

MARSHALL COUNTY  
MINNESOTA

OPENS: THURSDAY, APRIL 20

CLOSES: THURSDAY, APRIL 27 | 1PM CDT 2023

# LANDAUCTION

TIMED ONLINE



*439+ Acres*

*New Maine & New Folden Townships,  
Marshall County*

**Auctioneer's Note:** This is an excellent opportunity to purchase farmland around Newfolden, MN! Tracts 1 & 2 feature very productive loam and sandy loam soil and are located just south of town along highway 59 with highway access to Tract 1. Tract 3 is located about 3 miles northeast of town along a well-maintained road. Please note, all 3 tracts are rented for the 2023 crop year. The BUYER shall receive the 2023 rent payment.



*Scan for Details!*



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

Contact Randy Kath, 701.429.8894 or Max Steffes, 701.212.2849 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 Thursday, April 20 and will end at 1PM on Thursday, April 27.** 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: **Tuesday, May 30, 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 **Personal Representative / Warranty Deed**.

- **2023 Taxes:** Prorated to close

- **2023 Rent Paid to Buyer**

- 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 UPON 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, 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

Subject to the existing farm rental agreement for the 2023 crop year. Copy of rental agreement is available upon request for registered bidders.

### 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.

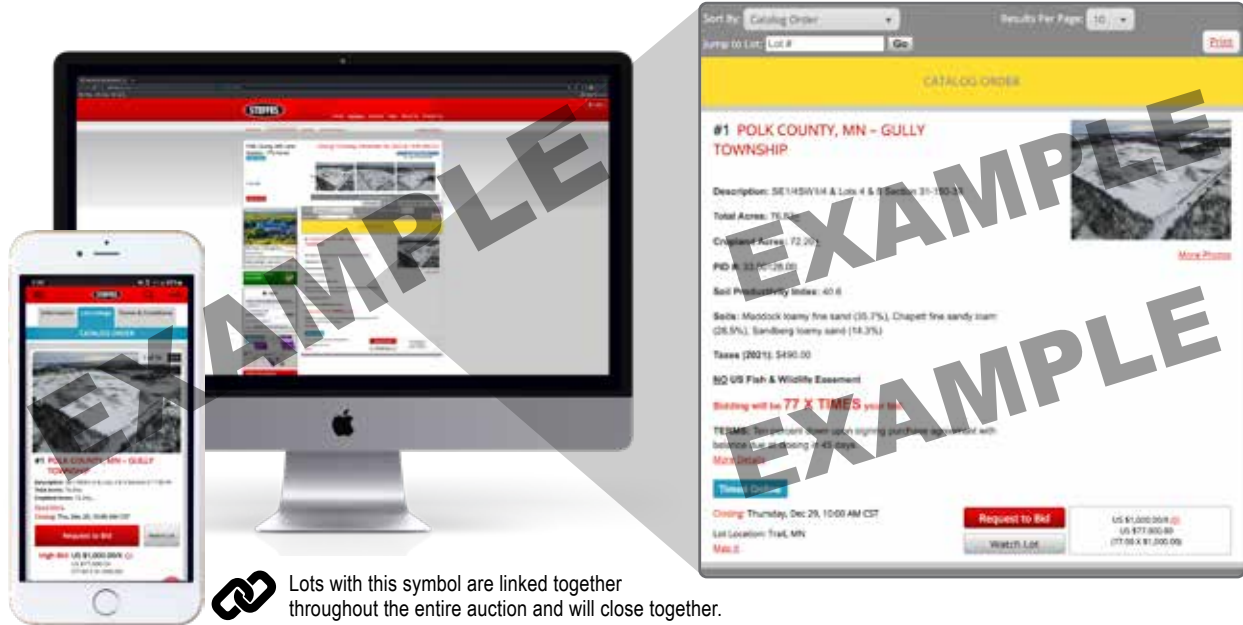
### THE BIDDING STRATEGY


- 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.

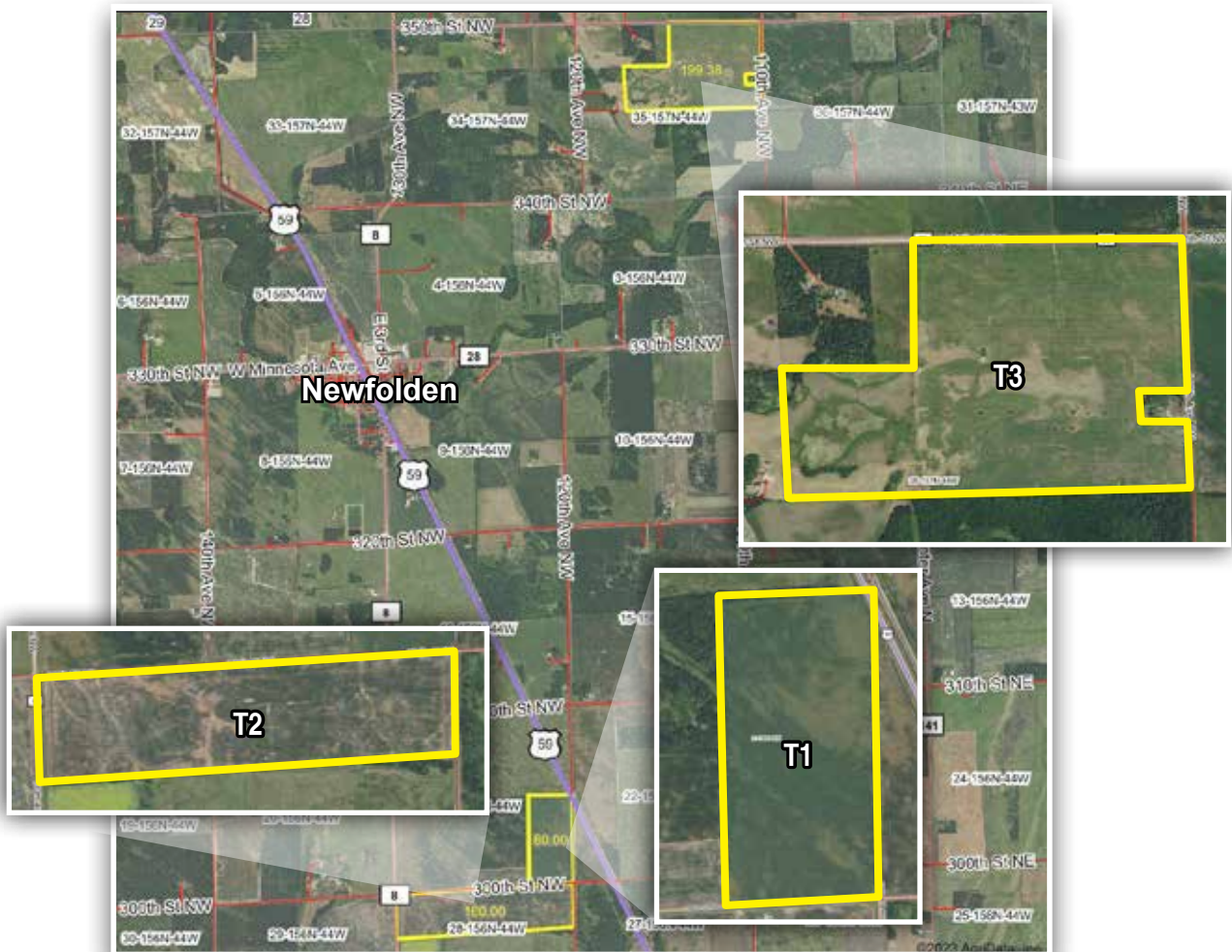
# TIMED ONLINE BIDDING PROCESS

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.

**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 their 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.



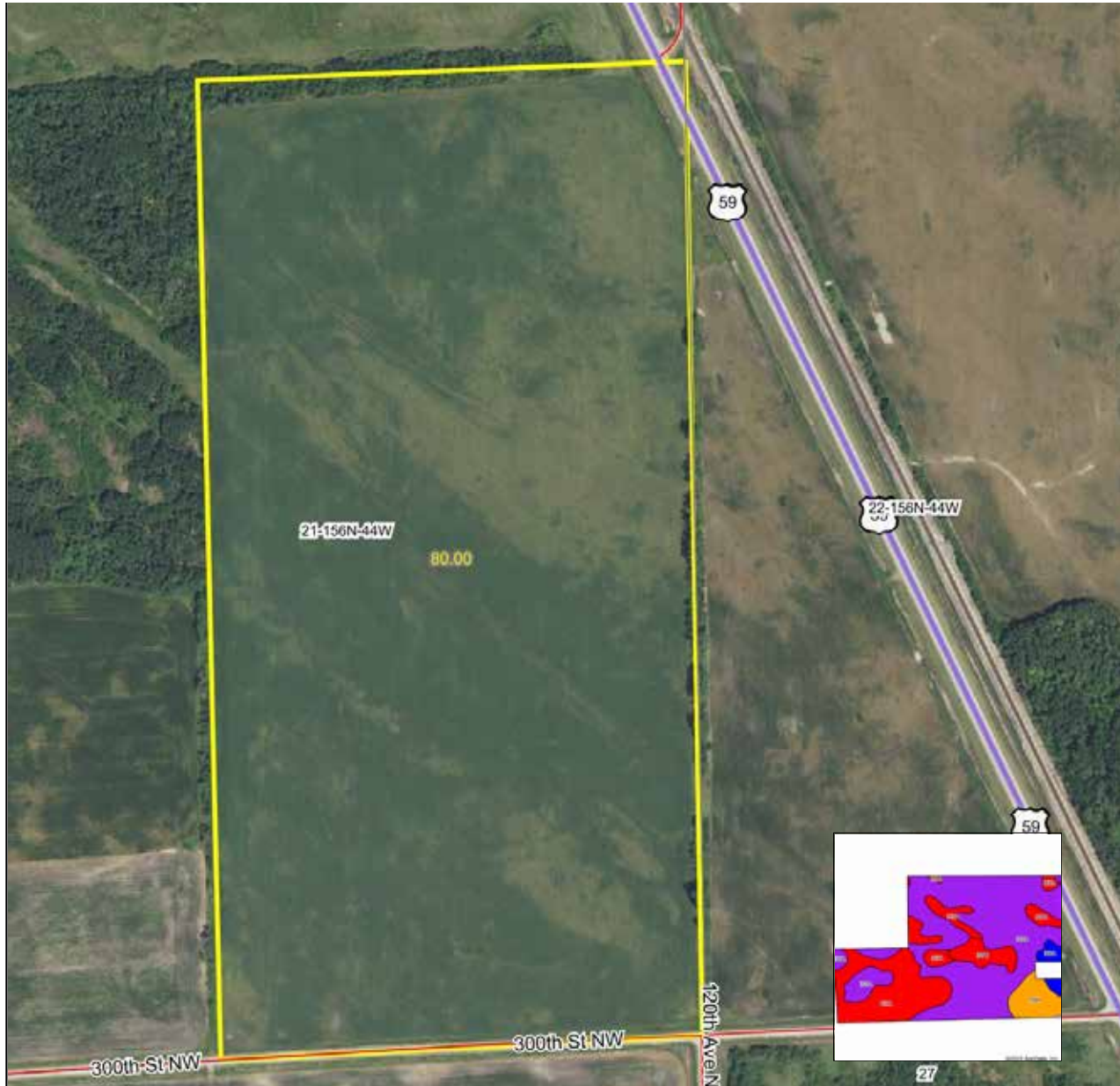
## Tract 1 - 80± Acres

### New Folden Township

**PID #:** 30-0125-000 **Description:** E1/2SE1/4 Section 21-156-44 **Total Acres:** 80± **Cropland Acres:** 79.47±

**Soil Productivity Index:** 79.6 **Soils:** Mavie fine sany loam (71.2%), Roliss loam (14.6%), Vallers loam (14.2%) **2022 Taxes:** \$596

**Location:** T1 & T2: from Newfolden, MN, 3.2 miles south on US-59/S Railway St., .3 miles west on 300th St NW. T1 is located on the north side, T2 is located on the south side.



\*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	114.83	57.6%		IIIw	54
I47A	Poppleton fine sand, 0 to 2 percent slopes	56.76	28.5%		IVs	45
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	12.95	6.5%		IIw	80
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	9.60	4.8%		IVs	33
I66A	Vallers loam, 0 to 2 percent slopes	5.24	2.6%		IIw	90
<b>Weighted Average</b>					<b>3.24</b>	<b>53.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Marshall County, MN

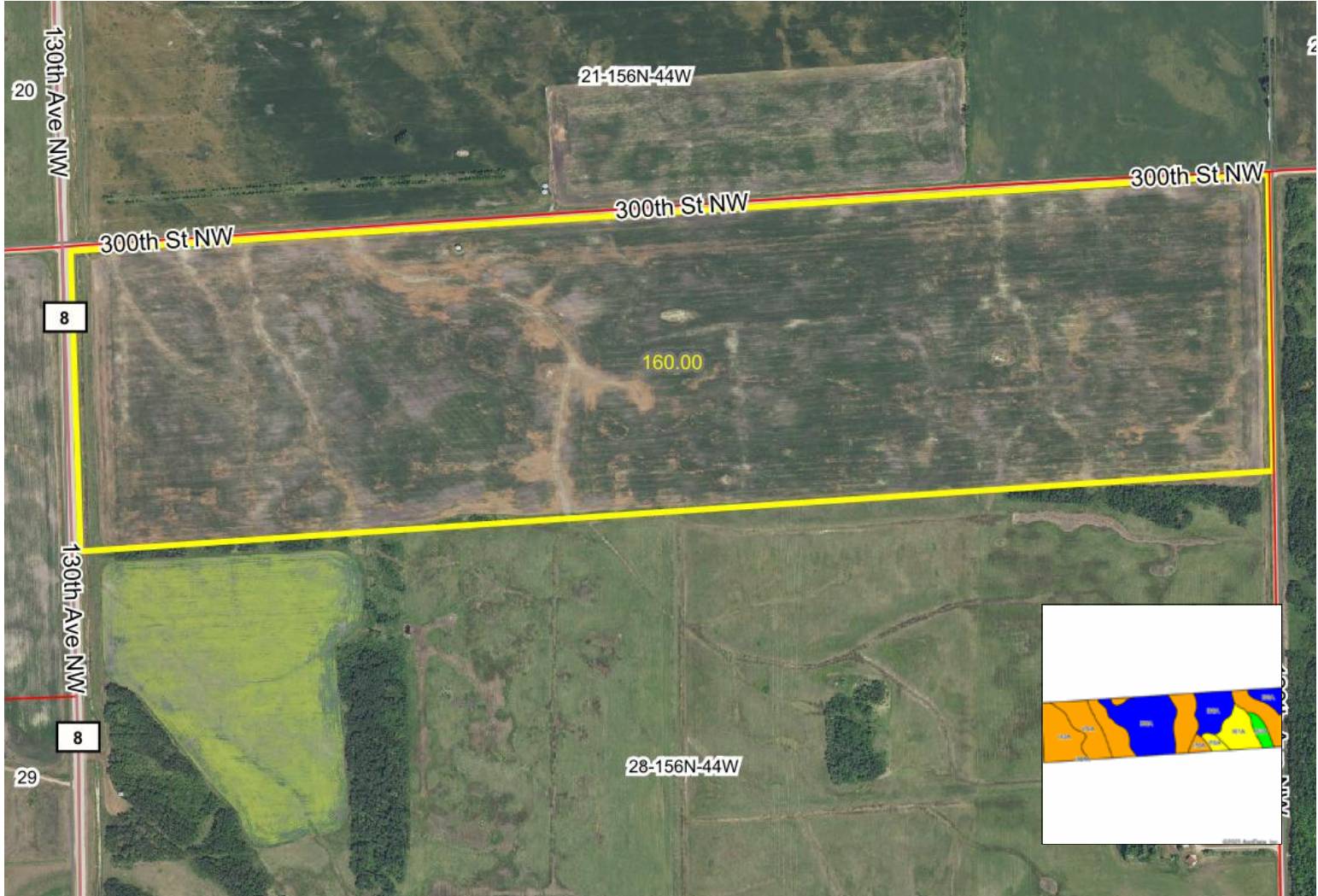


## Tract 2 - 160± Acres

### New Falden Township

**PID #: 30-0158-000 Description:** N1/2N1/2 Section 28-156-44 **Total Acres:** 160± **Cropland Acres:** 160.27±  
**Soil Productivity Index:** 80.4 **Soils:** Mavie fine sandy loam (37.4%), Vallers loam (34.7%), Strathcona fine sandy loam (13%)  
**2022 Taxes:** \$1,320

**Location:** T1 & T2: from Newfalden, MN, 3.2 miles south on US-59/S Railway St., .3 miles west on 300th St NW. T1 is located on the north side, T2 is located on the south side.



\*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	61.28	38.3%		IIIw	75
I66A	Vallers loam, 0 to 2 percent slopes	56.33	35.2%		IIw	90
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	20.39	12.7%		IIw	80
I61A	Strandquist loam, 0 to 1 percent slopes	13.94	8.7%		IIIw	66
I53A	Roliss loam, 0 to 2 percent slopes	4.71	2.9%		IIw	92
I19A	Foxhome sandy loam, 0 to 2 percent slopes	3.22	2.0%		IIIe	65
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	0.13	0.1%		IIw	91
<b>Weighted Average</b>					<b>2.49</b>	<b>80.4</b>

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

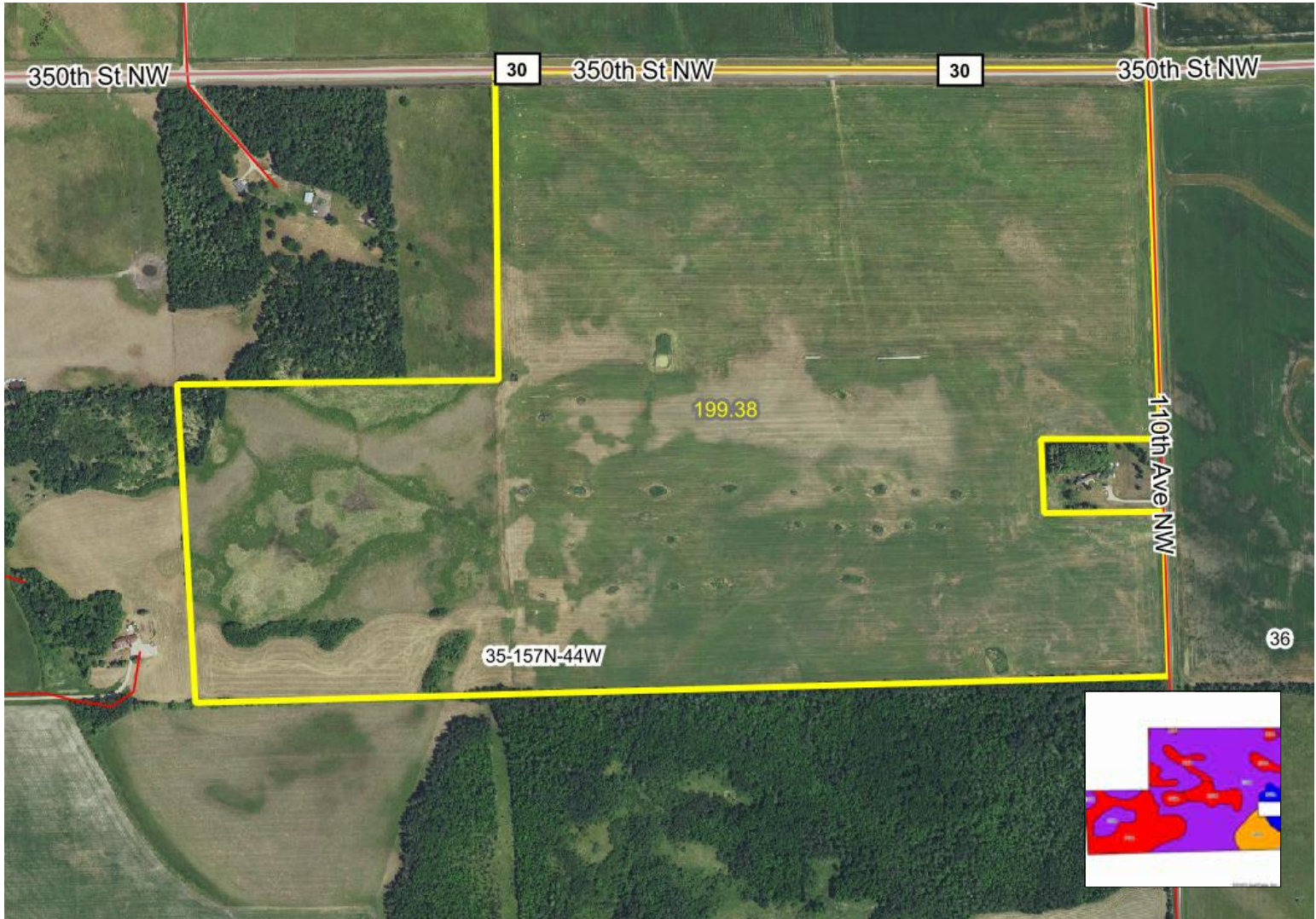


## Tract 3 - 199.38± Acres

New Maine Township

**PID #:** 31-0204-000, 31-0205-000, & 31-0211-000 **Description:** NE1/4 (Less 3.62AC) & SE1/4 NW1/4 Section 35-157-44  
**Total Acres:** 199.38± **Cropland Acres:** 193.71± **Soil Productivity Index:** 53.2 **Soils:** Rosewood fine sandy loam (56.3%), Poppleton fine sand (28.9%), Strathcona fine sandy loam (6.8%) **2022 Taxes:** \$1,450

**Location:** T3: from Newfolden, MN, 1.7 miles west on 330th St. NW, 1.5 miles north on 110th Ave NW. Land is on the west side of the road.



\*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	114.83	57.6%		IIIw	54
I47A	Poppleton fine sand, 0 to 2 percent slopes	56.76	28.5%		IVs	45
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	12.95	6.5%		IIw	80
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	9.60	4.8%		IVs	33
I66A	Vallers loam, 0 to 2 percent slopes	5.24	2.6%		IIw	90
<b>Weighted Average</b>					<b>3.24</b>	<b>53.1</b>

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









Marshall County, Minnesota

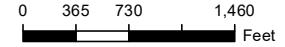
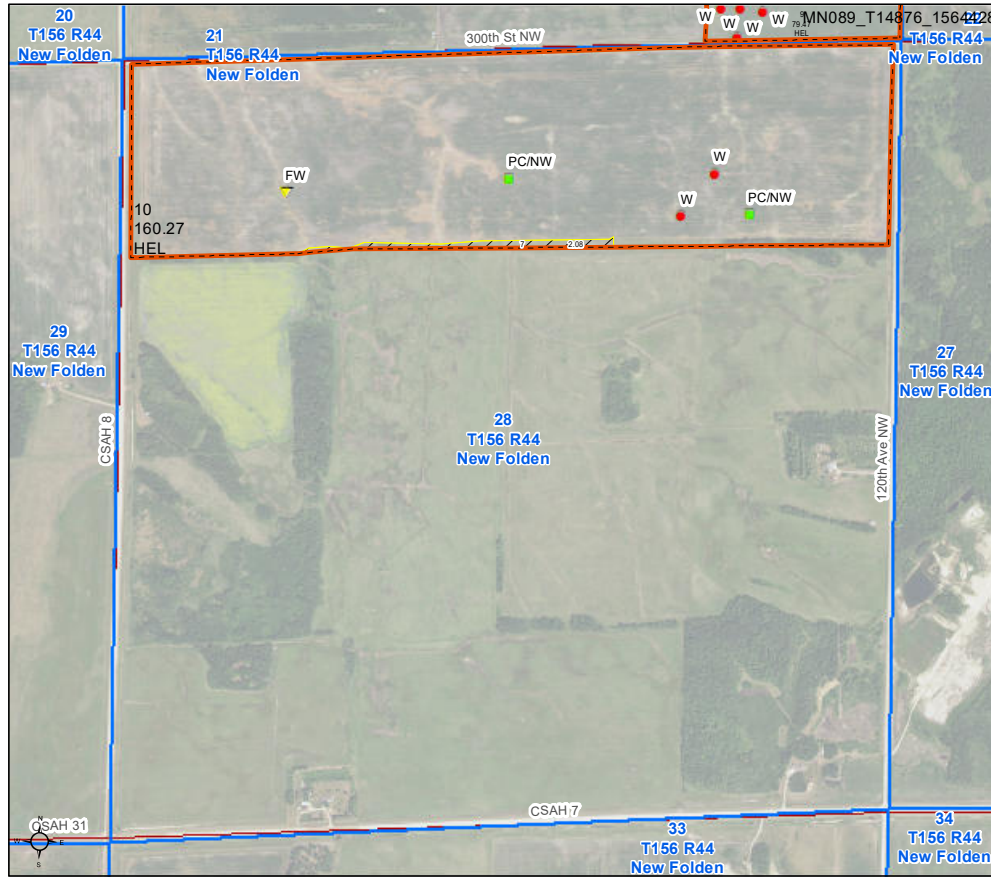
Farm 14832

Tract 14876

2023 Program Year

Map Created January 13, 2023

1564428



- 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: 239.74 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>	: 14876
<b>Description</b>	: ENE21,NN28 NEWFOLDEN
<b>FSA Physical Location</b>	: MINNESOTA/MARSHALL
<b>ANSI Physical Location</b>	: MINNESOTA/MARSHALL
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: PATSY MOREHART, HARLAND V MOREHART
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
242.81	239.74	239.74	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	239.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	83.40	0.00	30
Corn	1.20	0.00	55
Barley	37.70	0.00	48
<b>TOTAL</b>	<b>122.30</b>	<b>0.00</b>	



Marshall County, Minnesota

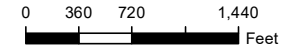
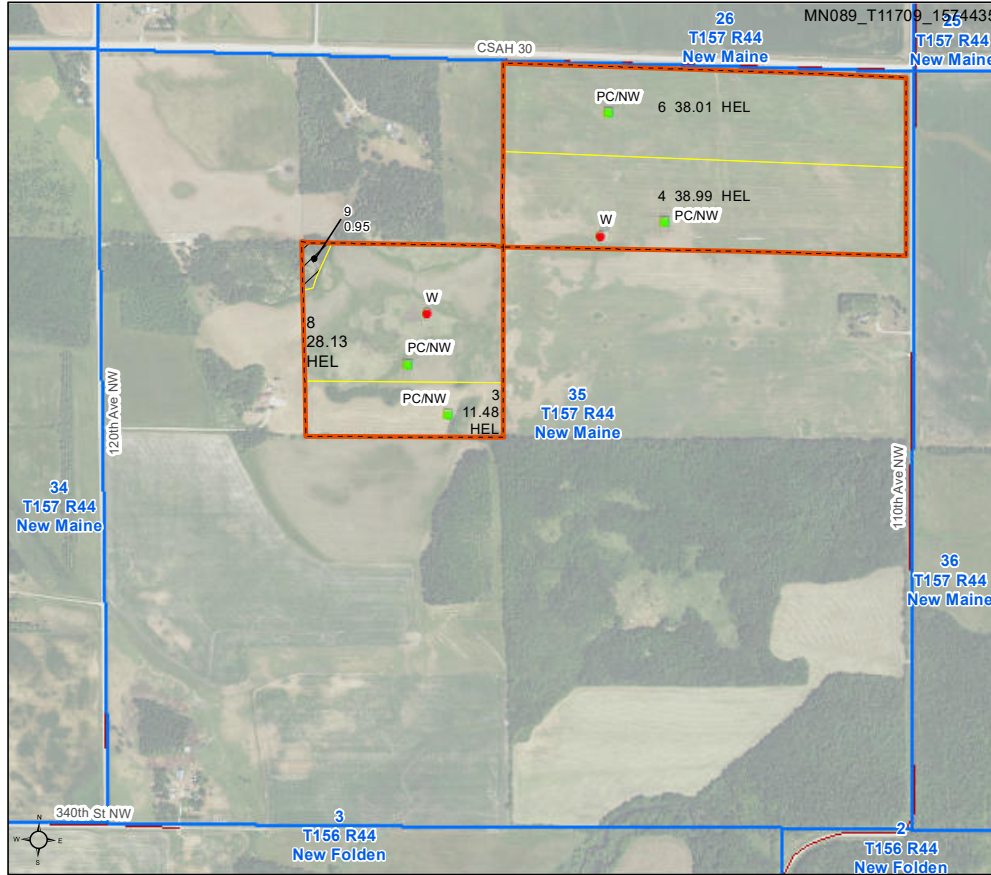
Farm 14756

Tract 11709

2023 Program Year

Map Created January 12, 2023

1574435



- 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: 116.61 acres

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<b>Tract Number</b>	: 11709
<b>Description</b>	: SENW, NNE35 NEW MAINE
<b>FSA Physical Location</b>	: MINNESOTA/MARSHALL
<b>ANSI Physical Location</b>	: MINNESOTA/MARSHALL
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: PATSY MOREHART, HARLAND V MOREHART
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.56	116.61	116.61	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	116.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	25.08	0.00	39
Oats	4.70	0.00	52
Corn	0.40	0.00	58

**TOTAL** **30.18** **0.00**



Marshall County, Minnesota

Farm 14832

Tract 11717

2023 Program Year

Map Created January 12, 2023

1574435



- 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
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- Canola = Spring for seed

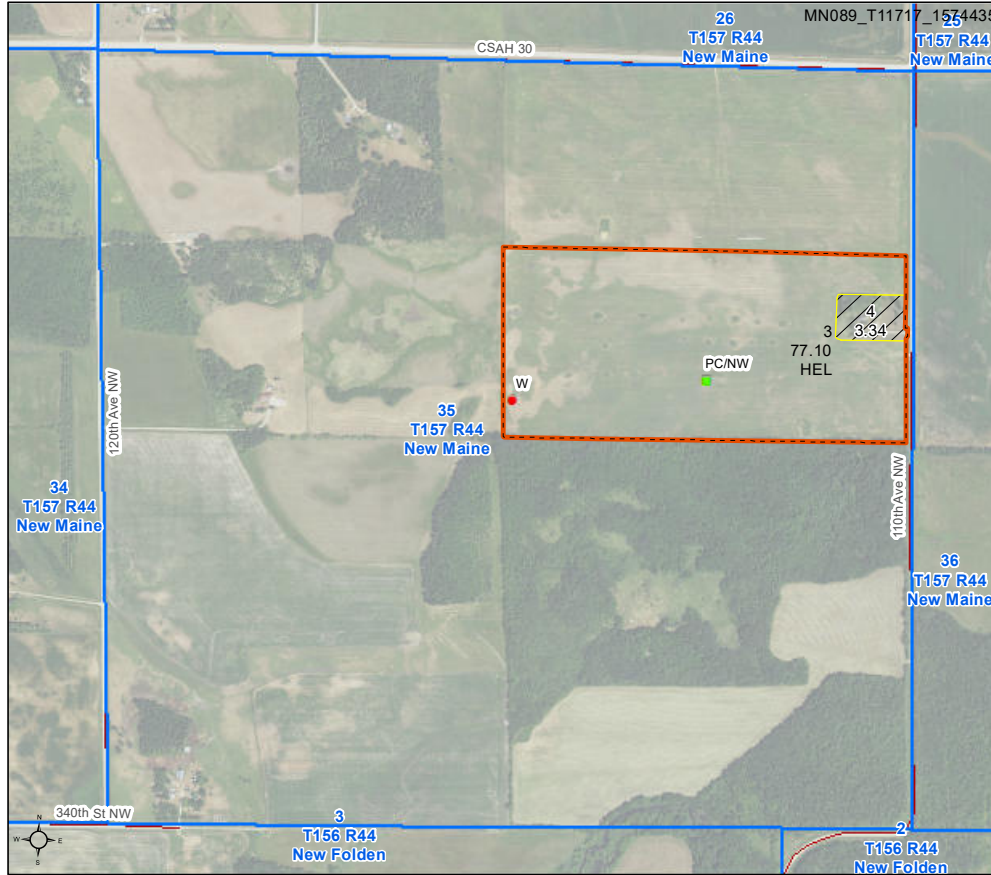
**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 77.10 acres



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<b>Tract Number</b>	: 11717
<b>Description</b>	: SNE 35 NEW MAINE
<b>FSA Physical Location</b>	: MINNESOTA/MARSHALL
<b>ANSI Physical Location</b>	: MINNESOTA/MARSHALL
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: HARLAND V MOREHART, PATSY MOREHART
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.44	77.10	77.10	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	77.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	35.80	0.00	33
Corn	2.90	0.00	53
Barley	24.10	0.00	49
<b>TOTAL</b>	<b>62.80</b>	<b>0.00</b>	

**SCOTT PETERS**  
**MARSHALL COUNTY TREASURER**  
 208 E. COLVIN AVE., STE 12  
 WARREN, MN 56762  
 218-745-4851  
 www.co.marshall.mn.us

**Property ID Number:** 30-0125-000  
**Property Description:** SECT-21 TWP-156 RANG-44  
 E2 SE4

**2022**  
**PROPERTY TAX STATEMENT**

PRCL# 30-0125-000 RCPT# 8673  
 TC 1.067 1.067

NEW FOLDEN

		Values and Classification	
		Taxes Payable Year	
		2021	2022
Step			
1	<b>Estimated Market Value:</b> 106.700 106.700 <b>Homestead Exclusion:</b> <b>Taxable Market Value:</b> 106.700 106.700 <b>New Improve/Expired Excls:</b> <b>Property Class:</b> AGRI NON-HSTD AGRI NON-HSTD Sent in March 2021		
Step			
2	<b>Proposed Tax</b> * Does Not Include Special Assessments 590.00 Sent in November 2021		
Step			
3	<b>Property Tax Statement</b> First half Taxes: 298.00 Second half Taxes: 298.00 Total Taxes Due in 2022 596.00		

9481-T  
 ACRES 80.00

**\$\$\$**  
 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 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>		.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits .....	574.04	592.04
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 .....	574.04	592.04
<b>Property Tax by Jurisdiction</b>		
6. County .....	317.93	325.50
7. City or Town .....	132.51	134.02
8. State General Tax .....	.00	.00
9. School District: 441		
A. Voter approved levies .....	.00	.00
B. Other local levies .....	63.48	71.73
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT .....	2.33	2.36
B. HOUSING REDEV AUTHORITY .....	5.22	5.29
C. MIDDLE-SNAKE-TAMARAC .....	52.57	53.14
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	574.04	592.04
<b>Special Assessments on Your Property</b>		
13. A. 10400 COUNTY DITCH #40 .....	3.96	3.96
B. ....		
PRIN 3.96 C. ....		
INT D. ....		
TOT 3.96 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	578.00	596.00

**SCOTT PETERS**  
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 www.co.marshall.mn.us

**2022**  
**PROPERTY TAX STATEMENT**

PRCL# 30-0158-000 RCPT# 8674  
 TC 2.348 2.348

NEW FOLDEN

Property ID Number: 30-0158-000  
 Property Description: SECT-28 TWP-156 RANG-44  
 N2 N2

9481-T

ACRES 160.00

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	234.800	234.800
	Homestead Exclusion:		
	Taxable Market Value:	234.800	234.800
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		1,296.00
	* Does Not Include Special Assessments		
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		660.00
	Second half Taxes:		660.00
	Total Taxes Due in 2022		1,320.00

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 REFUNDS?

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

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
<b>Property Tax and Credits</b>		
3. Property taxes before credits	1,265.20	1,301.20
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	1,265.20	1,301.20
<b>Property Tax by Jurisdiction</b>		
6. County	701.63	714.66
7. City or Town	291.60	294.91
8. State General Tax	.00	.00
9. School District: 441		
A. Voter approved levies	.00	.00
B. Other local levies	139.68	157.86
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT	5.12	5.19
B. HOUSING REDEV AUTHORITY	11.48	11.65
C. MIDDLE-SNAKE-TAMARAC	115.69	116.93
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,265.20	1,301.20
<b>Special Assessments on Your Property</b>		
13. A. 10150 COUNTY DITCH #15	18.80	18.80
B.		
PRIN 18.80 C.		
INT D.		
TOT 18.80 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,284.00	1,320.00

**SCOTT PETERS**  
**MARSHALL COUNTY TREASURER**  
 208 E. COLVIN AVE., STE 12  
 WARREN, MN 56762  
 218-745-4851  
 www.co.marshall.mn.us

**Property ID Number:** 31-0204-000  
**Property Description:** SECT-35 TWP-157 RANG-44  
 N2 NE4

**2022**

**PROPERTY TAX STATEMENT**

NEW MAINE

PRCL# 31-0204-000 RCPT# 8675  
 TC 819 819

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	81,900	81,900
	Homestead Exclusion:		
	Taxable Market Value:	81,900	81,900
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		522.00
	* Does Not Include Special Assessments		
	Sent in November 2021		
Step 3	Property Tax Statement		
	First half Taxes:		297.00
	Second half Taxes:		297.00
	Total Taxes Due in 2022		594.00

9481-T  
 ACRES 80.00

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 REFUNDS?

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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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	503.84	523.72
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	503.84	523.72
<b>Property Tax by Jurisdiction</b>		
6. County	245.56	250.34
7. City or Town	163.42	171.66
8. State General Tax	.00	.00
9. School District: 441		
A. Voter approved levies	.00	.00
B. Other local levies	48.72	55.06
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT	1.79	1.81
B. HOUSING REDEV AUTHORITY	4.00	4.06
C. MIDDLE-SNAKE-TAMARAC	40.35	40.79
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	503.84	523.72
<b>Special Assessments on Your Property</b>		
13. A. 95210 JUDICIAL DITCH #21	42.16	70.28
B.		
PRIN 70.28 C.		
INT D.		
TOT 70.28 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	546.00	594.00



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**2022**  
**PROPERTY TAX STATEMENT**  
 NEW MAINE

PRCL# 31-0205-000 RCPT# 8676  
 TC 819 819

Property ID Number: 31-0205-000  
 Property Description: SECT-35 TWP-157 RANG-44  
 S2 NE4 (LESS 3.62 AC)

9481-T  
 ACRES 79.38

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	81,900	81,900
	Homestead Exclusion:		
	Taxable Market Value:	81,900	81,900
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		522.00
	* Does Not Include Special Assessments		
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		284.00
	Second half Taxes:		284.00
	Total Taxes Due in 2022		568.00

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 REFUNDS?

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

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
<b>Property Tax and Credits</b>		
3. Property taxes before credits	502.58	522.30
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	502.58	522.30
<b>Property Tax by Jurisdiction</b>		
6. County	244.30	248.92
7. City or Town	163.42	171.66
8. State General Tax	.00	.00
9. School District: 441		
A. Voter approved levies	.00	.00
B. Other local levies	48.72	55.06
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT	1.79	1.81
B. HOUSING REDEV AUTHORITY	4.00	4.06
C. MIDDLE-SNAKE-TAMARAC	40.35	40.79
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	502.58	522.30
<b>Special Assessments on Your Property</b>		
13. A. 95210 JUDICIAL DITCH #21	27.42	45.70
B.		
PRIN 45.70 C.		
INT D.		
TOT 45.70 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	530.00	568.00

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**2022**  
**PROPERTY TAX STATEMENT**  
 NEW MAINE

PRCL# 31-0211-000 RCPT# 8677  
 TC 415 415

Property ID Number: 31-0211-000  
 Property Description: SECT-35 TWP-157 RANG-44  
 SE4 NW4

9481-T  
 ACRES 40.00

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	41,500	41,500
	Homestead Exclusion:		
	Taxable Market Value:	41,500	41,500
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2021			
Step 2	Proposed Tax		264.00
	* Does Not Include Special Assessments		
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		144.00
	Second half Taxes:		144.00
	Total Taxes Due in 2022		288.00

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 REFUNDS?

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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..... File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00
<b>Property Tax and Credits</b>		
3. Property taxes before credits .....	255.58	263.96
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 .....	255.58	263.96
<b>Property Tax by Jurisdiction</b>		
6. County .....	124.70	125.43
7. City or Town .....	82.81	86.98
8. State General Tax .....	.00	.00
9. School District: 441		
A. Voter approved levies .....	.00	.00
B. Other local levies .....	24.69	27.90
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT .....	.90	.92
B. HOUSING REDEV AUTHORITY.....	2.03	2.06
C. MIDDLE-SNAKE-TAMARAC .....	20.45	20.67
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	255.58	263.96
<b>Special Assessments on Your Property</b>		
13. A. 95210 JUDICIAL DITCH #21 .....	14.42	24.04
B. ....		
PRIN 24.04 C. ....		
INT D. ....		
TOT 24.04 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	270.00	288.00



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



# Marshall County, Minnesota



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