



OPENS: WEDNESDAY, MARCH 29

CLOSES: THURSDAY, APRIL 6 | 1PM CDT 2023

# LANDAUCTION

TIMED ONLINE

**\*PROPERTY SOLD ABSOLUTE**



**66± Acres**

*Vernon Township, Dodge County*

**Auctioneer's Note:** 66± acres of prime, tillable farmland is coming up on public auction. This parcel is tiled with tile maps available and has a CPI rating of 94. Providing an opportunity to expand your operation or invest in a valuable asset to add to your portfolio. Don't miss your chance to own prime land in southeastern Minnesota. This parcel is located southeast of Hayfield, MN in Vernon Township.

*Scan for Details!*



From Hayfield, MN, 5 miles east on State Hwy 30, 1.9 miles south on 250th Ave. Land is located on the east side of the road.

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

**Contact Brock Skov, 507.272.4818 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. This is a 5% buyer's premium auction. 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.



### SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

**The auction begins on Wednesday, March 29 and will end at 1PM on Thursday, April 6.** All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

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

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

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

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

### CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on or before: **Monday, May 8, 2023**

Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by a **Warranty Deed**.

- **2023 Taxes:** Seller pays first half

• Closing Agent Fee will be shared equally between Buyer and Seller.

• The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

• Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD ABSOLUTE.**

### PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### SUCCESSFUL BIDDER

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

### SELLER'S PERFORMANCE

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

### AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

### POSSESSION

Possession will be at closing.

### MINERAL RIGHTS

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

### ENVIRONMENTAL DISCLAIMER

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

### EASEMENTS AND SURVEY

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.

## TIMED ONLINE BIDDING PROCESS

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties. All bidding will be on a per acre basis. Example: **39.20 acres x your bid.**


**#1 Tract 1**

**Tract 1 – 81.86± Acres with Tillable**  
 Kingston Township  
 PJD #: 13-0122-000  
 Description: Sect-07 Twp-120 Range-29  
 2022 Taxes: \$1,352

**Being sold by the acre** [More Photos](#)

**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.

[More Details](#)

 **Timed Online**

**Closing: Thursday, Mar 9, 1:00 PM CST**

Lot Location: Kimball, MN  
[Map](#)

[Request to Bid](#) [Watch Lot](#)

US \$3,000,000 (1)  
 US \$245,580.00  
 (\$1.86 X \$3,000,000)

## THIS IS AN AUCTION! TO THE HIGHEST BIDDER.

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



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

## MARCH / APRIL 2023

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

# CERTIFICATE OF SURVEY

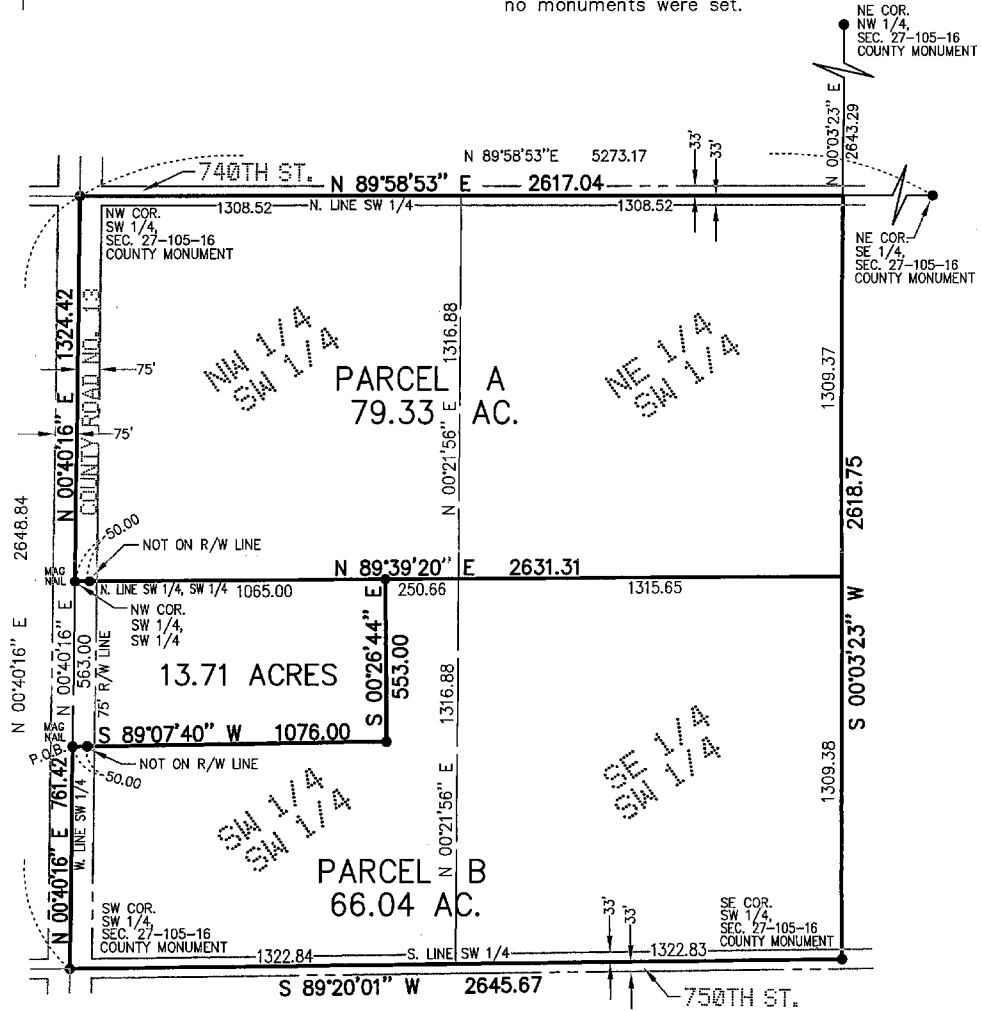
PART OF THE SW 1/4  
SECTION 27, T 105 N, R 16 W  
DODGE COUNTY, MINNESOTA



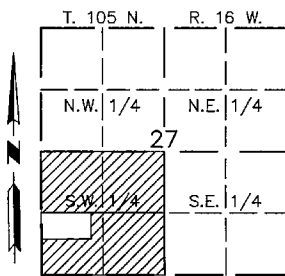
**BASIS OF BEARINGS**

All Bearings are in relationship with the Dodge County Coordinate System NAD 83, Adjusted 1996.

Note: At the clients request no monuments were set.



**PROPERTY LOCATION MAP**



SCALE: 1" = 200'  
DATE: 11/08/05  
DRAWN BY: R.A.S.

- MONUMENTS**
- FOUND (AS INDICATED)
  - SET (5/8" PIPE UNLESS NOTED OTHERWISE)

THIS DOCUMENT  
COPYRIGHTED BY:  
**MASSEY LAND  
SURVEYING, INC.**

I hereby certify that this survey, plan, or report was 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.

*[Signature]* Date: 11-9-05  
LIC. NO.: 41814

THIS SURVEY AND DRAWING  
WAS PREPARED FOR THE  
EXCLUSIVE USE OF:  
PAULA & TONY BAUER  
HAYFIELD, MINNESOTA

**MASSEY**  
LAND SURVEYING & ENGINEERING  
P.O. BOX 428, KASSON, MN 55944  
PH. NO. 507-634-4505, FAX NO. 507-634-6560



DWG NO. 1236SC01 JOB NO. 1236

SHEET 1 OF 2

**CERTIFICATE OF SURVEY**  
 PART OF THE SW 1/4  
 SECTION 27, T 105 N, R 16 W  
 DODGE COUNTY, MINNESOTA

PARCEL A

The Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, all in Section 27, Township 105 North, Range 16 West, Dodge County.

Said parcel contains 79.33 feet, more or less, including Township and County Road right of way.  
 Said parcel is subject to the County Road right of way easement over the westerly 75.00 feet thereof and Township Road right of way easement over the northerly 33.00 feet thereof.  
 Said parcel is subject to any other easements or encumbrances of record.

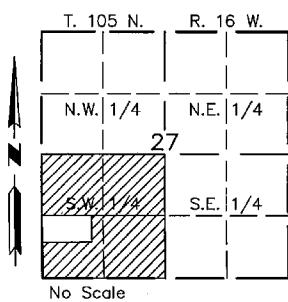
PARCEL B

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, all in Section 27, Township 105 North, Range 16 West, Dodge County EXCEPT that part of said Southwest Quarter of the Southwest Quarter, described as follows:

Commencing at the southwest corner of said Southwest Quarter of Section 27; thence North 00 degrees 40 minutes 16 seconds East (NOTE: All bearings are in relation with the Dodge County Coordinate System NAD'83, Adjusted 1996) along the west line of said Southwest Quarter, 761.42 feet to the POINT OF BEGINNING; thence continue North 00 degrees 40 minutes 16 seconds East along said west line, 563.00 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 89 degrees 39 minutes 20 seconds East along the north line of said Southwest Quarter of the Southwest Quarter, 1065.00 feet; thence South 00 degrees 26 minutes 44 seconds East, 553.00 feet; thence South 89 degrees 07 minutes 40 seconds West, 1076.00 feet to the POINT OF BEGINNING.

Said parcel contains 66.04 feet, more or less, including Township and County Road right of way.  
 Said parcel is subject to the County Road right of way easement over the westerly 75.00 feet thereof and Township Road right of way easement over the southerly 33.00 feet thereof.  
 Said parcel is subject to any other easements or encumbrances of record.

PROPERTY LOCATION MAP



SCALE: 1" = 200'  
 DATE: 11/08/05  
 DRAWN BY: R.A.S.

- MONUMENTS
- FOUND (AS INDICATED)
  - SET (5/8" PIPE UNLESS NOTED OTHERWISE)

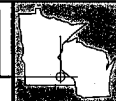
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date \_\_\_\_\_  
 LIC. NO.: 41814

THIS DOCUMENT  
 COPYRIGHTED BY:  
**MASSEY LAND  
 SURVEYING, INC.**

THIS SURVEY AND DRAWING  
 WAS PREPARED FOR THE  
 EXCLUSIVE USE OF:  
 PAULA & TONY BAUER  
 HAYFIELD, MINNESOTA

**MASSEY**  
 LAND SURVEYING & ENGINEERING  
 P.O. BOX 428, KASSON, MN 55944  
 PH. NO. 507-634-4505, FAX NO. 507-634-6560



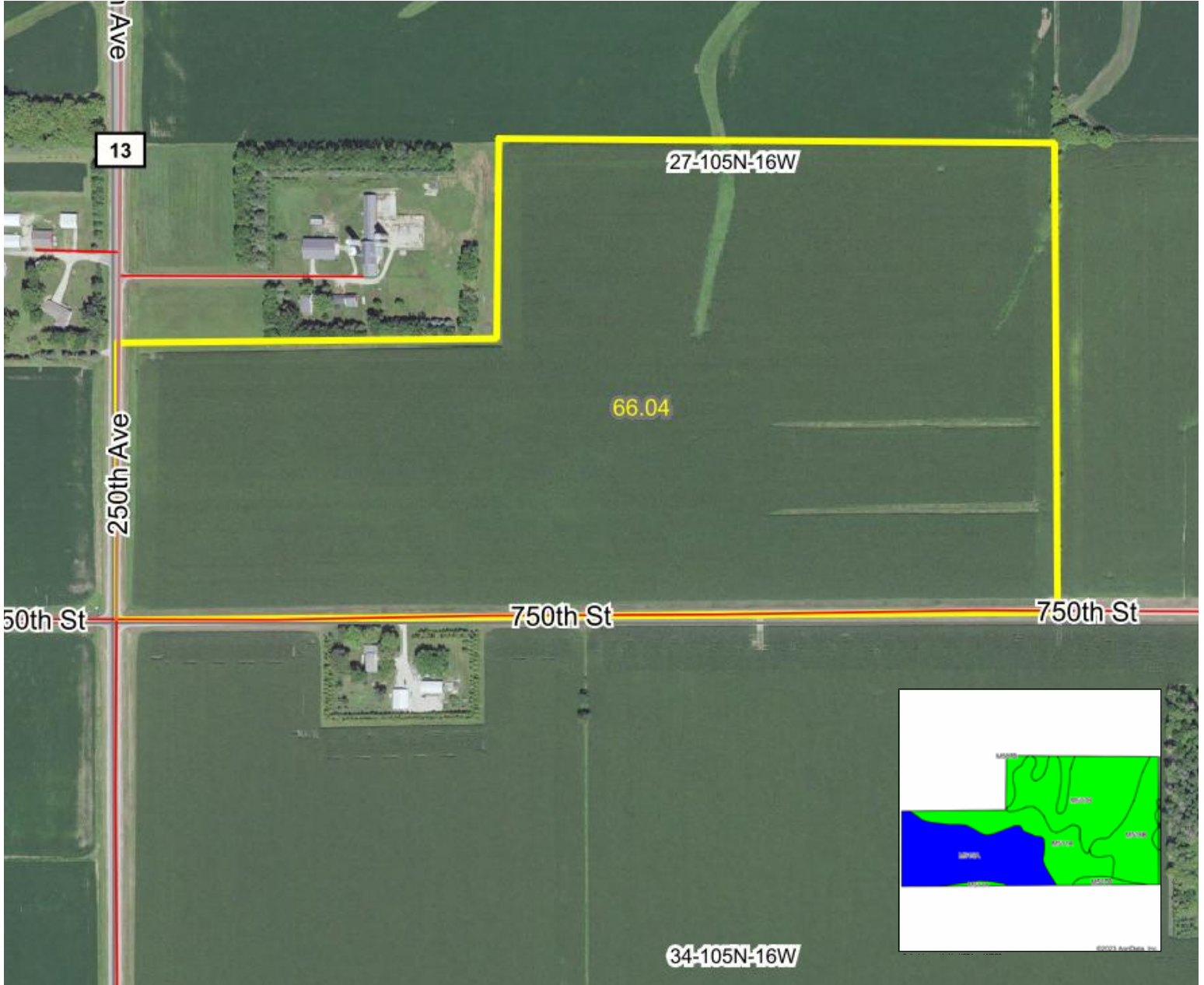
DWG NO. 1236SC01 JOB NO. 1236

SHEET 2 OF 2

# Dodge County, MN – 66.04± Acres

Vernon Township

PID #: 16-027-0401 Description: Sect-27 Twp-105 Range-016 2022 Taxes: \$1,676



\*Lines are Approximate

Area Symbol: MN039, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M515A	Tripoli clay loam, 0 to 2 percent slopes	20.07	30.4%	Blue	IIw	87
M507B	Marquis silt loam, 2 to 6 percent slopes	19.92	30.2%	Green	Ile	99
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	13.63	20.6%	Green	IIw	92
M511A	Readlyn silt loam, 1 to 3 percent slopes	12.42	18.8%	Green	Iw	100
<b>Weighted Average</b>					<b>1.81</b>	<b>94.1</b>

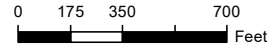
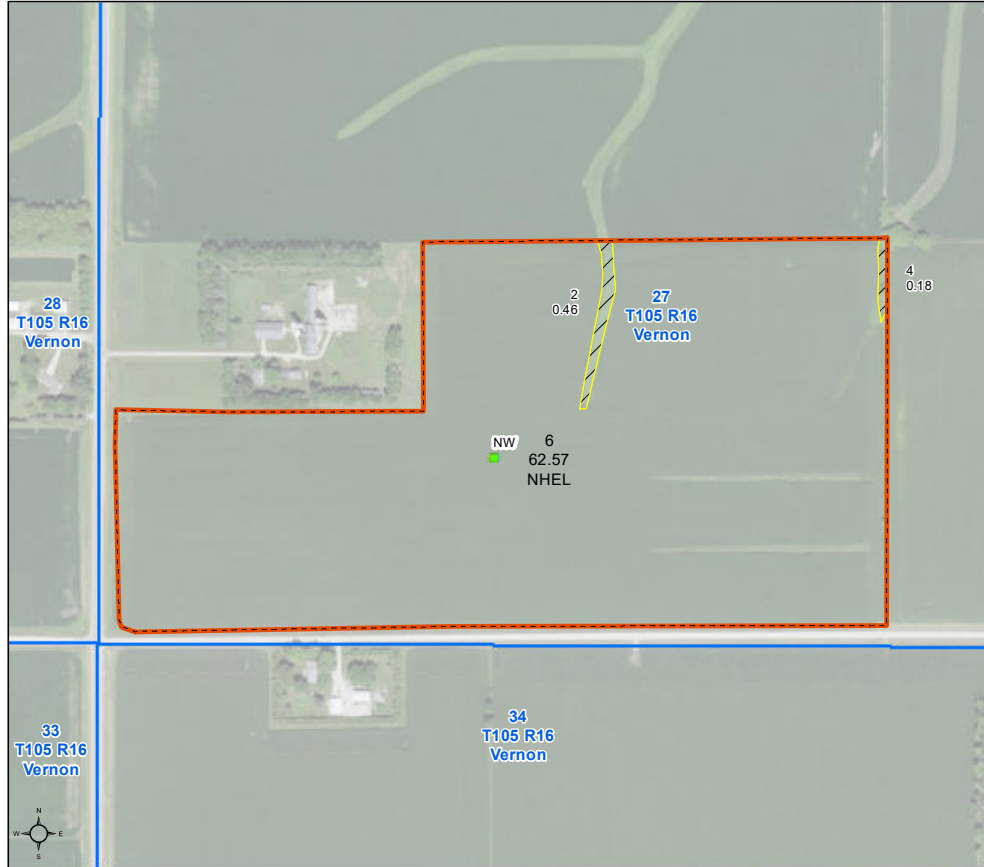
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

Farm 5349

Tract 4116

2023 Program Year

Map Created February 13, 2023



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: 62.57 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.

<b>Tract Number</b>	: 4116
<b>Description</b>	: Sec. 27 Vernon
<b>FSA Physical Location</b>	: MINNESOTA/DODGE
<b>ANSI Physical Location</b>	: MINNESOTA/DODGE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: TONY A BAUER, PAULA JEAN BAUER
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
63.21	62.57	62.57	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	62.57	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	8.87	0.00	62
Corn	40.97	0.00	160
Soybeans	6.82	0.00	43
<b>TOTAL</b>	<b>56.66</b>	<b>0.00</b>	



**DODGE COUNTY**  
Finance  
721 Main St N, Dept 45  
Mantorville, MN 55955-2204  
507-635-6239  
www.co.dodge.mn.us

12753

**Taxpayer:** R 16.027.0401

TONY A BAUER  
PAULA J BAUER  
73481 270TH AVE  
HAYFIELD MN 55940

1313

Sect-27 Twp-105 Range-016  
SE1/4 SW1/4 & SW1/4 SW1/4 EX  
N00°40'16" E761.42FT TO POB;

66.04 AC  
COMM SWCOR SW1/4 TH  
N00°40'16" E563FT,

**PROPERTY ADDRESS:**

**2022 Property Tax Statement**

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021 AG HMSTD	2022 AG HMSTD
<b>1</b>	Estimated Market Value	495,700	496,300
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	495,700	496,300
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
<b>2</b>	Proposed Tax	1,676.00	
	<i>Sent in November 2021</i>		
<b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes	838.00	
	Second-half Taxes	838.00	
	Total Taxes due in 2022	1,676.00	

**\$\$\$**  
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. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
<b>Property Tax and Credits</b>		
3. Property taxes before credits	1,880.28	1,869.66
4. A. Agricultural and rural land credits	172.28	193.66
B. Other credits to reduce your property tax		
5. <b>Property taxes after credits</b>	1,708.00	1,676.00
<b>Property Tax by Jurisdiction</b>		
6. County	1,152.84	1,146.18
7. City or Town	228.54	224.75
8. State General Tax		
9. School District		
	A. Voter Approved Levies	97.37
	B. Other Local Levies	229.25
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,708.00	1,676.00
<b>Special Assessments on Your Property</b>		
13. Special assessments	Principal:	Interest:
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		
	1,708.00	1,676.00











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 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.  
\_\_\_\_\_

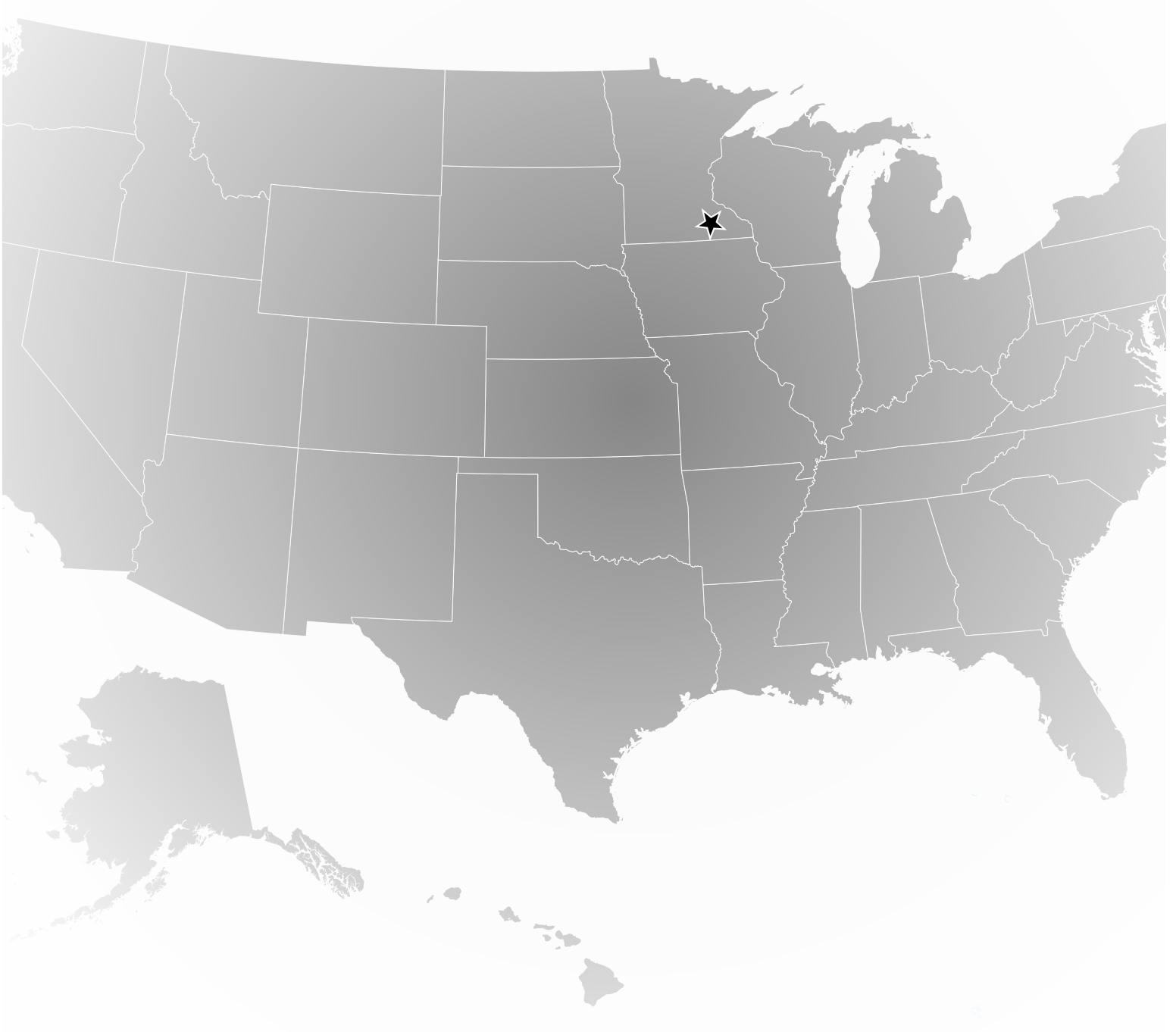
Seller's Printed Name & Address:  
\_\_\_\_\_

**SteffesGroup.com**

Drafted By:  
Saul Ewing Arnstein & Lehr LLP



# Dodge County, Minnesota



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