

TRAVERSE COUNTY
MINNESOTA

Opens: Wednesday, August 24 | 8AM

Closes: Thursday, September 1 | 10AM CST 2022

LAND AUCTION

Timed Online

and Farmstead



1020± Contiguous Acres

Arthur Township

Auctioneer's Note: Steffes is honored to represent the Robert Asfeld Estate. This real estate auction will include a rare chance to purchase over 1,000 acres, plus a farmstead that includes a home, many outbuildings, livestock buildings and grain facility. What makes this auction so unique is the land is contiguous! Opportunities to buy 1,000 contiguous acres are few and far between.



📍 5291 County Road 3, Beardsley, MN 56211

Scan for Details!



Steffes Group, Inc. | 24400 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Contact Steffes Group, Scott Gillespie at 320.760.3066 or Curt Gillespie at 320.760.4567

TERMS: Ten percent 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, Scott Steffes MN47-002

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, August 24 and will end at 10AM on Thursday, September 1, 2022.** All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before: Monday, October 3rd, 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: Seller to pay 2022 taxes.**

- 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 SUBJECT TO 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

This property is sold as landlocked property. Property is being sold with no access.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

Timed Online Multi-Tract Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

CATALOG ORDER

EXTENDED

#1 Cavalier County, ND
Land Auction - 160± Acres

Description: NW ¼ Section 5-163-57
Deeded Acres: 160.00+/-
Cropland Acres: 124+/-
Wooded Acres: 26+/-
Soil Productivity Index: 75
Taxes ('15): \$978.47



US \$3,500/X [More Photos](#)
US \$560,000.00
(160.00 X \$3,500.00)

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US \$3,500/X [More Photos](#)
US \$560,000.00
(160.00 X \$3,500.00)

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!



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

August 2022

S	M	T	W	TH	F	S
14	15	16	17	18 <i>Inspection</i>	19	20
21	22	23	24 <i>Opens</i>	25	26	27
28	29	30	31			

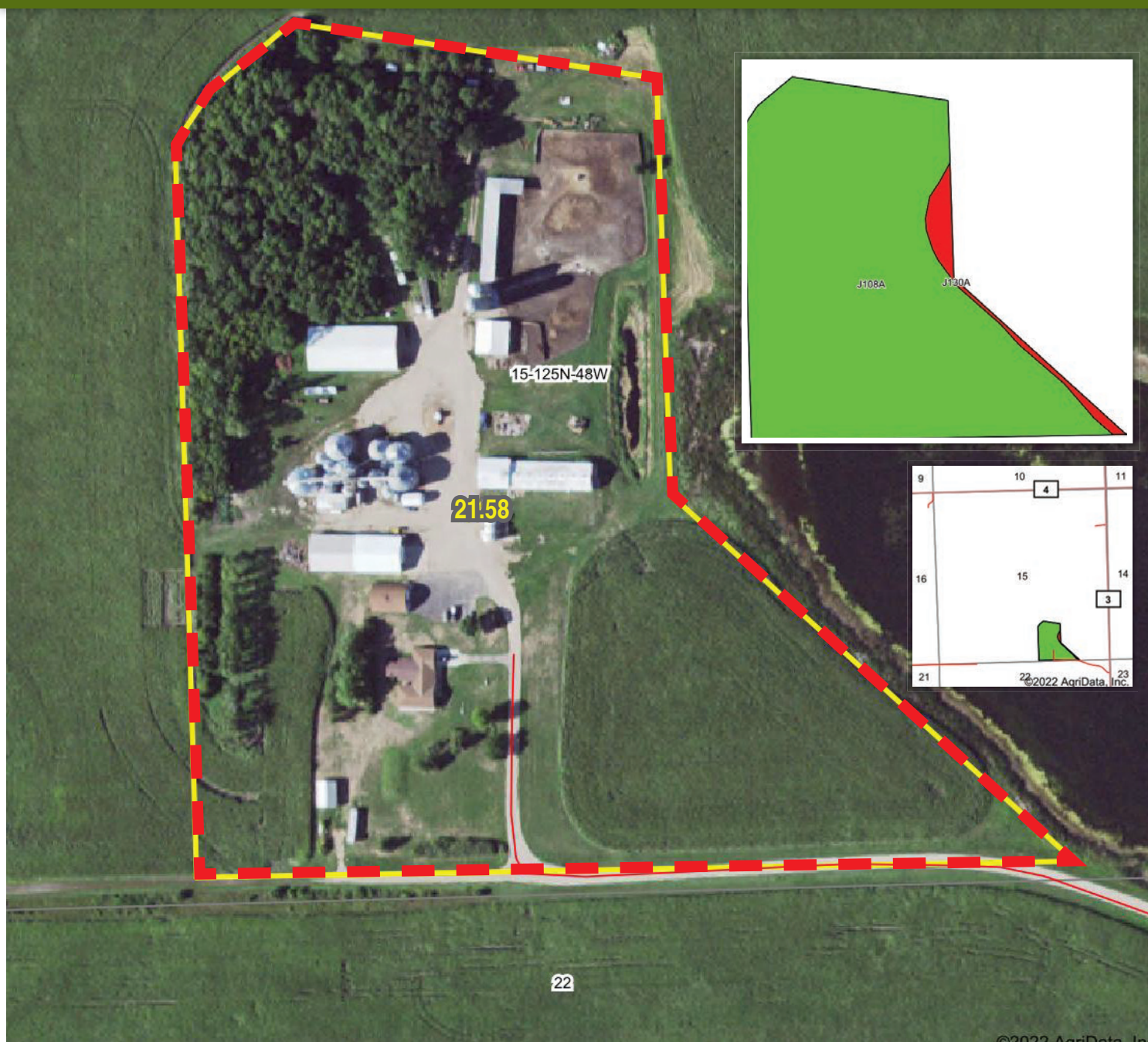
September 2022

				1 <i>Closes</i>	2	3
4	5	6	7	8	9	10



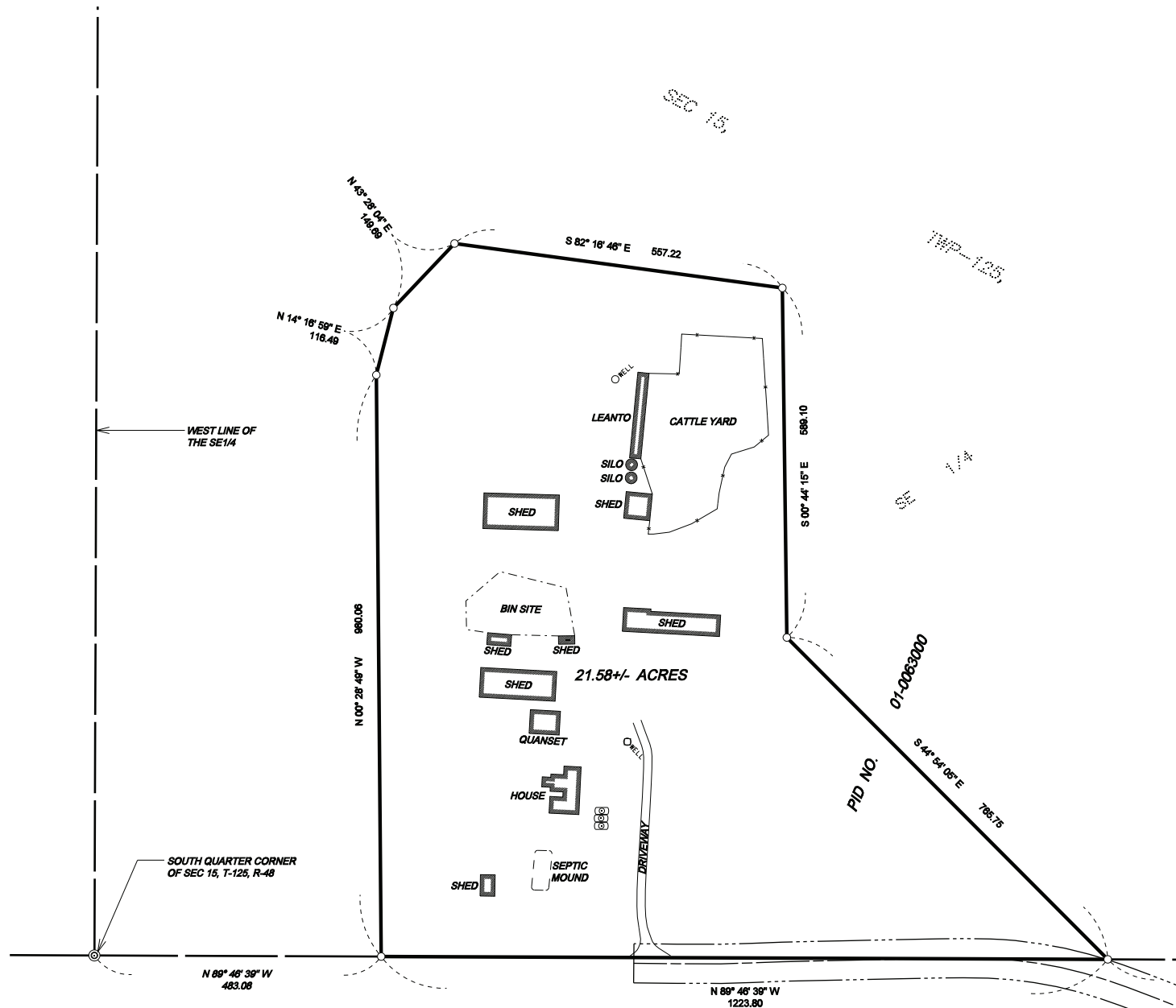
5 Tract 1 Property Details

Tract 1 – 21.58± Acres Farmstead • Arthur Township • PID #: 01-0063000 (That part of, new legal & PID# to be assigned)
Description: Sect-15 Twp-125 Range-48 • 2022 Taxes: \$2,636 (For entire land. New tax amount TBD)
Clinton-Graceville-Beardsley ISD #2888



Area Symbol: MN155, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	20.78	96.3%		IIc	97
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	0.80	3.7%		VIIIw	5
Weighted Average					2.22	93.6

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





CLIENT NAME:

**Robert Asfeld /
Steffes Auction**

PROJECT ADDRESS

5291 County Road 3
Beardsley, MN

DATE OF FIELD WORK: July 6, 2022

JOB NO.: 2022157

HORIZONTAL DATUM:

DATE OF MAP: July 13, 2022

DRAFTED BY: PMH

Traverse County
NAD83 2011 Adj.

REVISION: _____ DATE _____, 20____

CHECKED BY: DSH

VERTICAL DATUM:

REVISION: _____ DATE _____, 20____

N/A

Surveyed Description

PROPOSED LEGAL DESCRIPTION (TO BE SPLIT FROM PID NO. 01-0083000)

That part of the Southeast Quarter (SE1/4) of Section 15, Township 125 North, Range 48 West, Traverse County, Minnesota, described as follows: Commencing at the Southeast corner of said Section 15; thence on an assumed bearing of North 89 degrees 46 minutes 39 seconds West along the south line of said SE1/4, a distance of 946.05 feet to the point of beginning of the tract of land herein described; thence continue North 89 degrees 46 minutes 39 seconds West along last said line, a distance of 1223.80 feet; thence North 00 degrees 28 minutes 49 seconds West, a distance of 990.05 feet; thence North 14 degrees 18 minutes 59 seconds East, a distance of 116.49 feet; thence North 43 degrees 28 minutes 04 seconds East, a distance of 149.69 feet; thence South 82 degrees 18 minutes 46 seconds East, a distance of 557.22 feet; thence South 00 degrees 44 minutes 15 seconds East, a distance of 589.10 feet; thence South 44 degrees 54 minutes 05 seconds East, a distance of 765.75 feet to the point of beginning and there terminating.

Containing 21.58 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.

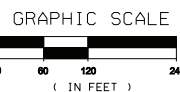
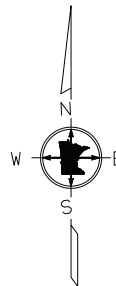
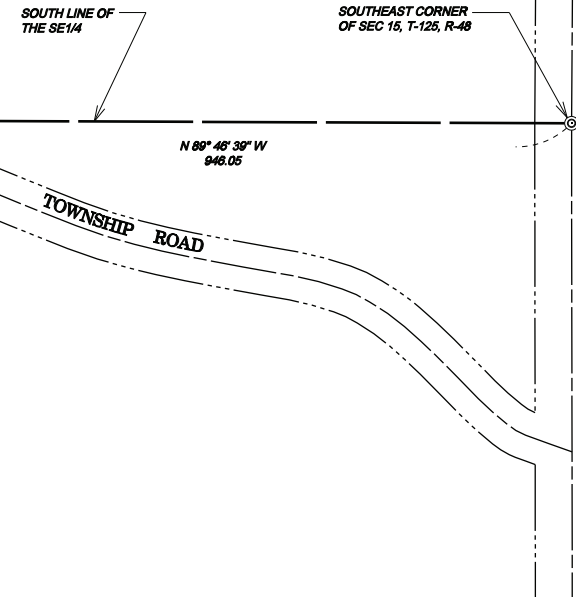
Doug Huhn

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 size, 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.
- 4: The Township road shown on this survey ends at the driveway going into the building site per Arthur Township.

COUNTY ROAD NO. 3




LEGEND

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







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

Surveying

CLIENT NAME:
**Robert Asfeld /
 Steffes Auction**

PROJECT ADDRESS
 5291 County Road 3
 Beardsley, MN

DATE OF FIELD WORK: July 6, 2022	JOB NO.: 2022157	HORIZONTAL DATUM: Traverse County NAD83 2011 Adj.
DATE OF MAP: July 13, 2022	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
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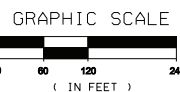
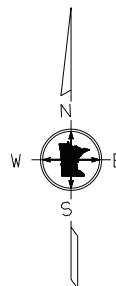
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- Found Monumentation
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- ⊙ Government Section Corner
- ⊞ Septic Tank



Grain Bins

- Sukup, west holding bin, 36' 12 ring, 44" rings
- Sukup, 15', 14 ring, 44" rings
- Westeel, 18', 8 ring, 44" rings
- Westeel, 36', 9 ring, 44" rings
- Sukup, 21', 10 ring, 44" rings
- Sioux, 30', 10 ring, 32" rings
- Sioux, 30', 11 ring, 32" rings
- Sukup, 30', 9 ring, 44" rings
- 36', 8 ring, 44" rings
- Misc., old bins, 20,000 bu.

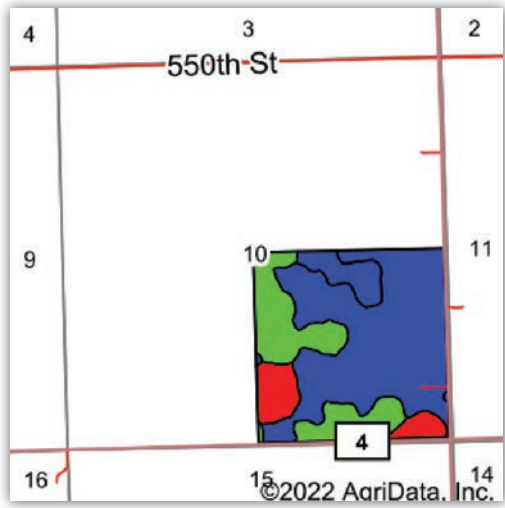
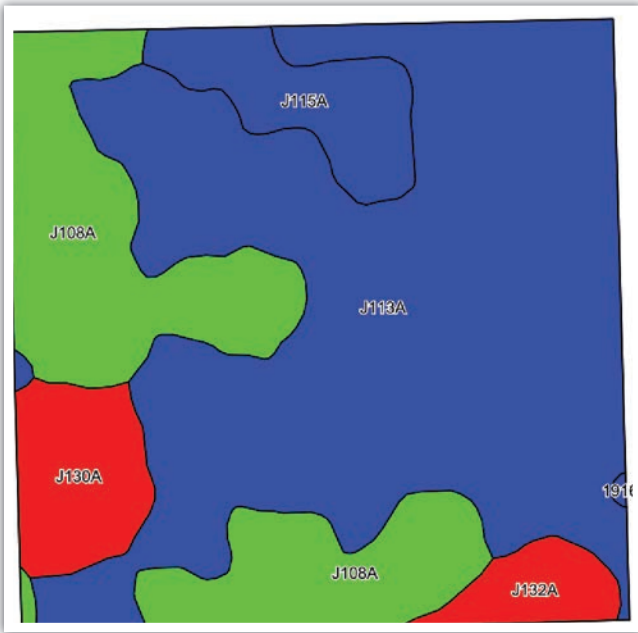


Home Features

- Built approx. 1974
- (4) Bedrooms
- 12'x13' Master bedroom with $\frac{3}{4}$ bathroom
- 11'x14' Bedroom
- 10'x13' Bedroom
- 11'x12' Bedroom
- (3) $\frac{3}{4}$ Bathroom
- 12'x12' entry with (2) closets
- 31'x18' Great room with fireplace
- 9'x20' Office with closets
- 15'x15' Knotty pine sunroom
- 10'x11' laundry room
- 12'x12' U-shaped kitchen
- 16'x16' Living room
- 2-car garage, 24'x28', 18' door, concrete
- Lennox LP gas furnace
- Lennox central air conditioning
- Steel siding
- Stone face
- New septic July 2020



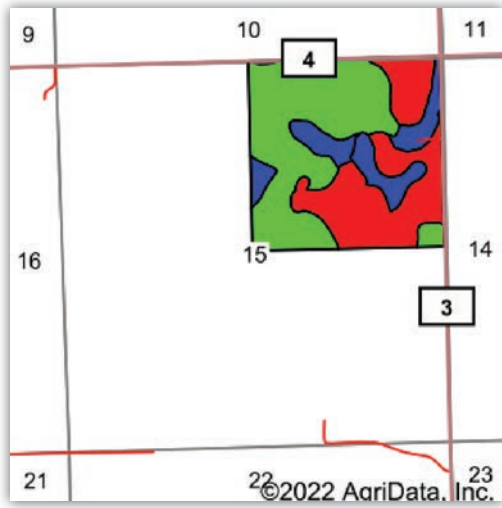
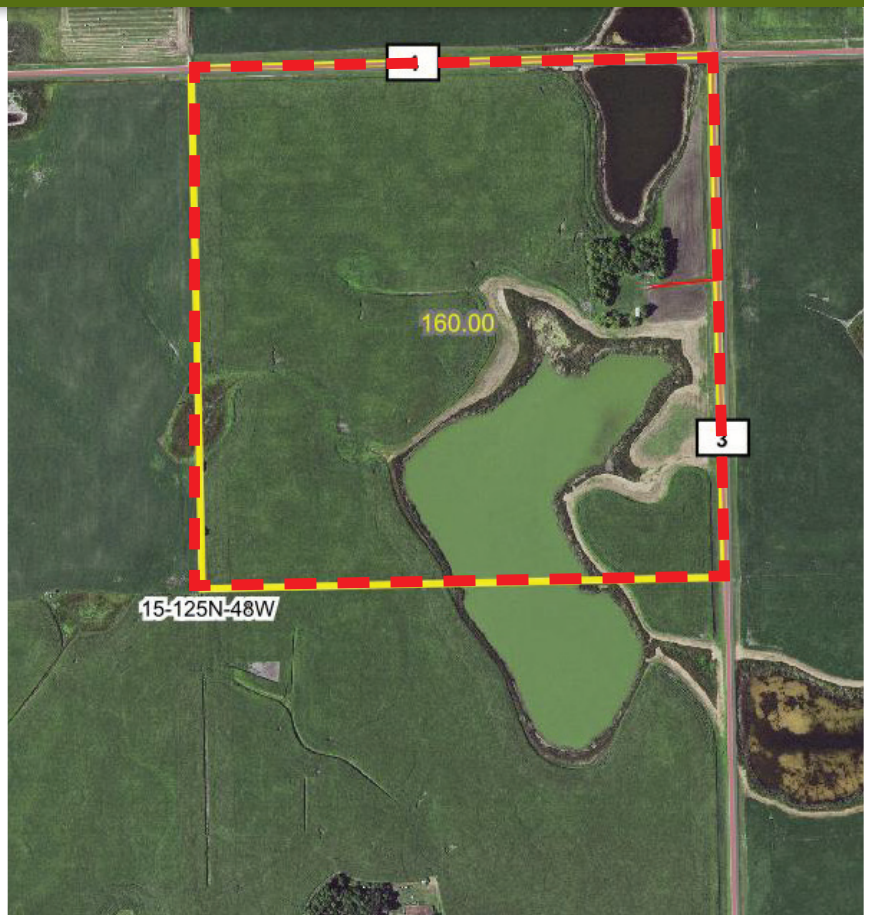
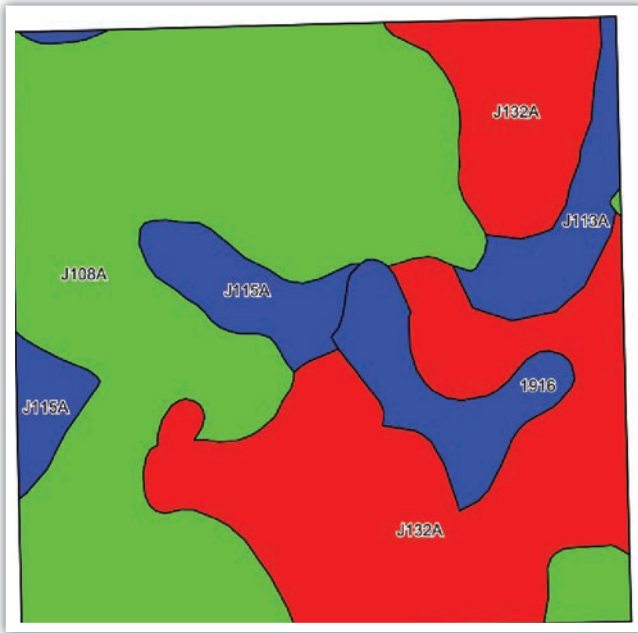
Tract 2 – 160± Acres • Arthur Township • PID #: 01-0042000 • Description: Sect-10 Twp-125 Range-48
 2022 Taxes: \$3,824



Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	95.87	59.9%		IIw	88
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	38.49	24.1%		IIc	97
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	10.51	6.6%		IIIw	90
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	9.93	6.2%		VIIIw	5
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	5.04	3.2%		VIIIw	15
1916	Lindaas clay loam	0.16	0.1%		IIw	85
Weighted Average					2.63	82.8

Tract 3 – 160± Acres • Arthur Township • PID #: 01-0061000 • Description: Sect-15 Twp-125 Range-48
 2022 Taxes: \$1,696



Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	77.25	48.3%	Green	IIc	97
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	56.63	35.4%	Red	VIIIw	15
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	9.86	6.2%	Blue	IIIw	90
1916	Lindaas clay loam	8.82	5.5%	Dark Blue	IIw	85
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	7.44	4.6%	Dark Blue	IIw	88
Weighted Average					4.19	66.5

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

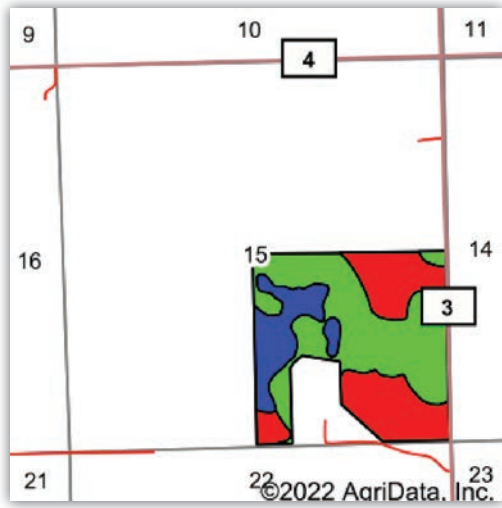
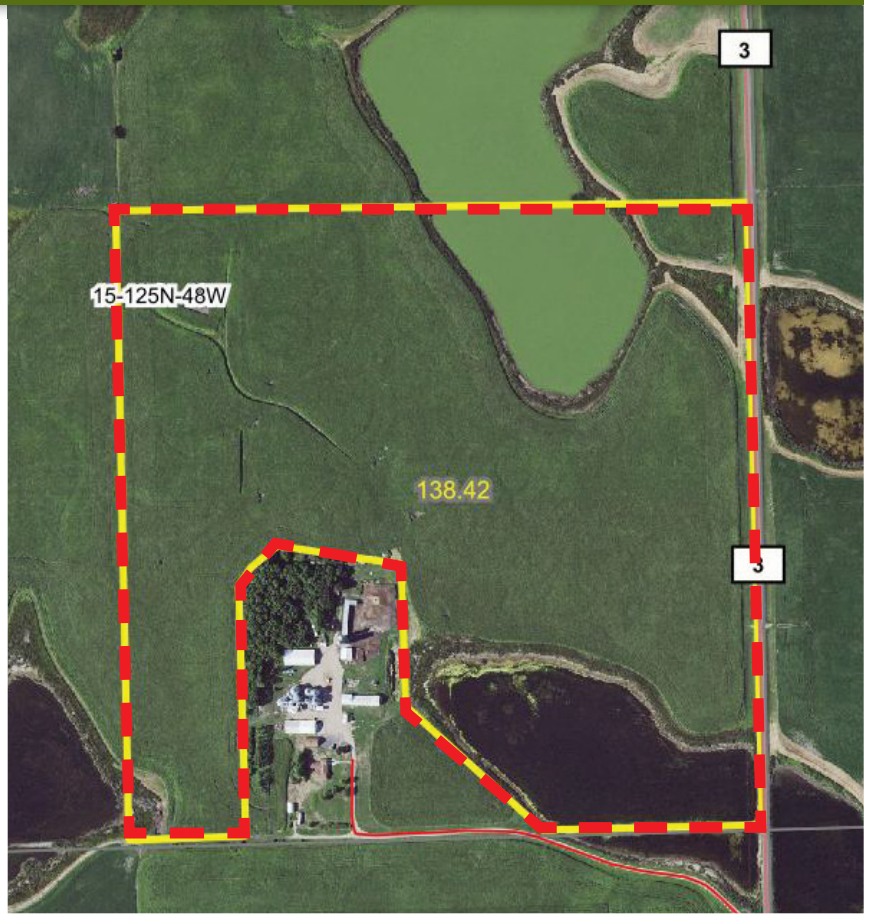
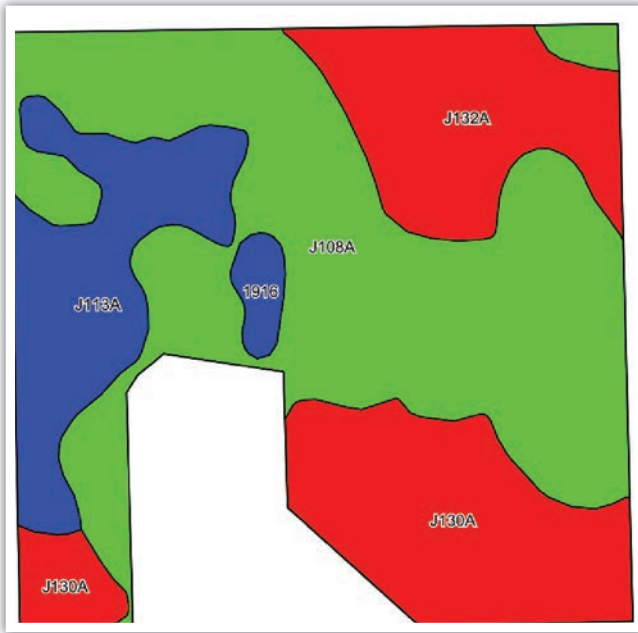
Tracts 2 Photos



Tracts 3 Photos



Tract 4 – 138.42± Acres • Arthur Township • PID #:01-0063000 (That part of, new legal & PID# to be assigned)
 Description: Sect-15 Twp-125 Range-48 • 2022 Taxes: \$2,636 (For entire land. New tax amount TBD)

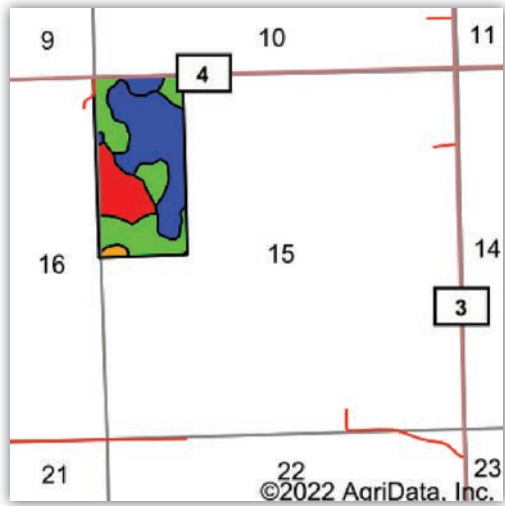
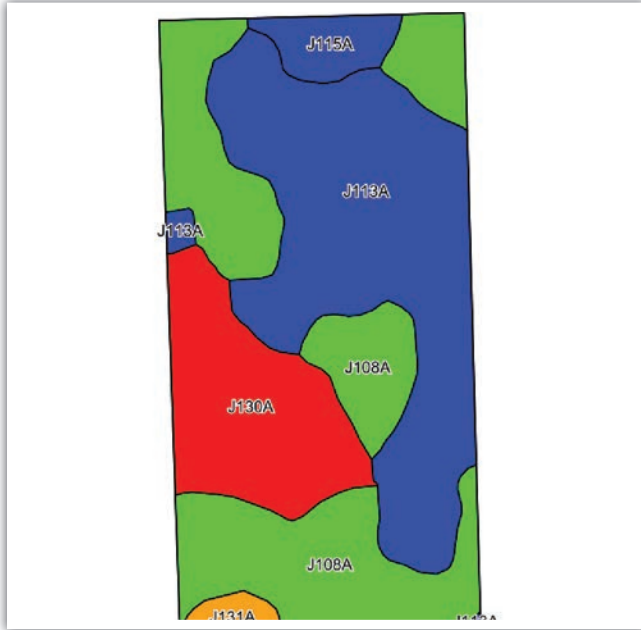


Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	67.56	48.8%		IIc	97
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	28.16	20.3%		VIIIw	5
J132A	Quam-Cathro-Lakepark complex, 0 to 2 percent slopes, frequently ponded	20.32	14.7%		VIIIw	15
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	20.18	14.6%		IIw	88
1916	Lindaas clay loam	2.20	1.6%		IIw	85
Weighted Average					4.10	64.7

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

Tract 5 – 80± Acres • Arthur Township • PID #: 01-0062001 • Description: Sect-15 Twp-125 Range-48
 2022 Taxes: \$840

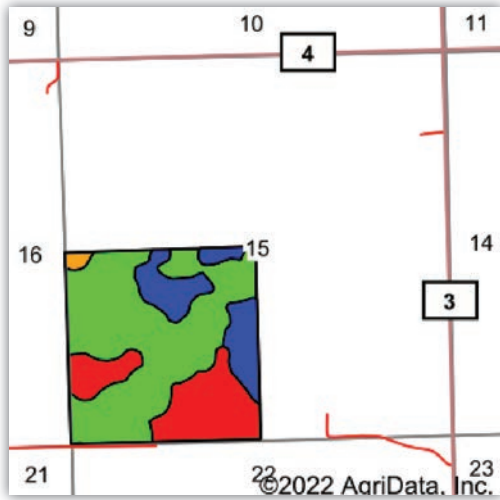
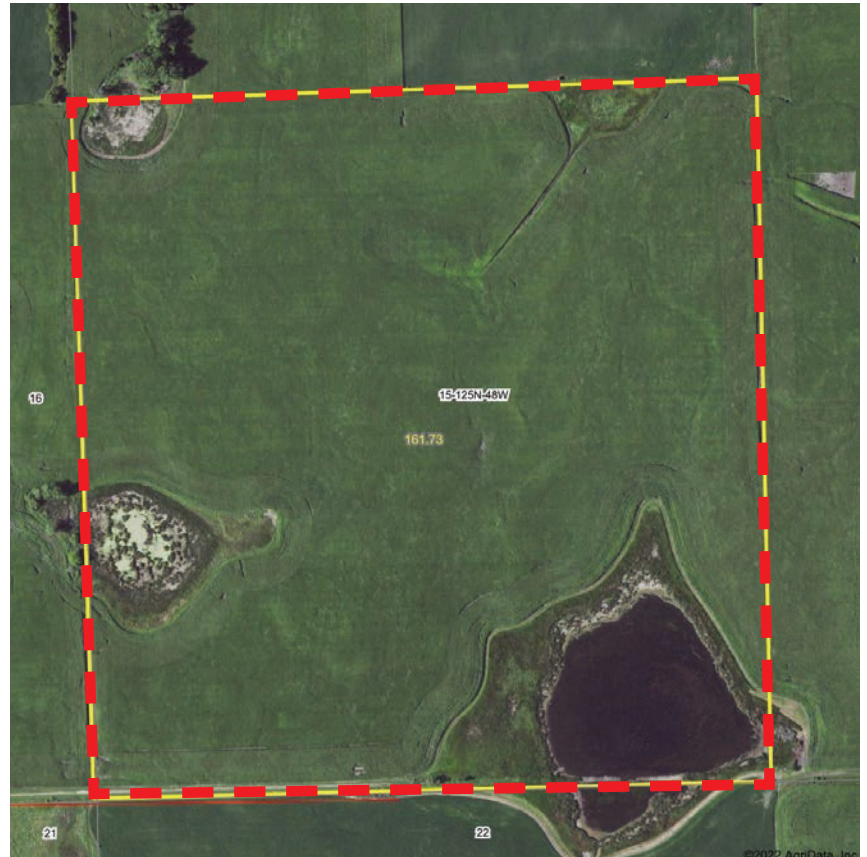
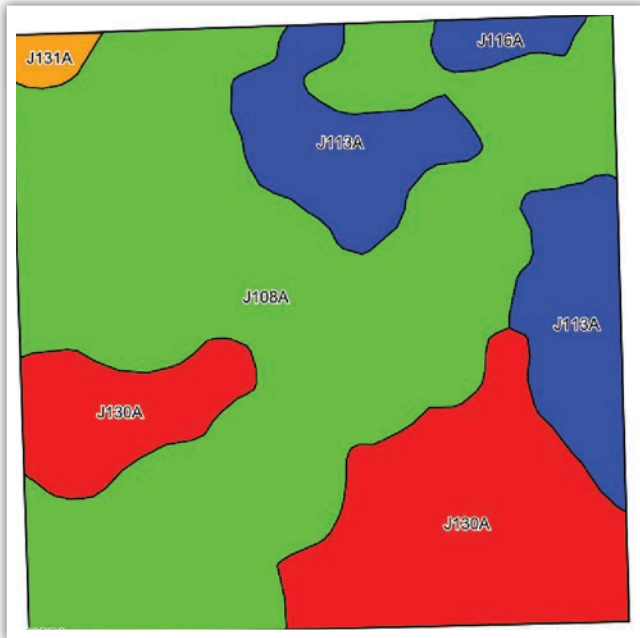


Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	32.21	40.3%		IIw	88
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	29.12	36.4%		IIc	97
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	14.12	17.6%		VIIIw	5
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	3.12	3.9%		IIIw	90
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	1.43	1.8%		IIIw	80
Weighted Average					3.12	76.6

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

Tract 6 – 161.73± Acres • Arthur Township • PID #: 01-0064000 • Description: Sect-15 Twp-125 Range-48 • 2022 Taxes: \$3,720

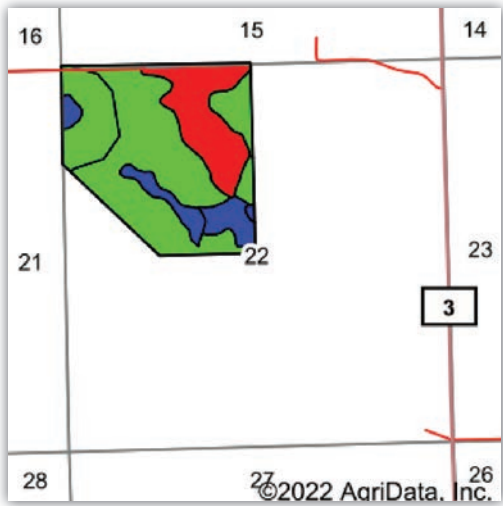
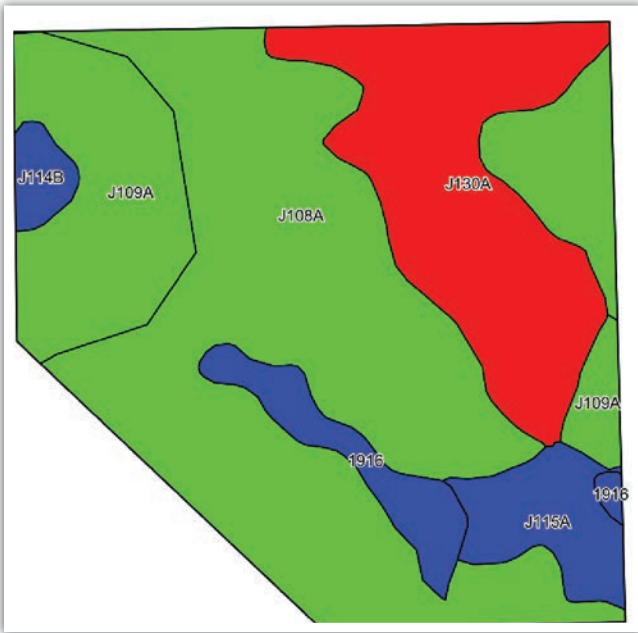


Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	93.41	58.4%		IIc	97
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	38.16	23.8%		VIIIw	5
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	23.97	15.0%		IIw	88
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	2.72	1.7%		IIIw	86
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	1.74	1.1%		IIIw	80
Weighted Average					3.46	73.3

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

Tract 7 – 140± Acres • Arthur Township • PID #: 01-0086000 & 01-0087000 • Description: Sect-22 Twp-125 Range-48
 2022 Taxes: \$3,394

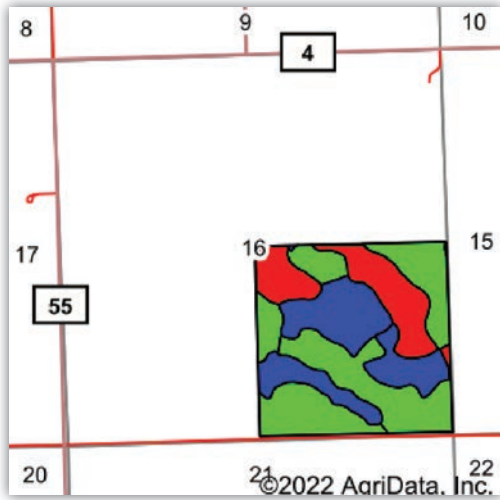
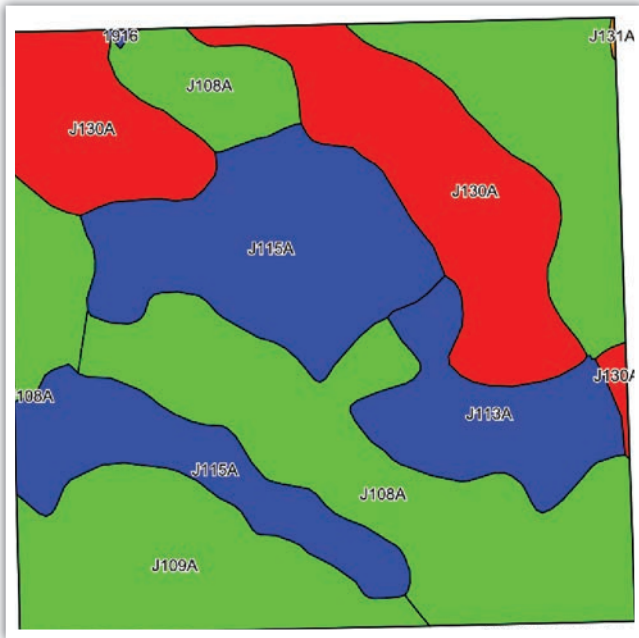


Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	72.70	51.9%		IIc	97
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	29.81	21.3%		VIIW	5
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	20.93	15.0%		IIc	95
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	7.54	5.4%		IIIW	90
1916	Lindaas clay loam	6.76	4.8%		IIW	85
J114B	Flom-Aazdahl-Quam complex, 0 to 4 percent slopes	2.26	1.6%		IIIW	90
Weighted Average					3.35	76

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

Tract 8 – 160± Acres • Arthur Township • PID #:01-0067000 • Description: Sect-16 Twp-125 Range-48 • 2022 Taxes:\$3,666



Area Symbol: MN155, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	53.40	33.4%	 	IIc	97
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	35.15	22.0%	 	IIIw	90
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	33.23	20.8%	 	VIIIw	5
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	25.29	15.8%	 	IIc	95
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	12.71	7.9%	 	IIw	88
1916	Lindaas clay loam	0.14	0.1%	 	IIw	85
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	0.08	0.0%	 	IIIw	80
Weighted Average					3.47	75.3

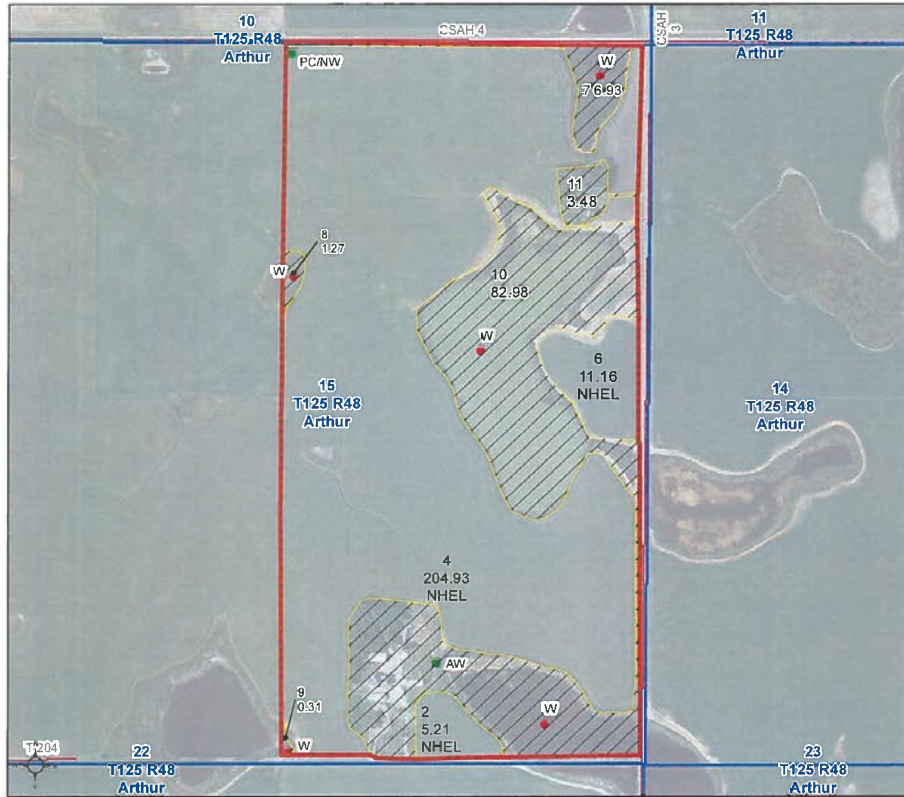
USDA United States Department of Agriculture
 Traverse County, Minnesota

Farm 7760

Tract 5997

2022 Program Year

Map Created May 10, 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: 221.30 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.

Minnesota
 Traverse
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 7760
 Prepared: 6/8/22 2:21 PM
 Crop Year: 2022
 Page: 5 of 5

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.

Tract Number: 5997 Description E1/2 SEC 15 ARTHUR

FSA Physical Location : Traverse, MN ANSI Physical Location: Traverse, 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

2011- 89

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
316.27	221.3	221.3	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	221.3	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.72	68	0.00
CORN	98.56	153	0.00
SOYBEANS	105.83	44	0.00
Total Base Acres:	214.11		

Owners: ASFELD, ROBERT PETER
 Other Producers: HIEDEMAN, EDWARD J



Traverse County, Minnesota

Farm 7760

Tract 41

2022 Program Year

Map Created May 10, 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: 154.81 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.

FSA Physical Location : Traverse, MN

ANSI Physical Location: Traverse, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
156.37	154.81	154.81	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	154.81	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.8	68	0.00
CORN	68.94	153	0.00
SOYBEANS	74.04	44	0.00



Traverse County, Minnesota

Farm 7760

Tract 2418

2022 Program Year

Map Created May 10, 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: 63.04 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.

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
80.31	63.04	63.04	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	63.04	0.0	0.0	0.0		

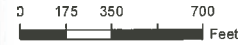
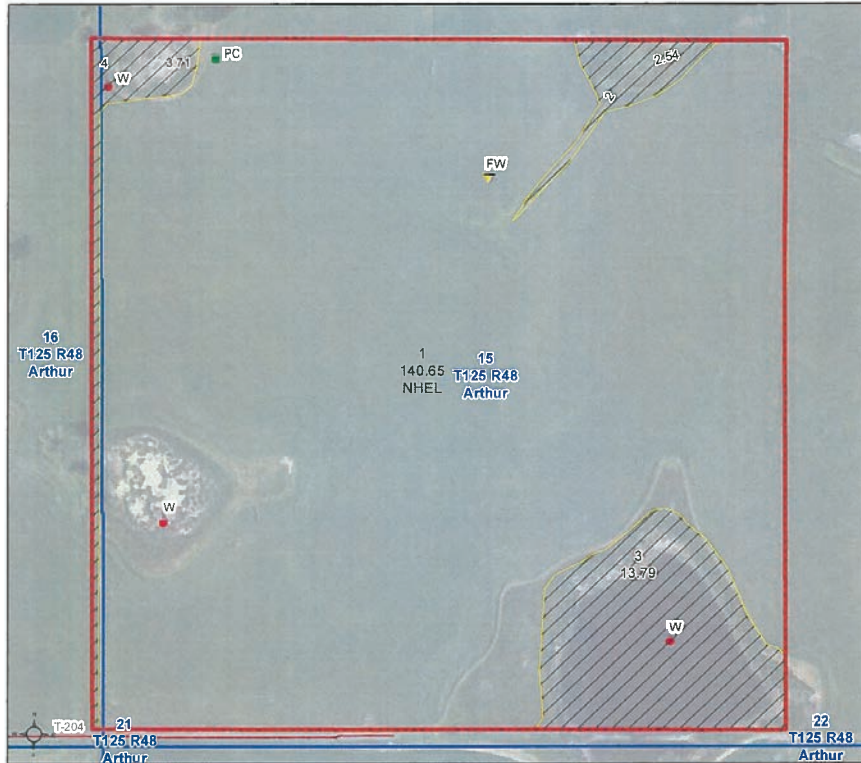
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.77	68	0.00
CORN	28.07	153	0.00
SOYBEANS	30.15	44	0.00

Tract 6 USDA Map & Abbreviated 156 Farm Record

USDA United States Department of Agriculture
 Traverse County, Minnesota

Farm 7760
 Tract 47

2022 Program Year
 Map Created May 10, 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: 140.65 acres

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Minnesota
 Traverse
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 7760
 Prepared: 6/8/22 2:21 PM
 Crop Year: 2022
 Page: 2 of 5

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	149.78		

Owners: ASFELD, ROBERT PETER
 Other Producers: None

Tract Number: 47 Description D27/SW15, ARTHUR
 FSA Physical Location : Traverse, MN ANSI Physical Location: Traverse, MN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
160.69	140.65	140.65	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	140.65	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	71.05	141	0.00
SOYBEANS	60.74	38	0.00
Total Base Acres:	131.79		

Tract 7 USDA Map & Abbreviated 156 Farm Record

USDA United States Department of Agriculture **Traverse County, Minnesota**



Farm 7760
Tract 5996

2022 Program Year
Map Created May 10, 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 = Dtl, 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: 126.80 acres

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Minnesota
Traverse

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7760
Prepared: 6/8/22 2:21 PM
Crop Year: 2022
Page: 4 of 5

Report ID: FSA-156EZ

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	60.99		

Owners: ASFELD, ROBERT PETER
Other Producers: None

Tract Number: 5996 Description: NW 22 ARTHUR
 FSA Physical Location: Traverse, MN ANSI Physical Location: Traverse, MN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Recon Number
2011- 88

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
142.86	126.8	126.8	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	126.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.54	68	0.00
CORN	56.15	153	0.00
SOYBEANS	60.3	44	0.00

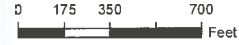
USDA United States Department of Agriculture
Traverse County, Minnesota

Farm 7760

Tract 61

2022 Program Year

Map Created May 10, 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: 140.63 acres

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Minnesota

Traverse

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7760

Prepared: 6/8/22 2:21 PM

Crop Year: 2022

Page: 3 of 5

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.

Tract Number: 61 Description SE 16, ARTHUR

FSA Physical Location : Traverse, MN ANSI Physical Location: Traverse, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.09	140.63	140.63	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	140.63	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.18	68	0.00
CORN	62.66	153	0.00
SOYBEANS	67.29	44	0.00
Total Base Acres:	136.13		

Owners: ASFELD, ROBERT PETER

Other Producers: None

KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022

PROPERTY TAX STATEMENT

PRCL# 01-0063000 RCPT# 166

ARTHUR

Property ID Number: 01-0063000
 Property Description: SECT-15 TWP-125 RANG-48 SE1/4

5291 COUNTY ROAD 3

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

82-T

ACRES 160.00

TC 5.661 5.263

		Values and Classification	
		2021	2022
Taxes Payable Year			
Step 1	Estimated Market Value:	1,047.800	968.200
	Homestead Exclusion:	25.126	25.126
	Taxable Market Value:	1,022.674	943.074
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,658.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1,318.00
	Second half Taxes:		1,318.00
	Total Taxes Due in 2022		2,636.00

\$\$\$ 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
<input type="checkbox"/>		944.35
	866.40	
Property Tax and Credits	2,955.00	3,152.09
3. Property taxes before credits	2,955.00	3,152.09
4. A. Agricultural and rural land tax credits	490.00	490.00
B. Other credits to reduce your property tax	.00	61.09
5. Property taxes after credits	2,465.00	2,601.00
Property Tax by Jurisdiction	1,548.71	1,633.59
6. County	1,548.71	1,633.59
7. City or Town	248.09	277.56
8. State General Tax	.00	.00
9. School District: 2888		
A. Voter approved levies	296.48	297.67
B. Other local levies	276.30	304.45
10. Special Taxing Districts:		
A. UPPER MINNESOTA RIVER	95.42	87.73
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,465.00	2,601.00
Special Assessments on Your Property		35.00
13. A. 80918 SOLID WASTE		35.00
B.		
PRIN 35.00		
INT		
TOT 35.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,500.00	2,636.00

Tract 1



Tract 4



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022
PROPERTY TAX STATEMENT

PRCL# 01-0042000 RCPT# 163

Property ID Number: 01-0042000
 Property Description: SECT-10 TWP-125 RANG-48 SE1/4

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

ARTHUR
 82-T
 ACRES 160.00

		TC	7.470	7.056
		Values and Classification		
		Taxes Payable Year		
		2021	2022	
Step	Estimated Market Value:	747.000	756.600	
1	Homestead Exclusion:			
	Taxable Market Value:	747.000	756.600	
	New Improve/Expired Excls:			
	Property Class:	AGRI HSTD	AGRI HSTD	
Sent in March 2021				
Step	Proposed Tax		3,904.00	
2	* Does Not Include Special Assessments			
	Sent in November 2021			
Step	Property Tax Statement			
3	First half Taxes:		1,912.00	
	Second half Taxes:		1,912.00	
	Total Taxes Due in 2022		3,824.00	

\$\$\$
 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.

- 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 | 3,604.00 | 3,927.43 |
| | 4. A. Agricultural and rural land tax credits | .00 | .00 |
| | B. Other credits to reduce your property tax | .00 | 103.43 |
| | 5. Property taxes after credits | 3,604.00 | 3,824.00 |
| Property Tax by Jurisdiction | 6. County | 2,519.29 | 2,670.33 |
| | 7. City or Town | 403.75 | 453.63 |
| | 8. State General Tax | .00 | .00 |
| | 9. School District: 2888 | | |
| | A. Voter approved levies | 129.52 | 126.72 |
| | B. Other local levies | 208.72 | 240.49 |
| | 10. Special Taxing Districts: | | |
| | A. BOIS DE SIOUX WATERSHED | 342.72 | 332.83 |
| | B. | | |
| | C. | | |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | 3,604.00 | 3,824.00 |
| Special Assessments on Your Property | 13. A. | | |
| | B. | | |
| | C. | | |
| | D. | | |
| | E. | | |
| | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 3,604.00 | 3,824.00 |

Taxes Payable Year:	2021	2022
<input type="checkbox"/>		.00
	.00	
	3,604.00	3,927.43
	.00	.00
	.00	103.43
	3,604.00	3,824.00
	2,519.29	2,670.33
	403.75	453.63
	.00	.00
	129.52	126.72
	208.72	240.49
	342.72	332.83
	3,604.00	3,824.00
	3,604.00	3,824.00



KIT JOHNSON
 TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022

PROPERTY TAX STATEMENT

ARTHUR

PRCL# 01-0061000 RCPT# 164

Property ID Number: 01-0061000
 Property Description: SECT-15 TWP-125 RANG-48 NE1/4

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

82-T
 ACRES 160.00

TC 3.267 3.130

		Values and Classification	
		2021	2022
Step 1	Estimated Market Value:	653.400	626.000
	Homestead Exclusion:		
	Taxable Market Value:	653.400	626.000
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		1,732.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		848.00
	Second half Taxes:		848.00
	Total Taxes Due in 2022		1,696.00

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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	1,576.00	1,741.88
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	.00	45.88
5. Property taxes after credits	1,576.00	1,696.00
Property Tax by Jurisdiction		
6. County	1,101.60	1,184.24
7. City or Town	176.58	201.23
8. State General Tax .....	.00	.00
9. School District: 2888		
A. Voter approved levies	56.64	56.21
B. Other local levies	91.29	106.68
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	149.89	147.64
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,576.00	1,696.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,576.00	1,696.00

Tract 3



Tract 3



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022
PROPERTY TAX STATEMENT

PRCL# 01-0062001 RCPT# 165
 TC 1.921 1.642

ARTHUR

Property ID Number: 01-0062001
 Property Description: SECT-15 TWP-125 RANG-48
 W1/2NW1/4

ROBERT P ASFELD 82-T
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211 ACRES 80.00

		Values and Classification	
Taxes Payable Year		2021	2022
Step 1	Estimated Market Value:	358,800	328,400
	Homestead Exclusion:		
	Taxable Market Value:	358,800	328,400
New Improve/Expired Excls:			
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		858.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3		Property Tax Statement	
First half Taxes:			420.00
Second half Taxes:			420.00
Total Taxes Due in 2022			840.00

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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.

- 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 | 934.00 | 840.00 |
| | 4. A. Agricultural and rural land tax credits | .00 | .00 |
| | B. Other credits to reduce your property tax | .00 | .00 |
| | 5. Property taxes after credits | 934.00 | 840.00 |
| Property Tax by Jurisdiction | 6. County | 647.06 | 621.57 |
| | 7. City or Town | 103.83 | 105.56 |
| | 8. State General Tax | .00 | .00 |
| | 9. School District: 801 | | |
| | A. Voter approved levies | .00 | .00 |
| | B. Other local levies | 94.97 | 35.42 |
| | 10. Special Taxing Districts: | | |
| | A. BOIS DE SIOUX WATERSHED | 88.14 | 77.45 |
| | B. | | |
| | C. | | |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | 934.00 | 840.00 |
| Special Assessments on Your Property | 13. A. | | |
| | B. | | |
| | C. | | |
| | D. | | |
| | E. | | |
| | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 934.00 | 840.00 |

Taxes Payable Year:		2021	2022
<input type="checkbox"/>			.00
		.00	
		934.00	840.00
		.00	.00
		.00	.00
		934.00	840.00
		647.06	621.57
		103.83	105.56
		.00	.00
		.00	.00
		94.97	35.42
		88.14	77.45
		934.00	840.00
		934.00	840.00

Tract 5



Tract 5



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022
PROPERTY TAX STATEMENT

PRCL# 01-0064000 RCPT# 167

ARTHUR

Property ID Number: 01-0064000
 Property Description: SECT-15 TWP-125 RANG-48 SW1/4

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

82-T
 ACRES 161.73

TC 7.644 7.275

		Values and Classification	
		2021	2022
Taxes Payable Year			
Step 1	Estimated Market Value:	764.400	727.500
1	Homestead Exclusion:		
	Taxable Market Value:	764.400	727.500
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		3,804.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1,860.00
	Second half Taxes:		1,860.00
	Total Taxes Due in 2022		3,720.00

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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.

		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	3,720.00	3,720.00
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits	3,720.00	3,720.00
Property Tax by Jurisdiction	6. County	2,578.21	2,752.21
	7. City or Town	413.16	467.71
	8. State General Tax .....	.00	.00
	9. School District: 801 A. Voter approved levies .....	.00	.00
	B. Other local levies	377.92	156.92
	10. Special Taxing Districts: A. BOIS DE SIOUX WATERSHED	350.71	343.16
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	3,720.00	3,720.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,720.00	3,720.00

Tract 6



Tract 6



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022
PROPERTY TAX STATEMENT

PRCL# 01-0086000 RCPT# 169

Property ID Number: 01-0086000
 Property Description: SECT-22 TWP-125 RANG-48
 N1/2NW1/4

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

ARTHUR
 82-T
 ACRES 80.00

		TC	3.678	3.576
		Values and Classification		
		Taxes Payable Year		
		2021	2022	
Step	Estimated Market Value:	367.800	357.600	
1	Homestead Exclusion:			
	Taxable Market Value:	367.800	357.600	
	New Improve/Expired Excls: Property Class:	AGRI HSTD	AGRI HSTD	
Sent in March 2021				
Step	Proposed Tax		1,882.00	
2	* Does Not Include Special Assessments Sent in November 2021			
Step	Property Tax Statement			
3	First half Taxes:		921.00	
	Second half Taxes:		921.00	
	Total Taxes Due in 2022		1,842.00	

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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.

- 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 | 1,682.00 | 1,894.42 |
| | 4. A. Agricultural and rural land tax credits | .00 | .00 |
| | B. Other credits to reduce your property tax | .00 | 52.42 |
| | 5. Property taxes after credits | 1,682.00 | 1,842.00 |
| Property Tax by Jurisdiction | 6. County | 1,240.19 | 1,353.34 |
| | 7. City or Town | 198.80 | 229.90 |
| | 8. State General Tax | .00 | .00 |
| | 9. School District: 2888 | | |
| | A. Voter approved levies | 63.77 | 64.22 |
| | B. Other local levies | 102.77 | 121.88 |
| | 10. Special Taxing Districts: | | |
| | A. UPPER MINNESOTA RIVER | 76.47 | 72.66 |
| | B. | | |
| | C. | | |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | 1,682.00 | 1,842.00 |
| Special Assessments on Your Property | 13. A. | | |
| | B. | | |
| | C. | | |
| | D. | | |
| | E. | | |
| | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 1,682.00 | 1,842.00 |

Tract 7



Tract 7



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022

PROPERTY TAX STATEMENT

PRCL# 01-0087000 RCPT# 170

ARTHUR

Property ID Number: 01-0087000
 Property Description: SECT-22 TWP-125 RANG-48
 S1/2NW1/4 EXCEPT 20 ACRES IN SW
 CORNER

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

82-T

ACRES 60.00

TC 2.991 3.013

		Values and Classification	
		2021	2022
Taxes Payable Year			
Step 1	Estimated Market Value:	299.100	301.300
1	Homestead Exclusion:		
	Taxable Market Value:	299.100	301.300
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			1,584.00
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			776.00
Second half Taxes:			776.00
Total Taxes Due in 2022			1,552.00

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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	1,368.00	1,596.16
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	.00	44.16
5. Property taxes after credits	1,368.00	1,552.00
Property Tax by Jurisdiction		
6. County	1,008.73	1,140.26
7. City or Town	161.66	193.71
8. State General Tax .....	.00	.00
9. School District: 2888		
A. Voter approved levies	51.86	54.11
B. Other local levies	83.57	102.70
10. Special Taxing Districts:		
A. UPPER MINNESOTA RIVER	62.18	61.22
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,368.00	1,552.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,368.00	1,552.00



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2022
PROPERTY TAX STATEMENT

PRCL# 01-0067000 RCPT# 168

Property ID Number: 01-0067000
 Property Description: SECT-16 TWP-125 RANG-48 SE1/4

ROBERT P ASFELD
 5291 COUNTY ROAD 3
 BEARDSLEY MN 56211

ARTHUR
 82-T
 ACRES 160.00

		TC	7.507	7.167
		Values and Classification		
		Taxes Payable Year		
		2021	2022	
Step	Estimated Market Value:	750.700	716.700	
1	Homestead Exclusion:			
	Taxable Market Value:	750.700	716.700	
	New Improve/Expired Excls:			
	Property Class:	AGRI HSTD	AGRI HSTD	
Sent in March 2021				
Step	Proposed Tax		3,748.00	
2	* Does Not Include Special Assessments			
	Sent in November 2021			
Step	Property Tax Statement			
3	First half Taxes:		1,833.00	
	Second half Taxes:		1,833.00	
	Total Taxes Due in 2022		3,666.00	

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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.

- 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 | 3,654.00 | 3,666.00 |
| | 4. A. Agricultural and rural land tax credits | .00 | .00 |
| | B. Other credits to reduce your property tax | .00 | .00 |
| | 5. Property taxes after credits | 3,654.00 | 3,666.00 |
| Property Tax by Jurisdiction | 6. County | 2,532.68 | 2,712.57 |
| | 7. City or Town | 405.75 | 460.77 |
| | 8. State General Tax | .00 | .00 |
| | 9. School District: 801 | | |
| | A. Voter approved levies | .00 | .00 |
| | B. Other local levies | 371.15 | 154.59 |
| | 10. Special Taxing Districts: | | |
| | A. BOIS DE SIOUX WATERSHED | 344.42 | 338.07 |
| | B. | | |
| | C. | | |
| | D. | | |
| | 11. Non-school voter approved referenda levies | | |
| | 12. Total property tax before special assessments | 3,654.00 | 3,666.00 |
| Special Assessments on Your Property | 13. A. | | |
| | B. | | |
| | C. | | |
| | D. | | |
| | E. | | |
| | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | 3,654.00 | 3,666.00 |

Taxes Payable Year:	2021	2022
<input type="checkbox"/>		.00
	.00	
	3,654.00	3,666.00
	.00	.00
	.00	.00
	3,654.00	3,666.00
	2,532.68	2,712.57
	405.75	460.77
	.00	.00
	.00	.00
	371.15	154.59
	344.42	338.07
	3,654.00	3,666.00
	3,654.00	3,666.00



Tract 5



Tract 6



Tract 1



Tract 8





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 accepted for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

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

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

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

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

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

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____

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

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

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

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

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT 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



Traverse County, Minnesota



SteffesGroup.com | 320.693.9371
24400 MN Hwy 22 South, Litchfield, MN 55355