



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



RICHLAND COUNTY, ND LAND AUCTION

Auctioneer's Note: This land auction features two tracts of high-quality Red River Valley farmland with good soils. This is a great opportunity for farmers or investors looking to expand with high-quality acres. As an added bonus, the buyer will receive 100% of the 2025 rent payment, due in November. The farm is open for the 2026 crop year.

240± Acres



Opening: Wednesday, June 18 | 8 AM

Closing: Wednesday, June 25 | 10 AM CDT 2025

Timed
Online



Janet Ritchie, Susan Knapp, & Dale Peterson

Contact Max Steffes at Steffes Group, (701) 212-2849; or Joel Swanson, (701) 371-7152 for details.

Scott Steffes ND1634; Max Steffes ND8313; Joel Swanson ND8520. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or 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 WEDNESDAY, JUNE 18 AND WILL END AT 10 AM WEDNESDAY, JUNE 25, 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: **Friday, August 8, 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: 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.

MULTI TRACT BIDDING

Tracts will be tied together with the bidding set to close simultaneously. Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes on any of the Tracts that are tied together.

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.

RENT CONTRACT

Rent contract in place for 2025 crop year; Buyer to assume rent contract and payment. Copy of rent contract available to registered bidders.

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

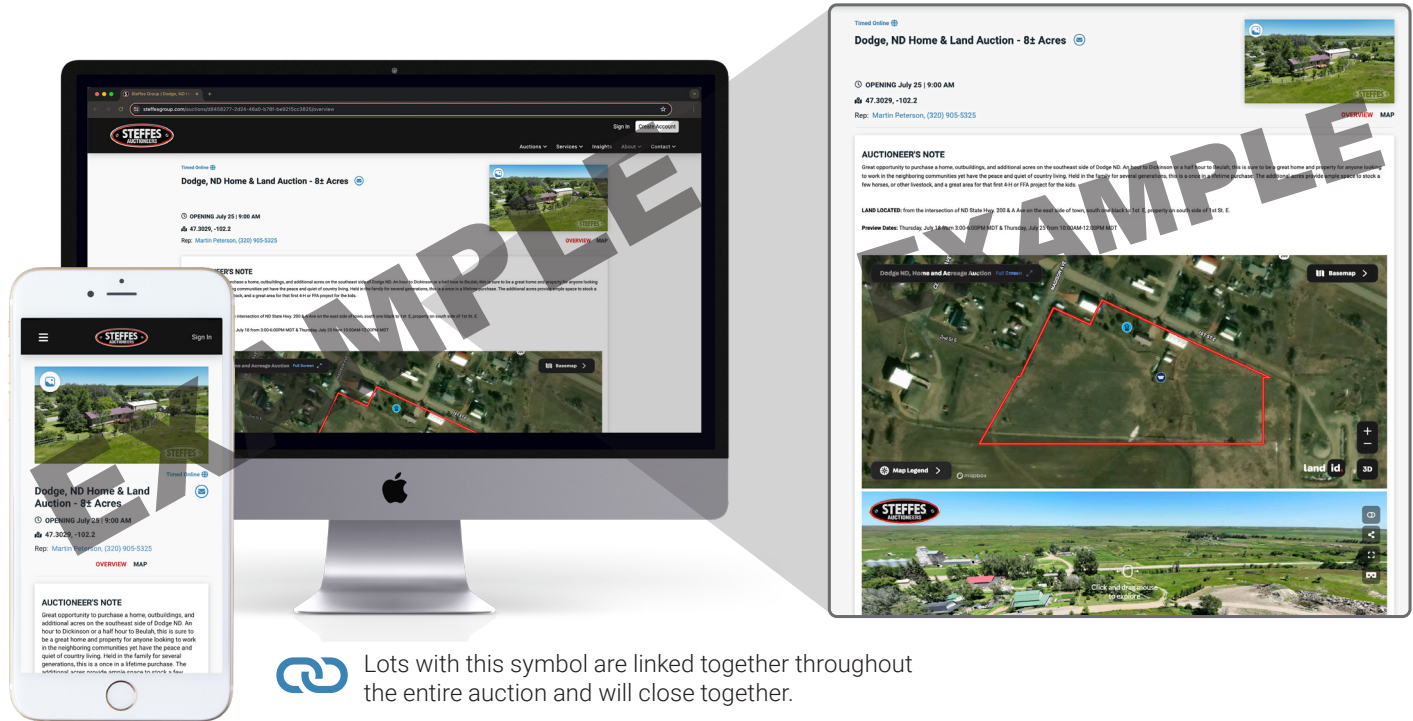
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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



JUNE 2025

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

RICHLAND COUNTY, NORTH DAKOTA — EAGLE TOWNSHIP

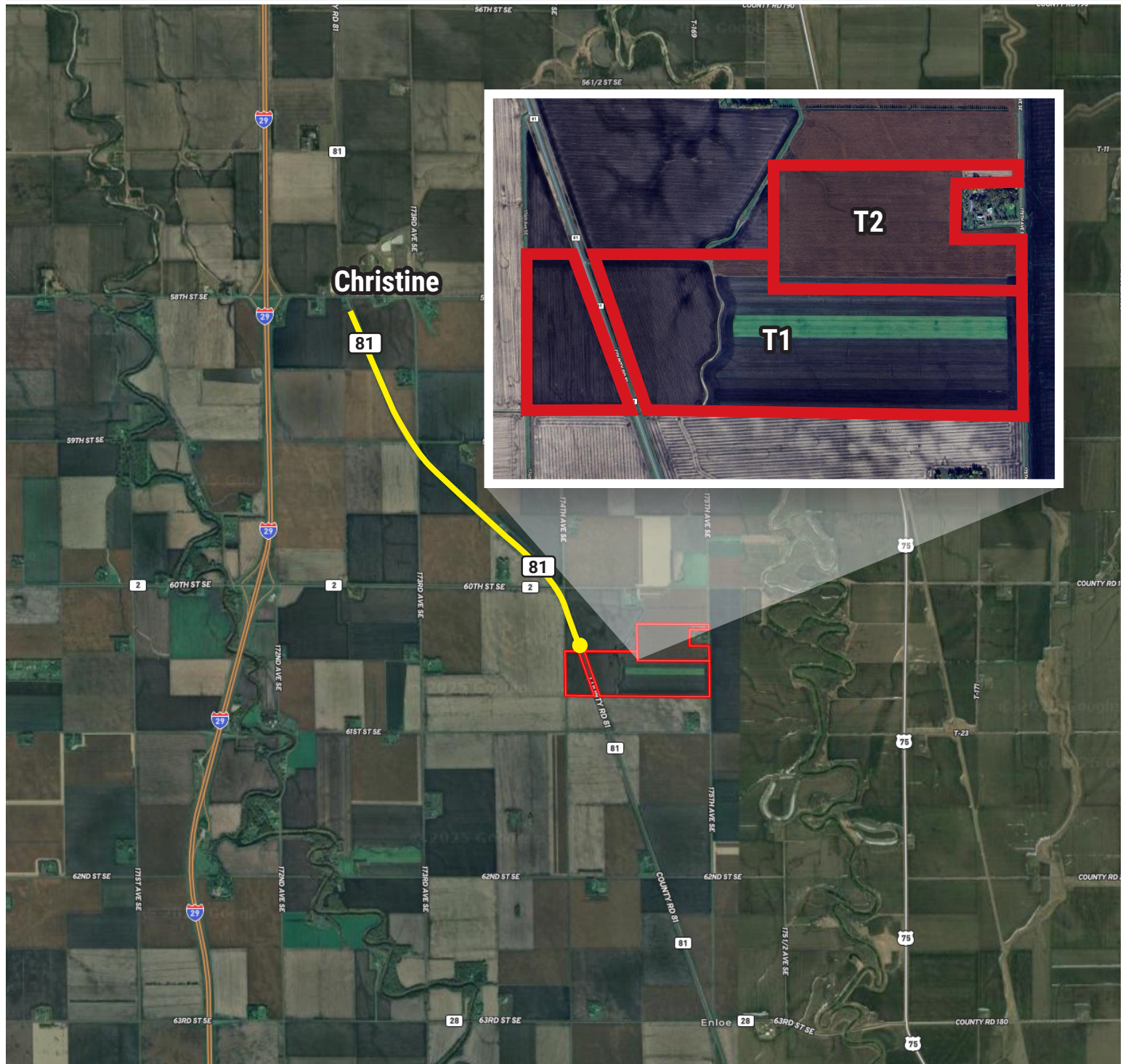
Land Located: from Christine, ND, south 4 miles on Co. Rd. 81.

Description: N1/2SE1/4, N1/2SW1/4 Exc. 1.46 A Drn, S1/2S1/2S1/2NW1/4, S1/2NE1/4 (Less 10± Acre farmstead (subject to survey) All in Section 6-135-48

Total Acres: 240±

Cropland Acres: 241.08± (cropland acres exceed total acres)

To Be Sold in 2 Tracts!



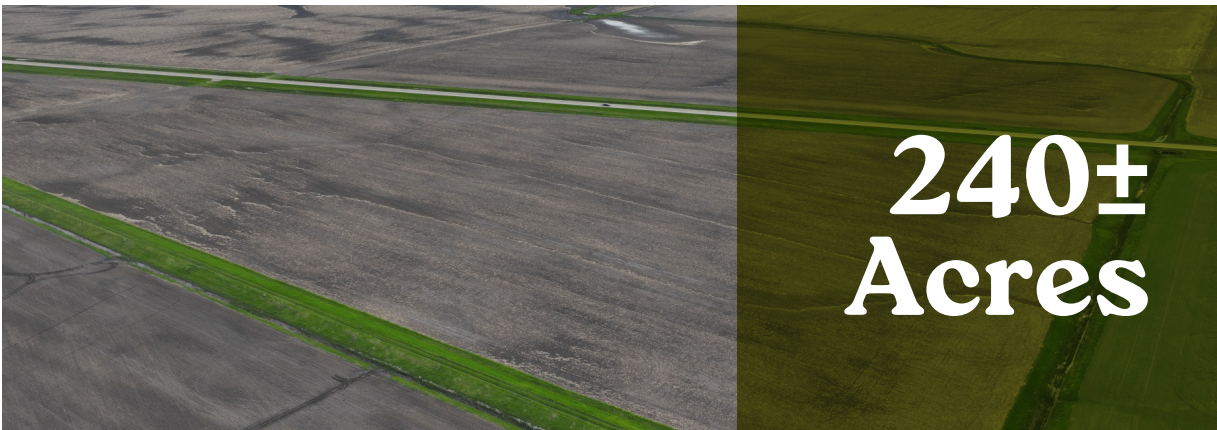
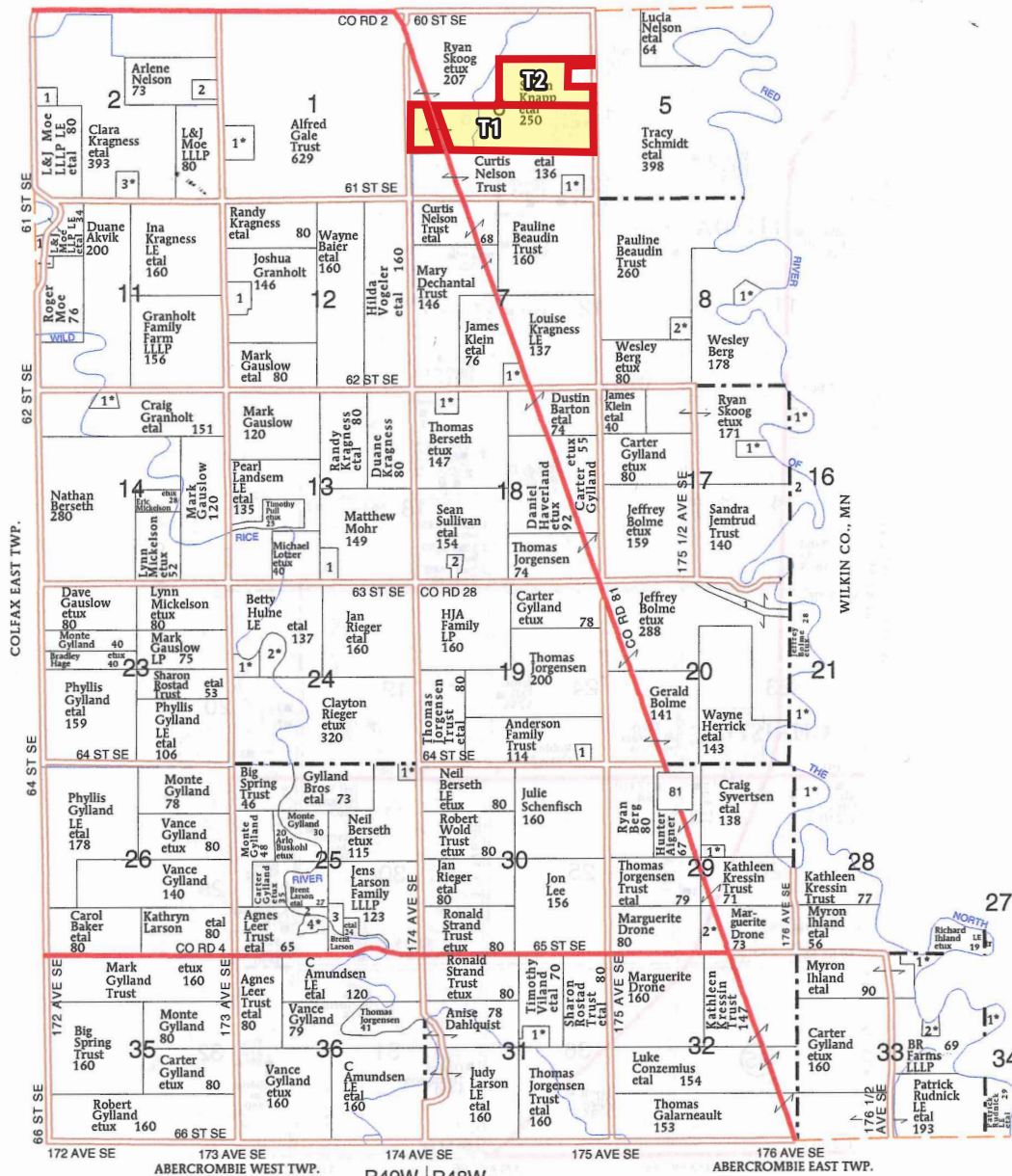
*Lines are approximate

T-135-N

EAGLE 'S' PLAT

R-48-49-W

(Landowners)
EAGLE NORTH TWP.



240±
Acres

RICHLAND COUNTY, NORTH DAKOTA — EAGLE TOWNSHIP

Description: N1/2SE1/4, N1/2SW1/4 Exc. 1.46 A Drn, S1/2S1/2S1/2NW1/4 All in Section 6-135-48

Total Acres: 169.72±

Cropland Acres: 170.5± (cropland acres exceed total acres)

PID #: 01-0000-00153.000, 01-0000-00154.000, & a portion of 01-0000-00152.000

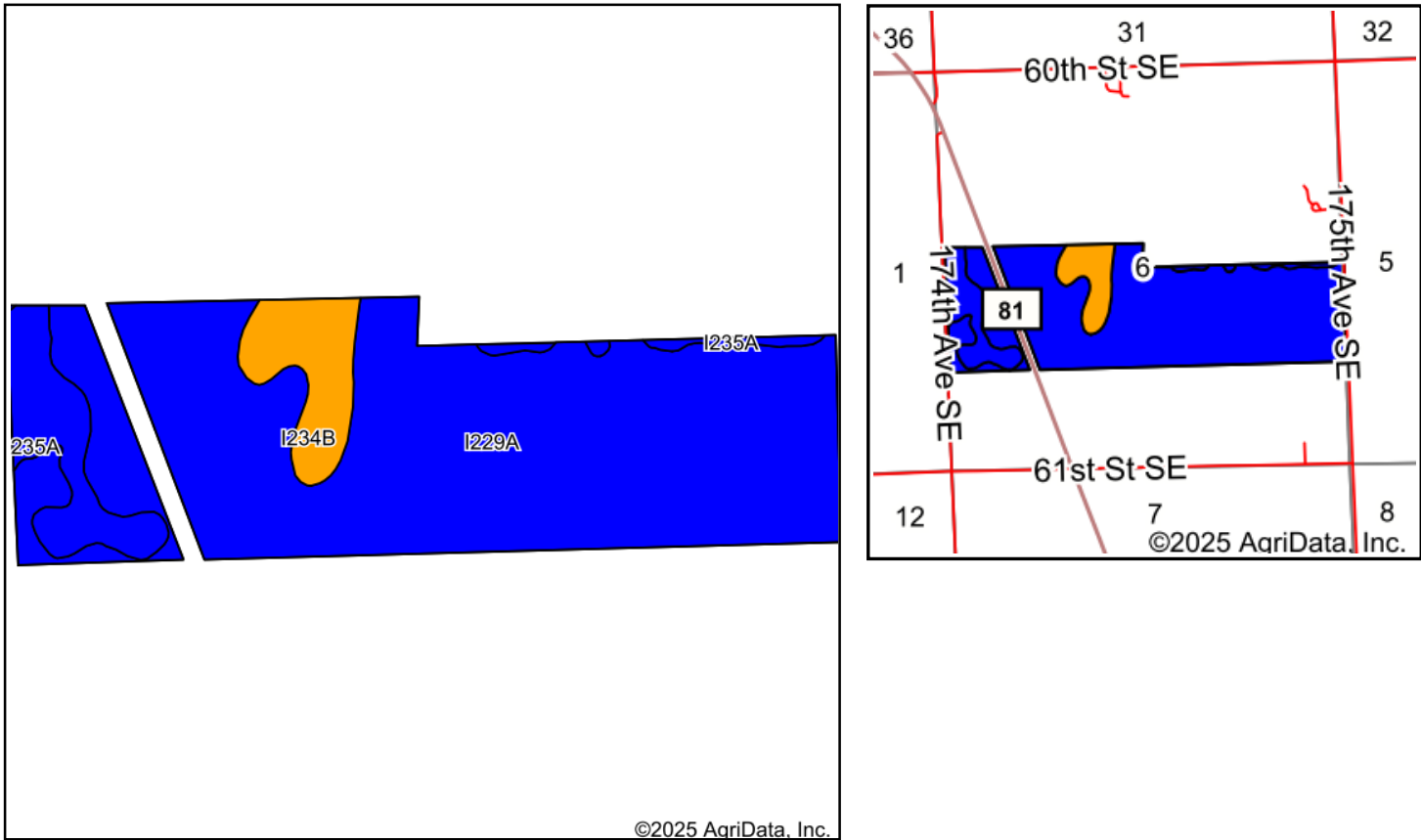
Soil Productivity Index: 85.3

Soils: Fargo silty clay (92.7%), Fargo-Nutley-Fargo (7.3%)

Taxes (2024): \$8,633.98 (includes T2)

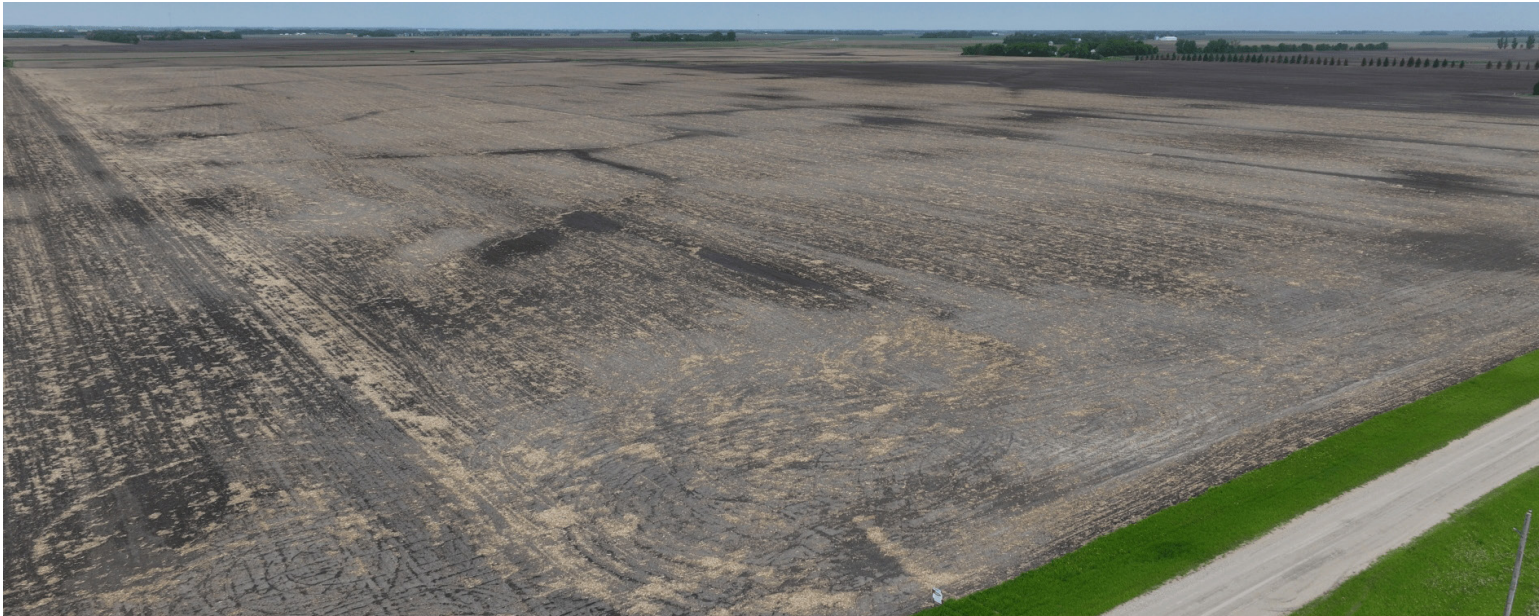


*Lines are approximate



Area Symbol: ND077, Soil Area Version: 34						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	143.37	83.1%		IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	16.58	9.6%		IIIw	86
I234B	Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes	12.58	7.3%		Ile	76
Weighted Average					2.10	85.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



RICHLAND COUNTY, NORTH DAKOTA — EAGLE TOWNSHIP

Description: S1/2NE1/4 (Less 10± Acre farmstead (subject to survey) Section 6-135-48

Total Acres: 70± (subject to survey)

Cropland Acres: 70.5± (cropland acres exceed total acres)

PID #: 01-0000-00152.000 (includes N1/2SE1/4)

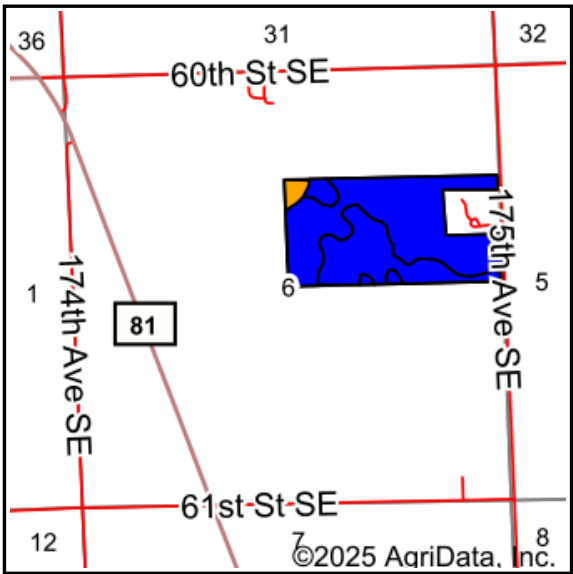
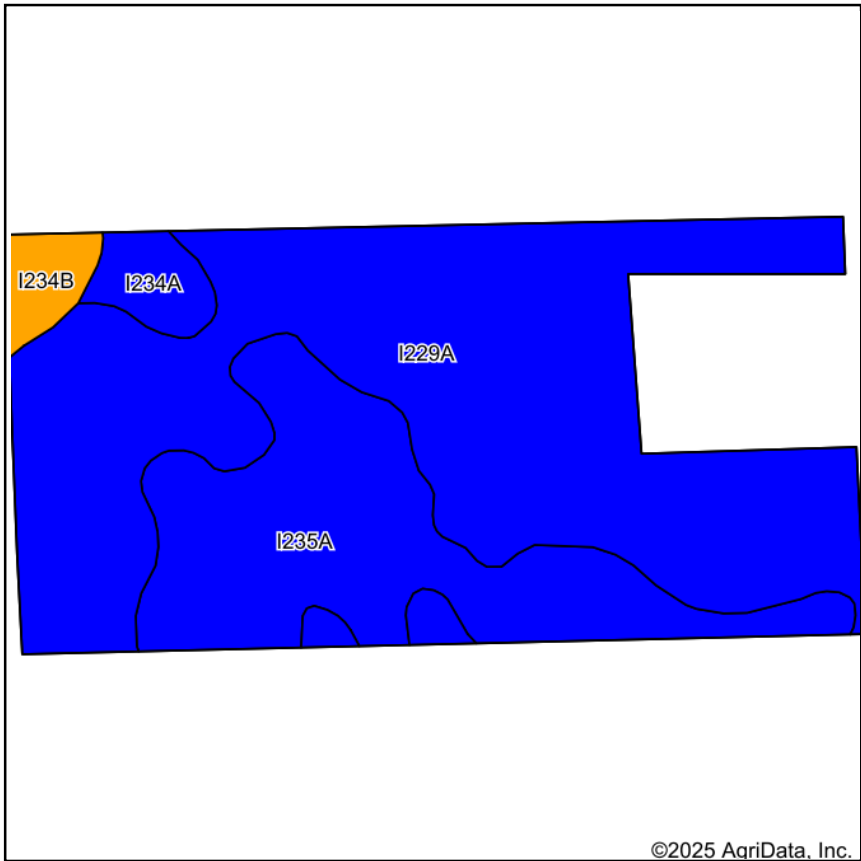
Soil Productivity Index: 85.6

Soils: Fargo silty clay (94.3%), Fargo-Nutley silty clays (3.1%)

Taxes (2024): \$6,701.54 (includes N1/2SE1/4)



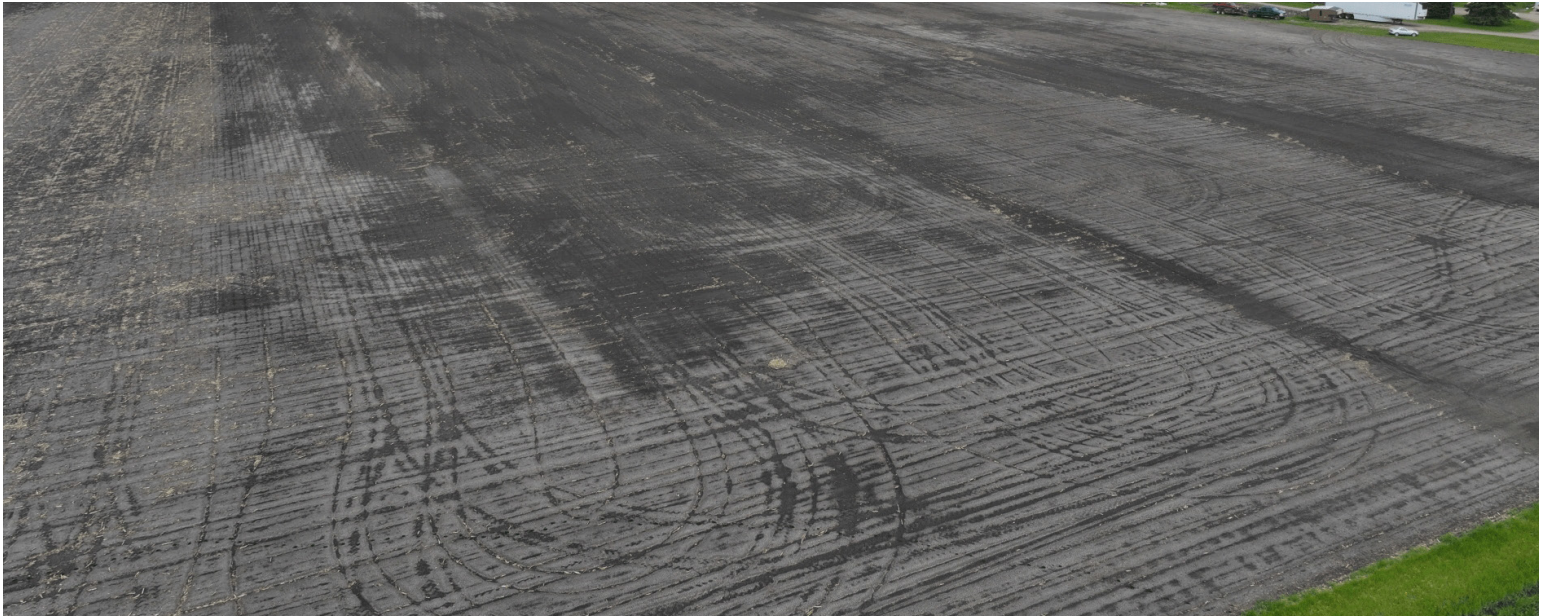
*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND077, Soil Area Version: 34						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	46.00	65.8%		IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	19.98	28.5%		IIIw	86
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	2.20	3.1%		IIw	81
I234B	Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes	1.82	2.6%		Ile	76
Weighted Average					2.29	85.6

*c: Using Capabilities Class Dominant Condition Aggregation Method





2025 Program Year

Map Created April 29, 2025

135486

0 350 700 1,400
Feet

Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

Non-Cropland
 Cropland
 Tract Boundary

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Number : 5461

Description : N2SW4,S2NE4,N2SE4 S6/E Eagle-Richland (135-48)

FSA Physical Location : NORTH DAKOTA/RICHLAND

ANSI Physical Location : NORTH DAKOTA/RICHLAND

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : PETERSON FARM LLLP, JOYCE

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
251.08	244.81	244.81	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	244.81	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	59.86	0.00	58
Corn	30.56	0.00	138
Soybeans	150.18	0.00	35

TOTAL 240.60 0.00

2024 Richland County Real Estate Tax Statement

Statement No: 244

Parcel Number
01-0000-00152.000

Jurisdiction
EAGLE TWP

Physical Location
6045 175 AVE SE
ND

Legal Description
SCT:06 TWN:135 RNG:048
S1/2 NE1/4, N1/2 SE1/4 6 135 48 SUSAN
KNAPP, JANET RITCHIE & DALE PETERSON

Acres
160.000

2024 TAX BREAKDOWN

Net consolidated tax 6,653.54
Plus: Special Assessments 48.00
Total tax due 6,701.54

Less: 5% discount,
if paid by February 15, 2025 -332.68

Amount due by February 15, 2025 6,368.86

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

	2022	2023	2024
Legislative Tax Relief:	3,506.12	3,796.83	3,939.24
Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value	528,700	559,500	575,800
Taxable Value	25,067	26,529	27,263
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	25,067	26,529	27,263
Total mill levy	248.410	244.910	244.050
Taxes By District (in dollars):			
RICHLAND COUNTY	2,318.69	2,453.96	2,521.82
EAGLE TWP	776.32	797.46	801.54
RICHLAND SCHOOL	2,732.32	2,825.34	2,903.52
CHRISTINE FIRE	325.88	344.88	354.42
SOIL CONSERVATION DISTRICT	23.56	22.54	17.72
WATER RESOURCE	25.06	26.52	27.26
NORTH DAKOTA	25.06	26.52	27.26
Consolidated Tax	6,226.89	6,497.22	6,653.54
Net effective tax rate	1.18%	1.16%	1.16%

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2025 3,374.77
Payment 2: Pay by October 16, 2025 3,326.77

Penalty on 1st Installment & Specials:

March 2, 2025 3%
May 2, 2025 6%
July 2, 2025 9%
October 16, 2025 12%

Penalty on 2nd Installment:

October 16, 2025 6%

FOR ASSISTANCE, CONTACT:

Office: Richland County Treasurer
418 2nd Ave N
Wahpeton, ND 58075
Phone: 701.642.7705
Website: co.richland.nd.us



2024 Richland County Real Estate Tax Statement

Statement No: 245

Parcel Number
01-0000-00153.000

Jurisdiction
EAGLE TWP

Physical Location
0
ND

Legal Description
SCT:06 TWN:135 RNG:048
N1/2 SW1/4 EXC 1.46A DRN 6 135 48
SUSAN KNAPP, JANET RITCHIE & DALE
PETERSON

Acres
71.720

2024 TAX BREAKDOWN

Net consolidated tax 1,535.07
Plus: Special Assessments 17.93
Total tax due 1,553.00

Less: 5% discount,
if paid by February 15, 2025 -76.75

Amount due by February 15, 2025 1,476.25

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

	2022	2023	2024
Legislative Tax Relief:	830.13	900.22	908.84
Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value	118,700	125,800	125,800
Taxable Value	5,935	6,290	6,290
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	5,935	6,290	6,290
Total mill levy	248.410	244.910	244.050
Taxes By District (in dollars):			
RICHLAND COUNTY	548.98	581.84	581.84
EAGLE TWP	183.80	189.08	184.92
RICHLAND SCHOOL	646.91	669.88	669.88
CHRISTINE FIRE	77.16	81.76	81.77
SOIL CONSERVATION DISTRICT	5.58	5.34	4.08
WATER RESOURCE	5.94	6.28	6.29
NORTH DAKOTA	5.94	6.30	6.29
Consolidated Tax	1,474.31	1,540.48	1,535.07
Net effective tax rate	1.24%	1.22%	1.22%

Or pay in two installments (with no discount)
Payment 1: Pay by March 1, 2025 785.47
Payment 2: Pay by October 16, 2025 767.53

Penalty on 1st Installment & Specials:	
March 2, 2025	3%
May 2, 2025	6%
July 2, 2025	9%
October 16, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	6%

2024 Richland County Real Estate Tax Statement

Statement No: 246

Parcel Number
01-0000-00154.000

Jurisdiction
EAGLE TWP

Physical Location
0
ND

Legal Description
SCT:06 TWN:135 RNG:048
S1/2 S1/2 S1/2 NW1/4 6 135 48 SUSAN
KNAPP, JANET RITCHIE & DALE PETERSON

Acres
18.000

2024 TAX BREAKDOWN

Net consolidated tax 375.84
Plus: Special Assessments 3.60
Total tax due 379.44

Less: 5% discount,
if paid by February 15, 2025 -18.79

Amount due by February 15, 2025 360.65

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

	2022	2023	2024
Legislative Tax Relief:	203.52	220.40	222.51
Tax Distribution (3-year comparison):	2022	2023	2024
True and Full Value	29,100	30,800	30,800
Taxable Value	1,455	1,540	1,540
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	1,455	1,540	1,540
Total mill levy	248.410	244.910	244.050
Taxes By District (in dollars):			
RICHLAND COUNTY	134.58	142.46	142.46
EAGLE TWP	45.06	46.30	45.28
RICHLAND SCHOOL	158.60	164.00	164.00
CHRISTINE FIRE	18.92	20.02	20.02
SOIL CONSERVATION DISTRICT	1.36	1.30	1.00
WATER RESOURCE	1.46	1.54	1.54
NORTH DAKOTA	1.46	1.54	1.54
Consolidated Tax	361.44	377.16	375.84
Net effective tax rate	1.24%	1.22%	1.22%

Or pay in two installments (with no discount)
Payment 1: Pay by March 1, 2025 191.52
Payment 2: Pay by October 16, 2025 187.92

Penalty on 1st Installment & Specials:	
March 2, 2025	3%
May 2, 2025	6%
July 2, 2025	9%
October 16, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	6%



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Earnest Money Receipt & Purchase Agreement

Richland County, ND

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:

RICHLAND COUNTY
NORTH DAKOTA

**240±
Acres**



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