



938±  
Acres

TIMED ONLINE

# MORTON & SIOUX COUNTIES, NORTH DAKOTA LAND AUCTION

**Troy Fleck**

Contact Steffes Representative **Martin Peterson**, (320) 905-5325 for details.



**Preview:** Thursday, March 5th 8AM – Wednesday, March 11th 4PM  
Gated access off of Breien road will be open during these times.

**OPENING** MARCH 5 | 8AM

**CLOSING** MARCH 12 | 10AM CDT 2026

**Auctioneer's Note:**

Farmers, Ranchers, and Sportsmen; you don't want to miss a chance at this unique property offering diversified cropland and pasture along over a mile of both the Cannonball River and Dogtooth Creek, 32 miles south of Mandan near Breien. Natural water from the river and creek flows year-round. Combined with farmed cropland on the river bottoms and hilltops, paired with pasture holding native grasses, this is the ideal habitat to hold strong, proven populations of white-tail deer, mule deer, turkey, pheasant, and grouse, among predator hunting opportunities. Towering river and creek bluffs give way to fantastic views filled by the natural curves of the river and creek and the tall cottonwoods that stand along their banks. A building site near the entrance of the property with access to electricity and a sand point well is a shovel-ready setting to build a home or hunting cottage for any size family or hunting party.



**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 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, MARCH 5 AND WILL END AT 10AM THURSDAY, MARCH 12, 2026.**

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

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

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

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

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

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Tuesday, April 28, 2026.**

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

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

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

### **2026 Taxes Payable in 2027: Paid by BUYER.**

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

### **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

### **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties 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**

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

### **ENVIRONMENTAL DISCLAIMER**

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

### **EASEMENTS AND SURVEY**

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

### **BUYER DEFAULT**

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

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

### **INTERNET RISK**

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

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

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### **THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

**This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



## AUCTION DATES

MARCH

2026

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

## EAST MORTON & NORTH SIOUX TOWNSHIP

**Land Located:** From the intersection of ND Hwy. 6 and ND Hwy. 21, 26 miles south of Mandan, continue south 6-1/2 miles to Breien, ND, west 1/2 mile to 25th Ave., south through private drive.

**Description:** W1/2SE1/4, NE1/4SW1/4, SW1/4NE1/4, SE1/4NW1/4, W1/2NW1/4, W1/2SW1/4, SE1/4SW1/4, Gov't Lots 1, 2, 3, 5, 6, 7 All in Section 2-133-82, SW1/4 (Less R/W 8.37 A & 1.77 A Rd. & Less Pt Lying N or CO RD 134) Section 35-134-82, Gov't Lots 4 & 5 Section 12-133-82, S1/2SE1/4NW1/4, E1/2SW1/4, Gov't Lots 5, 6, 7, 8 All in Section 1-133-82

**Total Acres:** 938.02±

**Cropland Acres:** 453.31±

**Pasture Acres:** 480±

**PID #'s:** 01-0003000,01-0006000, 01-0005100, 01-0005000, 01-0004000, 01-0007000, 01-0036000,01-0035000,01-0001000, 05-0121000, 02478000, 02477000

**Soil Productivity Index:** 49.6

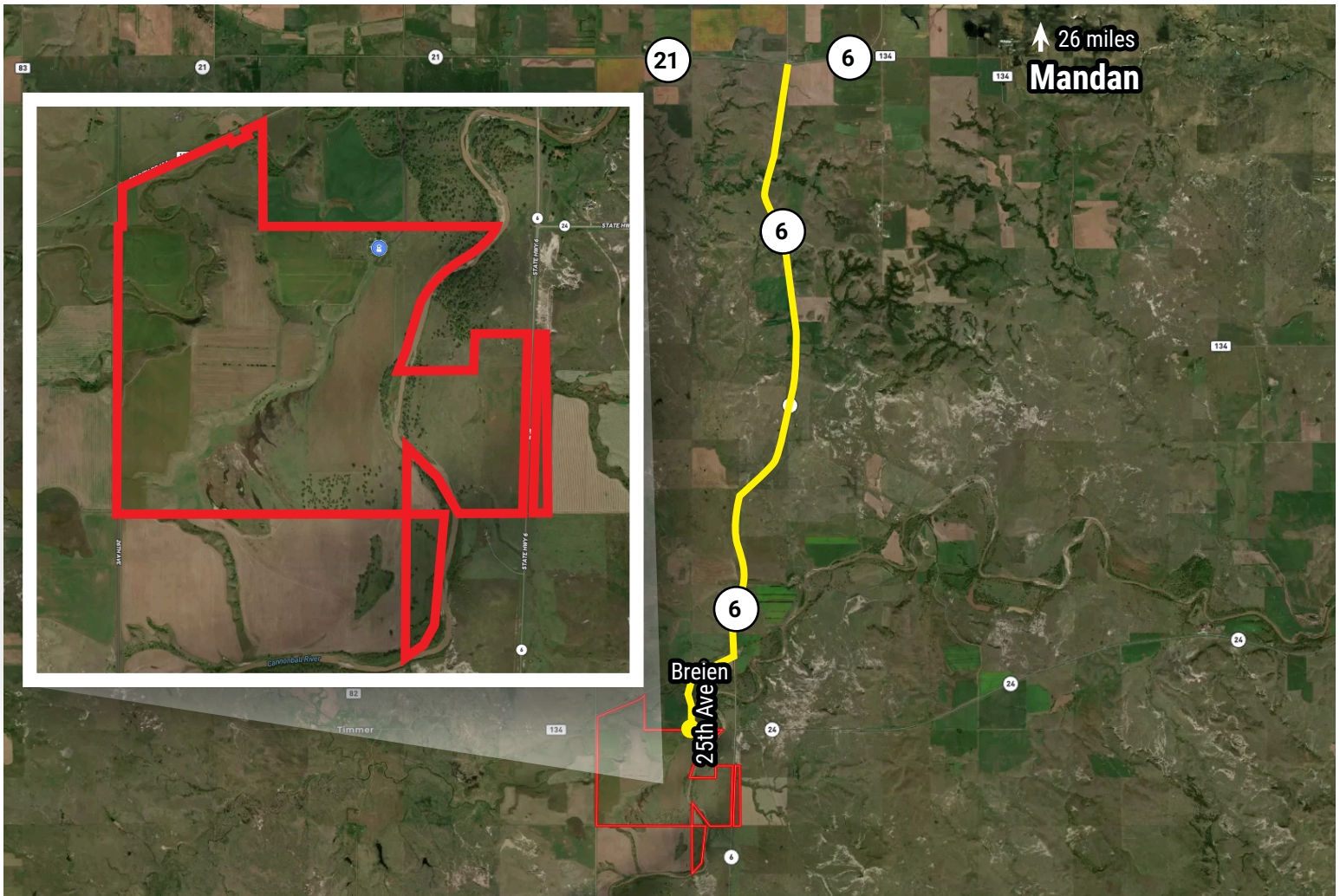
**Soils:** Lihen-Parshall complex (54.2%), Breien fine sandy loam (12.1%), Velva fine sandy loam (10.8%)

**Taxes (2025):** \$2,016.36

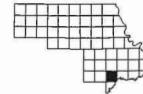
### Property Notes:

- Shallow sandpoint well with well house located near building site.
- All Personal Property pictured to be removed on or before real estate closing date.
- Septic tank for building site located north of trailer home.
- Serviced by Mor-Gran-Sou Electric Coop

**Please Note:** An additional 85± acres available nearby for lease to high bidder/buyer, terms negotiable with and between buyer and seller on or before real estate closing date.



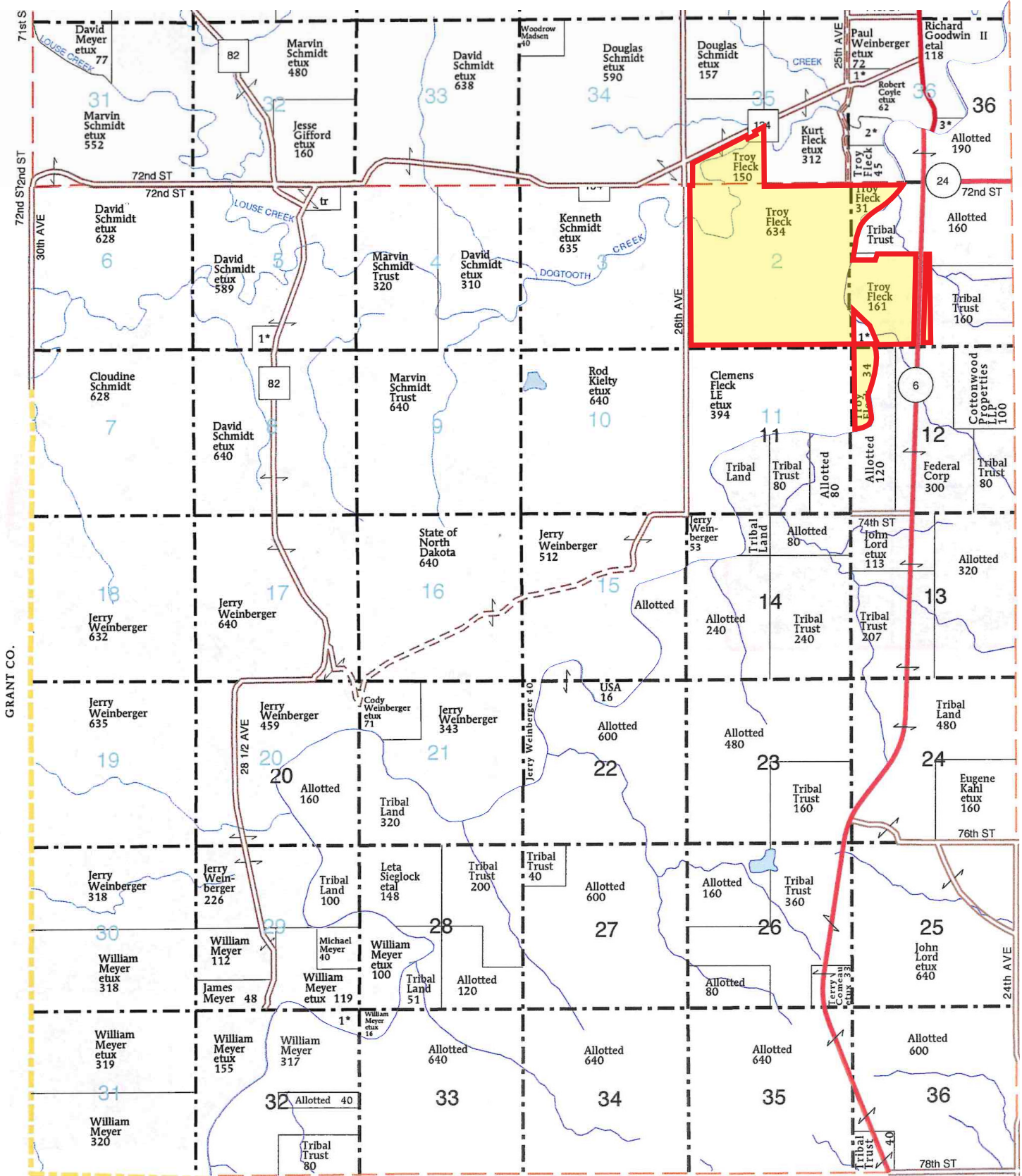
\*Lines are approximate



T-134-N

ROAD DISTRICT 52 PLAT

R-82-W



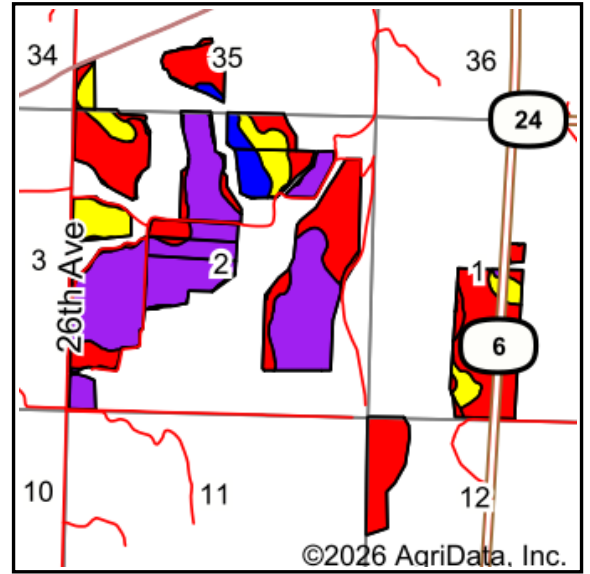
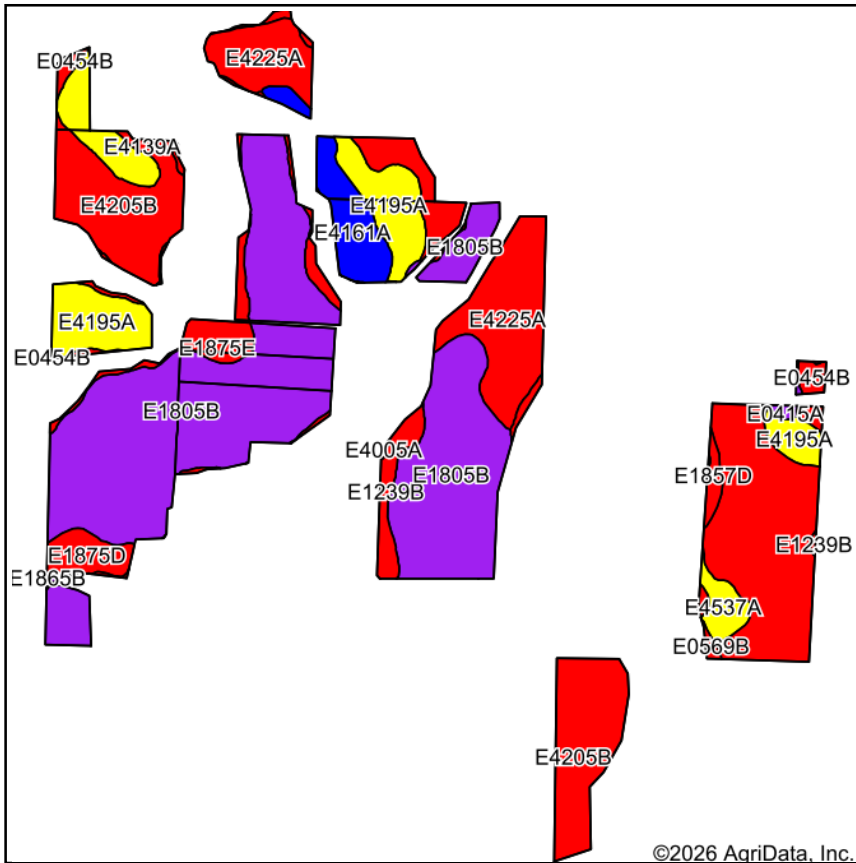
GRANT CO.

T-133-134-N

ROAD DISTRICT 2 PLAT

R-82-W

(Landowners)

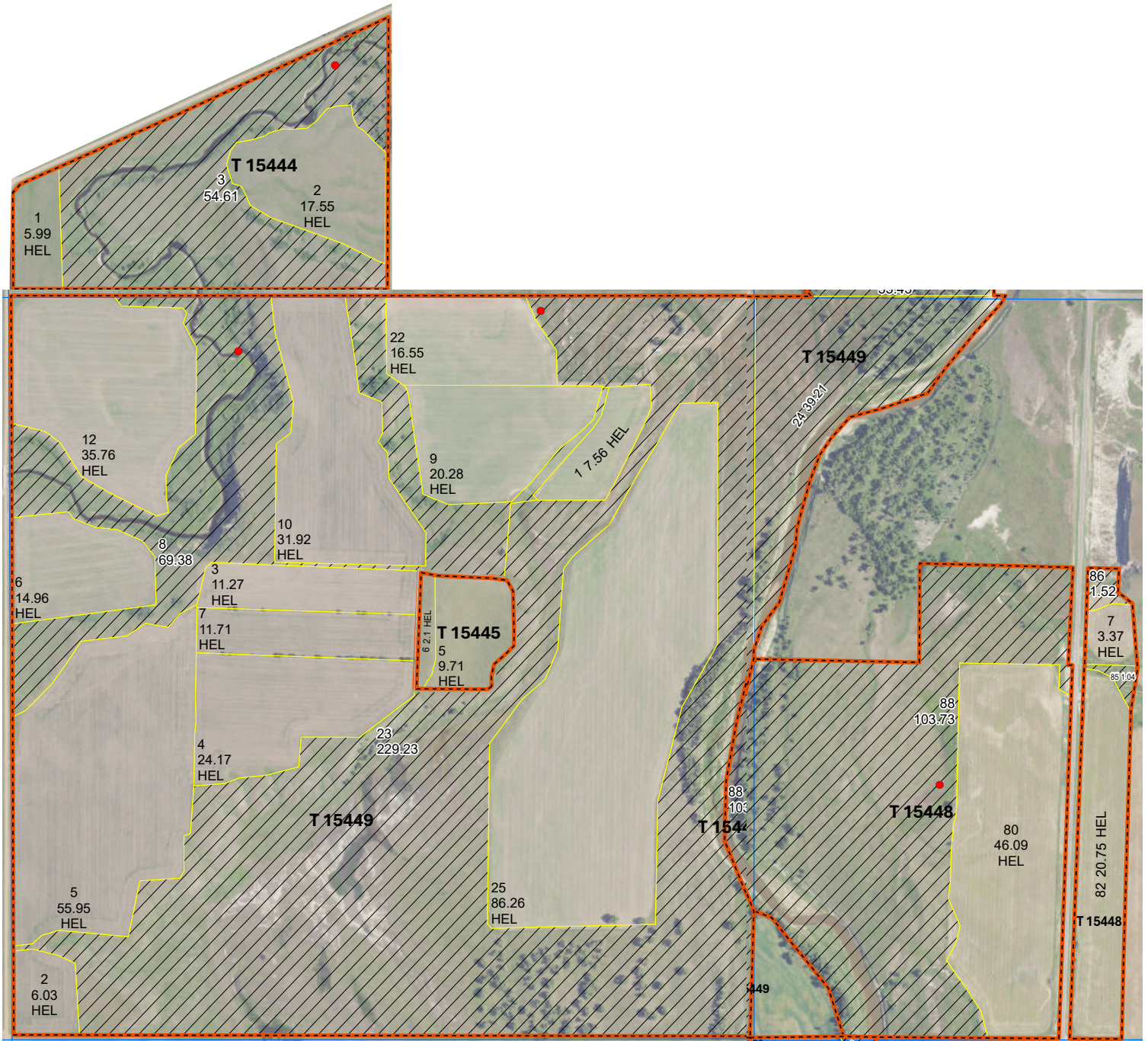


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Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 28		Area Symbol: ND085, Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	177.59	40.3%		IVe	52	
E4205B	Banks loamy fine sand, 0 to 6 percent slopes, occasionally flooded	54.60	12.4%		IVe	37	
E4225A	Breien fine sandy loam, 0 to 2 percent slopes, rarely flooded	52.92	12.0%		IIIe	41	
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	51.69	11.7%		IVs	46	
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	38.62	8.7%		IIIe	64	
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	14.99	3.4%		Ile	88	
E1875E	Telfer loamy fine sand, 15 to 25 percent slopes	13.58	3.1%		VIIe	19	
E1875D	Telfer loamy fine sand, 6 to 15 percent slopes	7.46	1.7%		VIe	27	
E1239B	Ekalaka-Lakota fine sandy loams, 0 to 6 percent slopes	6.83	1.5%		IVs	34	
E4537A	Stady loam, 0 to 2 percent slopes	5.61	1.3%		Ile	61	
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	5.09	1.2%		IIIe	64	
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	3.24	0.7%		VIw	43	
E1857D	Seroco-Telfer complex, 2 to 15 percent slopes	2.85	0.6%		VIe	21	
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	1.98	0.4%		IVs	35	
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	1.33	0.3%		IVs	35	
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.13	0.3%		VIw	43	
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	0.99	0.2%		IIs	59	
E0569B	Janesburg-Dogtooth fine sandy loams, 0 to 6 percent slopes	0.74	0.2%		IVe	34	

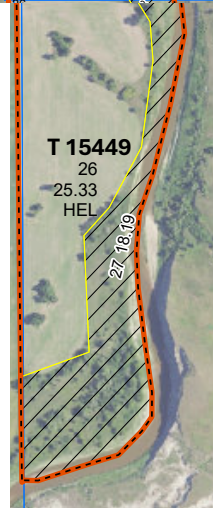
Soils data provided by USDA and NRCS.



  Tract Boundary      Noncropland  
  PLSS                  Cropland

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

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



**Tract Number** : 15444**Description** : SW(S OF RD)35-134-82**FSA Physical Location** : NORTH DAKOTA/MORTON**ANSI Physical Location** : NORTH DAKOTA/MORTON**BIA Unit Range Number** :**CRP Contract Number(s)** : None**HEL Status** : HEL field on tract.Conservation system being actively applied**Wetland Status** : Tract contains a wetland or farmed wetland**WL Violations** : None**Owners** : TROY LEE FLECK**Other Producers** : None**Recon ID** : 38-059-2024-145**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.15	23.54	23.54	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	23.54	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.96	0.00	19
Oats	0.69	0.00	44
Corn	2.96	0.00	44
<b>TOTAL</b>	<b>11.61</b>	<b>0.00</b>	

**Tract Number** : 15445**Description** : 12 AC 2-133-82**FSA Physical Location** : NORTH DAKOTA/MORTON**ANSI Physical Location** : NORTH DAKOTA/MORTON**BIA Unit Range Number** :**CRP Contract Number(s)** : None**HEL Status** : HEL field on tract.Conservation system being actively applied**Wetland Status** : Tract does not contain a wetland**WL Violations** : None**Owners** : TROY LEE FLECK**Other Producers** : None**Recon ID** : 38-059-2024-145**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
11.81	11.81	11.81	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	11.81	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.99	0.00	19
Oats	0.35	0.00	44
Corn	1.48	0.00	44
<b>TOTAL</b>	<b>5.82</b>	<b>0.00</b>	

**Tract Number** : 15448  
**Description** : 177 AC W1-133-82  
**FSA Physical Location** : NORTH DAKOTA/SIOUX  
**ANSI Physical Location** : NORTH DAKOTA/SIOUX  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : TROY LEE FLECK  
**Other Producers** : None  
**Recon ID** : 38-059-2024-148

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
176.50	70.21	70.21	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	70.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	51.83	0.00	19
Corn	18.38	0.00	36
<b>TOTAL</b>	<b>70.21</b>	<b>0.00</b>	

**Tract Number** : 15449  
**Description** : 36AC SSW36-134-82;40AC NW1;SEC2(-12A);WNW12-133-82  
**FSA Physical Location** : NORTH DAKOTA/MORTON  
**ANSI Physical Location** : NORTH DAKOTA/MORTON  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : TROY LEE FLECK  
**Other Producers** : None  
**Recon ID** : 38-059-2024-149

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
739.18	347.75	347.75	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	347.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	126.17	0.00	22
Oats	0.84	0.00	44
Corn	30.95	0.00	55
<b>TOTAL</b>	<b>157.96</b>	<b>0.00</b>	

### 2025 Morton County Real Estate Tax Statement

Statement No: 25740

**Parcel Number**  
01-0001000

**Jurisdiction**  
Unorganized Township

**Physical Location**

**Legal Description**  
SCT:1 TWN:133 RNG:82  
LOTS 7 & 8 31.20 ACRES

**Acres**  
31.200

**2025 TAX BREAKDOWN**

Net consolidated tax	52.23
Plus: Special Assessments	0.00
Total tax due	52.23
Less: 5% discount, if paid by February 15, 2026	(2.61)
<b>Amount due by February 15, 2026</b>	<b>49.62</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

	2023	2024	2025
<b>Legislative Tax Relief:</b>	56.75	55.48	57.30
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	8,700	8,300	8,600
Taxable Value	435	415	430
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	435	415	430
Total mill levy	132.330	135.910	121.470
Taxes By District (in dollars):			
Morton County	25.66	23.94	17.88
Unorganized Township	2.82	2.48	3.01
Solen School	25.56	26.50	27.79
Flasher Rural Fire	2.18	2.12	2.16
Soil Conservation District	0.44	0.44	0.46
Morton County Water District	0.46	0.50	0.50
State Medical Center	0.44	0.42	0.43
<b>Consolidated Tax</b>	<b>57.56</b>	<b>56.40</b>	<b>52.23</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2026	26.12
Payment 2: Pay by October 15, 2026	26.11

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

**FOR ASSISTANCE, CONTACT:**

### 2025 Morton County Real Estate Tax Statement

Statement No: 25742

**Parcel Number**  
01-0003000

**Jurisdiction**  
Unorganized Township

**Physical Location**

**Legal Description**  
SCT:2 TWN:133 RNG:82  
W 1/2 SE 1/4 & NE 1/4 SW 1/4 & SW 1/4  
NE 1/4 160.00 ACRES

**Acres**  
160.000

**2025 TAX BREAKDOWN**

Net consolidated tax	294.56
Plus: Special Assessments	0.00
Total tax due	294.56
Less: 5% discount, if paid by February 15, 2026	(14.73)
<b>Amount due by February 15, 2026</b>	<b>279.83</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

	2023	2024	2025
<b>Legislative Tax Relief:</b>	320.26	313.46	323.14
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	49,100	46,900	48,500
Taxable Value	2,455	2,345	2,425
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	2,455	2,345	2,425
Total mill levy	132.330	135.910	121.470
Taxes By District (in dollars):			
Morton County	144.83	135.20	100.90
Unorganized Township	15.96	14.07	16.98
Solen School	144.28	149.80	156.72
Flasher Rural Fire	12.30	12.00	12.18
Soil Conservation District	2.48	2.48	2.54
Morton County Water District	2.56	2.82	2.82
State Medical Center	2.46	2.34	2.42
<b>Consolidated Tax</b>	<b>324.87</b>	<b>318.71</b>	<b>294.56</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2026	147.28
Payment 2: Pay by October 15, 2026	147.28

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

**FOR ASSISTANCE, CONTACT:**

2025 Morton County Real Estate Tax Statement

Statement No: 25743

Parcel Number 01-0004000  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description SCT:2 TWN:133 RNG:82 SE 1/4 NW 1/4 & LOTS 2 & 3 120.08 ACRES  
 Acres 120.100

**2025 TAX BREAKDOWN**

Net consolidated tax	256.30
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>256.30</b>
Less: 5% discount, if paid by February 15, 2026	(12.82)
<b>Amount due by February 15, 2026</b>	<b>243.48</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

	2023	2024	2025
<b>Legislative Tax Relief:</b>	279.82	274.02	281.16
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	42,900	41,000	42,200
Taxable Value	2,145	2,050	2,110
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>2,145</b>	<b>2,050</b>	<b>2,110</b>
<b>Total mill levy</b>	<b>132.330</b>	<b>135.910</b>	<b>121.470</b>
<b>Taxes By District (in dollars):</b>			
Morton County	126.57	118.16	87.78
Unorganized Township	13.94	12.30	14.78
Solen School	126.06	130.96	136.36
Flasher Rural Fire	10.74	10.50	10.60
Soil Conservation District	2.16	2.18	2.22
Morton County Water District	2.24	2.46	2.44
State Medical Center	2.14	2.06	2.12
<b>Consolidated Tax</b>	<b>283.85</b>	<b>278.62</b>	<b>256.30</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 128.15  
 Payment 2: Pay by October 15, 2026 128.15

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

2025 Morton County Real Estate Tax Statement

Statement No: 25744

Parcel Number 01-0005000  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description SCT:2 TWN:133 RNG:82 W 1/2 NW 1/4 80.05 ACRES  
 Acres 80.100

**2025 TAX BREAKDOWN**

Net consolidated tax	162.16
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>162.16</b>
Less: 5% discount, if paid by February 15, 2026	(8.11)
<b>Amount due by February 15, 2026</b>	<b>154.05</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

	2023	2024	2025
<b>Legislative Tax Relief:</b>	176.77	173.10	177.90
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	27,100	25,900	26,700
Taxable Value	1,355	1,295	1,335
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>1,355</b>	<b>1,295</b>	<b>1,335</b>
<b>Total mill levy</b>	<b>132.330</b>	<b>135.910</b>	<b>121.470</b>
<b>Taxes By District (in dollars):</b>			
Morton County	79.96	74.66	55.54
Unorganized Township	8.80	7.76	9.34
Solen School	79.64	82.72	86.28
Flasher Rural Fire	6.78	6.62	6.70
Soil Conservation District	1.36	1.38	1.40
Morton County Water District	1.41	1.56	1.56
State Medical Center	1.36	1.30	1.34
<b>Consolidated Tax</b>	<b>179.31</b>	<b>176.00</b>	<b>162.16</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 81.08  
 Payment 2: Pay by October 15, 2026 81.08

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

2025 Morton County Real Estate Tax Statement

Statement No: 25745

Parcel Number 01-0005100  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description SCT:2 TWN:133 RNG:82 W 1/2 SW 1/4 80.05 ACRES  
 Acres 80.100

**2025 TAX BREAKDOWN**

Net consolidated tax	171.27
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>171.27</b>
Less: 5% discount, if paid by February 15, 2026	(8.56)
<b>Amount due by February 15, 2026</b>	<b>162.71</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

	2023	2024	2025
<b>Legislative Tax Relief:</b>	187.20	183.13	187.88
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	28,700	27,400	28,200
Taxable Value	1,435	1,370	1,410
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>1,435</b>	<b>1,370</b>	<b>1,410</b>
<b>Total mill levy</b>	<b>132.330</b>	<b>135.910</b>	<b>121.470</b>
<b>Taxes By District (in dollars):</b>			
Morton County	84.68	78.98	58.67
Unorganized Township	9.32	8.22	9.86
Solen School	84.33	87.52	91.13
Flasher Rural Fire	7.18	7.02	7.08
Soil Conservation District	1.44	1.46	1.48
Morton County Water District	1.50	1.64	1.64
State Medical Center	1.44	1.36	1.41
<b>Consolidated Tax</b>	<b>189.89</b>	<b>186.20</b>	<b>171.27</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 85.64  
 Payment 2: Pay by October 15, 2026 85.63

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

2025 Morton County Real Estate Tax Statement

Statement No: 25746

Parcel Number 01-0006000  
 Jurisdiction Unorganized Township  
 Physical Location 7200 25TH AVE SOLEN, ND58570  
 Legal Description SCT:2 TWN:133 RNG:82 LOTS 1-5-6 & 7 154.28 ACRES  
 Acres 154.300

**2025 TAX BREAKDOWN**

Net consolidated tax	328.58
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>328.58</b>
Less: 5% discount, if paid by February 15, 2026	(16.43)
<b>Amount due by February 15, 2026</b>	<b>312.15</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

	2023	2024	2025
<b>Legislative Tax Relief:</b>	360.70	353.56	360.45
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	55,300	52,900	54,100
Taxable Value	2,765	2,645	2,705
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>2,765</b>	<b>2,645</b>	<b>2,705</b>
<b>Total mill levy</b>	<b>132.330</b>	<b>135.910</b>	<b>121.470</b>
<b>Taxes By District (in dollars):</b>			
Morton County	163.12	152.48	112.56
Unorganized Township	17.97	15.88	18.94
Solen School	162.50	168.96	174.82
Flasher Rural Fire	13.86	13.54	13.58
Soil Conservation District	2.80	2.80	2.84
Morton County Water District	2.88	3.18	3.14
State Medical Center	2.76	2.64	2.70
<b>Consolidated Tax</b>	<b>365.89</b>	<b>359.48</b>	<b>328.58</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 164.29  
 Payment 2: Pay by October 15, 2026 164.29

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

2025 Morton County Real Estate Tax Statement

Statement No: 25747

Parcel Number 01-0007000  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description Acres  
 SCT:2 TWN:133 RNG:82 40.000  
 SE 1/4 SW 1/4 40.00 ACRES

**2025 TAX BREAKDOWN**

Net consolidated tax	74.10
Plus: Special Assessments	0.00
Total tax due	74.10
Less: 5% discount, if paid by February 15, 2026	(3.71)
<b>Amount due by February 15, 2026</b>	<b>70.39</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

	2023	2024	2025
<b>Legislative Tax Relief:</b>	79.57	77.53	81.28
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	12,200	11,600	12,200
Taxable Value	610	580	610
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	610	580	610
Total mill levy	132.330	135.910	121.470
Taxes By District (in dollars):			
Morton County	36.00	33.42	25.40
Unorganized Township	3.96	3.48	4.28
Solen School	35.84	37.05	39.42
Flasher Rural Fire	3.06	2.98	3.06
Soil Conservation District	0.62	0.62	0.64
Morton County Water District	0.64	0.70	0.70
State Medical Center	0.60	0.58	0.60
<b>Consolidated Tax</b>	<b>80.72</b>	<b>78.83</b>	<b>74.10</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 37.05  
 Payment 2: Pay by October 15, 2026 37.05

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

**FOR ASSISTANCE, CONTACT:**

2025 Morton County Real Estate Tax Statement

Statement No: 25784

Parcel Number 01-0035000  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description Acres  
 SCT:12 TWN:133 RNG:82 19.600  
 LOT 4 19.60 ACRES

**2025 TAX BREAKDOWN**

Net consolidated tax	33.40
Plus: Special Assessments	0.00
Total tax due	33.40
Less: 5% discount, if paid by February 15, 2026	(1.67)
<b>Amount due by February 15, 2026</b>	<b>31.73</b>

*(If your mortgage company pays your property taxes, then this is an informational statement only.)*

	2023	2024	2025
<b>Legislative Tax Relief:</b>	35.88	35.42	36.65
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	5,500	5,300	5,500
Taxable Value	275	265	275
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	275	265	275
Total mill levy	132.330	135.910	121.470
Taxes By District (in dollars):			
Morton County	16.22	15.28	11.44
Unorganized Township	1.79	1.60	1.92
Solen School	16.16	16.92	17.78
Flasher Rural Fire	1.38	1.36	1.38
Soil Conservation District	0.28	0.28	0.28
Morton County Water District	0.28	0.32	0.32
State Medical Center	0.28	0.26	0.28
<b>Consolidated Tax</b>	<b>36.39</b>	<b>36.02</b>	<b>33.40</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 16.70  
 Payment 2: Pay by October 15, 2026 16.70

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

**FOR ASSISTANCE, CONTACT:**

2025 Morton County Real Estate Tax Statement

Statement No: 25785

Parcel Number 01-0036000  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description SCT:12 TWN:133 RNG:82 LOT 5 14.00 ACRES  
 Acres 14.000

**2025 TAX BREAKDOWN**

Net consolidated tax	23.69
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>23.69</b>
Less: 5% discount, if paid by February 15, 2026	(1.18)
<b>Amount due by February 15, 2026</b>	<b>22.51</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

	2023	2024	2025
<b>Legislative Tax Relief:</b>	26.09	25.40	25.99
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	4,000	3,800	3,900
Taxable Value	200	190	195
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>200</b>	<b>190</b>	<b>195</b>
<b>Total mill levy</b>	<b>132.330</b>	<b>135.910</b>	<b>121.470</b>
<b>Taxes By District (in dollars):</b>			
Morton County	11.81	10.94	8.12
Unorganized Township	1.30	1.14	1.36
Solen School	11.76	12.14	12.61
Flasher Rural Fire	1.00	0.98	0.98
Soil Conservation District	0.20	0.20	0.20
Morton County Water District	0.20	0.22	0.22
State Medical Center	0.20	0.20	0.20
<b>Consolidated Tax</b>	<b>26.47</b>	<b>25.82</b>	<b>23.69</b>
<b>Net effective tax rate</b>	<b>0.66%</b>	<b>0.68%</b>	<b>0.61%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 11.85  
 Payment 2: Pay by October 15, 2026 11.84

**PRIOR YEAR(S) DUE: 2024**

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

2025 Morton County Real Estate Tax Statement

Statement No: 26234

Parcel Number 05-0121000  
 Jurisdiction Unorganized Township  
 Physical Location  
 Legal Description SCT:35 TWN:134 RNG:82 SW 1/4 (LESS R/W 8.37A & 1.77A RD & LESS PT LYING N OF CO RD 134 72.24) 77.62 ACRES  
 Acres 77.620

**2025 TAX BREAKDOWN**

Net consolidated tax	234.82
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>234.82</b>
Less: 5% discount, if paid by February 15, 2026	(11.74)
<b>Amount due by February 15, 2026</b>	<b>223.08</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

	2023	2024	2025
<b>Legislative Tax Relief:</b>	334.45	326.97	179.71
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	49,000	46,800	25,800
Taxable Value	2,450	2,340	1,290
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>2,450</b>	<b>2,340</b>	<b>1,290</b>
<b>Total mill levy</b>	<b>198.900</b>	<b>197.130</b>	<b>182.030</b>
<b>Taxes By District (in dollars):</b>			
Morton County	144.54	134.90	53.68
Unorganized Township	15.92	14.04	9.02
Flasher School	196.55	170.52	103.36
Voter Approved School Bonds	110.54	122.22	58.14
Flasher Rural Fire	12.28	11.98	6.48
Soil Conservation District	2.48	2.48	1.36
Morton County Water District	2.54	2.80	1.50
State Medical Center	2.46	2.34	1.28
<b>Consolidated Tax</b>	<b>487.31</b>	<b>461.28</b>	<b>234.82</b>
<b>Net effective tax rate</b>	<b>0.99%</b>	<b>0.99%</b>	<b>0.91%</b>

Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 117.41  
 Payment 2: Pay by October 15, 2026 117.41

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

Office: Morton County Treasurer

2025 Sioux County Real Estate Tax Statement

Statement No: 2695

Parcel Number 02477000  
 Jurisdiction #40 UNORGANIZED  
 Physical Location  
 Legal Description Acres  
 SCT:1 TWN:133 RNG:82 20.000  
 S1/2SE1/4NW1/4 1-133-82 EX RW

**2025 TAX BREAKDOWN**

Net consolidated tax	28.94
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>28.94</b>
Less: 5% discount, if paid by February 15, 2026	(1.45)
<b>Amount due by February 15, 2026</b>	<b>27.49</b>

	2023	2024	2025
<b>Legislative Tax Relief:</b>	23.45	24.81	14.91
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	5,300	5,300	3,200
Taxable Value	265	265	160
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>265</b>	<b>265</b>	<b>160</b>
<b>Total mill levy</b>	<b>169.990</b>	<b>175.100</b>	<b>180.869</b>
<b>Taxes By District (in dollars):</b>			
COUNTY43	23.78	23.80	15.90
#40 UNORGANIZED	4.77	4.76	2.88
SOLEN SCHOOL #3	15.58	16.92	9.60
SOLEN FIRE #2	0.00	0.00	0.00
SOIL CONSERVATION	0.66	0.66	0.40
State Medical Center	0.26	0.26	0.16
<b>Consolidated Tax</b>	<b>45.05</b>	<b>46.40</b>	<b>28.94</b>
<b>Net effective tax rate</b>	<b>0.85%</b>	<b>0.88%</b>	<b>0.90%</b>

(If your mortgage company pays your property taxes, then this is an informational statement only.)  
 Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 14.47  
 Payment 2: Pay by October 15, 2026 14.47

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:

2025 Sioux County Real Estate Tax Statement

Statement No: 2696

Parcel Number 02478000  
 Jurisdiction #40 UNORGANIZED  
 Physical Location  
 Legal Description Acres  
 SCT:1 TWN:133 RNG:82 141.000  
 E1/2SW1/4, L5&6 1-133-82 EX RW

**2025 TAX BREAKDOWN**

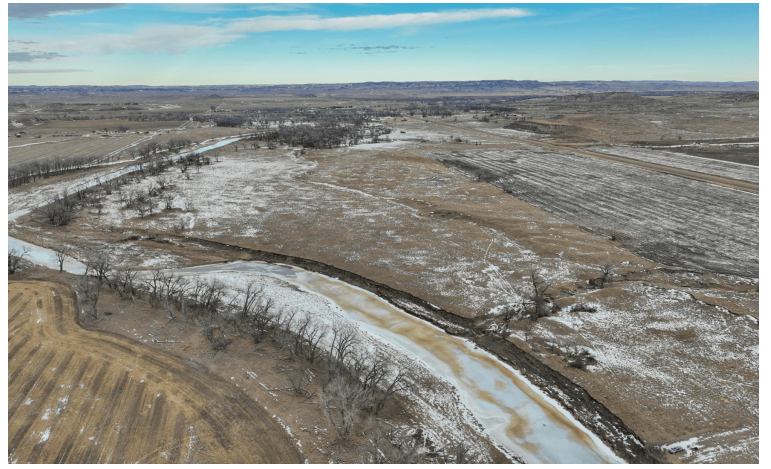
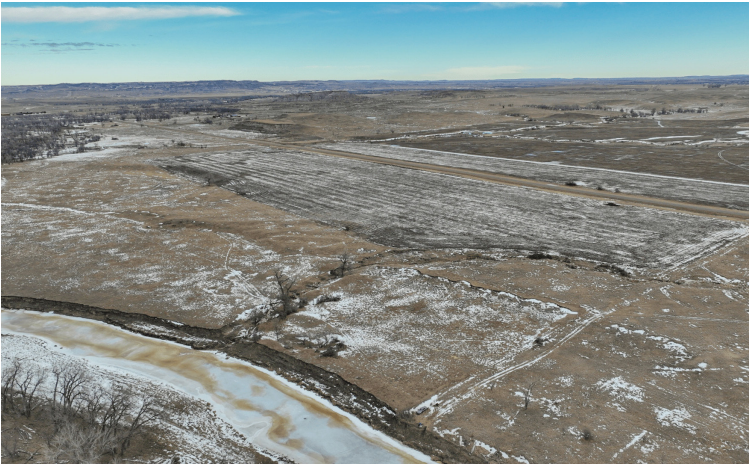
Net consolidated tax	356.31
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>356.31</b>
Less: 5% discount, if paid by February 15, 2026	(17.82)
<b>Amount due by February 15, 2026</b>	<b>338.49</b>

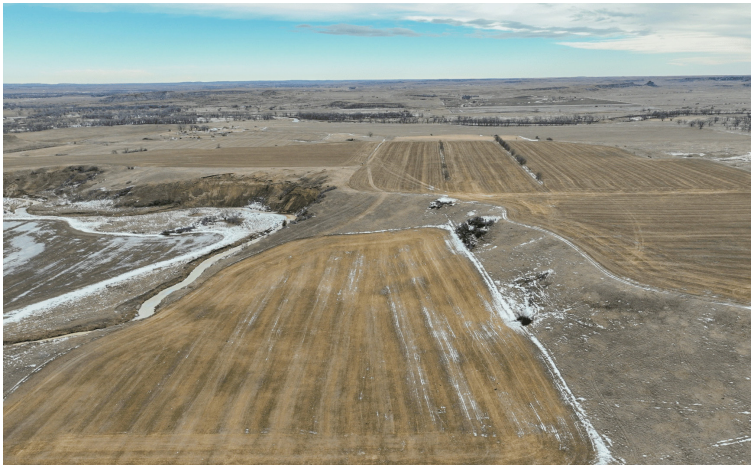
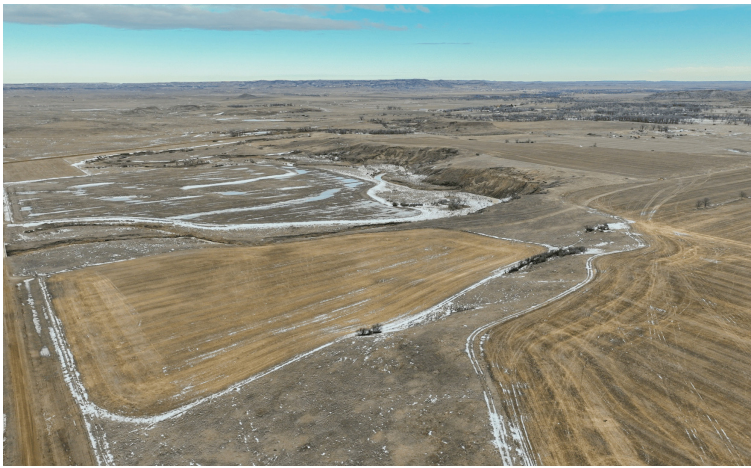
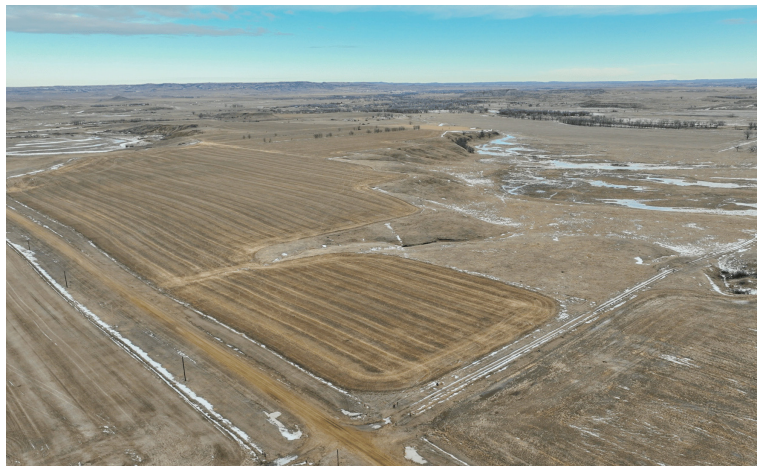
	2023	2024	2025
<b>Legislative Tax Relief:</b>	138.49	143.71	183.60
<b>Tax Distribution (3-year comparison):</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
True and Full Value	31,300	30,700	39,400
Taxable Value	1,565	1,535	1,970
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>1,565</b>	<b>1,535</b>	<b>1,970</b>
<b>Total mill levy</b>	<b>169.990</b>	<b>175.100</b>	<b>180.869</b>
<b>Taxes By District (in dollars):</b>			
COUNTY43	140.40	137.70	195.75
#40 UNORGANIZED	28.17	27.64	35.46
SOLEN SCHOOL #3	91.98	98.06	118.20
SOLEN FIRE #2	0.00	0.00	0.00
SOIL CONSERVATION	3.92	3.84	4.92
State Medical Center	1.56	1.54	1.98
<b>Consolidated Tax</b>	<b>266.03</b>	<b>268.78</b>	<b>356.31</b>
<b>Net effective tax rate</b>	<b>0.85%</b>	<b>0.88%</b>	<b>0.90%</b>

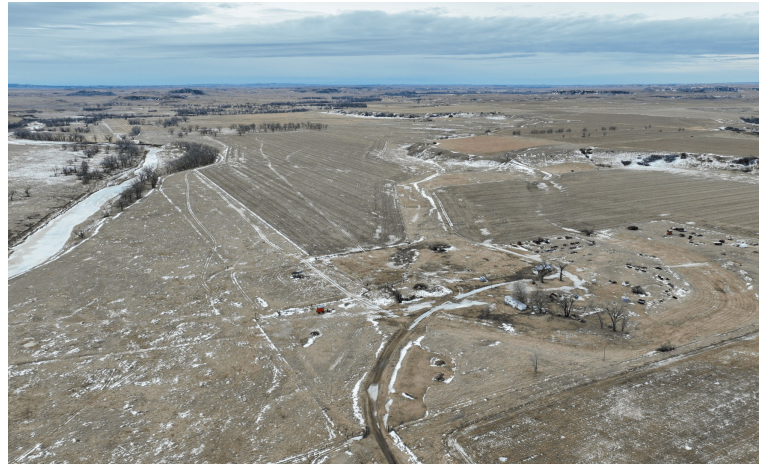
(If your mortgage company pays your property taxes, then this is an informational statement only.)  
 Or pay in two installments (with no discount)  
 Payment 1: Pay by March 1, 2026 178.16  
 Payment 2: Pay by October 15, 2026 178.15

Penalty on 1st Installment & Specials:	
March 2, 2026	3%
May 1, 2026	6%
July 1, 2026	9%
October 15, 2026	12%
Penalty on 2nd Installment:	
October 16, 2026	6%

FOR ASSISTANCE, CONTACT:







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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MORTON & SIOUX COUNTIES  
**NORTH DAKOTA**

**938±  
Acres**



Steffes Group, Inc. | [SteffesGroup.com](http://SteffesGroup.com)  
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