

TODD COUNTY
MINNESOTA

FRIDAY, OCTOBER 7 | 10AM CST 2022

LANDAUCTION

LIVE ON-SITE

Home & Lakeshore

w/ ONLINE BIDDING



354± Acres

Round Prairie Township, Todd County

Auctioneer's Note: 354.75± acres of farmland and lakeshore, that includes a house on Lake Latimer, south of Long Prairie being sold live in 10 tracts.

Scan for Details!



19685 EMBER DR., LONG PRAIRIE, MN 56347

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

Kevin at Executive Realty of St. Cloud 320.980.0131 or Eric Gabrielson at Steffes Group 701.238.2570 or 320.693.9371.

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, Eric Gabrielson MN47-006

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.



TERMS & CONDITIONS

- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Offer to Purchase at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the closing company Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited..
- Seller will provide updated abstract or an owner's policy at their expense and will convey property by **Warranty Deed**.
- **2022 Taxes to be paid by Seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- **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, express or implied.

SUCCESSFUL BIDDER

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

CLOSING

- Balance of the purchase price is due in cash at closing on or before **Tuesday, November 8 2022**. Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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



SAMPLE MULTI-TRACT BIDDING GRID.

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 numbers on the sample grid do not reflect any expected value on the tracts we are selling.

All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will again be offered. The bidding will continue at the auctioneer's discretion. Our goal is to realize the highest return to the seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers.

All bidding will be on a per tract basis. We will not have "per acre" bidding.

This is an AUCTION! To the Highest Bidder.

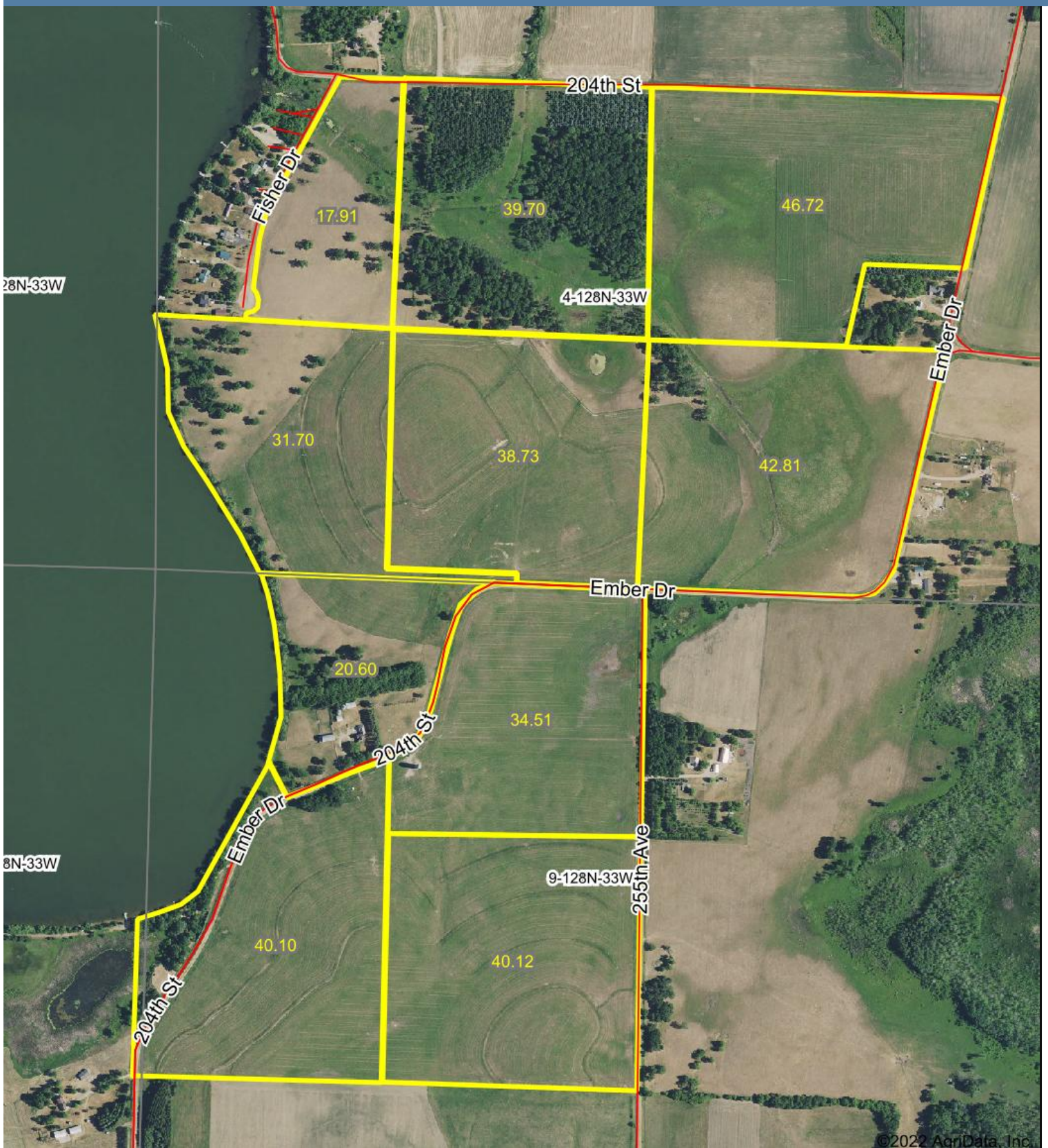
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE MULTI-TRACT BIDDING GRID AND DOES NOT REPRESENT THIS AUCTION SALE!

Tracts #1-10 (Todd County, MN) will be sold lump sum price.

TRACT NUMBER	ROUND 1	Bidder	ROUND 2	Bidder	ROUND 3	Bidder	
Tract #1	\$168,000	8	\$168,000	8	\$168,000	8	SOLD
Tract #2	\$140,000	7	\$140,000	7	\$140,000	7	SOLD
Tract #3	\$152,000	8	\$153,500	13	\$163,500	13	SOLD
Notes							

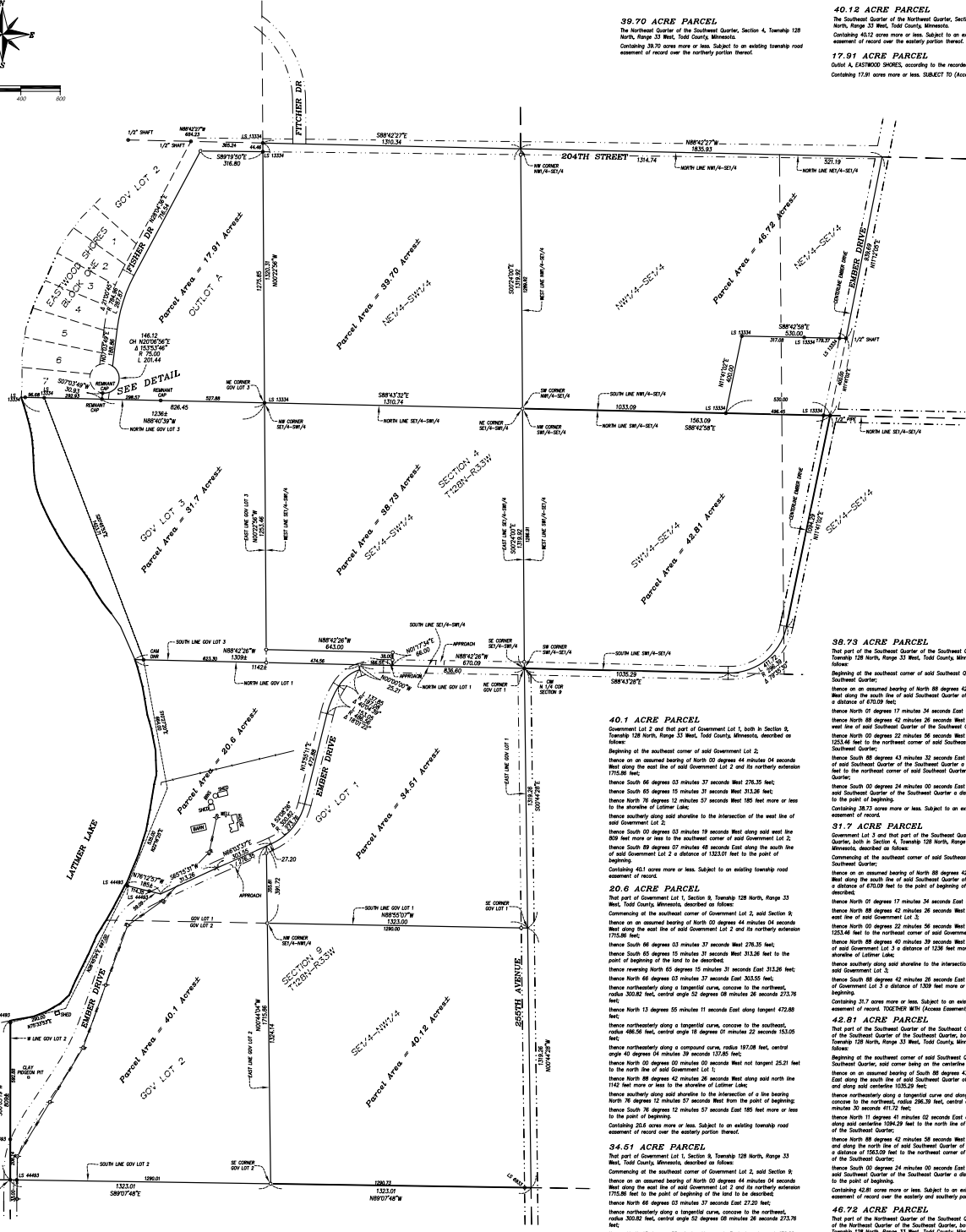
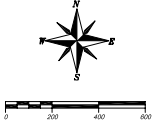


Todd County, MN – 354.75± Acres • Round Prairie Township • Description: Sect-4 Twp-128 Range-33
PID #s: 21-0048400, 21-0003700, 21-0004201, 21-0003800, 21-0004100, 21-0011400



CERTIFICATE OF SURVEY

STOECKEL-JANNER SURVEYING FILE NO. 7541-A



39.70 ACRE PARCEL
The Northeast Quarter of the Southwest Quarter, Section 4, Township 128 North, Range 33 West, Todd County, Minnesota.
Containing 39.70 acres more or less. Subject to an existing township road easement of record over the northerly portion thereof.

40.12 ACRE PARCEL
The Southwest Quarter of the Northeast Quarter, Section 9, Township 128 North, Range 33 West, Todd County, Minnesota.
Containing 40.12 acres more or less. Subject to an existing township road easement of record over the westerly portion thereof.

17.91 ACRE PARCEL
Outlot A, EASTWOOD SHORES, according to the recorded plat thereof.
Containing 17.91 acres more or less. SUBJECT TO (Access Easement)

38.73 ACRE PARCEL
That part of the Southwest Quarter of the Southwest Quarter, Section 4, Township 128 North, Range 33 West, Todd County, Minnesota, described as follows:
Beginning of the southeast corner of said Southwest Quarter of the Southwest Quarter.
Hence on an assumed bearing of North 88 degrees 42 minutes 26 seconds West along the south line of said Southwest Quarter of the Southwest Quarter a distance of 670.09 feet to the point of beginning.
Hence North 01 degrees 17 minutes 34 seconds East 66.00 feet;
Hence North 88 degrees 42 minutes 26 seconds West 62.00 feet to the west line of said Southwest Quarter of the Southwest Quarter;
Hence North 02 degrees 22 minutes 56 seconds West along said west line 123.64 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter.
Hence South 88 degrees 43 minutes 33 seconds East along the north line of said Southwest Quarter of the Southwest Quarter a distance of 1319.92 feet to the point of beginning.
Containing 38.73 acres more or less. Subject to an existing township road easement of record.

40.1 ACRE PARCEL
Government Lot 2 and that part of Government Lot 1, both in Section 9, Township 128 North, Range 33 West, Todd County, Minnesota, described as follows:
Beginning of the southeast corner of said Government Lot 2.
Hence on an assumed bearing of North 02 degrees 44 minutes 04 seconds West along the west line of said Government Lot 2 and its northerly extension 175.26 feet;
Hence South 89 degrees 07 minutes 48 seconds East along the south line of said Government Lot 2 a distance of 1323.00 feet to the point of beginning.
Containing 40.1 acres more or less. Subject to an existing township road easement of record.

20.6 ACRE PARCEL
That part of Government Lot 1, Section 9, Township 128 North, Range 33 West, Todd County, Minnesota, described as follows:
Commencing at the southeast corner of Government Lot 2, add Section 9.
Hence on an assumed bearing of North 02 degrees 44 minutes 04 seconds West along the west line of said Government Lot 2 and its northerly extension 175.26 feet;
Hence South 89 degrees 07 minutes 48 seconds East along the south line of said Government Lot 2 a distance of 1323.00 feet to the point of beginning.
Containing 20.6 acres more or less. Subject to an existing township road easement of record.

31.7 ACRE PARCEL
Government Lot 3 and that part of the Southwest Quarter of the Southwest Quarter, both in Section 4, Township 128 North, Range 33 West, Todd County, Minnesota, described as follows:
Commencing at the southeast corner of said Southwest Quarter of the Southwest Quarter.
Hence on an assumed bearing of North 88 degrees 42 minutes 26 seconds West along the south line of said Southwest Quarter of the Southwest Quarter a distance of 670.09 feet to the point of beginning of the road to be described.
Hence North 01 degrees 17 minutes 34 seconds East 66.00 feet;
Hence North 88 degrees 42 minutes 26 seconds West 62.00 feet to the west line of said Southwest Quarter of the Southwest Quarter;
Hence North 02 degrees 22 minutes 56 seconds West along said west line 123.64 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter.
Hence South 88 degrees 43 minutes 33 seconds East along the north line of said Government Lot 3 a distance of 1236 feet more or less to the alternate of Letter Case.
Hence southerly along said shoreline to the intersection of the south line of said Government Lot 3.
Hence North 02 degrees 22 minutes 56 seconds East along said north line of said Government Lot 3 a distance of 1323.00 feet to the point of beginning.
Containing 31.7 acres more or less. Subject to an existing township road easement of record. TOEZER BAY (Access Easement)

42.81 ACRE PARCEL
That part of the Southwest Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southwest Quarter, both in Section 4, Township 128 North, Range 33 West, Todd County, Minnesota, described as follows:
Beginning of the southeast corner of said Southwest Quarter of the Southwest Quarter; add corner being on the vertices of a township road.
Hence on an assumed bearing of South 88 degrees 42 minutes 26 seconds East along the south line of said Southwest Quarter of the Southwest Quarter a distance of 1053.09 feet to the point of beginning.
Hence North 02 degrees 22 minutes 56 seconds West along said west line 123.64 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter.
Hence South 01 degrees 17 minutes 34 seconds East along said east line 66.00 feet to the point of beginning.
Containing 42.81 acres more or less. Subject to an existing township road easement of record over the westerly and easterly portions thereof.

46.78 ACRE PARCEL
That part of the Northwest Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southwest Quarter, both in Section 4, Township 128 North, Range 33 West, Todd County, Minnesota, described as follows:
Beginning of the southeast corner of said Northwest Quarter of the Southwest Quarter.
Hence on an assumed bearing of South 88 degrees 42 minutes 26 seconds East along the south line of said Northwest Quarter of the Southwest Quarter a distance of 1053.09 feet to the point of beginning.
Hence North 02 degrees 22 minutes 56 seconds West along said west line 123.64 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter.
Hence South 01 degrees 17 minutes 34 seconds East along said east line 66.00 feet to the point of beginning.
Containing 46.78 acres more or less. Subject to an existing township road easement of record over the westerly and easterly portions thereof.

ACCESS EASEMENT
An easement for ingress and egress purposes over, under and across that part of Outlot A, EASTWOOD SHORES, according to the recorded plat thereof, described as follows:
Beginning of the southeast corner of said OUTLOT A;
Hence on an assumed bearing of South 88 degrees 40 minutes 39 seconds East along the south line of said OUTLOT A 331.7 feet;
Hence North 07 degrees 03 minutes 49 seconds East 35.27 feet to the northerly line of said OUTLOT A;
Hence westerly along said northerly line and along a non-tangential curve, concave to the north, radius 762.00 feet, central angle 36 degrees of minor 19 seconds 34.17 feet to the west line of said OUTLOT A, the chord of said curve bears South 84 degrees 02 minutes 40 seconds West 15.88 feet;
Hence South 07 degrees 03 minutes 49 seconds West 35.25 feet to the point of beginning.



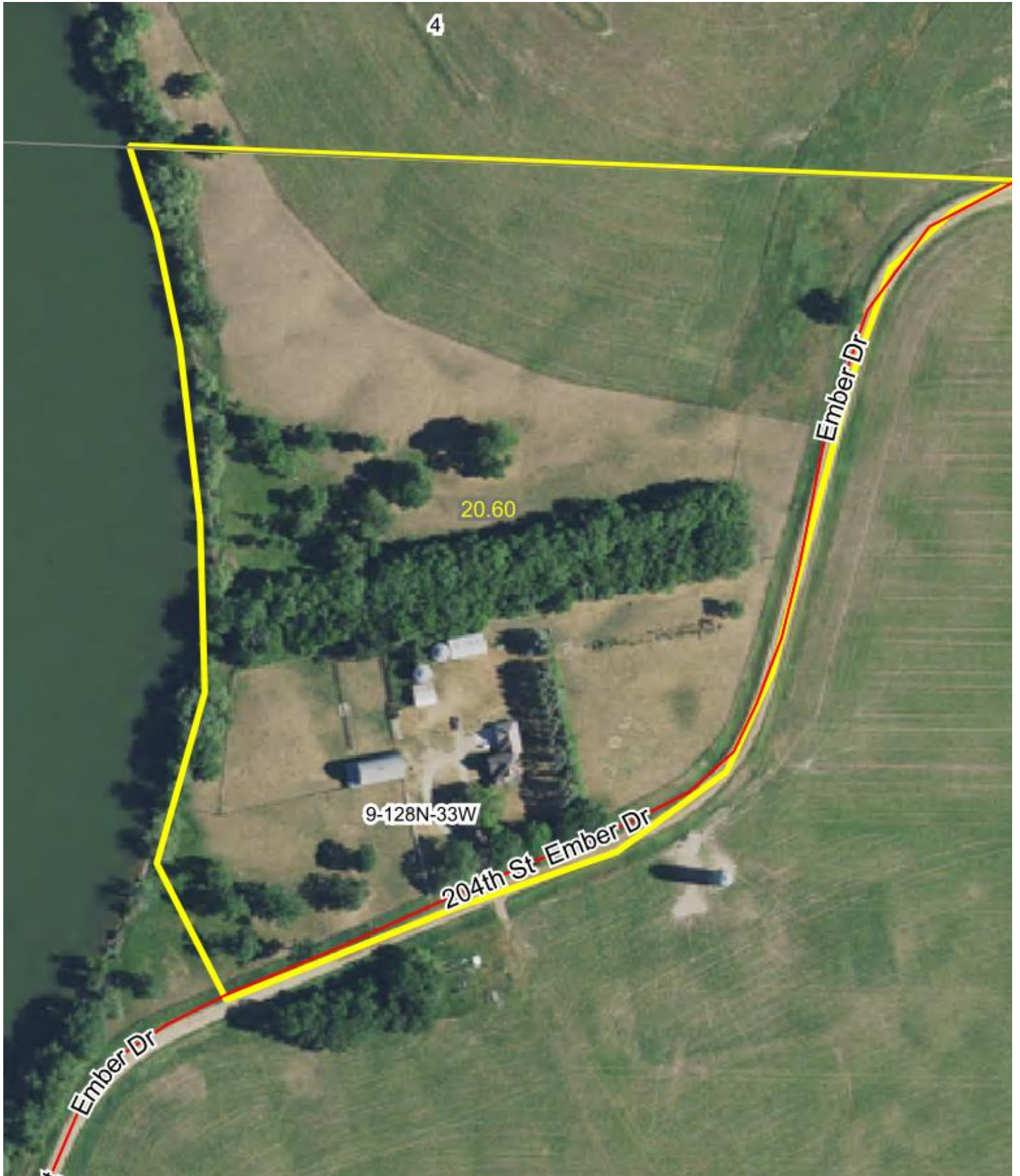
NOTE: A Title Opinion and/or This Certificate were not provided for the benefit of this survey. Elements may exist which are not shown herein.

- IRON MONUMENT FOUND
- TOP PAPE SET
- MANHOLE 4443
- POWER POLE
- OVERHEAD UTILITIES
- UTILITY
- EXISTING FENCE

I hereby certify that the names, dates, or dates were prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

STOECKEL JANNER LAND SURVEYING

PREPARED FOR: KEVIN SCHMITZ
MARK J. JANNER - LICENSE NO. 44493
136 165 Avenue East, P.O. Box 186, Shoreview, MN 55126
Phone: (763) 489-1100
www.stoeckeljanner.com



Tract 1 - Home on 20.6± Acres

Round Prairie Township

PID #: 21-0011400 (That part of, new legal & PID# to be assigned) **Description:** Sect-09 Twp-128 Range-33

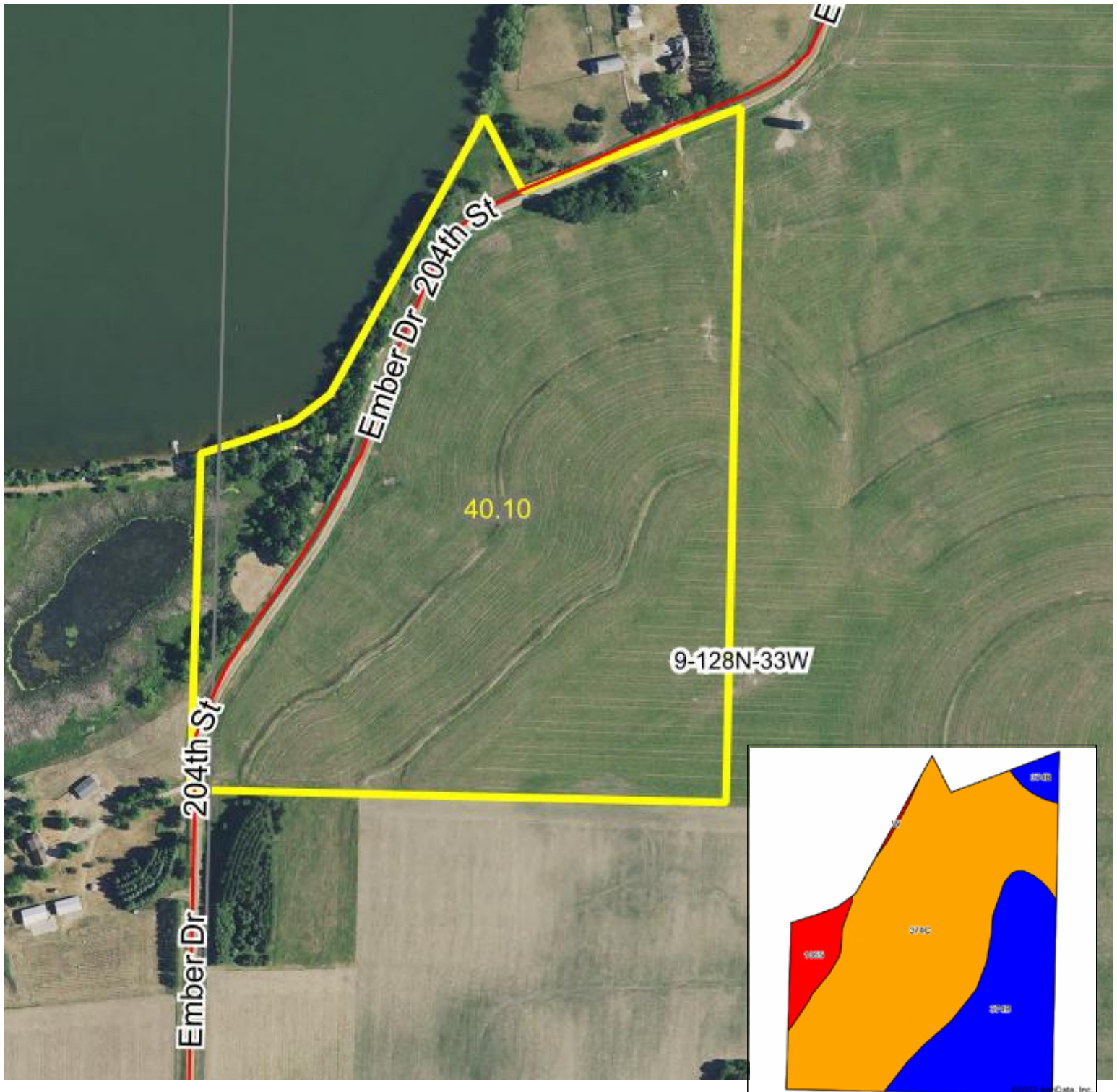
2022 Taxes: \$2,724 (For entire land. New tax amount TBD)



Home

- Built in the 1900s
- (4) Bedrooms
- (2) Full Bathrooms
- (1) ½ Bathroom
- Finished basement
- 3-Season porch
- All appliances included less washer & dryer
- 2-Car attached garage
- Extensive remodeling & updates completed
- Barn & Outbuildings
- 980'± of Lake Frontage
- Bins not included





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374C	Rockwood soils, 6 to 12 percent slopes	25.66	64.0%	374C	IIIe	76
374B	Rockwood soils, 2 to 6 percent slopes	12.01	30.0%	374B	IIe	85
1055	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	2.32	5.8%	1055	VIIIw	5
W	Water	0.11	0.3%	W		0
Weighted Average					*-	74.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

Tract 2 - 40.1± Acres

Round Prairie Township

PID #: 21-0011400 (That part of, new legal & PID# to be assigned), 21-0011401 (That part of, new legal & PID# to be assigned)

Description: Sect-09 Twp-128 Range-33, 1115'± Lake Frontage **2022 Taxes:** \$3,618 (For entire land. New tax amount TBD)



*Dock not included in Real Estate



Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374C	Rockwood soils, 6 to 12 percent slopes	21.64	68.3%		IIIe	76
374B	Rockwood soils, 2 to 6 percent slopes	6.77	21.4%		IIe	85
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	2.86	9.0%		IIw	78
W	Water	0.43	1.4%			0
Weighted Average					*-	77.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

Tract 3 - 31.7± Acres

Round Prairie Township

PID #: 21-0003800 (That part of, new legal & PID# to be assigned) **Description:** Sect-04 Twp-128 Range-33, 1480'± Lake Frontage with access from 204th St and an easement on through the cul-de-sac **2022 Taxes:** \$2,132 (For entire land. New tax amount TBD)





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374B	Rockwood soils, 2 to 6 percent slopes	5.34	29.8%	Blue	Ile	85
720B	Blowers soils, 1 to 6 percent slopes	4.70	26.2%	Blue	Ile	87
374C	Rockwood soils, 6 to 12 percent slopes	4.54	25.3%	Orange	IIIe	76
701	Runeberg sandy loam, depressional	2.19	12.2%	Red	VIw	15
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	1.14	6.4%	Orange	IIw	78
Weighted Average					2.74	74.2

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

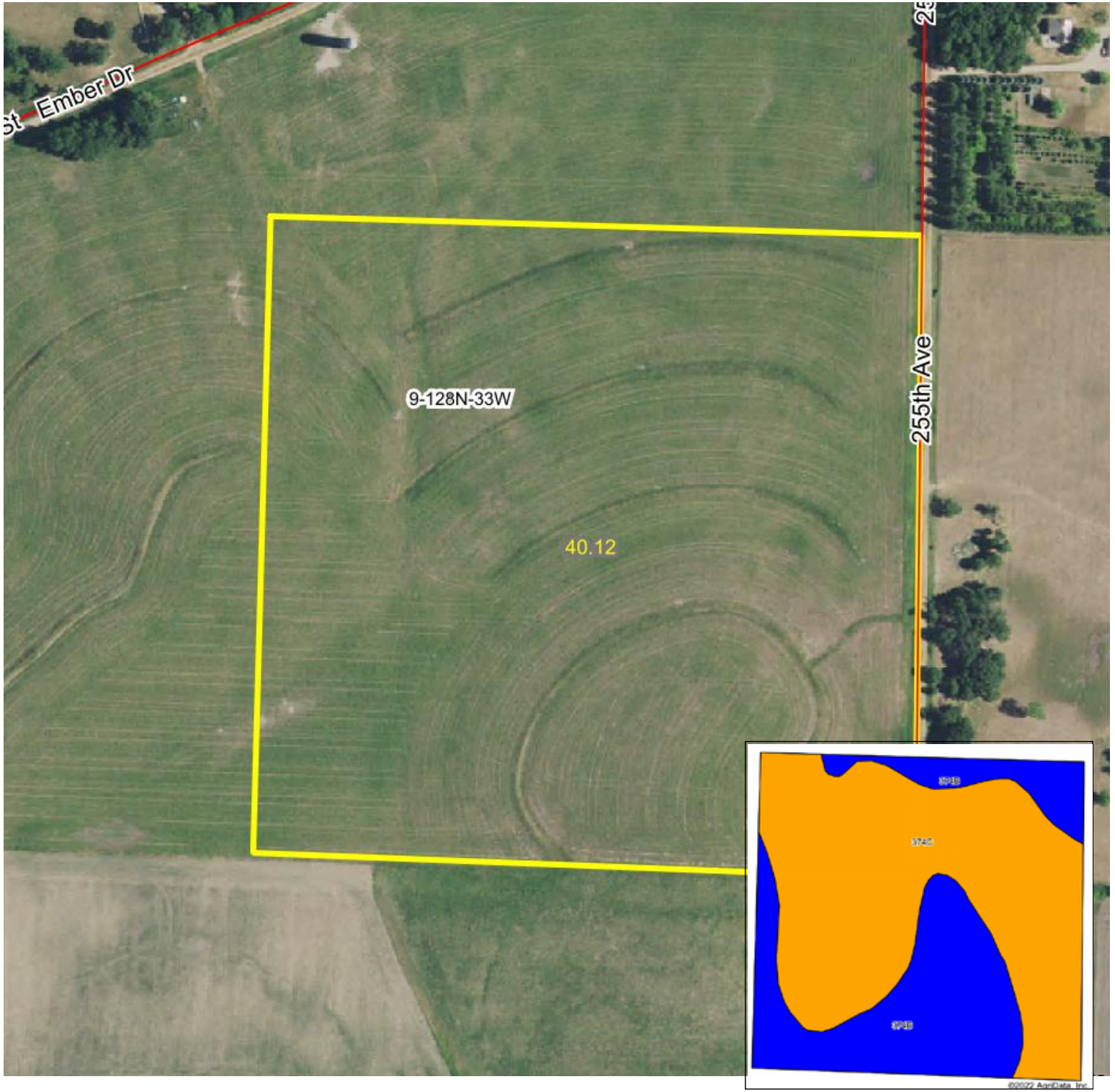
Tract 4 - 17.91± Acres

Round Prairie Township

PID #: 21-0048400 **Description:** Eastwood Shores 4-128-33 Outlot A

2022 Taxes: \$314 (For entire land. New tax amount TBD) **Per Todd County:** Lot is not buildable





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374C	Rockwood soils, 6 to 12 percent slopes	25.43	63.4%		IIIe	76
374B	Rockwood soils, 2 to 6 percent slopes	14.69	36.6%		IIe	85
Weighted Average					2.63	79.3

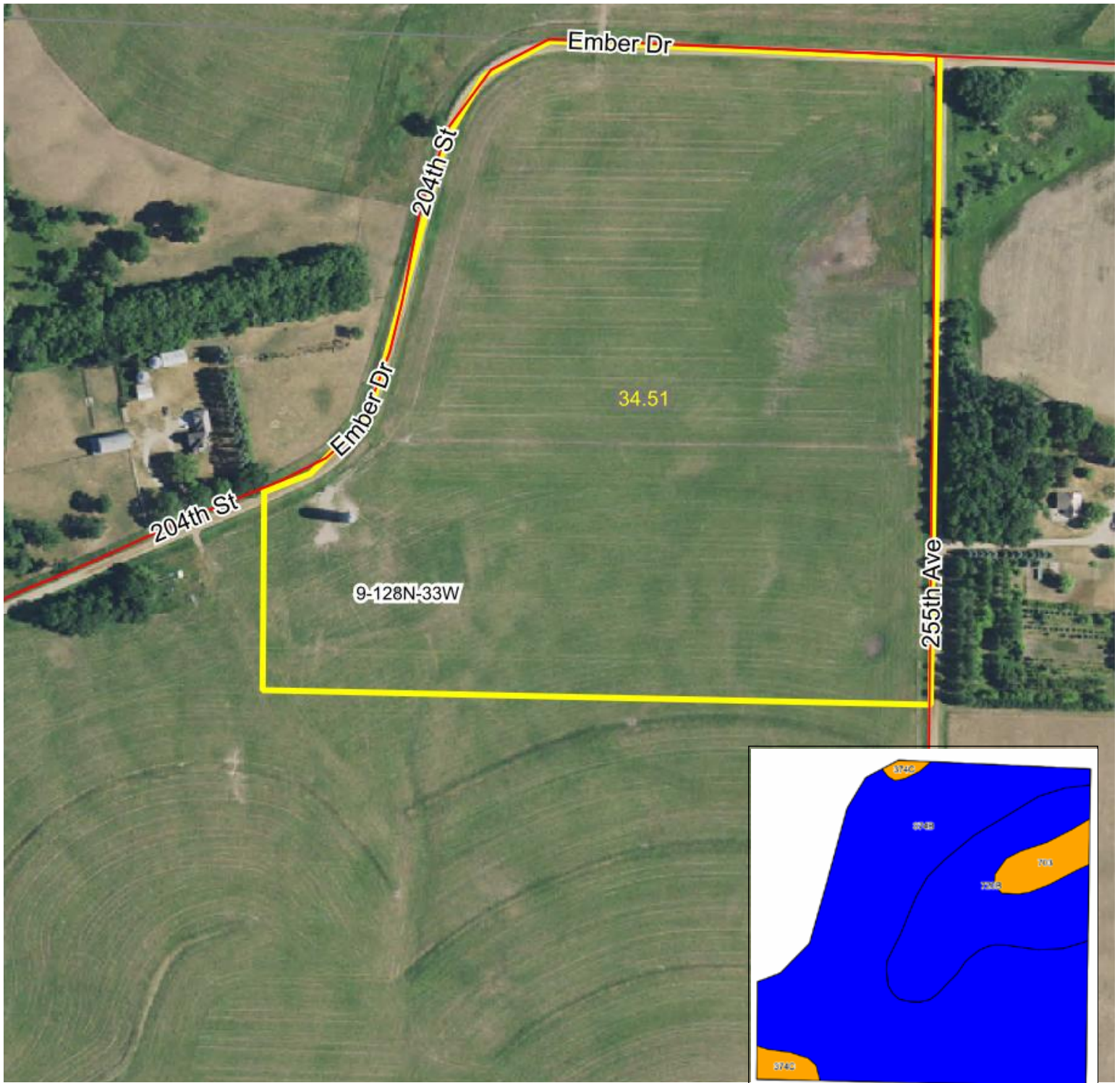
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract 5 - 40.12± Acres

Round Prairie Township

PID #: 21-0011400 (That part of, new legal & PID# to be assigned) **Description:** Sect-09 Twp-129 Range-33
2022 Taxes: \$2,724 (For entire land. New tax amount TBD)





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374B	Rockwood soils, 2 to 6 percent slopes	23.89	69.2%		Ile	85
720B	Blowers soils, 1 to 6 percent slopes	8.28	24.0%		Ile	87
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	1.48	4.3%		IIw	78
374C	Rockwood soils, 6 to 12 percent slopes	0.86	2.5%		IIIe	76
Weighted Average					2.02	85

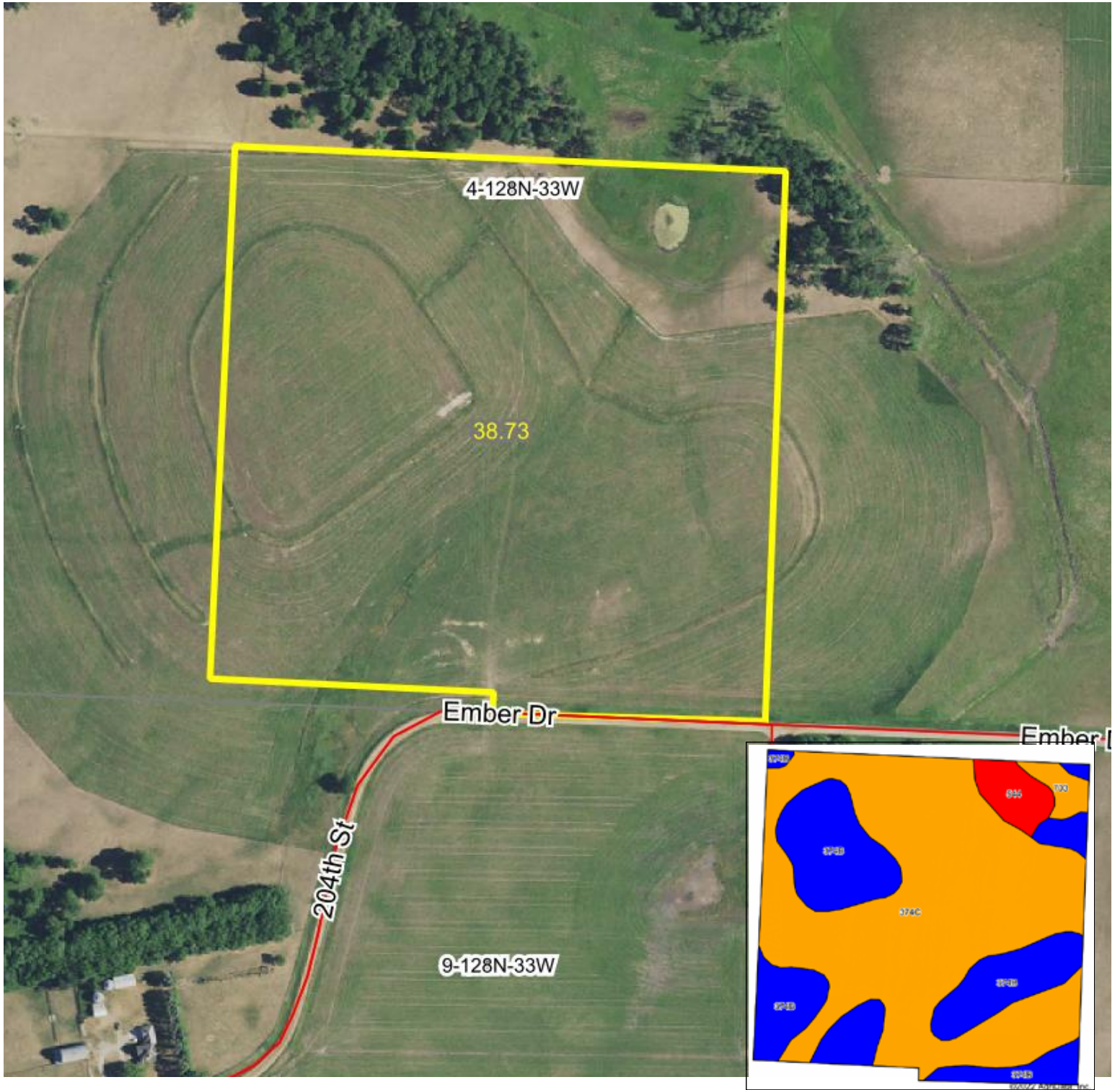
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract 6 - 34.51± Acres

Round Prairie Township

PID #: 21-0011400 (That part of, new legal & PID# to be assigned) **Description:** Sect-09 Twp-129 Range-33
2022 Taxes: \$2,724 (For entire land. New tax amount TBD)





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374C	Rockwood soils, 6 to 12 percent slopes	24.24	62.6%		IIle	76
374B	Rockwood soils, 2 to 6 percent slopes	12.21	31.5%		Ile	85
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	1.47	3.8%		VIw	5
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	0.81	2.1%		IIw	78
Weighted Average					2.78	76.2

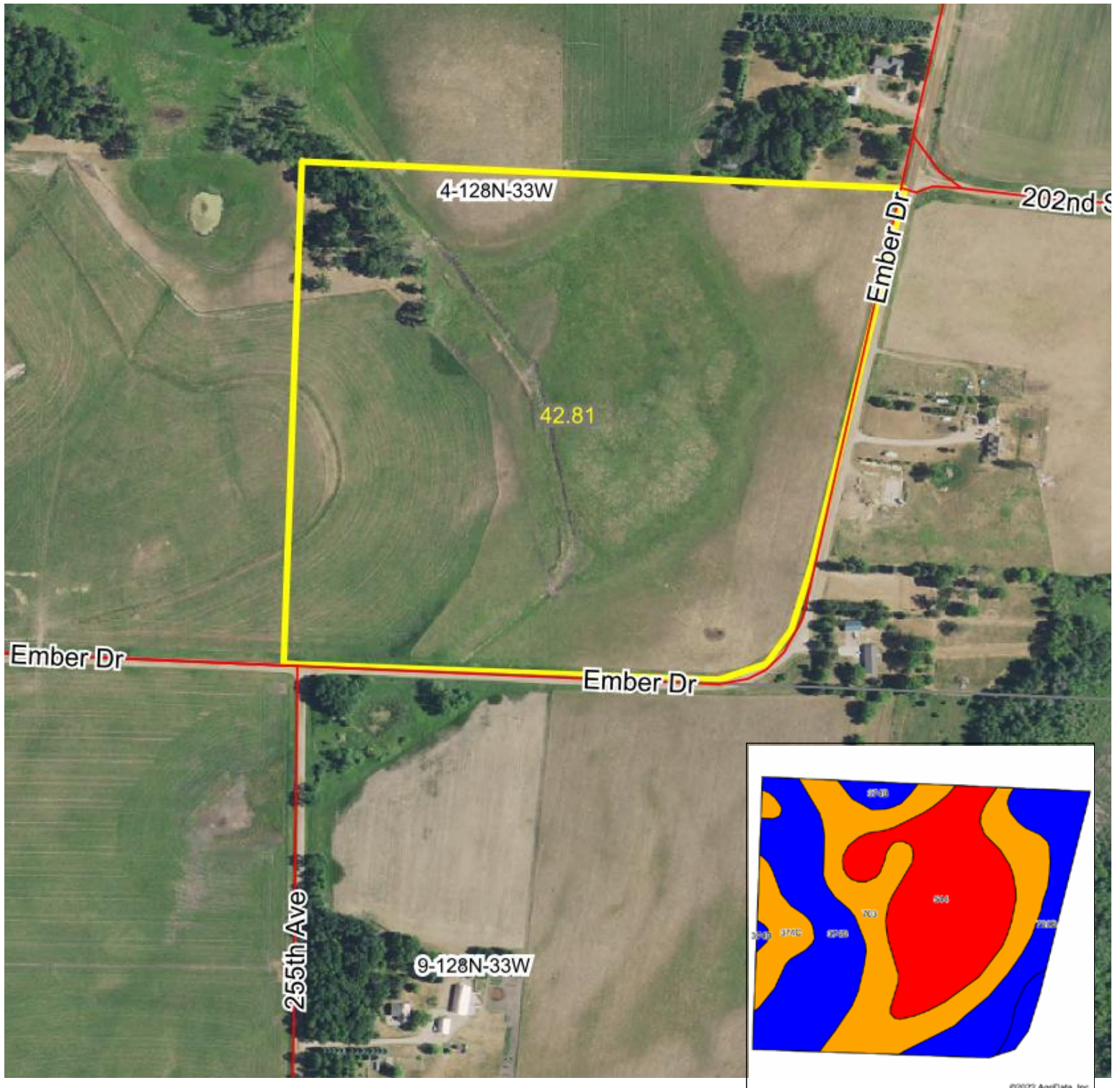
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract 7 - 38.73± Acres

Round Prairie Township

PID #: 21-0003800 (That part of, new legal & PID# to be assigned) **Description:** Sect-04 Twp-128 Range-33
2022 Taxes: \$2,132 (For entire land. New tax amount TBD)





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	12.27	28.7%		IIw	78
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	11.89	27.8%		VIw	5
374B	Rockwood soils, 2 to 6 percent slopes	10.64	24.9%		Ile	85
720B	Blowers soils, 1 to 6 percent slopes	5.73	13.4%		Ile	87
374C	Rockwood soils, 6 to 12 percent slopes	2.28	5.3%		IIIe	76
Weighted Average					3.16	60.6

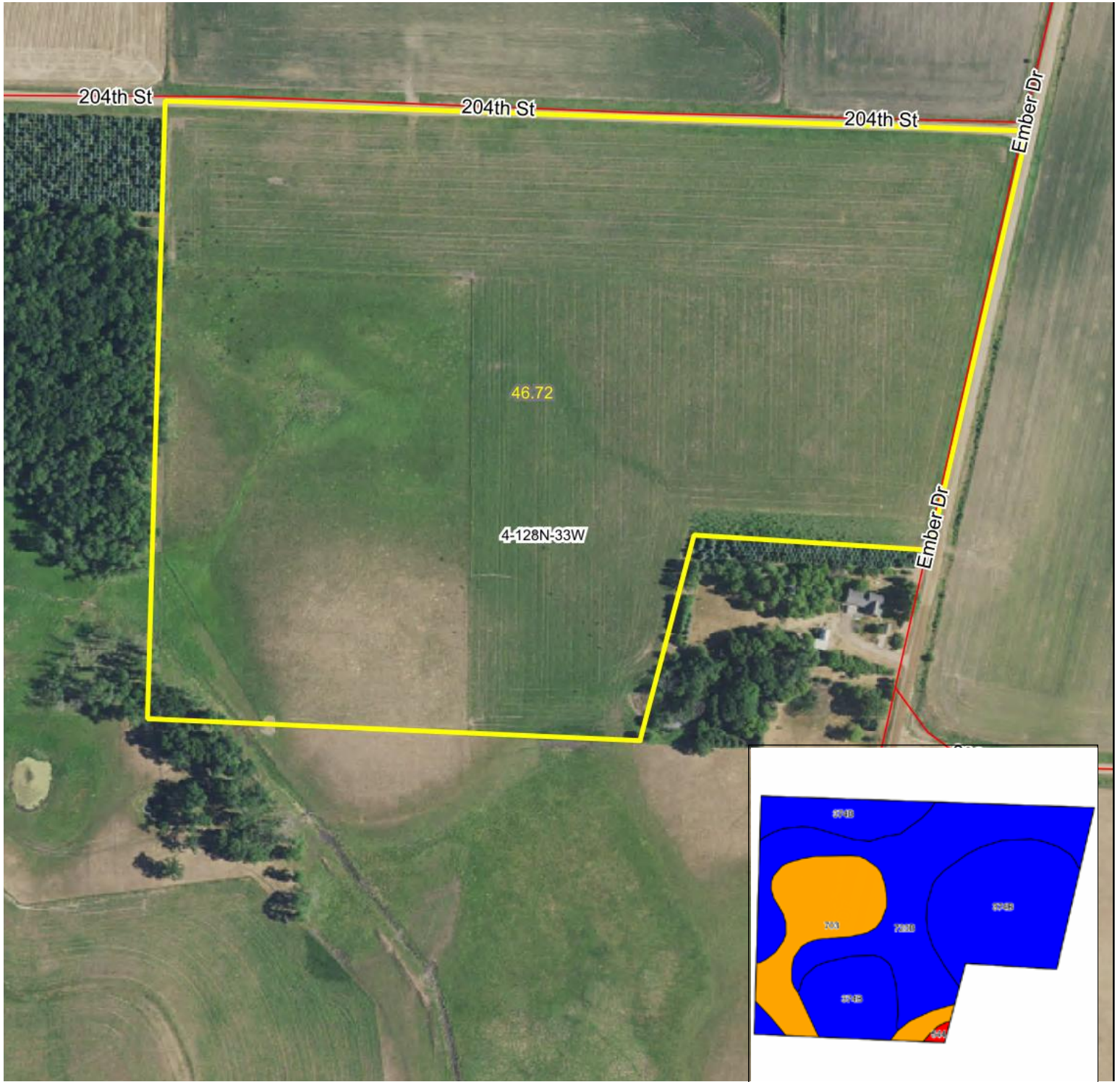
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract 8 - 42.81± Acres

Round Prairie Township

PID #: 21-0004100 (That part of, new legal & PID# to be assigned) **Description:** Sect-04 Twp-128 Range-33
2022 Taxes: \$1,500 (For entire land. New tax amount TBD)





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
374B	Rockwood soils, 2 to 6 percent slopes	20.62	44.1%	Blue	Ile	85
720B	Blowers soils, 1 to 6 percent slopes	16.99	36.4%	Blue	Ile	87
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	8.90	19.0%	Orange	IIw	78
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	0.21	0.4%	Red	VIw	5
Weighted Average					2.02	84

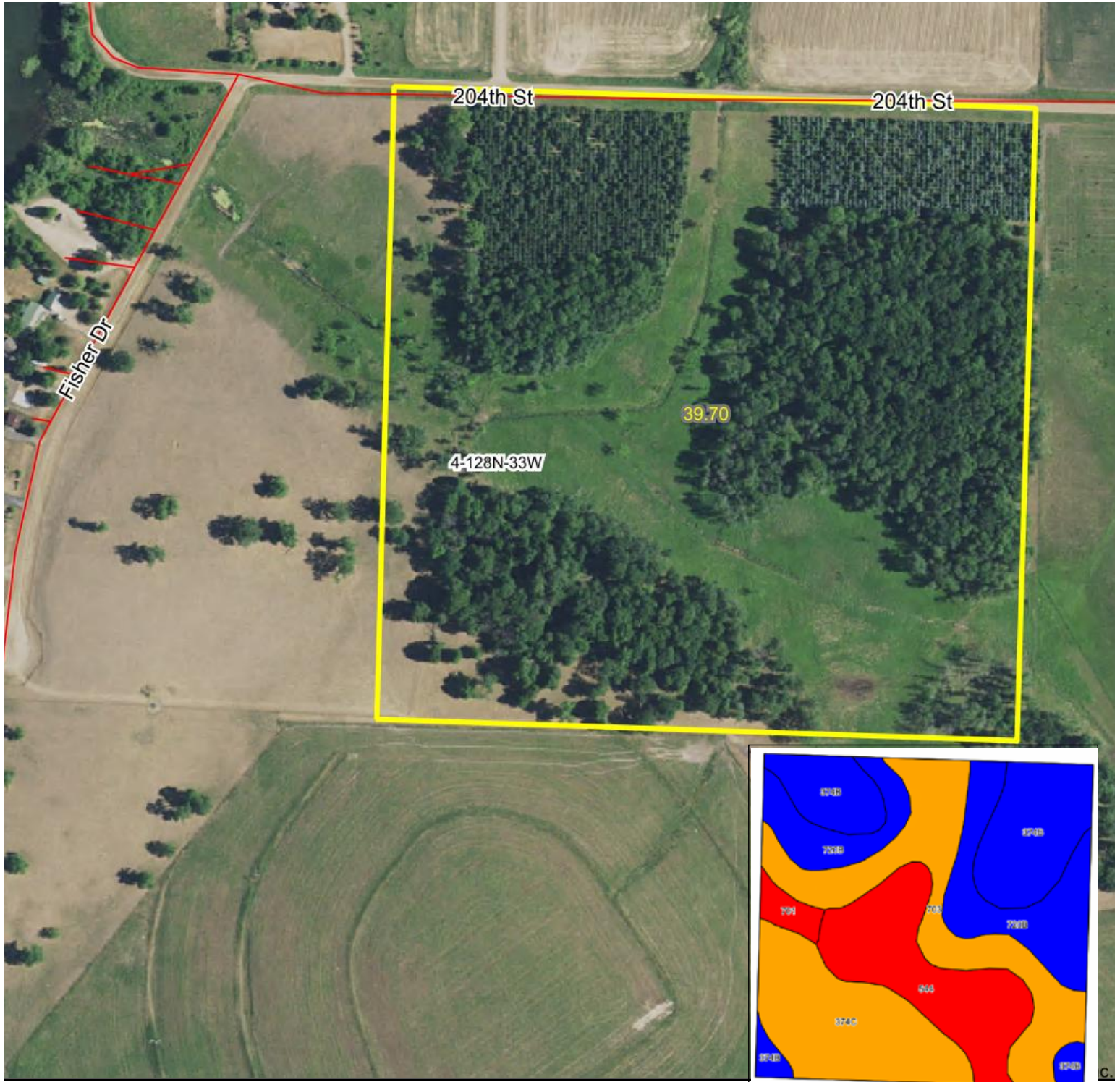
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract 9 - 46.72± Acres

Round Prairie Township

PID #: 21-0004100 (That part of, new legal & PID# to be assigned) 21-0004201 **Description:** Sect-04 Twp-128 Range-33
2022 Taxes: \$2,274 (For entire land. New tax amount TBD)





Area Symbol: MN153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	8.45	21.3%	Orange	IIw	78
374B	Rockwood soils, 2 to 6 percent slopes	8.24	20.8%	Blue	Ile	85
374C	Rockwood soils, 6 to 12 percent slopes	7.48	18.8%	Yellow	IIIe	76
720B	Blowers soils, 1 to 6 percent slopes	7.46	18.8%	Blue	Ile	87
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	7.22	18.2%	Red	VIw	5
701	Runeberg sandy loam, depressional	0.85	2.1%	Red	VIw	15
Weighted Average					3.00	66.1

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

Tract 10 - 39.7± Acres

Round Prairie Township

PID #: 21-0003700 **Description:** Sect-04 Twp-128 Range-33
2022 Taxes: \$990 (For entire land. New tax amount TBD)





United States Department of Agriculture

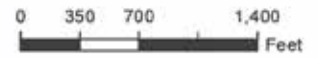
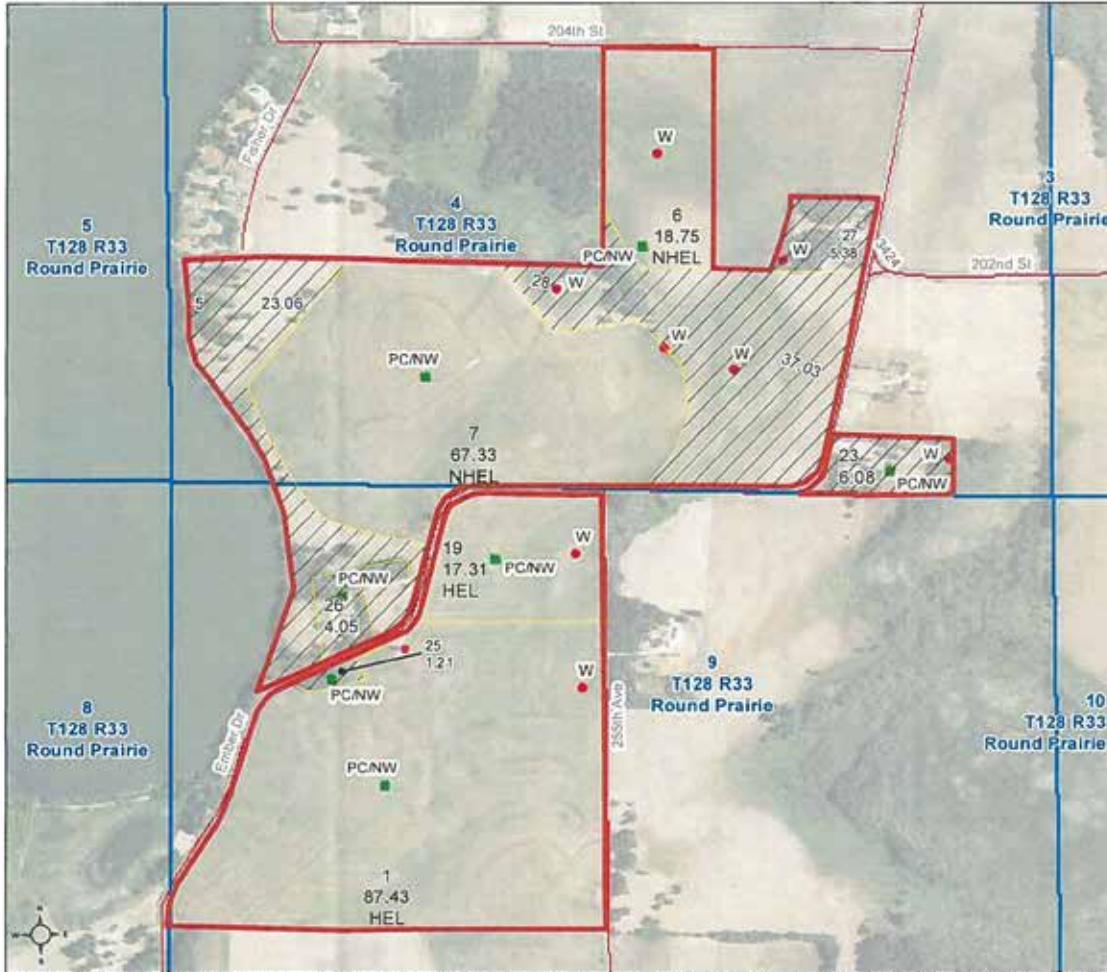
Todd County, Minnesota

Farm 11574

Tract 15855

2022 Program Year

Map Created May 04, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
 - Cropland
 - Tract Boundary
- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 190.82 acres

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Tract Number	: 15855
Description	: W2NW4SE4 S2S2 (4); NW4 (9) RP 128-33
FSA Physical Location	: MINNESOTA/TODD
ANSI Physical Location	: MINNESOTA/TODD
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: PEYTON FAMILY FARM LLC
Other Producers	: None
Recon ID	: 27-153-2015-71

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
267.63	190.82	190.82	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	190.82	0.00	0.00	0.00	0.00	0.00



Todd County, Minnesota

Farm 11574

Tract 10562

2022 Program Year

Map Created May 04, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 4.68 acres

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Tract Number	: 10562
Description	: NW4SW4 (4) RP 128-33
FSA Physical Location	: MINNESOTA/TODD
ANSI Physical Location	: MINNESOTA/TODD
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	: PEYTON FAMILY FARM LLC
Other Producers	: None
Recon ID	: 27-153-2015-71

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
20.47	4.68	4.68	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	4.68	0.00	0.00	0.00	0.00	0.00



Todd County, Minnesota

Farm 11574

Tract 11205

2022 Program Year

Map Created May 04, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for OZ
 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: 25.24 acres

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Tract Number	: 11205
Description	: NW4SE4 (4) RP 128-33
FSA Physical Location	: MINNESOTA/TODD
ANSI Physical Location	: MINNESOTA/TODD
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	: PEYTON FAMILY FARM LLC
Other Producers	: None
Recon ID	: 27-153-2015-71

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
25.31	25.24	25.24	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	25.24	0.00	0.00	0.00	0.00	0.00

USDA United States Department of Agriculture
Todd County, Minnesota

Farm 11574

Tract 10563

2022 Program Year

Map Created May 04, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = OI, Non-OI = 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
 [Red Outline] Tract Boundary

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 0.00 acres

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Tract Number : 10563

Description : NE4SW4 (4) RP 128-33
FSA Physical Location : MINNESOTA/TODD
ANSI Physical Location : MINNESOTA/TODD
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PEYTON FAMILY FARM LLC
Other Producers : None
Recon ID : 27-153-2015-71

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
36.26	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DENISE GAIDA
TODD COUNTY AUD. / TREAS.
 215 1ST AVE. S., SUITE 201
 LONG PRAIRIE, MN 56347
 320-732-4469
 www.co.todd.mn.us

2022
PROPERTY TAX STATEMENT

PRCL# 21-0011400 RCPT# 15176
 TC N/A 2.339

ROUND PRAIRIE

Property ID Number: 21-0011400
Property Description: SECT-09 TWP-128 RANG-33
 PT GL1 DESC AS FOLLOWS: COMM AT SW
 CORNER GL 2; E ALONG S LINE GL 2
 19685 EMBER DR

PEYTON FAMILY FARM LLC
 C/O DEBRA GARLOCK
 5658 HWY 27
 LITTLE FALLS MN 56345-3006

34013-T
 ACRES 20.40

		Values and Classification	
		2021	2022
Taxes Payable Year			
Step 1	Estimated Market Value:	N/A	326,300
1	Homestead Exclusion:		
	GA Taxable Market Value:	N/A	233,900
	New Improve/Expired Excls:	N/A	
	Property Class:		AGRI NON-HSTD RES NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,670.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1,362.00
	Second half Taxes:		1,362.00
	Total Taxes Due in 2022		2,724.00

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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		N/A		
Property Tax and Credits	3. Property taxes before credits	N/A	2,691.18	
	4. A. Agricultural and rural land tax credits	N/A	.00	
	B. Other credits to reduce your property tax	N/A	21.18	
	5. Property taxes after credits	N/A	2,670.00	
Property Tax by Jurisdiction	6. County	N/A	1,480.90	
	7. City or Town	N/A	556.26	
	8. State General Tax	N/A	.00	
	9. School District: 2753	A. Voter approved levies	N/A	269.14
		B. Other local levies	N/A	360.73
	10. Special Taxing Districts:	A. REGION V	N/A	2.97
		B.		
		C.		
		D.		
		11. Non-school voter approved referenda levies	N/A	
		12. Total property tax before special assessments	N/A	2,670.00
Special Assessments on Your Property	13. A. 89022 CO ENVIRONMENTAL FEE		54.00	
	B.			
	PRIN 54.00 C.			
	INT D.			
	TOT 54.00 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		N/A	2,724.00	



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2022
PROPERTY TAX STATEMENT

PRCL# 21-0003800 RCPT# 15064
 TC 1.094 2.188

Property ID Number: 21-0003800
 Property Description: SECT-04 TWP-128 RANG-33
 LOT 3 & SE4 SW4 76.72 ACRES

PEYTON FAMILY FARM LLC
 C/O DEBRA GARLOCK
 5658 HWY 27
 LITTLE FALLS MN 56345-3006

34013-T
 ACRES 76.72

		Values and Classification	
		Taxes Payable Year	2021
Step 1	Estimated Market Value:	261.800	261.800
	Homestead Exclusion:		
Step 2	GA Taxable Market Value:	218.800	218.800
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI HSTD	AGRI NON-HSTD
	Sent in March 2021		
		Proposed Tax	
		* Does Not Include Special Assessments	2.132.00
		Sent in November 2021	
		Property Tax Statement	
		First half Taxes:	1.066.00
		Second half Taxes:	1.066.00
		Total Taxes Due in 2022	2.132.00

\$\$\$
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....			.00	
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
Property Tax and Credits	3. Property taxes before credits	1,142.65	2,233.18	
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	48.65	101.18	
5. Property taxes after credits		1,094.00	2,132.00	
Property Tax by Jurisdiction	6. County	694.69	1,384.41	
	7. City or Town	272.25	520.35	
	8. State General Tax .....	.00	.00
	9. School District: 2753	A. Voter approved levies	39.79	67.44
		B. Other local levies	85.90	157.02
	10. Special Taxing Districts:	A. REGION V	1.37	2.78
		B.		
	C.			
	D.			
	11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,094.00	2,132.00	
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,094.00	2,132.00	



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2022
PROPERTY TAX STATEMENT

PRCL# 21-0048400 RCPT# 15598
 TC 161 322

ROUND PRAIRIE

Property ID Number: 21-0048400
 Property Description: EASTWOOD SHORES 4-128-33
 OUTLOT A

PEYTON FAMILY FARM LLC 34013-T
 C/O DEBRA GARLOCK
 5658 HWY 27 ACRES 17.90
 LITTLE FALLS MN 56345-3006

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	32,200	32,200
	Homestead Exclusion:		
	Taxable Market Value:	32,200	32,200
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		314.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		157.00
	Second half Taxes:		157.00
	Total Taxes Due in 2022		314.00

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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	169.16	328.89
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	7.16	14.89
	5. Property taxes after credits	162.00	314.00
Property Tax by Jurisdiction	6. County	103.23	203.98
	7. City or Town	40.07	76.58
	8. State General Tax .....	.00	.00
	9. School District: 2753		
	A. Voter approved levies	5.85	9.92
	B. Other local levies	12.65	23.11
	10. Special Taxing Districts:		
	A. REGION V .....	.20	.41
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	162.00	314.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	162.00	314.00



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2022
PROPERTY TAX STATEMENT

PRCL# 21-0004100 RCPT# 15067
 TC 763 1.525

ROUND PRAIRIE

Property ID Number: 21-0004100
 Property Description: SECT-04 TWP-128 RANG-33
 SW4 SE4,W2 NW4 SE4 & SE4 SE4 W OF RD
 61.00 ACRES

PEYTON FAMILY FARM LLC
 C/O DEBRA GARLOCK
 5658 HWY 27
 LITTLE FALLS MN 56345-3006

34013-T
 ACRES 61.00

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	152.500	152.500
	Homestead Exclusion:		
	Taxable Market Value:	152,500	152,500
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		1,500.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		750.00
	Second half Taxes:		750.00
	Total Taxes Due in 2022		1,500.00

\$\$\$
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
 Read the back of this statement to find out how to apply.

		Taxes Payable Year: 2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	
Property Tax and Credits	3. Property taxes before credits	801.93	1,570.52
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	33.93	70.52
	5. Property taxes after credits	768.00	1,500.00
Property Tax by Jurisdiction	6. County	483.27	964.74
	7. City or Town	189.71	362.36
	8. State General Tax .....	.00	.00
	9. School District: 2753		
	A. Voter approved levies	27.40	46.33
	B. Other local levies	59.57	108.80
	10. Special Taxing Districts:		
	A. REGION V .....	.95	1.94
	B. SAUK WATER SHED DISTRICT	7.10	15.83
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	768.00	1,500.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	768.00	1,500.00



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2022
PROPERTY TAX STATEMENT

PRCL# 21-0004201 RCPT# 15069
TC 394 787

ROUND PRAIRIE

Property ID Number: 21-0004201
Property Description: SECT-04 TWP-128 RANG-33
E2 NW4 SE4 & NE4 SE4 LYING W OF TWP
RD #116 EX BEG AT PT WHERE CTR OF

PEYTON FAMILY FARM LLC
C/O DEBRA GARLOCK
5658 HWY 27
LITTLE FALLS MN 56345-3006

34013-T
ACRES 26.38

Values and Classification		
Taxes Payable Year		
	2021	2022
Step 1	Estimated Market Value: 78.700	78.700
	Homestead Exclusion:	
	Taxable Market Value: 78,700	78,700
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI NON-HSTD	
	Sent in March 2021	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	774.00
	Sent in November 2021	
Step 3	Property Tax Statement	
	First half Taxes:	387.00
	Second half Taxes:	387.00
	Total Taxes Due in 2022	774.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00
Property Tax and Credits		
3. Property taxes before credits	413.52	810.39
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	17.52	36.39
5. Property taxes after credits	396.00	774.00
Property Tax by Jurisdiction		
6. County	248.97	497.77
7. City or Town	97.96	187.00
8. State General Tax .....	.00	.00
9. School District: 2753		
A. Voter approved levies	14.15	23.91
B. Other local levies	30.76	56.15
10. Special Taxing Districts:		
A. REGION V .....	.49	1.00
B. SAUK WATER SHED DISTRICT.....	3.67	8.17
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	396.00	774.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	396.00	774.00



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 TODD COUNTY AUD. / TREAS.
 215 1ST AVE. S., SUITE 201
 LONG PRAIRIE, MN 56347
 320-732-4469
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2022

PROPERTY TAX STATEMENT

PRCL# 21-0003700 RCPT# 15063
 TC 508 1.015

ROUND PRAIRIE

Property ID Number: 21-0003700
 Property Description: SECT-04 TWP-128 RANG-33
 NE4 SW4 40.00 ACRES

PEYTON FAMILY FARM LLC
 C/O DEBRA GARLOCK
 5658 HWY 27
 LITTLE FALLS MN 56345-3006

34013-T
 ACRES 40.00

Values and Classification		
Taxes Payable Year	2021	2022
Step 1	Estimated Market Value:	101.500 101.500
1	Homestead Exclusion:	
	Taxable Market Value:	101,500 101,500
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI NON-HSTD
Sent in March 2021		
Step 2	Proposed Tax	
2	* Does Not Include Special Assessments	990.00
Sent in November 2021		
Step 3	Property Tax Statement	
3	First half Taxes:	495.00
	Second half Taxes:	495.00
	Total Taxes Due in 2022	990.00

\$\$\$
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
 Read the back of this statement to find out how to apply.

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund	.....		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.....	.00	
Property Tax and Credits			
3. Property taxes before credits	.....	530.59	1,036.94
4. A. Agricultural and rural land tax credits	.....	.00	.00
B. Other credits to reduce your property tax	.....	22.59	46.94
5. Property taxes after credits	.....	508.00	990.00
Property Tax by Jurisdiction			
6. County	.....	322.58	643.20
7. City or Town	.....	126.42	241.39
8. State General Tax	.....	.00	.00
9. School District: 2753			
A. Voter approved levies	.....	18.47	31.28
B. Other local levies	.....	39.89	72.84
10. Special Taxing Districts:			
A. REGION V	.....	.64	1.29
B.	.....	
C.	.....	
D.	.....	
11. Non-school voter approved referenda levies	.....	
12. Total property tax before special assessments	.....	508.00	990.00
Special Assessments on Your Property			
13. A.	.....	
B.	.....	
C.	.....	
D.	.....	
E.	.....	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	.....	508.00	990.00









John Deere A



Massey Harris Challenger



John Deere G



John Deere B



John Deere 70



John Deere 530



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 _____ \$ _____

- 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.
- 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.
- 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.
- 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.
- 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.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- 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.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- 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.
- 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.
- 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.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

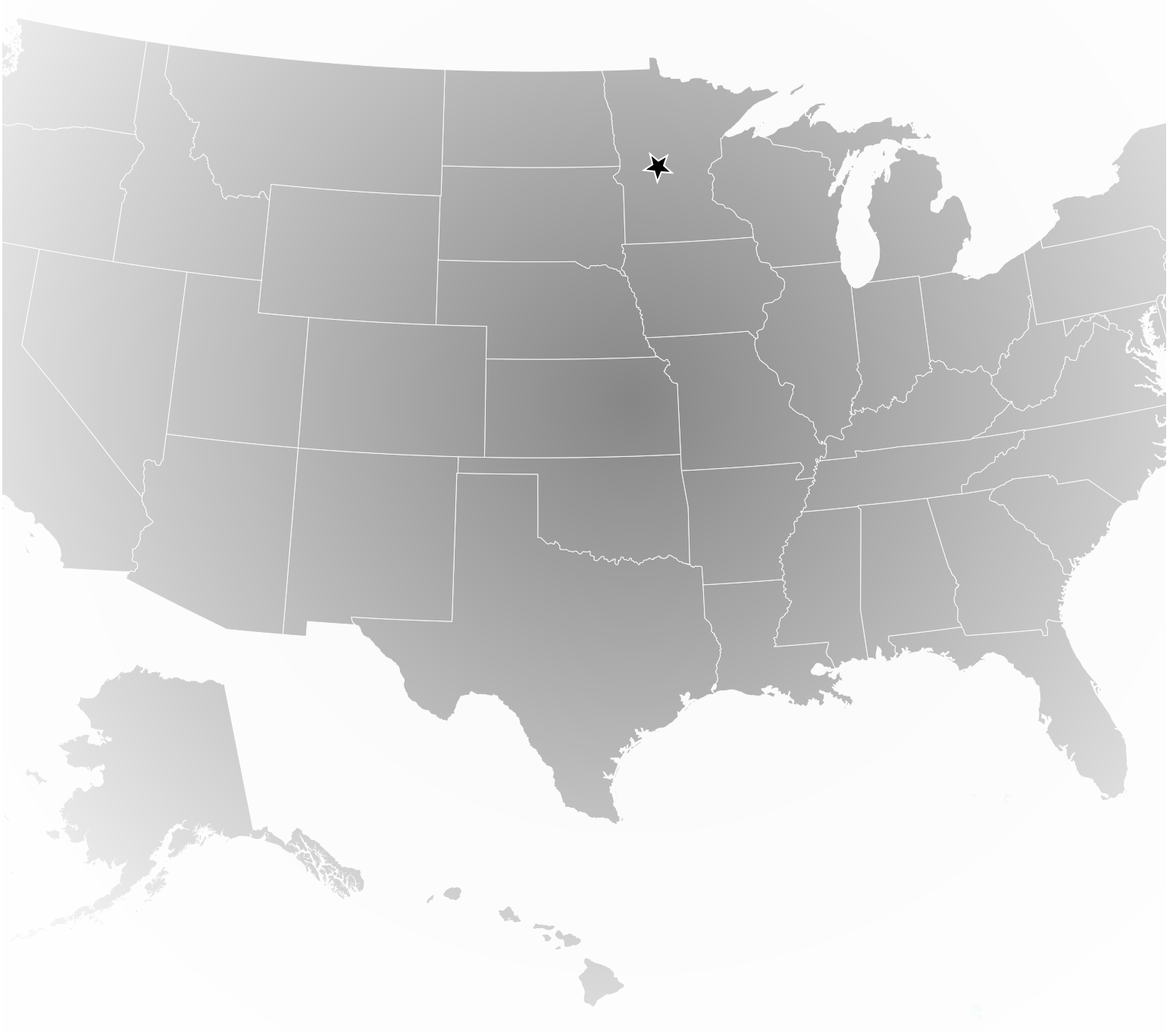
Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



Todd County, Minnesota



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