

ST. LOUIS COUNTY
MINNESOTA

Opens: TUESDAY, AUGUST 16 | 8AM

Closes: WEDNESDAY, AUGUST 24 | 1PM CST 2022

LAND AUCTION

Timed Online



120± Acres

Ellsburg Township

Auctioneer's Note: 120± acres of beautiful wooded/recreational land in northern Minnesota. Only 45 minutes from Duluth, MN.



From Cotton, MN, 2.5 miles north on US-53 N. Land is located on the east side of the road. This property is landlocked with no access.

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

Contact Ashley Huhn at Steffes Group 320.693.9371 or 701.238.1975

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 guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



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, August 16 and will end at 1PM on Wednesday, August 24, 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: Friday, September 23, 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.

- 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 ABSOLUTE.**

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 Bidding Process

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.

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

CATALOG ORDER

#1 Cavalier County, ND Land Auction - 153.24± 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

00:04:00



US \$3,500/X
US \$560,000.00
(160.00 X \$3,500.00)

[More Photos](#)

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!

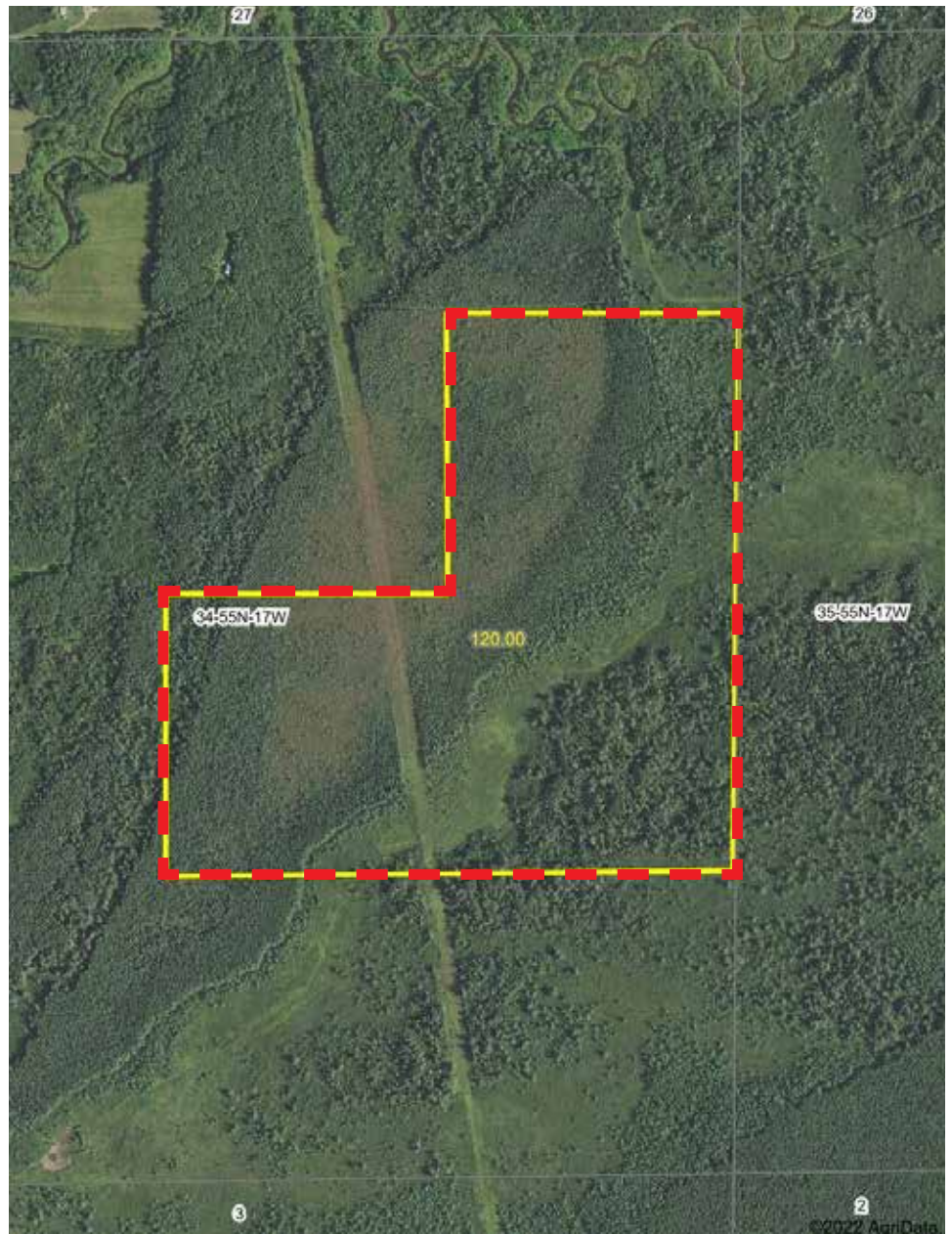
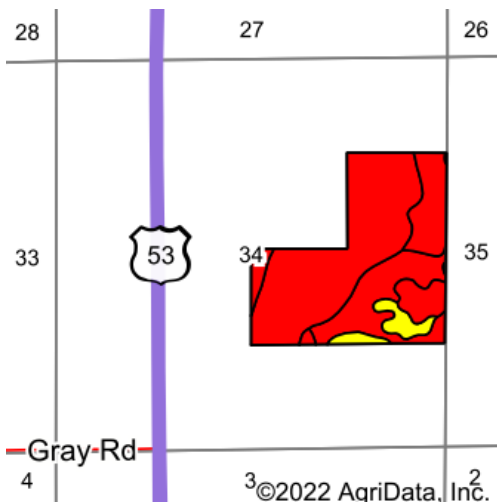
August 2022

S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	Opens 16	17	18	19	20
21	22	23	Closes 24	25	26	27
28	29	30	31	28	29	30
31						

LAND LOCATED: From Cotton, MN, 2.5 miles north on US-53 N. Land is located on the east side of the road but is not accessible from US-53 N.



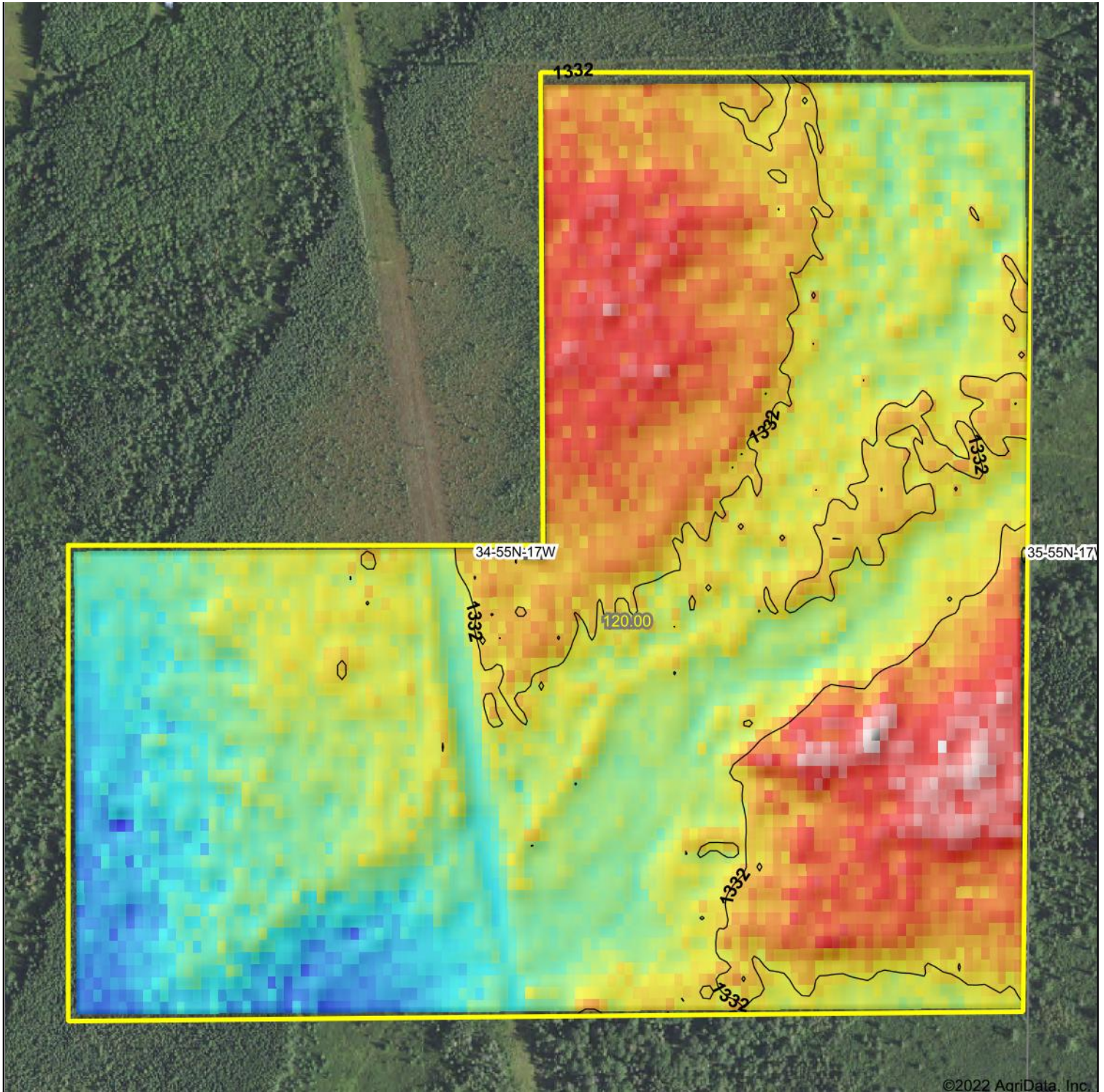
Total Acres: 120± Acres • PIDs #: PID #: 320-0020-05360 & 320-0020-05470
 Description: Sect- 34 Twp-55 Range-17 • 2022 Taxes: \$1,048



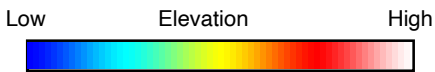
Area Symbol: MN619, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B121A	Merwin peat, duluth catena, 0 to 1 percent slopes	64.18	53.5%		VIIw	5
B107A	Baden muck, depressional, 0 to 1 percent slopes	24.14	20.1%		VIw	21
B123A	Blackhoof-Cathro-Baden complex, depressional, 0 to 1 percent slopes	23.75	19.8%		VIw	5
B104A	Ellsburg-Baden complex, 0 to 2 percent slopes	7.10	5.9%		IIIw	64
B81A	Cathro muck, depressional, duluth catena, 0 to 1 percent slopes	0.74	0.6%		VIIw	5
B102A	Hellwig-Ellsburg-Baden, depressional, complex, 0 to 2 percent slopes	0.09	0.1%		IVw	54
Weighted Average					6.36	11.7

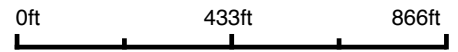
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,329.3
 Max: 1,334.4
 Range: 5.1
 Average: 1,331.8
 Standard Deviation: 0.82 ft



7/1/2022

34-55N-17W
St. Louis County
Minnesota

map center: 47° 12' 17.97, -92° 28' 45.26

ST LOUIS COUNTY

Property ID: 320-0020-05360

NANCY NILSEN
 ST. LOUIS COUNTY AUDITOR - TREASURER
 100 N. 5TH AVE. W., ROOM 214
 DULUTH, MN 55802
 218-726-2383 EXT. 2
 WWW.STLOUISCOUNTYMN.GOV

Property ID: 320-0020-05360

Owner: CCC-MINNESOTA LLC

Taxpayer(s):

TAXPAYER # 1112469

CCC-MINNESOTA LLC
 C/O CEDAR COUNTY COOP
 906 E 7TH ST
 PO BOX 192
 TIPTON IA 52772

Property Description:

TOWN OF ELLSBURG
 SEC:34 TWP: 55.0 RG:17 LOT: BLK: ACRES: 40.00
 SE1/4 OF NE1/4

2022 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2021	2022
STEP 1	Estimated Market Value:	8,800	9,300
	Homestead Exclusion:		
	Taxable Market Value:	8,800	9,300
	New Improvements/ Expired Exclusions: Property Classification:		
		RV NHSTD	RV NHSTD
Sentin March 2021			
STEP 2	PROPOSED TAX		
Proposed Tax:(excluding special assessments) Sent in November 2021			92.00
STEP 3	PROPERTY TAX STATEMENT		
First-half Taxes: May 16			46.00
Second-half Taxes: October 17			46.00
Total Taxes Due in 2022:			92.00

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You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS?

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're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits _____		91.16	97.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits _____		5.16	5.00
B. Taconite tax relief _____			
C. Other credits _____			
5. Property tax after credits _____		86.00	92.00
PROPERTY TAX BY JURISDICTION			
6. County _____		60.85	64.59
7. City or Town _____		16.83	18.47
8. State General Tax _____			
9. School District: A. Voter approved levies _____		3.17	2.43
2142 B. Other local levies _____		4.09	5.38
10A. Special taxing district _____		1.06	1.13
B. Tax increment _____			
C. Fiscal disparity _____			
11. Non-school voter approved referenda levies _____			
12. Total property tax before special assessments _____		86.00	92.00
SPECIAL ASSESSMENTS			
13A. _____			
B. _____			
C. _____			
14. Total property tax and special assessments _____		86.00	92.00

ISSUED: 07/01/2022



ST LOUIS COUNTY

Property ID: 320-0020-05470

NANCY NILSEN
 ST. LOUIS COUNTY AUDITOR - TREASURER
 100 N. 5TH AVE. W., ROOM 214
 DULUTH, MN 55802
 218-726-2383 EXT. 2
 WWW.STLOUISCOUNTYMN.GOV

Property ID: 320-0020-05470

Owner: CCC-MINNESOTA LLC

Taxpayer(s):

TAXPAYER # 1112469

CCC-MINNESOTA LLC
 C/O CEDAR COUNTY COOP
 906 E 7TH ST
 PO BOX 192
 TIPTON IA 52772

Property Description:

TOWN OF ELLSBURG
 SEC:34 TWP: 55.0 RG:17 LOT: BLK: ACRES: 80.00
 N1/2 OF SE1/4

2022 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2021	2022
STEP 1	Estimated Market Value:	76,600	79,900
	Homestead Exclusion:		
	Taxable Market Value:	76,600	79,900
New Improvements/ Expired Exclusions:			
Property Classification:		SEASONAL RV NHSTD	SEASONAL RV NHSTD
Sentin March 2021			
STEP 2	PROPOSED TAX		
Proposed Tax:(excluding special assessments) Sent in November 2021			872.00
STEP 3	PROPERTY TAX STATEMENT		
First-half Taxes: May 16			478.00
Second-half Taxes: October 17			478.00
Total Taxes Due in 2022:			956.00

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You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS?

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're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	835.26	880.89
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	10.26	9.89
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	825.00	871.00
PROPERTY TAX BY JURISDICTION		
6. County	530.22	560.15
7. City or Town	146.66	160.12
8. State General Tax	40.88	40.10
9. School District: A. Voter approved levies	53.75	45.42
2142 B. Other local levies	44.24	55.39
10A. Special taxing district	9.25	9.82
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	825.00	871.00
SPECIAL ASSESSMENTS		
13A. COUNTY SOLID WASTE SERVICE FEE	85.00	85.00
B.		
C.		
14. Total property tax and special assessments	910.00	956.00

ISSUED: 07/06/2022







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



St.Louis County, Minnesota



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