



HUNTER'S RUN WATFORD CITY LOT AUCTION

Opening: Thursday, November 7 | 8 AM

Closing: Thursday, November 14 | 1 PM ^{CST} 2024

TIMED
ONLINE

Along 4th Ave. NE and ND Hwy. 1806 on the east side of Watford City, ND.

Auctioneer's Note: Fantastic opportunity offering nine tracts of development property for sale at public auction in Watford City. Home to the Watford City Wolves, The Rough Rider Center, McKenzie County Ag Expo, The Bakken Area Skills Center, and so much more. The county seat of one of the richest oil producing counties in North Dakota, Watford City is uniquely defined as a small town with big city opportunities. There is great exposure to those interested in purchasing all or some of the tracts in the offering. Located near, and at the corner of, ND 1806 and 4th Ave NE on the east side of Watford, daily commuters and many others pass by these parcels regularly whether it's on their way to work, to drop the kids off at school, or to take a weekend or evening trip to Tobacco Gardens Resort to catch a Missouri River Walleye. This diverse sale includes parcels currently zoned C-1 (General Commercial District), C-2(Commercial/Service District), R-3(Medium Density Residential District), and R-4(High Density Residential District). The recent completed expansion of Hwy. 85, south of Watford City, along with nearby access to ND Hwy. 23 makes for improved logistic for businesses big or small. Nearby and surrounding water and sanitary sewer service provides any buyer with a near shovel ready opportunity.

45± Acres



Watford Highway 23 Properties, LLC Tony Mazza

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

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 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 THURSDAY, NOVEMBER 7 AND WILL END AT 1 PM THURSDAY, NOVEMBER 14, 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: **Monday, December 30, 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 Date.

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.

Watford City, 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.

• 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.

NOVEMBER 2024

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1 2

3 4 5 6 7 8 9

OPENS
7
CLOSES

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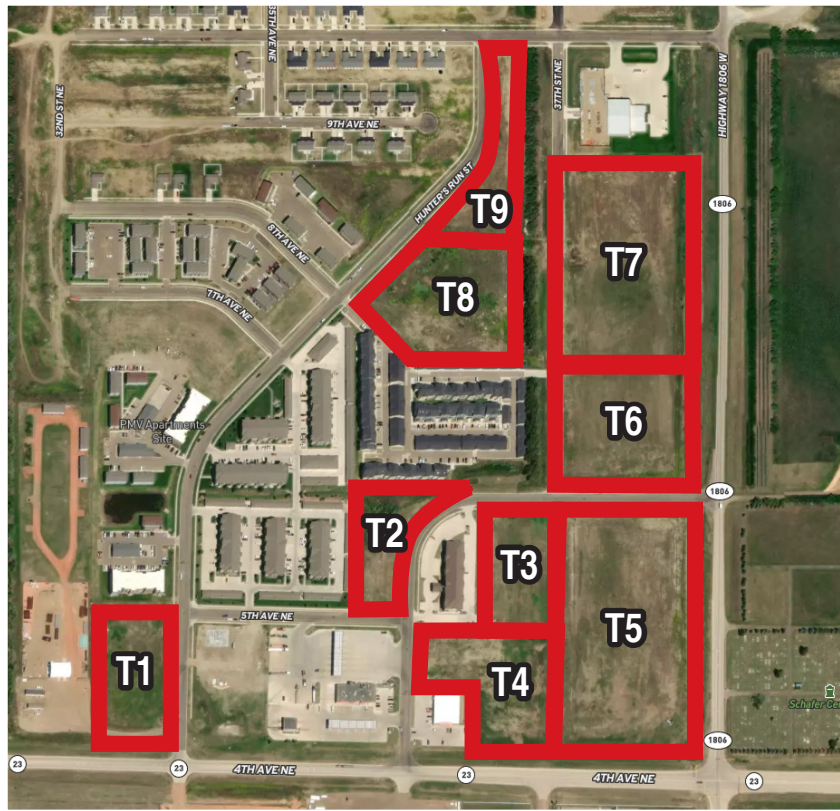
17 18 19 20 21 22 23

24 25 26 27 28 29 30

WATFORD CITY, ND

Land Located: Along 4th Ave. NE and ND Hwy. 1806 on the east side of Watford City, ND.

To Be Sold in 9 Tracts!



*Lines are approximate

WATFORD CITY, ND**Description:** Lot 126 Hunters Run Subdivision**Total Acres:** 3±**Total Sq. Ft.:** 130,680±**Current Zoning:** C-1 (General Commercial District)**PID #:** 82-42-12600**Taxes (2023):** \$2,016.82

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37621

Parcel Number:

82-42-12600

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 126

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax	2,016.82
Plus: Special Assessments	
Total tax due	2,016.82
Less: 5% discount	100.84
if paid by Feb. 15th	

Amount due by Feb. 15th 1,915.98

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 1,008.41

Payment 2: Pay by Oct. 15th 1,008.41

Legislative tax relief**(3-year comparison):**

	2021	2022	2023
Legislative tax relief	1,138.25	1,136.26	815.79

Special Assessments .00

Specials Interest .00

Tax distribution(3-year comparison):

	2021	2022	2023
True And Full Value	306,600	306,600	216,350
Taxable Value	15,330	15,330	10,818
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	15,330	15,330	10,818
Mill Levy	182.120	184.010	186.430

Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

Taxes By District(in dollars):

State	15.33	15.33	10.82
County	273.79	269.35	184.99
City/Twp WATFORD CITY	1,330.49	1,385.68	999.48
School MCKENZIE COUNTY #1	1,105.45	1,082.91	775.98
GARRISON	15.33	15.33	10.82
MCKENZIE SOIL CONSERVATION	23.00	23.00	10.82
MCKENZIE AMBULANCE DISTRICT	28.51	29.28	23.91

FOR ASSISTANCE:

Office: McKenzie County Treasurer

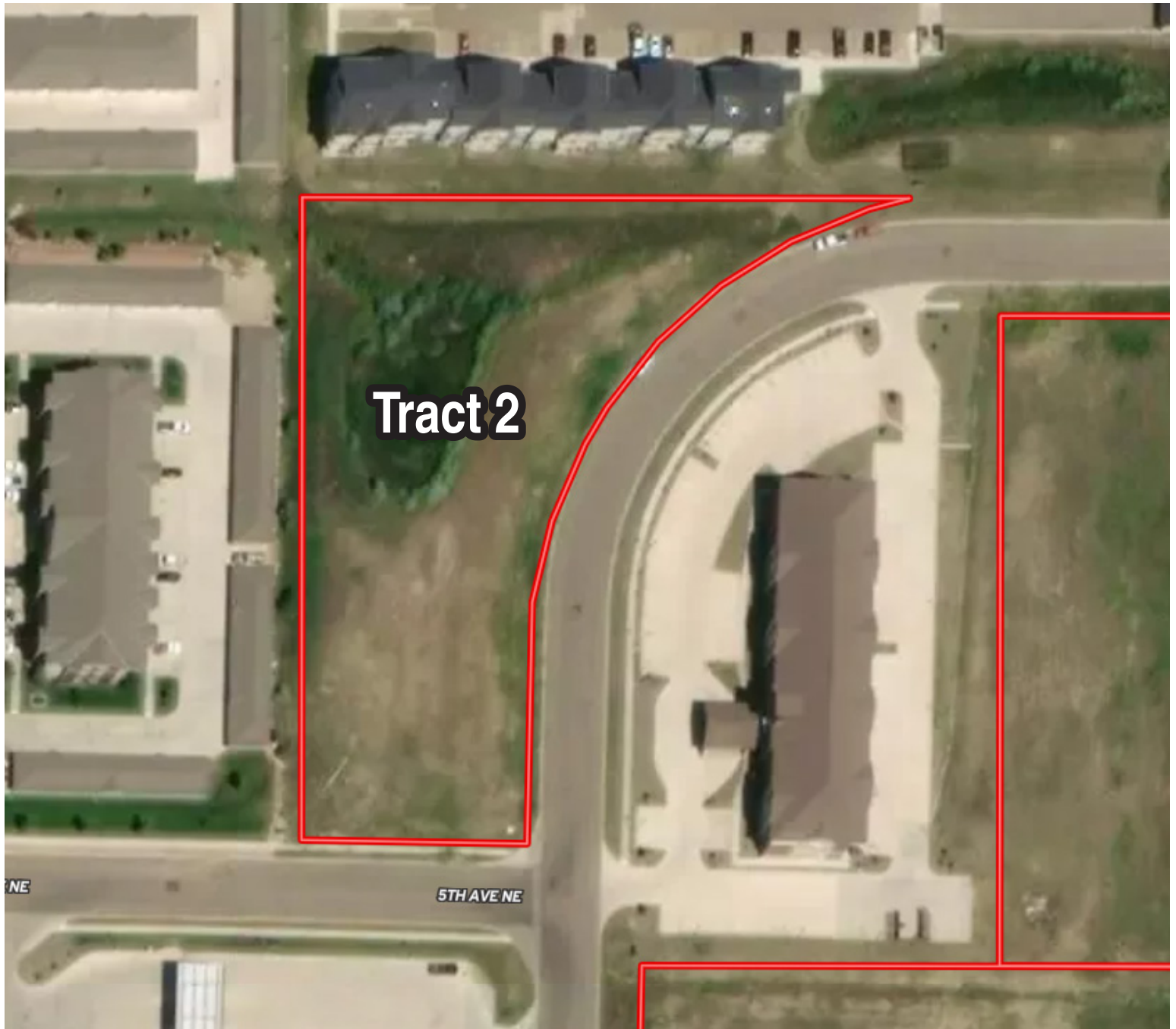
Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-

Consolidated Tax	2,791.90	2,820.88	2,016.82
	.00	.00	.00
Net consolidated tax	2,791.90	2,820.88	2,016.82
Net effective tax rate	.91%	.92%	.93%



WATFORD CITY, ND**Description:** Lot 131 Hunters Run Subdivision**Total Acres:** 2±**Total Sq. Ft.:** 87,120±**Current Zoning:** C-2 (Commercial/Service District)**PID #:** 82-42-13100**Taxes (2023):** \$1,047.55

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:

82-42-13100

Jurisdiction

WATFORD CITY

Statement No: 37625

Physical Location

Legal Description

LOT- 131

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax 1,047.55

Plus: Special Assessments

Total tax due 1,047.55

Less: 5% discount 52.37

if paid by Feb. 15th

Amount due by Feb. 15th 995.18

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 523.78

Payment 2: Pay by Oct. 15th 523.77

Legislative tax relief
(3-year comparison):**2021****2022****2023**

Legislative tax relief

616.05

614.97

423.73

Tax distribution(3-year comparison):**2021****2022****2023**

True And Full Value

165,930

165,930

112,370

Taxable Value

8,297

8,297

5,619

Less: Homestead credit

Disabled Veterans' credit

Net Taxable Value

8,297

8,297

5,619

Mill Levy

182.120

184.010

186.430

Taxes By District(in dollars):

State

8.30

8.30

5.62

County

148.18

145.78

96.08

City/Twp WATFORD CITY

720.10

749.97

519.14

School MCKENZIE COUNTY #1

598.30

586.10

403.05

GARRISON

8.30

8.30

5.62

MCKENZIE SOIL CONSERVATION

12.45

12.45

5.62

MCKENZIE AMBULANCE DISTRICT

15.43

15.85

12.42

Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-

Consolidated Tax

1,511.06

1,526.75

1,047.55

.00

.00

.00

Net consolidated tax

1,511.06

1,526.75

1,047.55

Net effective tax rate

.91%

.92%

.93%



WATFORD CITY, ND**Description:** Lot 154 Hunters Run Subdivision**Total Acres:** 3±**Total Sq. Ft.:** 130,383±**Current Zoning:** C-2 (Commercial/Service District)**PID #:** 82-42-13700**Taxes (2023):** \$1,787.86

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37631

Parcel Number:

82-42-13700

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 154

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax	1,787.86
Plus: Special Assessments	
Total tax due	1,787.86
Less: 5% discount	89.39
if paid by Feb. 15th	
Amount due by Feb. 15th	1,698.47
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	893.93
Payment 2: Pay by Oct. 15th	893.93

Legislative tax relief**(3-year comparison):**

	2021	2022	2023
Legislative tax relief	1,035.05	1,033.23	723.18

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2021	2022	2023
True And Full Value	278,800	278,800	191,800
Taxable Value	13,940	13,940	9,590
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	13,940	13,940	9,590
Mill Levy	182.120	184.010	186.430

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 1..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 16..... 6%

Taxes By District(in dollars):

State	13.94	13.94	9.59
County	248.97	244.93	163.99
City/Twp WATFORD CITY	1,209.85	1,260.04	886.02
School MCKENZIE COUNTY #1	1,005.21	984.72	687.89
GARRISON	13.94	13.94	9.59
MCKENZIE SOIL CONSERVATION	20.91	20.91	9.59
MCKENZIE AMBULANCE DISTRICT	25.93	26.63	21.19

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-

Consolidated Tax	2,538.75	2,565.11	1,787.86
	.00	.00	.00
Net consolidated tax	2,538.75	2,565.11	1,787.86
Net effective tax rate	.91%	.92%	.93%



WATFORD CITY, ND**Description:** Lot 138 Hunters Run Subdivision**Total Acres:** 4±**Total Sq. Ft.:** 189,180±**Current Zoning:** C-2 (Commercial/Service District)**PID #:** 82-42-13800**Taxes (2023):** \$1,631.27

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37632

Parcel Number:

82-42-13800

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 138
HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax	1,631.27
Plus: Special Assessments	
Total tax due	1,631.27
Less: 5% discount	81.56
if paid by Feb. 15th	
Amount due by Feb. 15th	1,549.71
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	815.64
Payment 2: Pay by Oct. 15th	815.63

**Legislative tax relief
(3-year comparison):**

	2021	2022	2023
Legislative tax relief	928.13	926.50	659.84

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2021	2022	2023
True And Full Value	250,000	250,000	175,000
Taxable Value	12,500	12,500	8,750
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	12,500	12,500	8,750
Mill Levy	182.120	184.010	186.430

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 1..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 16..... 6%

Taxes By District(in dollars):

State	12.50	12.50	8.75
County	223.25	219.63	149.63
City/Twp WATFORD CITY	1,084.88	1,129.88	808.41
School MCKENZIE COUNTY #1	901.38	883.00	627.64
GARRISON	12.50	12.50	8.75
MCKENZIE SOIL CONSERVATION	18.75	18.75	8.75
MCKENZIE AMBULANCE DISTRICT	23.25	23.88	19.34

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-

Consolidated Tax	2,276.51	2,300.14	1,631.27
	.00	.00	.00
Net consolidated tax	2,276.51	2,300.14	1,631.27
Net effective tax rate	.91%	.92%	.93%



WATFORD CITY, ND**Description:** Lot 136 Hunters Run Subdivision**Total Acres:** 10±**Total Sq. Ft.:** 435,600±**Current Zoning:** C-2 (Commercial/Service District)**PID #:** 82-42-13600**Taxes (2023):** \$2,431.60

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37630

Parcel Number:

82-42-13600

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 136

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax	2,431.60
Plus: Special Assessments	
Total tax due	2,431.60
Less: 5% discount	121.58
if paid by Feb. 15th	

Amount due by Feb. 15th 2,310.02

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 1,215.80

Payment 2: Pay by Oct. 15th 1,215.80

**Legislative tax relief
(3-year comparison):**

	2021	2022	2023
Legislative tax relief	1,805.76	1,802.60	983.57

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2021	2022	2023
True And Full Value	486,400	486,400	260,850
Taxable Value	24,320	24,320	13,043
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	24,320	24,320	13,043
Mill Levy	182.120	184.010	186.430

Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

Taxes By District(in dollars):

State	24.32	24.32	13.04
County	434.36	427.30	223.04
City/Twp WATFORD CITY	2,110.73	2,198.28	1,205.04
School MCKENZIE COUNTY #1	1,753.72	1,717.96	935.57
GARRISON	24.32	24.32	13.04
MCKENZIE SOIL CONSERVATION	36.48	36.48	13.04
MCKENZIE AMBULANCE DISTRICT	45.24	46.45	28.83

FOR ASSISTANCE:

Office: McKenzie County Treasurer

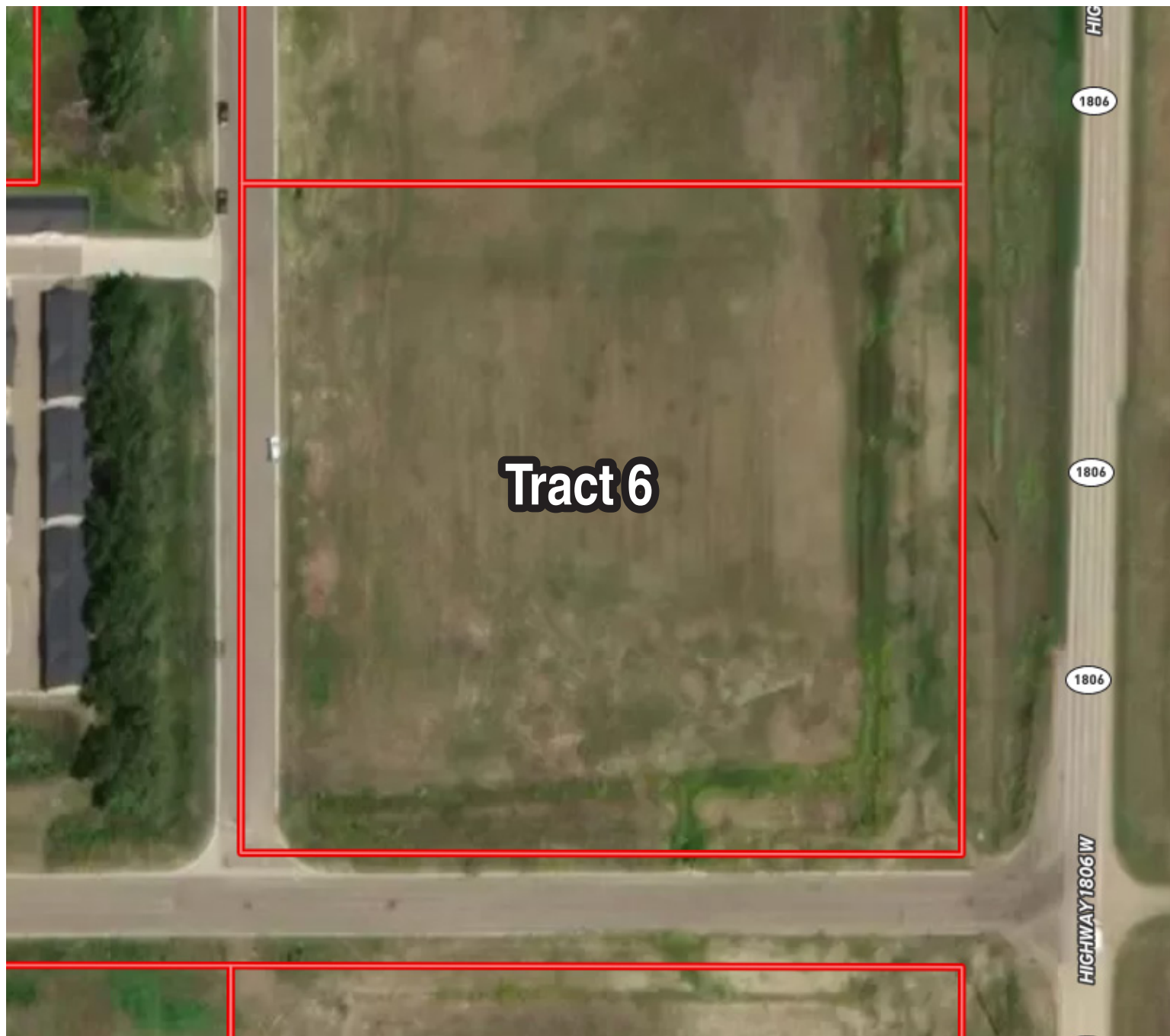
Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-

Consolidated Tax	4,429.17	4,475.11	2,431.60
	.00	.00	.00
Net consolidated tax	4,429.17	4,475.11	2,431.60
Net effective tax rate	.91%	.92%	.93%



WATFORD CITY, ND**Description:** Lot 135 Hunters Run Subdivision**Total Acres:** 5±**Total Sq. Ft.:** 217,800±**Current Zoning:** C-2 (Commercial/Service District)**PID #:** 82-42-13500**Taxes (2023):** \$2,016.82

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37629

Parcel Number:

82-42-13500

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 135

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax 1,856.10

Plus: Special Assessments

Total tax due 1,856.10

Less: 5% discount 92.80

if paid by Feb. 15th

Amount due by Feb. 15th 1,763.30

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 928.05

Payment 2: Pay by Oct. 15th 928.05

Legislative tax relief**(3-year comparison):**

	2021	2022	2023
Legislative tax relief	869.99	868.46	750.78

Tax distribution(3-year comparison):

	2021	2022	2023
True And Full Value	234,330	234,330	199,110
Taxable Value	11,717	11,717	9,956
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	11,717	11,717	9,956
Mill Levy	182.120	184.010	186.430

Taxes By District(in dollars):

State	11.72	11.72	9.96
County	209.27	205.87	170.25
City/Twp WATFORD CITY	1,016.92	1,059.10	919.83
School MCKENZIE COUNTY #1	844.91	827.69	714.14
GARRISON	11.72	11.72	9.96
MCKENZIE SOIL CONSERVATION	17.58	17.58	9.96
MCKENZIE AMBULANCE DISTRICT	21.79	22.38	22.00

Consolidated Tax	2,133.91	2,156.06	1,856.10
	.00	.00	.00
Net consolidated tax	2,133.91	2,156.06	1,856.10
Net effective tax rate	.91%	.92%	.93%

Special Assessments .00

Specials Interest .00

Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-



WATFORD CITY, ND**Description:** Lot 134 Hunters Run Subdivision**Total Acres:** 8±**Total Sq. Ft.:** 348,480±**Current Zoning:** C-1 (General Commercial District)**PID #:** 82-42-13400**Taxes (2023):** \$2,185.51

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37628

Parcel Number:

82-42-13400

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 134

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax	2,185.51
Plus: Special Assessments	
Total tax due	2,185.51
Less: 5% discount	109.27
if paid by Feb. 15th	

Amount due by Feb. 15th 2,076.24

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 1,092.76

Payment 2: Pay by Oct. 15th 1,092.75

**Legislative tax relief
(3-year comparison):****2021****2022****2023**

Legislative tax relief	1,036.90	1,035.09	884.03
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Tax distribution(3-year comparison):**2021****2022****2023**

True And Full Value	279,300	279,300	234,450
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Taxable Value	13,965	13,965	11,723
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Less: Homestead credit

Disabled Veterans' credit

Net Taxable Value	13,965	13,965	11,723
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Mill Levy	182.120	184.010	186.430
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Taxes By District(in dollars):

State	13.97	13.97	11.72
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County	249.41	245.37	200.46
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City/Twp WATFORD CITY	1,212.02	1,262.30	1,083.09
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School MCKENZIE COUNTY #1	1,007.02	986.49	840.89
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GARRISON	13.97	13.97	11.72
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MCKENZIE SOIL CONSERVATION	20.95	20.95	11.72
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MCKENZIE AMBULANCE DISTRICT	25.97	26.67	25.91
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Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.usWebsite: county.mckenziecounty.net

-Auditor/Treasurer Department-

Consolidated Tax	2,543.31	2,569.72	2,185.51
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	.00	.00	.00
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Net consolidated tax	2,543.31	2,569.72	2,185.51
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Net effective tax rate	.91%	.92%	.93%
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WATFORD CITY, ND**Description:** Lot 128 Hunters Run Subdivision**Total Acres:** 5±**Total Sq. Ft.:** 217,800±**Current Zoning:** R-4 (High Density Residential District)**PID #:** 82-42-12800**Taxes (2023):** \$1,917.44

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37623

Parcel Number:

82-42-12800

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 128

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax 1,917.44

Plus: Special Assessments

Total tax due 1,917.44

Less: 5% discount 95.87

if paid by Feb. 15th

Amount due by Feb. 15th 1,821.57

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 958.72

Payment 2: Pay by Oct. 15th 958.72

**Legislative tax relief
(3-year comparison):****2021****2022****2023**

Legislative tax relief 1,266.71 1,264.49 775.59

Tax distribution(3-year comparison):**2021****2022****2023**

True And Full Value 341,200 341,200 205,700

Taxable Value 17,060 17,060 10,285

Less: Homestead credit

Disabled Veterans' credit

Net Taxable Value 17,060 17,060 10,285

Mill Levy 182.120 184.010 186.430

Taxes By District(in dollars):

State 17.06 17.06 10.29

County 304.69 299.74 175.87

City/Twp WATFORD CITY 1,480.64 1,542.05 950.23

School MCKENZIE COUNTY #1 1,230.20 1,205.12 737.74

GARRISON 17.06 17.06 10.29

MCKENZIE SOIL CONSERVATION 25.59 25.59 10.29

MCKENZIE AMBULANCE DISTRICT 31.73 32.58 22.73

Consolidated Tax 3,106.97 3,139.20 1,917.44

Net consolidated tax .00 .00 .00

Net consolidated tax 3,106.97 3,139.20 1,917.44

Net effective tax rate .91% .92% .93%

Special Assessments .00

Specials Interest .00

Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

FOR ASSISTANCE:

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-Auditor/Treasurer Department-



WATFORD CITY, ND**Description:** Lot 127 Hunters Run Subdivision**Total Acres:** 3±**Total Sq. Ft.:** 130,680±**Current Zoning:** R-3 (Medium Density Residential District)**PID #:** 82-42-12700**Taxes (2023):** \$1,475.98

*Lines are approximate

2023 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 37622

Parcel Number:

82-42-12700

Jurisdiction

WATFORD CITY

Physical Location**Legal Description**

LOT- 127

HUNTERS RUN SUBDIVISION

2023 TAX BREAKDOWN

Net consolidated tax 1,475.98

Plus: Special Assessments

Total tax due 1,475.98

Less: 5% discount 73.79

if paid by Feb. 15th

Amount due by Feb. 15th 1,402.19

Or pay in two installments(with no discount)

Payment 1: Pay by Mar. 1st 737.99

Payment 2: Pay by Oct. 15th 737.99

Legislative tax relief**(3-year comparison):**

	2021	2022	2023
Legislative tax relief	875.04	873.50	597.02

Tax distribution(3-year comparison):

	2021	2022	2023
True And Full Value	235,700	235,700	158,330
Taxable Value	11,785	11,785	7,917
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	11,785	11,785	7,917
Mill Levy	182.120	184.010	186.430

Taxes By District(in dollars):

	2021	2022	2023
State	11.79	11.79	7.92
County	210.48	207.06	135.38
City/Twp WATFORD CITY	1,022.82	1,065.25	731.45
School MCKENZIE COUNTY #1	849.82	832.49	567.89
GARRISON	11.79	11.79	7.92
MCKENZIE SOIL CONSERVATION	17.68	17.68	7.92
MCKENZIE AMBULANCE DISTRICT	21.92	22.51	17.50

Consolidated Tax	2,146.30	2,168.57	1,475.98
	.00	.00	.00
Net consolidated tax	2,146.30	2,168.57	1,475.98
Net effective tax rate	.91%	.92%	.93%

Special Assessments .00

Specials Interest .00

Penalty on 1st Installment & Specials

March 2..... 3%

May 1..... 6%

July 1..... 9%

October 15..... 12%

Penalty on 2nd Installment

October 16..... 6%

FOR ASSISTANCE:

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-Auditor/Treasurer Department-











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 & Address:



WATFORD CITY
NORTH DAKOTA

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