



ST. LOUIS COUNTY, MINNESOTA

LAND AUCTION

Opens: Monday, May 6 | 8AM

Closes: Wednesday, May 15 | 1PM ^{CDT} 2024

TIMED
ONLINE

From Cook, MN, 5.0 miles north on US-53 N, .4 miles west on Olson Rd., .7 miles south on Alango Road. Land is located on the west side of the road.

Auctioneer's Note: Looking for recreational land that abuts State of Minnesota woodlands? You don't want to miss this extraordinary opportunity to own a piece of serene beauty in the Town of Field in St. Louis County, MN. This auction encompasses 122± acres of picturesque woods and lush pasture. What sets this offering apart is its unique surroundings - enveloped by woodlands owned by the State of Minnesota. Whether you're a nature enthusiast, an outdoor adventurer, or a seeker of solitude, these parcels offer endless opportunities. This auction will be held on the Steffes Group, Inc website as a Timed Online Auction ending on May 15 at 1:00PM.

122± Acres



Contact Eric Gabrielson 701.238.2570 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 MONDAY, MAY 6 AND WILL END AT 1PM WEDNESDAY, MAY 15

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, June 14, 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**
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

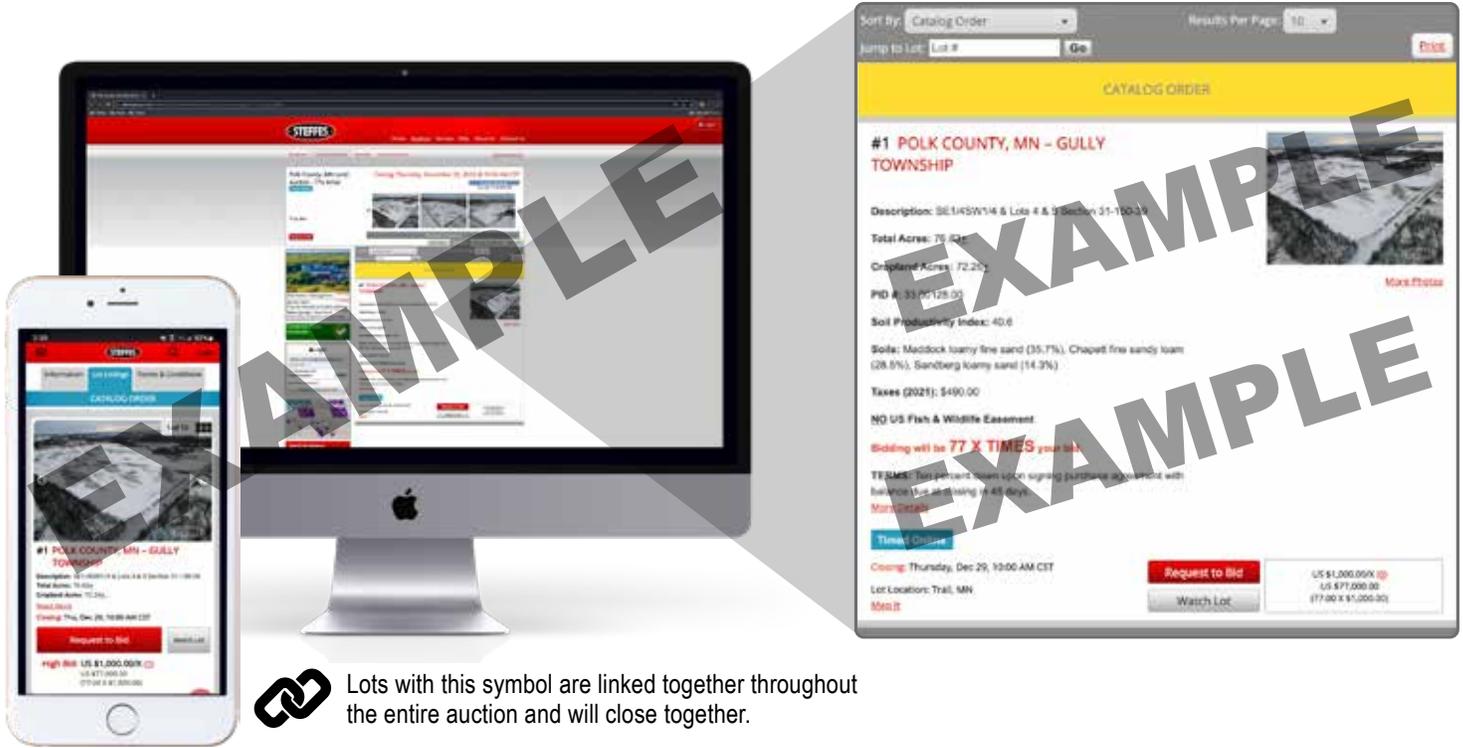
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

THE BIDDING STRATEGY

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

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

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



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

MAY 2024

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

ST. LOUIS COUNTY, MN – TOWN OF FIELD**Total Acres: 122±****PID #: 350-0010-00740, 350-0010-00790, 350-0010-00820 & 350-0010-01155****To Be Sold In 4 Tracts!****Only approximately a mile from US-53 N and less an a mile from North Woods School.**

*Lines are approximate

Description: SE 1/4 OF NW 1/4 SECT-5 TWP-62 RANGE-19

Total Acres: 40±

Cropland Acres: Approx. 6.21±

PID #: 350-0010-00740

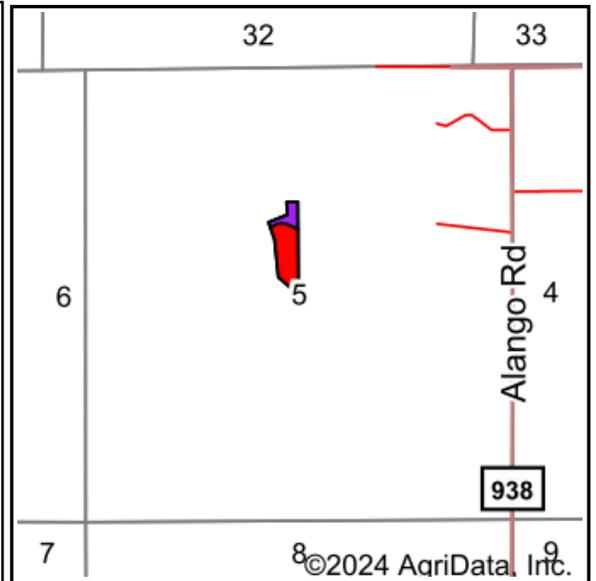
Soil Productivity Index: 31.2

Soils: Rollins sandy loam, 8 to 18 percent slopes (76.8%), AlangoIndus complex, 0 to 4 percent slopes (23.2%)

Taxes (2023): \$190.00

There will be an ingress/egress easement for access to this parcel





Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN613, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B10D	Rollins sandy loam, 8 to 18 percent slopes	4.77	76.8%		Vls	24
B3B	Alango-Indus complex, 0 to 4 percent slopes	1.44	23.2%		Illw	55
Weighted Average					5.30	31.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

ST LOUIS COUNTY

NANCY NILSEN
 ST. LOUIS COUNTY AUDITOR - TREASURER
 100 N. 5TH AVE. W., ROOM 214
 DULUTH, MN 55802
 218-726-2383 EXT. 2
 www.stlouiscountymn.gov

Parcel ID/#: 350-0010-00740

Parcel ID/#: 350-0010-00740

Owner: EISNER JAMES A

Taxpayer(s):

TAXPAYER # 1019654

Property Description:

TOWN OF FIELD
 SEC: 5 TWP: 62.0 RG:19 LOT: BLK: ACRES: 40.00
 SE 1/4 OF NW 1/4

2023 Property Tax Statement

		VALUES & CLASSIFICATION		
		Taxes Payable Year:	2022	2023
STEP 1	Estimated Market Value:		18,400	20,200
	Homestead Exclusion:			
	Taxable Market Value:		18,400	20,200
	New Improvements/ Expired Exclusions:			
	Property Classification:	AG HMSTD		RV NHSTD
Sent in March 2022				
STEP 2	PROPOSED TAX			
	Proposed Tax:(excluding special assessments)			
Sent in November 2022				
STEP 3	PROPERTY TAX STATEMENT			
	First-half Taxes: May 15			95.00
	Second-half Taxes: October 15			95.00
	Total Taxes Due in 2023:			190.00

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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're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.				
PROPERTY TAX AND CREDITS				
3.	Property tax before credits		103.12	201.92
4. Credits that reduce property taxes:				
A.	Agricultural and rural land credits		5.12	11.92
B.	Taconite tax relief			
C.	Other credits			
5.	Property tax after credits		98.00	190.00
PROPERTY TAX BY JURISDICTION				
6.	County		62.96	129.81
7.	City or Town		10.73	22.18
8. State General Tax				
9. School District: A. Voter approved levies				
	2142		5.04	3.79
B. Other local levies				
			6.33	8.42
10A. Special taxing district				
			12.94	25.80
B. Tax increment				
C. Fiscal disparity				
11. Non-school voter approved referenda levies				
12.	Total property tax before special assessments		98.00	190.00
SPECIAL ASSESSMENTS				
13A.				
B.				
C.				
14.	Total property tax and special assessments		98.00	190.00

ISSUED: 02/02/2024

Description: NE 1/4 OF SE 1/4 Sect-5 Twp-62 Range-19

Total Acres: 40±

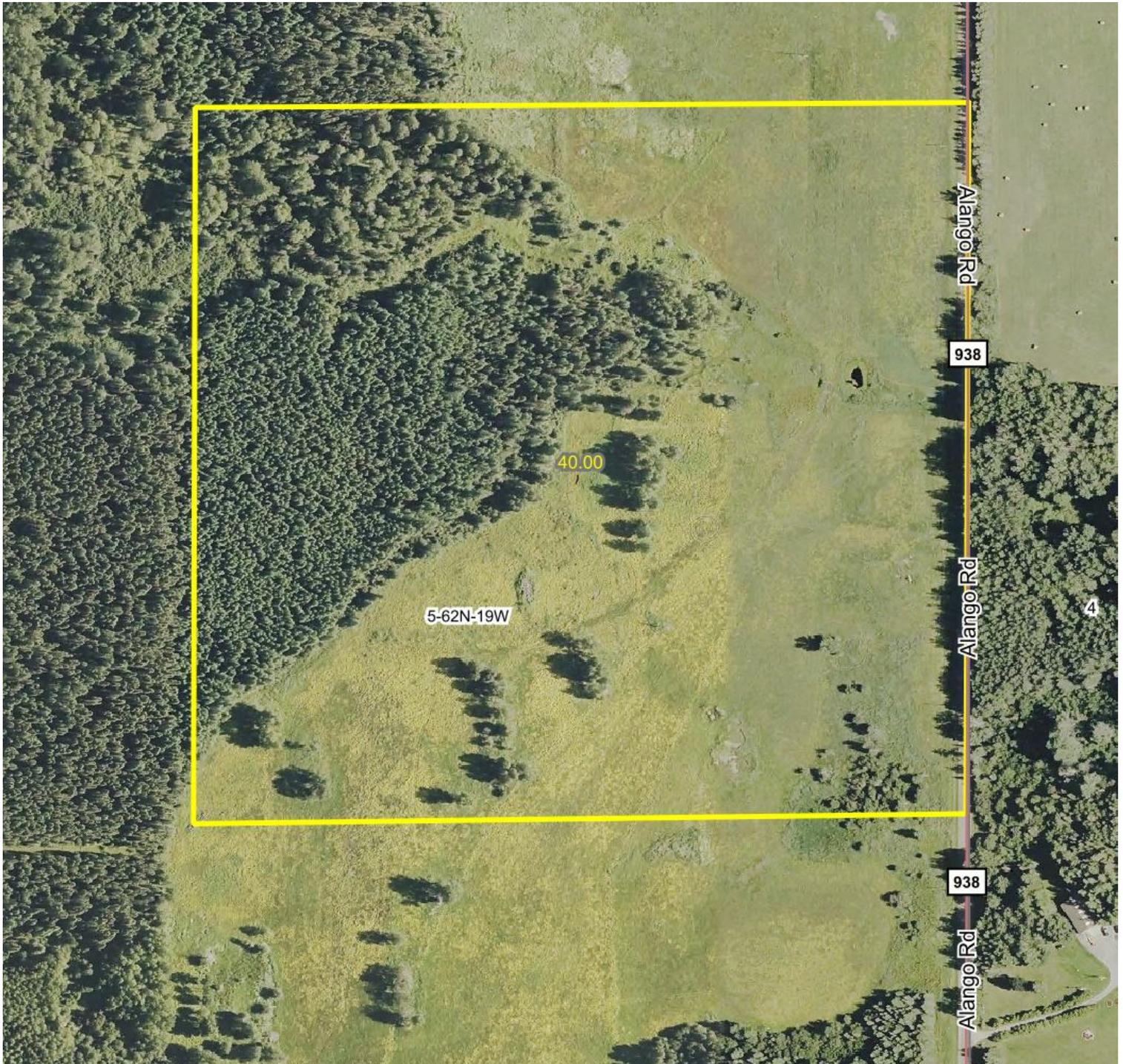
Cropland Acres: Approx. 24.39±

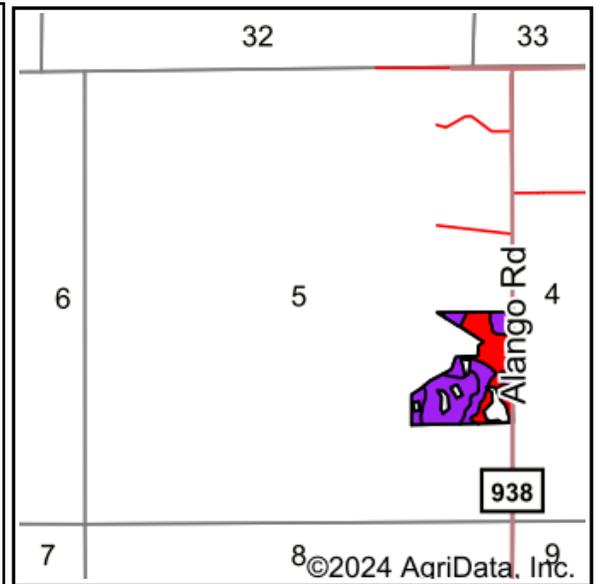
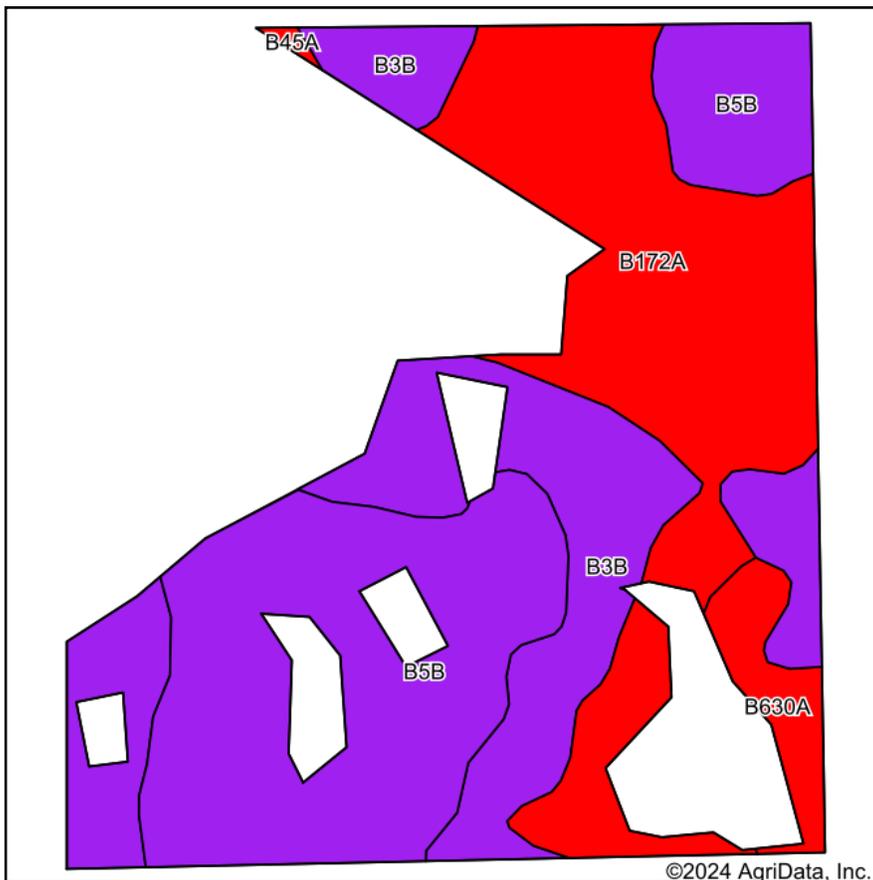
PID #: 350-0010-00790

Soil Productivity Index: 49.9

Soils: AlangoTaylor complex, 1 to 8 percent slopes (38.8%), IndusIndus, frequently pondedAlango complex, 0 to 2 percent slopes (33.7%), AlangoIndus complex, 0 to 4 percent slopes (24.2%), WildwoodDoralIndus complex, 0 to 1 percent slopes, frequently ponded (4.0%), Dora muck, depressional, taylor catena, 0 to 1 percent slopes (0.2%)

Taxes (2023): \$284.00





Soils data provided by USDA and NRCS.

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Area Symbol: MN613, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B5B	Alango-Taylor complex, 1 to 8 percent slopes	9.46	38.8%		IIIw	58
B172A	Indus-Indus, frequently ponded-Alango complex, 0 to 2 percent slopes	7.98	32.7%		IVw	41
B3B	Alango-Indus complex, 0 to 4 percent slopes	5.91	24.2%		IIIw	55
B630A	Wildwood-Dora-Indus complex, 0 to 1 percent slopes, frequently ponded	0.98	4.0%		VIIw	15
B45A	Dora muck, depressional, taylor catena, 0 to 1 percent slopes	0.06	0.2%		VIIw	5
Weighted Average					3.50	49.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

ST LOUIS COUNTY

Parcel ID/#: 350-0010-00790

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 DULUTH, MN 55802
 218-726-2383 EXT. 2
 www.stlouiscountymn.gov

Parcel ID/#: 350-0010-00790

Owner: EISNER JAMES A +

Taxpayer(s):

TAXPAYER # 865398

Property Description:

TOWN OF FIELD
 SEC: 5 TWP: 62.0 RG:19 LOT: BLK: ACRES: 40.00
 NE 1/4 OF SE 1/4

2023 Property Tax Statement

VALUES & CLASSIFICATION			
Taxes Payable Year:		2022	2023
STEP 1	Estimated Market Value:	27,500	30,300
	Homestead Exclusion:		
	Taxable Market Value:	27,500	30,300
	New Improvements/ Expired Exclusions: Property Classification:		
		AG HMSTD	RV NHSTD
Sent in March 2022			
STEP 2	PROPOSED TAX		
Proposed Tax:(excluding special assessments) Sent in November 2022			
STEP 3	PROPERTY TAX STATEMENT		
First-half Taxes: May 15			142.00
Second-half Taxes: October 15			142.00
Total Taxes Due in 2023:			284.00

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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're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.		<input checked="" type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.				
PROPERTY TAX AND CREDITS				
3. Property tax before credits _____			153.68	301.89
4. Credits that reduce property taxes:				
A. Agricultural and rural land credits _____			7.68	17.89
B. Taconite tax relief _____				
C. Other credits _____				
5. Property tax after credits _____			146.00	284.00
PROPERTY TAX BY JURISDICTION				
6. County _____			93.82	194.02
7. City or Town _____			15.98	33.15
8. State General Tax _____				
9. School District: A. Voter approved levies _____			7.51	5.67
2142				
B. Other local levies _____			9.42	12.59
10A. Special taxing district _____			19.27	38.57
B. Tax increment _____				
C. Fiscal disparity _____				
11. Non-school voter approved referenda levies _____				
12. Total property tax before special assessments _____			146.00	284.00
SPECIAL ASSESSMENTS				
13A. _____				
B. _____				
C. _____				
14. Total property tax and special assessments _____			146.00	284.00

ISSUED: 02/02/2024

Description: SE 1/4 OF SE 1/4 Sect-5 Twp-62 Range-19

Total Acres: 40±

Cropland Acres: Approx. 13.6±

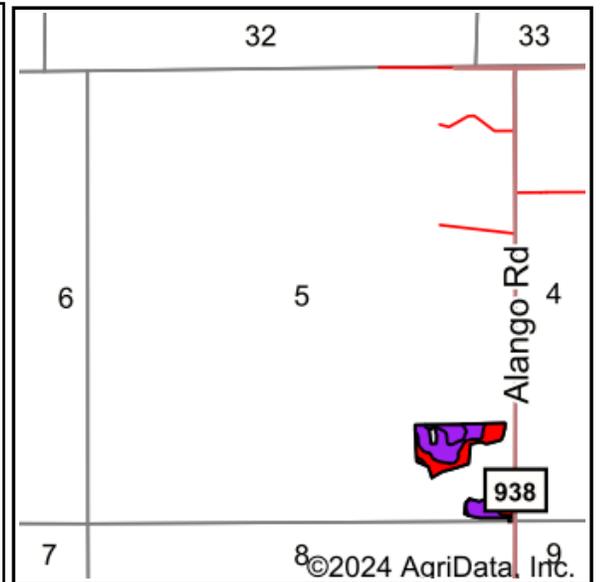
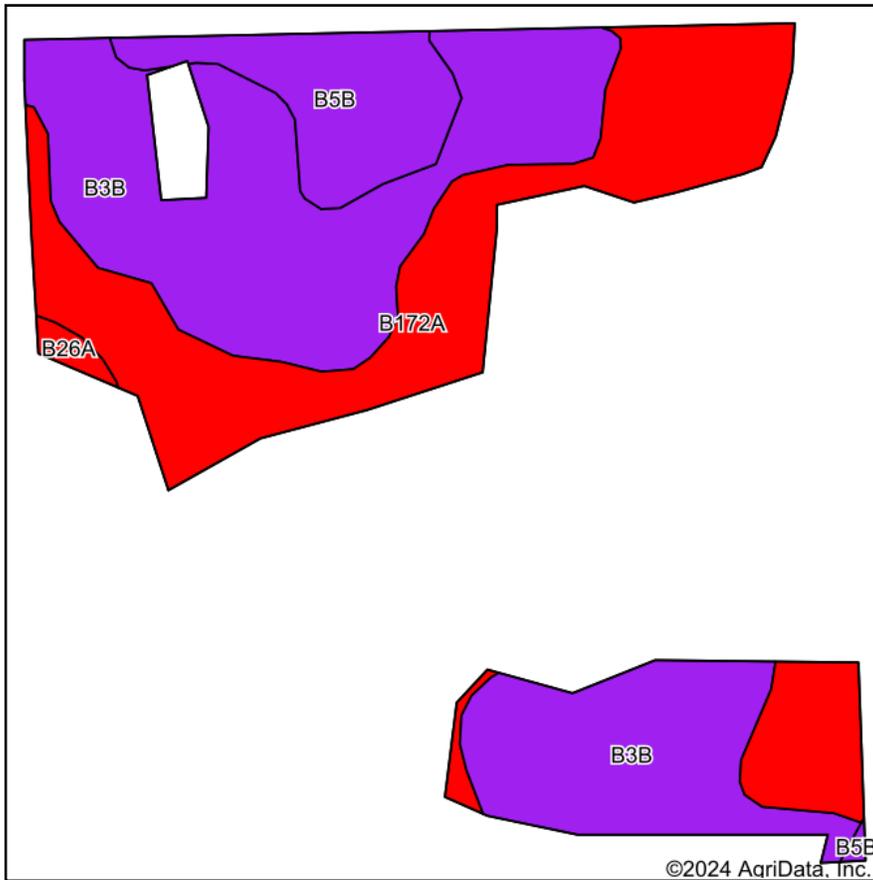
PID #: 350-0010-00820

Soil Productivity Index: 49.5

Soils: AlangoIndus complex, 0 to 4 percent slopes (51.6%), IndusIndus, frequently pondedAlango complex, 0 to 2 percent slopes (35.9%), AlangoTaylor complex, 1 to 8 percent slopes (11.0%), DaisybayGreenwood complex, 0 to 1 percent slopes (1.5%)

Taxes (2023): \$248.00





Soils data provided by USDA and NRCS.

Area Symbol: MN613, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
B3B	Alango-Indus complex, 0 to 4 percent slopes	7.02	51.6%		IIIw	55
B172A	Indus-Indus, frequently ponded-Alango complex, 0 to 2 percent slopes	4.88	35.9%		IVw	41
B5B	Alango-Taylor complex, 1 to 8 percent slopes	1.49	11.0%		IIIw	58
B26A	Daisybay-Greenwood complex, 0 to 1 percent slopes	0.21	1.5%		VIIw	5
Weighted Average					3.42	49.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

ST LOUIS COUNTY

NANCY NILSEN
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 100 N. 5TH AVE. W., ROOM 214
 DULUTH, MN 55802
 218-726-2383 EXT. 2
 www.stlouiscountymn.gov

Parcel ID/#: 350-0010-00820

Parcel ID/#: 350-0010-00820

Owner: EISNER JAMES A +

Taxpayer(s):

TAXPAYER # 865398

Property Description:

TOWN OF FIELD
 SEC: 5 TWP: 62.0 RG:19 LOT: BLK: ACRES: 40.00
 SE 1/4 OF SE 1/4

2023 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022	2023
STEP 1	Estimated Market Value:	24,000	26,400
	Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	24,000	26,400
		AG HMSTD	RV NHSTD
Sent in March 2022			
STEP 2	PROPOSED TAX		
Proposed Tax:(excluding special assessments)			
Sent in November 2022			
STEP 3	PROPERTY TAX STATEMENT		
First-half Taxes: May 15			124.00
Second-half Taxes: October 15			124.00
Total Taxes Due in 2023:			248.00

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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're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.			
		<input checked="" type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		134.67	263.58
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		6.67	15.58
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		128.00	248.00
PROPERTY TAX BY JURISDICTION			
6. County		82.25	169.41
7. City or Town		14.01	28.95
8. State General Tax			
9. School District: A. Voter approved levies			
2142		6.58	4.95
B. Other local levies		8.26	11.01
10A. Special taxing district			
B. Tax increment		16.90	33.68
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		128.00	248.00
SPECIAL ASSESSMENTS			
13A.			
B.			
C.			
14. Total property tax and special assessments		128.00	248.00

ISSUED: 02/02/2024

Description: N 265 FT OF E 330 FT OF NE 1/4 OF NE 1/4

Total Acres: 2±

PID #: 350-0010-01155

Taxes (2023): \$14.00



ST LOUIS COUNTY

Parcel ID/#: 350-0010-01155

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 100 N. 5TH AVE. W., ROOM 214
 DULUTH, MN 55802
 218-726-2383 EXT. 2
 www.stlouiscountymn.gov

Parcel ID/#: 350-0010-01155

Owner: ST OF MN FOR JAMES A BISNER

Taxpayer(s):

TAXPAYER # 1019654

Property Description:

TOWN OF FIELD
 SEC: 8 TWP: 62.0 RG:19 LOT: BLK: ACRES: 2.00
 N 264 FT OF E 330 FT OF NE 1/4 OF NE 1/4

2023 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022	2023
STEP 1	Estimated Market Value:	1,400	1,500
	Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	1,400	1,500
		AG HMSTD	RV NHSTD
Sent in March 2022			
STEP 2	PROPOSED TAX		
Proposed Tax:(excluding special assessments) Sent in November 2022			
STEP 3	PROPERTY TAX STATEMENT		
First-half Taxes: May 15			7.00
Second-half Taxes: October 15			7.00
Total Taxes Due in 2023:			14.00

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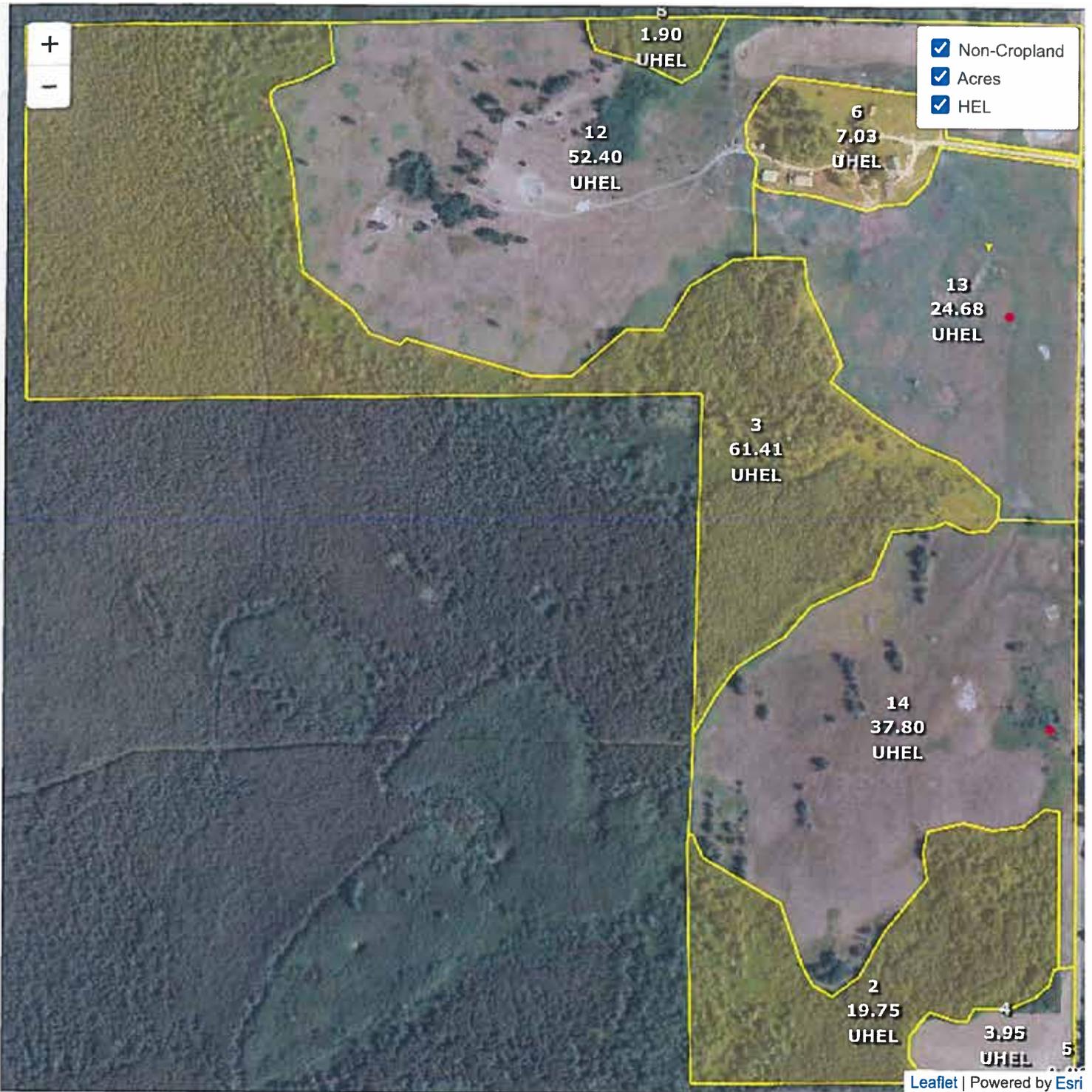
REFUNDS?

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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.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		8.39	14.89
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits		.39	.89
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		8.00	14.00
PROPERTY TAX BY JURISDICTION			
6. County		5.13	9.56
7. City or Town		.88	1.63
8. State General Tax			
9. School District: A. Voter approved levies			
2142		.41	.28
B. Other local levies		.52	.63
10A. Special taxing district		1.06	1.90
B. Tax increment			
C. Fiscal disparity			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		8.00	14.00
SPECIAL ASSESSMENTS			
13A.			
B.			
C.			
14. Total property tax and special assessments		8.00	14.00

ISSUED: 02/02/2024



Common Land Unit

- Cropland
- Non-cropland
- CRP

2023 Crop Year

Farm 1314
Tract 563

Wetland Determination Identifiers

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



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tract Number : 563
Description : S05 T62 R19 E2SE S2NE SENW PERPET CONSERV CONTRACT
FSA Physical Location : MINNESOTA/NORTH ST. LOUIS
ANSI Physical Location : MINNESOTA/ST. LOUIS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JAMES A EISNER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
208.97	118.82	118.82	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	118.82	0.00	0.00	0.00	0.00	0.00



TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 4



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



ST. LOUIS COUNTY
MINNESOTA

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