

FOSTER COUNTY, NORTH DAKOTA GRAIN ELEVATOR AUCTION

Opens: Tuesday, August 6 | 8AM Closes: Thursday, August 8 | 10AM^{CDT}₂₀₂₄



O 90 70th Ave. NE, Carrington, ND 58421

Q PREVIEW: Tuesday, August 6 from 12:00-2:00PM

Auctioneer's Note: Fantastic opportunity for area farmers or grain merchandisers to purchase a strategically located bin site located southeast of Carrington, ND! This property includes around 1 million bushels of storage capacity including over 300,000 bushels of upright storage and an 800,000 bushel of flat storage. Moreover, there is an adjoining office and scale room to the main elevator that could make a great farm or business office.



Columbia Grain International, LLC Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or Joel Swanson 701.371.7152., or visit SteffesGroup.com.

Steffes Group, Inc. | 2000 Main Ave. E, West Fargo, ND 58078 | 701.237.9173 | SteffesGroup.com Scott Steffes ND1634; Max Steffes ND8313; Joel Swanson ND8520. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

Terms & Conditions

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

AL 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 TUESDAY, AUGUST 6 AND WILL END AT 10AM THURSDAY, AUGUST 8, 2024.

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 back 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: **Tuesday, September 24, 2024.**

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.

2024 Taxes: 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.

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, unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

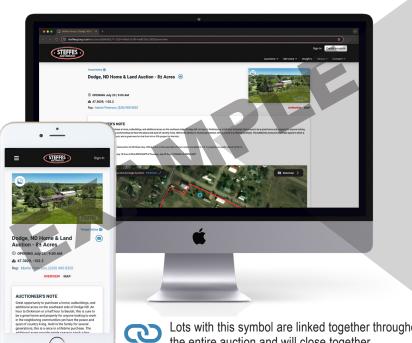
• Make your bids promptly to force other bidders up or out without delay.

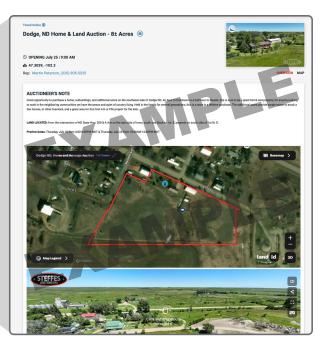


Timed Online Bidding Process 3

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.

AUGUST 2024 S S F Μ W Т ΤН 2 3 PREVIEW/ OPENS CLOSES 5 8 10 6 9 4 12 13 15 16 17 11 14 18 20 21 22 23 24 19 25 26 27 28 30 31 29

FOSTER COUNTY - CARRINGTON, ND

Property Address: 90 70th Ave. NE, Carrington, ND 58421 Description: fraction NE1/4 & Auditor's Lot 82 Section 34-146-66, Auditor's Lot 57 Section 27-146-66, Auditor's Lot 30 & 81 Section 35-146-66 Total Acres: 14± PID #'s: 01677001, 01672001, & 01647003 Taxes (2023): \$9,350.50

TOTAL STORAGE CAPACITY: 1,358,000+ Bu.

Flat Storage: 864,000± Bu.

- 130'x465' Asphalt Pad: steel sides w/fans
- Upright Storage (Main Elevator & Bins): 334,000±Bu.
 - (4) 50,000± Bu. bins: full floor air
 - 134,000 Bu. wood crib storage

Scale House w/Rice Lake Scale: 96'x20' Complete hazard monitoring control system in main elevator Scale House w/Rice Lake Scale: 96'x20'

Office: 50'x25'

- (2) Unloading pits & (2) Loading Pits
- Truck Probe
- Septic & Well

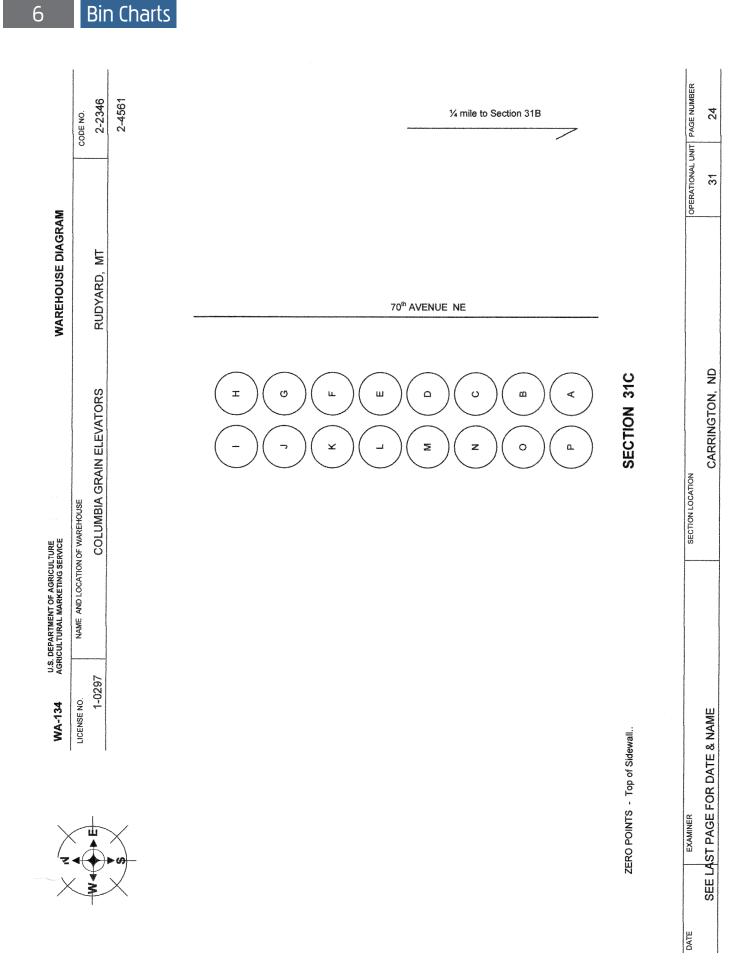
North Bins: 152,000 Bu. (bins north of 1st St.)

• (16) 9,500 Bu. bins Bag Warehouse: 60'x35', concrete floors Quonset: 78'x32', dirt floors



*Lines are approximate

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003	2,283	52.0			43.9		3.5						
004	1,936	47.0			41.2		3.5						
005 T	1,810	52.0			34.8		3.0						
005B	2,649	22.0			120.4		6.5						
006	3,671	52.0			70.6		5.2						
007	3,890	52.0			74.8		5.5						
009	9,272	74.0			125.3		6.5						
010	1,903	52.0			36.6		3.0						
011	3,380	52.0			65.0		5.0						
012	2,018	52.0			38.8		3.0						
013 T	196	8.5			23.1		2.0						
013B	2,828	43.5			65.0		5.0						
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022	2,246	52.0			42.5		3.5						
023	2,179	52.0			41.9		3.5						
024	936	52.0			18.0		2.0						
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11,574 Add 6.6326 % + 42 to even. Section Code : 2-4561	Section Num Container Number A B C D E E F G H I J K L L M N	RUDYARD nber : 31C Capacity 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274	MT Effective Depth 24.0 24.0 24.0 24.0 24.0 24.0 24.0 24.0	Air		Foot 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7	(Post conspice Test Wt. Per	Base Pack 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8	Grain		Kind	Kind
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	Section Num Container Number A B C C D E F G G H I J K L L M N O	RUDYARD mber : 31C Capacity 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274	MT Effective Depth 24.0 24.0 24.0 24.0 24.0 24.0 24.0 24.0	Air		Foot 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7	(Post conspice Test Wt. Per	Base Pack 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8	Grain		Kind	Kind
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160,000 Total Capacity of Section 31C Location : CARRINGTON, ND, FOSTER	Section Num Container Number A B C C D E F G G H I J K L L M N O P	RUDYARD mber : 31C Capacity 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274 9,274	MT Effective Depth 24.0 24.0 24.0 24.0 24.0 24.0 24.0 24.0	Air Space	Depth	Foot 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7	(Post conspice Test Wt. Per	Base Pack 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8	Grain Pk Factor	Grade	Kind	Kind
	Section Num Container Number A B C C D E E F G G H I J K L L M N O P P	RUDYARD mber : 31C Capacity 9,274	MT Effective Depth 24.0 24.0 24.0 24.0 24.0 24.0 24.0 24.0	Air Space	Depth	Foot 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7 363.7	(Post conspice Test Wt. Per	Base Pack 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8 7.8	Grain Pk Factor	Grade	Kind Grade	Kind



WA-310										LICE	NSE /
				Farm Service Agency CODE							
ame :	COLUMBIA O	BRAIN ELEVA	TORS			BIN	I CHART				
Location :	RUDYARD, I	лт		(Post conspicuously in main office)							297
Section Nur	nber: XT11	Effective Depth	Air Space	Grain Depth	BU Per Foot	Test Wt. Per	Base Pack	Grain	Kind	Kind	Kind
Container Number	Capacity	·		·		Bushel		Pk Factor	Grade	Grade	Grade
XT11 T	544,732	8.9			61,205.8		10.0				
XT11B	240,340	4.0			60,085.0		10.0				
78	,507	Add 10.0	000 % +	421	to even.		Section	Code : 2-456	1		*****
864	1,000	Total Capa	city of Sec	tion XT1 [.]	1		Locatio	n : CARRING	TON, ND, F	OSTER	









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2023 Foster County Real Estate Tax Statement

Parcel Number 01672001	Jurisdiction 11-049-00	-00-00	
Owner COLUMBIA GRAIN INTERNATIONAL, LLC	Physical Loc CARRINC		
Legal Description FRACTION NE1/4 AND AUDITOR'S	5 LOT 82		
(SEE NOTES) (34-146-66)			
Legislative tax relief	2021	2022	2022
(3-year comparison): Legislative tax relief	2021 439.03	2022 432.37	2023 431.53
= Tax distribution (3-year comparison):	2021	2022	2023
True and full value	70,100	70,100	70,100
Taxable value	3,505	3,505	3,505
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	3,505	3,505	3,505
Total mill levy	234.41	231.24	215.45
Taxes By District (in dollars):			
State	7.02	7.02	7.02
County	283.76	282.92	277.34
City/Township	61.16	61.16 459.40	58.53 412.26
School (after state reduction Fire	469.67 0.00	439.40	412.26
Water	0.00	0.00	0.00
Other	0.00	0.00	0.00
Consolidated tax	821.61	810.50	755.15
Less: 12% state-paid credit	0.00	0.00	0.00
Net consolidated tax	821.61	810.50	755.15
Net effective tax rate	1.17%	1.16%	1.08%

COLUMBIA GRAIN INTERNATIONAL Taxpayer ID: 169550

2023 TAX BREAKDOWN

Net consolidated tax	755.15
Plus: Special assessments	0.00
Total tax due	755.15
Less 5% discount,	
if paid by Feb. 15th	37.76
Amount due by Feb. 15th	717.39

Or pay in two installments (with no	discount)
Payment 1: Pay by Mar. 1st	377.58
Payment 2: Pay by Oct. 15th	377.57

Parcel Acres:

Agricultural	0.00 acres
Residential	0.00 acres
Commercial	5.28 acres

Special assessments:

No Special Assessment details available

Notes:

es for Specials & Payment 1
: 3% May 1: 6%
: 9% Oct 15: 12%
Payment 2Oct 16: 6%
terest per Year delinquent
ANCE, CONTACT
en Roundy, Treasurer
Box 104
rrington, ND 58421-0104
01) 652-2322



2023 Foster County Real Estate Tax Statement

Parcel Number 01647003	Jurisdiction		
Owner	Physical Lo	cation	
COLUMBIA GRAIN	CARRIN		
INTERNATIONAL, LLC			
Legal Description			
AUDITOR'S LOT 57			
(GRAIN BINS)			
(27-146-66)			
Legislative tax relief			
(3-year comparison):	2021	2022	2023
Legislative tax relief	329.43	324.43	323.80
Tax distribution (3-year comparison):		2022	2023
True and full value	52,600	52,600	52,600
Taxable value Less: Homestead credit	2,630 0	2,630 0	2,630 0
Disabled Veterans credit	0	0	0
Net taxable value	2,630	2,630	2,630
Total mill levy	234.41	231.24	215.45
Taxes By District (in dollars):			
State	5.26	5.26	5.26
County City/Township	212.92 45.89	212.31 45.89	208.12 43.92
School (after state reduction	352.42	344.72	309.34
Fire	0.00	0.00	0.00
Water	0.00	0.00	0.00
Other	0.00	0.00	0.00
Consolidated tax	616.49	608.18	566.64
Less: 12% state-paid credit	0.00	0.00	0.00
Net consolidated tax	616.49	608.18	566.64
Net effective tax rate	1.17%	1.16%	1.08%

COLUMBIA GRAIN INTERNATIONAL Taxpayer ID: 169550

023 TAX B	REAK	LOWN	
Net consoli	dated t	tax	566.64
Plus: Specia	al asse	ssments	0.00
Total tax du	ıe		566.64
Less 5% dis	scount	,	
if paid	by Fe	b. 15th	28.33
Amount du	ie by I	Feb. 15th	538.31
Or pay in tw	vo inst	allments (with	no discount)
Paymen	t 1: Pa	y by Mar. 1st	283.32
Paymen	t 2: Pa	y by Oct. 15th	283.32
Parcel Acr Agricult Residen Commer Special ass No Spec	ural tial rcial essme	0.00 acres 0.00 acres 3.12 acres nts: sessment detail	s available
Mar Ju Penalty Add 129 FOR ASSI Office:	ch 2: 3 ly 1: 9 for Pay 6 Inter STAN Ellen PO B Carri	for Specials & 7 3% May 1: 6 9% Oct 15: 12 yment 2Oct rest per Year de (CE, CONTAC Roundy, Treas iox 104 ngton, ND 584 0 652-2322	5% 2% 16: 6% Jinquent C T surer



2023 Foster County Real Estate Tax Statement

Parcel Number 01677001	Jurisdiction 11-049-00-00-00		
Owner COLUMBIA GRAIN INTERNATIONAL, LLC	Physical Location CARRINGTON		
Legal Description AUDITOR'S LOT 30 AND AUDITO (35-146-66)	R'S LOT 81		
Legislative tax relief (3-year comparison):	2021	2022	2023
Legislative tax relief	4,667.82	4,597.01	4,588.07
	2021		2023
Tax distribution (3-year comparison): True and full value	2021 745,300	2022 745,300	745,300
Taxable value	37,265	37,265	37,265
Less: Homestead credit	0	0	0,205
Disabled Veterans credit	ů 0	0	0
Net taxable value	37,265	37,265	37,265
Total mill levy	234.41	231.24	215.45
Taxes By District (in dollars):			
State	74.52	74.52	74.52
County	3,016.96	3,008.03	2,948.77
City/Township	650.27	650.27	622.33
School (after state reduction Fire	4,993.50 0.00	4,884.32 0.00	4,383.09 0.00
Water	0.00	0.00	0.00
Other	0.00	0.00	0.00
- Consolidated tax	8,735.25	8,617.14	8,028.71
Less: 12% state-paid credit	0.00	0.00	0.00
Net consolidated tax	8,735.25	8,617.14	8,028.71
Net effective tax rate	1.17%	1.16%	1.08%

COLUMBIA GRAIN INTERNATIONAL Taxpayer ID: 169550

2023 TAX BREAKDOWN

Net consolidated tax	8,028.71	
Plus: Special assessments	0.00	
Total tax due	8,028.71	
Less 5% discount,		
if paid by Feb. 15th	401.44	
Amount due by Feb. 15th	7.627.27	

Or pay in two installments (with no	discount)
Payment 1: Pay by Mar. 1st	4,014.36
Payment 2: Pay by Oct. 15th	4,014.35

Parcel Acres:

Agricultural	0.00 acres
Residential	0.00 acres
Commercial	4.32 acres

Special assessments:

No Special Assessment details available

Notes:

inores:				
Penalty	Dates for Specials & Payment 1			
Mar	ch 2: 3% May 1: 6%			
Ju	ly 1: 9% Oct 15: 12%			
Penalty for Payment 2Oct 16: 6%				
Add 12% Interest per Year delinquent				
FOR ASSISTANCE, CONTACT				
Office:	Ellen Roundy, Treasurer			
	PO Box 104			
	Carrington, ND 58421-0104			
Phone:	(701) 652-2322			















SteffesGroup.com

















Foster County, ND

15 Earnest Money Receipt & Purchase Agreement

		Date:		ate:	
Re	eceived of				
W	hose address is				
	S # Phone #	the curr of	in the form of	as earnest money	
	nd in part payment of the purchase of real estate sold by Auc			as earnest money	
	his property the undersigned has this day sold to the BUYER				
	arnest money hereinafter receipted for alance to be paid as follows <u>In Cash at Closing</u>				
	-				
1.	Said deposit to be placed in the Steffes Group, Inc. Trust A BUYER acknowledges purchase of the real estate subject t agrees to close as provided herein and therein. BUYER ack deposit approximating SELLER'S damages upon BUYERS that failure to close as provided in the above referenced do addition to SELLER'S other remedies.	to Terms and Conditions of this co knowledges and agrees that the an breach; that SELLER'S actual dan	ntract, subject to the Terms and Conditions nount of deposit is reasonable; that the par nages upon BUYER'S breach may be difficu	s of the Buyer's Prospectus, and ties have endeavored to fix a ilt or impossible to ascertain;	
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 paymen 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 repre shall be assessed against the property subsequent to the o		concerning the amount of real estate taxes	or special assessments, which	
5.	BUYER agrees to pay	Innesota 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 Minneso			
	State Deed Tax.	die nomesteau, _	Non-noniesteau. Se	LLER agrees to pay the minnesola	
6.	North Dakota Taxes:				
7.	South Dakota Taxes:				
	The property is to be conveyed by reservations and restrictions of record.			ng tenancies, easements,	
9.	Closing of the sale is to be on or before closing.			Possession will be at	
10	 This property is sold AS IS, WHERE IS, WITH ALL FAULTS. to water quality, seepage, septic and sewer operation and o conditions that may affect the usability or value of the prop 	condition, radon gas, asbestos, pr			
11	 The contract, together with the Terms and Conditions of th representations, agreements, or understanding not set fort conflict with or are inconsistent with the Buyer's Prospector 	th herein, whether made by agent of	or party hereto. This contract shall control v		
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.				
	3. Any other conditions:				
14	4. Steffes Group, Inc. stipulates they represent the SELLER in	n this transaction.			
Βι	uyer:		Seller:		
St	teffes Group, Inc.		Seller's Printed Name & Address:		
St	teffesGroup.com				



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