



# CHIPPEWA COUNTY, MINNESOTA LAND AUCTION

LIVE: Friday, September 15 | 11AM <sup>CDT</sup> 2023

LIVE  
ON SITE

📍 River Crest Public Golf Course, 4490 W US-212, Montevideo, MN 56265

**Auctioneer's Note:** Steffes is honored to be featuring 379± acres of prime farmland. This is a unique opportunity for both farmers and investors alike to acquire some very productive agricultural land northeast of Montevideo, MN. This auction will consist of 4 tracts of land with an average CPI of 92.18. These parcels are in Sparta Township, Rosewood Township, & Leenthrop Township, in Chippewa County, MN. Don't miss this once in a lifetime opportunity to acquire this income producing farmland to add to your farming operation or your investment portfolio.

379± Acres



Contact Eric Gabrielson at Steffes Group 320.693.9371 or 701.238.2570

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

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.  
Scott Steffes, MN14-51 | 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 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. Property will conveyed property by a **Warranty Deed**.
- 2023 Rent Paid to Sellers**
- 2023 Taxes Paid by Seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- 5% BUYER'S PREMIUM.**
- 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, 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, October 17 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:

- Purchasing the property.
- Purchasing the property at a price you can afford.

#### How is this accomplished?

- Estimate comparative value.
- Experienced buyers always decide what to pay before the bidding begins.
- Inspect the property carefully.
- Compare with other properties available in the area.
- Check the selling price of previously sold properties.
- Discuss your buying plans with a lender. Have your financing

arrangements made in advance.

- This sale is not subject to financing.

#### AVOID OVER OR UNDER BIDDING

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

#### THE BIDDING STRATEGY

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

# Selling Choice with the Privilege

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

Chippewa Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	160.57		
Tract #2	63.77		
Tract #3	74.12		
Tract #4	79.68		

## Notes

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**Land Located:** From Montevideo, MN, 3 miles east on MN-7 E, 2.0 miles north on 20th Ave. SW, .3 miles east on 30th St. SW. Land is located on north side of the road. | Rosewood Township

## TRACT 1 DETAILS

**Description:** SW 1-4 Sect-36 Twp-118 Range-40

**Total Acres:** 160.57± (See survey)

**Cropland Acres:** 155.45±

**PID #:** 12-036-3000

**Soil Productivity Index:** 94.6

**Soils:** Perella-Colvin complex (63.4%), Tara silt loam (25.2%), Hokans-Svea complex, (6.7%), Byrne silt loam (4.7%)

**2023 Taxes:** \$7,810

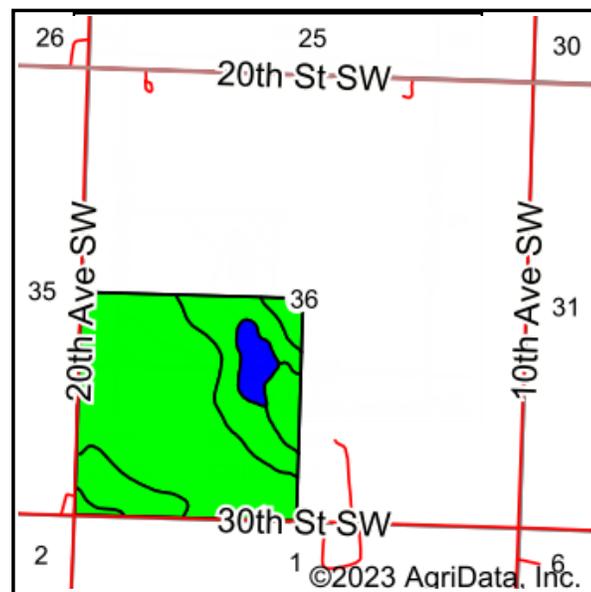
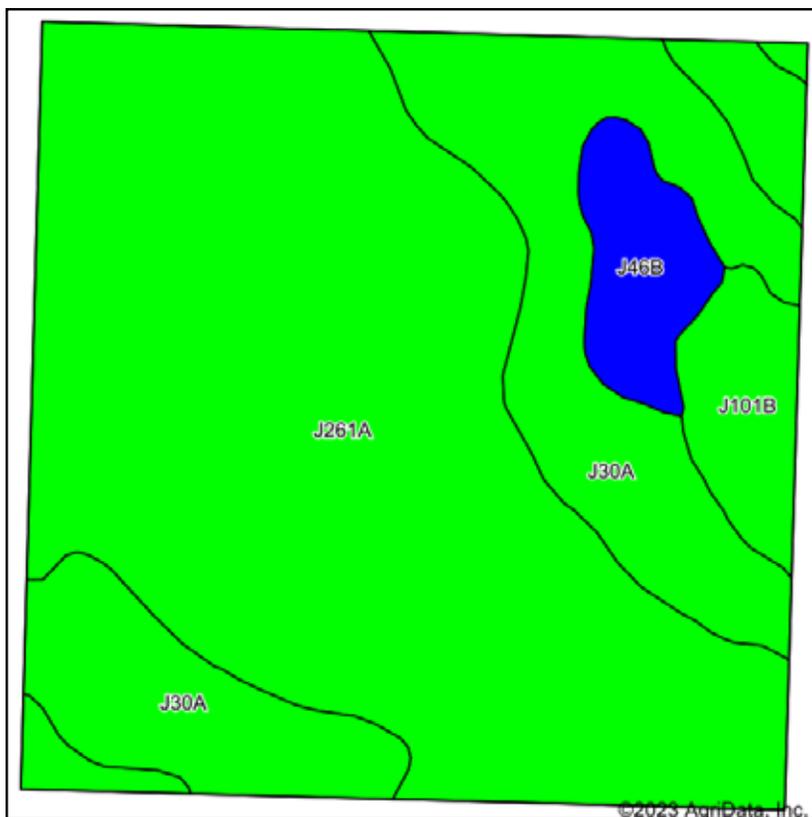


\*Lines are approximate

# Rosewood Section 36



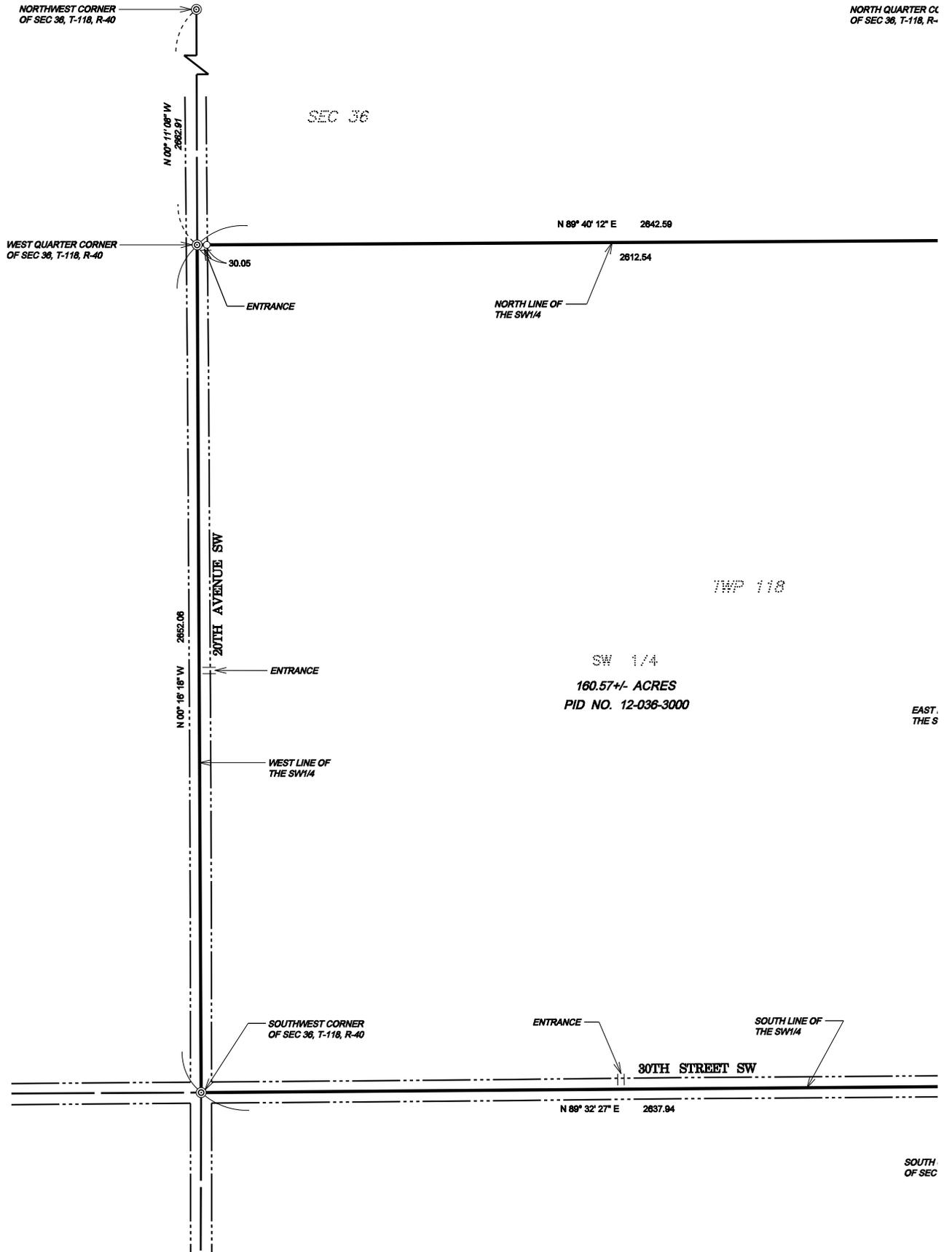
Approximate location of tile shown.  
Solid line is older county tile.  
The east/west tile completed in Fall of 2017, 5" and 4", approximately 9,000 ft.

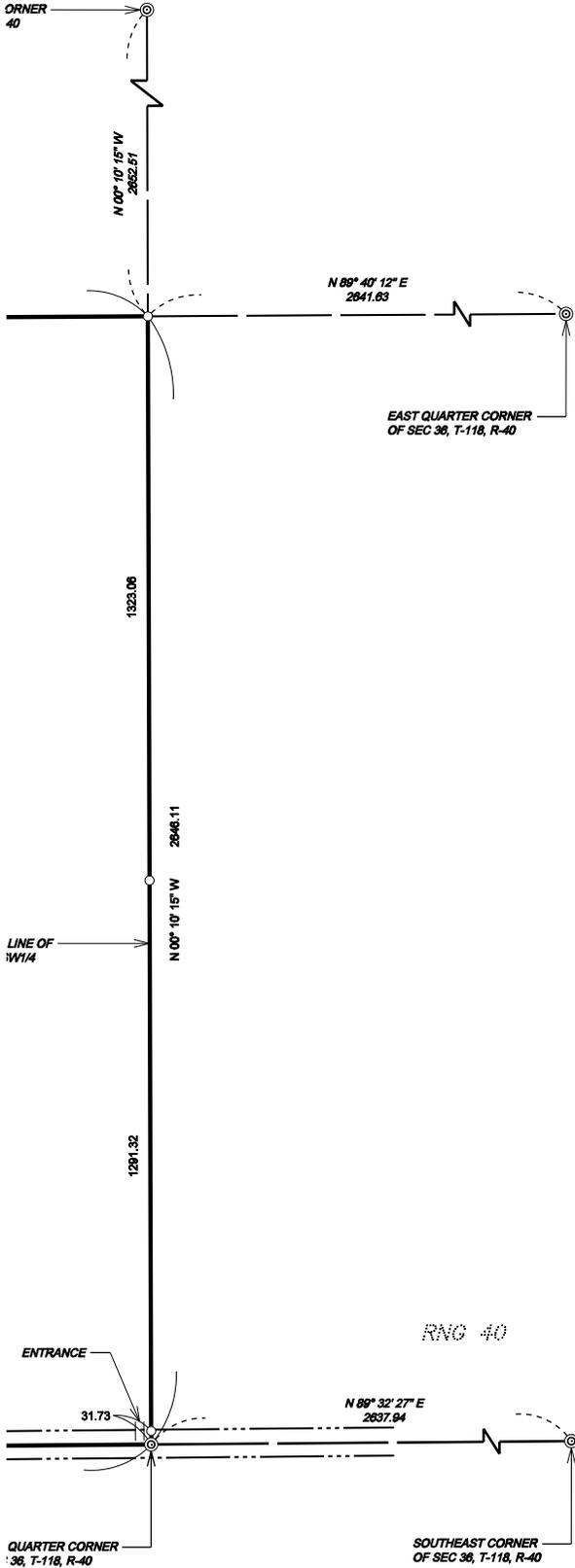


Soils data provided by USDA and NRCS.

Area Symbol: MN023, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J261A	Perella-Colvin complex, 0 to 2 percent slopes	101.39	63.4%		Ilw	93
J30A	Tara silt loam, 1 to 3 percent slopes	40.31	25.2%		Ie	99
J101B	Hokans-Svea complex, 1 to 4 percent slopes	10.79	6.7%		Ile	96
J46B	Byrne silt loam, 1 to 6 percent slopes	7.51	4.7%		Ile	90
<b>Weighted Average</b>					<b>1.75</b>	<b>94.6</b>

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





**Northstar**  
Surveying

(320)893-3710  
310 East Depot Street  
Litchfield, MN 55365  
dough.northstar@gmail.com  
chuck.northstar@gmail.com

**CLIENT NAME:**  
Steffes / Rodeberg

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**PROJECT ADDRESS**  
SW1/4 of Sec 36, T-118, R-40

DATE OF FIELD WORK: July 7, 2023	JOB NO: 2023125A	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

The Southwest Quarter (SW1/4) of Section 36, Township 118, Range 40, Chippewa County, Minnesota.

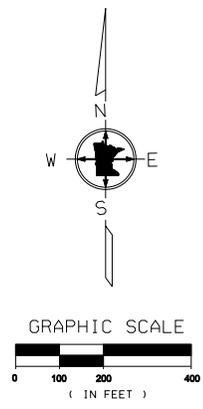
Containing 160.57 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**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.

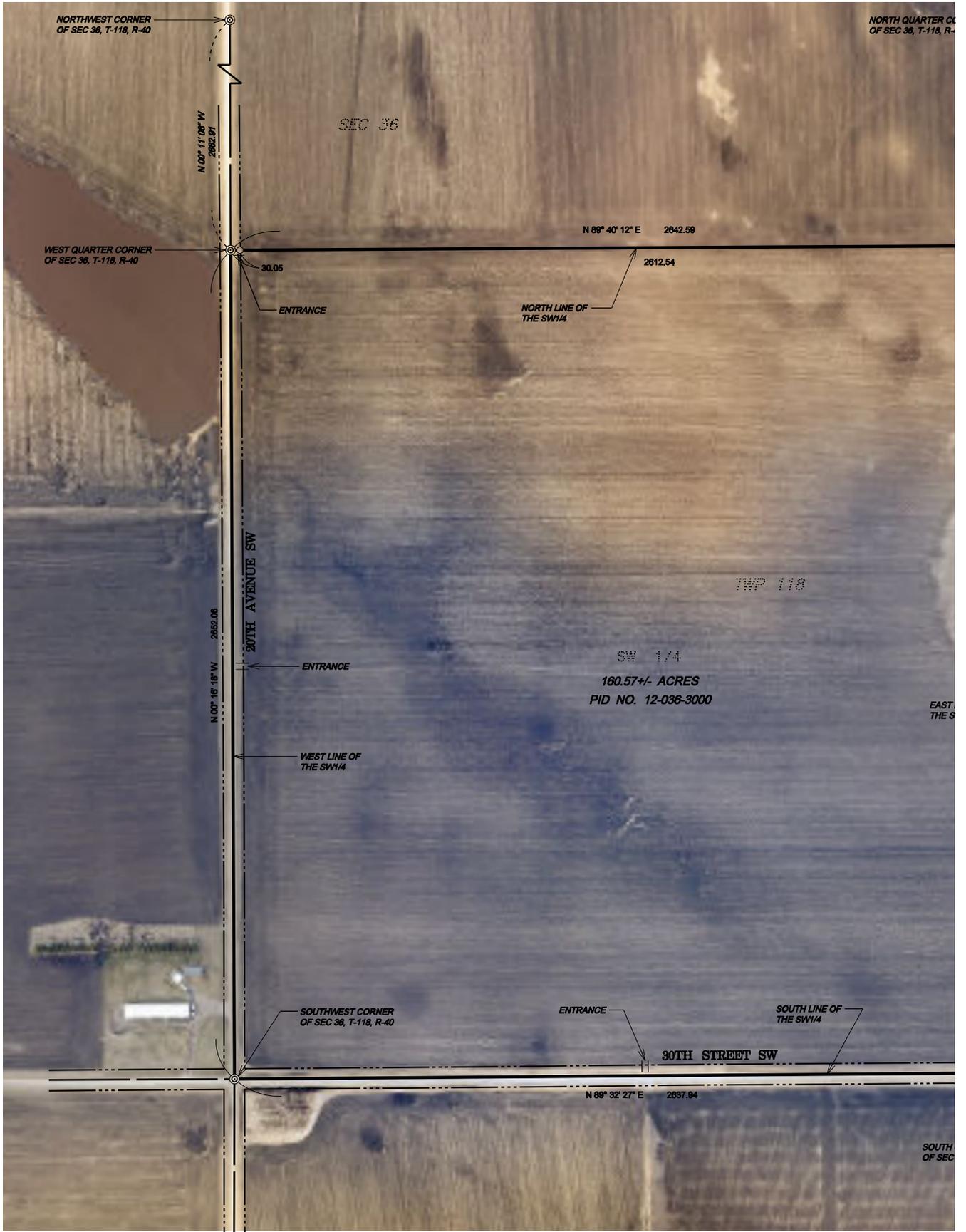
*Doug Huhn*  
\_\_\_\_\_  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

**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 size, 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.



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





**Northstar**  
 (320)693-3710  
 310 East Depot Street  
 Litchfield, MN 55365  
 dough.northstar@gmail.com  
 chuck.northstar@gmail.com

**Surveying**

**CLIENT NAME:**  
 Steffes / Rodeberg

**PROJECT ADDRESS**  
 SW1/4 of Sec 36, T-118, R-40

DATE OF FIELD WORK: July 7, 2023	JOB NO: 2023125A	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

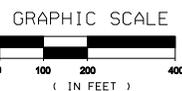
The Southwest Quarter (SW1/4) of Section 36, Township 118, Range 40, Chippewa County, Minnesota.  
 Containing 160.57 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

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

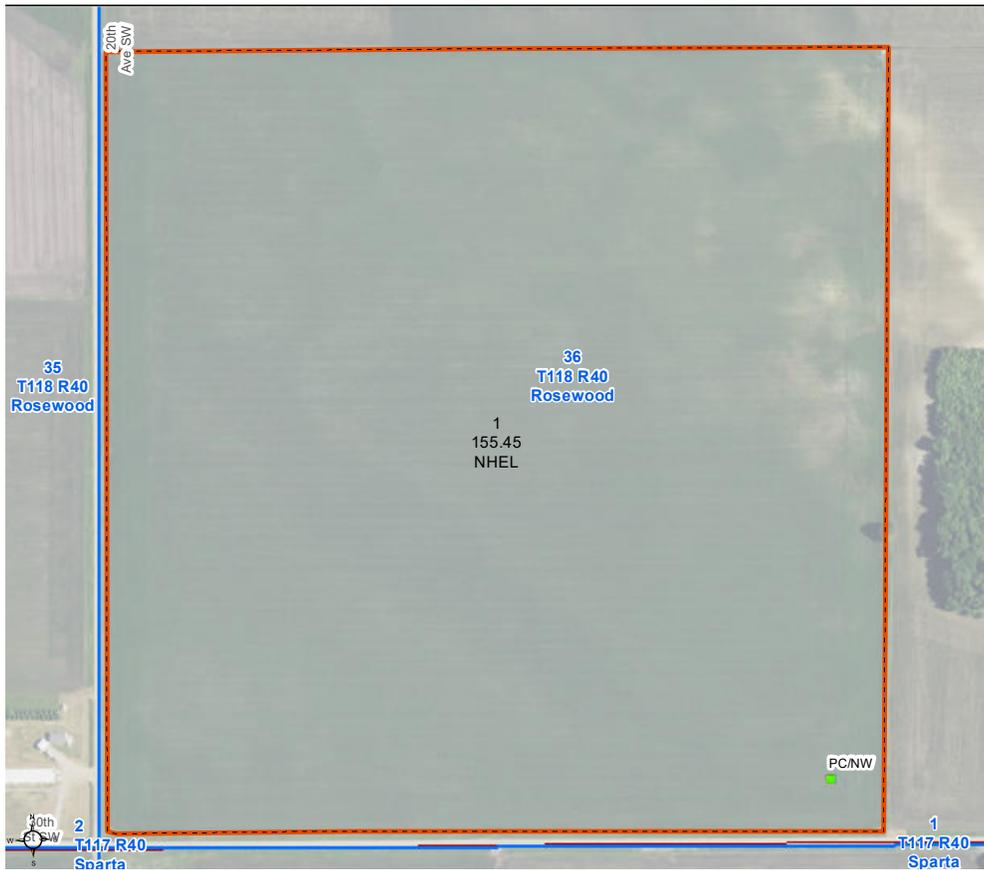
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- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



**LEGEND**

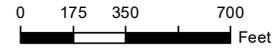
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ◎ Government Section Corner



**Tract 8144**

2023 Program Year

Map Created May 08, 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**

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 155.45 acres

<b>Tract Number</b>	: 8144
<b>Description</b>	: L7 SW4 (36) RO
<b>FSA Physical Location</b>	: MINNESOTA/CHIPPEWA
<b>ANSI Physical Location</b>	: MINNESOTA/CHIPPEWA
<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>	: DEAN & LEE FAMILY FARM PARTNERSHIP
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.45	155.45	155.45	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	155.45	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.70	0.00	153
Soybeans	76.70	0.00	43

**TOTAL** **153.40** **0.00**

U.S.D.A. Soil Conservation Service  
 SCS-CPA-026 (5-89)  
**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

1. Name and Address of Person  
 Dean Rodeberg  
 RT 3 Box 157  
 1116 Stevedes

2. Date of Request  
 1-21-91

3. County

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.  
 Sec 26, 35, 36 Rosewood T1347

**SECTION I - HIGHLY ERODIBLE LAND**

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?		<input checked="" type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			none	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.			none	

10. This Highly Erodible Land determination was completed in the : Office  Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

**SECTION II - WETLAND**

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	<input checked="" type="checkbox"/>		none	
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			none	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			NA	
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			NA	
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			none	

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the : Office  Field

20. This determination was: Delivered  Mailed  To the Person on Date: 7-1-91

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks  
 Split into 8143 + 8144  
 Split Acquisition to T96009 SB T9601

22. Signature of SCS District Conservationist  
 J. Kelle

23. Date  
 7-1-91

**Land Located:** From Montevideo, MN, 4 miles east on MN-7 E, 1.7 miles north on 10th Ave SW. Land is located on the east side of the road. | Leenthrop Township

## TRACT 2 DETAILS

**Description:** W 1-2 NW 1-4 EX TR BEG AT NW  
COR TH E 585 FT S 568 FT W 585 FT N 568 FT TO  
BEG

Sect-6 Twp-117 Range-39

**Total Acres:** 63.77± (See survey)

**Cropland Acres:** 63.9±

**PID #:** 07-006-2300

**Soil Productivity Index:** 90.3

**Soils:** Perella-Colvin complex (35.4%), Byrne silt loam (14.5%), Buse-Doland complex (12.1%), Amiret loam (9.5%), Balaton-Hamerly complex (7.3%), Colvin-Spicer silty clay loams (5.8%), Colvin-Quam complex, depressional (5.3%), Tara silt loam (3.8%), Spicer-Quam silty clay loams (3.4%), Tara silty clay loam (2.8%)

**2023 Taxes:** \$2,774

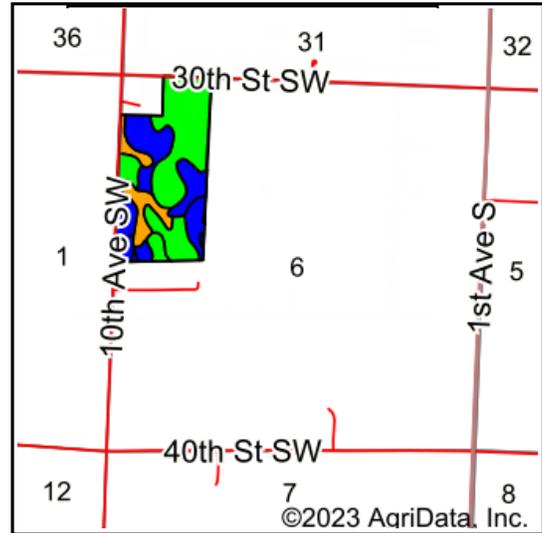
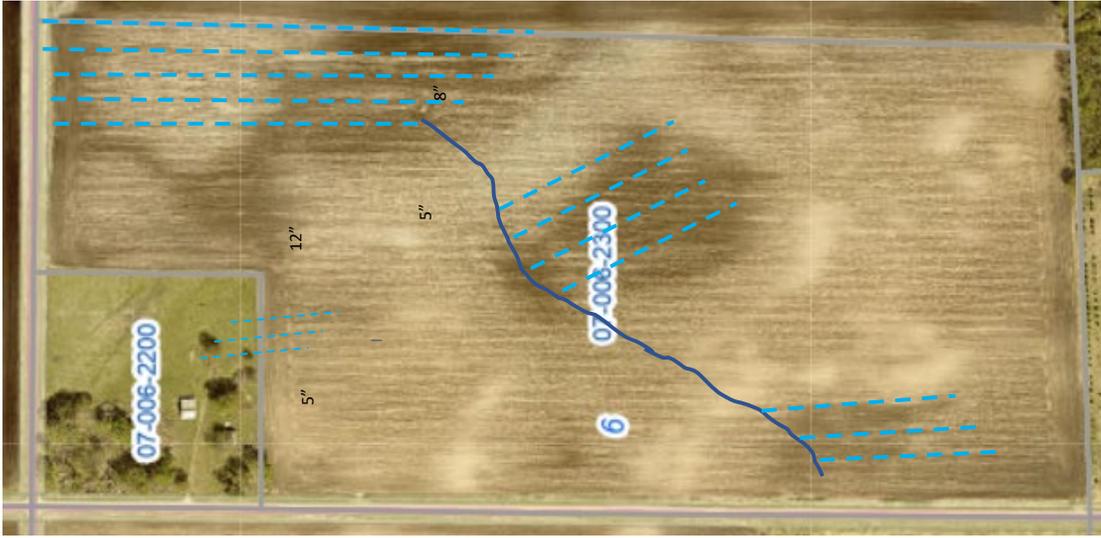


\*Lines are approximate



Leenthrop section 6

General location of tile shown, the majority of this was added in 2013



Soils data provided by USDA and NRCS.



Area Symbol: MN023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J261A	Perella-Colvin complex, 0 to 2 percent slopes	23.44	35.4%		IIw	93
J46B	Byrne silt loam, 1 to 6 percent slopes	9.63	14.5%		IIe	90
J259C	Buse-Doland complex, 6 to 12 percent slopes	8.02	12.1%		IIIe	75
421B	Amiret loam, 2 to 6 percent slopes	6.29	9.5%		IIe	98
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	4.80	7.3%		IIIs	89
847	Colvin-Spicer silty clay loams	3.86	5.8%		IIw	90
J260A	Colvin-Quam complex, depressional, 0 to 1 percent slopes	3.54	5.3%		IIIw	86
J30A	Tara silt loam, 1 to 3 percent slopes	2.50	3.8%		Ie	99
1802	Spicer-Quam silty clay loams	2.25	3.4%		IIIw	90
597	Tara silty clay loam	1.87	2.8%		I	99
<b>Weighted Average</b>					<b>2.14</b>	<b>90.3</b>

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



**CLIENT NAME:**  
Steffes / Rodeberg

**PROJECT ADDRESS**  
W1/2 of the NW1/4  
of Sec 6, T-117, R-39

(520) 988-5710  
310 East 13th Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
chuck.northstar@gmail.com

**DATE OF FIELD WORK:** July 7, 2023  
**DATE OF MAP:** July 11, 2023  
**REVISION:** DATE: \_\_\_\_\_, 20\_\_\_\_  
**REVISION:** DATE: \_\_\_\_\_, 20\_\_\_\_

**JOB NO.:** 2023125B  
**DRAFTED BY:** PMH  
**CHECKED BY:** DSH

**HORIZONTAL DATUM:**  
Chippewa County  
NAD83 (2011)  
**VERTICAL DATUM:**  
NVA

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

The West Half of the Northwest Quarter (W1/2 NW1/4) of Section Six (6), Township One Hundred Seventeen (117), Range Thirty-nine (39) EXCEPT a tract beginning at the Northwest corner of said section, thence East Five Hundred Eighty-five feet (585); thence South Five Hundred Sixty-eight feet (568); thence West Five Hundred Eighty-five feet (585); thence North Five Hundred Sixty-eight feet (568) to the point of beginning.

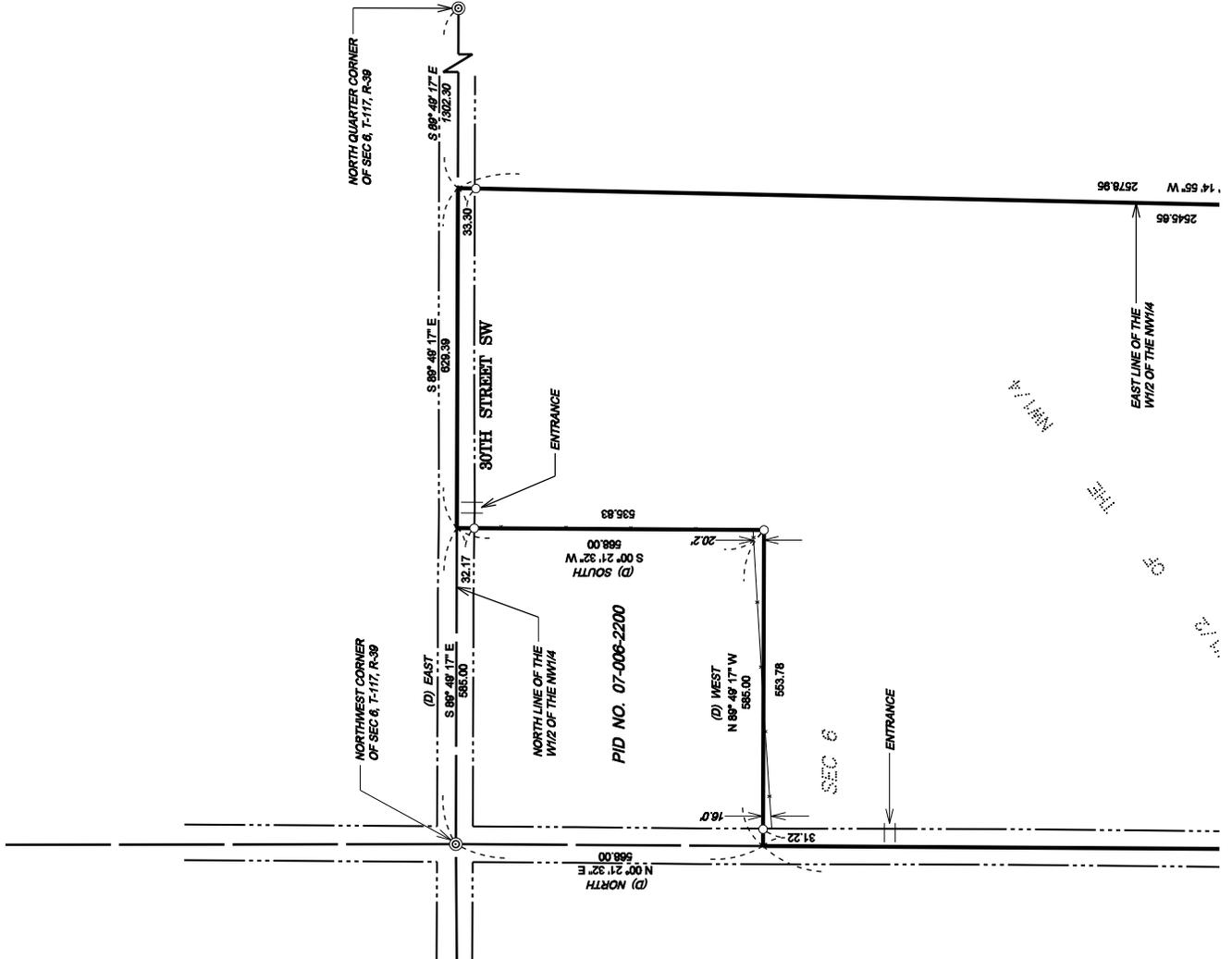
Containing 63.77 Acres, more or less.  
Subject to assessments of record.  
Subject to any and all enforceable restrictive covenants.

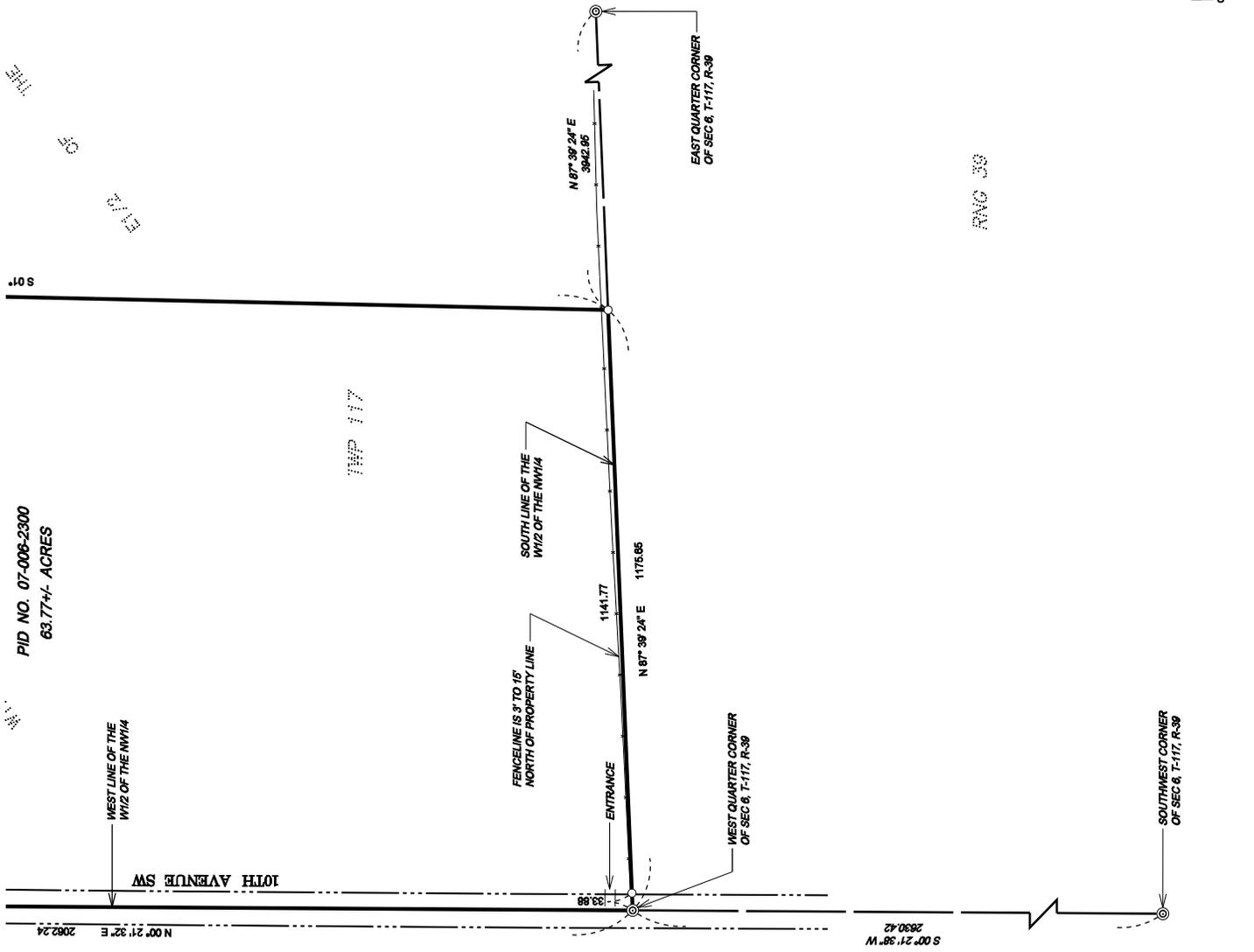
**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Hulm  
Registration No. 43908 - In the State of Minnesota

**Surveyor's Notes**

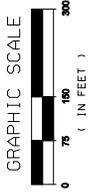
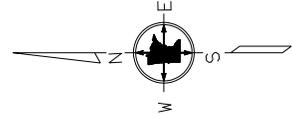
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3. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.



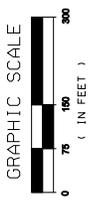
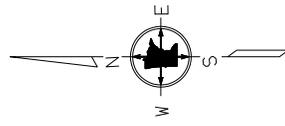


LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Incribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner
- Fencible
- (D) DEED CALL







- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - Fenceline
  - (D) DEED CALL



**Tract 1521**

2023 Program Year

Map Created May 08, 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: 63.90 acres

<b>Tract Number</b>	: 1521
<b>Description</b>	: L8 W2NW4 LESS BLDG SITE (6) LE
<b>FSA Physical Location</b>	: MINNESOTA/CHIPPEWA
<b>ANSI Physical Location</b>	: MINNESOTA/CHIPPEWA
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: DEAN & LEE FAMILY FARM PARTNERSHIP
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.06	63.90	63.90	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	63.90	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.84	0.00	144
Soybeans	25.06	0.00	43

**TOTAL** **63.90** **0.00**



United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
9/2000

T1521

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name	Dean Rodeberg	Request Date:	11/8/2012	County:	Chippewa
Address	1111 N 5th St Montevideo MN 56265				
Agency or Person Requesting Determination:	Landowner	Tract No:	1521	Farm No:	6053
				Field(s):	2

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust (Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

**Section II - Wetlands**

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label</u>	<u>Occurrence Year</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
2	PC/NW		59.4	2/1/2013	3/3/2013
3	PC/NW		0.1	2/1/2013	3/3/2013
4	FW		4.5	2/1/2013	3/3/2013

The wetland determination was completed in the Office It was delivered by: Mail On: 2/1/2013

Remarks:	A potential for wetland conversion applies to the proposed tile shown on 1026 dated (11/8/12), please see attached letter.
----------	--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date	File ID:
Jon Frie	2/1/2013	607

**Land Located:** From Montevideo, MN, 2 miles east on MN-7 E, 1 mile north on 30th Ave SW, .5 miles east on 40th St. SW. Land is located on north side of the road. | Sparta Township

## TRACT 3 DETAILS

**Description:** S 1-2 SE 1-4 EX A TR BEG AT SE COR TH W 1178.1 FT WHICH IS TR PT OF BEG TH N 521.4 FT W 462 FT S 521.4 FTE462 FT TO TR PT OF | Sect-2 Twp-117 Range-40

**Total Acres:** 74.12± (See survey)

**Cropland Acres:** 70.89±

**PID #:** 13-102-4301

**Soil Productivity Index:** 92.3

**Soils:** Byrne silt loam (39.7%), Tara silty clay loam (25.9%), Spicer-Quam silty clay loams (24.1%), Colvin-Spicer silty clay loams (10.3%)

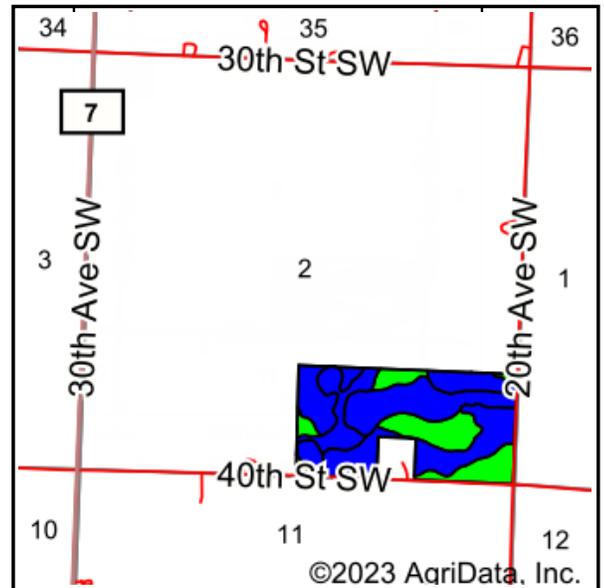
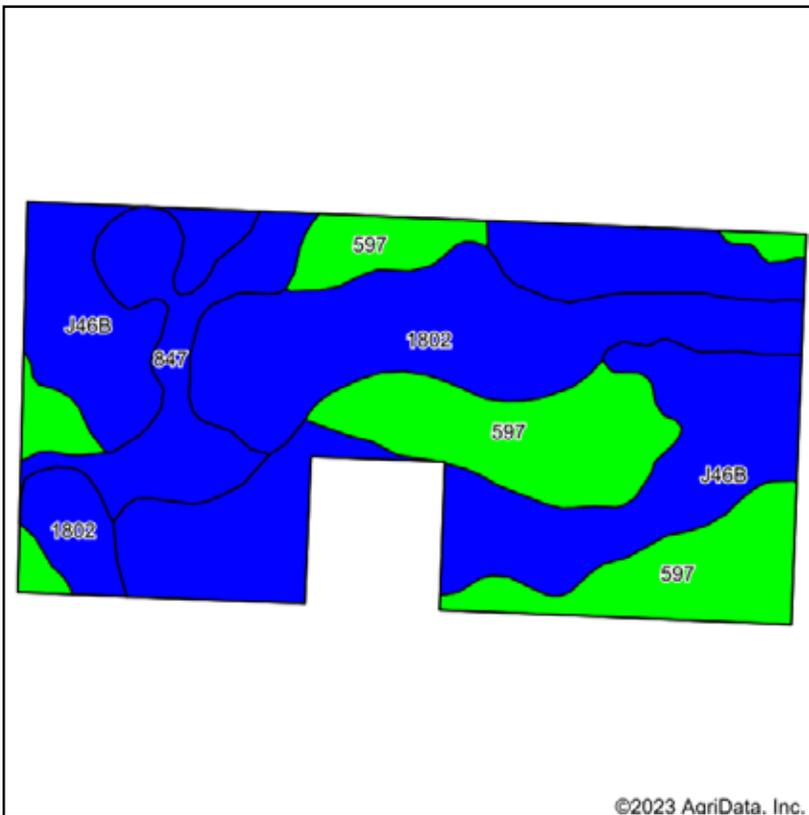
**2023 Taxes:** \$3,706



\*Lines are approximate

Sparta  
Section 2

Approximate location of tile

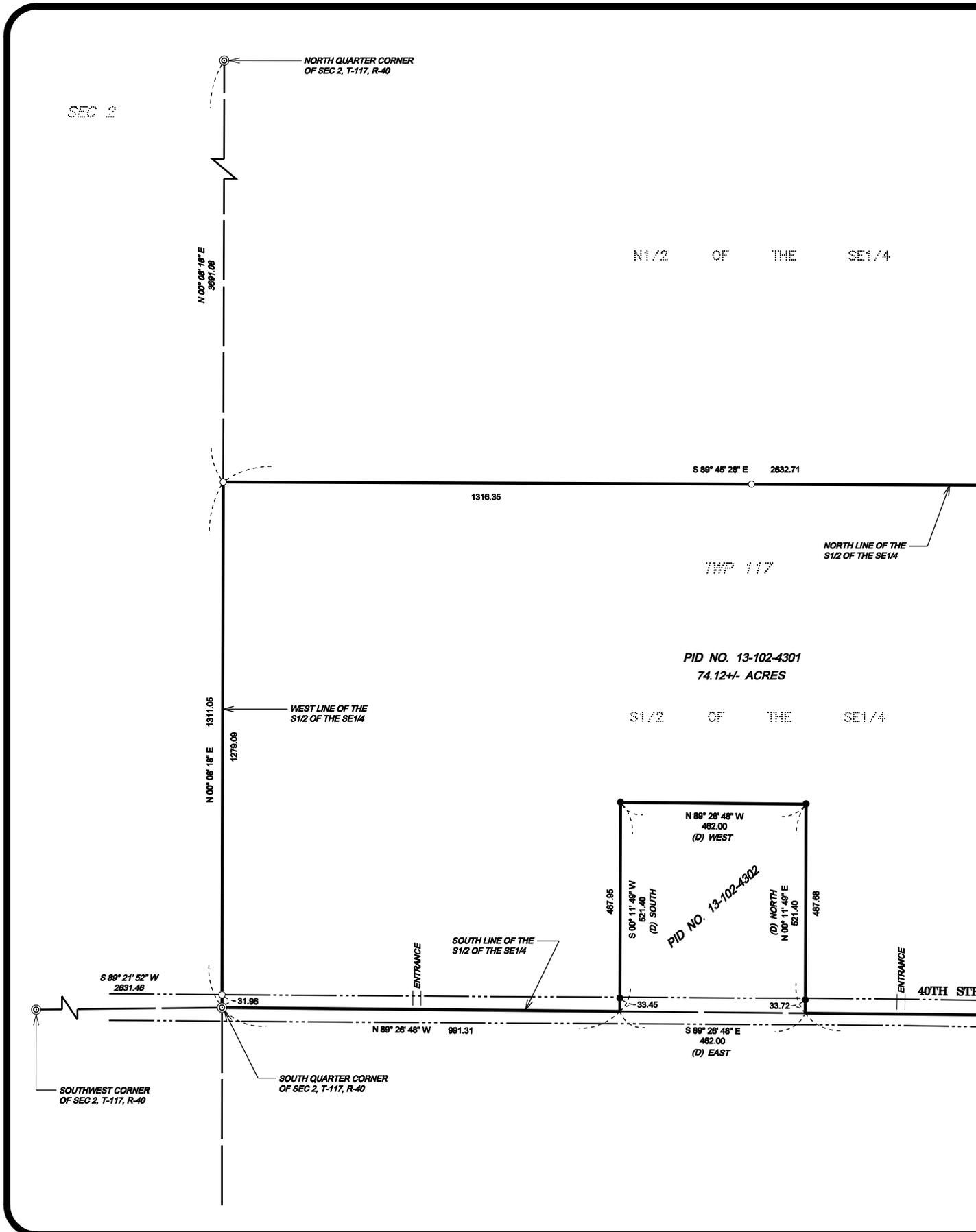


Soils data provided by USDA and NRCS.

Area Symbol: MN023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J46B	Byrne silt loam, 1 to 6 percent slopes	29.56	39.7%		Ile	90
597	Tara silty clay loam	19.32	25.9%		I	99
1802	Spicer-Quam silty clay loams	17.92	24.1%		IIIw	90
847	Colvin-Spicer silty clay loams	7.70	10.3%		IIw	90
<b>Weighted Average</b>					<b>1.98</b>	<b>92.3</b>

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



EAST QUARTER CORNER  
OF SEC 2, T-117, R-40

N 00° 11' 49" E  
1325.33

1282.07

34.28

EAST LINE OF THE  
S 1/2 OF THE SE 1/4

20TH AVENUE SW

S 00° 11' 49" W  
1325.33

RNG 40

FEET SW

N 89° 28' 48" W 1178.10  
(D) WEST

SOUTHEAST CORNER  
OF SEC 2, T-117, R-40

ENTRANCE

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

**CLIENT NAME:**  
Steffes / Rodeberg

**PROJECT ADDRESS**  
S1/2 of the SE1/4  
of Sec 2, T-117, R-40

DATE OF FIELD WORK: July 7, 2023	JOB NO: 2023125C	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

The South Half of the Southeast Quarter (S1/2 SE1/4) of Section Two (2), Township One Hundred Seventeen (117), Range Forty (40), EXCEPT a tract beginning at the Southeast corner of said section; thence West 1178.1 feet which is the true point of beginning; thence North 521.4 feet; thence West 482 feet; thence South 521.4 feet; thence East 482 feet to the true point of beginning.

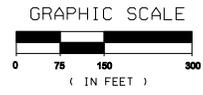
Containing 74.12 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**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

**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 size, 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.



- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - (D) DEED CALL





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

**Surveying**

**CLIENT NAME:**  
 Steffes / Rodeberg

**PROJECT ADDRESS**  
 S1/2 of the SE1/4  
 of Sec 2, T-117, R-40

DATE OF FIELD WORK: July 7, 2023	JOB NO: 2023125C	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: DATE, 20	CHECKED BY: DSH	
REVISION: DATE, 20		

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

The South Half of the Southeast Quarter (S1/2 SE1/4) of Section Two (2), Township One Hundred Seventeen (117), Range Forty (40), EXCEPT a tract beginning at the Southeast corner of said section; thence West 1178.1 feet which is the true point of beginning; thence North 521.4 feet; thence West 482 feet; thence South 521.4 feet; thence East 482 feet to the true point of beginning.

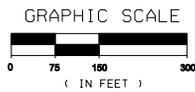
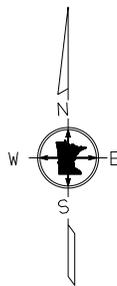
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 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

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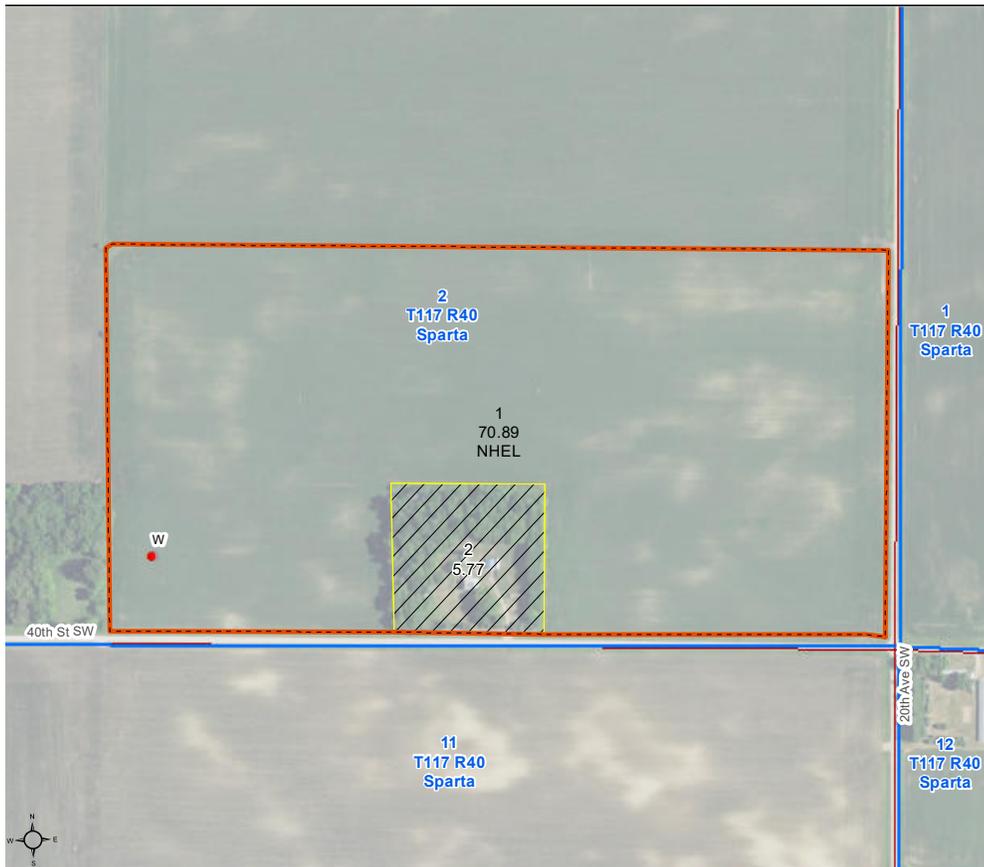
*Doug Huhn*  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota

**Surveyor's Notes**

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- 2: Northstar Surveying was not contacted to locate the size, 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.



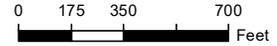
- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - (D) DEED CALL



**Tract 9742**

2023 Program Year

Map Created May 08, 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: 70.89 acres

<b>Tract Number</b>	: 9742
<b>Description</b>	: K8 S2SE4 (2) SPARTA
<b>FSA Physical Location</b>	: MINNESOTA/CHIPPEWA
<b>ANSI Physical Location</b>	: MINNESOTA/CHIPPEWA
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: DEAN & LEE FAMILY FARM PARTNERSHIP
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.66	70.89	70.89	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	70.89	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.40	0.00	171
Soybeans	35.40	0.00	46

**TOTAL** **70.80** **0.00**

T7742

U.S.D.A. Soil Conservation Service  
 SCS-CPA-026 (June 91)  
**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

1. Name and Address of Person  
*operation Lee Rodenberg*  
 Dean Rodenberg  
 Rt 3 Box 157  
 Montevideo MN

2. Date of Request  
 2/93

3. County  
 Chgo

4. Name of USDA Agency or Person Requesting Determination  
 sec 2+11 sports

5. Farm No. and Tract No.  
 T 8220

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	None	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	—	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	1 sec 2 1	7 or - 3ac
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.	—	
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.	—	
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.	—	
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.	—	
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.	—	
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.	—	
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.	—	
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.	—	
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.	—	
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.	—	
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.	—	
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.	—	
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input type="checkbox"/> to the person on _____		
28. Remarks.		

NO change from prior determination

SD

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist  
 Joe Kalber

31. Date  
 2/24/93

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

**Land Located:** From Montevideo, MN, 2 miles east on MN-7 E, 1 mile north on 30th Ave SW, .5 miles east on 40th St. SW. Land is located on south side of the road. | Sparta Township

## TRACT 4 DETAILS

**Description:** N 1-2 NE 1-4 EX E 2 RDS IN WIDTH Sect-11 Twp-117 Range-40

**Total Acres:** 79.68± (See survey)

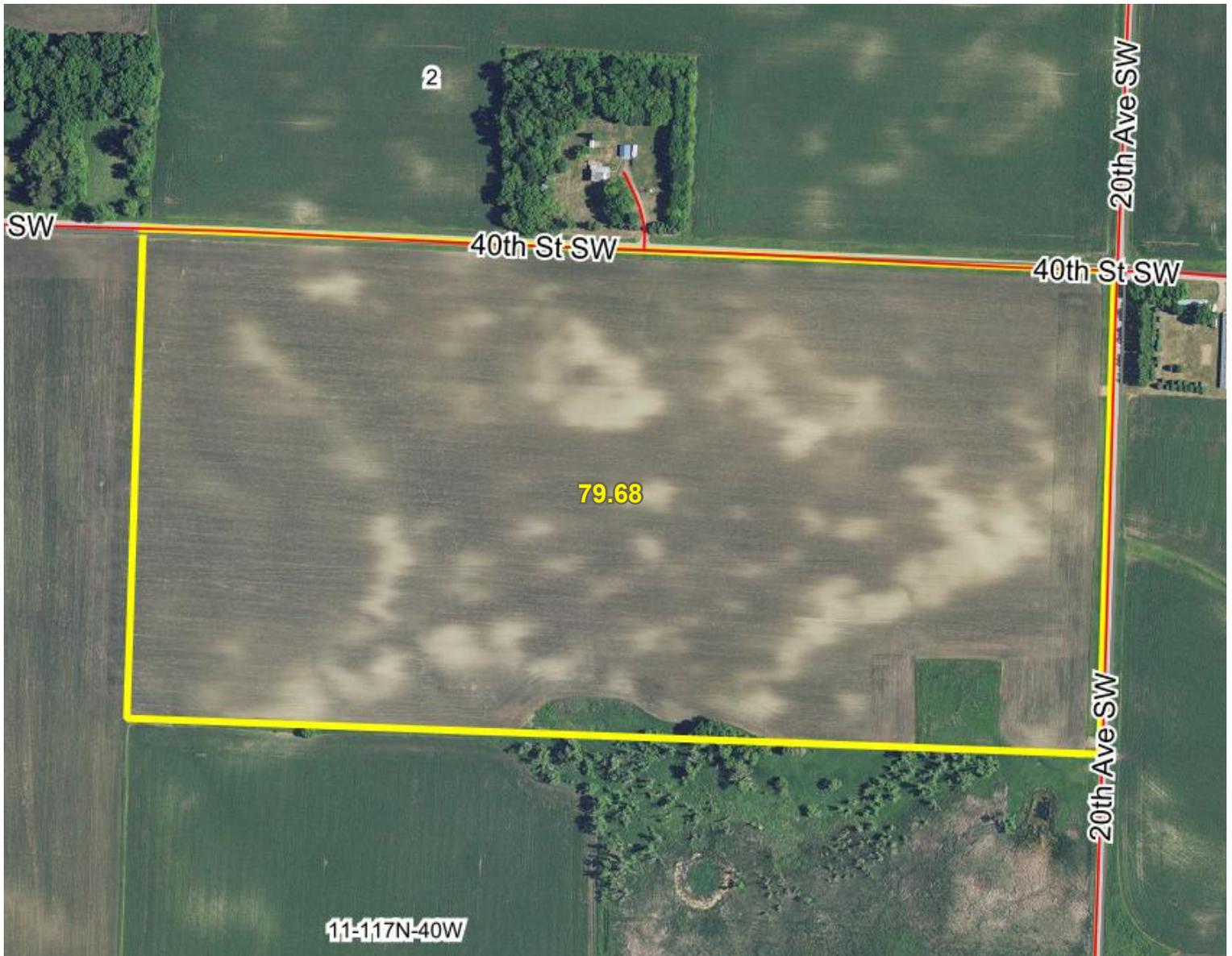
**Cropland Acres:** 75.68±

**PID #:** 13-111-1101

**Soil Productivity Index:** 91.5

**Soils:** Tara silty clay loam (49.1%), Byrne silt loam (23.9%), Doland-Swanlake complex (19.3%), Spicer-Quam silty clay loams (4.5%), Blue Earth mucky silt loam (3.2%)

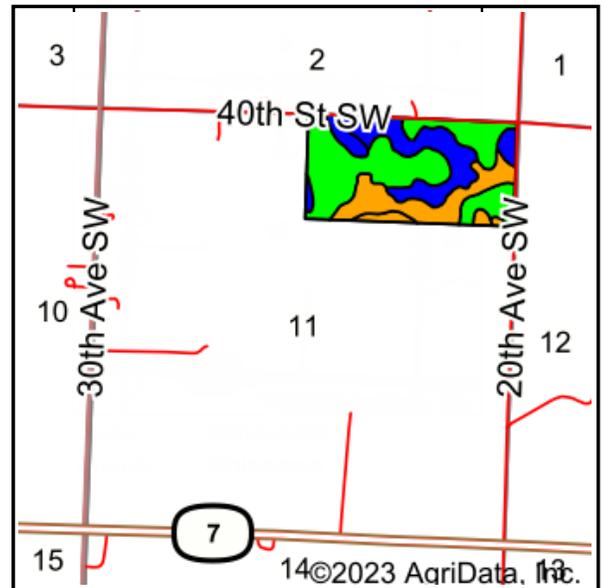
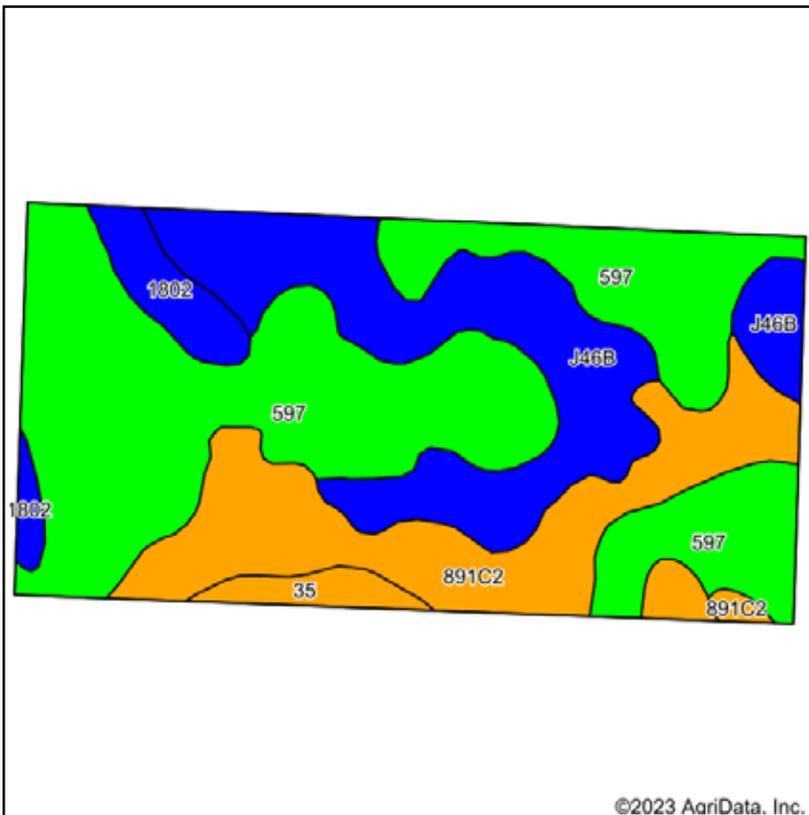
**2023 Taxes:** \$3,988



\*Lines are approximate

Sparta Section 11

Approximate tile locations. The west 1/2 was tiled in 2017.

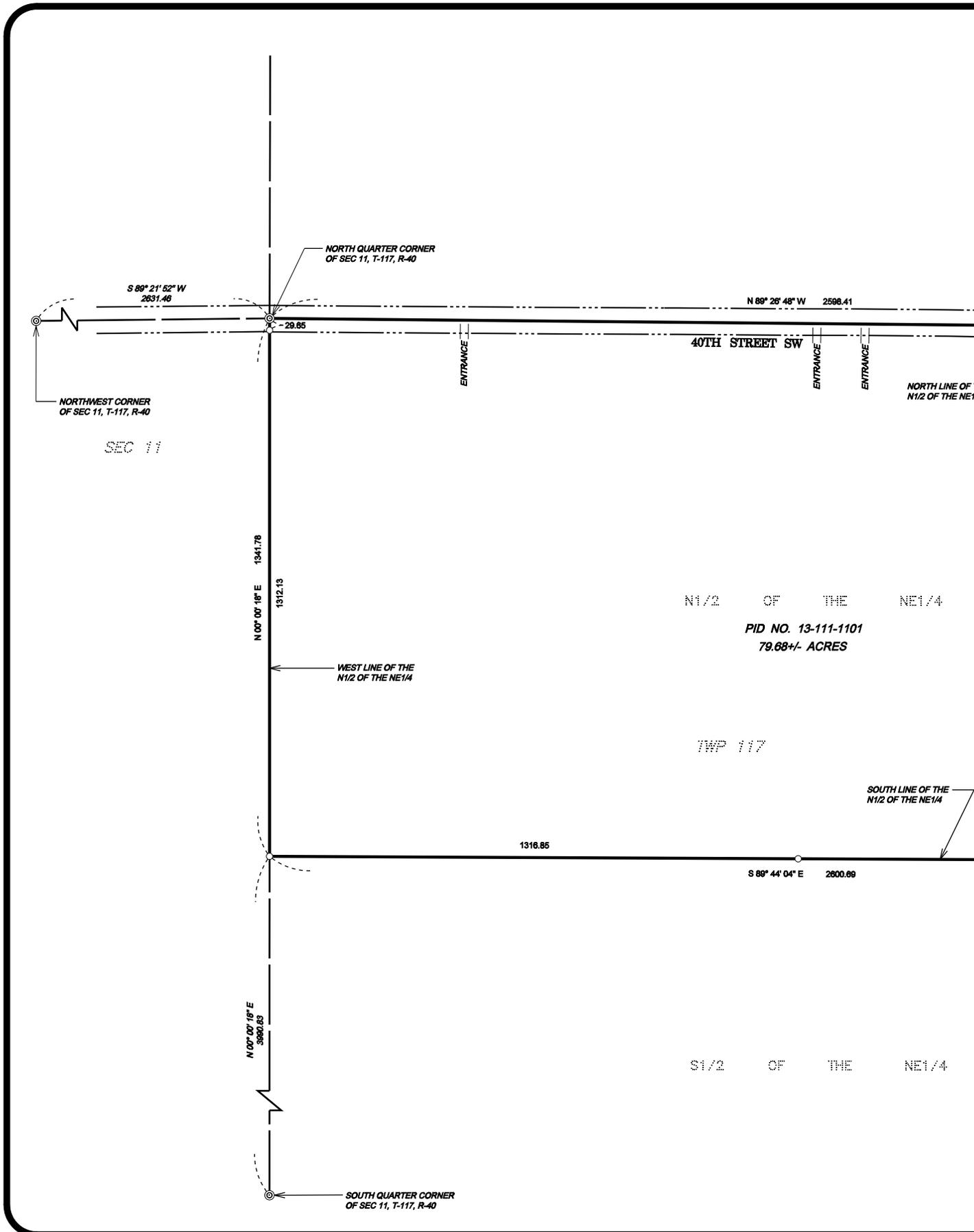


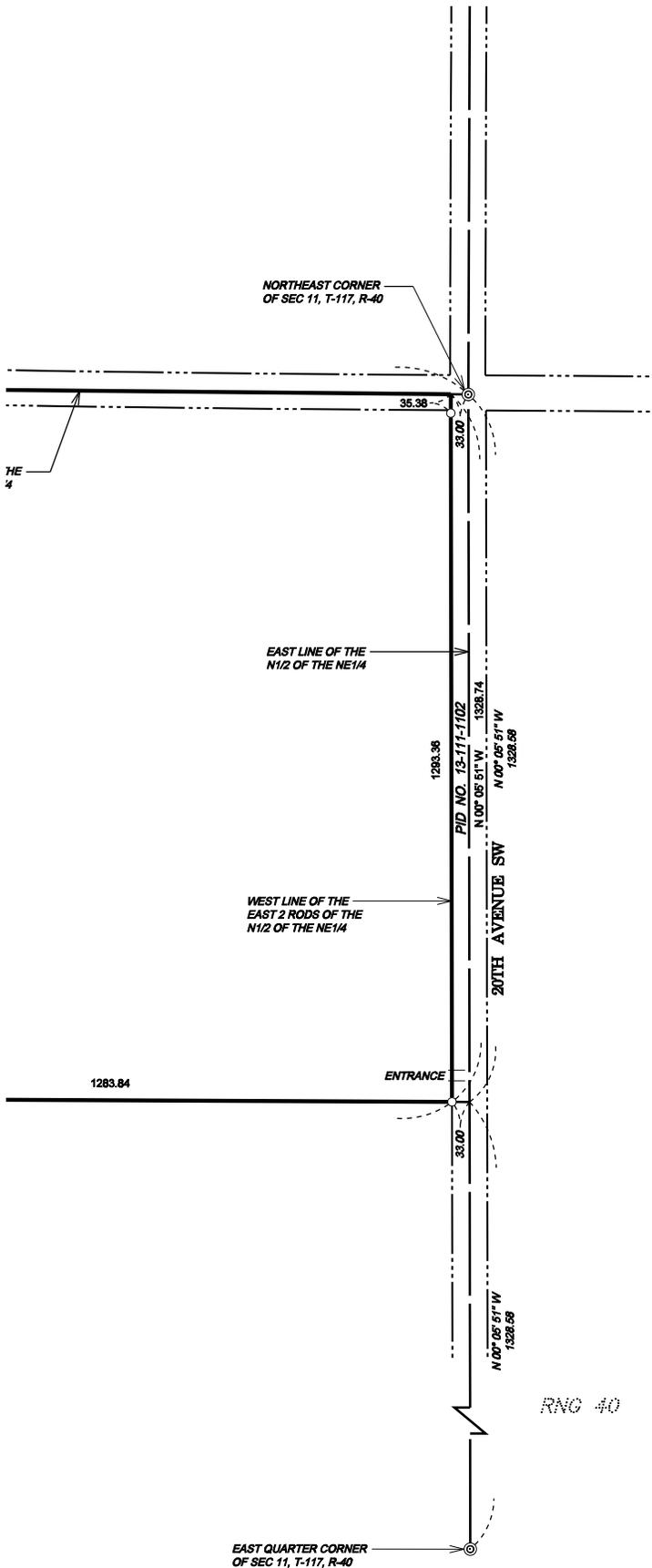
Soils data provided by USDA and NRCS.

Area Symbol: MN023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
597	Tara silty clay loam	38.79	49.1%		I	99
J46B	Byrne silt loam, 1 to 6 percent slopes	18.86	23.9%		Ile	90
891C2	Doland-Swanlake complex, 6 to 12 percent slopes, eroded	15.28	19.3%		IIle	77
1802	Spicer-Quam silty clay loams	3.52	4.5%		IIIw	90
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	2.55	3.2%		IIIw	77
<b>Weighted Average</b>					<b>1.78</b>	<b>91.5</b>

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





**CLIENT NAME:**  
Steffes / Rodeberg

**PROJECT ADDRESS**  
N1/2 of the NE1/4  
of Sec 11, T-117, R-40

DATE OF FIELD WORK: July 7, 2023	JOB NO: 2023125D	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Eleven (11), Township One Hundred Seventeen (117), Range Forty (40) EXCEPT the East Two (2) rods in width.

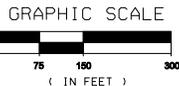
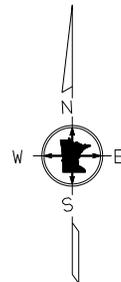
Containing 79.68 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**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

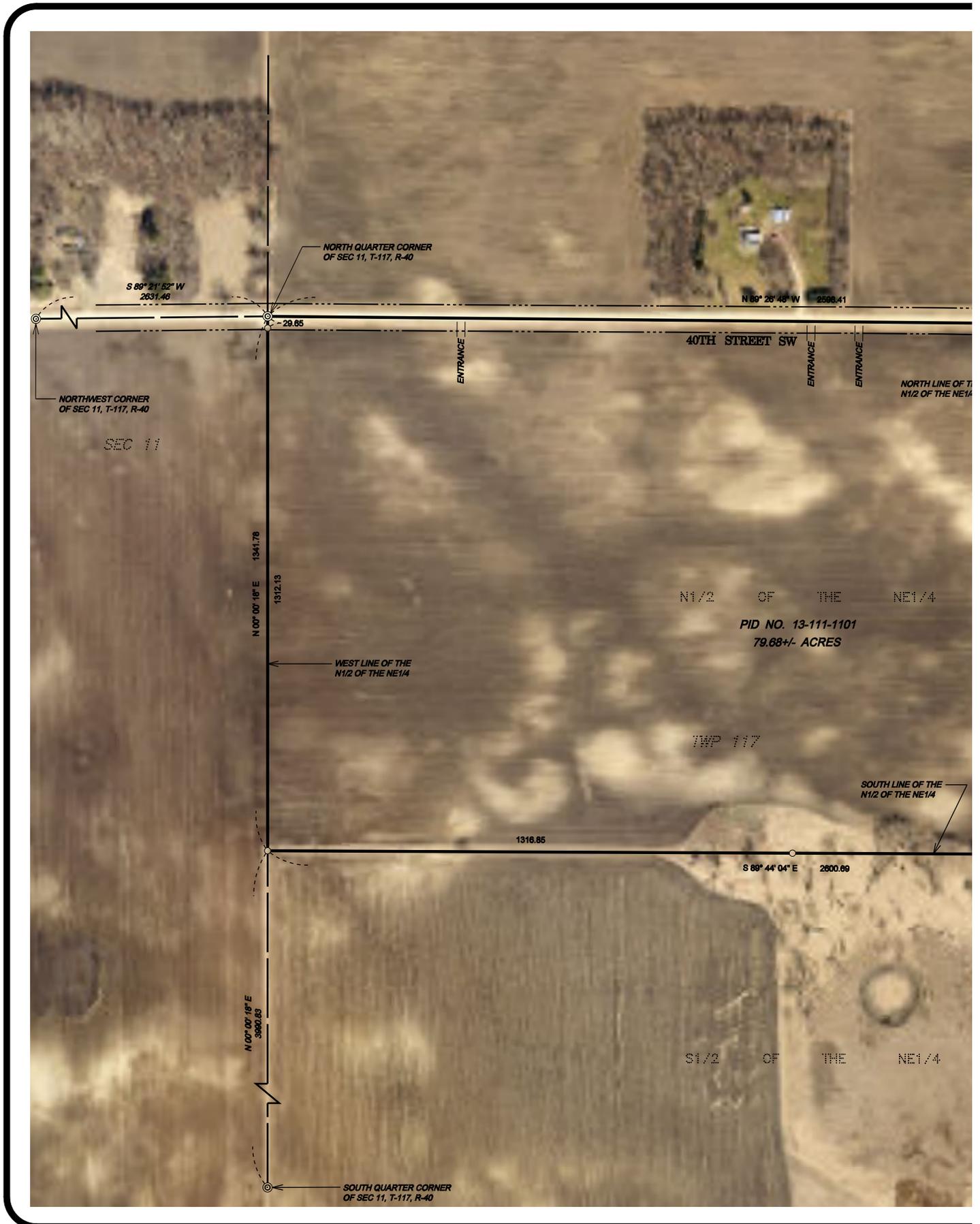
**Surveyor's Notes**

- 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.



**LEGEND**

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





**CLIENT NAME:**  
Steffes / Rodeberg

**PROJECT ADDRESS**  
N1/2 of the NE1/4  
of Sec 11, T-117, R-40

DATE OF FIELD WORK: July 7, 2023	JOB NO: 2023125D	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20		

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION**

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Eleven (11), Township One Hundred Seventeen (117), Range Forty (40) EXCEPT the East Two (2) rods in width.

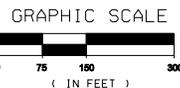
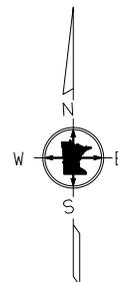
Containing 79.68 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**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

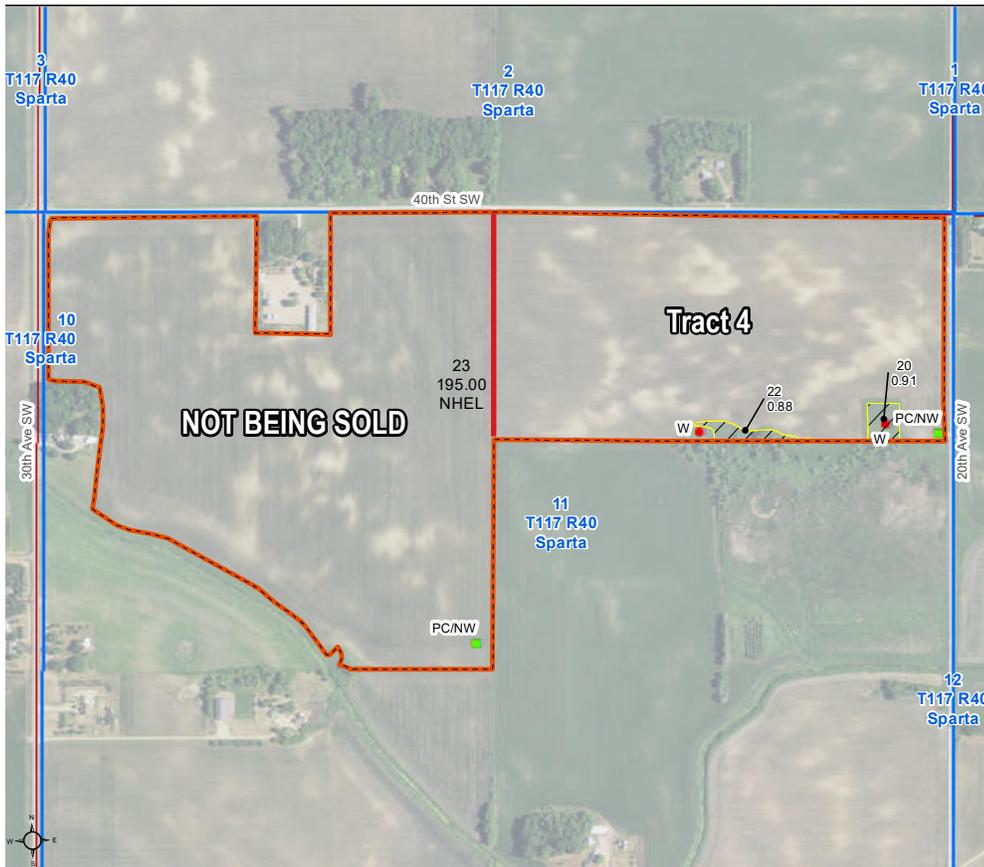
**Surveyor's Notes**

- 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.



**LEGEND**

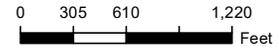
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43806
- Found Monumentation
- ⊙ Government Section Corner



**Tract 11736**

2023 Program Year

Map Created May 08, 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: 195.00 acres

**Tract Number** : 11736

**Description** : N2, N2SWNW4 (11) SPARTA 117-40  
**FSA Physical Location** : MINNESOTA/CHIPPEWA  
**ANSI Physical Location** : MINNESOTA/CHIPPEWA  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : DEAN & LEE FAMILY FARM PARTNERSHIP  
**Other Producers** : None  
**Recon ID** : 27-023-2018-5

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
196.79	195.00	195.00	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	195.00	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	119.50	0.00	157
Soybeans	72.83	0.00	43
<b>TOTAL</b>	<b>192.33</b>	<b>0.00</b>	



United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
9/2012

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name	Dean Rodeberg	Request Date:	10/17/2017	County:	Chippewa
Address	1111 N 5th St Montevideo MN 56265				
Agency or Person Requesting Determination:	Landowner	Tract No:	11736	FSA Farm No:	7547

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust (Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the

**Section II - Wetlands**

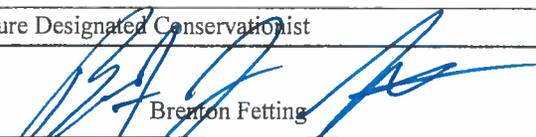
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label</u>	<u>Occurrence Year</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
1	PC/NW		118.6	9/4/2018	

The wetland determination was completed in the: Office It was delivered by: Mail On: 9/4/2018

Remarks:	
----------	--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Brenton Fetting	9/4/2018

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

**Chippewa County**

Chippewa County  
Auditor/Treasurer  
629 North 11th St, Ste 2  
Montevideo, MN 56265

320-269-7447  
WWW.CO.CHIPPEWA.MN.US

Property ID: 12-036-3000

Owner: DEAN & LEE FAMILY FARM PARTNERSHIP

**Property Description:**

ROSEWOOD TWP  
SEC:36 TWP:118.0 RG:40 LOT: BLK: ACRES: 160.00  
SW 1-4

**2023 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022 2023	
STEP <b>1</b>	Estimated Market Value:	953,200	1,156,000
	Homestead Exclusion:		
	Taxable Market Value:	953,200	1,156,000
	New Improvements/ Expired Exclusions:		
	Property Classification:	AG NON-HSTD	AG NON-HSTD
Sent in March 2022			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax: (excluding special assessments)		7,610.00
Sent in November 2022			
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15		3,905.00
	Second-half Taxes: November 15		3,905.00
	Total Taxes Due in 2023:		7,810.00

**\$\$\$**

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year: 2022 2023	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	7,375.20	8,228.89
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	485.22	604.39
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	6,889.98	7,624.50
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	4,596.77	5,253.17
7. City or Town	745.59	669.85
8. State General Tax		
9. School District: A. Voter approved levies 0129		
B. Other local levies	1,489.30	1,642.87
10A. Special taxing district	58.32	58.61
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	6,889.98	7,624.50
<b>SPECIAL ASSESSMENTS</b>		
13A. COUNTY DITCH 22		185.50
B. IMPR B COUNTY DITCH 22	10.02	
C.		
14. Total property tax and special assessments	6,900.00	7,810.00

ISSUED: 03/15/2023



**TRACT 1**



**TRACT 1**

**Chippewa County**  
 Chippewa County  
 Auditor/Treasurer  
 629 North 11th St, Ste 2  
 Montevideo, MN 56265

320-269-7447  
 WWW.CO.CHIPPEWA.MN.US

Property ID: 07-006-2300  
 Owner: RODEBERG, DEAN

**Property Description:**

LEENTHROP TWP  
 SEC: 6 TWP:117.0 RG:39 LOT: BLK: ACRES: 66.20  
 W 1-2 NW 1-4 EX TR BEG AT NW COR TH E 585  
 FT S 568 FT W 585 FT N 568 FT TO BEG

**2023 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022 2023	
STEP <b>1</b>	Estimated Market Value:	392,000	422,700
	Homestead Exclusion:		
	Taxable Market Value:	392,000	422,700
	New Improvements/ Expired Exclusions: Property Classification:	AG NON-HSTD	AG NON-HSTD
Sent in March 2022			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax: (excluding special assessments) Sent in November 2022	2,766.00	
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15	1,387.00	
	Second-half Taxes: November 15	1,387.00	
	Total Taxes Due in 2023:	2,774.00	

\$\$\$

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year: 2022 2023	
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	2,957.54	2,995.00
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	199.54	221.00
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	2,758.00	2,774.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	1,898.73	1,921.39
7. City or Town	233.60	230.29
8. State General Tax		
9. School District: A. Voter approved levies 0129		
B. Other local levies	601.60	600.89
10A. Special taxing district	24.07	21.43
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,758.00	2,774.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	2,758.00	2,774.00

ISSUED: 03/15/2023



**Chippewa County**

Chippewa County  
Auditor/Treasurer  
629 North 11th St, Ste 2  
Montevideo, MN 56265

320-269-7447  
WWW.CO.CHIPPEWA.MN.US

Property ID: 13-102-4301

Owner: RODEBERG, DEAN

**Property Description:**

SPARTA TWP  
SEC: 2 TWP:117.0 RG:40 LOT: BLK: ACRES: 74.50  
S 1-2 SE 1-4 EX A TR BEG AT SE COR TH W  
1178.1 FT WHICH IS TR PT OF BEG TH N 521.4  
FT W 462 FT S 521.4 FTE462 FT TO TR PT OF

**2023 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022 2023	
STEP <b>1</b>	Estimated Market Value:	472,300	528,900
	Homestead Exclusion:		
	Taxable Market Value:	472,300	528,900
	New Improvements/ Expired Exclusions: Property Classification:	AG NON-HSTD	AG NON-HSTD
Sent in March 2022			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax:(excluding special assessments) Sent in November 2022	3,698.00	
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15	1,853.00	
	Second-half Taxes: November 15	1,853.00	
	Total Taxes Due in 2023:	3,706.00	

\$\$\$

*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2022	2023
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	3,814.42	3,982.52
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	240.42	276.52
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	3,574.00	3,706.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	2,232.85	2,403.57
7. City or Town	516.76	523.91
8. State General Tax		
9. School District: A. Voter approved levies		
0129		
B. Other local levies	796.06	751.70
10A. Special taxing district	28.33	26.82
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,574.00	3,706.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	3,574.00	3,706.00

ISSUED: 03/15/2023



**TRACT 3**



**TRACT 3**

**Chippewa County**

Chippewa County  
Auditor/Treasurer  
629 North 11th St, Ste 2  
Montevideo, MN 56265

320-269-7447  
WWW.CO.CHIPPEWA.MN.US

Property ID: 13-111-1101

Owner: RODEBERG, DEAN

**Property Description:**

SPARTA TWP  
SEC:11 TWP:117.0 RG:40 LOT: BLK: ACRES: 79.00  
N 1-2 NE 1-4 EX E 2 RDS IN WIDTH

**2023 Property Tax Statement**

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022 2023	
STEP <b>1</b>	Estimated Market Value:	508,200	569,200
	Homestead Exclusion:		
	Taxable Market Value:	508,200	569,200
	New Improvements/ Expired Exclusions: Property Classification:	AG NON-HSTD	AG NON-HSTD
Sent in March 2022			
STEP <b>2</b>	<b>PROPOSED TAX</b>		
	Proposed Tax:(excluding special assessments) Sent in November 2022	3,980.00	
STEP <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 15	1,994.00	
	Second-half Taxes: November 15	1,994.00	
	Total Taxes Due in 2023:	3,988.00	

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*You may be eligible for one or even two refunds to reduce your property tax.*

**REFUNDS?** Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2022	2023
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. 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.		
<b>PROPERTY TAX AND CREDITS</b>		
3. Property tax before credits	4,104.69	4,285.59
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits	258.69	297.59
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	3,846.00	3,988.00
<b>PROPERTY TAX BY JURISDICTION</b>		
6. County	2,402.78	2,586.46
7. City or Town	556.09	563.78
8. State General Tax		
9. School District: A. Voter approved levies		
0129		
B. Other local levies	856.65	808.90
10A. Special taxing district	30.48	28.86
B. Tax increment		
C. Fiscal disparity		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,846.00	3,988.00
<b>SPECIAL ASSESSMENTS</b>		
13A.		
B.		
C.		
14. Total property tax and special assessments	3,846.00	3,988.00

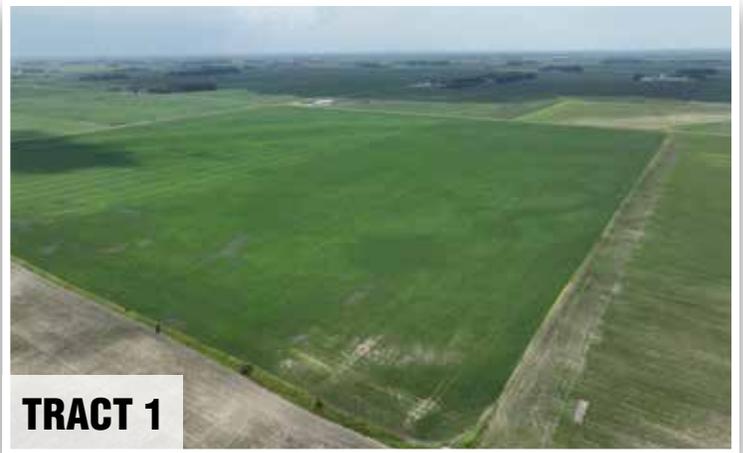
ISSUED: 03/15/2023



**TRACT 4**



**TRACT 4**





**TRACT 2**



**TRACT 2**



**TRACT 3**



**TRACT 3**



**TRACT 4**





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



CHIPPEWA COUNTY  
**MINNESOTA**

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