acres

Location: From Wood Lake, MN .4 miles west on 180th Ave. Land is located on the north and south side of the road.

PID#s: 21-028-1030 – 80± Acres, 21-021-3010 – 113.01± Acres / **Description:** Sect-28 Twp-114 Range-39

2022 Taxes: \$8,874 / Drain pump on parcel - utility bill available upon request





Area Symbol: MN173, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L78A	Canisteo clay loam, 0 to 2 percent slopes	86.75	44.9%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	42.90	22.2%		Ile	98
134	Okoboji silty clay loam, 0 to 1 percent slopes	30.53	15.8%		IIIw	86
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	13.24	6.9%		Ile	92
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	8.56	4.4%		IIIle	77
L201A	Normania loam, 1 to 3 percent slopes	8.00	4.1%		Ie	99
423	Seaforth loam, 1 to 3 percent slopes	2.11	1.1%		IIIs	95
113	Webster clay loam, 0 to 2 percent slopes	0.92	0.5%		IIw	93
Weighted Average					2.16	92.5

Tax Statement

Tract 4: Yellow Medicine County, MN

**YELLOW MEDICINE COUNTY
PROPERTY & PUBLIC SERVICES**
180 8TH AVE.
GRANITE FALLS, MN 56241-1508
PHONE: 320-564-3132
www.co.ym.mn.gov

2022

**PROPERTY TAX
STATEMENT**

PRCL# 21-028-1030 RCPT# 6287
TC 4.854 4.854

WOOD LAKE TOWNSHIP

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step 1	Estimated Market Value:	485,400	485,400
	Homestead Exclusion:		
	Taxable Market Value:	485,400	485,400
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2	Proposed Tax		3,470.00
	* Does Not Include Special Assessments		
	Sent in November 2021		
Step 3	Property Tax Statement		
	First half Taxes:		1,935.00
	Second half Taxes:		1,935.00
	Total Taxes Due in 2022		3,870.00

Property ID Number: 21-028-1030
Property Description: SECT-28 TWP-114 RANG-39
80.00 ACRES W1/2 NE1/4

SWANSON LIVING TRUST 14629-T
M A SWANSON & C BENKEN TTEES
211 MARSHALL AVE ACRES 80.00
HENNING MN 56551-4213

**\$\$\$
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 .....		.00	
Property Tax and Credits	3. Property taxes before credits	3,849.65	4,067.38
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	463.09	592.82
	5. Property taxes after credits	3,386.56	3,474.56
Property Tax by Jurisdiction	6. County	2,261.42	2,315.52
	7. City or Town	485.84	488.07
	8. State General Tax .....	.00	.00
	9. School District: 2167		
	A. Voter approved levies	378.88	395.21
	B. Other local levies	233.19	248.24
	10. Special Taxing Districts:		
	A. UPPER MN RDC	15.14	15.68
	B. YMC HRA	12.09	11.84
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,386.56	3,474.56
Special Assessments on Your Property	13. A. 65001 JD 10 REDET COST		395.44
	B.		
PRIN	365.74 C.		
INT	29.70 D.		
TOT	395.44 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		3,782.00	3,870.00



Tax Statement

Tract 4: Yellow Medicine County, MN

**YELLOW MEDICINE COUNTY
PROPERTY & PUBLIC SERVICES**
180 8TH AVE.
GRANITE FALLS, MN 56241-1508
PHONE: 320-564-3132
www.co.ym.mn.gov

2022

**PROPERTY TAX
STATEMENT**

PRCL# 21-021-3010 RCPT# 6235
TC 6.783 6.783

WOOD LAKE TOWNSHIP

Property ID Number: 21-021-3010
Property Description: SECT-21 TWP-114 RANG-39
113.01 ACRES E1/2 SW1/4, SW1/4
SE1/4 LESS 7 A RR

SWANSON LIVING TRUST
M A SWANSON & C BENKEN TTEES
211 MARSHALL AVE
HENNING MN 56551-4213

14629-T
ACRES 113.01

		Values and Classification		
		Taxes Payable Year	2021	2022
Step 1	Estimated Market Value:	678.300	678.300	
	Homestead Exclusion:			
	Taxable Market Value:	678.300	678.300	
	New Improve/Expired Excls:			
	Property Class:	AGRI NON-HSTD AGRI NON-HSTC		
Sent in March 2021				
Step 2	Proposed Tax			4.848.00
	* Does Not Include Special Assessments			
Sent in November 2021				
Step 3	Property Tax Statement			
	First half Taxes:		2.502.00	
	Second half Taxes:		2.502.00	
	Total Taxes Due in 2022		5.004.00	

**\$\$\$
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.

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:	2021	2022
				.00
Property Tax and Credits	3. Property taxes before credits		5,379.44	5,684.73
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		647.12	828.41
	5. Property taxes after credits		4,732.32	4,856.32
Property Tax by Jurisdiction	6. County		3,160.05	3,236.68
	7. City or Town		678.91	682.03
	8. State General Tax .....		.00	.00
	9. School District: 2167			
	A. Voter approved levies		529.45	552.26
	B. Other local levies		325.86	346.89
	10. Special Taxing Districts:			
	A. UPPER MN RDC		21.16	21.91
	B. YMC HRA		16.89	16.55
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		4,732.32	4,856.32
Special Assessments on Your Property	13. A. 65001 JD 10 REDET COST			147.68
	B.			
	PRIN 136.69 C.			
	INT 10.99 D.			
	TOT 147.68 E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,880.00	5,004.00



Tract Number : 58588

Description : E2 SW4 - SW4 SE4 WOOD LAKE 21 - W2 NE4 WOODLAKE 28

FSA Physical Location : MINNESOTA/YELLOW MEDICINE

ANSI Physical Location : MINNESOTA/YELLOW MEDICINE

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : SWANSON LIVING TRUST C/O MRYTA SWANSON

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
190.59	190.59	190.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	190.59	0.00	0.00	0.00	0.00	0.00





Renville County, Minnesota

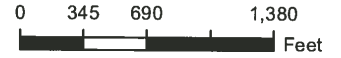
Farm 14798

Tract 58588

2022 Program Year

Map Created May 05, 2022

1143921



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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 190.59 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 2021 NAIP imagery.





Renville County, Minnesota

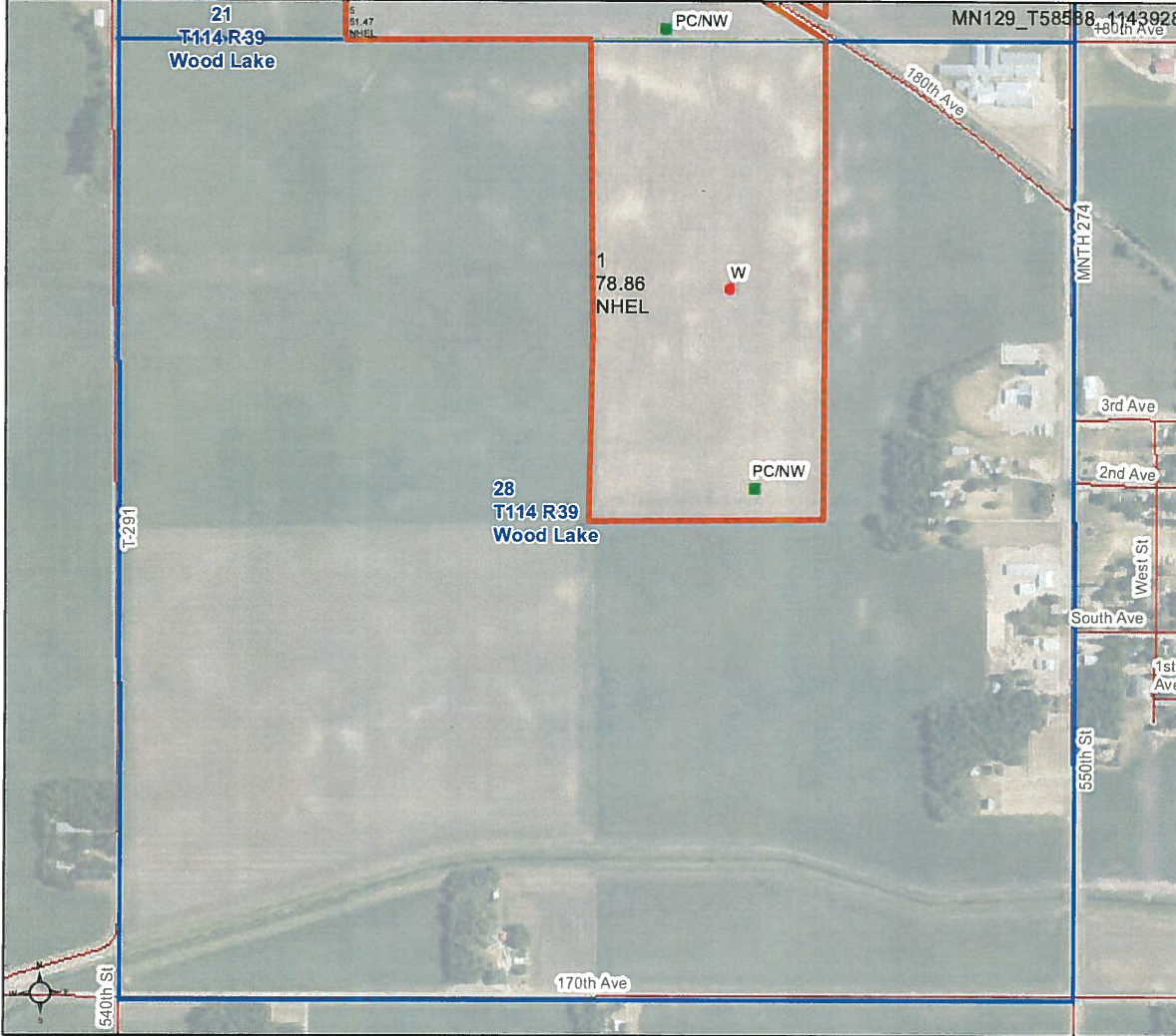
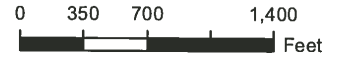
Farm 14798

Tract 58588

2022 Program Year

Map Created May 05, 2022

1143928



- 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
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- Cropland
- Tract Boundary

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- Exempt from Conservation Compliance Provisions

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Sample Earnest Money Receipt and Purchase Agreement

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

LAND & HOME AUCTION



OPENS: TUESDAY, JULY 5
CLOSES: WEDNESDAY, JULY 13 at 1PM 2022



Tract 1: Otter Tail County, MN Home – 9.4± Acres



Tract 2: Meeker County, MN – 72.5± Acres



Tract 3: Meeker County, MN – 34.79± Acres



Tract 4: Yellow Medicine County, MN – 193.01± Acres



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