



# RICHLAND COUNTY, ND LAND AUCTION

Opening: Friday, December 13 | 8 AM

Closing: Friday, December 20 | 10 AM <sup>CST</sup><sub>2024</sub>

TIMED  
ONLINE

📍 From Wahpeton, west 7 miles on Hwy. 13.

**Auctioneer's Note:** Attention 1031 exchangers, farmers, and investors! Here is a great opportunity to buy a tract of highly productive farmland west of Wahpeton. The land is suitable for all crops grown in the area and is located adjacent to Hwy. 13. Land around here rarely comes up for sale and buying this land would be an excellent long-term investment! This farm is available to farm, or rent out to a farmer of your choosing, for the 2025 crop year.

76± Acres



## Irverna Farm LLLP

Contact Max Steffes at Steffes Group, (701) 212-2849; Joel Swanson, (701) 371-7152; or visit [SteffesGroup.com](https://SteffesGroup.com).

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078 | (701) 237-9173 | [SteffesGroup.com](https://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.



**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 guarantees 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, DECEMBER 13 AND WILL END AT 10 AM FRIDAY, DECEMBER 20, 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, February 4, 2025.**

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: Paid by SELLER.  
2025 Taxes: 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.

*Richland County, ND*

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 or completion of current crop harvest, whichever is later, 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.

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!***



## DECEMBER 2024

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



**RICHLAND COUNTY, ND - MOORETON TOWNSHIP**

**Land Located:** from Wahpeton, west 7 miles on Hwy. 13.

**Description:** W1/2SE1/4 Exc. Hwy. #13 Row Section 12-132-49

**Total Acres:** 76.05±

**Cropland Acres:** 74.2±

**CCRP Acres:** 5±

3.8± Acres @ \$169.95/Acre or \$646.00 Annually, Expires 9/30/2032

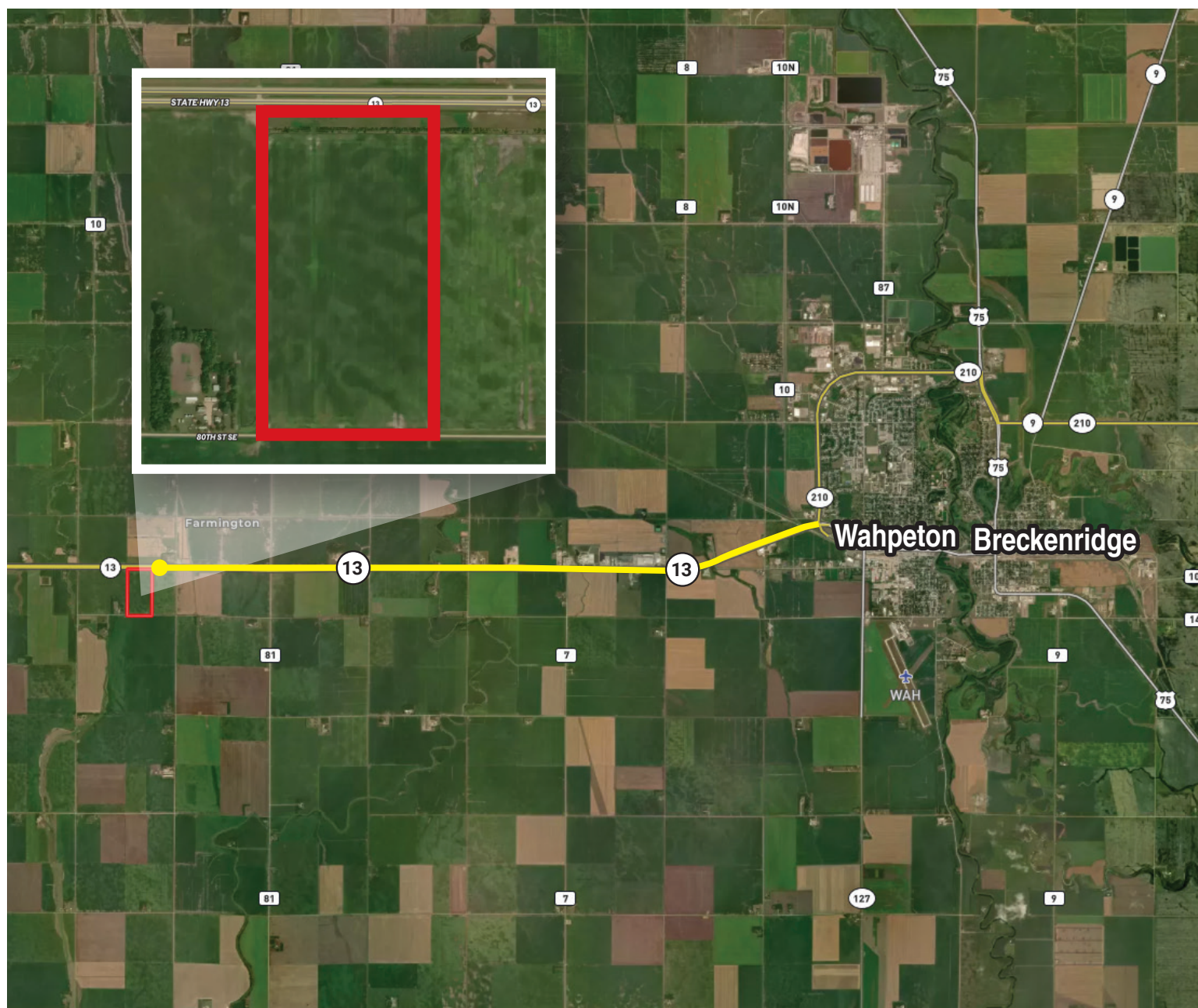
1.2± Acres @ \$216.80/Acre or \$216.80 Annually, Expires 9/30/2025

**PID #:** 18-0000-03581.001

**Soil Productivity Index:** 89.4

**Soils:** Galchutt silt loam (94.6%), Overly silty clay loam (5.4%)

**Taxes (2023):** \$1,902.77

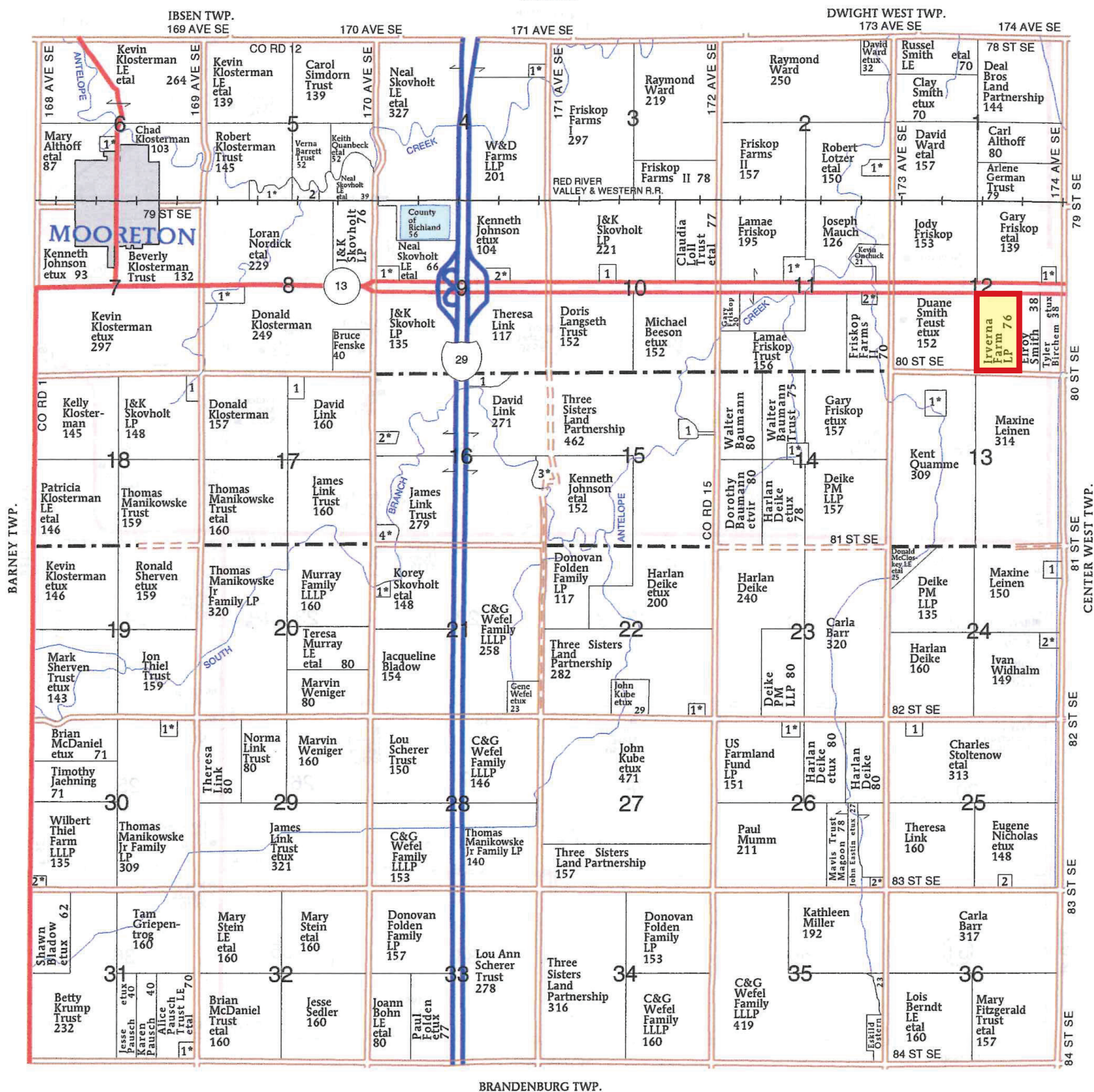


\*Lines are approximate

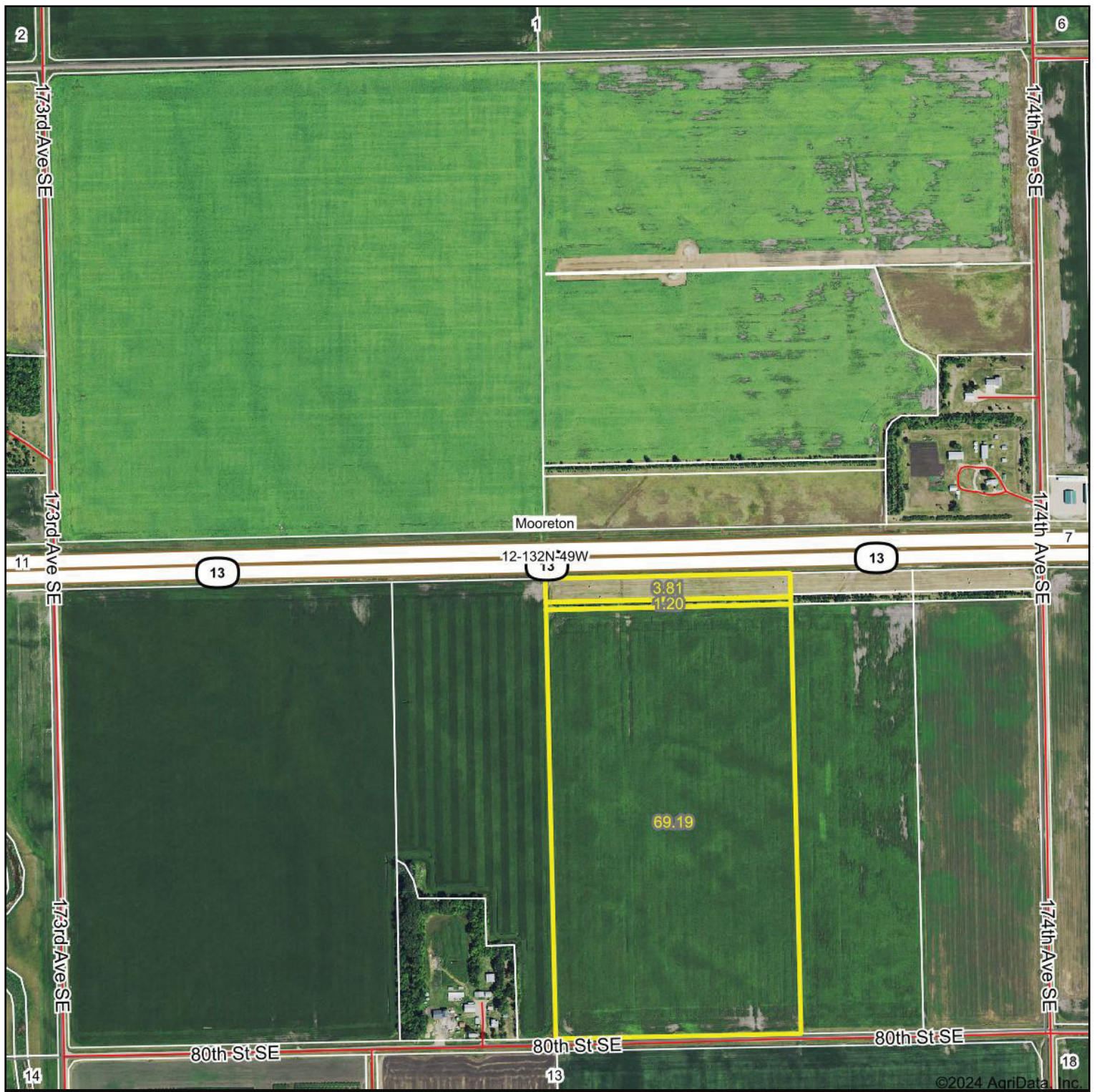


## R-49-W

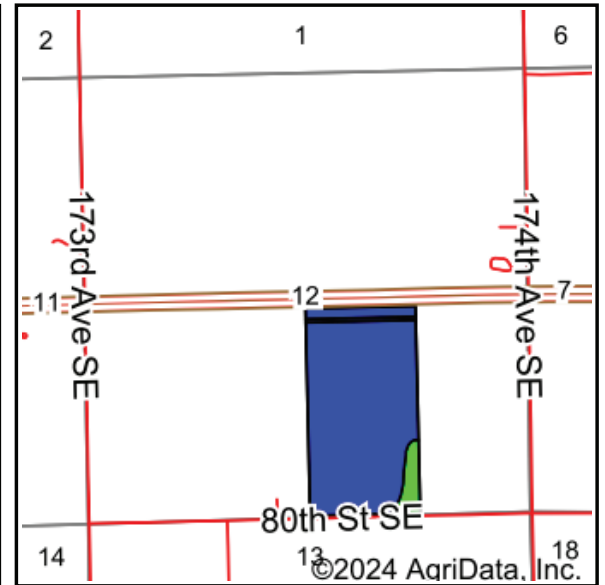
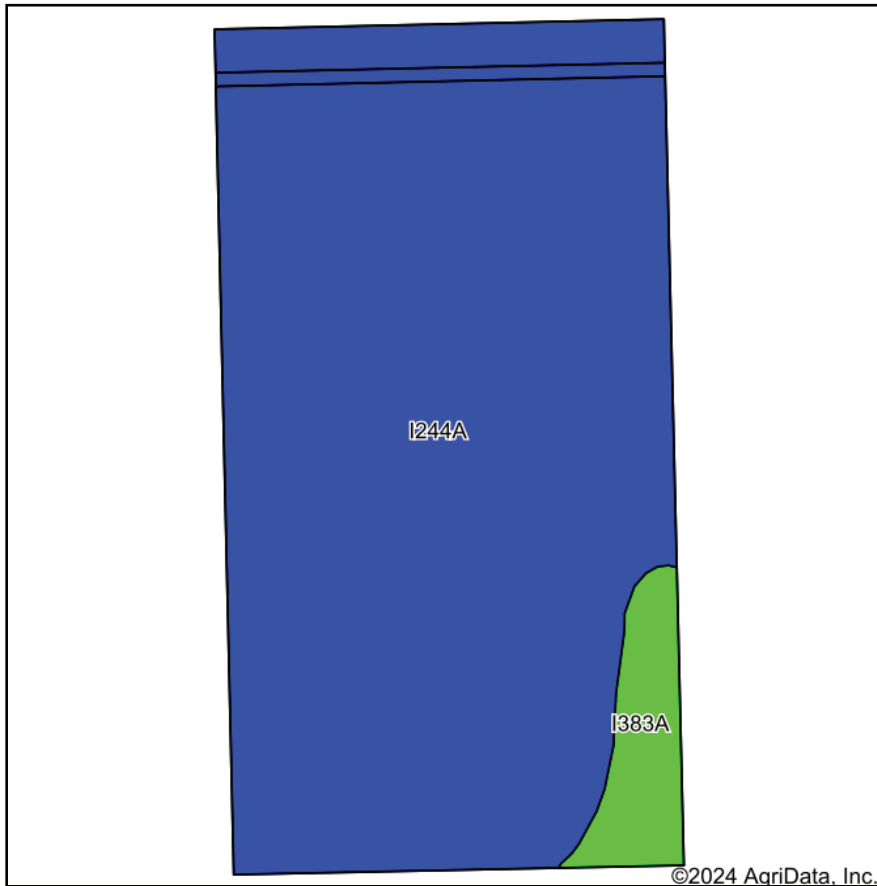
(Landowners)











Soils data provided by USDA and NRCS.

Area Symbol: ND077, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I244A	Galchutt silt loam, 0 to 2 percent slopes	70.17	94.6%		Ile	89
I383A	Overly silty clay loam, 0 to 2 percent slopes	4.03	5.4%		Ilc	96
Weighted Average					2.00	89.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Common Land Unit**

- Cropland
- CRP

**Wetland Determination Identifiers**

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

- Tract Boundary
- PLSS

**Unless Otherwise Noted:**

All crops are for grain  
 All crops are non-irrigated  
 Shares are 100% to Operator

**2024 Program Year**

Map Created April 03, 2024

**S12 T132N R49W**

Phy Cnty: Richland

0 237.5 475 950  
 Feet



**Tract Number** : 28011  
**Description** : W2SE12-132-49  
**FSA Physical Location** : NORTH DAKOTA/RICHLAND  
**ANSI Physical Location** : NORTH DAKOTA/RICHLAND  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : IRVERNA FARM LLLP  
**Other Producers** : None  
**Recon ID** : 38-077-2007-571

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.20	69.20	69.20	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	69.20	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	34.60	0.00	148
Soybeans	34.60	0.00	39

**TOTAL** **69.20** **0.00**

**Tract Number** : 28026

**Description** : 5.0a CRP W2 of N edge SE12-132-49  
**FSA Physical Location** : NORTH DAKOTA/RICHLAND  
**ANSI Physical Location** : NORTH DAKOTA/RICHLAND  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : IRVERNA FARM LLLP  
**Other Producers** : None  
**Recon ID** : 38-077-2007-588

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
5.00	5.00	5.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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## View Contract

<b>Contract Status:</b>	Approved	<b>Activity Type:</b>	No Activity
<b>Admin State:</b>	North Dakota (38)	<b>Admin County:</b>	Richland (077)
<b>Physical State:</b>	North Dakota (38)	<b>Physical County:</b>	Richland (077)
<b>Contract Number:</b>	11439	<b>Signup Number:</b>	57
<b>Program Type:</b>	CRP	<b>Signup Name:</b>	Continuous SU57
<b>Program Year:</b>	2023	<b>Signup Type:</b>	Continuous
<b>Contract Description:</b>	TERRA_ND077_F10118_T28026_S1-10	<b>Subcategory Type:</b>	REGULAR

<b>Approval Date:</b>	08/17/2022	<b>Original Contract Start Date:</b>	10/01/2022
<b>Revised Contract Start Date:</b>	N/A	<b>Contract End Date:</b>	09/30/2032
<b>Contract Acres:</b>	3.80	<b>Re-enrolled Acres:</b>	3.80
<b>Cropland Acres:</b>	3.80	<b>Marginal Pastureland Acres:</b>	0.00
<b>Non-Cropland Acres:</b>	0.00	<b>HUC Code:</b>	090201050905
<b>Extended:</b>	No	<b>Approved For Early Termination:</b>	No
<b>Termination Criteria:</b>	N/A	<b>Contract Validity:</b>	Valid
<b>Payable Acres:</b>	3.80	<b>Cover Maintenance Performed By:</b>	N/A
<b>Does a C/S Agreement Exemption apply?</b>	No	<b>Water/Wind EI:</b>	1/1

### Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2022	09/30/2032	\$169.95	\$646	6-PL	\$900,000

## View Contract

<b>Contract Status:</b>	Approved	<b>Activity Type:</b>	No Activity
<b>Admin State:</b>	North Dakota (38)	<b>Admin County:</b>	Richland (077)
<b>Physical State:</b>	North Dakota (38)	<b>Physical County:</b>	Richland (077)
<b>Contract Number:</b>	11127	<b>Signup Number:</b>	47
<b>Program Type:</b>	CRP	<b>Signup Name:</b>	Continuous SU47
<b>Program Year:</b>	2016	<b>Signup Type:</b>	Continuous
<b>Contract Description:</b>	WARD28026-10	<b>Subcategory Type:</b>	REGULAR

<b>Approval Date:</b>	09/24/2015	<b>Original Contract Start Date:</b>	10/01/2015
<b>Revised Contract Start Date:</b>	N/A	<b>Contract End Date:</b>	09/30/2025
<b>Contract Acres:</b>	1.20	<b>Re-enrolled Acres:</b>	0.00
<b>Cropland Acres:</b>	1.20	<b>Marginal Pastureland Acres:</b>	0.00
<b>Non-Cropland Acres:</b>	0.00	<b>HUC Code:</b>	090201050905
<b>Extended:</b>	No	<b>Approved For Early Termination:</b>	No
<b>Termination Criteria:</b>	N/A	<b>Contract Validity:</b>	Valid
<b>Payable Acres:</b>	1.20	<b>Cover Maintenance Performed By:</b>	N/A
<b>Does a C/S Agreement Exemption apply?</b>	No	<b>Water/Wind EI:</b>	n/a / n/a

### Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2015	09/30/2025	\$216.80	\$260	5-PL	\$900,000



## Year-2023 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

18-0000-03581.001

Jurisdiction  
MOORETON TOWNSHIP

Statement Number: 19390

Physical Location2023 TAX BREAKDOWN

1837110000

Lot: Blk: Sec: 12 Twp: 132 Rng: 49  
 Addition: TOWNSHIP Acres: 76.05

Net consolidated tax \$1,750.67  
 Plus: Special assessments \$152.10  
 Total tax due \$1,902.77  
 Less: 5% discount,  
 if paid by Feb.15th \$87.53

Legal Description  
 W1/2 SE1/4 EXC HWY #13 ROW 12 132 49

**Amount due by Feb.15th \$1,815.24**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st \$1,027.44  
 Payment 2: Pay by Oct.15th \$875.33

## DAVENPORT ND 58021-0005

Legislative tax relief

	2021	2022	2023
(3-year comparison):			
School levy reduction	832.36	841.32	913.11
12% state-pd tax credit			
Total tax relief->	832.36	841.32	913.11

Tax distribution

	2021	2022	2023
(3-year comparison):			
True and full value	120,300	120,300	127,600
Taxable value	6,015	6,015	6,380
Less: Homestead credit			
Veteran's credit			
Net taxable value->	6,015	6,015	6,380

	2021	2022	2023
Total mill levy	276.43	275.78	274.40

Taxes By District (in dollars):

	2021	2022	2023
STATE	6.01	6.01	6.38
COUNTY	586.10	568.06	601.95
SCHOOL	791.52	809.44	853.96
TOWNSHIP/CITY	216.54	216.54	229.68
FIRE	62.56	58.77	58.70

	2021	2022	2023
Consolidated tax	1,662.73	1,658.82	1,750.67
Less: 12% state-pd credit			

	2021	2022	2023
Net consolidated tax->	1,662.73	1,658.82	1,750.67

	2021	2022	2023
Net effective tax rate->	1.38%	1.38%	1.37%

Special assessments

SPC#	AMOUNT	DESCRIPTION
041.00	\$152.10	DRAIN

## NOTE:

FOR ASSISTANCE, CONTACT:  
 RICHLAND COUNTY TREASURER  
 418 2ND AVENUE NORTH  
 WAHPETON ND 58075  
 701-642-7705  
[www.co.richland.nd.us](http://www.co.richland.nd.us)













[illegible]



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 receipted 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 &amp; Address:



RICHLAND COUNTY  
**NORTH DAKOTA**

SteffesGroup.com | (701) 237-9173 | 2000 Main Avenue East, West Fargo, ND 58078