



DODGE COUNTY, MINNESOTA

LAND AUCTION

Opens: Tuesday, June 11 | 8AM

Closes: Wednesday, June 19 | 1PM ^{CDT} 2024

TIMED
ONLINE

From Hayfield, MN, 7.0 miles east on State Hwy 30 E, 1.0 miles south on 270th Ave., .7 miles east on 740th St. Land is on the south side of the road.

Auctioneer's Note: Steffes is honored to offer 146.13± acres of prime farmland in southern Minnesota on public auction. This parcel boasts a 97 CPI rating and is pattern tiled with 70' spacing. This farm has been in the seller's family for over 100 years. Don't miss this once-in-a-lifetime opportunity to add this expansion property to your farming operation or investment portfolio.

146± Acres



*Country home being sold on September 5 at 1PM.



Contact Eric Gabrielson 701.238.2570 or Ashley Huhn 701.238.1975 at Steffes Group 320.693.9371, or visit SteffesGroup.com.

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.



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 TUESDAY, JUNE 11 AND WILL END AT 1PM WEDNESDAY, JUNE 19.

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: **Friday, July 19, 2024.**

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

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase

price. Property will be conveyed by a **Warranty Deed.**

- **2024 Taxes: Prorated to close**
- **2024 Rent: Prorated to close**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD ABSOLUTE.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing. Parcel is rented for the 2024 crop season.

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

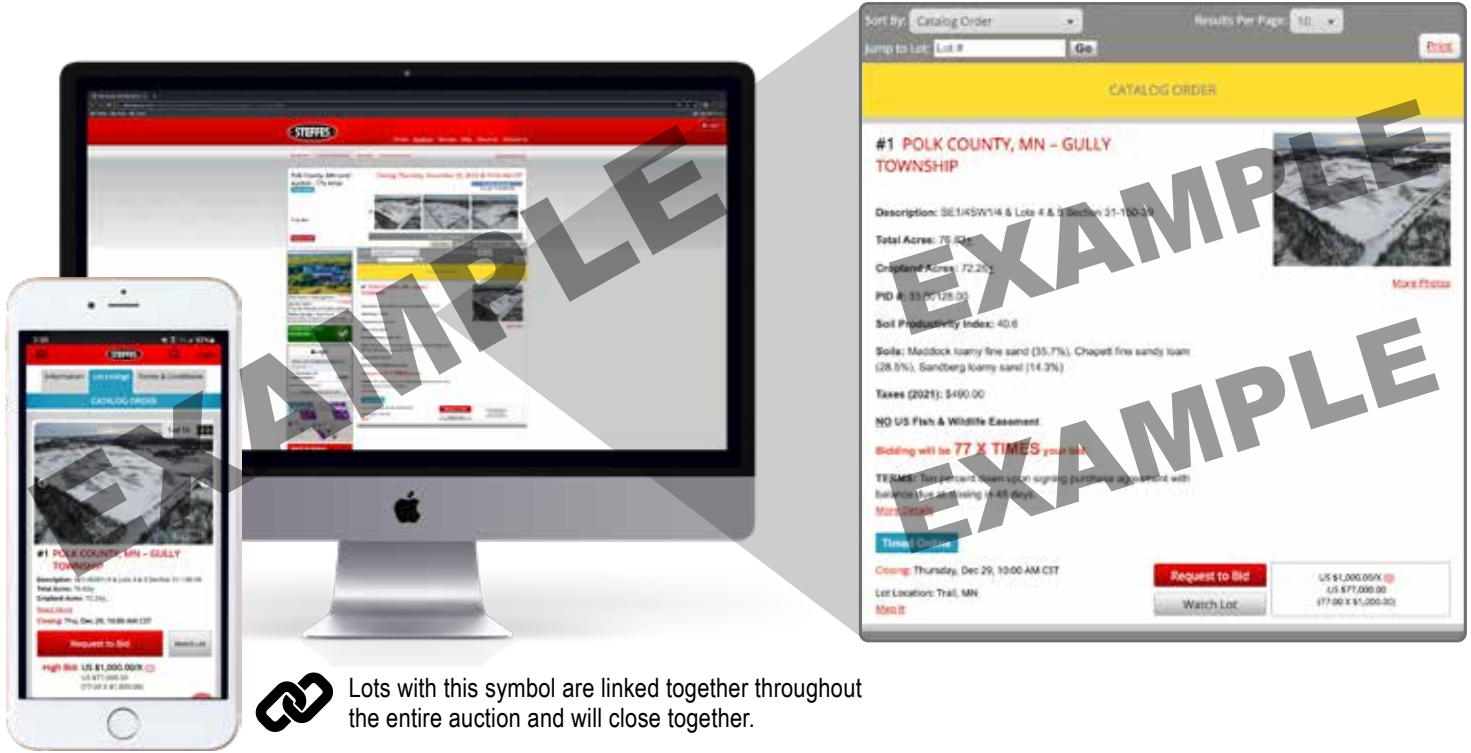
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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.

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!



JUNE 2024

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

DODGE COUNTY, MN - VERNON TOWNSHIP

Description: THAT PART OF THE NE ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 105 NORTH, RANGE 16 WEST, DODGE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER, Sect-25 Twp-105 Range-016

Total Acres: 146.13±

Cropland Acres Per FSA: 133.96±

CRP Acres: 1.48± contract through 9-30-2032, Annual payment: \$444.00

PID #: 16.025.0100 (That part of, new legal & PID# to be assigned)

Soil Productivity Index: 97

Soils: Marquis silt loam, 2 to 6 percent slopes (73.8%), ClydeFloyd complex, 1 to 4 percent slopes (25.0%), Readlyn silt loam, 1 to 3 percent slopes (0.8%), Coland, frequently floodedSpillville, occasionally flooded complex, 0 to 2 percent slopes (0.4%), Readlyn silt loam, 1 to 3 percent slopes (0.1%)

Taxes (2023): \$4,888.00 (For entire land. New tax amount TBD)

Pattern tiled, see maps on page 10.

Parcel is rented for the 2024 crop season, rent will be prorated to close. Land will not be tilled back at the end of the season by the renter.

Note: Country home is being sold September 5 at 1PM as part of the **Dodge County, MN Country Home Auction - 5± Acres**



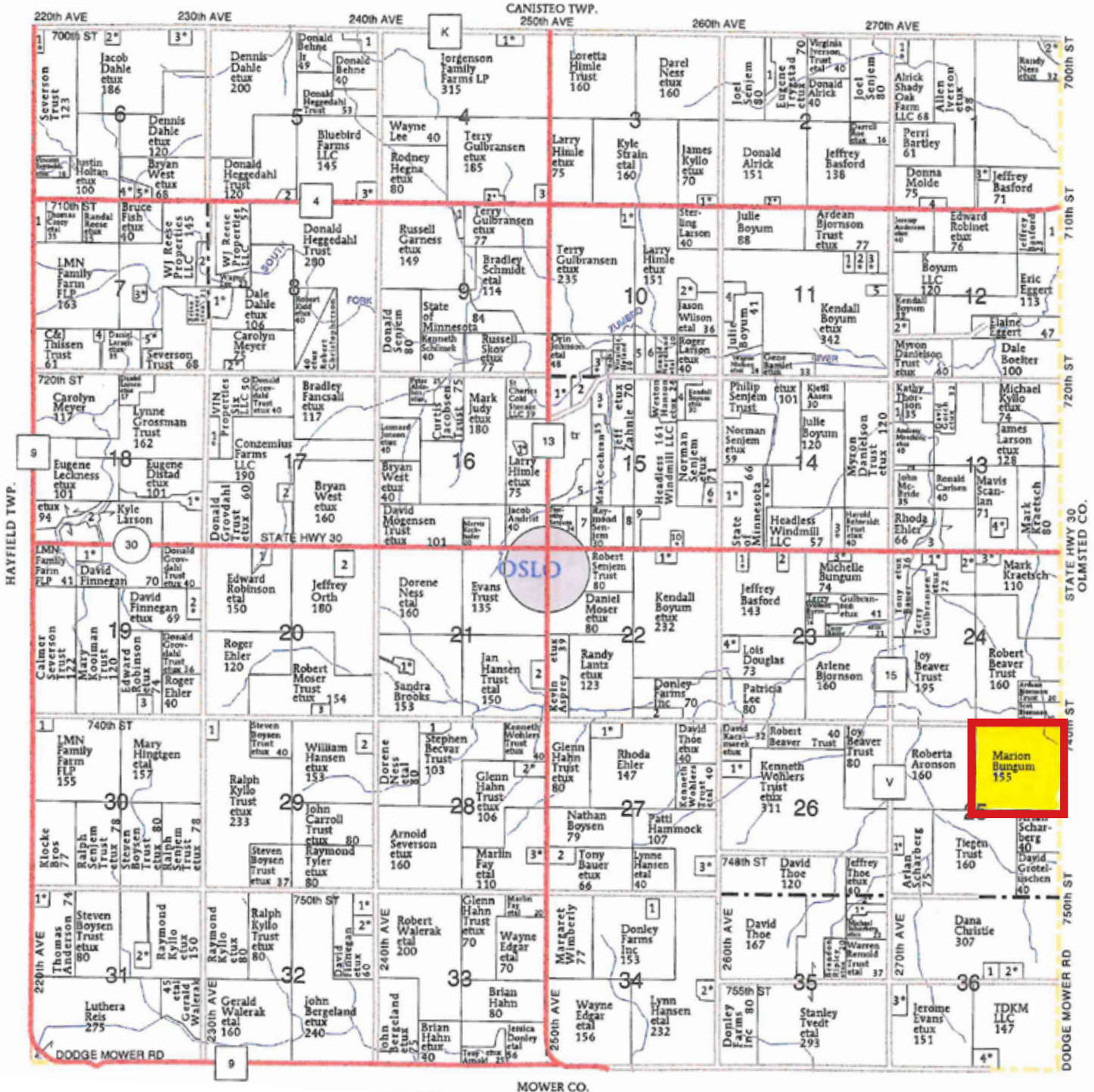
*Lines are approximate

T-105-N

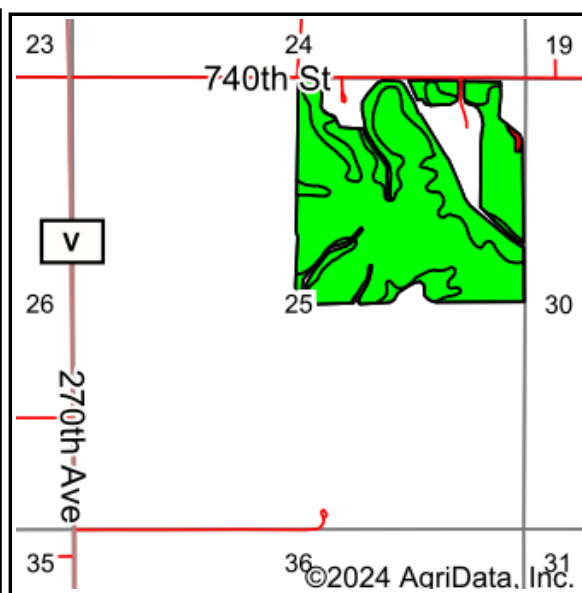
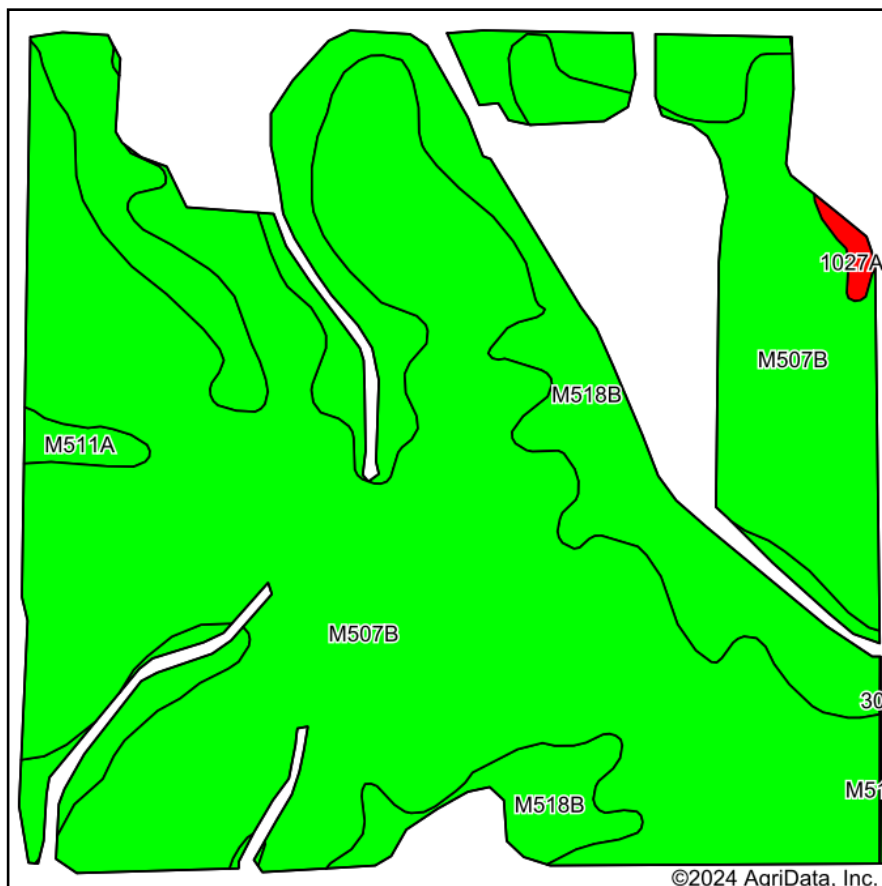
VERNON PLAT

R-16-W

(Landowners)



Please Note: Red outline is the full parcel. Land being sold does not include any homes.



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 20
 Area Symbol: MN109, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M507B	Marquis silt loam, 2 to 6 percent slopes	96.10	73.8%		Ile	99
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	32.55	25.0%		Ilw	92
M511A	Readlyn silt loam, 1 to 3 percent slopes	1.05	0.8%		Iw	100
1027A	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	0.52	0.4%		Vw	31
M511A	Readlyn silt loam, 1 to 3 percent slopes	0.08	0.1%		Iw	100
Weighted Average					2.00	97

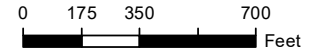
*c: Using Capabilities Class Dominant Condition Aggregation Method

Farm 4437

Tract 3549

2023 Program Year

Map Created May 15, 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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 133.96 acres

Tract Number : 3549

Description : Sec. 25 Vernon

FSA Physical Location : MINNESOTA/DODGE

ANSI Physical Location : MINNESOTA/DODGE

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 : MARION THEODORA BUNGUM

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.89	133.96	133.96	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	66.70	0.00	180
Soybeans	65.27	1.43	47

TOTAL **131.97** **1.43**



<p>Hodgman Drainage Route 1, Box 44A Clarendon, MN 55924 Office: 507-528-2225 Fax: 507-528-2210</p>		<p>Materials: 1596</p>	<p>7597</p>	<p>1999</p>	<p>2002</p>	<p>Owner: FRANCIS BUNGUM</p>
<p>6" TILE</p>	<p>10708 LF</p>	<p>1100 LF</p>	<p>2371 LF</p>	<p>34302 LF</p>	<p>Township: VERNON SEC 25</p>	<p>County: DODGE</p>
<p>5" TILE</p>	<p>83 LF</p>	<p>539 LF</p>	<p>6464 LF</p>	<p>State: MN</p>	<p>File name: VN25NE.DW2</p>	<p>Date: 11/02</p>
<p>4" TILE</p>	<p>3925 LF</p>	<p>34302 LF</p>	<p>Spacings: 70'</p>	<p></p>	<p></p>	<p></p>

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 039		2. SIGN-UP NUMBER 57	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11331		4. ACRES FOR ENROLLMENT 1.48	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DODGE COUNTY FARM SERVICE AGENCY 916 2ND STREET SE DODGE CENTER, MN 55927-0000		6. TRACT NUMBER 3549	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 374-6364 x2				8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre		\$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 444.00		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
9C. First Year Payment		\$		3549	0006	CP8A	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)				3549	0011	CP8A	\$ 0.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARION BUNGUM C/O GALEN BUNGUM 27491 STATE HIGHWAY 30 HAYFIELD, MN 55940-8551		(2) SHARE 100.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY POA	(5) DATE (MM-DD-YYYY) 10-9-22		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 06-15-2021
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>							

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

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

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



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

3483

Taxpayer: R 16.025.0100

28046

Sect-25 Twp-105 Range-016
THAT PART OF THE NE ¼ OF THE
105 NORTH, RANGE 16 WEST,

155.22 AC
NE ¼ OF SECTION 25, TOWNSHIP
DODGE COUNTY, MINNESOTA,

PROPERTY ADDRESS:
27591 740TH ST

HAYFIELD MN

2023 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2022 AG HMSTD	2023 AG HMSTD
1	Estimated Market Value	1,314,900	1,409,200
	Improvements Excluded		
	Homestead Exclusion	19,300	13,400
	Taxable Market Value	1,295,600	1,395,800
	New Improvements		
	Expired Exclusions		
<i>Sent in March 2022</i>			
2	Proposed Tax	4,904.00	
	<i>Sent in November 2022</i>		
3	PROPERTY TAX STATEMENT		
	First-half Taxes	2,444.00	
	Second-half Taxes	2,444.00	
	Total Taxes due in 2023	4,888.00	

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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:		2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. <input type="checkbox"/> File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			2,054.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		1,750.00	
Property Tax and Credits			
3. Property taxes before credits		5,951.09	5,602.17
4. A. Agricultural and rural land credits		925.09	742.17
B. Other credits to reduce your property tax			
5. Property taxes after credits		5,026.00	4,860.00
Property Tax by Jurisdiction			
6. County		3,109.74	3,106.09
7. City or Town			
VERNON TOWNSHIP		609.47	588.65
8. State General Tax			
0203			
9. School District			
A. Voter Approved Levies		470.70	362.75
B. Other Local Levies		836.09	802.51
10. Special Taxing Districts:			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		5,026.00	4,860.00
Special Assessments on Your Property			
13. Special assessments			
2023 RECYCL	Principal: 28.00 Interest: 28.00	28.00	28.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,054.00	4,888.00





***DODGE COUNTY, MN COUNTRY HOME AUCTION - 5± ACRES
SEPTEMBER 5, 1:00PM CDT**





DATE: _____

Received of _____

Whose address is _____

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

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

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

Earnest money hereinafter received for _____ \$ _____

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

- Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



DODGE COUNTY
MINNESOTA

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