



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



Built on Trust.

MORTON COUNTY, ND LAND AUCTION

Auctioneer's Note: This is sure to be an auction you won't want to miss, a generational opportunity to purchase tillable cropland, pasture, and a city lot in, and around, St. Anthony, ND. Tracts 1,2,3,4,6,7 offer opportunities to raise row crops, or additional feedstock for any diversified crop and livestock operation. Tracts 5, 8, 9 & 10 provide for a nice mix of grazing acres in close proximity to one another. Tract 11 presents a unique opportunity to own a sizable lot in St. Anthony. Like Morton County, this offering of land is rooted in history, growing towards the future. Buy one, or buy them all, these acres are sold free of any cropland or grazing leases for 2026 and beyond. Take notice to tract details as there are several wells, stock dams, dugouts, rural water hook-ups, and fence improvements that have been installed, or made, over the past several years, enhancing the overall useability of each tract. Opportunities like this don't come around often, come prepared to buy.

2,262± Acres



Opening: Thursday, October 30 | 8 AM

Closing: Thursday, November 6 | 1 PM CST 2025

**Timed
Online**



Frank Helbling Revocable Trust & Eva Helbling Revocable Trust
John Helbling & Patricia A. Geiger, Co-Trustees

Contact Martin Peterson at Steffes Group, (320) 905-5325 for details.

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, OCTOBER 30 AND WILL END AT 1 PM THURSDAY, NOVEMBER 6, 2025.

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

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

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

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

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

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Tuesday, December 23, 2025.**

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

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

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

2025 Taxes: Paid by SELLER.

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.

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.

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

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

GRP CONTRACTS

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Grassland Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the GRP or actions that would require repayment of the GRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the GRP.

SELLER will receive 100% of the GRP payment for the FSA fiscal year payable in 2025. The BUYER will receive 100% of the GRP payment for the FSA fiscal year payable in 2026 and subsequent years.

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

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

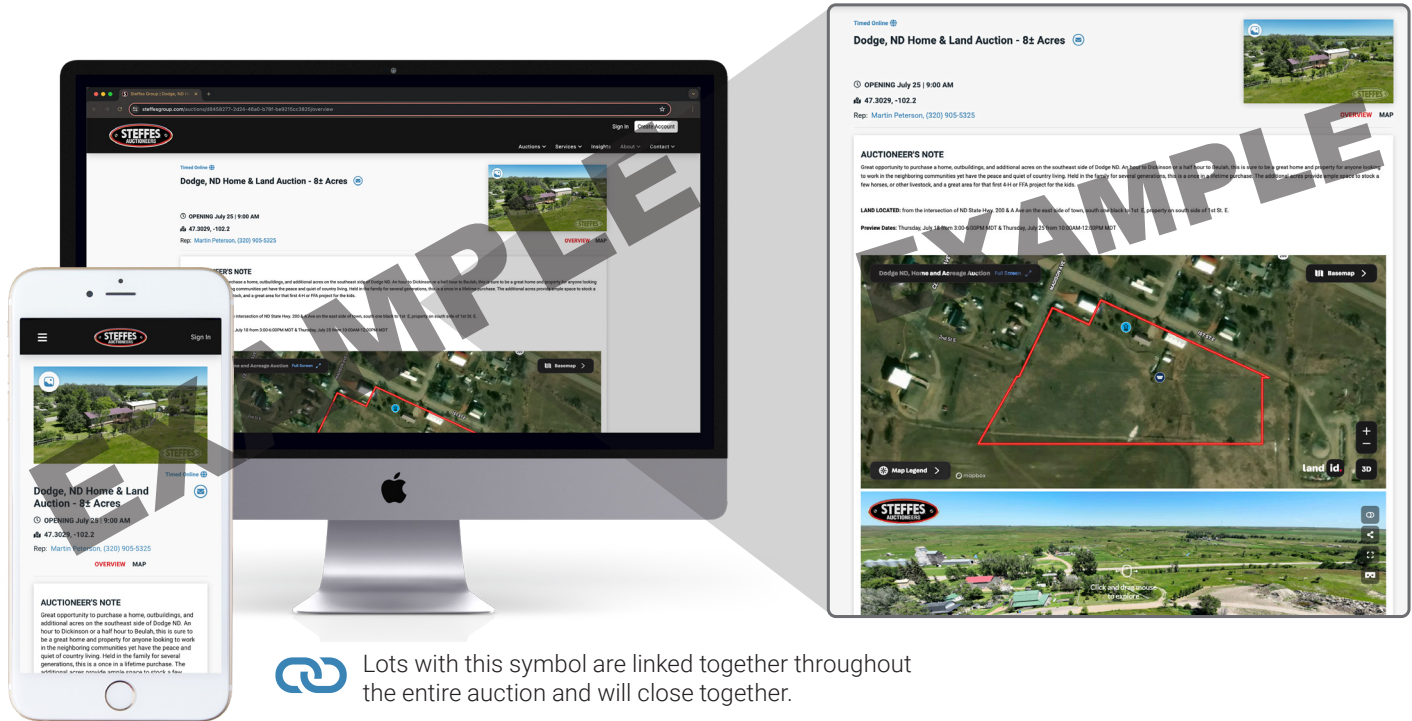
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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



OCTOBER/NOVEMBER 2025

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

MORTON COUNTY, NORTH DAKOTA – EAST MORTON TOWNSHIP

Land Located:

T1-T4: from the intersection of ND Hwy. 6 and Morton Co. Rd. 136, west 5 miles to 28th Ave., then south 1 mile to 56th St., then west to 29th Ave. to the northwest corner of Tract 1, continue south to Tract 2, and then along the section line on the south end of Tract 2 to access Tracts 3 & 4.

T5: from the intersection of ND Hwy. 6 and Morton Co. Rd. 136, east 3 miles, tract is south of the road.

T6-T7: from the intersection of ND Hwy. 6 and 56th St., east 1 mile to the curve in the road, continue straight at the curve down the section line road 1 mile to the southeast corner of Tract 6 & northwest corner of Tract 7.

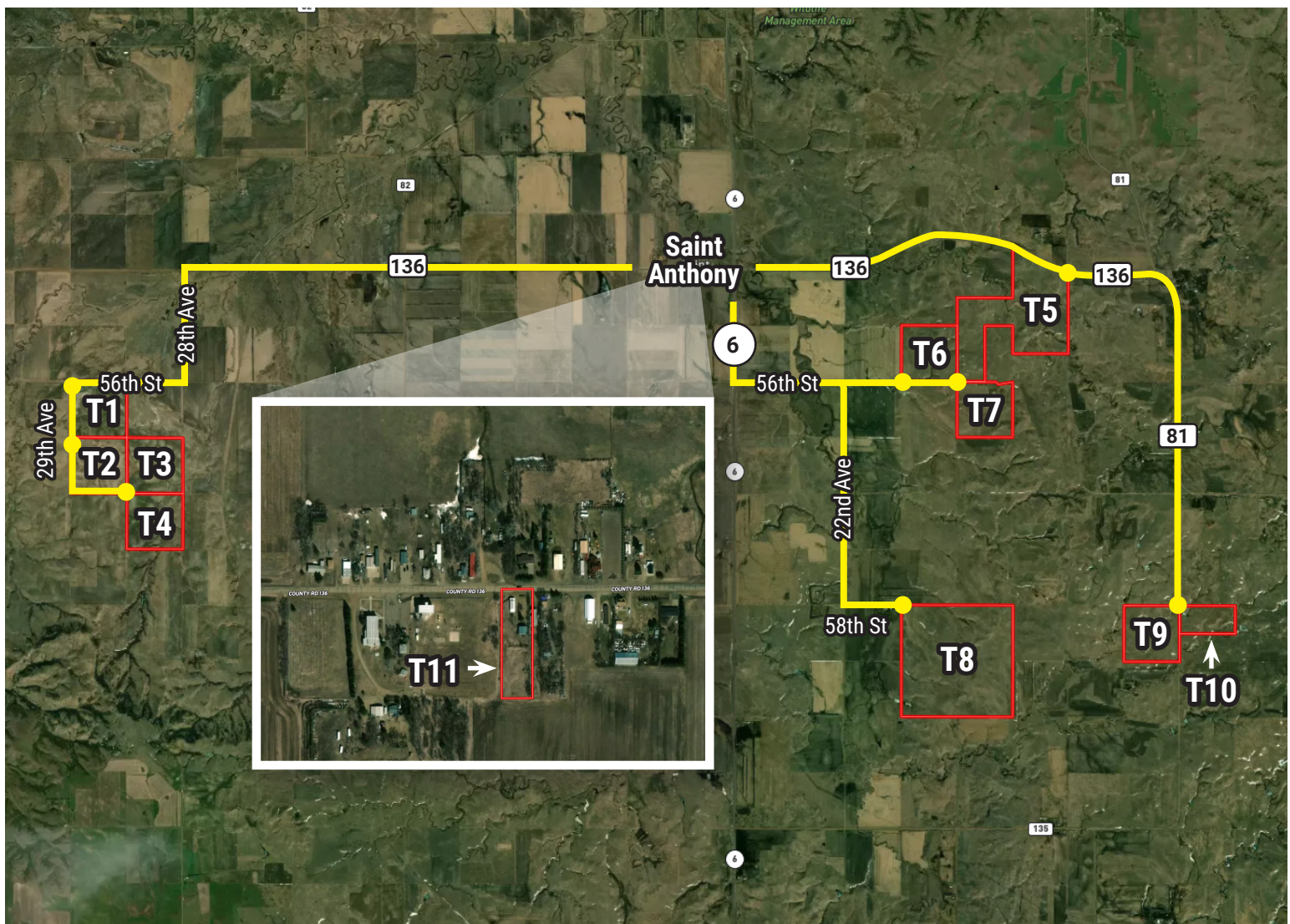
T8: from the curve in the road on 56th St. Tract 6 & 7, south 2 miles on 22nd Ave. to the intersection with 58th St., then east 1/2 mile to the northwest corner of the property.

T9-T10: from T5, east on Morton Co. Rd. 136 follow the first and second curve south 4 miles to the northeast corner of T9 and the northwest corner of T10.

T11: from the intersection of ND Hwy. 6 and Morton Co. Rd. 136, west into the town of St. Anthony 0.3 miles, property is south of the road.

Total Acres: 2,262.44±

To be Sold in 11 Tracts!

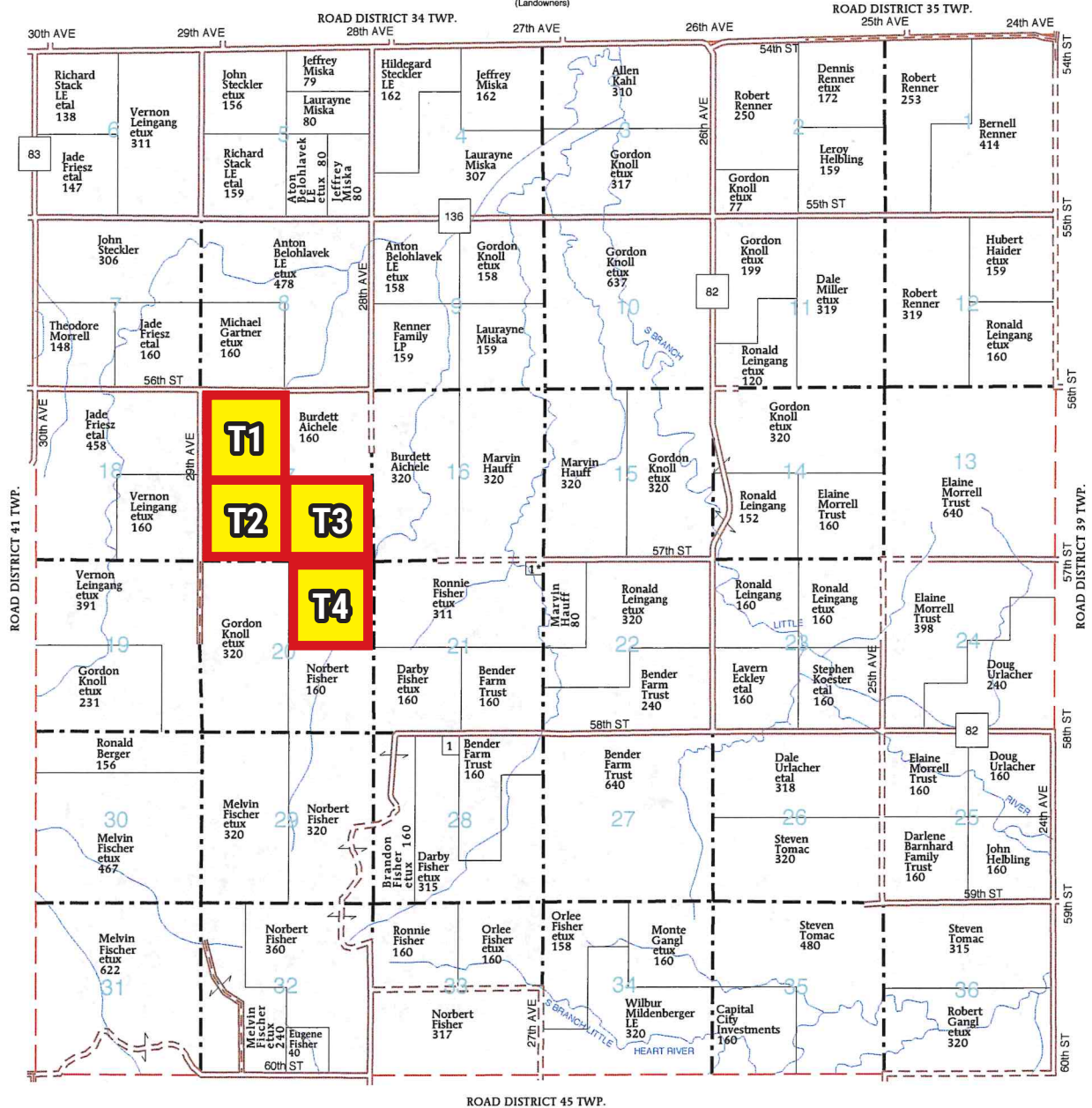


*Lines are approximate

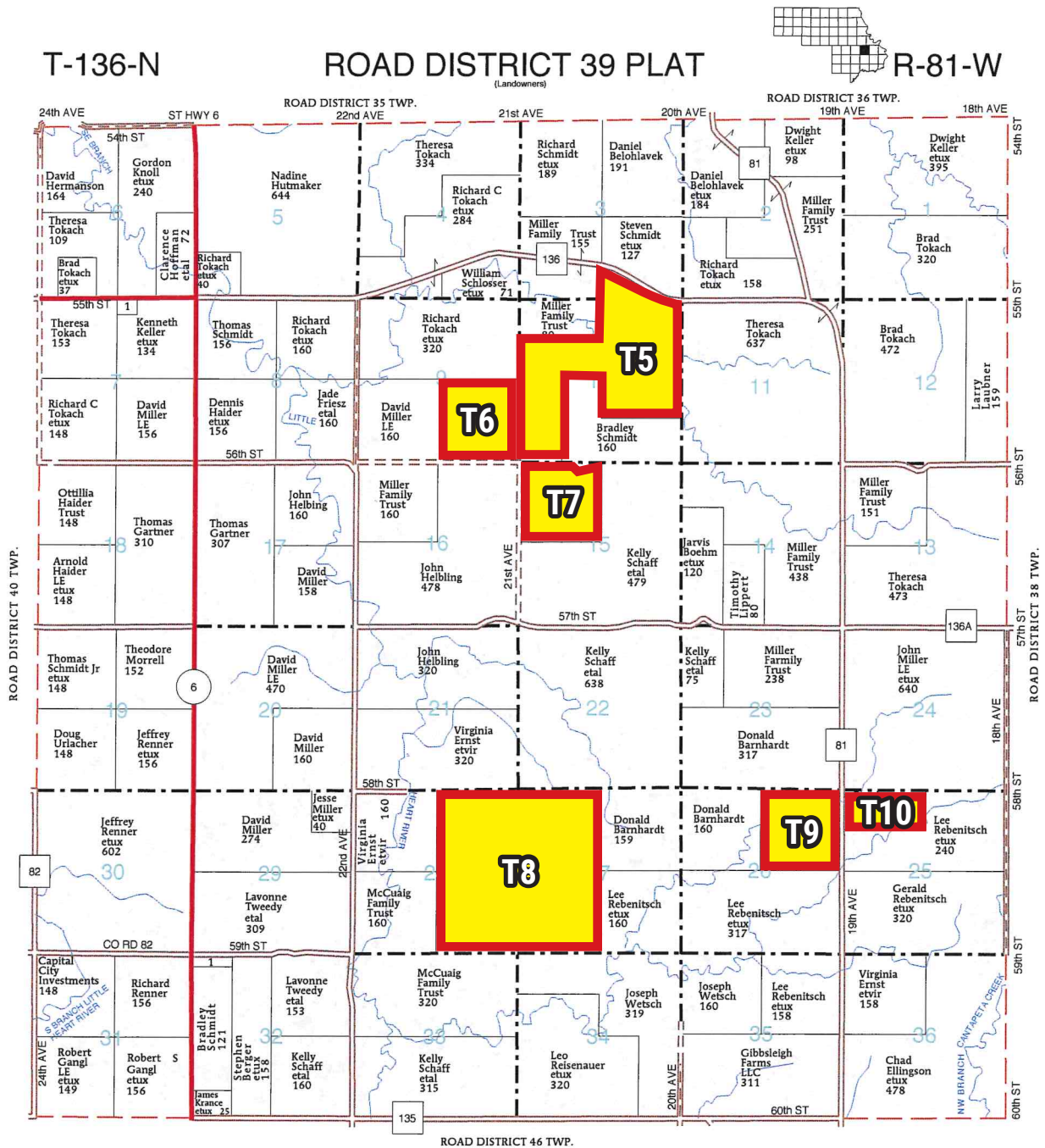
T-136-N

ROAD DISTRICT 40 PLAT

R-82-W



2,262±
Acres



**2,262±
Acres**

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: NW1/4 Section 17-136-82

Total Acres: 160±

Cropland Acres: 155.74±

PID #: 17-0074000

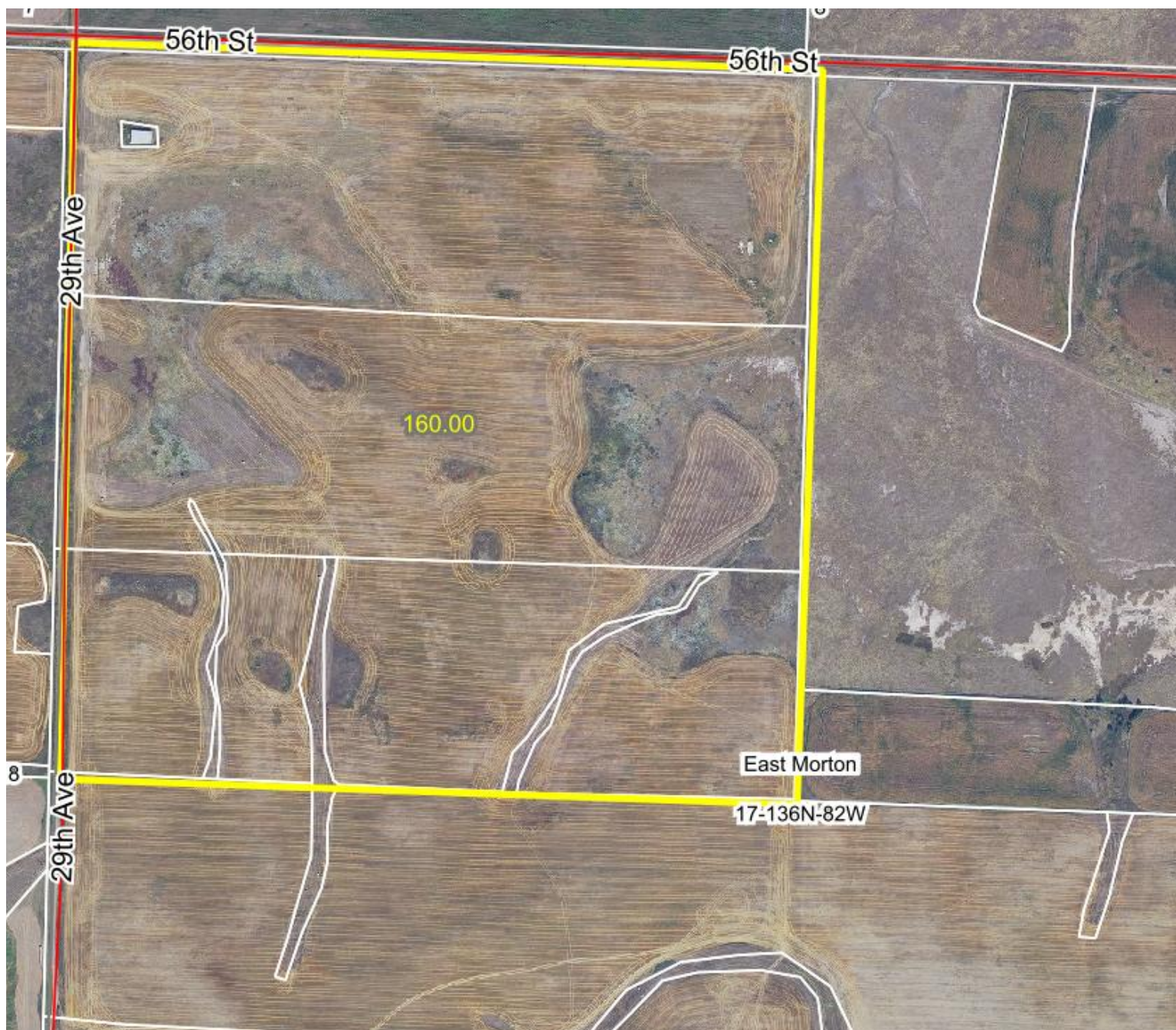
Soil Productivity Index: 38.2

Soils: Daglum-Rhoades complex (61.8%), Amor-Cabba lomas (16.4%), Flasher-Vebar-Parshall complex (5%)

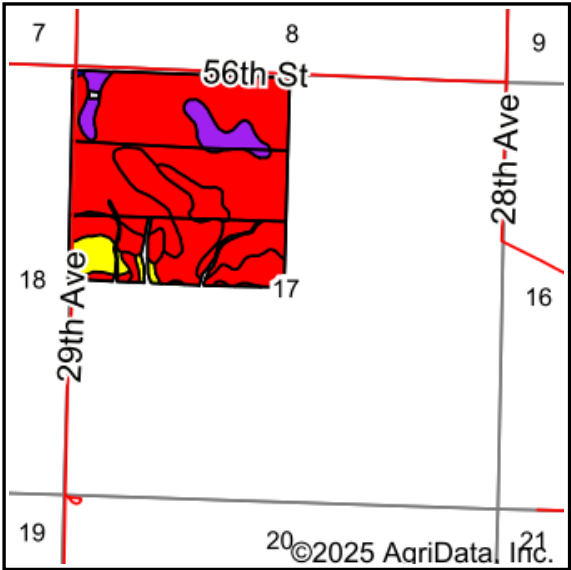
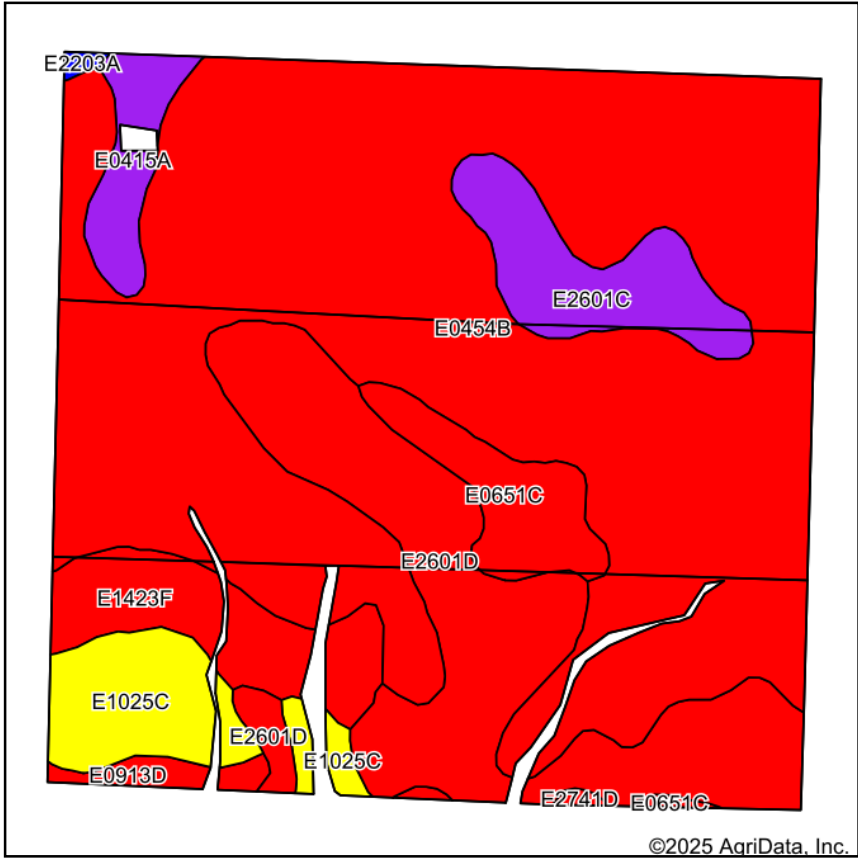
Taxes (2024): \$436.41

(1) Well

48'x72' Machine Shed: concrete floor



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	96.36	61.8%		IVs	35
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	25.49	16.4%		IVe	40
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	7.72	5.0%		VIIe	22
E1025C	Regent-Wyola silty clay loams, 6 to 9 percent slopes	7.58	4.9%		IIIe	62
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.55	4.8%		IIIe	53
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	5.55	3.6%		IIIe	40
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	3.49	2.2%		IIIs	60
E0913D	Moreau-Wayden silty clays, 9 to 15 percent slopes	1.42	0.9%		VIe	34
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	0.33	0.2%		VIe	36
E2203A	Farland silt loam, 0 to 2 percent slopes	0.24	0.2%		IIc	89
Weighted Average					3.99	38.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: SW1/4 Section 17-136-82

Total Acres: 160±

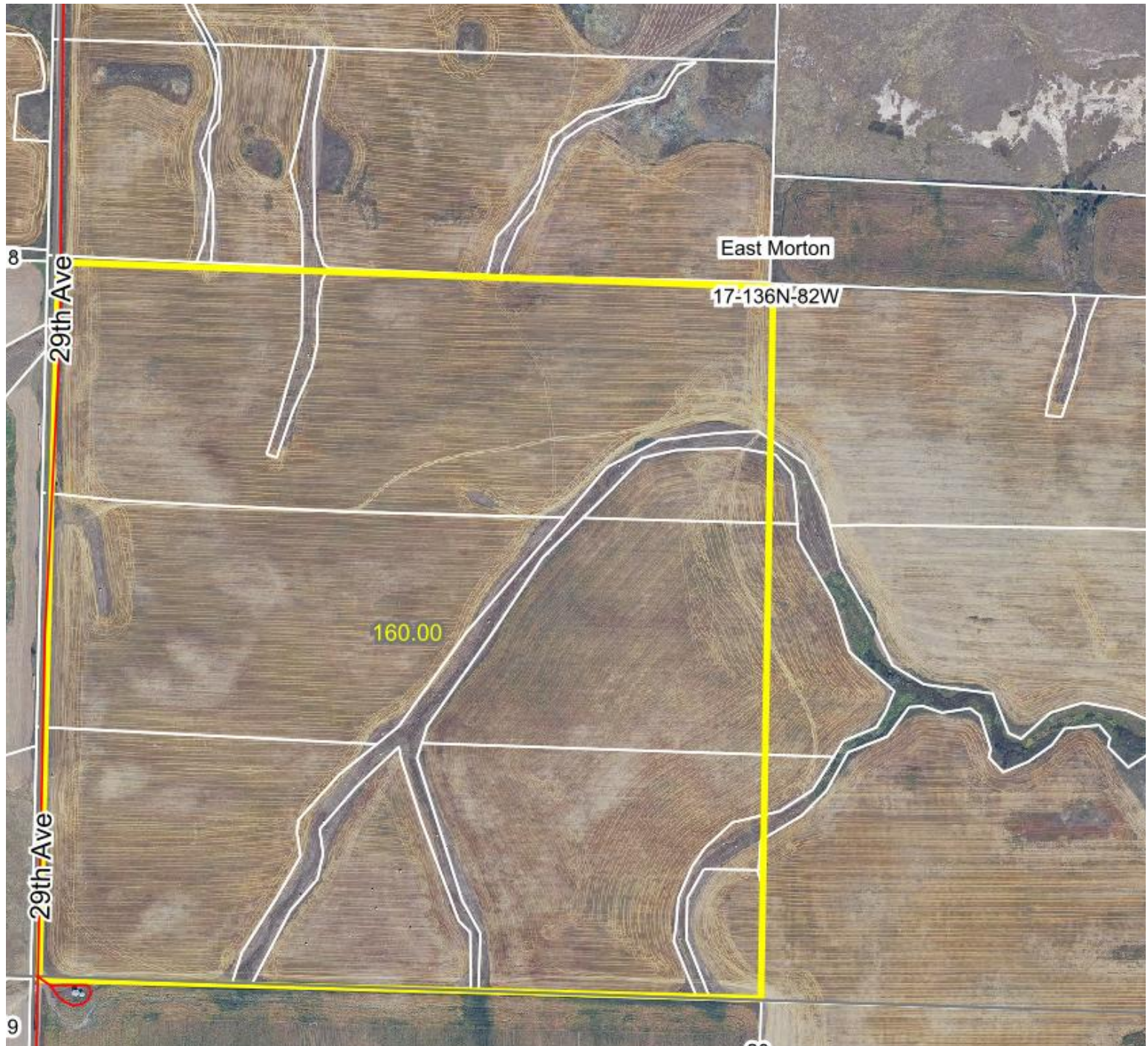
Cropland Acres (Est.): 155.24±

PID #: 17-0071000

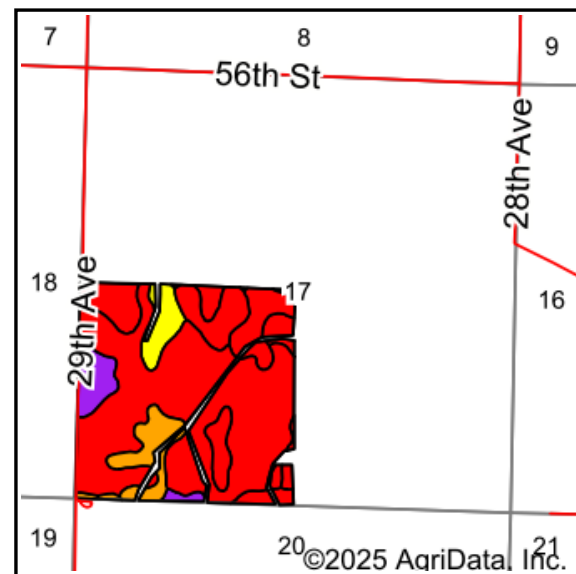
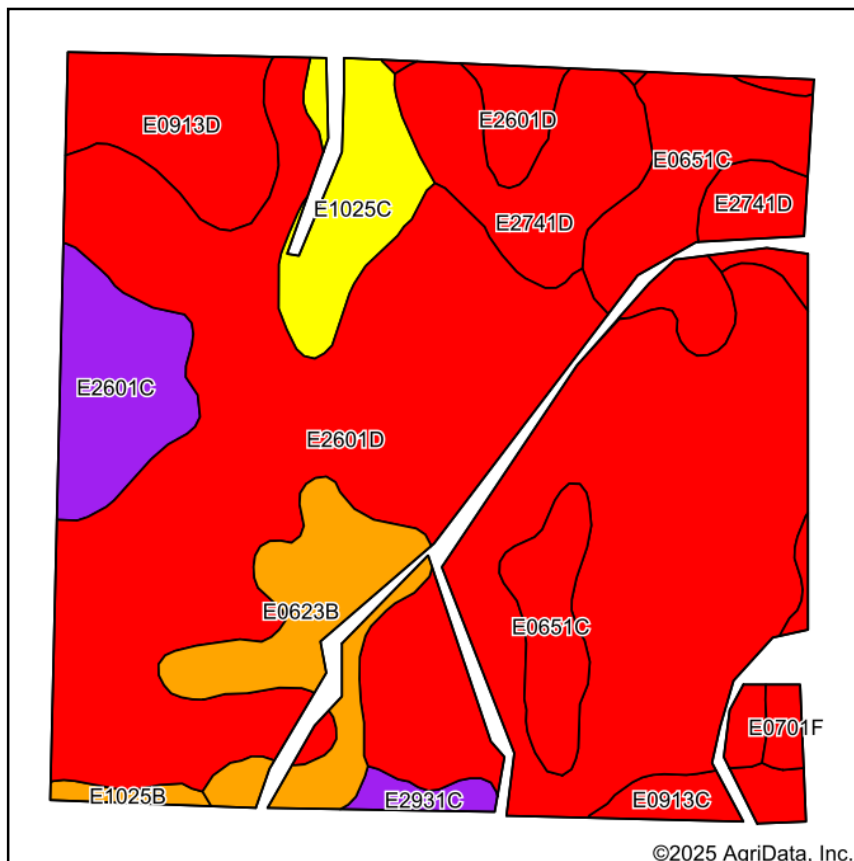
Soil Productivity Index: 43.7

Soils: Amor-Cabba loams (59.8%), Regent-Janesburg complex (8.6%), Cabba-Chama-Sen silt loams (7.5%)

Taxes (2024): \$501.14



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 27

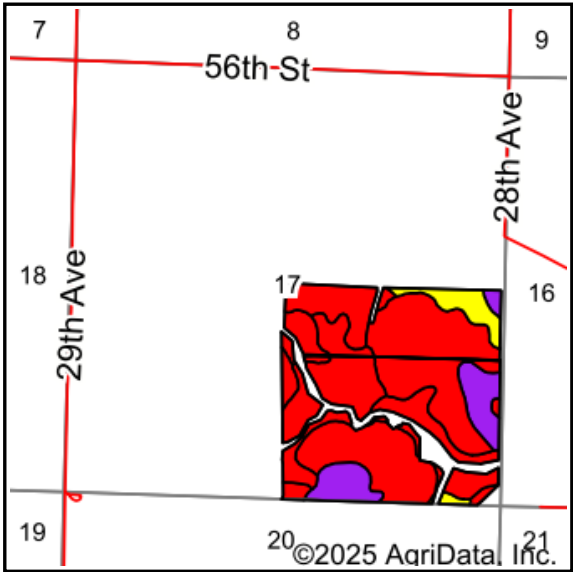
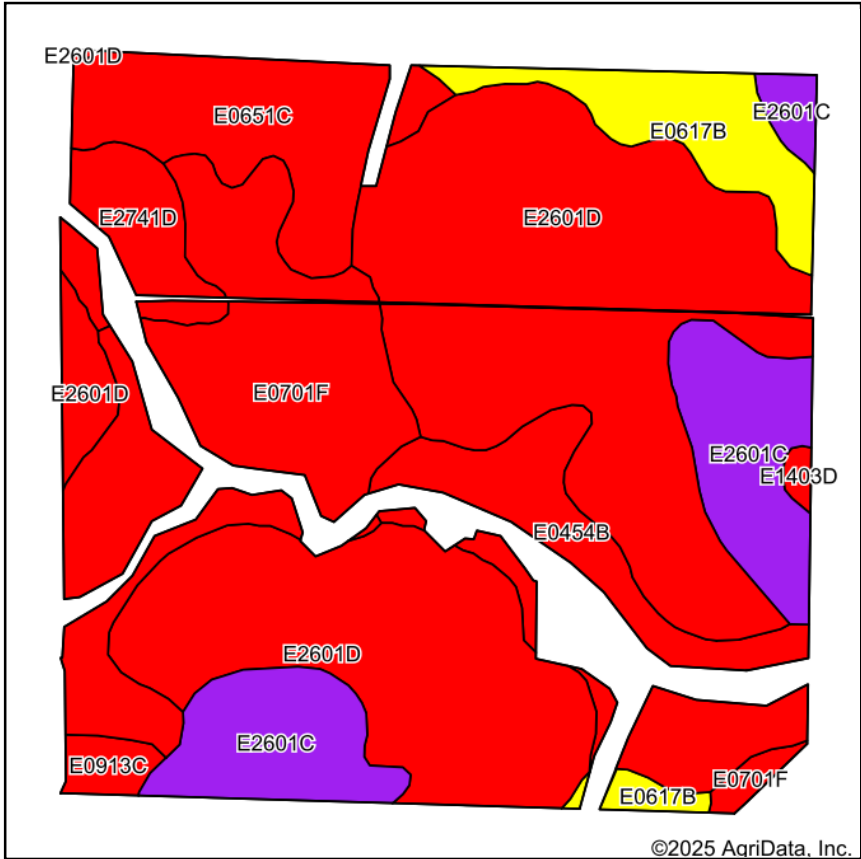
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	92.53	59.8%		IVe	40
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	13.40	8.6%		IIIe	40
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	11.66	7.5%		VIe	36
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	9.77	6.3%		Ile	79
E0913D	Moreau-Wayden silty clays, 9 to 15 percent slopes	7.69	5.0%		VIe	34
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.49	4.8%		IIIe	53
E1025C	Regent-Wyola silty clay loams, 6 to 9 percent slopes	6.68	4.3%		IIIe	62
E0913C	Moreau-Wayden silty clays, 6 to 9 percent slopes	2.51	1.6%		IVe	48
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	1.25	0.8%		VIIIs	16
E2931C	Morton-Cabba silt loams, 6 to 9 percent slopes	1.22	0.8%		IIIe	59
E1025B	Regent-Wyola silty clay loams, 3 to 6 percent slopes	0.78	0.5%		Ile	79
Weighted Average					3.95	43.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP**Description:** SE1/4 Section 17-136-82**Total Acres:** 160±**Cropland Acres (Est.):**146.44±**PID #:** 17-0072000**Soil Productivity Index:** 38.1**Soils:** Amor-Cabba loams (44.6%), Dogtooth-Janesburg-Cabba complex (17.4%), Amor-Cabba loams (11.3%)**(1) Well****Taxes (2024):** \$427.59

*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	65.80	44.6%		IVe	40
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	25.60	17.4%		VIIIs	16
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	16.58	11.3%		IIIe	53
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	12.43	8.4%		IVs	35
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	12.08	8.2%		IIIe	40
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	7.73	5.3%		Ile	65
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	5.16	3.5%		VIe	36
E0913C	Moreau-Wayden silty clays, 6 to 9 percent slopes	1.43	1.0%		IVe	48
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.42	0.3%		VIe	26
Weighted Average					4.30	38.1

*c: Using Capabilities Class Dominant Condition Aggregation Method



MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: NE1/4 Section 20-136-82

Total Acres: 160±

Cropland Acres: 127.73±

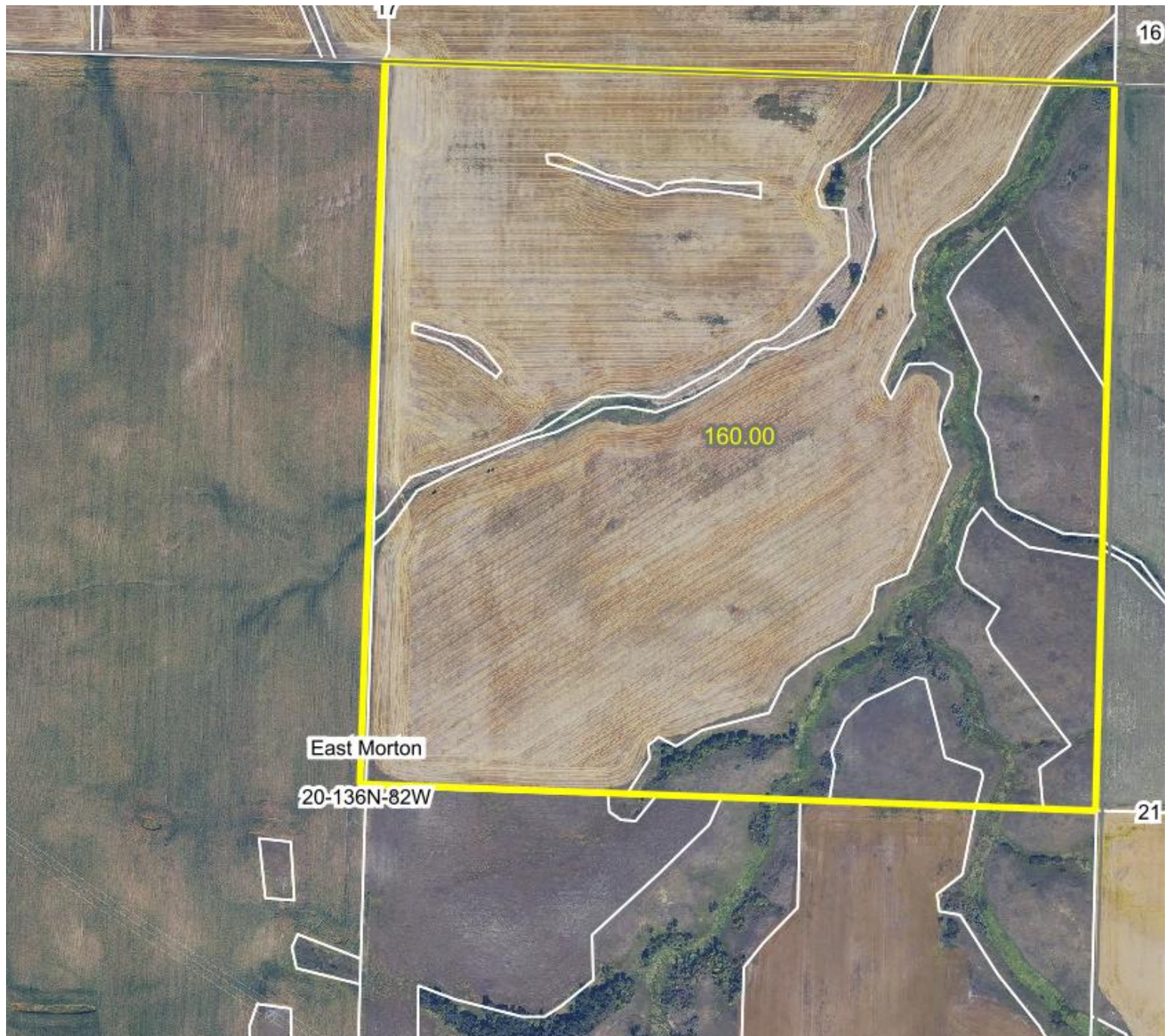
PID #: 17-0084000

Soil Productivity Index: 53.3

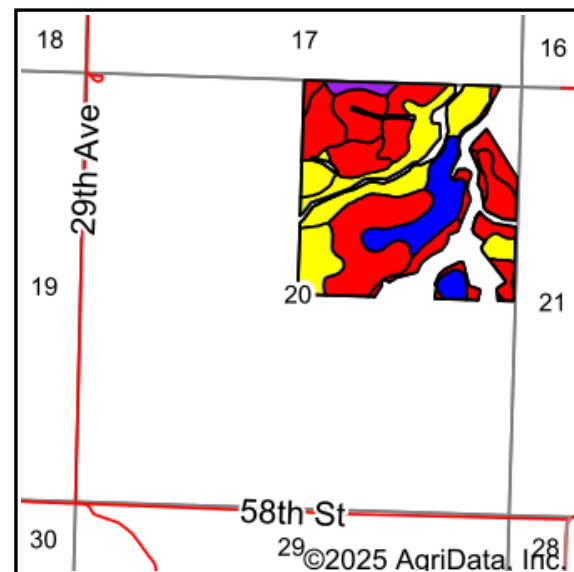
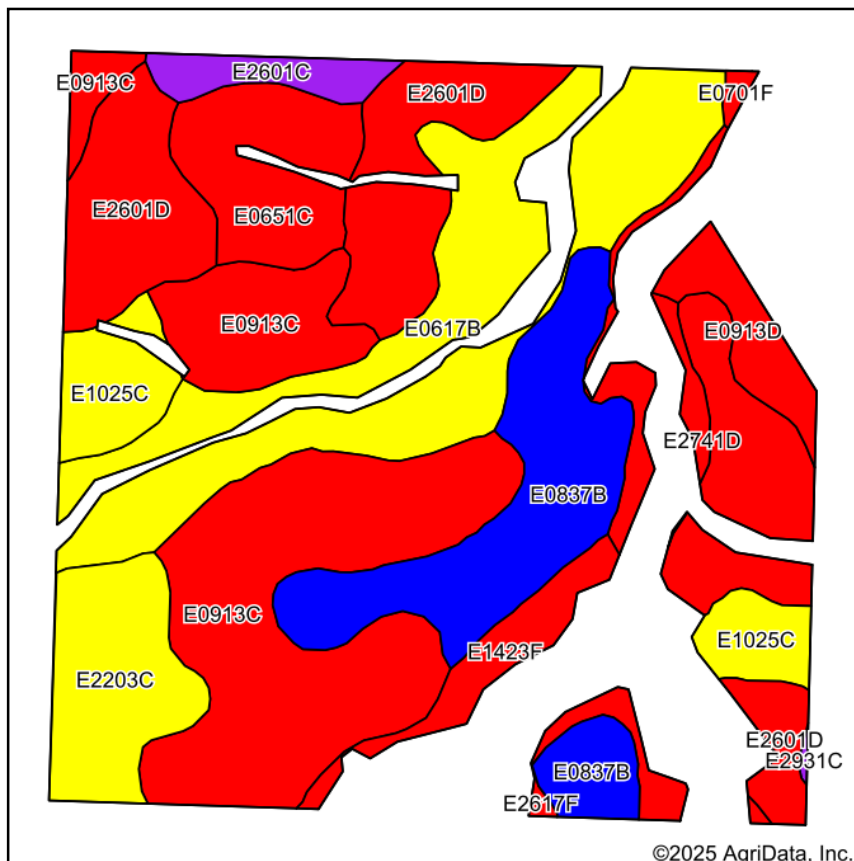
Soils: Moreau-Wayden silt clays (22.8%), Belfield-Wyola-Daglum complex (18.2%), Amor-Cabba loams (13.5%)

Taxes (2024): \$564.88

Please Note: All round bales to be removed prior to real estate closing.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0913C	Moreau-Wayden silty clays, 6 to 9 percent slopes	29.32	22.8%		IVe	48
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	23.20	18.2%		IIe	65
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	17.21	13.5%		IVe	40
E0837B	Wyola silty clay loam, 2 to 6 percent slopes	15.58	12.2%		IIe	85
E2203C	Farland silt loam, 6 to 9 percent slopes	8.02	6.3%		IIIe	69
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	7.43	5.8%		IIIe	40
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	7.25	5.7%		VIIe	27
E1025C	Regent-Wyola silty clay loams, 6 to 9 percent slopes	6.13	4.8%		IIIe	62
E1423F	Flasher-Verbar-Parshall complex, 9 to 35 percent slopes	4.75	3.7%		VIIe	22
E0913D	Moreau-Wayden silty clays, 9 to 15 percent slopes	3.68	2.9%		VIe	34
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	2.39	1.9%		IIIe	53
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	2.35	1.8%		VIe	36
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	0.32	0.3%		VIIIs	16
E2931C	Morton-Cabba silt loams, 6 to 9 percent slopes	0.09	0.1%		IIIe	59
Weighted Average					3.59	53.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: Pt of S1/2SE1/4 24.82 Acres Section 3-136-81, N1/2NE1/4, N1/2SE1/4 & S1/2NE1/4, S1/2NW1/4 & W1/2SW1/4
All in Section 10-136-81

Total Acres: 424.82±

GRP Acres: TBD by FSA

355± Acres @ \$7.50/Acre or \$2,663.00 Annually. Expires 09/22/2035

Please Note: Complete details to come once furlough has ended.

PID #: 16-0012000, 16-0098000, 16-0100000, 16-0096000

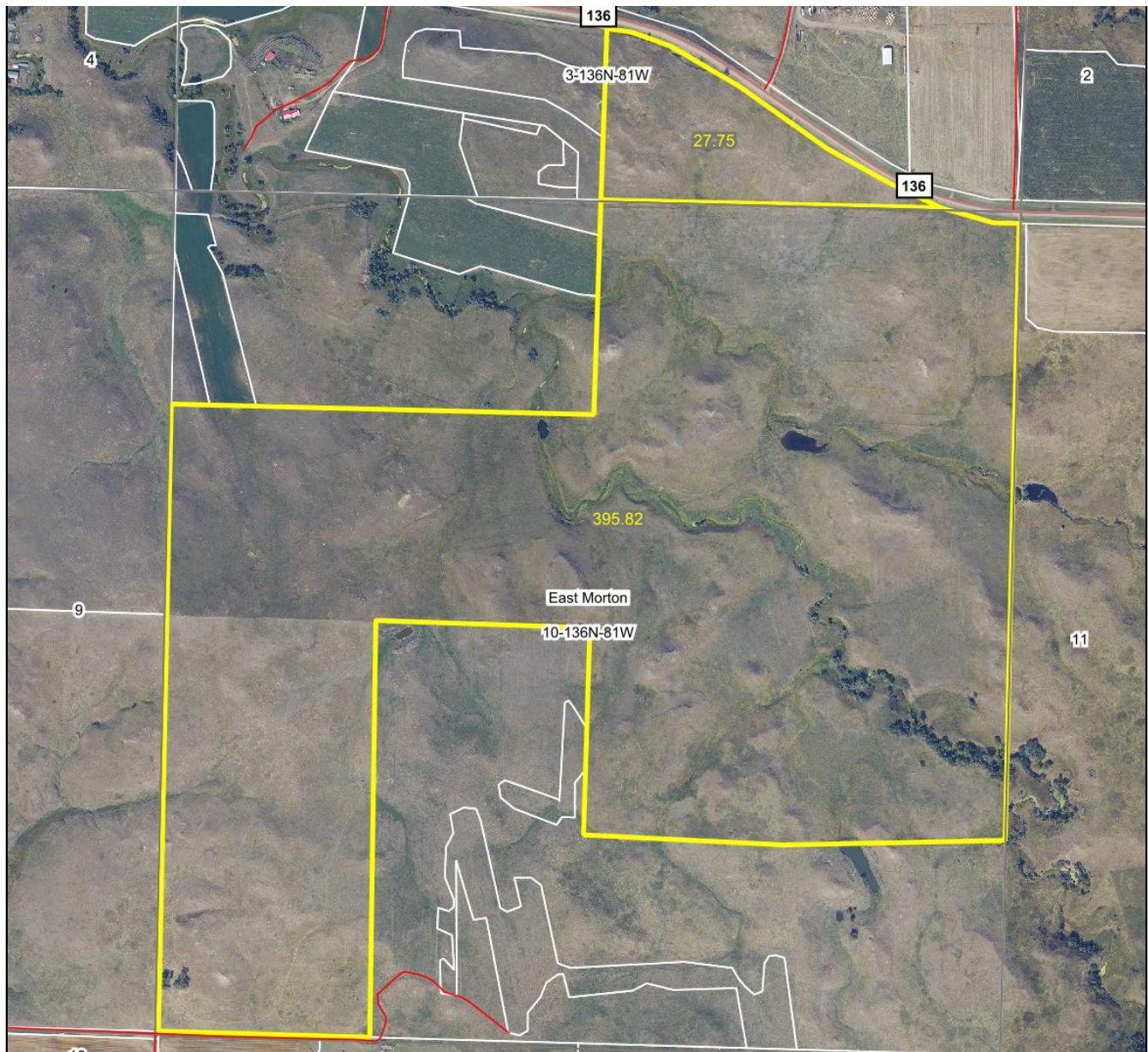
(2) Dugouts

(1) Well connected to stock tanks w/underground pipeline system

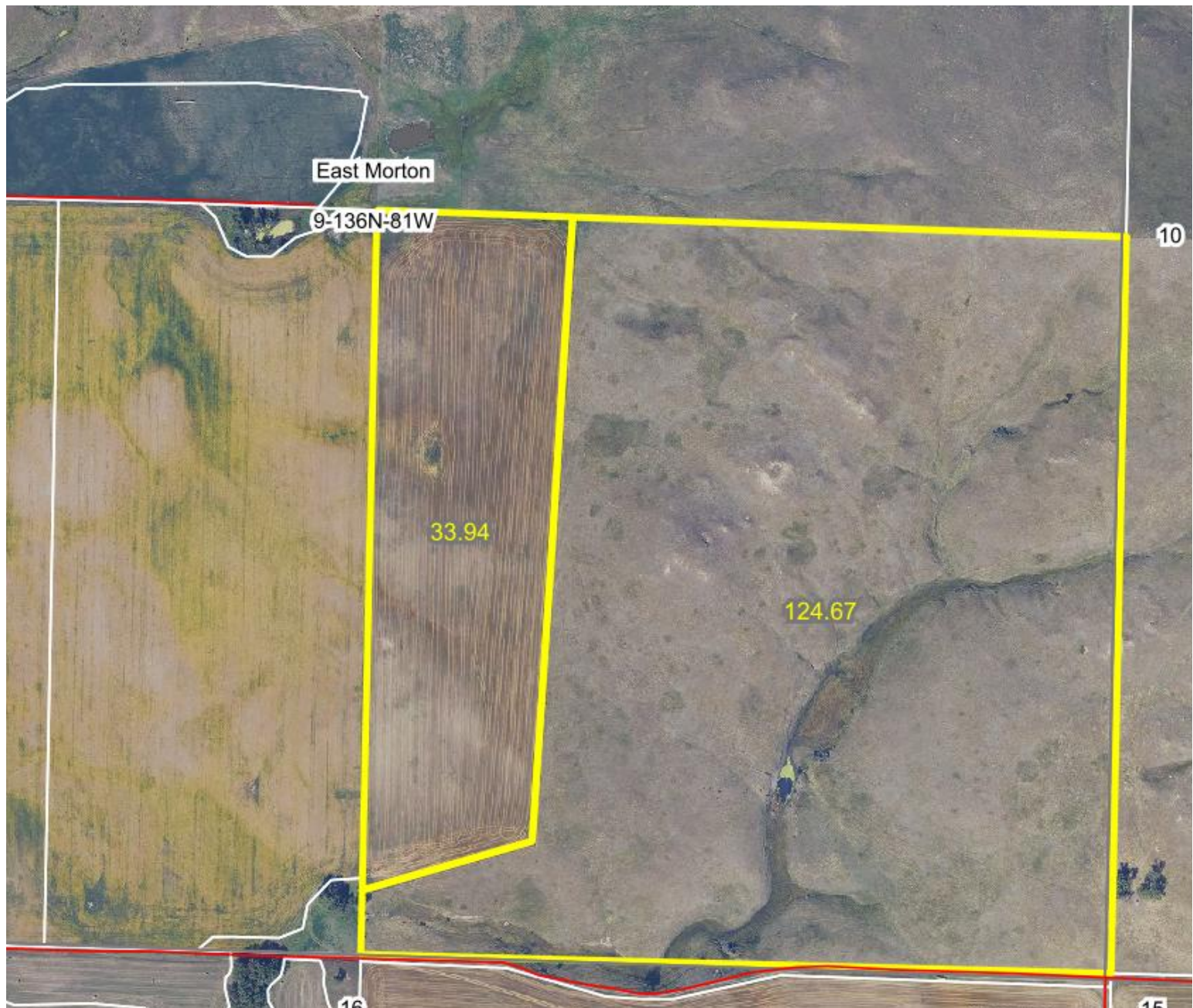
Taxes (2024): \$1,194.08

Please Note: Furthest north steel tank to be removed prior to real estate closing.

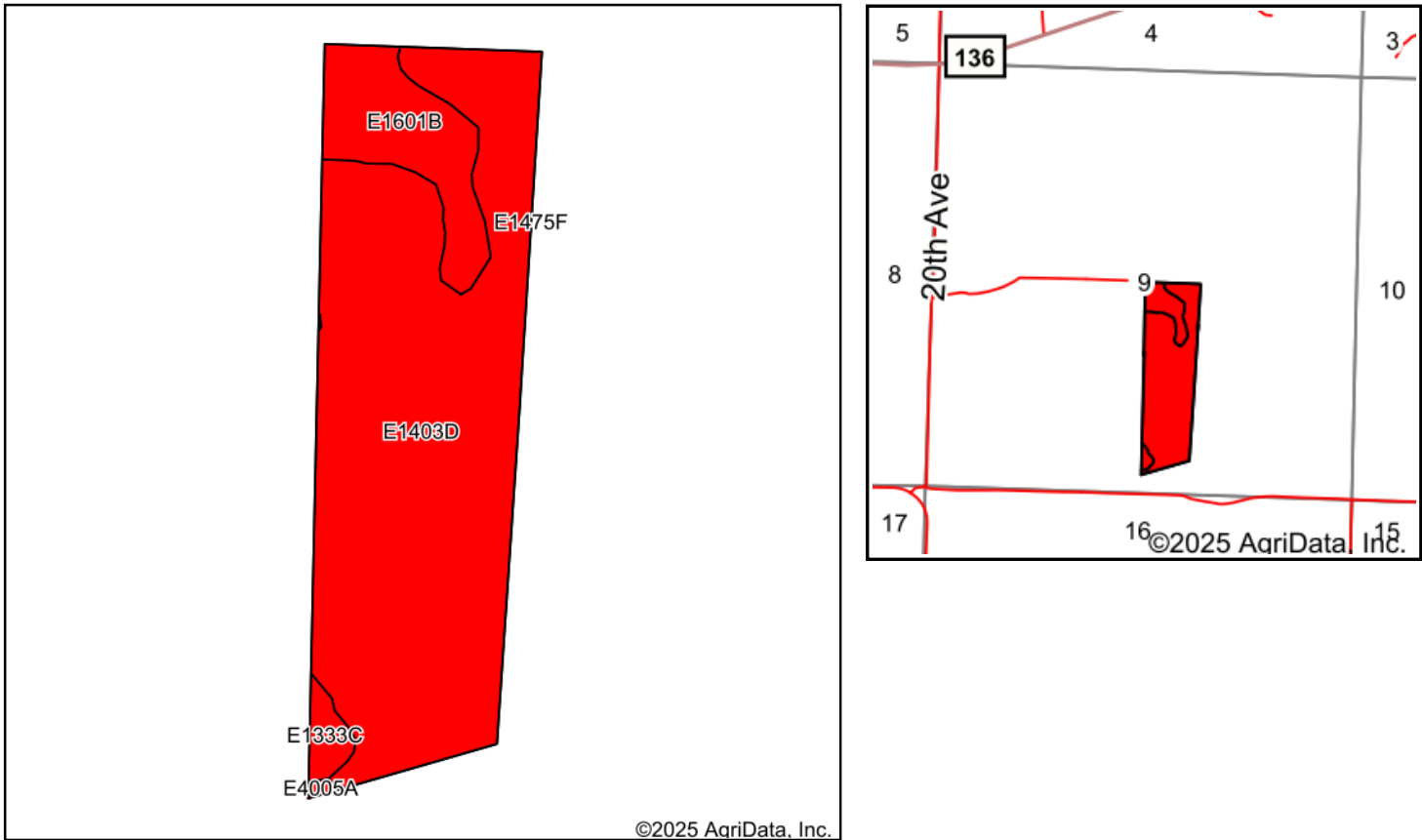
Please Note: Shared water line and tank on east boundary of the southwest portion of pasture.



*Lines are approximate

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP**Description:** SE1/4 Section 9-136-81**Total Acres:** 160±**Cropland Acres:** 33.94±**PID #:** 16-0093000**Soil Productivity Index:** 27.5**Soils:** Beisigl-Flasher-Telfer loamy fine sands (84.4%), Beisigl-Lihen loamy fine sands (13.2%), Vebar-Cohagen fine sandy loams (2.1%)**(1) Dugout****Updated Fence on 3 sides****Taxes (2024):** \$168.09

*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	28.65	84.4%		Vle	26
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	4.48	13.2%		IVe	35
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	0.72	2.1%		IVe	40
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	0.09	0.3%		Vls	27
Weighted Average					5.69	27.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



CCC-920 (07/03/2003) FORM APPROVED OMB NO. 0578-0013	U.S. DEPARTMENT OF AGRICULTURE COMMODITY CREDIT CORPORATION GRASSLAND RESERVE PROGRAM CONTRACT	1. St & C/D 38 05	2. Contract Number 2005 0007																				
8a. County Office Address (Include Zip Code): MORTON COUNTY FSA OFFICE 2540 OVERLOOK LANE MANDAN, ND 58554-1593		3. Acres For Enrollment	4. Farm Number 6471																				
		5. Tract Number(s) F 6471 T 13772																					
		6. Offer (Select One) Contract Type: 10 Year ☐ 15 Year ☐ 20 Year ☐ 30 Year ☒	7. Contract Period From: (MM-DD-YYYY) To: (MM-DD-YYYY) 09-22-2005 09-22-2035																				
8b. Telephone Number (Include Area Code): 701-667-1163																							
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owner(s) on the farm identified above. The undersigned person or persons may hereafter collectively be referred to as "the Participant". The Participant agrees to place the designated acreage into the Grassland Reserve Program ("GRP") for the stipulated contract period from the date the Contract is executed by the CCC or other use set by CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CCC-920, Grassland Reserve Program Contract (referred to as "Appendix"). Return of the Appendix and any addendum there to are incorporated into this contract by reference and are binding upon the Participant. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CCC-920; CCC-920 Appendix and any addendum thereto; and if applicable, CCC-922.																							
9a. Rental Rate Per Acre \$ 7.50 9b. Annual Contract Payment \$ 2.663 9c. First Year Payment \$ 2.663		10. Conservation Practices (See Page 2 for additional space) <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Amount Approved</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>528</td> <td>355.0</td> <td>2.663</td> </tr> <tr> <td></td> <td></td> <td>528</td> <td>355.0</td> <td>2.663</td> </tr> <tr> <td></td> <td></td> <td>528</td> <td>355.0</td> <td>2.663</td> </tr> </tbody> </table>		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Amount Approved			528	355.0	2.663			528	355.0	2.663			528	355.0	2.663
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Amount Approved																			
		528	355.0	2.663																			
		528	355.0	2.663																			
		528	355.0	2.663																			
11. Participants																							
A (1). Name and Address (Include Zip Code):		(2) Share 50 %	(3) Social Security Number Date (MM-DD-YYYY) 07-08-2012																				
B (1). Name and Address (Include Zip Code):		(2) Share 50 %	(3) Social Security Number: (4) Signature Date (MM-DD-YYYY) 07-08-2012																				
C (1). Name and Address (Include Zip Code):		(2) Share %	(3) Social Security Number: (4) Signature Date (MM-DD-YYYY)																				
12. CCC USE ONLY - Payments according to the shares are approved		A. Signature of CCC Representative <i>(Kendra C. Packer), CED</i> B. Date (MM-DD-YYYY) 7-31-12																					

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 522a). The authority for requesting the following information is the Farm Security and Rural Investment Act of 2002, (Pub. L. 107-171). The information will be used to determine eligibility for program benefits. Furnishing the requested information is voluntary, but failure to furnish the requested information will result in a determination of ineligibility. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal law enforcement agencies, and in response to a request by a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 288, 289, 301, 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995.

RECEIVED
JUL 23 2012

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, or marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9210. (202) 720-5804.

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: NW1/4 (Less 4 A Rd) Section 15-136-81

Total Acres: 156±

Cropland Acres: 121.3±

PID #: 16-0122000

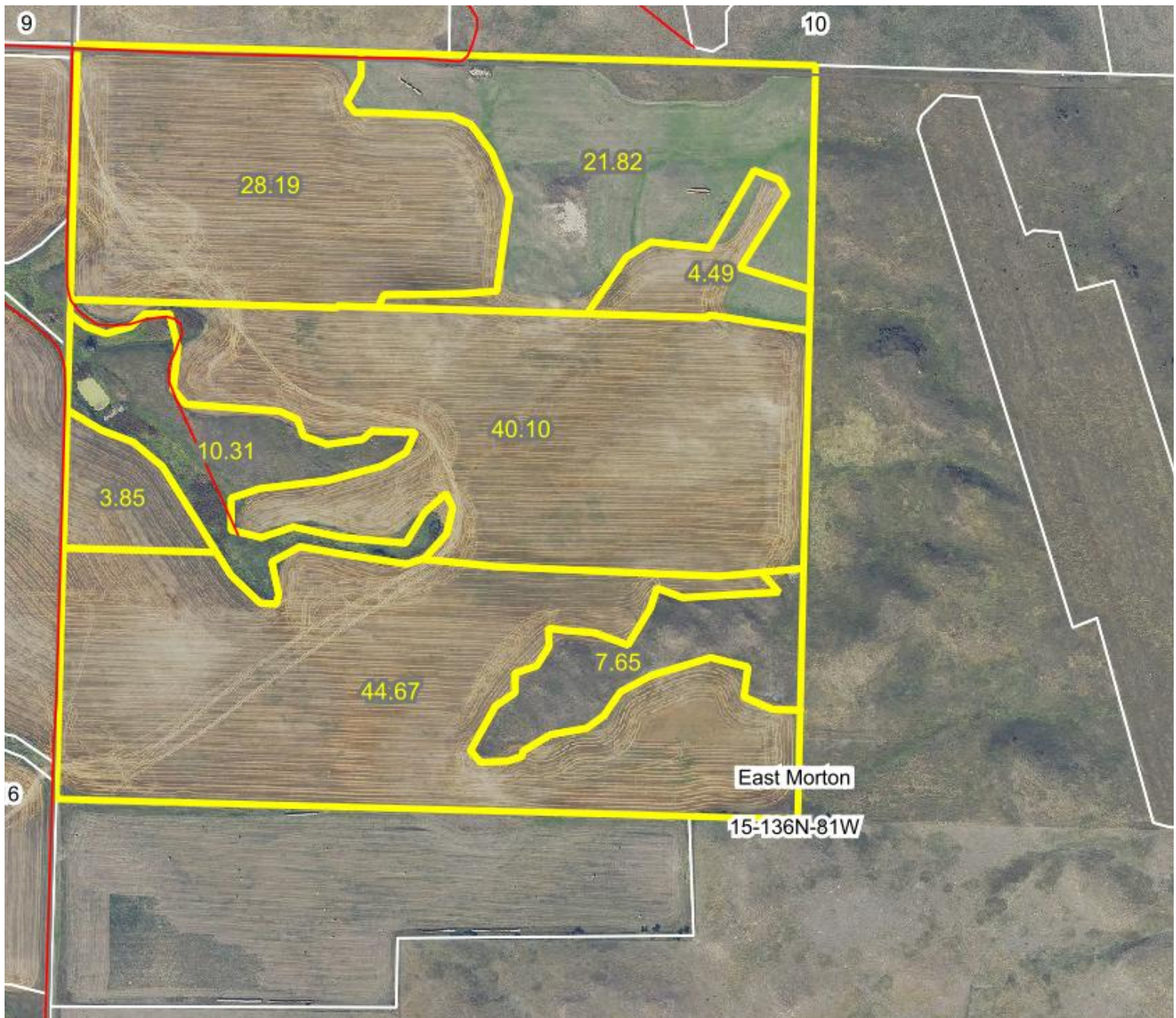
Soil Productivity Index: 42.7

Soils: Tally-Parshall fine sandy loams (52.2%), Flasher-Vebar-Parshall complex (21.3%), Vebar-Cohagen fine sandy loams (9.7%)

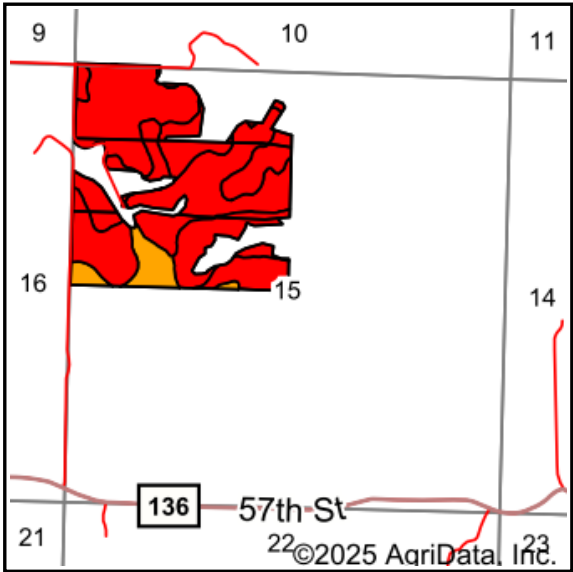
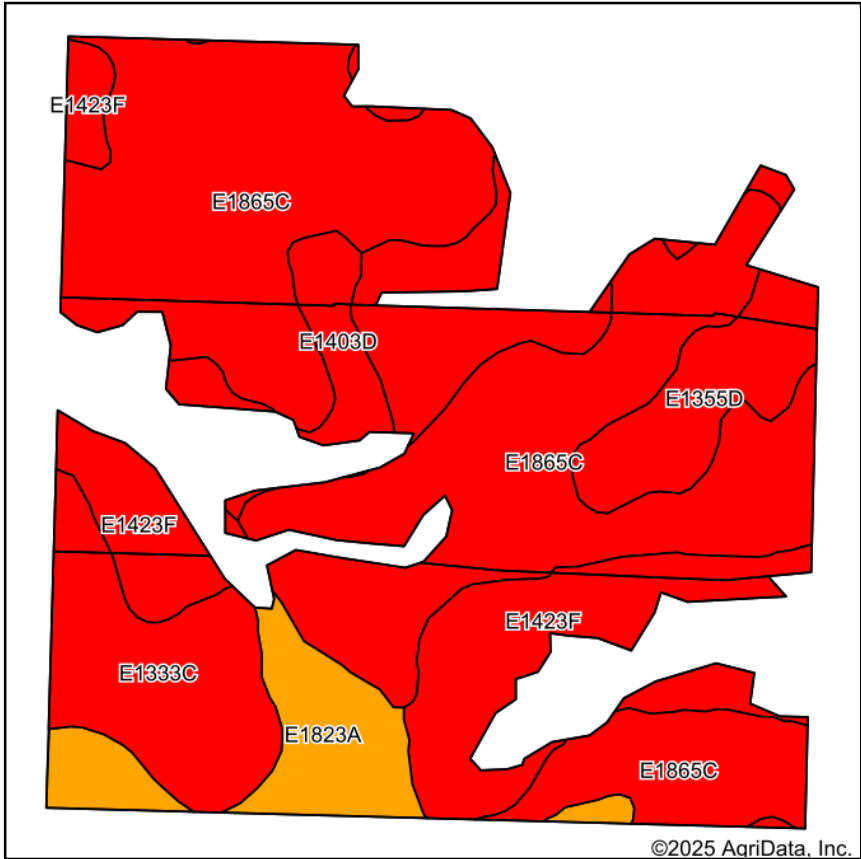
(1) Dugout

Taxes (2024): \$445.17

Please Note: All round bales to be removed prior to real estate closing.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND059, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E1865C	Tally-Parshall fine sandy loams, 6 to 9 percent slopes	63.37	52.2%		IVe	50
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	25.89	21.3%		VIIe	22
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	11.78	9.7%		IVe	40
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	8.95	7.4%		IIIe	71
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	7.11	5.9%		VIe	32
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	4.20	3.5%		VIe	26
Weighted Average					4.75	42.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: E1/2 Section 28-136-81, W1/2 Section 27-136-81

Total Acres: 640±

PID #: 16-0174000, 16-0175000, 16-0173000, 16-0172000

(2) Wells & (1) Dam

Updated 4 wire fence

Taxes (2024): \$1,083.15

Please Note: Steel tank of double tanks pictured to be removed prior to real estate closing.



*Lines are approximate

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: NE1/4 Section 26-136-81

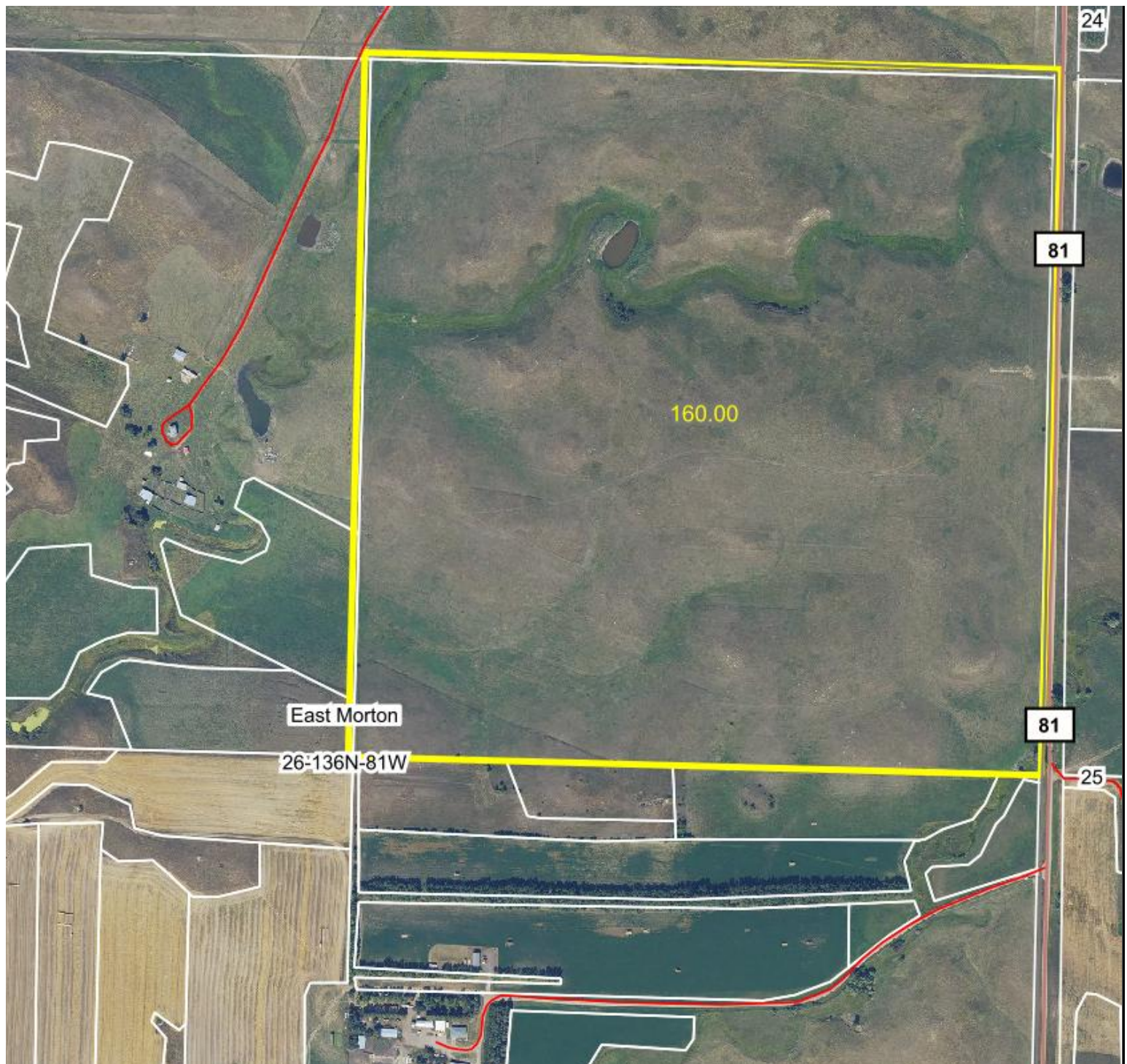
Total Acres: 160±

PID #: 16-0166000

Southwest rural water access

(1) Dugout, southwest water shutoff for both Tracts 9 & 10

Taxes (2024): \$479.03



*Lines are approximate

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: N1/2NW1/4 Section 25-136-81

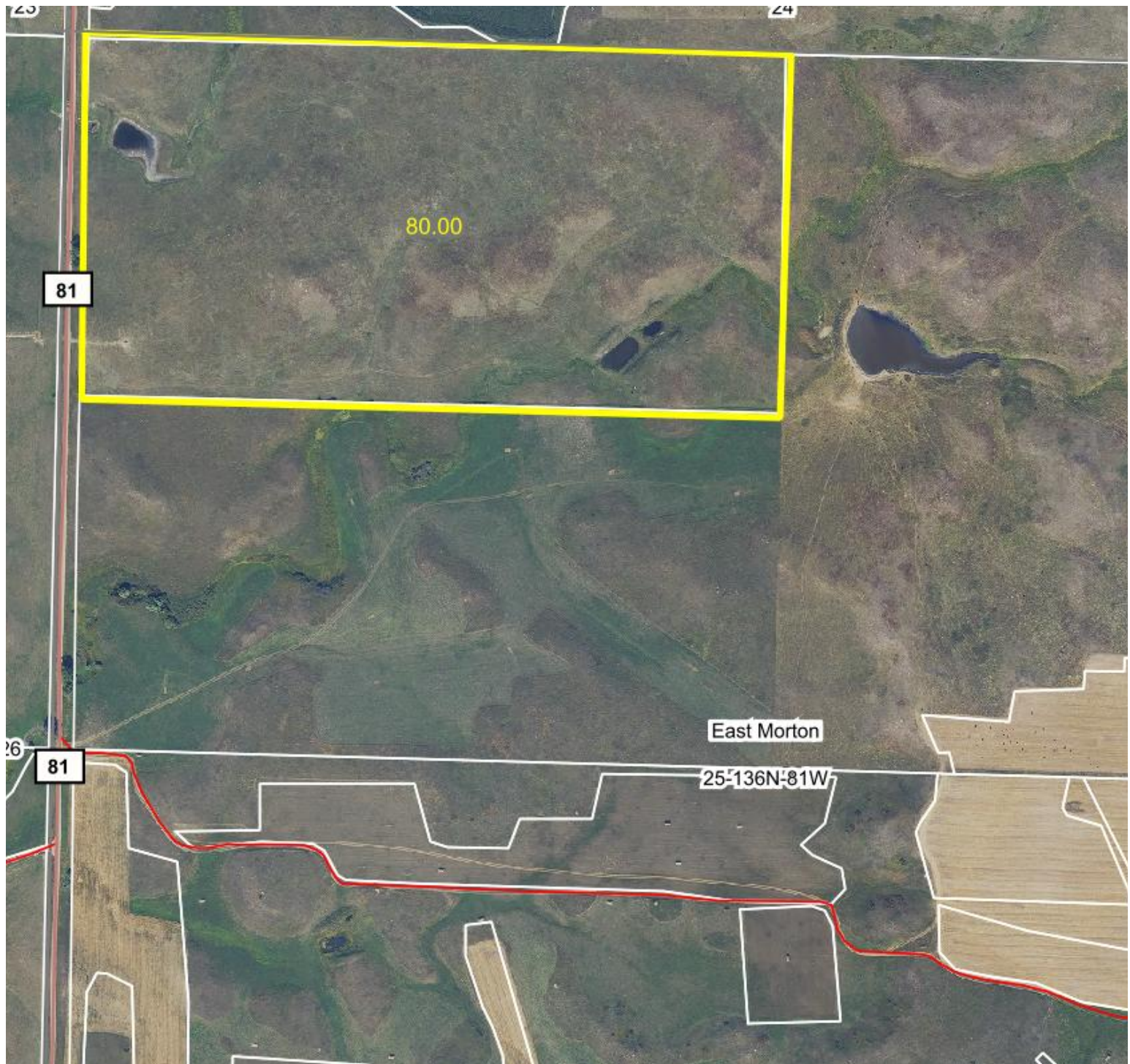
Total Acres: 80±

PID #: 16-0161000

Southwest rural water access

(1) Dugout, southwest water shutoff for both Tracts 9 & 10

Taxes (2024): \$256.94



*Lines are approximate

MORTON COUNTY, NORTH DAKOTA — EAST MORTON TOWNSHIP

Description: Aud Lots 2,3,4 in NE1/4 Section 7-136-81

Total Acres: 1.62±

PID #: 16-0065000, 16-0066000, 16-0067000

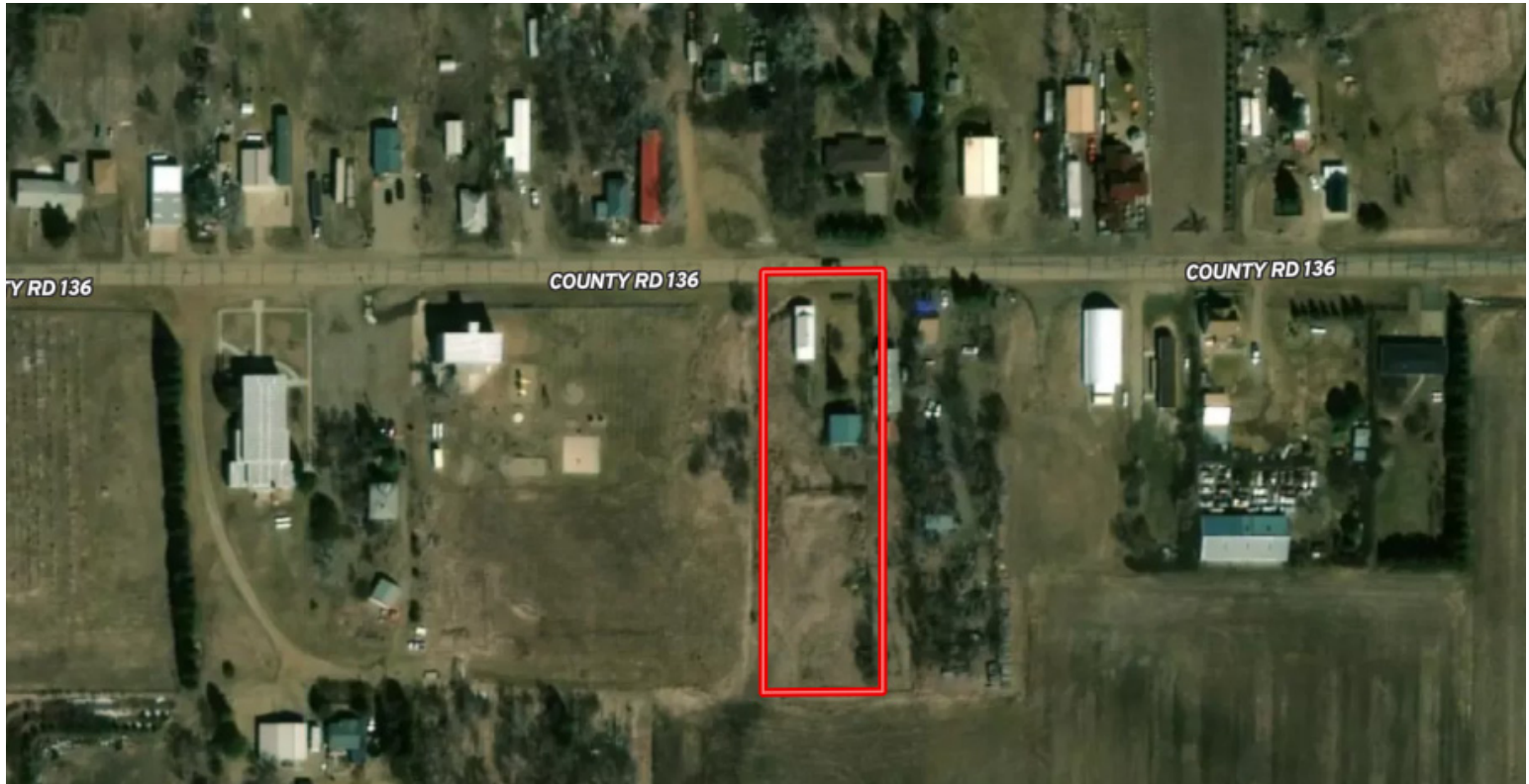
32'x32' Shop: Insulated, concrete floors, electrical ready

Southwest rural water access

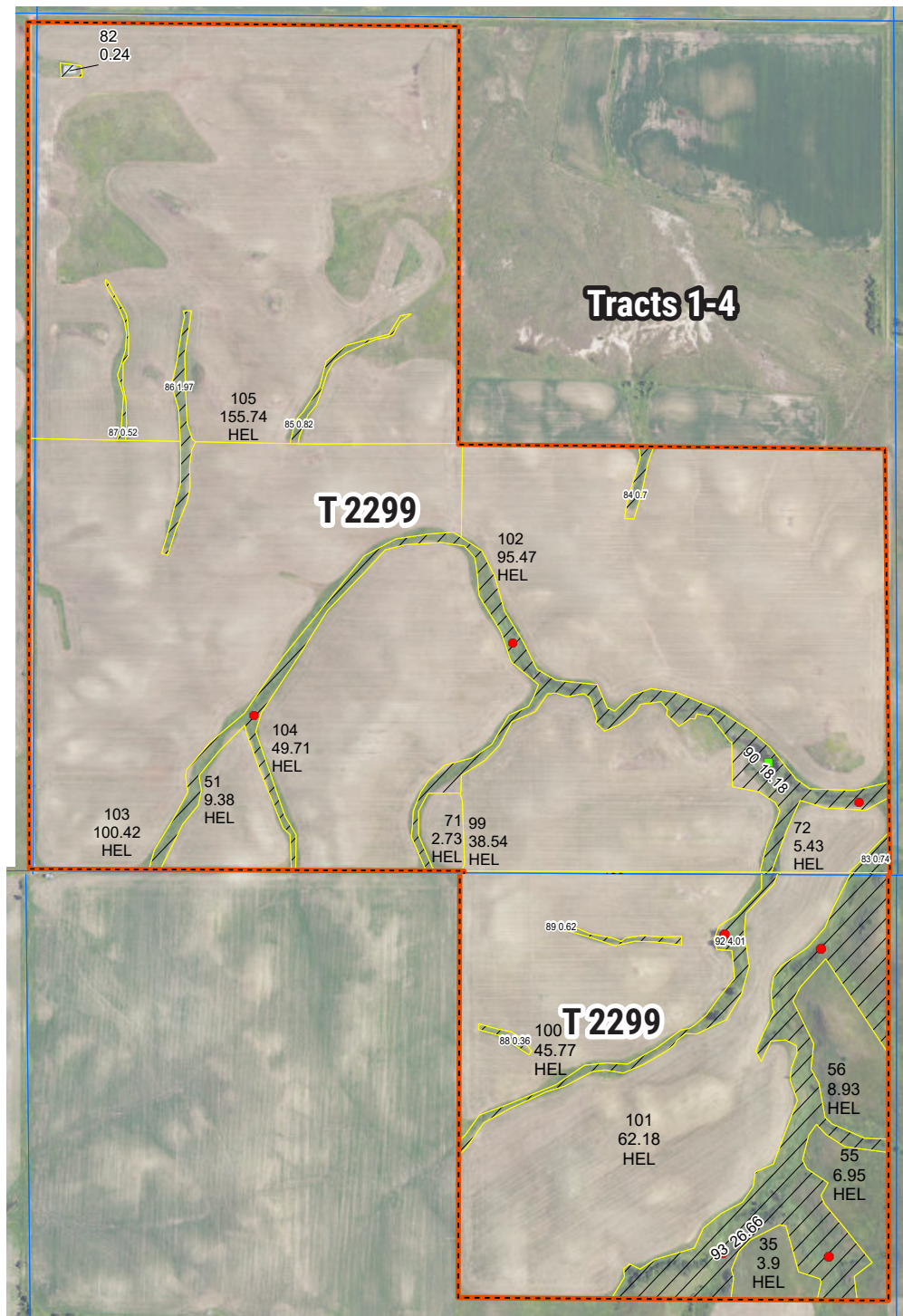
(1) well

Taxes (2024): \$194.44

Please Note: Shipping containers located on property to be removed prior to real estate closing.



*Lines are approximate



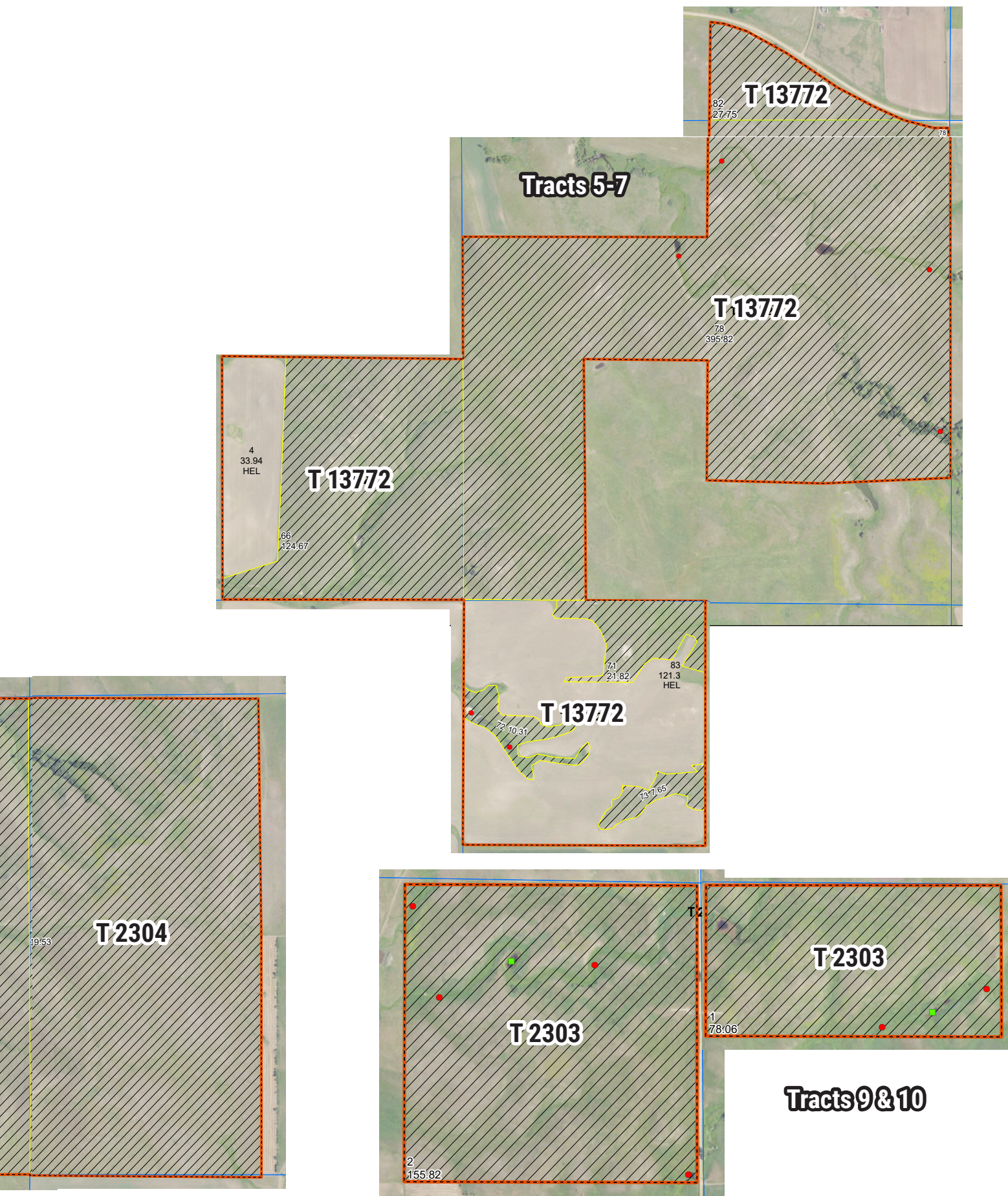
 Tract Boundary Noncropland
 PLSS Cropland

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	: 2299
Description	: S,NW17,NE20-136-82
FSA Physical Location	: NORTH DAKOTA/MORTON
ANSI Physical Location	: NORTH DAKOTA/MORTON
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: EVA HELBLING REVOCABLE TRUST, FRANK HELBLING REVOCABLE TRUST
Other Producers	:
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
639.97	585.15	585.15	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	585.15	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	385.60	0.00	20
Oats	18.30	0.00	39
Corn	13.80	0.00	40
Barley	53.00	0.00	34
TOTAL	470.70	0.00	

Tract Number	: 2303
Description	: NNW25,NE26-136-81
FSA Physical Location	: NORTH DAKOTA/MORTON
ANSI Physical Location	: NORTH DAKOTA/MORTON
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: EVA HELBLING REVOCABLE TRUST, FRANK HELBLING REVOCABLE TRUST
Other Producers	:
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.88	0.00	0.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Tract Number : 2304**Description** : W27,E28-136-81**FSA Physical Location** : NORTH DAKOTA/MORTON**ANSI Physical Location** : NORTH DAKOTA/MORTON**BIA Unit Range Number** :**HEL Status** : HEL determinations not completed for all fields on the tract**Wetland Status** : Tract contains a wetland or farmed wetland**WL Violations** : None**Owners** : FRANK HELBLING REVOCABLE TRUST, EVA HELBLING REVOCABLE TRUST**Other Producers** :**Recon ID** : None**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
644.78	0.00	0.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Tract Number : 13772**Description** : 28AC IN SSE3;SE9;NE,SNW,WSW,NSE10;NW15-136-81**FSA Physical Location** : NORTH DAKOTA/MORTON**ANSI Physical Location** : NORTH DAKOTA/MORTON**BIA Unit Range Number** :**HEL Status** : HEL field on tract.Conservation system being actively applied**Wetland Status** : Tract contains a wetland or farmed wetland**WL Violations** : None**Owners** : EVA HELBLING REVOCABLE TRUST, FRANK HELBLING REVOCABLE TRUST**Other Producers** :**Recon ID** : 38-059-2011-376**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
743.26	155.24	155.24	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	155.24	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	96.70	0.00	20
Oats	4.70	0.00	39
Corn	3.30	0.00	40
Barley	13.60	0.00	34

S TOTAL 118.30

0.00











Tract 9



Tract 9



Tract 10



Tract 10



Tract 11



Tract 11



Tract 11



Tract 11

[illegible]

Earnest Money Receipt & Purchase Agreement

Morton 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:

MORTON COUNTY
NORTH DAKOTA

**2,262±
Acres**



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