



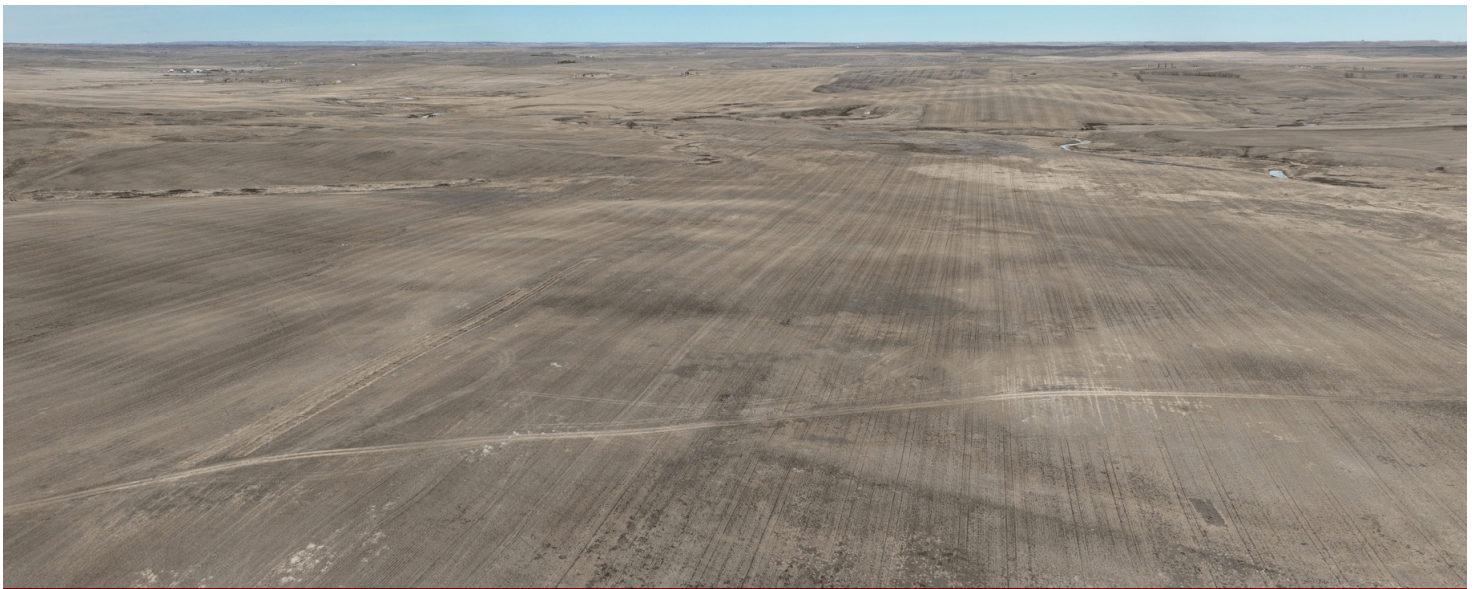
1,827±
Acres

TIMED ONLINE

MCKENZIE COUNTY, NORTH DAKOTA LAND AUCTION

Lance & Misty Powell

Contact Steffes Representative **Martin Peterson**, (320) 905-5325; or **Terry Moe**, (701) 580-2426 for details.



Preview: Thursday, April 9th 8AM–11AM & Monday, April 13th from 8AM–11AM.

OPENING APRIL 17 | 8AM

CLOSING APRIL 24 | 10AM CDT 2026

Auctioneer's Note:

A generational opportunity to buy over 1,800 acres in McKenzie County; this is one you don't want to miss. Deep inside the heart of the Bakken Oil Formation, this auction offers producers the chance to expand both cropland and pasture acres. Offered in three diversified tracts, all complementary to the building site being offered as the fourth and final tract. Buy one or buy them all; come prepared to buy. Sellers are offering immediate possession to the buyer(s) to accommodate the 2026 cropping season, selling free and clear of any leases for 2026 and beyond.



Steffes Group, Inc.

14083 51st St NW, Williston, ND 58801 | (701) 237-9173 | SteffesGroup.com

Scott Steffes ND1634; Martin Peterson ND11034. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 45 days on Tracts 1, 2 & 3 and 90 days on Tract 4.

The Terms and Conditions of Sale are set forth in the 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.



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.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON FRIDAY, APRIL 17 AND WILL END AT 10AM FRIDAY, APRIL 24, 2026.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

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.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078.

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy to (701) 237-9173 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Tracts 1, 2, & 3: Tuesday, June 9, 2026 & Tract 4: July 24, 2026.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

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

2026 Taxes Payable in 2027: Paid by BUYER.

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.

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

Immediate possession will be granted to the successful bidder of Tracts 1, 2, & 3 upon signing the purchase agreement and depositing earnest money, signing of short-term lease agreement to bridge to closing. Tract 4 Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

1031 EXCHANGE

Buyer is aware that seller intends to perform an IRC Section 1031 tax-deferred exchange. Seller requests buyer's cooperation in such an exchange and agrees to hold buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange.

MINERAL RIGHTS

The Seller reserves 100% of all mineral rights, if any.

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

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

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!



AUCTION DATES

APRIL

2026

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

SOUTHWEST MCKENZIE TOWNSHIP

Land Located: From the intersection of US Hwy. 85 and ND Hwy. 68, near The Wild Bison Travel Center, south 3.1 miles to 24th St. NW, then west 2 miles to 145th Ave. NW, T2 lies east of 145th Ave. NW
From intersection of ND Hwy. 68 and 24th St. NW, south 2.0 miles to 22nd St. NW, then west 2 miles to 145th Ave. NW, T3 lies east of 145th Ave. NW, continue 1/2 mile to the center of T4, From the center of T4 continue 1 mile west to the western boundary of T1.

Description: Portions of Sections 1, 3, 10, 11, & 12 All in Township 149 Range 102W

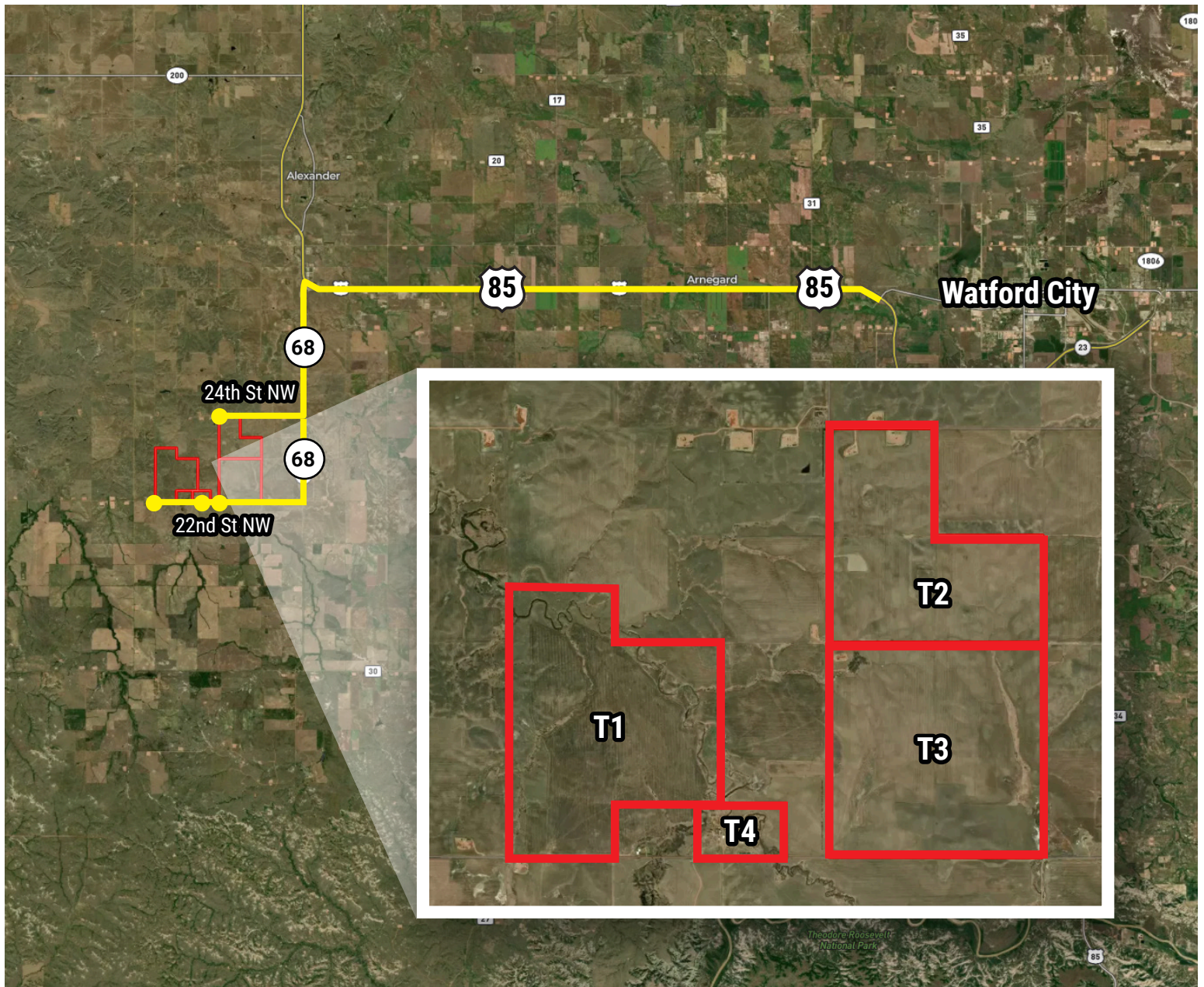
Total Acres: 1,827.45±

To be Sold in 4 Tracts!

General Property Notes:

- 3-Phase and Single-Phase power to property serviced by McKenzie County Electric, (5) meters on property.
- (2) rural water hook ups located on the property. serviced by McKenzie County Rural Water
- (3) drilled wells on property.

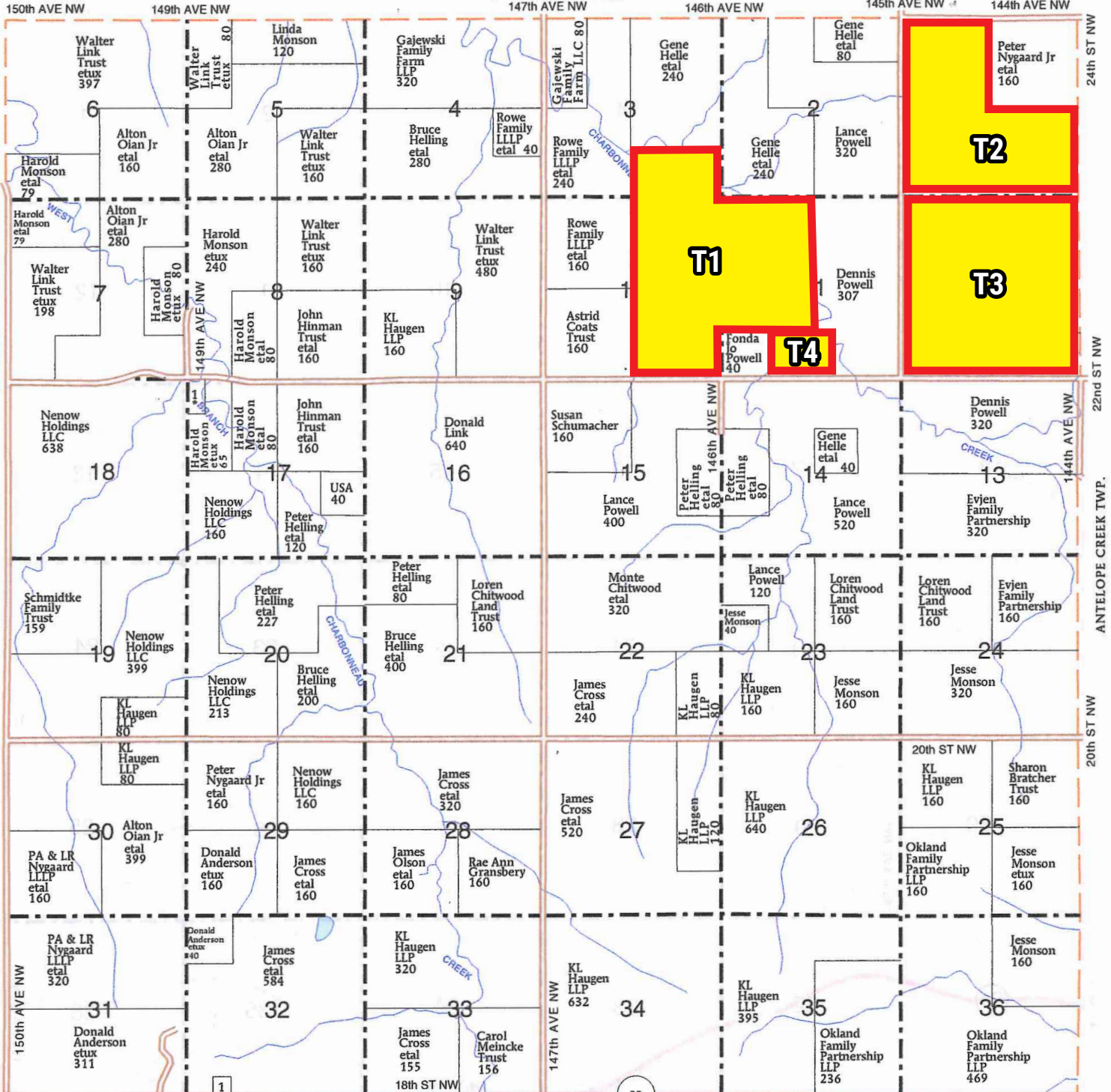
Please Note: All personal property pictured including fuel tanks and hopper bins to be excluded and removed prior to real estate closing date, or sold and removed as a part of the Lance & Misty Powell Farm Retirement Auction – June 6, 2026.



*Lines are approximate

T-149-N ROAD DISTRICT 22 PLAT R-102-W

(Landowners)
RANDOLPH TWP.
147th AVE NW



ROAD DISTRICT 21 TWP.

ROAD DISTRICT 35 TWP.

ROAD DISTRICT 34 TWP.

SOUTHWEST MCKENZIE TOWNSHIP

Description: S1/2SE1/4 Section 3-149-102, E1/2 Section 10-149-102, NW1/4 & N1/2SW1/4 Section 11-149-102

Total Acres: 640±

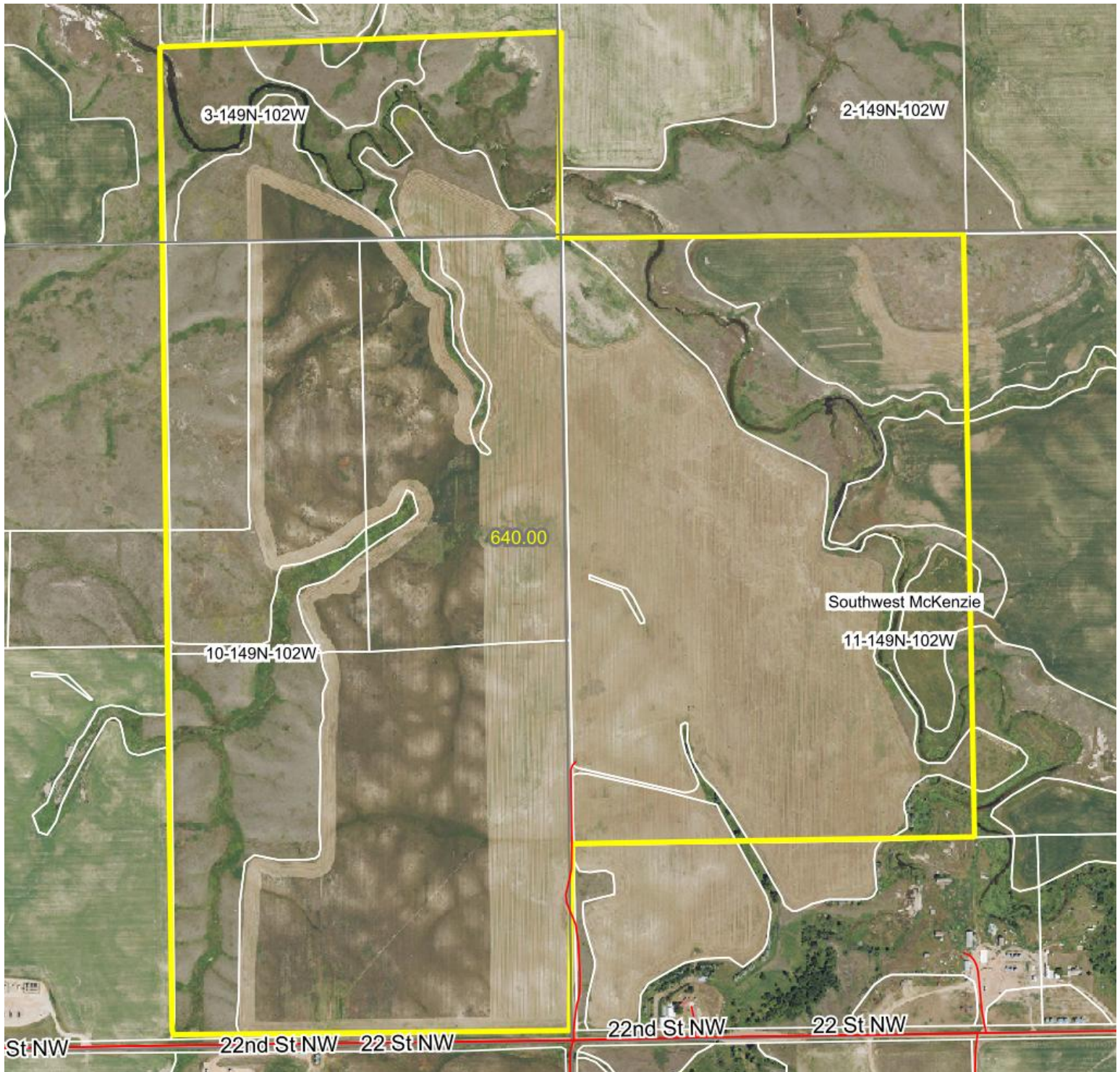
Cropland Acres: 463.06±

PID #'s: 38-00-01600, 38-00-04900, 38-00-05250, 38-00-05200, 38-00-05450, 38-00-05600, 38-00-05625

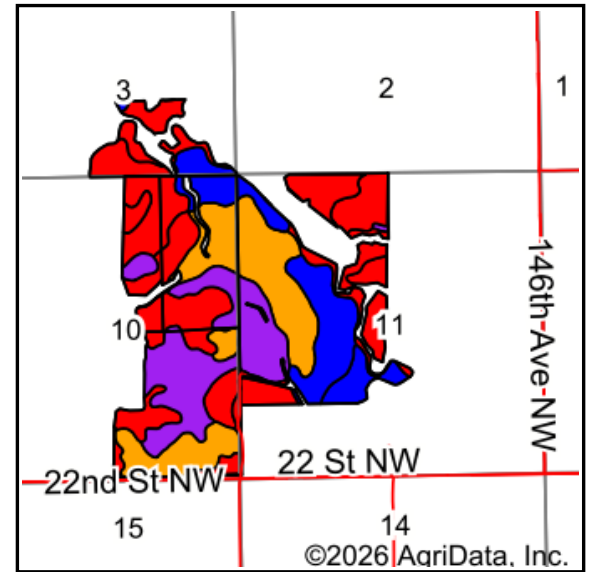
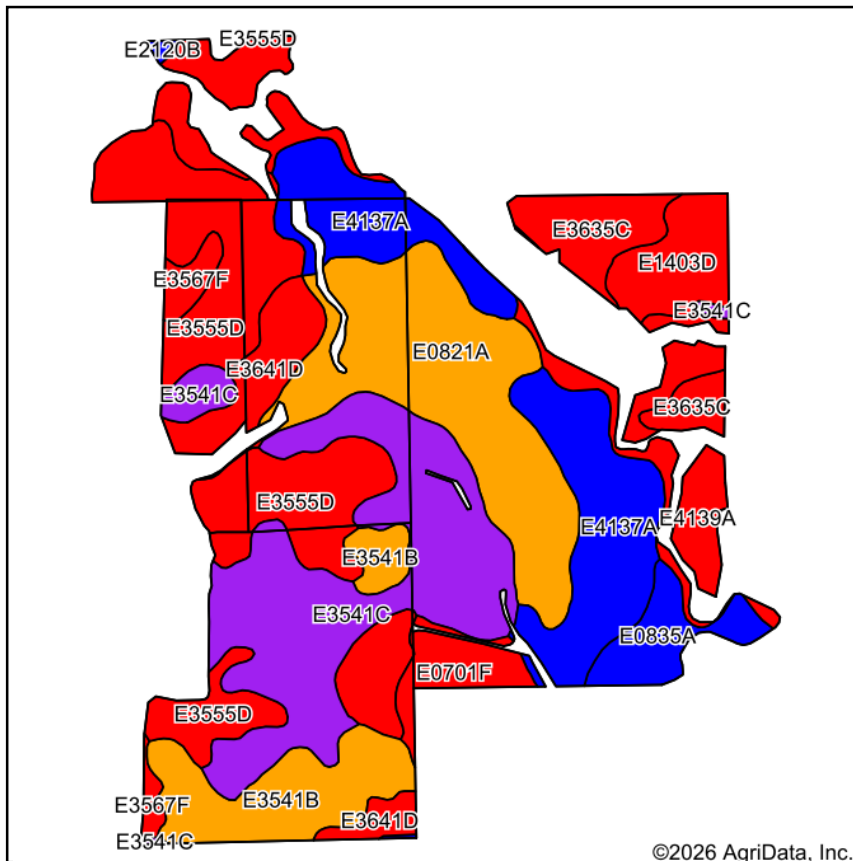
Soil Productivity Index: 59.3

Soils: Williams-Zahl loams (18.6%), Zahl-Williams loams (16.1%), Lawther silty clay (14.9%)

Taxes (2025): \$646.55



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND053, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	85.95	18.6%		IIIe	60
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	74.55	16.1%		VIe	44
E0821A	Lawther silty clay, 0 to 2 percent slopes	69.15	14.9%		IIe	79
E4137A	Korchea loam, 0 to 2 percent slopes, occasionally flooded	62.41	13.5%		IIe	81
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	40.08	8.6%		VIw	43
E3541B	Williams-Zahl loams, 3 to 6 percent slopes	34.27	7.4%		IIe	77
E3641D	Zahl-Cabba-Williams complex, 9 to 15 percent slopes	29.32	6.3%		VIe	37
E3635C	Zahl-Tally-Williams complex, 6 to 9 percent slopes	20.07	4.3%		IVe	50
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	16.57	3.6%		VIe	26
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	13.58	2.9%		IIc	90
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	10.87	2.3%		VIIIs	16
E3567F	Zahl-Max loams, dissected, 15 to 45 percent slopes	6.31	1.4%		VIIe	31
E2120B	Farnuf loam, 2 to 6 percent slopes	0.65	0.1%		IIe	84
Weighted Average					3.84	59.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

SOUTHWEST MCKENZIE TOWNSHIP

Description: S1/2, S1/2NW1/4, Lots 3 & 4 All in Section 1-149-102

Total Acres: 480.24±

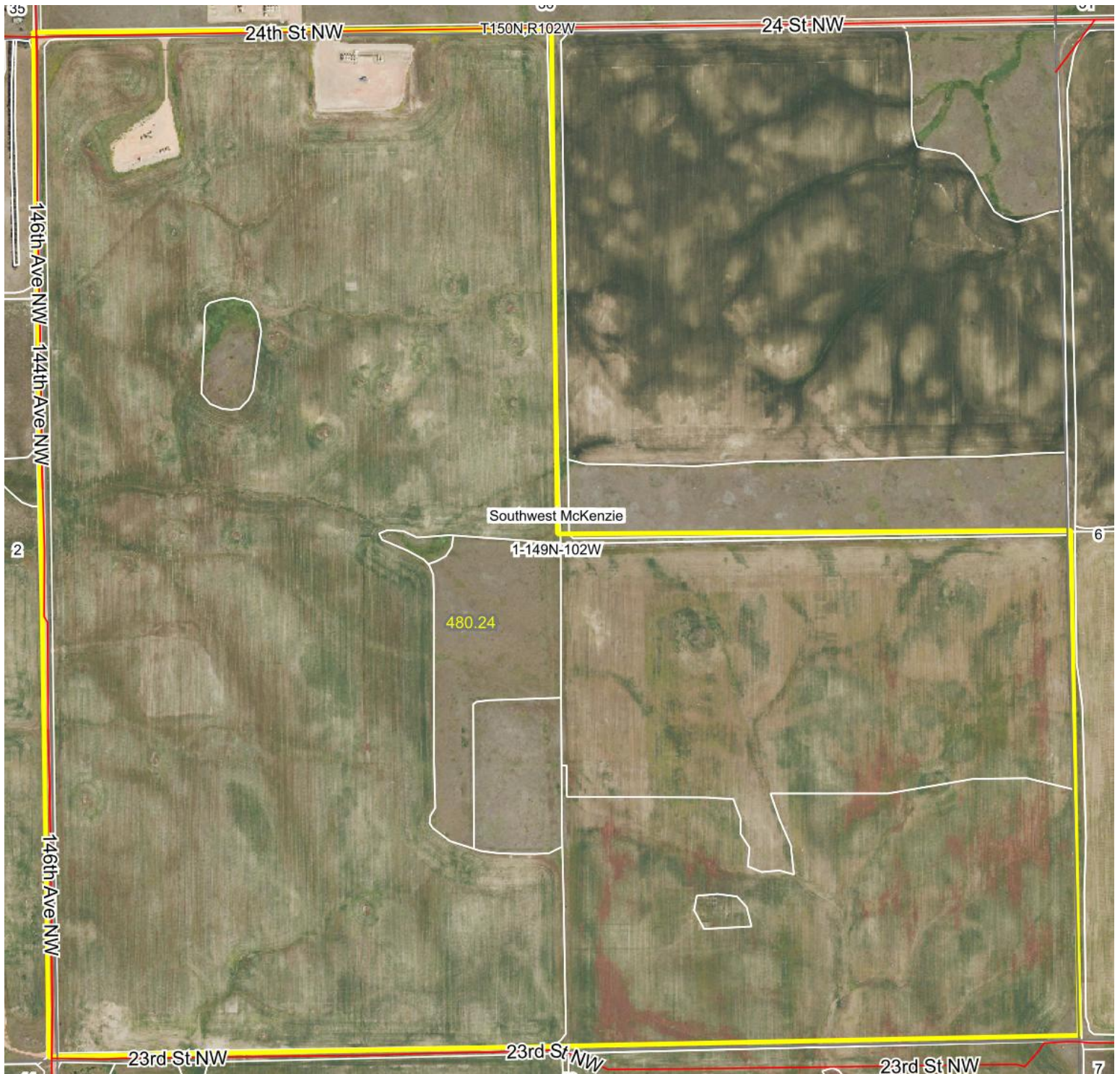
Cropland Acres: 455.73±

PID #'s: 38-00-00300, 38-00-00100, 38-00-00600

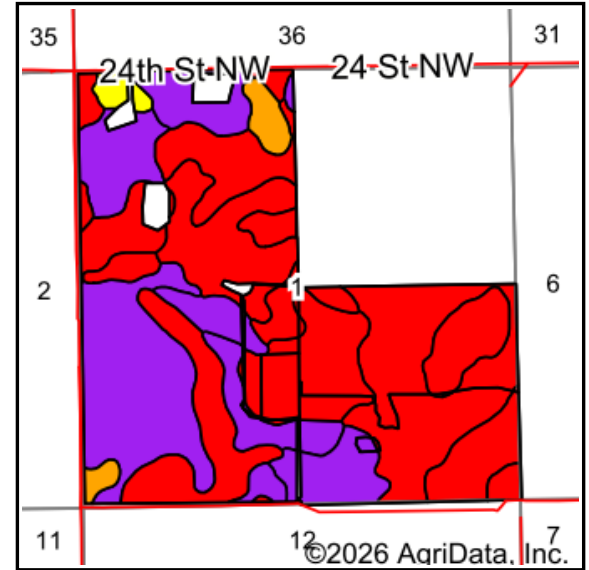
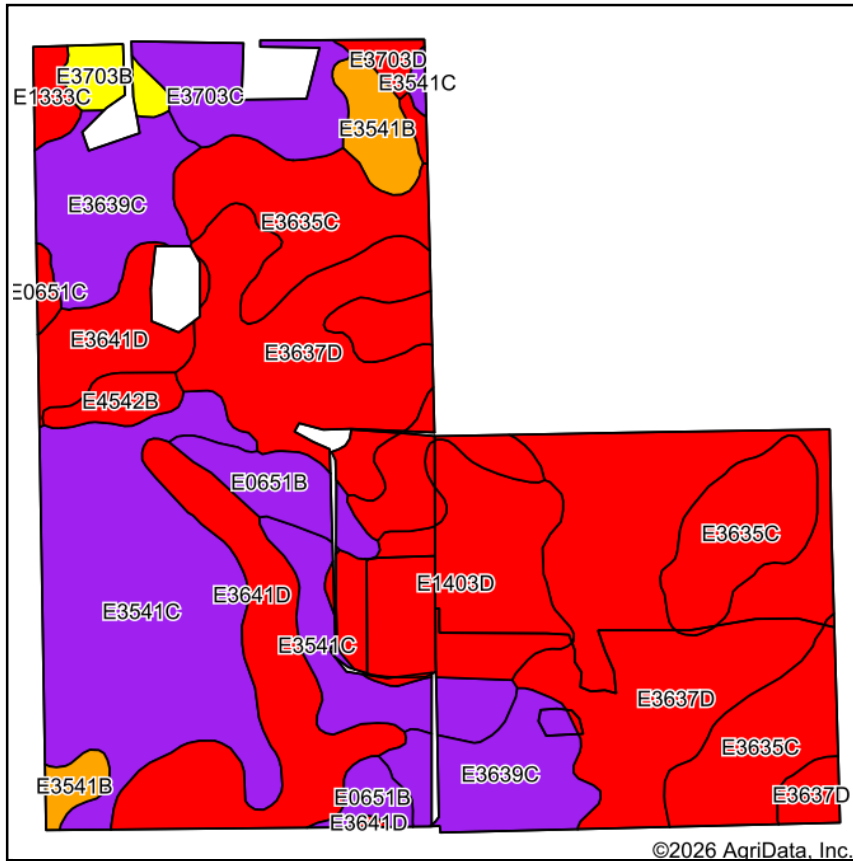
Soil Productivity Index: 45.5

Soils: Zahl-Beisigl-Tally complex (24.8%), Williams-Zahl loams (18.4%), Zahl-Tally Williams complex (16.2%)

Taxes (2025): \$480.24



*Lines are approximate



Soils data provided by USDA and NRCS.

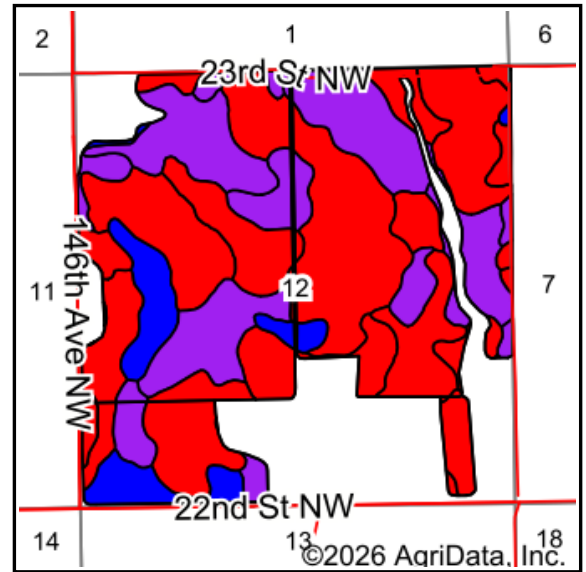
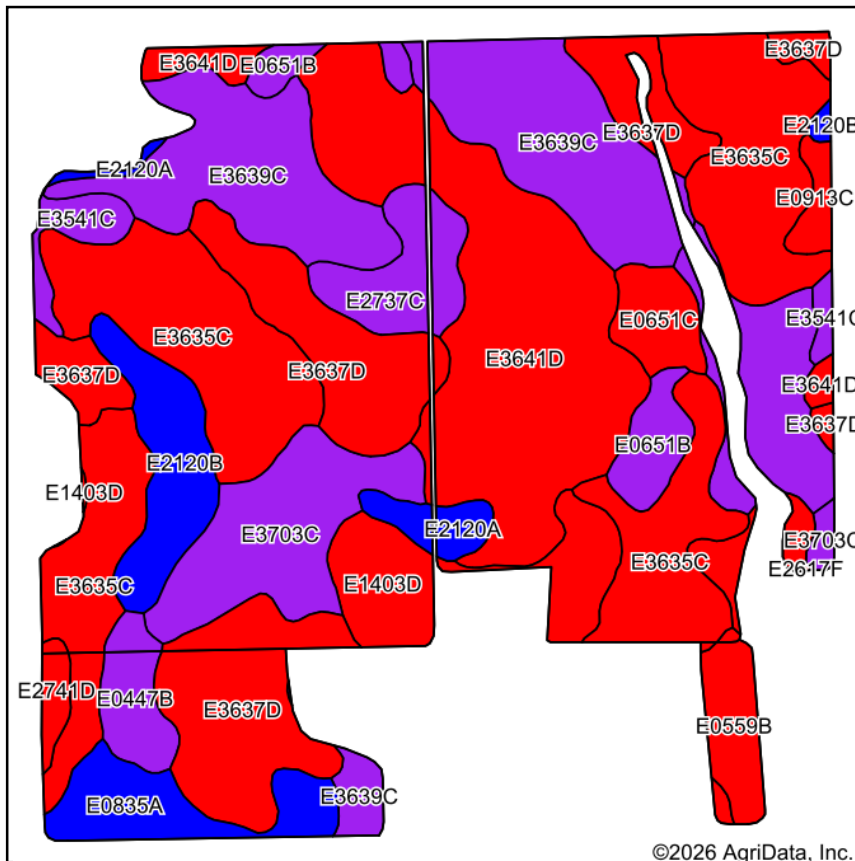
Area Symbol: ND053, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E3637D	Zahl-Beisigl-Tally complex, 9 to 15 percent slopes	113.53	24.8%		Vle	34
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	83.90	18.4%		IIle	60
E3635C	Zahl-Tally-Williams complex, 6 to 9 percent slopes	73.90	16.2%		IVe	50
E3641D	Zahl-Cabba-Williams complex, 9 to 15 percent slopes	47.91	10.5%		Vle	37
E3639C	Zahl-Williams-Cabba complex, 6 to 9 percent slopes	40.34	8.8%		IVe	53
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	38.30	8.4%		Vle	26
E3703C	Dooley-Zahl complex, 6 to 9 percent slopes	15.70	3.4%		IVe	53
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	13.93	3.1%		Ile	51
E3541B	Williams-Zahl loams, 3 to 6 percent slopes	10.71	2.3%		Ile	77
E4542B	Lehr-Bowdle loams, 2 to 6 percent slopes	5.16	1.1%		IIIle	48
E3703B	Dooley-Zahl complex, 3 to 6 percent slopes	5.01	1.1%		IIIle	66
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	3.43	0.8%		IVe	38
E3703D	Dooley-Zahl complex, 9 to 15 percent slopes	2.52	0.6%		Vle	41
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	1.45	0.3%		IIIle	40
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	0.89	0.2%		Vle	44
Weighted Average					4.57	45.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

SOUTHWEST MCKENZIE TOWNSHIP**Description:** All Section 12-149-102**Total Acres:** 640±**Cropland Acres:** 488.16±**PID #'s:** 38-00-06300, 38-00-06000, 38-00-06350, 38-00-05800, 38-00-06100**Soil Productivity Index:** 47.9**Soils:** Zahl-Tally-Williams complex (21.6%), Zahl-Cabba-Williams complex (16.1%), Zahl-Williams-Cabba complex (13.8%)**Taxes (2025):** \$454.33

*Lines are approximate



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

Area Symbol: ND053, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E3635C	Zahl-Tally-Williams complex, 6 to 9 percent slopes	106.69	21.6%		IVe	50
E3641D	Zahl-Cabba-Williams complex, 9 to 15 percent slopes	79.32	16.1%		VIe	37
E3639C	Zahl-Williams-Cabba complex, 6 to 9 percent slopes	67.88	13.8%		IVe	53
E3637D	Zahl-Beisigl-Tally complex, 9 to 15 percent slopes	66.50	13.5%		VIe	34
E3703C	Dooley-Zahl complex, 6 to 9 percent slopes	28.98	5.9%		IVe	53
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	28.24	5.7%		IIe	51
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	20.61	4.2%		VIe	26
E2120B	Farnum loam, 2 to 6 percent slopes	17.72	3.6%		IIe	84
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	14.99	3.0%		IIc	90
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	13.33	2.7%		IVe	53
E0559B	Dogtooth-Janesburg complex, 0 to 6 percent slopes	8.80	1.8%		VIIs	26
E0447B	Daglum-Belfield complex, 0 to 6 percent slopes	8.58	1.7%		IVs	56
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	8.02	1.6%		IIIe	40
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	6.81	1.4%		IIIe	60
E2120A	Farnum loam, 0 to 2 percent slopes	5.97	1.2%		IIc	89
E4542B	Lehr-Bowdle loams, 2 to 6 percent slopes	4.39	0.9%		IIIe	48
E0913C	Moreau-Wayden silty clays, 6 to 9 percent slopes	3.36	0.7%		IVe	48
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	2.92	0.6%		VIe	36
Weighted Average					4.41	47.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

SOUTHWEST MCKENZIE TOWNSHIP

Description: E1/2SE1/4SW1/4, IT 1495 Pt SW1/4SE1/4, IT # 2653 Pt SE1/4 All in Section 11-149-102

Total Acres: 67.21±

Cropland Acres (Est.): 20±

PID #'s: 38-00-05720, 38-00-05715, and a portion of 38-00-05610

Soil Productivity Index: 87.8

Soils: Wyola-Grail silty clay loams (94.5%), Zahl-Tally-Williams complex (5.5%)

Taxes (2025): \$318.17



*Lines are approximate

Grain Bins – 174,000± Bu. Total Storage

- (4) **27,000± Bu. Westeel bins:** aeration (canola) floor w/sumps, Sukup fan, The Grain Handler unload auger, vented roof, interior & exterior ladders, 3-phase power
- (1) **15,000± Bu. Westeel bin:** aeration (canola) floor w/sumps, Sukup fan, The Grain Handler unload auger, vented roof, interior & exterior ladders, 3-phase power
- (1) **7,500± Bu. Westeel bin:** vented roof, 3-phase power
- (3) **8,500± Bu. flat bottom bins:** (1) has damaged roof, air tubes
- (4) **4,500± Bu. flat bottom bins**

(5) **Bedroom, (3) Bathroom Home:** 3,800 sq. ft., basement being professionally remodeled due to water leak over the winter, drain field, water well near home (currently not in use), rural water, underground sprinklers yard (not used for several years).

Livestock barn north of home

(2) **Bedroom, (1) Bathroom Home:** slab on grade, unoccupied for several years, hook-up for mobile home or camper directly south of home, septic, rural water.

Large Red Iron Building (near (5) Bedroom, (3) Bathroom home): 1,500 sq. ft., electric, concrete floor, insulated, overhead door with opener, electric heat

Small Red Iron Building (near (5) Bedroom, (3) Bathroom home): 900 sq. ft., electric, concrete floor, insulated, overhead door with opener, electric heat

Main farm shop red iron building: 3,375 sq. ft., concrete floors, electrical, water, overhead door with opener south end, overhead door west end currently not used.

Salmon colored machine shed: 2,275 sq. ft., cold storage, missing skylights (seller to repair), electrical, concrete floor

Gambrel roof barn

(2) **Livestock barns**

Quonset: concrete floors, overhead door, walk in door, electrical, aging

Wood crib Granary: w/some steel siding, not in use, shows again





OUTBUILDING LEGEND

- 1: (2) Bed, (1) Bathroom Home
- 2: Gambrel Roof Barn & Livestock Barns
- 3: Salmon Colored Machine Shed
- 4: Quonset
- 5: Main Farm Shop Red Iron Building
- 6: Wood Crib Granary
- 7: (3) 8,500± Bu. Bins
- 8: (4) 4,500± Bu. Bins
- 9: Large Red Iron Building
- 10: Small Red Iron Building
- 11: (5) Bed, (3) Bathroom Home
- 12: 7,500± Bu. Bin
- 13: 15,000± Bu. Bin
- 14: (4) 27,000± Bu. Bins
- 15: Livestock Barn

2



2



4



6



9



11

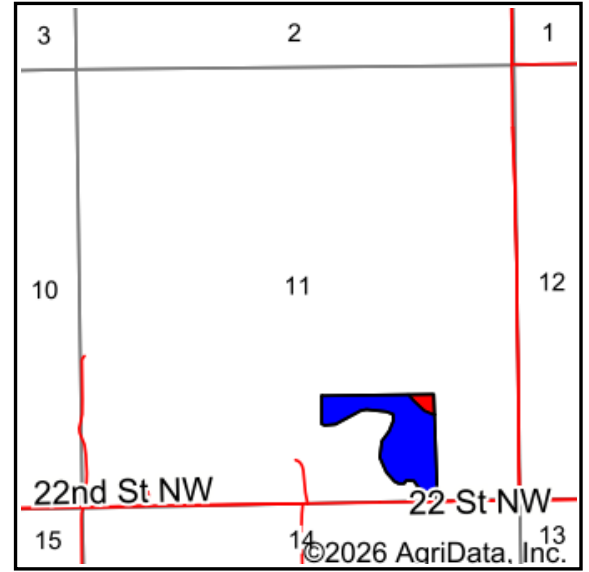
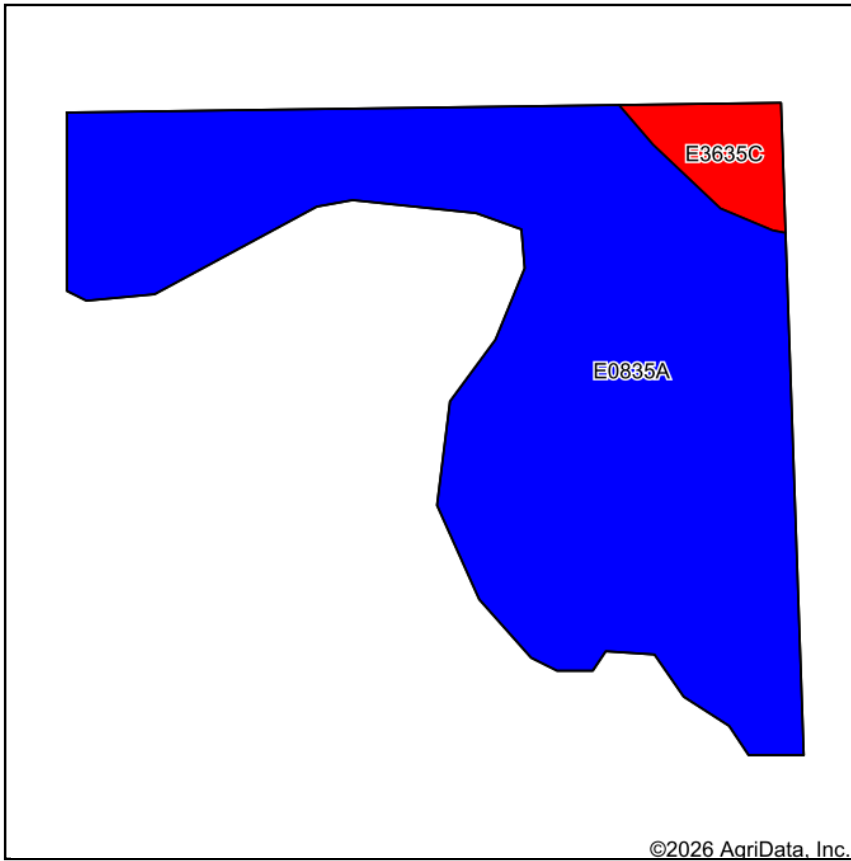


14



15





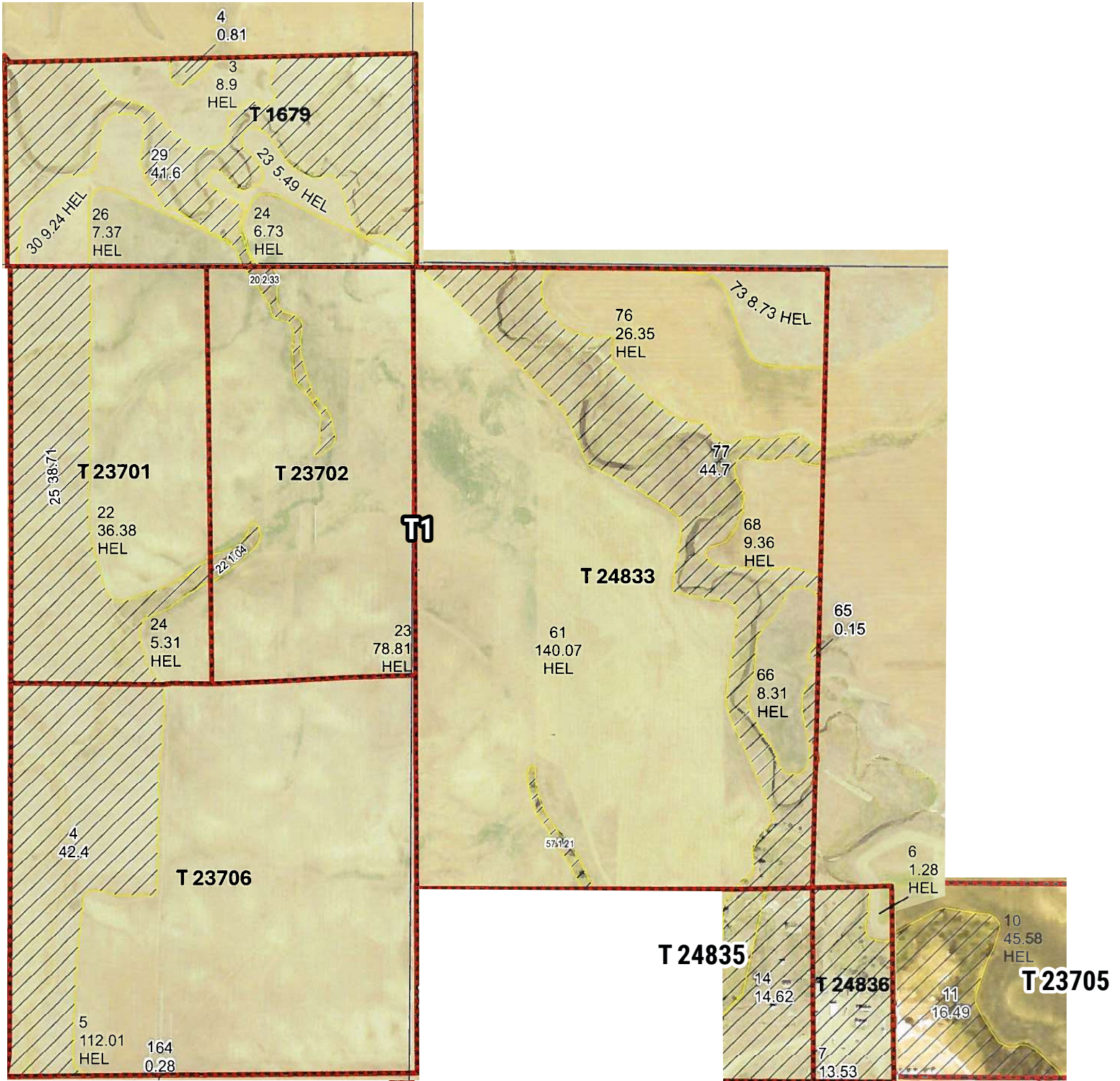
Soils data provided by USDA and NRCS.

Area Symbol: ND053, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0835A	Wyola-Grail silty clay loams, 0 to 2 percent slopes	18.75	94.5%		IIc	90
E3635C	Zahl-Tally-Williams complex, 6 to 9 percent slopes	1.09	5.5%		IVe	50
Weighted Average					2.11	87.8

*c: Using Capabilities Class Dominant Condition Aggregation Method



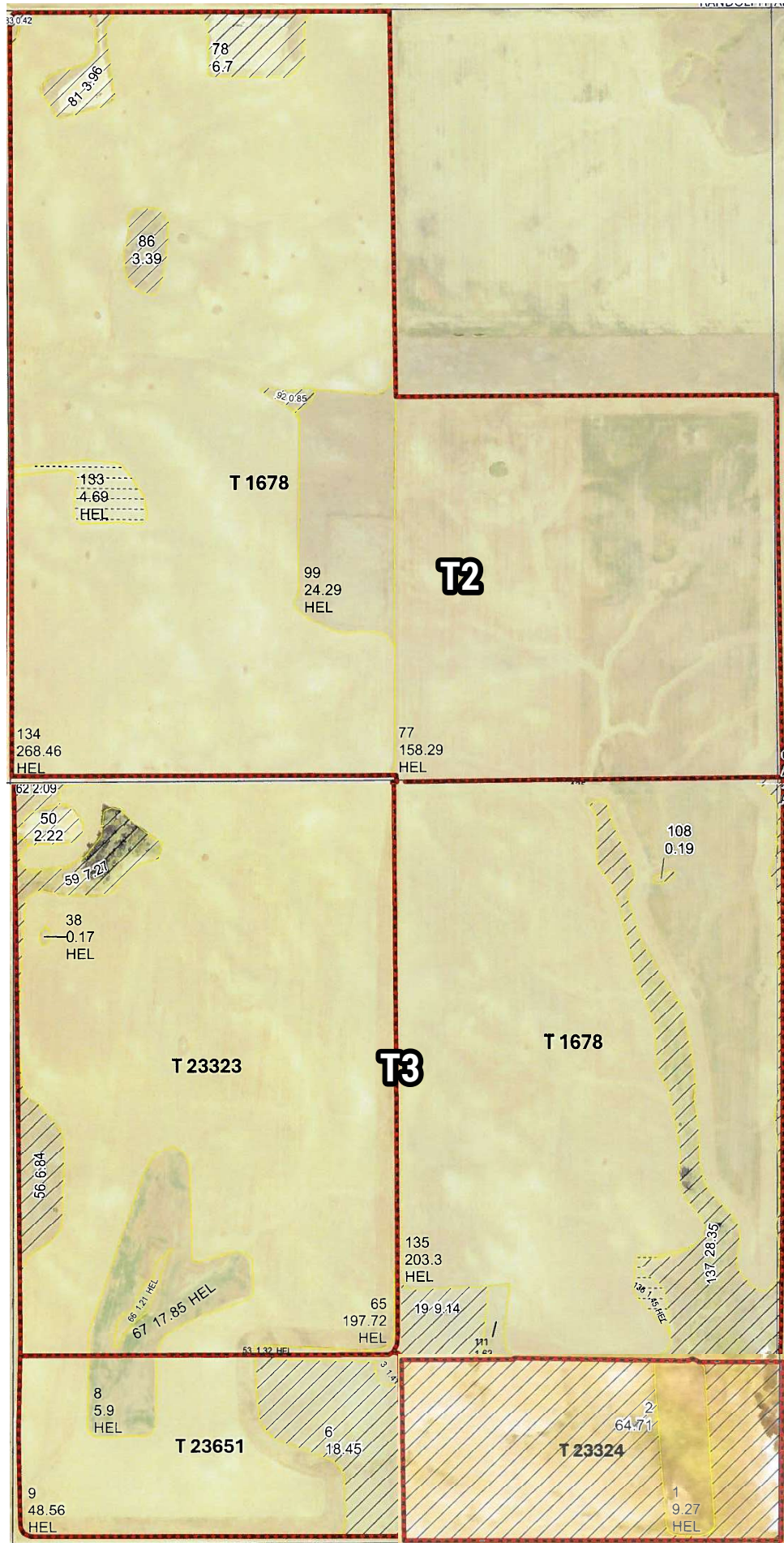


Unless Otherwise Noted:
 Barley = Spring for Grain
 Canola = Spring for Processing
 Corn = Yellow for Grain
 Flax = Common for Grain
 Oats = Spring for Grain
 Soybeans = Common for Grain
 Sunflowers = Oil for Grain
 Wheat = Spring for Grain
 All fields are non-irrigated
 Shares are 100% to operator

- Tract Boundary
- Noncropland
- Cropland
- PLSS

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

T4



Unless Otherwise Noted:
 Barley = Spring for Grain
 Canola = Spring for Processing
 Corn = Yellow for Grain
 Flax = Common for Grain
 Oats = Spring for Grain
 Soybeans = Common for Grain
 Sunflowers = Oil for Grain
 Wheat = Spring for Grain
 All fields are non-irrigated
 Shares are 100% to operator

- Tract Boundary
- Noncropland
- Cropland
- PLSS

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions



Tract Number : 1679
Description : 195 S2SE3 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Tract 1679 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.14	37.73	37.73	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	37.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	27.52	0.00	24
Safflower	3.14	0.00	488
Barley	1.21	0.00	37
Dry Peas	3.49	0.00	1324
Lentils	1.09	0.00	669
TOTAL	36.45	0.00	



Tract Number : 23701
Description : 195 W2NE 10 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.40	41.69	41.69	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	41.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.83	0.00	24
Safflower	3.40	0.00	488
Barley	1.31	0.00	37
Dry Peas	3.78	0.00	1324
Lentils	1.19	0.00	669
TOTAL	39.51	0.00	

T1

Tract Number : 23702
Description : 195 E2NE 10 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.18	78.81	78.81	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	78.81	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Tract 23702 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	57.49	0.00	24
Safflower	6.55	0.00	488
Barley	2.53	0.00	37
Dry Peas	7.29	0.00	1324
Lentils	2.28	0.00	669
TOTAL	76.14	0.00	

T1

Tract Number : 23706
Description : 195 SE 10 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.41	112.01	112.01	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	112.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	81.76	0.00	24
Safflower	9.31	0.00	488
Barley	3.60	0.00	37
Dry Peas	10.37	0.00	1324
Lentils	4.06	0.00	669
TOTAL	109.10	0.00	

T1

Tract Number : 24833
Description : NW,N2SW 11 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 38-053-2008-143

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
238.88	192.82	192.82	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	192.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	141.55	0.00	24
Safflower	16.12	0.00	488
Barley	6.22	0.00	37
Dry Peas	17.96	0.00	1324
Lentils	5.62	0.00	669
TOTAL	187.47	0.00	

T2
&
T3

Tract Number : 1678
Description : 224 NW,S2-1;E2NW,S2NE,SE2;NE,N2SE12 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,026.29	947.39	947.39	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	947.39	0.00	0.00	0.00	0.00	6.14

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	482.43	0.00	24
Safflower	216.47	0.00	488
Dry Peas	180.00	0.00	1324
TOTAL	878.90	0.00	

T3

Tract Number : 23323
Description : 224 NW,N2SW12 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
236.69	218.27	218.27	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	218.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	160.67	0.00	24
Safflower	18.30	0.00	488
Barley	7.06	0.00	37
Dry Peas	20.39	0.00	1324
Lentils	6.38	0.00	669
TOTAL	212.80	0.00	

T3

Tract Number : 23651
Description : 224 S2SW12 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.32	55.87	55.87	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	55.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	40.95	0.00	24
Safflower	4.66	0.00	488
Barley	1.80	0.00	37
Dry Peas	5.20	0.00	1324
Lentils	1.63	0.00	669
TOTAL	54.24	0.00	

T3

Tract Number : 23324
Description : 224 S2SE12 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Tract 23324 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.98	9.27	9.27	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	9.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.36	0.00	24
Safflower	0.70	0.00	488
Barley	0.33	0.00	37
Dry Peas	0.33	0.00	1324
Lentils	1.14	0.00	669
TOTAL	8.86	0.00	

T4

Tract Number : 24835
Description : SWSW,W2SESW 11 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 38-053-2008-144

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.69	29.71	29.71	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	29.71	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.37	0.00	24
Safflower	2.55	0.00	488
Barley	0.98	0.00	37
Dry Peas	2.84	0.00	1324
Lentils	0.89	0.00	669
TOTAL	29.63	0.00	

T4

Tract Number : 24836
Description : E2SESW 11 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 38-053-2008-144

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
14.81	1.28	1.28	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	1.28	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

T4

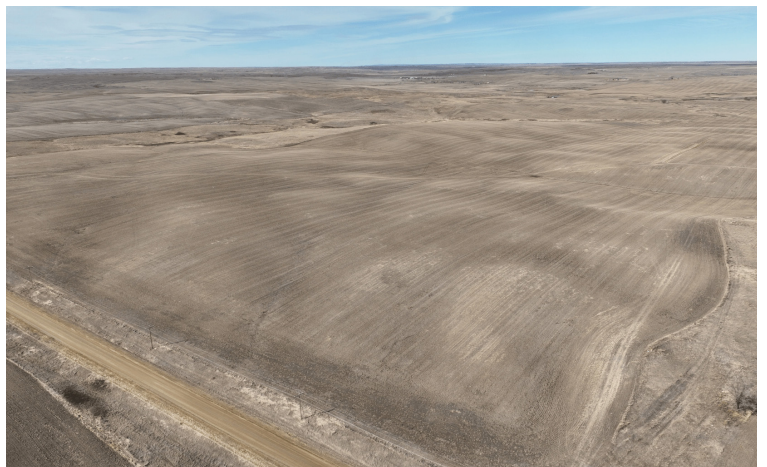
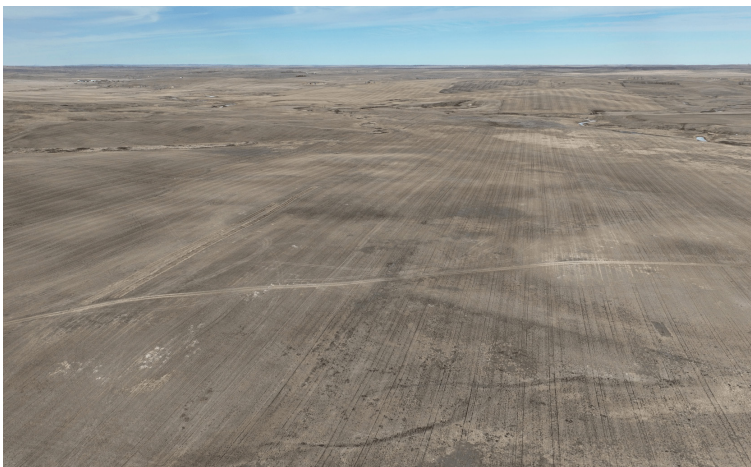
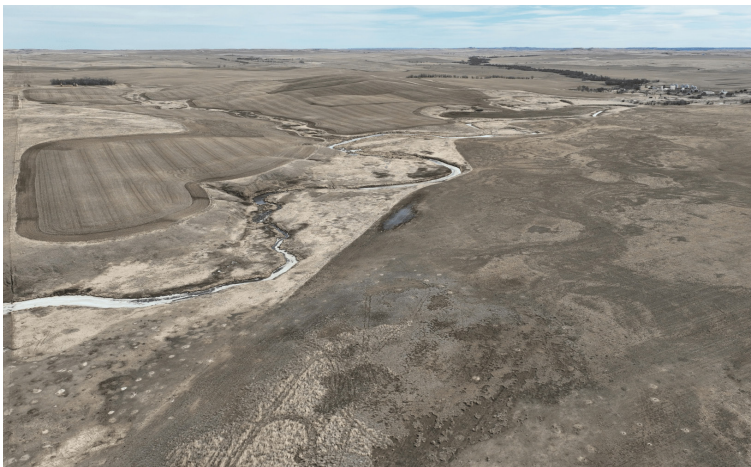
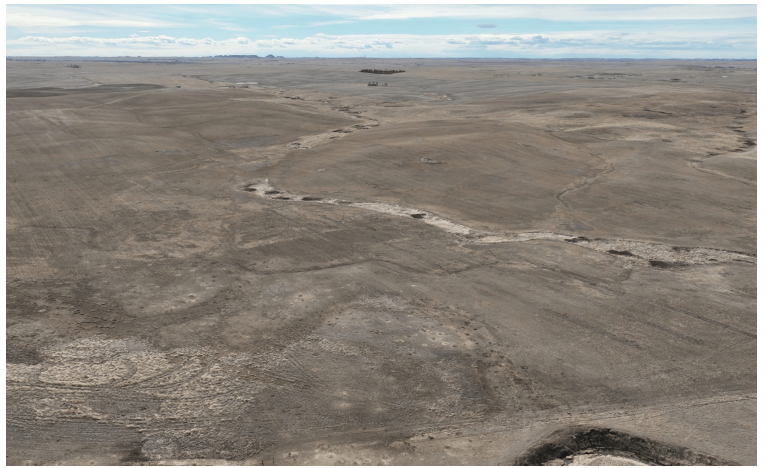
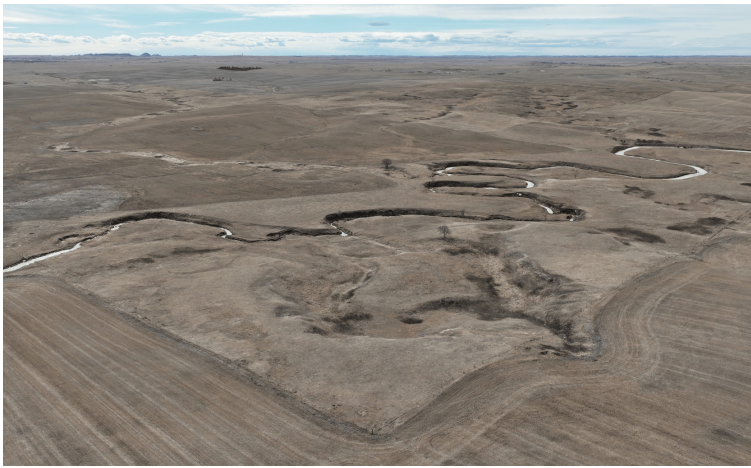
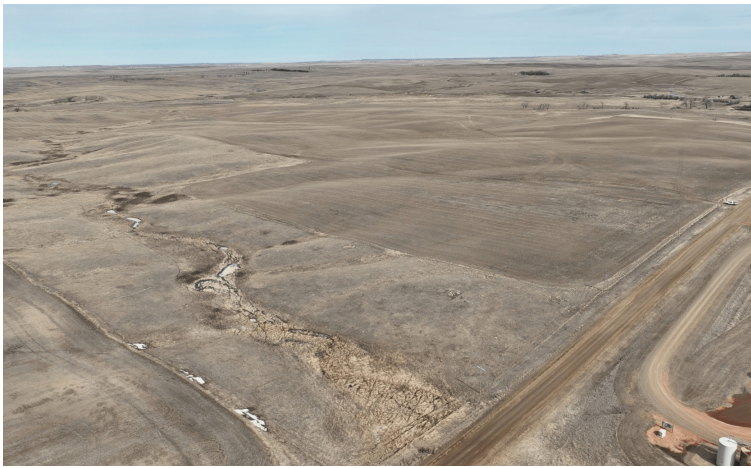
Tract Number : 23705
Description : 224 E2SWSE,SESE 11 149 102
FSA Physical Location : NORTH DAKOTA/MCKENZIE
ANSI Physical Location : NORTH DAKOTA/MCKENZIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

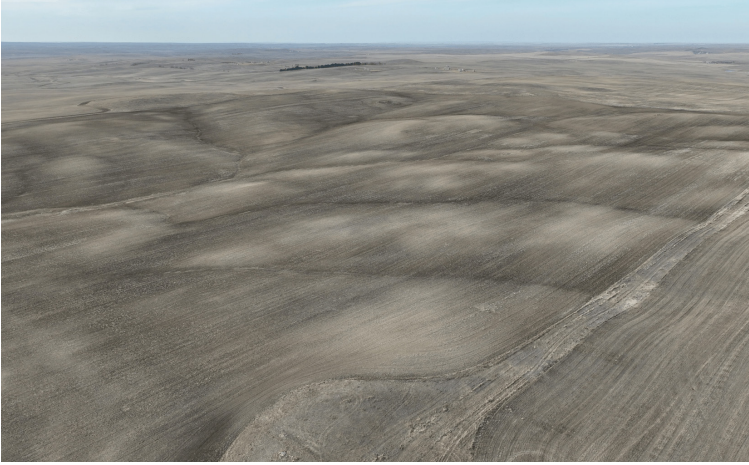
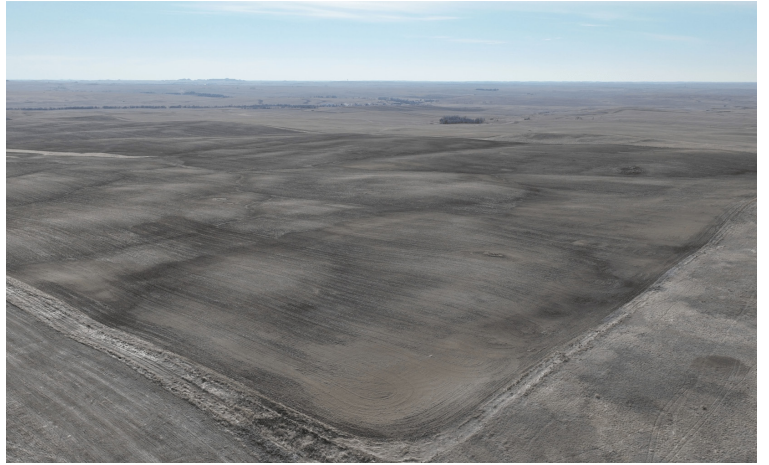
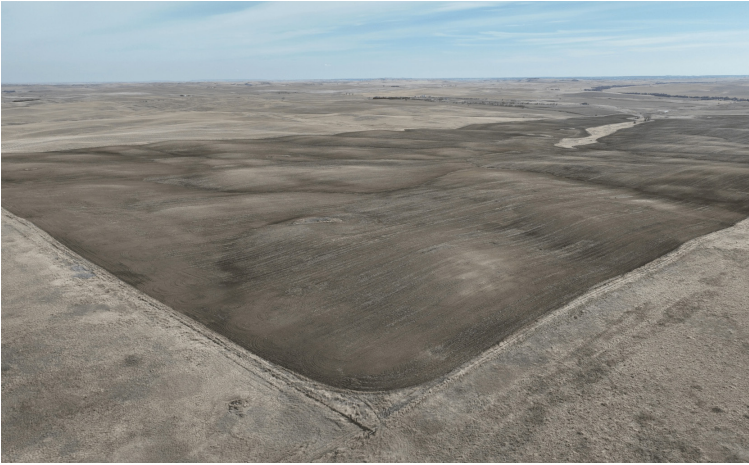
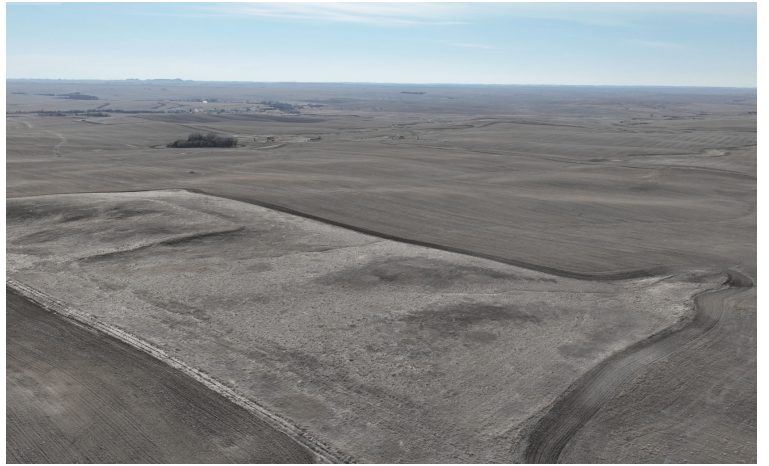
Tract Land Data

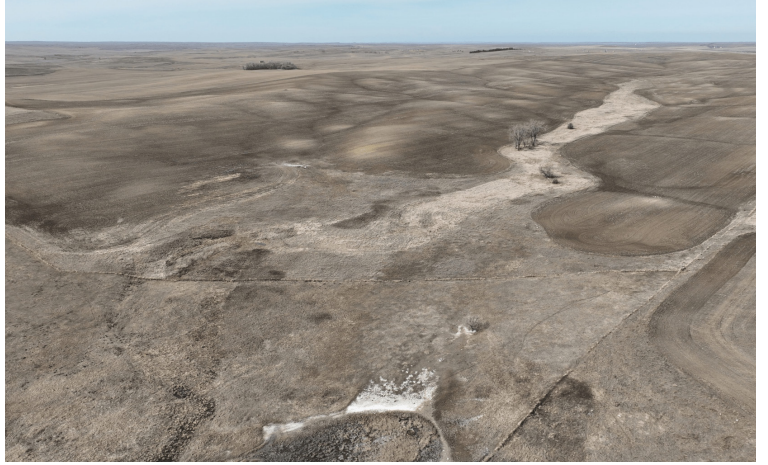
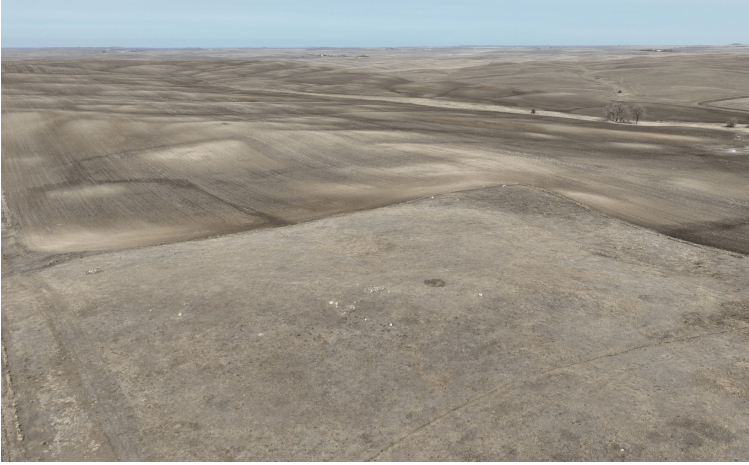
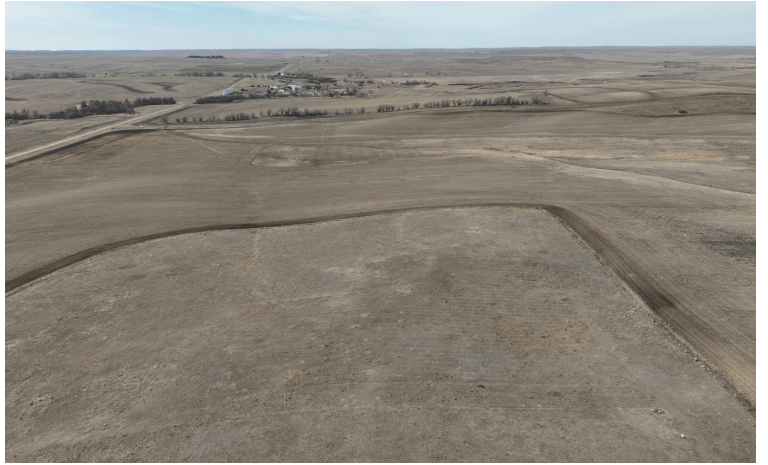
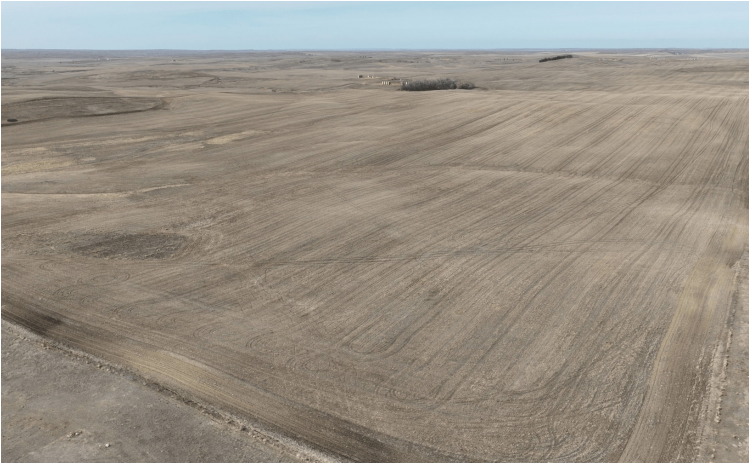
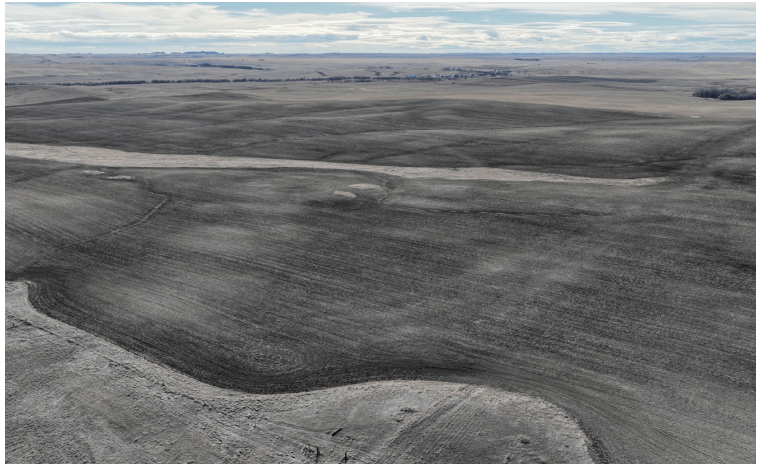
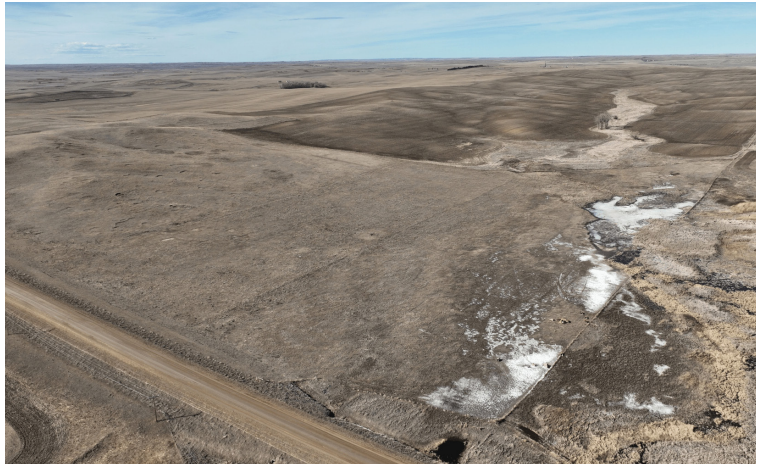
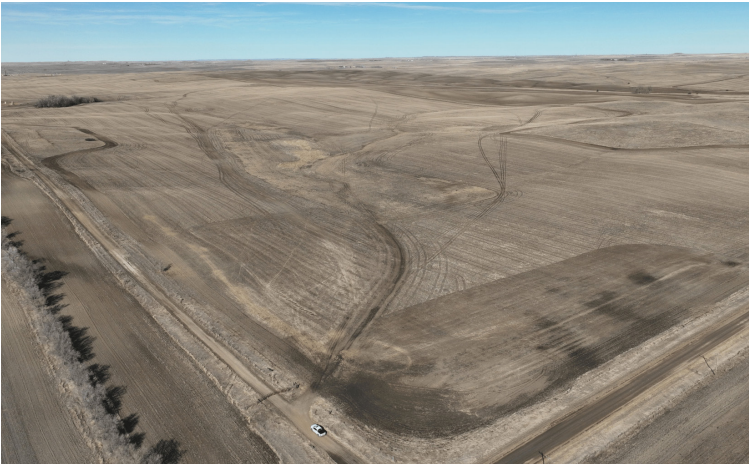
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
62.55	46.06	46.06	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	46.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	33.45	0.00	24
Safflower	3.67	0.00	488
Barley	1.20	0.00	37
Dry Peas	1.74	0.00	1324
Lentils	6.00	0.00	669
TOTAL	46.06	0.00	









(2) Bed (1) Bath Home



(5) Bed (3) Bath Home



(5) Bed (3) Bath Home



Gambrel Roof Barn



Large Red Iron Building





Main Farm Shop Red Iron Building



Quonset



Salmon Colored Machine Shed



Wood Crib Grainery



Small Red Iron Building



Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money 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..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS 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 deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS 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.
2. 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 ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects.
3. 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.
4. 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.
5. Minnesota 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 state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: _____
7. South Dakota Taxes: _____
8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before _____ Possession will be at closing.
10. 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.
11. 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 Buyer's Prospectus or any announcements made at auction.
12. 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.
13. Any other conditions: _____
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

MCKENZIE COUNTY
NORTH DAKOTA

**1,827±
Acres**



Steffes Group, Inc. | SteffesGroup.com
(701) 237-9173 | 14083 51st St NW, Williston, ND 58801

