



Built on Trust.



MCKENZIE COUNTY, NORTH DAKOTA

CEYNAR RANCH AUCTION



Preview: July 7th & July 10th 12–5pm

Opening: Thursday, July 31 | 8 AM

Closing: Thursday, August 7 | 1 PM CDT 2025

**Timed
Online**

William "Bill" & Sharon Ceynar

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

**4,258±
Acres**



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.

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 THURSDAY, JULY 31 AND WILL END AT 1 PM THURSDAY, AUGUST 7, 2025.

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:

Tuesday, September 23, 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.**

2025 Taxes: Prorated to Real Estate Closing.

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.

THIS PROPERTY IS BEING SOLD SUBJECT TO A COURT ORDER. THE PROPERTY WILL BE SOLD TO THE HIGHEST BIDDER PER AND SUBJECT TO THE COURT ORDER.

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.

- When base property is sold, the grazing preference reverts to the MCGA (McKenzie County Grazing Association) for allocation by the Board to the new owner in accordance with rules of management. If the new owner of the base property does not apply for the grazing preference, the grazing preference will be considered relinquished.

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

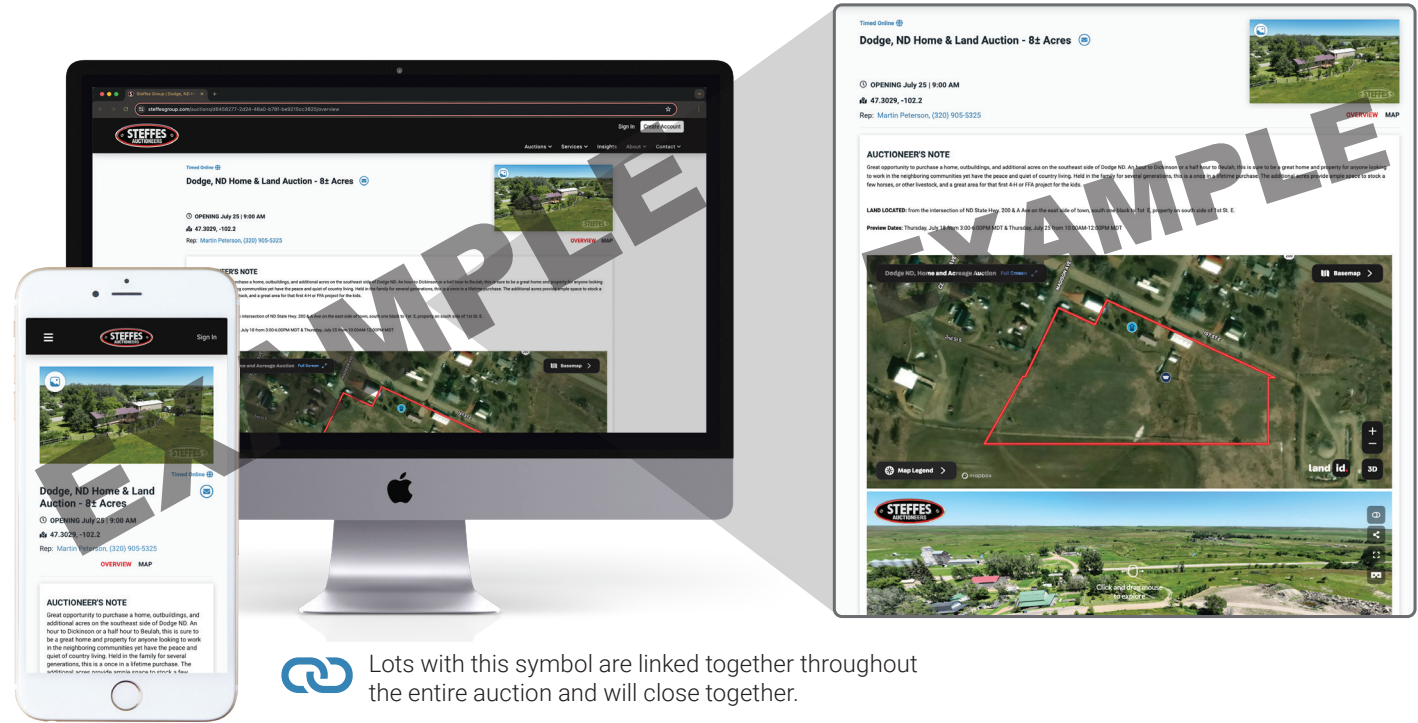
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

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.

AUCTION DATES

JULY

AUGUST

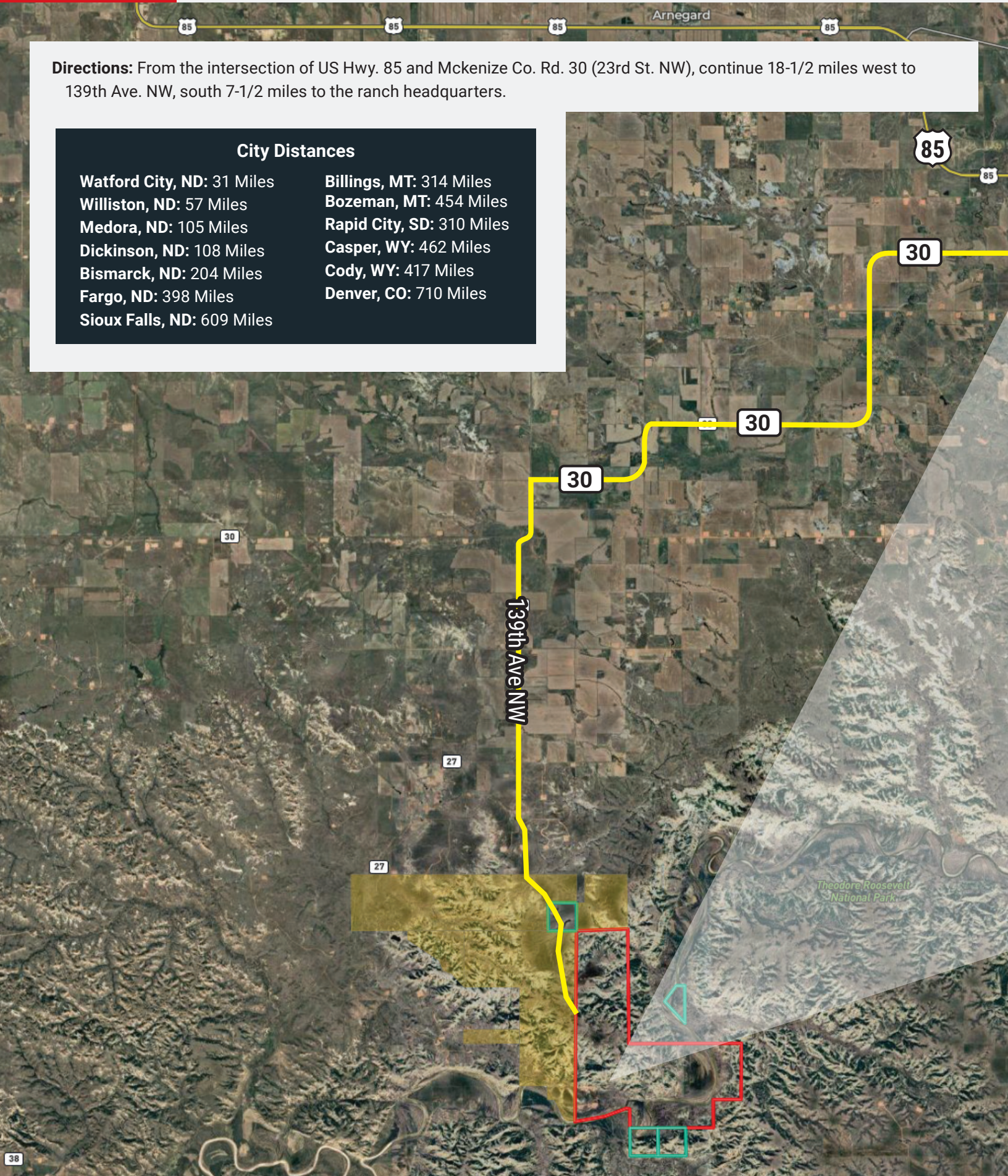
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2
6	PREVIEW 7	8	9	PREVIEW 10	11	12	3	4	5	6	CLOSES 7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	OPENS 31			24	25	26	27	28	29	30
							31						

Directions: From the intersection of US Hwy. 85 and Mckenize Co. Rd. 30 (23rd St. NW), continue 18-1/2 miles west to 139th Ave. NW, south 7-1/2 miles to the ranch headquarters.

City Distances

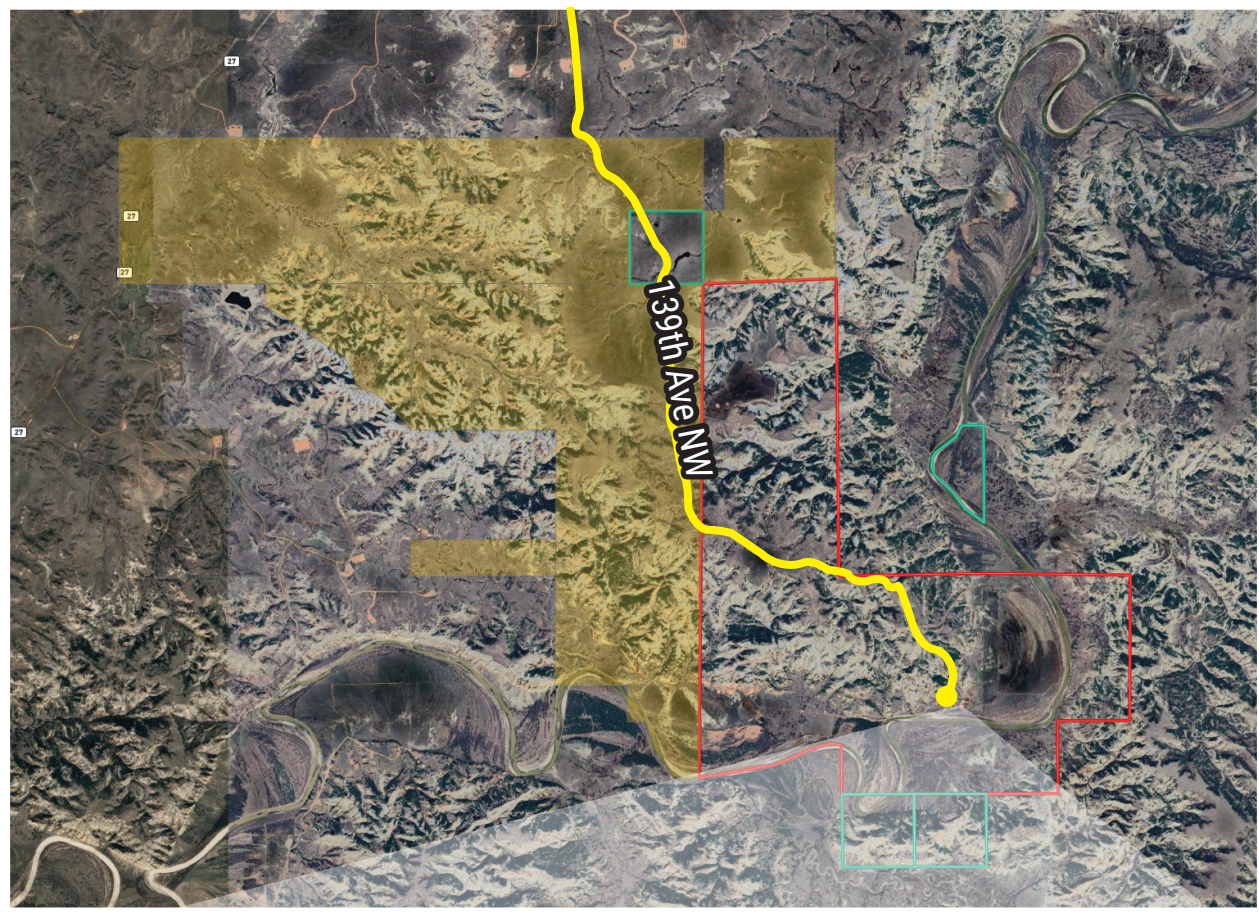
Watford City, ND: 31 Miles
Williston, ND: 57 Miles
Medora, ND: 105 Miles
Dickinson, ND: 108 Miles
Bismarck, ND: 204 Miles
Fargo, ND: 398 Miles
Sioux Falls, ND: 609 Miles

Billings, MT: 314 Miles
Bozeman, MT: 454 Miles
Rapid City, SD: 310 Miles
Casper, WY: 462 Miles
Cody, WY: 417 Miles
Denver, CO: 710 Miles




*Lines are approximate

Watford City



Ranch Preview Detail: July 7th & July 10th 12–5pm (Steffes Auctioneers to have side by side on site for tours.)

Bidder Assistance Available: Aug 7th 2 hr. prior to sale close at McKenzie County Ag Expo (Watford City, ND).



This premier ranch property is large, contiguous, and offers prospective buyers the opportunity to control over 4,200 acres along the western boundary of the North Unit of the Theodore Roosevelt National Park. Large tracts like this are a once in a generation opportunity. This working ranch has versatile appeal complete for both the cattle rancher, and those looking to hunt big game and upland birds. Big horn sheep, bison, white-tailed deer, mule deer, elk, moose, bobcat, mountain lion, turkey, and pheasant are all known species roaming throughout the ranch. Water is commonly found throughout the ranch with the greatest source being near the headquarters as it borders several miles of the Little Missouri River. The home at the ranch is updated, that paired with several out pens and a pole barn and various river breaks and valleys provide protection from the harsh North Dakota winters. McKenzie County, known for its abundant oil resources in the heart of the Bakken Oil Formation, also provides natural beauty found only in western North Dakota and the North Dakota Badlands.

This real estate is accessible and remote in ways many large adjoining tracts in this region are not. A well-maintained gravel road divides the ranch through the middle as you travel to the headquarters near the base of the ranch and Little Missouri River meadows. As you traverse through the ranch you'll find abundant grass across the flats above the rough badland country, and in the river, meadows often cut for hay providing for additional feedstock for those looking to keep this as a working ranch. Near the top of the hill the road becomes private with well-marked signage limiting the amount of traffic in and out of the property itself. Access to the National Park is located along US Hwy 85 east of the ranch park traffic is of limited concern.

Grazing Headquarters Base Property Description: Sections 7, 18, 19, 20, 21, NW1/4 Section 28, N1/2 Section 29, Lots 1, 2, 3, 4, 8 Section 30 All in 147-100W

Grazing Headquarters Non-Base Property Description: SE1/4 Section 1-147-101, Lots 1-4 Section 17-147-100W, S1/2 Section 29-147-100W

Gov't Leased Description: 219 Animal Unit Preference in Common Grazing Area (P4-A2, Allotment 375) McKenzie County Grazing Association. See Headquarters 2025 Data Here.

Permitted for 350 Animal Units Combined with Base Acres and Common Grazing Area Preference

Total Deeded Acres: 4,258±

Base Property Acres: 3,677±

Non-Base Property Acres: 581±

PID #'s: 44-00-01925, 44-00-01950, 44-00-01900, 44-00-01975, 44-00-02500, 44-00-02400, 44-00-02700, 44-00-02600, 44-00-02800, 44-00-02825, 44-00-02875, 44-00-02850, 44-00-02950, 44-00-02925, 44-00-02900, 44-00-02915, 44-00-02920, 44-00-03300, 44-00-03010, 44-00-03015, 44-00-03000, 44-00-03050, 44-00-04600, 44-00-04700, 44-00-04800, 44-00-05100, 45-00-00100, 44-00-02350, 44-00-04850, 44-00-04900

General Property Notes:

- 1,000 gal. LP gas tank
- 200 amp. main electric panel in house
- Serviced by RTC Network for network cabling
- Serviced by McKenzie County Electric (underground cables)
- Serviced by Artesian well north of headquarters (property shut-off near tank)
- Additional well located behind the stocking pens

Taxes Deeded Acres (2024)*: \$7,605.61 *View tax statements online at [SteffesGroup.com](https://www.steffesgroup.com).

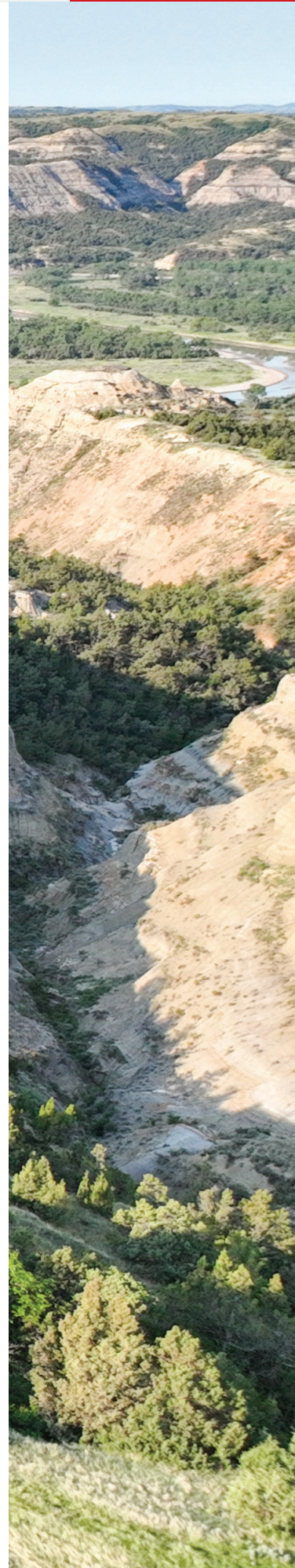
Please Note: Bunkhouse (old headquarters) located north of main headquarters flooded several years ago and has major structural issues. Additional artesian well located near bunkhouse.

Please Note: Seller states "Base Property" of this ranch may be split into two different Headquarters. Sub-division of existing base property will be examined by the Board to establish that the sub-division will result in a bona fide livestock raising unit. Sub-division of base property which would result in a grazing preference of less than 100 cow/calf pairs or equivalent will not be considered a bona fide livestock unit.

Please Note: All Personal Property located at the headquarters is excluded and will be removed prior real estate closing.



View Complete Drone Footage, Aerial Photos, and Headquarter Photos at [Steffesgroup.com](https://www.steffesgroup.com).



48'x28' Home w/32'x28' Attached Double Stall Garage Details:

- 4-bedroom, 2-½ bathroom, shingles
- **Entryway:** 5'x6' w/9'x8' exterior deck
- **Kitchen and Dining Room:** 24'x22', updated cabinets, Whirlpool dishwasher, Electrolux electric oven, Electrolux gas range.
- **Loft:** 10'x14'
- **Primary bedroom:** 13'x18' connected to primary bathroom w/6'x13' walk in closet
- **Primary bathroom:** 15'x9', double sink vanity, mirror w/medicine cabinet, toilet, walk in corner shower, jet tub, and sauna.
- **Family room:** 17'x13', wood fireplace, hallway closet
- **Bunk bedroom:** 13'x10', bunk beds, (2) closets, connect to bathroom
- **Bathroom:** 8'x6', single sink vanity, mirror, toilet, corner shower
- **Half bathroom:** 6'x6', single sink vanity, mirror, corner shower, linen closet
- **Bedroom:** 12'x10' walk in closets
- **Bedroom:** 11'x11', walk in closets
- **Mud room:** 18'x10', cabinets, washer, dryer, r/o water system, Rheem water heater, Amana furnace and A/C system, house water shut-off.
- **Attached Double Stall Garage:** 32'x28', shingles, walk door near home, concrete covered breezeway between house and garage, (2) 8'x10' insulated O/H doors w/Chamberlain 1/2 hp openers, 125 amp. electrical panel, concrete floor, lights, and outlets.



Pole Barn: 52'x80' w/14' side walls, spray foam interior roof, cold storage, dirt floor, sliding doors open to stocking pens.

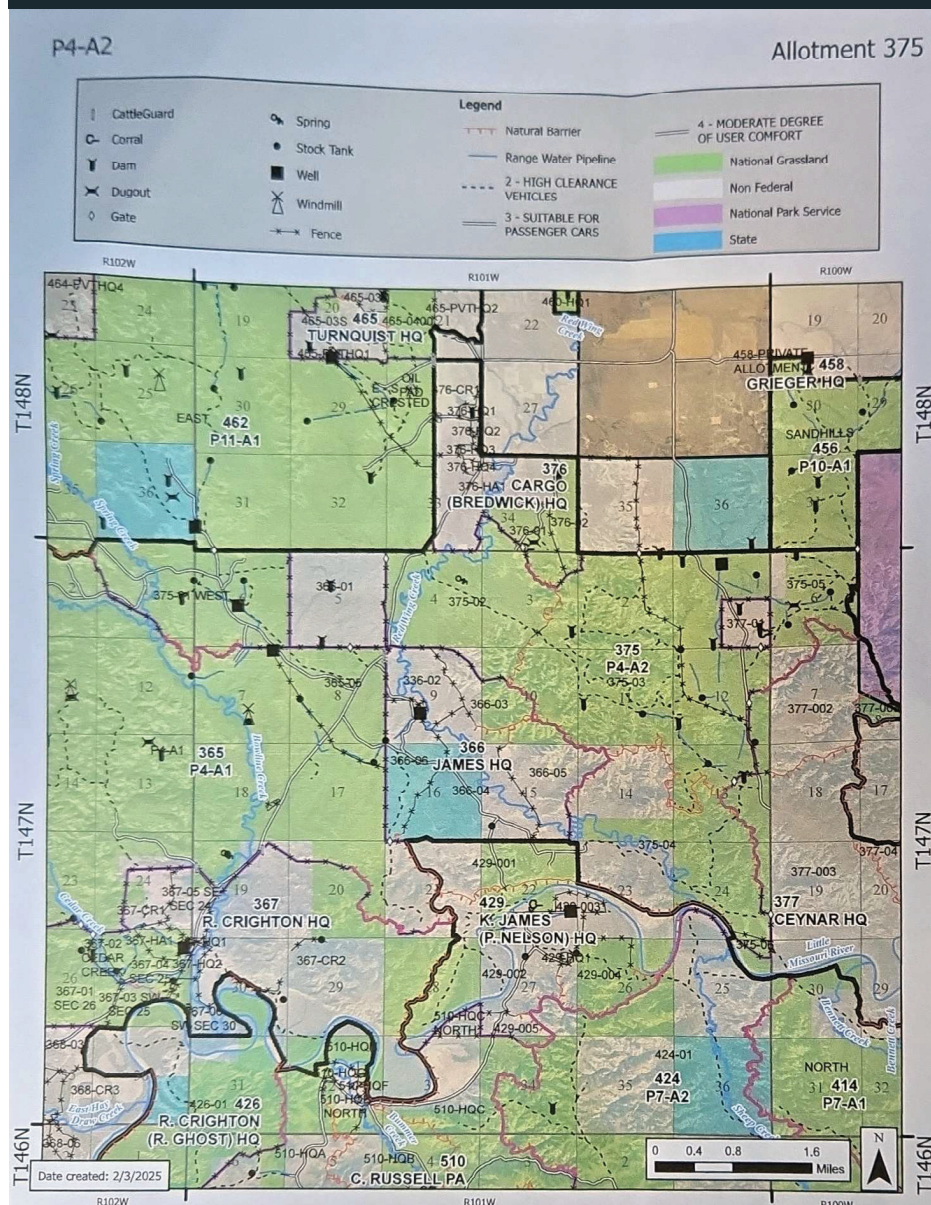


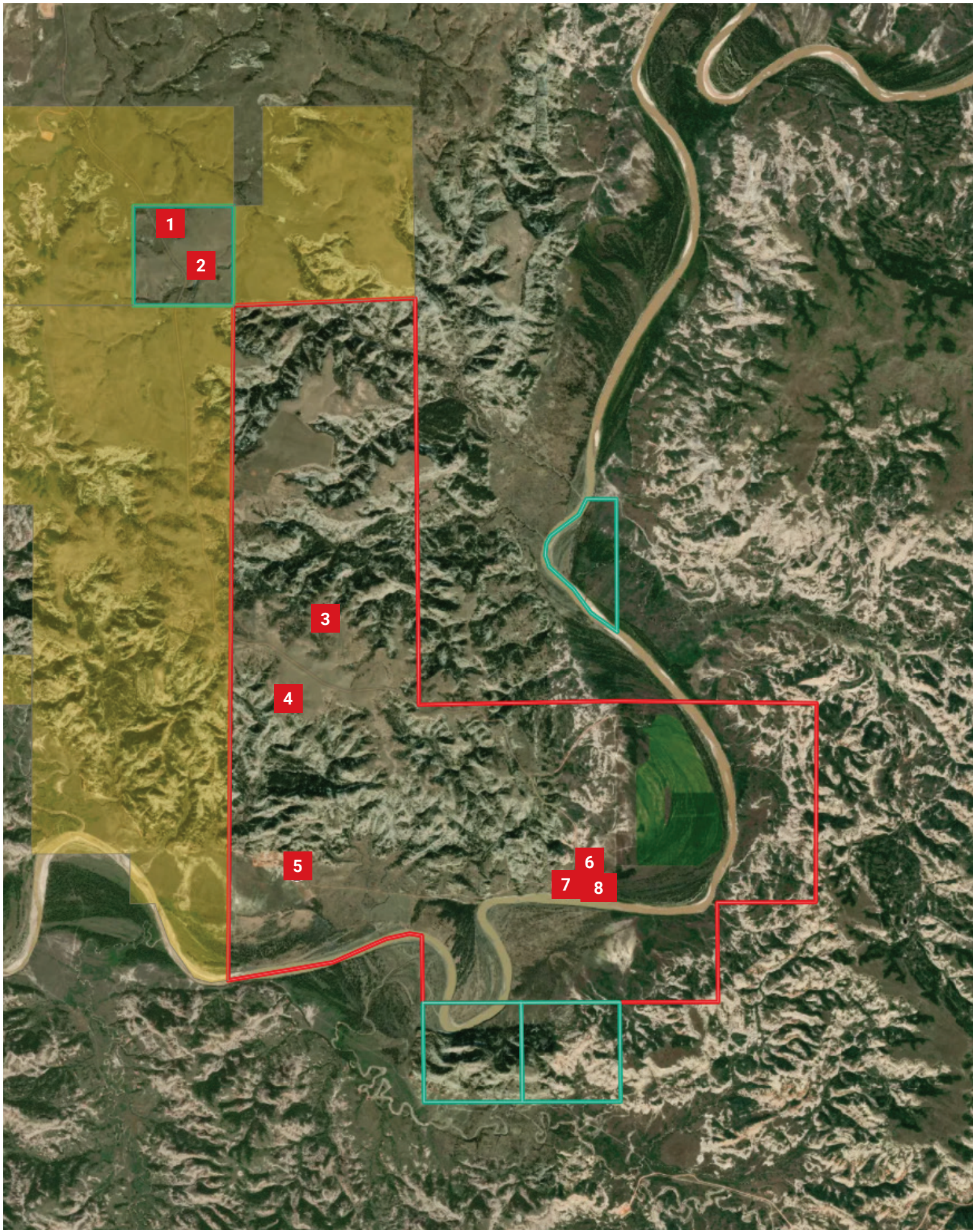
Grazing Acres	Carrying Capacity of Pasture Unit
1-acre irrigated alfalfa	8
1-acre bottom land subject to flooding	6
1-acre native hay	2
1-acre cultivated dryland forage	5
20 acres crop aftermath	1
Cash crops	0
*Morrison's Feeds and Feeding ratings used by Association since 1949	

Rules & Definitions below found in the 2020-2030 McKenzie County Grazing Association (Blue Book) Operations Manual.

- **Turn-In Headquarters:** A ranch headquarters where livestock are wintered, with no allocated FS (Forest Service) lands, and on which the total number of animals are limited by the grazing preference.
- **Common Grazing Area:** An allotment where two or more operators are permitted to graze livestock, and where such livestock are intermingled.
- **Animal Unit (AU):** One mature cow of about 1,000 pounds, either dry or with calf up to 6 months of age, or their equivalent, consuming about 26 pounds of forage/day on an oven-dry basis. Five sheep or goats are the general equivalent of one cow.
- **Commensurability:** The base property shall be commensurate for fifty (50) percent of the feed and forage necessary for a year around livestock operation. Fifty (50) percent may be purchased or raised off the base property
- When base property is sold, the grazing preference reverts to the MCGA (McKenzie County Grazing Association) for allocation by the Board to the new owner in accordance with rules of management. If the new owner of the base property does not apply for the grazing preference, the grazing preference will be considered relinquished.

Grazing Allotment Map





1



2



3



4



5 | Artesian Well



6 | Artesian Well for Home & Pole Barn



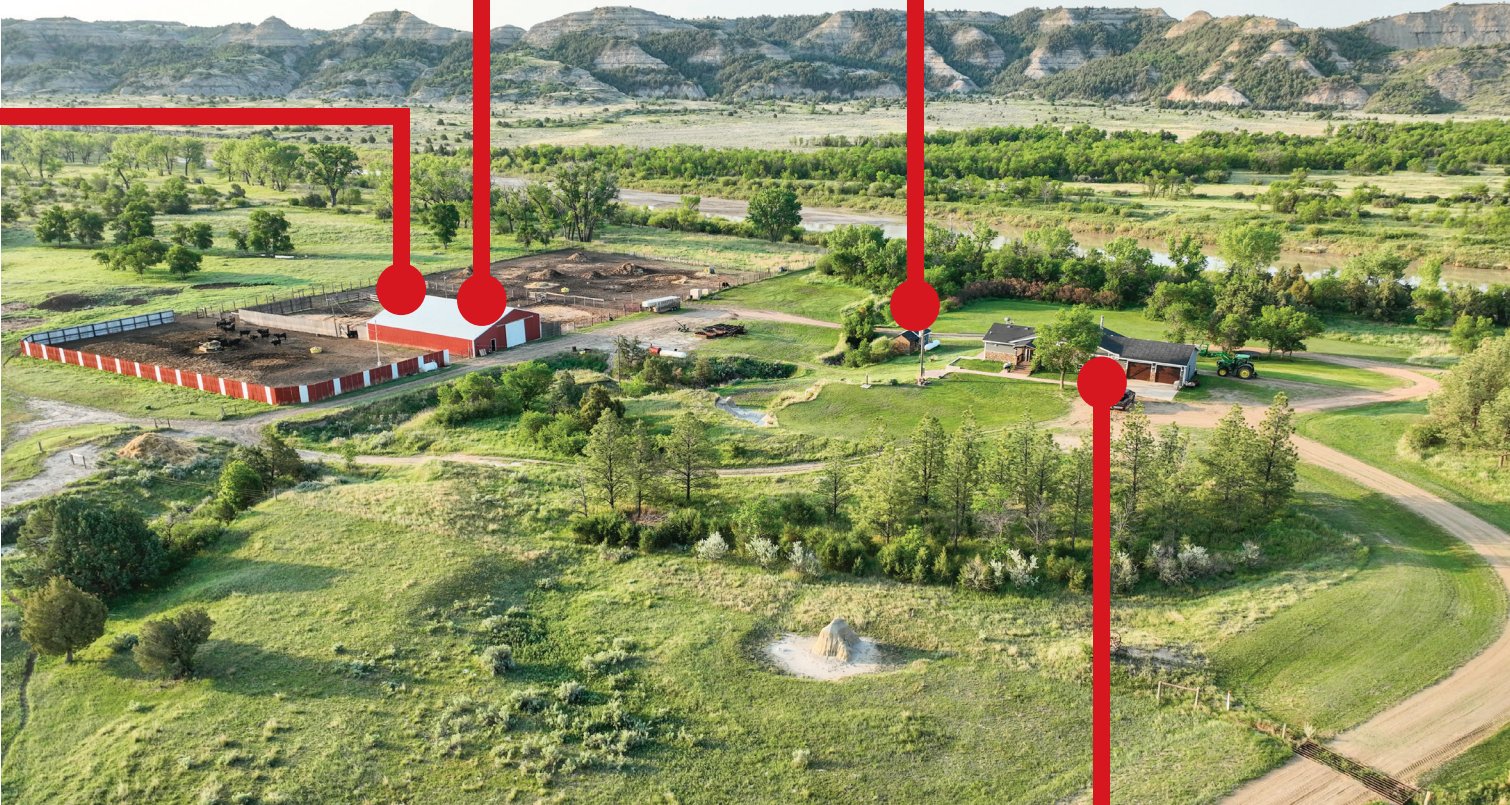
7 | Stock Dam



8 | Drilled Well







Primary Bedroom



Primary Bathroom



Loft



Kitchen & Dining Room



Half Bathroom



Family Room



Bedroom 1



Half Bathroom



Bedroom 2



Bedroom 3



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:



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NORTH DAKOTA

**4,258±
Acres**



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