

COTTONWOOD COUNTY
MINNESOTA

FRIDAY, MARCH 24 | 11AM CDT
2023

LANDAUCTION

LIVE ON-SITE



150± Acres

Ann Township, Cottonwood County

Auctioneer's Note: A live auction for 150± acres of prime, tilled, tillable farmland in Cottonwood County is coming up. This property is comprised of two tracts of land and offers an excellent opportunity for those seeking a productive and valuable piece of property. The tillable farmland is in excellent condition and ready to be put into production immediately. This is a great chance to add to your investment portfolio or expand your farming operation. Don't miss this opportunity to bid on this property at the live auction, to be held at Walnut Grove Community Center at 11am.

Scan for Details!



Auction Location: Walnut Grove Community Center, 644 9th St., Walnut Grove, MN 56180

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

Contact Eric Gabrielson, 701.238.2570 or Andy Frank, 507.828.1322 at Steffes Group, 320.693.9371

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. No buyer's premium. Ashley Huhn, MN47-002 | Eric Gabrielson MN47-006 | Randy Kath, MN47-007

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



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**.
- **2023 Taxes prorated to close.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- 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.
- **NO BUYER'S PREMIUM.**
- **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, April 25 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.

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.

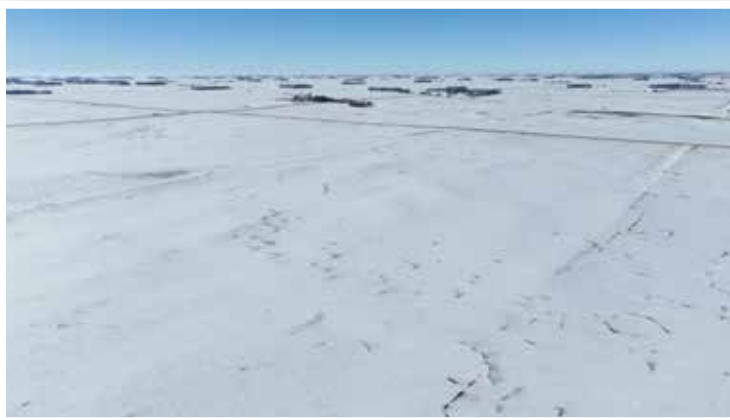
This is an AUCTION! To the Highest Bidder.

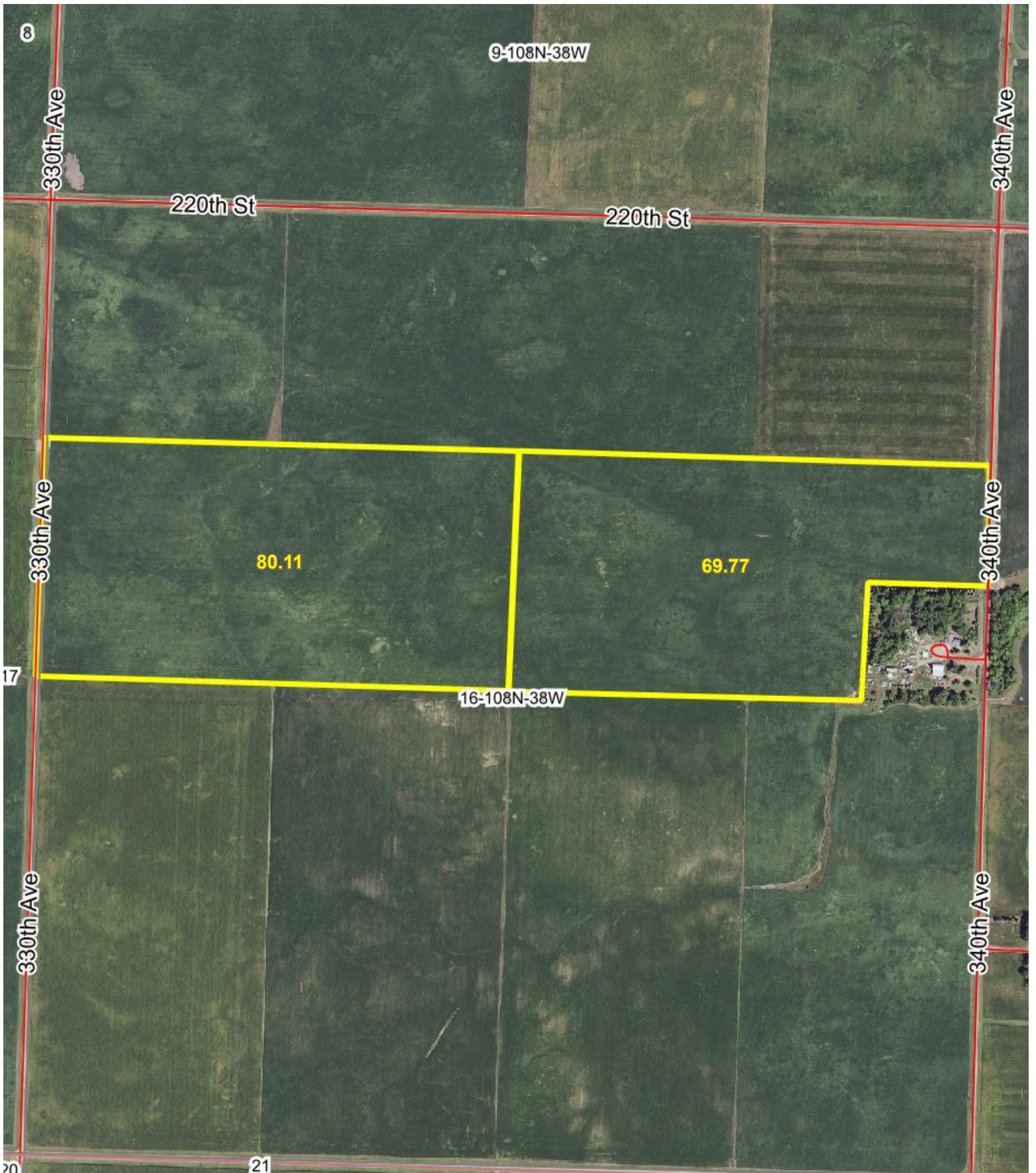
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE MULTI-TRACT BIDDING GRID AND DOES NOT REPRESENT THIS AUCTION SALE!

Tracts #1-2 (Cottonwood County, MN) will be sold by the surveyed acre.

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





*Lines are Approximate



Surveyed Description

LEGAL DESCRIPTION FOR TRACT A

The South One-Half of the Northwest Quarter (S1/2 NW1/4), Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota.

Containing 80.11 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

Surveyed Description

LEGAL DESCRIPTION FOR TRACT B

The South One-Half of the Northeast Quarter (S1/2 NE1/4), Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota.

EXCEPT
 The Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE1/4 SE1/4 NE1/4), of Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota.
 ALSO EXCEPT
 The East 25.00 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW1/4 of the SE1/4 of the NE1/4) of Section 16, Township 108, Range 38, Cottonwood County, Minnesota.

Containing 69.77 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Surveyed Description

LEGAL DESCRIPTION FOR TRACT C (TO BE ATTACHED TO PID NO. 030160300)

The East 25.00 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW1/4 of the SE1/4 of the NE1/4) of Section 16, Township 108, Range 38, Cottonwood County, Minnesota.

Containing 0.38 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

Surveyor's Notes

1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

Northstar
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 dough.northstar@gmail.com
 chuck.northstar@gmail.com

Surveying

CLIENT NAME:

Osland Family

PROJECT ADDRESS

22451 340th Avenue
 Revere, MN

DATE OF FIELD WORK: February 13, 2023
 DATE OF MAP: February 16, 2023
 REVISION: _____ DATE _____, 20____
 REVISION: _____ DATE _____, 20____

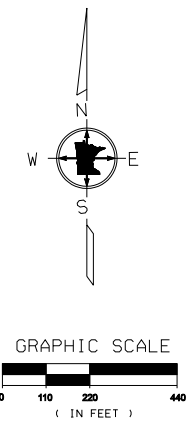
JOB NO.: 2023028
 DRAFTED BY: PMH
 CHECKED BY: DSH

HORIZONTAL DATUM:
 Cottonwood County
 NAD83 2011 Adj.
 VERTICAL DATUM:
 N/A

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn

 Doug Huhn
 Registration No. 43806 - In the State of Minnesota



- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43806
 - Found Monumentation
 - ⊙ Government Section Corner

Surveyed Description

LEGAL DESCRIPTION FOR TRACT A

The South One-Half of the Northwest Quarter (S1/2 NW1/4), Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota.

Containing 80.11 Acres, more or less.
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 Subject to any and all enforceable restrictive covenants.

Surveyed Description

LEGAL DESCRIPTION FOR TRACT B

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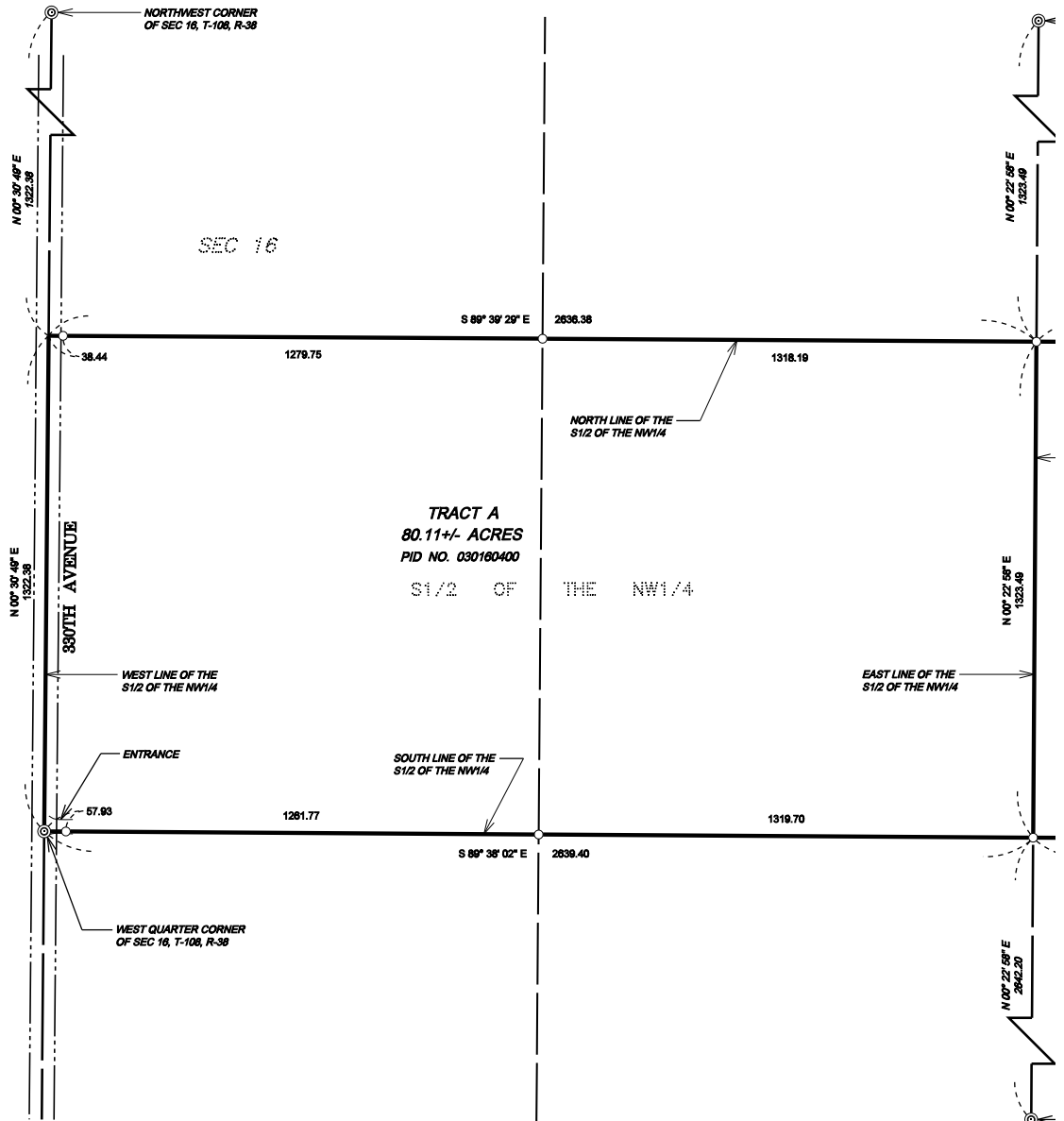
EXCEPT

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ALSO EXCEPT

The East 25.00 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW1/4 of the SE1/4 of the NE1/4) of Section 16, Township 108, Range 38, Cottonwood County, Minnesota.

Containing 69.77 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.



Surveyed Description

LEGAL DESCRIPTION FOR TRACT C (TO BE ATTACHED TO PID NO. 030160300)

The East 25.00 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW1/4 of the SE1/4 of the NE1/4) of Section 16, Township 108, Range 38, Cottonwood County, Minnesota.

Containing 0.38 Acres, more or less.
 Subject to easements of record.
 Subject to any and all enforceable restrictive covenants.

Surveyor's Notes

1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

Northstar
 Surveying
 (320)693-3710
 310 East Depot Street
 Litchfield, MN 55355
 dough.northstar@gmail.com
 chuck.northstar@gmail.com

CLIENT NAME:

Osland Family

PROJECT ADDRESS

22451 340th Avenue
 Revere, MN

DATE OF FIELD WORK: February 13, 2023

JOB NO.: 2023028

HORIZONTAL DATUM:
 Cottonwood County
 NAD83 2011 Adj.

DATE OF MAP: February 16, 2023

DRAFTED BY: PMH

REVISION: _____ DATE _____, 20

CHECKED BY: DSH

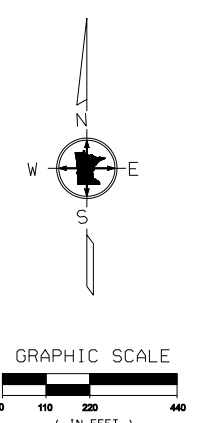
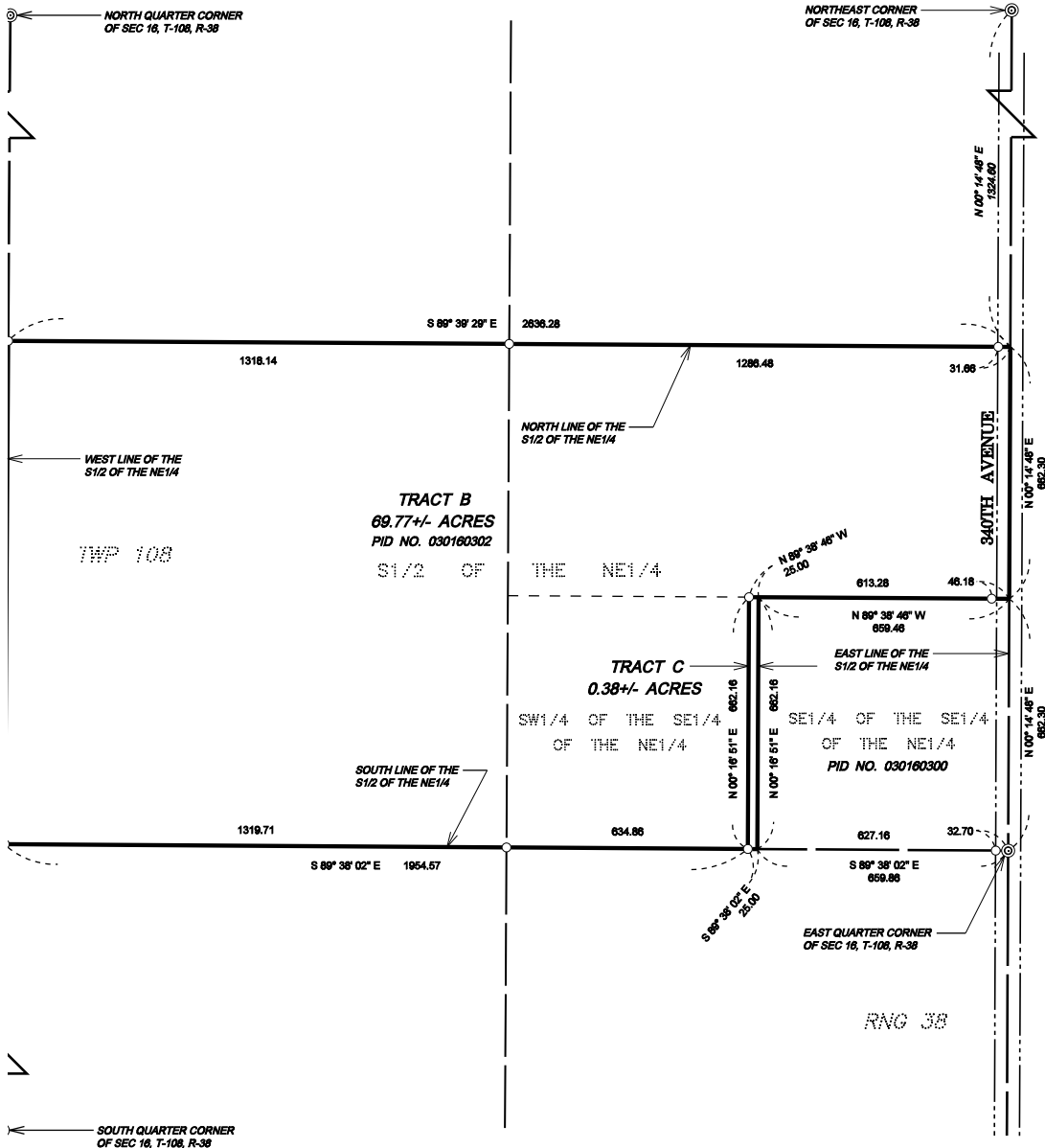
VERTICAL DATUM:
 N/A

REVISION: _____ DATE _____, 20

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

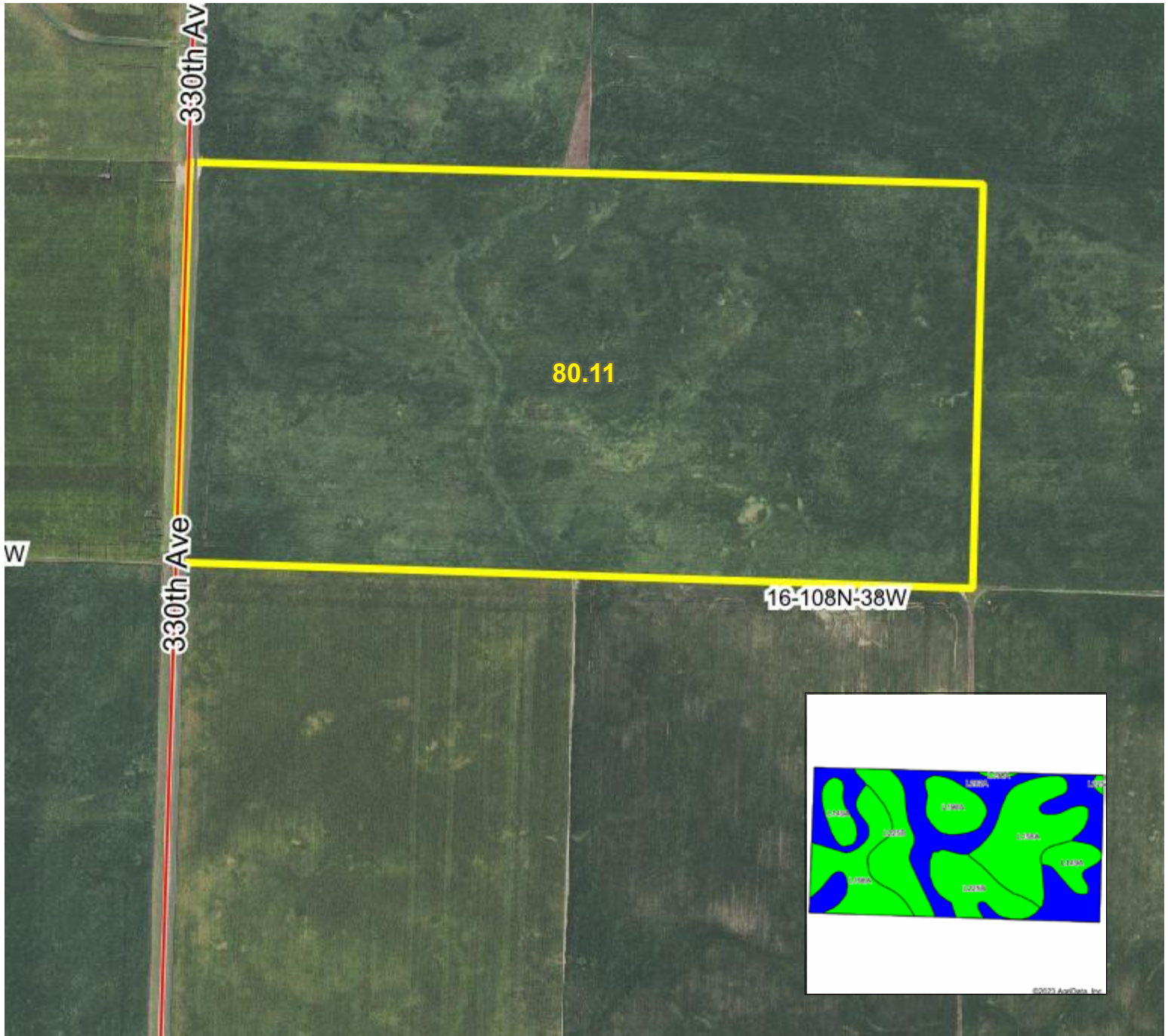
Doug Huhn

 Doug Huhn
 Registration No. 43808 - In the State of Minnesota



LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ◎ Government Section Corner



*Lines are Approximate

Area Symbol: MN033, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L198A	North Twin-Walnut Grove complex, 0 to 2 percent slopes	29.75	37.2%		lw	96
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	27.09	33.9%		llw	89
L225B	Annton-North Twin complex, 2 to 6 percent slopes	16.75	20.9%		lle	91
L149A	Romnell clay loam, 0 to 3 percent slopes	6.41	8.0%		llw	93
Weighted Average					1.63	92.3

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

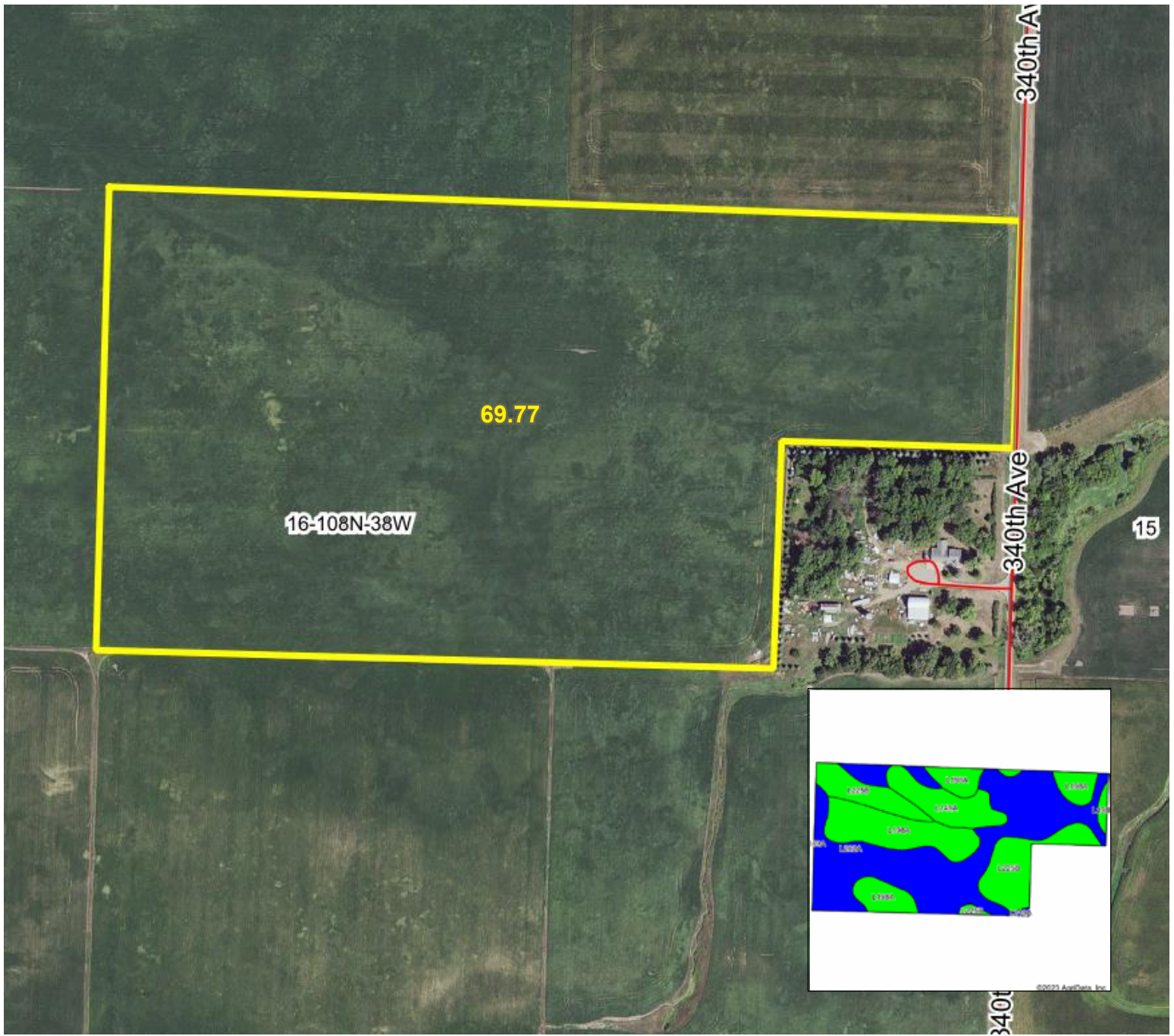
Tract 1 - 80.11± Acres

Ann Township

Location: From Walnut Grove, MN, 1.7 miles south on County Rd 5, 1.3 miles east on 100th St., 2.1 miles south on County Rd 7. 1.0 miles east on 220th St. .4 miles south on 330th Ave. Land is on the east side of the road.

PID #: 03-016-0400 **Description:** Sect-16 Twp-108 Range-38 **2022 Taxes:** \$3,276





*Lines are Approximate

Area Symbol: MN033, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	32.64	46.6%	Blue	Ilw	89
L198A	North Twin-Walnut Grove complex, 0 to 2 percent slopes	18.00	25.7%	Green	Iw	96
L225B	Annton-North Twin complex, 2 to 6 percent slopes	12.74	18.2%	Green	Ile	91
L149A	Romnell clay loam, 0 to 3 percent slopes	6.39	9.1%	Green	Ilw	93
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.23	0.3%	Blue	Ilw	83
Weighted Average					1.74	91.5

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

Tract 2 - 69.77± Acres

Ann Township

Location: From Walnut Grove, MN, 1.7 miles south on County Rd 5, 1.3 miles east on 100th St., 2.1 miles south on County Rd 7. 2.0 miles east on 220th St., .3 miles south on 340th Ave. Land is on the west side of the road.

PID #: 03-016-0302 **Description:** Sect-16 Twp-108 Range-38 **2022 Taxes:** \$2,962

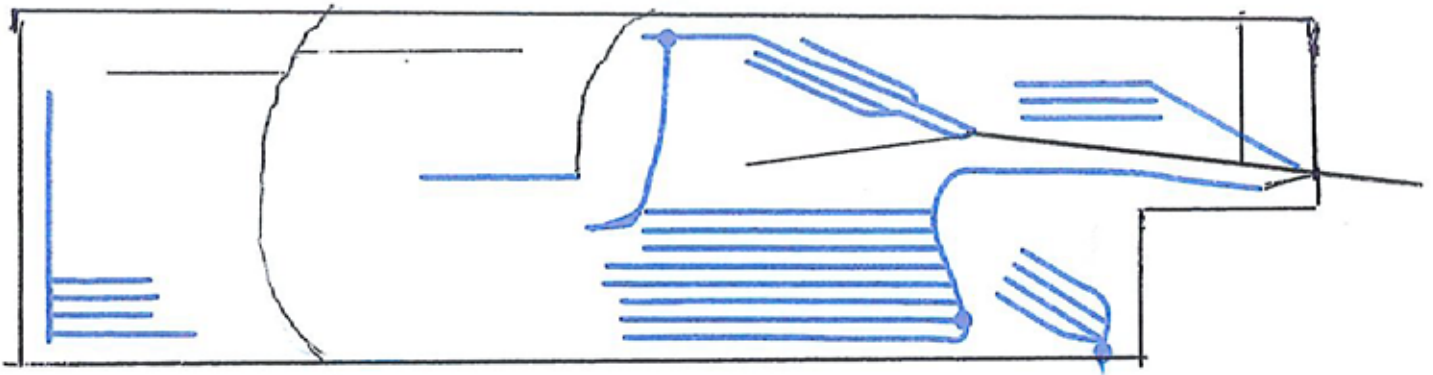


View: jons

Southwest Corner: 95 25' 21.9249" W, 44 8' 51.0834" N

Northeast Corner: 95 23' 51.9394" W, 44 10' 9.7126" N

Printed: Wednesday, February 1, 2023 3:59:01 PM



1000 feet



Cottonwood County, Minnesota

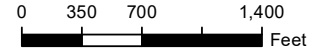
Farm 5438

Tract 8329

2022 Program Year

Map Created April 21, 2022

1083816



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

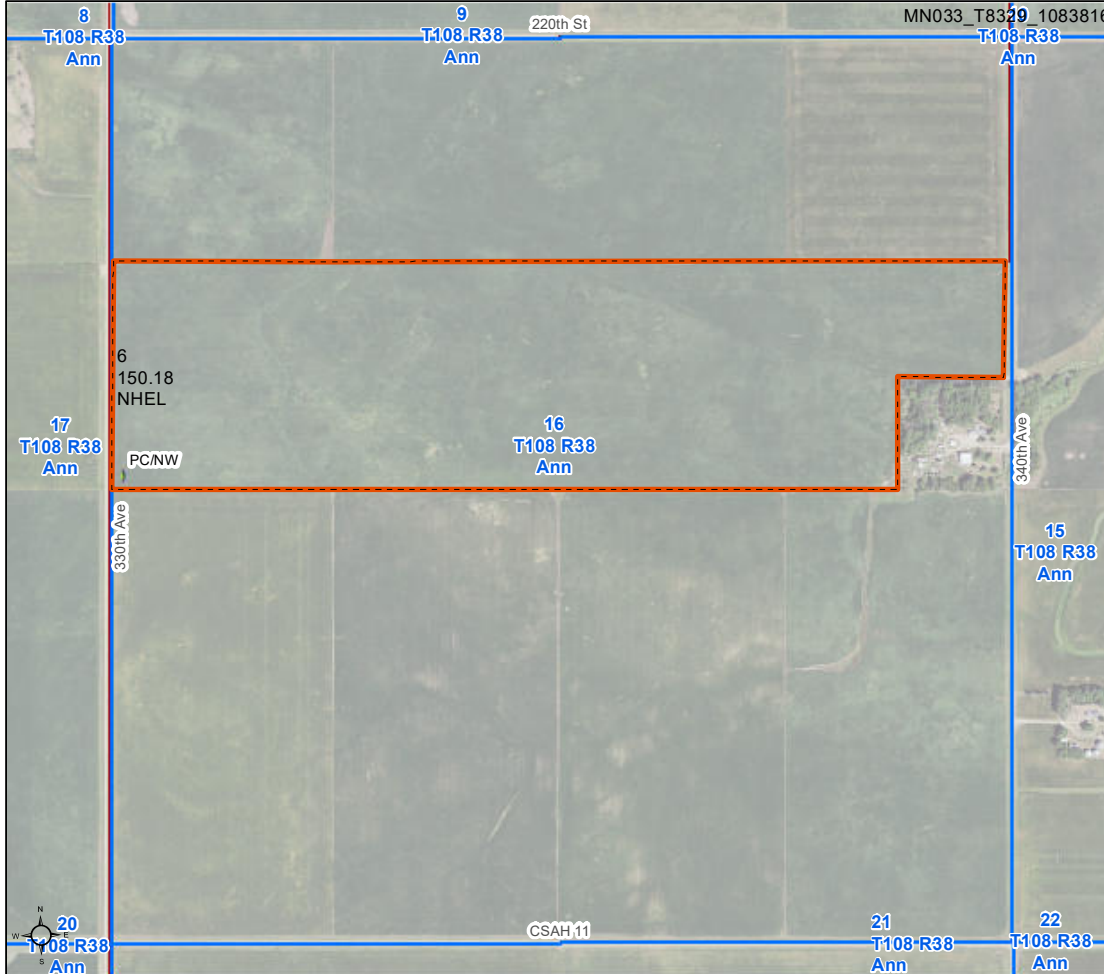
Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- & Restricted Use
- * Limited Restrictions
-) Exempt from Conservation Compliance Provisions

Tract Cropland Total: 150.18 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: 8329 **Description** S2N2 LESS BLDGSITE S16 108-38 ANN
FSA Physical Location : Cottonwood, MN **ANSI Physical Location:** Cottonwood, 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
150.18	150.18	150.18	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	150.18	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	74.85	165	0.00				
SOYBEANS	74.85	45	0.00				
Total Base Acres:	149.7						

Owners: OSLAND, NANCY

COTTONWOOD COUNTY
DONNA TORKELSON, AUDITOR/TREASURER
 900 3RD AVENUE
 WINDOM, MN 56101
 507-831-1342
 www.co.cottonwood.mn.us



PRCL# 03-016-0400 RCPT# 691
 TC 6.830 6.488

Property ID Number: 03-016-0400
 Property Description: SECT-16 TWP-108 RANG-38
 S1/2 NW1/4 80.

NANCY J OSLAND
 %JAMES OSLAND
 1405 SUNSET BLVD
 HAWLEY MN 56549

4218-T
 ACRES 80.00

Values and Classification		
Taxes Payable Year	2021	2022
Step 1	Estimated Market Value:	683,000 648,800
	Homestead Exclusion:	
	Taxable Market Value:	683,000 648,800
	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	3,238.00
Sent in November 2021		
Step 3	Property Tax Statement	
	First half Taxes:	1,638.00
	Second half Taxes:	1,638.00
	Total Taxes Due in 2022	3,276.00



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

Property Tax and Credits	3. Property taxes before credits	4. A. Agricultural and rural land tax credits	B. Other credits to reduce your property tax	5. Property taxes after credits
	3,226.00	.00	.00	3,226.00
Property Tax by Jurisdiction	6. County	7. City or Town	8. State General Tax	9. School District: 2898
	2,651.13	382.68	.00	A. Voter approved levies .00
				B. Other local levies 181.88
				10. Special Taxing Districts: A. REGION 8 10.31
				B. C. D.
				11. Non-school voter approved referenda levies
				12. Total property tax before special assessments 3,226.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,330.00			3,276.00

Taxes Payable Year:	2021	2022
		.00
	.00	
	3,226.00	3,276.00
	.00	.00
	.00	.00
	3,226.00	3,276.00
	2,651.13	2,601.83
	382.68	380.78
	.00	.00
	.00	.00
	181.88	282.88
	10.31	10.51
	3,226.00	3,276.00
	3,330.00	3,276.00

Detach and Return This Stub with Your 2nd Half Payment
 Make Checks Payable To: Cottonwood County, Auditor/Treasurer

Detach and Return This Stub with Your Full/1st Half Payment
 Make Checks Payable To: Cottonwood County, Auditor/Treasurer

PRCL# 03-016-0400 RCPT# 691
 AGRI NON-HSTD

PRCL# 03-016-0400 RCPT# 691
 AGRI NON-HSTD

AMOUNT DUE	NOVEMBER 15, 2022	AMOUNT DUE	MAY 16, 2022
	1,638.00		3,276.00
			1,638.00

YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.

NANCY J OSLAND
 %JAMES OSLAND
 1405 SUNSET BLVD
 HAWLEY MN 56549

4218-T

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 %JAMES OSLAND
 1405 SUNSET BLVD
 HAWLEY MN 56549

4218-T

COTTONWOOD COUNTY
DONNA TORKELSON, AUDITOR/TREASURER
 900 3RD AVENUE
 WINDOM, MN 56101
 507-831-1342
 www.co.cottonwood.mn.us



PRCL# 03-016-0302 RCPT# 690
 TC 6.174 5.865

Property ID Number: 03-016-0302
 Property Description: SECT-16 TWP-108 RANG-38
 S1/2 NE1/4 EX SE1/4 SE1/4 NE1/4 70.

NANCY J OSLAND
 %JAMES OSLAND
 1405 SUNSET BLVD
 HAWLEY MN 56549

4218-T
 ACRES 70.00

Values and Classification		
Taxes Payable Year	2021	2022
Step 1	Estimated Market Value:	617,400 586,500
	Homestead Exclusion:	
	Taxable Market Value:	617,400 586,500
	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	2,928.00
Sent in November 2021		
Step 3	Property Tax Statement	
	First half Taxes:	1,481.00
	Second half Taxes:	1,481.00
	Total Taxes Due in 2022	2,962.00



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		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 refund00	
Property Tax and Credits	3. Property taxes before credits	2,918.00	2,962.00
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax00	.00
	5. Property taxes after credits	2,918.00	2,962.00
Property Tax by Jurisdiction	6. County	2,398.34	2,352.57
	7. City or Town	345.93	344.22
	8. State General Tax00	.00
	9. School District: 2898 A. Voter approved levies00	.00
	B. Other local levies	164.41	255.71
	10. Special Taxing Districts: A. REGION 8	9.32	9.50
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,918.00	2,962.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,918.00	2,962.00

Detach and Return This Stub with Your 2nd Half Payment
 Make Checks Payable To: Cottonwood County, Auditor/Treasurer

Detach and Return This Stub with Your Full/1st Half Payment
 Make Checks Payable To: Cottonwood County, Auditor/Treasurer

PRCL# 03-016-0302 RCPT# 690
 AGRI NON-HSTD

PRCL# 03-016-0302 RCPT# 690
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	2,962.00
NOVEMBER 15, 2022	1,481.00	MAY 16, 2022	1,481.00
YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

NANCY J OSLAND
 %JAMES OSLAND
 1405 SUNSET BLVD
 HAWLEY MN 56549

4218-T

NANCY J OSLAND
 %JAMES OSLAND
 1405 SUNSET BLVD
 HAWLEY MN 56549

4218-T



DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter received for _____ \$ _____

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

- 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



Cottonwood County, Minnesota

