

MURRAY COUNTY
MINNESOTA

THURSDAY, NOVEMBER 17 | 10AM CST 2022

LANDAUCTION

LIVE ON-SITE



520± Acres

Des Moines Township, Murray County

Auctioneer's Note: The Clarke siblings have chosen Steffes Group to sell their 520± acres of prime farmland in Murray County, MN. Don't miss this opportunity to expand your operation or portfolio. These 4 tracts of farmland will be sold by live auction with the option of online bidding!

Scan for Details!



LIVE AUCTION WITH ONLINE BIDDING

📍 Grain Exchange, 2022 Maple Ave., Slayton, MN 56172

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Andy Frank 507.828.1322 or Eric Gabrielson 701.238.2570 at Steffes Group 320.693.9371.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. No Buyer's Premium. Balance due at closing. See Terms & Conditions for Closing Date. 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. 2023 Taxes to be paid by Buyer.** 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.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **NO BUYER'S PREMIUM.**
- **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 **Friday, January 6 2023.** 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.

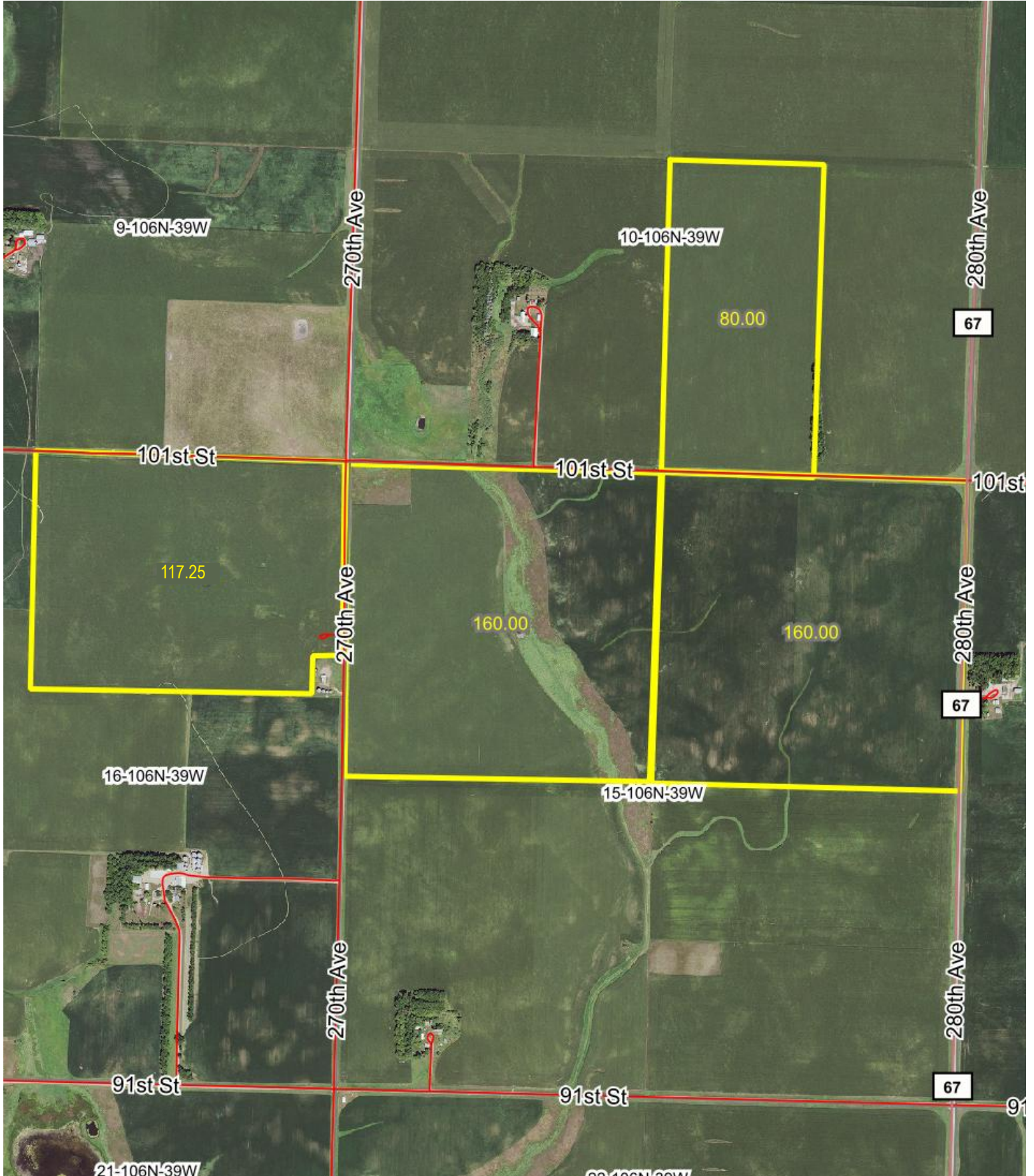
Selling Choice with the Privilege

Tracts #1-4 (Murray County, MN) will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Murray Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	80		
Tract #2	160		
Tract #3	160		
Tract #4	117.25		

Notes





*Lines are Approximate





*Lines are Approximate

Area Symbol: MN101, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
130	Nicollet clay loam, 1 to 3 percent slopes	22.93	28.7%		Iw	99
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	22.79	28.5%		IIe	95
102B	Clarion loam, 2 to 6 percent slopes	16.04	20.0%		IIe	95
113	Webster clay loam, 0 to 2 percent slopes	11.00	13.8%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.78	6.0%		IIIe	87
114	Glencoe silty clay loam, 0 to 1 percent slopes	2.46	3.1%		IIIw	86
Weighted Average					1.80	95.1

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

Tract 1 - 80± Acres

Des Moines Township

Location: From Avoca, MN, 5.0 miles east on Co Hwy 6/NE 3rd St., 3.0 miles north on 260th Ave., 1.6 miles east on 101st Street, Land is on the north side of the road.

PID #: 05-010-0060 **Description:** Sect-10 Twp-106 Range-39 **2022 Taxes:** \$2,430





*Lines are Approximate

Area Symbol: MN101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	51.01	31.9%		Ile	95
102B	Clarion loam, 2 to 6 percent slopes	42.76	26.7%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	33.47	20.9%		IIw	93
130	Nicollet clay loam, 1 to 3 percent slopes	19.16	12.0%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.92	7.4%		IIIe	87
114	Glencoe silty clay loam, 0 to 1 percent slopes	1.68	1.0%		IIIw	86
Weighted Average					1.97	94.4

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

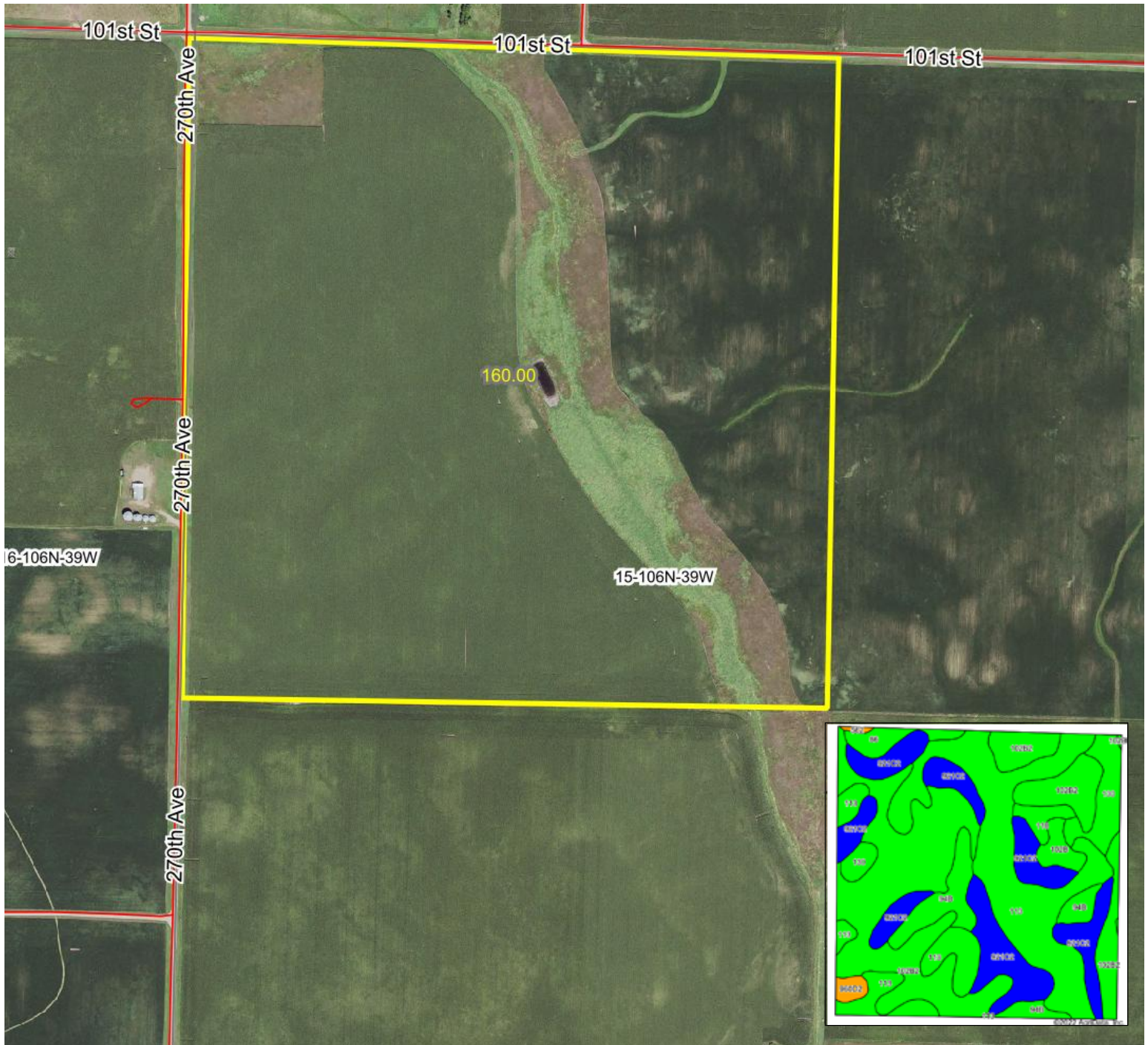
Tract 2 - 160± Acres

Des Moines Township

Location: From Avoca, MN, 5.0 miles east on Co Hwy 6/NE 3rd St., 3.0 miles north on 260th Ave., 1.0 miles east on 101st Street, .2 miles south on 270th Ave. Land is on the east and west side of the road.

PID #: 05-015-0010 **Description:** Sect-15 Twp-106 Range-39 **2022 Taxes:** \$4,668





*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	53.55	33.5%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	47.25	29.5%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	30.47	19.0%		IIIe	87
94B	Terril loam, 2 to 6 percent slopes	10.32	6.4%		Ile	99
130	Nicollet clay loam, 1 to 3 percent slopes	8.27	5.2%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	3.27	2.0%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	2.84	1.8%		Ile	95
118	Crippin loam, 1 to 3 percent slopes	2.30	1.4%		Ie	100
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.43	0.9%		IVe	76
562	Knoke silty clay loam, 0 to 1 percent slopes	0.30	0.2%		IIIw	78
Weighted Average					2.14	93.2

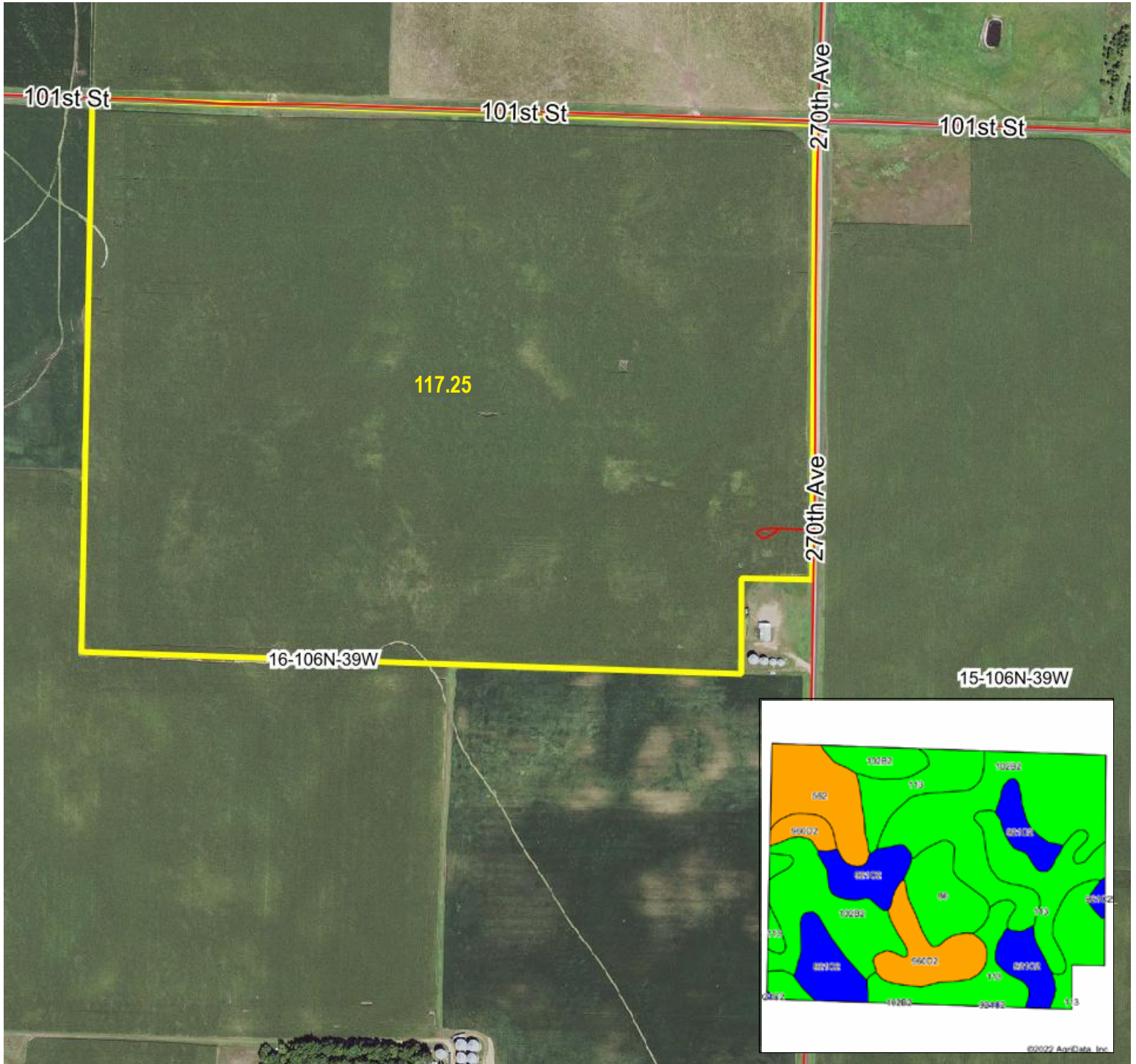
Tract 3 - 160± Acres

Des Moines Township

Location: From Avoca, MN, 5.0 miles east on Co Hwy 6/NE 3rd St., 3.0 miles north on 260th Ave., 1.0 miles east on 101st Street, .2 miles south on 270th Ave. Land is on the east and west side of the road.

PID #: 05-015-0020 **Description:** Sect-15 Twp-106 Range-39 **2022 Taxes:** \$4,370





*Lines are Approximate

Area Symbol: MN101, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	46.44	38.7%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	26.38	22.0%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	19.10	15.9%		IIIe	87
562	Knoke silty clay loam, 0 to 1 percent slopes	10.25	8.5%		IIIw	78
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.15	8.5%		IVe	76
86	Canisteo clay loam, 0 to 2 percent slopes	7.68	6.4%		IIw	93
Weighted Average					2.41	90.1

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

Tract 4 - 117.25± Acres

Des Moines Township

Location: From Avoca, MN, 5.0 miles east on Co Hwy 6/NE 3rd St., 3.0 miles north on 260th Ave., 1.0 miles east on 101st Street, .2 miles south on 270th Ave. Land is on the east and west side of the road.

PID #: 05-016-0010 **Description:** Sect-16 Twp-106 Range-39 **2022 Taxes:** \$3,048





Murray County, Minnesota

Farm 6739

Tract 1513

2022 Program Year

Map Created April 11, 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

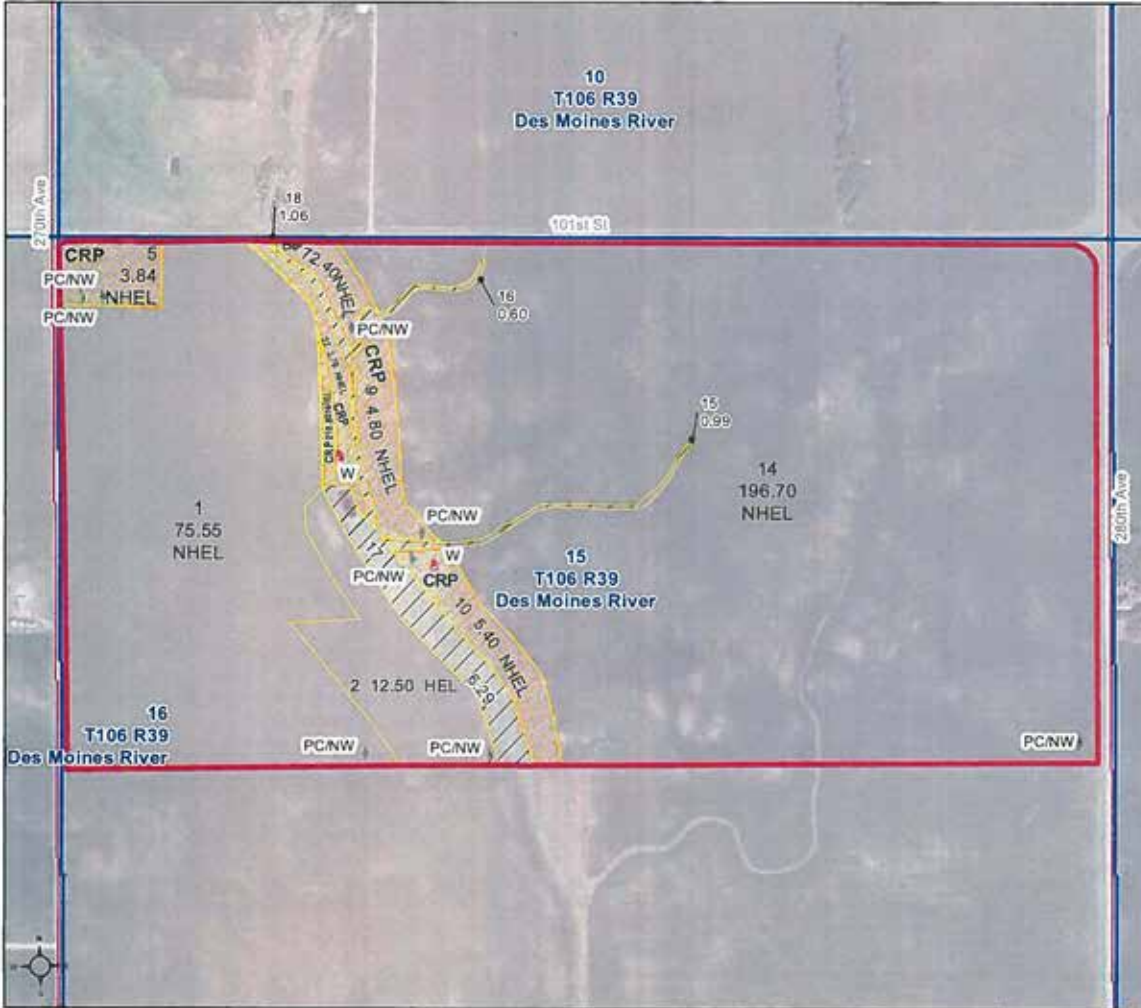
Tract Cropland Total: 78.50 acres

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 (NRCSS). This map displays the 2021 NAIP imagery.

Tract Number: 1513 **Description:** DMR-10 W2SE4
FSA Physical Location: Murray, MN **ANSI Physical Location:** Murray, MN
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
79.15	78.5	78.5	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	78.5	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	32.6	157	0.00				
SOYBEANS	32.61	49	0.00				
Total Base Acres:	65.21						

Owners: DES MOINES RIVER FARMS LLC



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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 304.69 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.

Tract Number: 12420 **Description:** DMR-15 W2;NE4
FSA Physical Location: Murray, MN **ANSI Physical Location:** Murray, MN
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
313.63	304.69	304.69	0.0	0.0	0.0	19.94	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	284.75	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	118.2	157	0.00				
SOYBEANS	118.25	49	0.00				
Total Base Acres:	236.45						

Owners: DES MOINES RIVER FARMS LLC

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION b7 101	2. SIGN-UP NUMBER 57
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11758	4. ACRES FOR ENROLLMENT 15.63
		6. TRACT NUMBER 12420	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2022 9-30-2032
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MURRAY COUNTY FARM SERVICE AGENCY 2740 22ND ST SUITE 1 SLAYTON, MN 56172-0285		8. SIGNUP TYPE: Continuous	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 836-8567 x2		x JTC 7/22 22	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 300.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 4,689.00	Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	12420	0021	CP21	0.80	\$ 67.00
(Item 9C is applicable only when the first year payment is prorated.)		12420	0022	CP21	2.70	\$ 227.00
		12420	0024	CP21	2.21	\$ 186.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DES MOINES RIVER FARMS LLC 1036 COUNTY ROAD 5 BALATON, MN 56115-3102	(2) SHARE 100.00 %	(3) SIGNATURE (By) x Jason Clark	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY x Chief Manager	(5) DATE (MM-DD-YYYY) 7/21/22
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE [Signature]	B. DATE (MM-DD-YYYY) 8/20/22
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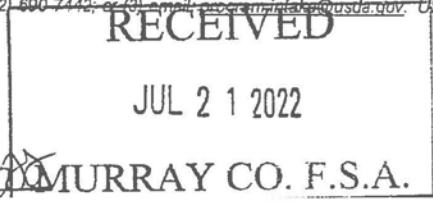
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



2nd Review
Initials [Signature]

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 27 101	2. SIGN-UP NUMBER 48			
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MURRAY COUNTY FARM SERVICE AGENCY 2740 22ND ST SUITE 1 SLAYTON, MN 56172-0285		3. CONTRACT NUMBER 11234B	4. ACRES FOR ENROLLMENT 3.84			
		5. FARM NUMBER 6739	6. TRACT NUMBER(S) 12420			
7B. TELEPHONE NUMBER (Include Area Code): (507) 836-8567 x2		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026			
		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.				
10A. Rental Rate Per Acre \$ 262.53	11. Identification of CRP Land (See Page 2 for additional space)					
10B. Annual Contract Payment \$ 1,008	10C. First Year Payment \$	A. Tract No. 12420	B. Field No. 5	C. Practice No. CP23A	D. Acres 3.84	E. Total Estimated Cost-Share \$ 422
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DES MOINES RIVER FARMS LLC %JEROME R CLARKE 4991 SAFARI CTR/D36 County Rd 5 EAGAN, MN 55122-2662 Balaton, MN 56015-3102	(2) SHARE 100.00%	(3) SIGNATURE <i>Bg Jerome R Clarke</i> <i>Clarke</i>	(4) DATE (MM-DD-YYYY) 9/22/18			
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)			
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)			
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>				B. DATE (MM-DD-YYYY) 9-26-18	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.						
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.						

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original – County Office Copy



Owner's Copy



Operator's Copy



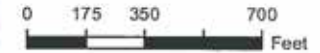
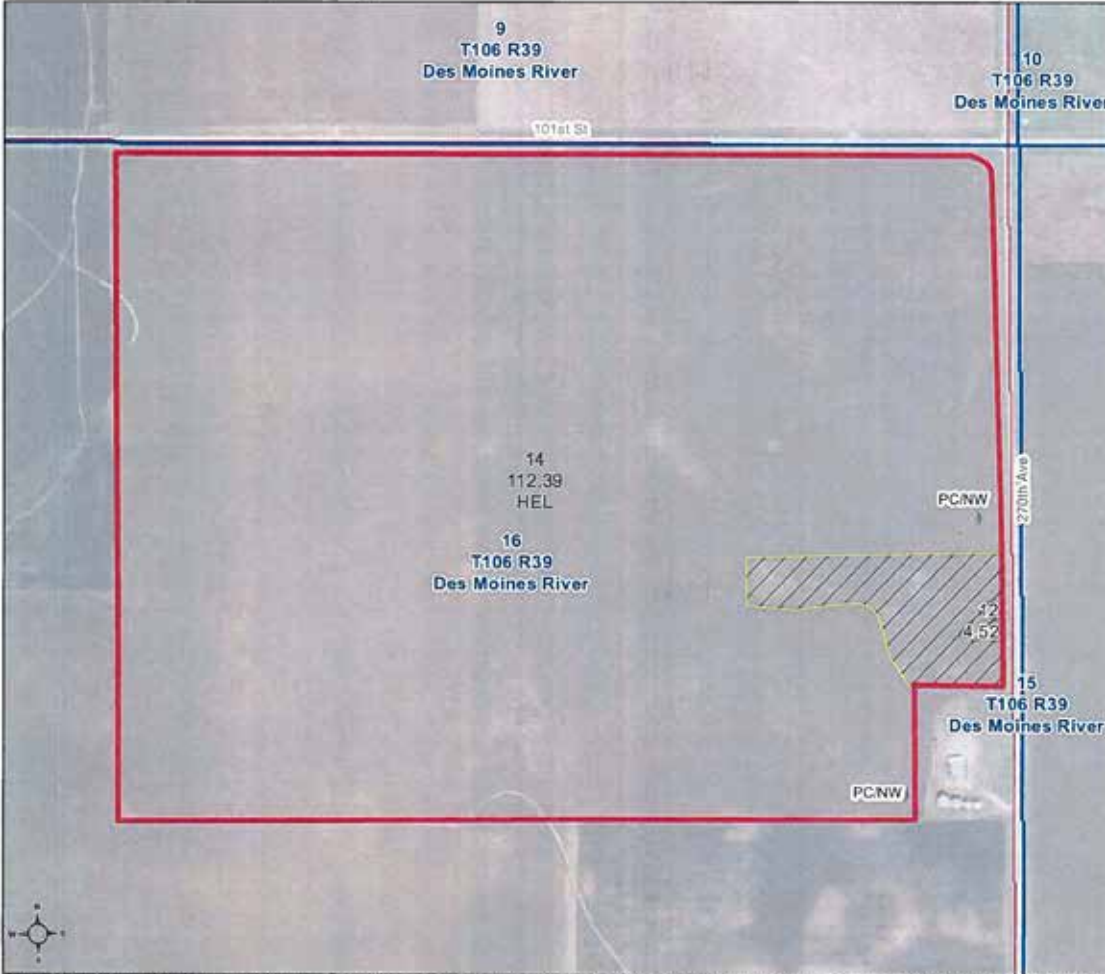
Murray County, Minnesota

Farm 6739

Tract 14894

2022 Program Year

Map Created April 11, 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: 112.39 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.

Tract Number: 14894 **Description** DMR-16 N2NE4;N2S2NE4 MINUS BLDG SITE
FSA Physical Location : Murray, MN **ANSI Physical Location:** Murray, MN
BIA Range Unit Number:
HEL Status: HEL Determinations not complete
Wetland Status: Tract does not contain a wetland
WL Violations: None

Recon Number
2021- 87

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
116.91	112.39	112.39	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	112.39	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	46.62	157	0.00				
SOYBEANS	46.64	49	0.00				
Total Base Acres:	93.26						

Owners: DES MOINES RIVER FARMS LLC

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2022
PROPERTY TAX STATEMENT

PRCL# 05-010-0060 RCPT# 1176

DES MOINES TWP

		Values and Classification		
		Taxes Payable Year	2021	2022
TC			5.734	5.734
Step 1	Estimated Market Value:		573,400	573,400
	Homestead Exclusion:			
1	Taxable Market Value:		573,400	573,400
	New Improve/Expired Excls:			
	Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
	Sent in March 2021			
Step 2	Proposed Tax			
	* Does Not Include Special Assessments			2,362.00
	Sent in November 2021			
Step 3	Property Tax Statement			
	First half Taxes:			1,215.00
	Second half Taxes:			1,215.00
	Total Taxes Due in 2022			2,430.00

Property ID Number: 05-010-0060
 Property Description: SECT-10 TWP-106 RANG-39
 W1/2 SE1/4

DES MOINES RIVERS FARMS LLC 7619-T
 % JEROME R CLARKE
 1036 COUNTY ROAD 5 ACRES 80.00
 BALATON MN 56115-3102

\$\$\$ 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		2,252.06	2,378.88
	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		2,252.06	2,378.88
Property Tax by Jurisdiction	6. County		1,630.61	1,668.15
	7. City or Town		459.98	451.78
	8. State General Tax .....		.00	.00
	9. School District: 2898			
	A. Voter approved levies .....		.00	.00
	B. Other local levies		152.70	250.00
	10. Special Taxing Districts:			
	A. SWRDC		8.77	8.95
	B.			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		2,252.06	2,378.88
Special Assessments on Your Property	13. A. 4400 CO DITCH 44			47.62
	B. 70020 911 RURAL SIGN ASMT			3.50
PRIN	51.12 C.			
INT	D.			
TOT	51.12 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			2,304.00	2,430.00



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2022

PROPERTY TAX STATEMENT

PRCL# 05-015-0010 RCPT# 1206

TC 10.980 10.980

Property ID Number: 05-015-0010
 Property Description: SECT-15 TWP-106 RANG-39
 NE1/4

DES MOINES RIVERS FARMS LLC
 % JEROME R CLARKE
 1036 COUNTY ROAD 5
 BALATON MN 56115-3102

7619-T
 ACRES 160.00

		Values and Classification	
		2021	2022
Step 1		Estimated Market Value:	
		1,098,000	1,098,000
Step 1		Homestead Exclusion:	
		Taxable Market Value:	
		1,098,000	1,098,000
Step 1		New Improve/Expired Excls:	
		AGRI NON-HSTD AGRI NON-HSTD	
Step 1		Property Class:	
		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2		Proposed Tax	
		* Does Not Include Special Assessments	
		4,524.00	
Sent in November 2021			
Step 3		Property Tax Statement	
		First half Taxes:	
			2,334.00
		Second half Taxes:	
			2,334.00
		Total Taxes Due in 2022	
			4,668.00

\$\$\$ 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.

		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	4,314.46	4,556.66
	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	4,314.46	4,556.66
Property Tax by Jurisdiction	6. County	3,124.44	3,195.69
	7. City or Town	880.82	865.11
	8. State General Tax .....	.00	.00
	9. School District: 2898		
	A. Voter approved levies .....	.00	.00
	B. Other local levies	292.40	478.73
	10. Special Taxing Districts:		
	A. SWRDC	16.80	17.13
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	4,314.46	4,556.66
Special Assessments on Your Property	13. A. 5500 CO DITCH 55		107.84
	B. 70020 911 RURAL SIGN ASMT		3.50
	C.		
PRIN 111.34	D.		
INT	E.		
TOT 111.34			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,426.00	4,668.00



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2022

PROPERTY TAX STATEMENT

PRCL# 05-015-0020 RCPT# 1207

TC 10.039 10.039

Property ID Number: 05-015-0020
 Property Description: SECT-15 TWP-106 RANG-39
 NW1/4

DES MOINES RIVERS FARMS LLC
 % JEROME R CLARKE
 1036 COUNTY ROAD 5
 BALATON MN 56115-3102

7619-T
 ACRES 160.00

		Values and Classification	
		2021	2022
Step 1		Estimated Market Value: 1,003.900 1,003.900	
1		Homestead Exclusion: Taxable Market Value: 1,003.900 1,003.900	
		New Improve/Expired Excls: Property Class: AGRI NON-HSTD AGRI NON-HSTD	
		Sent in March 2021	
Step 2		Proposed Tax	
2		* Does Not Include Special Assessments 4,316.00	
		Sent in November 2021	
Step 3		Property Tax Statement	
3		First half Taxes: 2,185.00	
		Second half Taxes: 2,185.00	
		Total Taxes Due in 2022 4,370.00	

\$\$\$
 REFUNDS?

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

- 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- 2. Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year: 2021	2022
3. Property taxes before credits		4,474.12	4,487.27
4. A. Agricultural and rural land tax credits .....		.00	.00
B. Other credits to reduce your property tax		141.40	146.13
5. Property taxes after credits		4,332.72	4,341.14
6. County		2,856.94	2,921.09
7. City or Town		805.33	790.97
8. State General Tax .....		.00	.00
9. School District: 2169			
A. Voter approved levies		115.69	97.41
B. Other local levies		539.40	516.01
10. Special Taxing Districts:			
A. SWRDC		15.36	15.66
B.			
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		4,332.72	4,341.14
Special Assessments on Your Property			
13. A. 4400 CO DITCH 44			25.36
B. 70020 911 RURAL SIGN ASMT			3.50
C.			
D.			
E.			
PRIN 28.86			
INT			
TOT 28.86			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,362.00	4,370.00



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2022

PROPERTY TAX STATEMENT

PRCL# 05-016-0010 RCPT# 1212

Property ID Number: 05-016-0010
Property Description: SECT-16 TWP-106 RANG-39
 N1/2 NE1/4 & N1/2 S1/2 NE1/4, LESS S
 400' OF E 300' OF N1/2 S1/2 NE1/4
 973 270TH AVE

DES MOINES RIVERS FARMS LLC
 % JEROME R CLARKE
 1036 COUNTY ROAD 5
 BALATON MN 56115-3102

7619-T
 ACRES 117.25

TC 6.862 6.862

		Values and Classification	
		2021	2022
Taxes Payable Year			
Step 1	Estimated Market Value:	686.200	686.200
1	Homestead Exclusion:		
	Taxable Market Value:	686.200	686.200
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2.950.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1.524.00
	Second half Taxes:		1.524.00
	Total Taxes Due in 2022		3,048.00

\$\$\$ 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.

		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	3,058.51	3,066.66
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax	96.65	99.88
	5. Property taxes after credits	2,961.86	2,966.78
Property Tax by Jurisdiction	6. County	1,953.11	1,996.12
	7. City or Town	550.47	540.66
	8. State General Tax .....	.00	.00
	9. School District: 2169		
	A. Voter approved levies	79.08	66.59
	B. Other local levies	368.70	352.71
	10. Special Taxing Districts:		
	A. SWRDC	10.50	10.70
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,961.86	2,966.78
Special Assessments on Your Property	13. A. 4400 CO DITCH 44		53.22
	B. 70010 SOLID WASTE ASMT		24.50
PRIN 81.22	C. 70020 911 RURAL SIGN ASMT		3.50
INT	D.		
TOT 81.22	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,044.00	3,048.00





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



Murray County, Minnesota

