



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



Built on Trust.

MCKENZIE COUNTY, ND MINERAL RIGHTS & ROYALTY AUCTION

Auctioneer's Note: Fantastic opportunity to purchase 20± net mineral acres in the oil rich Bakken Oil Formation in McKenzie County, North Dakota. A once in a lifetime chance to own mineral acres with active oil and gas production. Offered as three tracts buy one, or buy them all, this is sure to add nice diversity to any asset portfolio.

Description: NE1/4SW1/4 Section 11-152-100, SW1/4 Sections 27 & 28-152-96

Net Mineral Acres: 20±

To Be Sold in 3 Tracts!

20± Net Mineral Acres



Opening: Thursday, July 31 | 8 AM

Closing: Thursday, August 7 | 10 AM CDT 2025

**Timed
Online**



William "Bill" & Sharon Ceynar

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

Scott Steffes ND81527; Martin Peterson ND40793695. 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 FRIDAY, JULY 31 AND WILL END AT 10 AM THURSDAY, AUGUST 7, 2025.

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

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

Down payment is due on the day the bidding closes. 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 Group office for signing of the contract, electronic document signature arrangements will be made.

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

Property will be conveyed by a **Quit Claim Mineral Deed.**

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

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

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

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

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

PROPERTY SOLD WITHOUT WARRANTY

All descriptions are approximations only based upon the best information available and are subject to possible variation. Bidders should inspect the title to 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 unless otherwise agreed to in writing and agreeable by buyer and seller.

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.

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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?

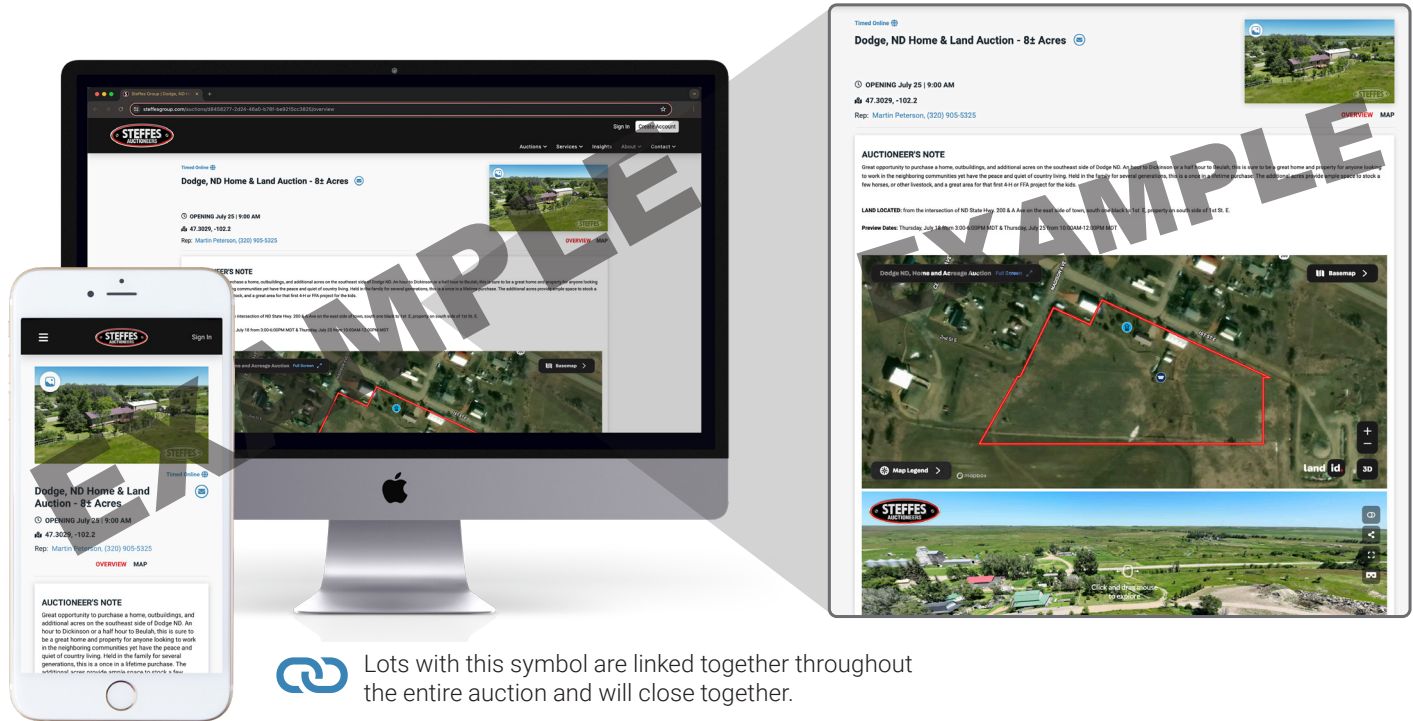
1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have 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.

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!



JULY & AUGUST 2025

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

EMPIRE RESOURCES LLC

P.O. Box 1835
Williston, ND 58801

Tract

TRACT 1:

Description: oil, gas, coal, clay, uranium, sand, gravel, scoria and all other minerals lying in and under and that may be produced from the following: NE1/4SW1/4 Section 11-152-100

Net Mineral Acres: 10±

PARTIAL OWNERSHIP REPORT

MCKENZIE COUNTY, NORTH DAKOTA

Ceynar Prospect

Take-Off

Township 152 North, Range 100 West, 5th P.M.
Section 11: NESW

Containing 40.00 acres, more or less

Mineral Ownership

#	Owner	Interest	Net Acres	Leasehold Status
1.	William E. Ceynar 1081 139 th Ave NW Arnegard, ND 58835 Note: OGL Executed as: William E. Ceynar aka William Ceynar, a married man	20.000000%	8.000000	Continental Resources, Inc. (Successors not tracked at this time) OGL Document #434889 Expires 5-14-2015 (HBP) Term Three (3) years from 5-14-2012 Royalty 20% Covers: <u>152-100</u> 11: NESW Containing 40.00 acres, more or less -Spacing Unit Pugh Clause -1 year continuous drilling pugh clause from the completion or abandonment of one well to the beginning of operations for the drilling of another well SEE ATTACHED WELL STATUS REPORTS
2.	William E. Ceynar Note: OGL Executed by Prior Owner as: Gene Koch, as Conservator for Millie Jean Ceynar, a widow Note: Letters of Conservatorship, Doc #488908	5.000000%	2.000000	Continental Resources, Inc. (Successors not tracked at this time) OGL Document #404886 Expires 7-1-2013 (HBP) Term Three (3) years from 7-1-2010 Royalty 3/16th Covers: <u>152-100</u> 11: NESW Containing 40.00 acres, more or less SEE ATTACHED WELL STATUS REPORTS
	Total	Partial	Partial	

Ceynar Prospect

1

152-100-11: NESW

EMPIRE RESOURCES LLCP.O. Box 1835
Williston, ND 58801

Tract

PARTIAL OWNERSHIP REPORT

MCKENZIE COUNTY, NORTH DAKOTA

Ceynar Prospect**Take-Off**Township 152 North, Range 96 West, 5th P.M.
Section 27: SW

Containing 160.00 acres, more or less

TRACT 2:**Description:** Royalty interest, in all and to all of the oil, gas, casinghead gas, casinghead gasoline, and other minerals in and under and they may be produced from the following: SW1/4 Section 27-152-96**Net Mineral Acres:** 5±**Mineral Ownership**

#	Owner	Interest	Net Acres	Leasehold Status
1.	William E. Ceynar 1081 139 th Ave NW Arnegard, ND 58835 Subject to 10% Outstanding Landowner's Royalty – See Title Note #2 Note: OGL Executed by Prior Owner as: Carrie Ceynar aka Carrie Mae Ceynar or Carrie M. Ceynar, a widow	3.125000%	5.000000	Amerada Petroleum Corporation (Successors not tracked at this time) OGL Document #151023 Correction of OGL Document #151130 Expires 4-28-1961 (HBP) Term Five (5) years from 4-28-1956 Royalty 1/8th Covers: <u>152-96</u> 27: S2 28: SE Containing 400.00 acres, more or less SEE ATTACHED WELL STATUS REPORTS
	Total	Partial	Partial	

Title Notes

- The above leasehold was initially HBP via the Carrie Ceynar #1 well as stated in Affidavit of Production Doc #161427, and subsequently the Clear Creek Madison Unit made notice of in Unit Agreement, Doc #169188 dated 7-1-1962.
- The above mineral interest is subject to a total 10% Outstanding Landowner's Royalty burden conveyed by predecessor in interest, William L. Ceynar, in Assignments of Royalty Book 12m, Page 517; Book 13m, Pages 286 & 333 and Book 15m, Pages 122 & 125; all dated 3-30-1937 and all conveying a 2% Royalty each.

Surface Ownership

Owner	Interest
Paul Wisness	50%
Beau Wisness & Chase Wisness as Tenants in Common	50%

Ceynar Prospect

1

152-96-27: SW

EMPIRE RESOURCES LLC

P.O. Box 1835

Williston, ND 58801

Tract

TRACT 3:
Description: Royalty interest, in all and to all of the oil, gas, casinghead gas, casinghead gasoline, and other minerals in and under and they may be produced from the following: SE1/4 Section 28-152-96
Net Mineral Acres: 5±

PARTIAL OWNERSHIP REPORT

MCKENZIE COUNTY, NORTH DAKOTA

Ceynar Prospect

Take-Off

Township 152 North, Range 96 West, 5th P.M.
Section 28: SE

Containing 160.00 acres, more or less

Mineral Ownership

#	Owner	Interest	Net Acres	Leasehold Status
1.	William E. Ceynar 1081 139 th Ave NW Arnegard, ND 58835 Subject to 10% Outstanding Landowner's Royalty – See Title Note #2 Note: OGL Executed by Prior Owner as: Carrie Ceynar aka Carrie Mae Ceynar or Carrie M. Ceynar, a widow	3.125000%	5.000000	Amerada Petroleum Corporation (Successors not tracked at this time) OGL Document #151023 Correction of OGL Document #151130 Expires 4-28-1961 (HBP) Term Five (5) years from 4-28-1956 Royalty 1/8th Covers: <u>152-96</u> 27: S2 28: SE Containing 400.00 acres, more or less SEE ATTACHED WELL STATUS REPORTS
Total		Partial	Partial	

Title Notes

1. The above leasehold was initially HBP via the Carrie Ceynar #1 well as stated in Affidavit of Production Doc #161427, and subsequently the Clear Creek Madison Unit made notice of in Unit Agreement, Doc #169188 dated 7-1-1962.
2. The above mineral interest is subject to a total 10% Outstanding Landowner's Royalty burden conveyed by predecessor in interest, William L. Ceynar, in Assignments of Royalty Book 12m, Page 517; Book 13m, Pages 286 & 333 and Book 15m, Pages 122 & 125; all dated 3-30-1937 and all conveying a 2% Royalty each.

Surface Ownership

Owner	Interest
Paul Wisness	50%
Beau Wisness & Chase Wisness as Tenants in Common	50%

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. 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.
3. Closing of the sale is to be on or before _____ Possession will be at closing.
4. 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.
5. Any other conditions: _____
6. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Seller's Printed Name & Address:

Steffes Group, Inc.

MCKENZIE COUNTY
NORTH DAKOTA

**20± Net
Mineral
Acres**



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