



BENSON COUNTY, ND LAND AUCTION

Opening: Thursday, December 12 | 8 AM

Closing: Thursday, December 19 | 10 AM ^{CST} 2024

TIMED
ONLINE

From Esmond, north on State Hwy. 19 for 3-1/4 miles to Co. Rd. 0305, continue north 4 miles (county road bends west at 3 miles) to NE corner of Tract 4.

Auctioneer's Note: This is a tremendous opportunity to add almost 850 acres to your land portfolio! This much land doesn't come up in Benson County, ND often! Cropland, pasture possibilities, a beautiful farmstead & lake lot are all included in this 6-tract auction! Don't miss this chance to add valuable land to your acreage.

849± Acres



Leo & Arlene Hoffner Irrevocable Trust | Bernadette Roller, Trustee

Contact Max Steffes at Steffes Group, (701) 212-2849; Joel Swanson, (701) 371-7152; or visit SteffesGroup.com.

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

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

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON THURSDAY, DECEMBER 12 AND WILL END AT 10 AM THURSDAY, DECEMBER 19, 2024.

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

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

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

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

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

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Tuesday, February 4, 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.**

2024 Taxes: Paid by SELLER.
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.

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!



DECEMBER 2024

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

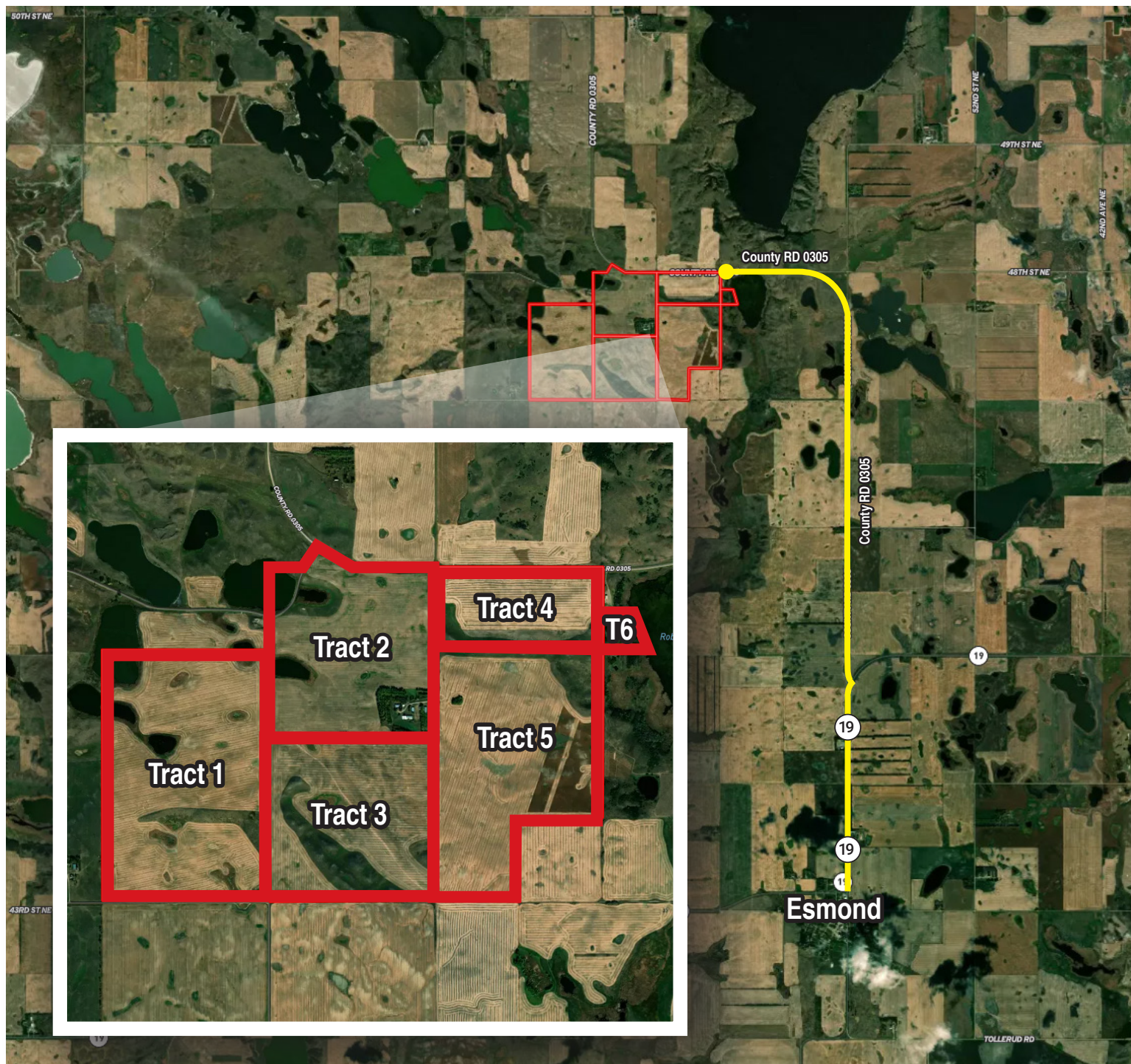
BENSON COUNTY, ND - ESMOND TOWNSHIP

Land Located: from Esmond, north on State Hwy. 19 for 3-1/4 miles to Co. Rd. 0305, continue north 4 miles (county road bends west at 3 miles) to NE corner of Tract 4.

Description: Sections 5, 3, 4 Esmond TWP & 1.5AC in Section 33 Impark TWP

Total Acres: 848.89±

To Be Sold in 6 Tracts!



*Lines are approximate

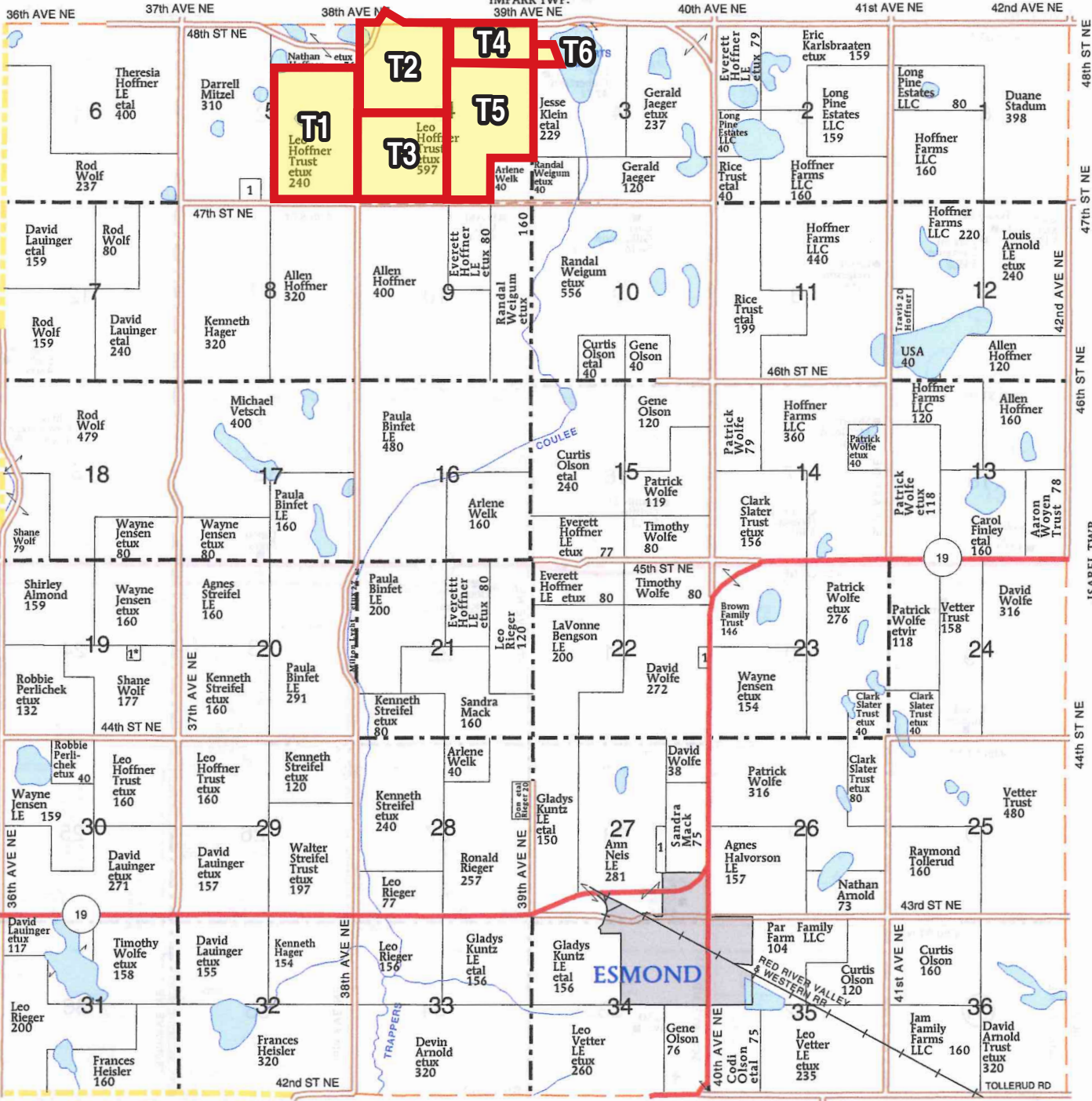
T-153-N

ESMOND PLAT

R-71-W

(Landowners)

IMPARK TWP.
39th AVE NE

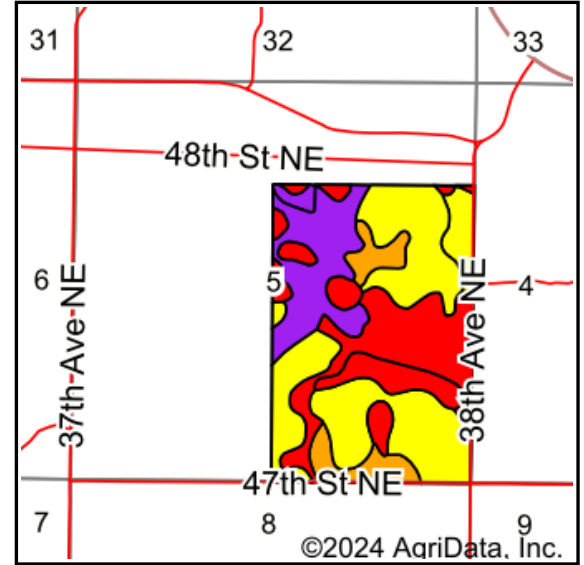
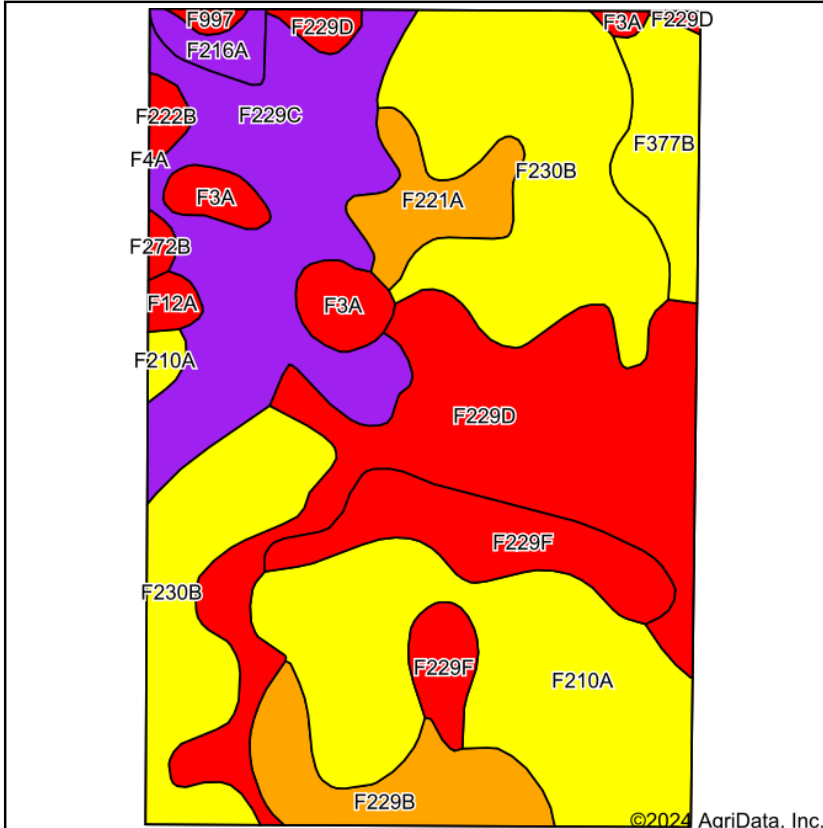


PIERCE CO.

RICH VALLEY TWP.

BENSON COUNTY, ND - ESMOND TOWNSHIP**Description:** S1/2NE1/4 & SE1/4 Section 5-153-71**Total Acres:** 240±**Cropland Acres:** 219.49±**PID #:** 25-0000-05831-000 & 25-0000-05836-000**Soil Productivity Index:** 53.7**Soils:** Heimdal-Esmond loams (22.1%), Heimdal-Esmond-Sisseton loams (19.4%), Fram-Tonka complex (17.7%)**Taxes (2023):** \$1,917.42**US Fish & Wildlife Wetland Easement**

*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND005, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	53.53	22.1%		IIIe	63
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	46.31	19.4%		VIe	40
F210A	Fram-Tonka complex, 0 to 3 percent slopes	42.28	17.7%		IIe	62
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	37.30	15.6%		IVe	54
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	16.91	7.1%		VIIe	30
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	12.11	5.1%		IIe	72
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	9.29	3.9%		IIIe	63
F221A	Emrick-Cathay loams, 0 to 3 percent slopes	7.82	3.3%		IIIs	71
F3A	Parnell silty clay loam, 0 to 1 percent slopes	6.69	2.8%		Vw	25
F216A	Fram loam, saline, 0 to 3 percent slopes	2.81	1.2%		IIIs	56
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	1.39	0.6%		IVw	31
F222B	Larson-Uranda loams, 3 to 6 percent slopes	1.38	0.6%		IVs	49
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	0.77	0.3%		IIIe	36
F997	Water, intermittent	0.72	0.3%			3
Weighted Average					*-	53.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

2023 Benson County Real Estate Tax Statement

Statement No: 5411

Parcel Number
25-0000-05831-000

Jurisdiction
Esmond Township

Physical Location (ES EF)
0

Legal Description
SCT:05 TWN:153 RNG:71
5-153-71 S2NE4 N2SE4

Acres
160.000

2023 TAX BREAKDOWN

Net consolidated tax	1,140.21
Plus: Special Assessments	0.00
Total tax due	1,140.21
Less: 5% discount, if paid by February 15, 2024	-57.01
Amount due by February 15, 2024	1,083.20

(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, 2024	570.11
Payment 2: Pay by October 15, 2024	570.10

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	661.01	680.84	701.37
Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	94,024	96,848	99,752
Taxable Value	4,701	4,842	4,988
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	4,701	4,842	4,988
Total mill levy	211.980	221.970	228.590
Taxes By District (in dollars):			
Benson County	393.18	456.26	505.70
Esmond Township	75.08	75.00	74.48
Maddock SD 9	483.60	497.52	512.66
Esmond Fire	23.50	24.22	24.94
Soil Conservation	11.76	12.10	12.47
Garrison Diversion	4.70	4.84	4.98
State of North Dakota	4.70	4.84	4.98
Consolidated tax	996.52	1,074.78	1,140.21
Net effective tax rate	1.06%	1.11%	1.14%

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 15, 2024	6%
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FOR ASSISTANCE, CONTACT:

Office: Benson County Treasurer
PO Box 204
Minnewaukan, ND 58351
Phone: 701.473.5340
Email: bensoncountytreasurer@nd.gov
Website: bensoncountynd.com



BENSON COUNTY, ND - ESMOND TOWNSHIP

Description: S1/2NW1/4, Lots 3 & 4 (less .45A RW) Section 4-153-71 & 1.5 AC in SW1/4SW1/4 S of Co. Rd & E of TWP Rd Section 33-154-71

Total Acres: 160.7±

Cropland Acres (Est): 127.23±

PID #: 25-0000-05827-000 & 28-0000-06645-900

Soil Productivity Index: 51.4

Soils: Heimdal-Esmond loams (38.5%), Heimdal-Esmond-Sisseton loams (15.9%), Esmond-Heimdal loams (12.3%)

Home Details: 5 Bedroom, 1-3/4 bath, attached single stall garage, loft addition above garage, updated kitchen and appliances, electric baseboard heat, well water

2-Stall Garage: insulated, concrete floor, electricity, not heated

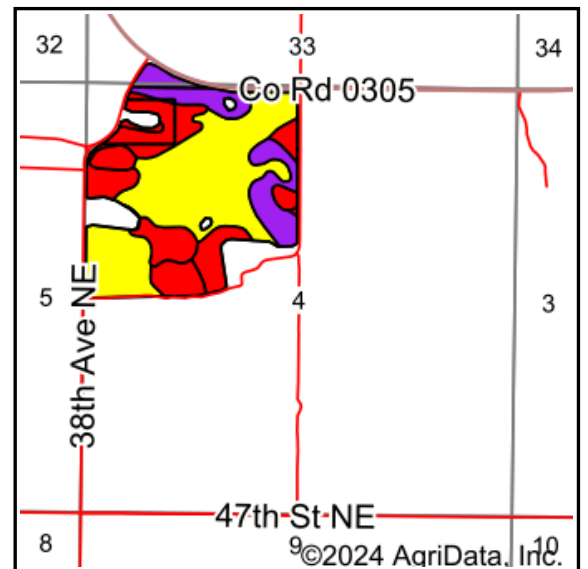
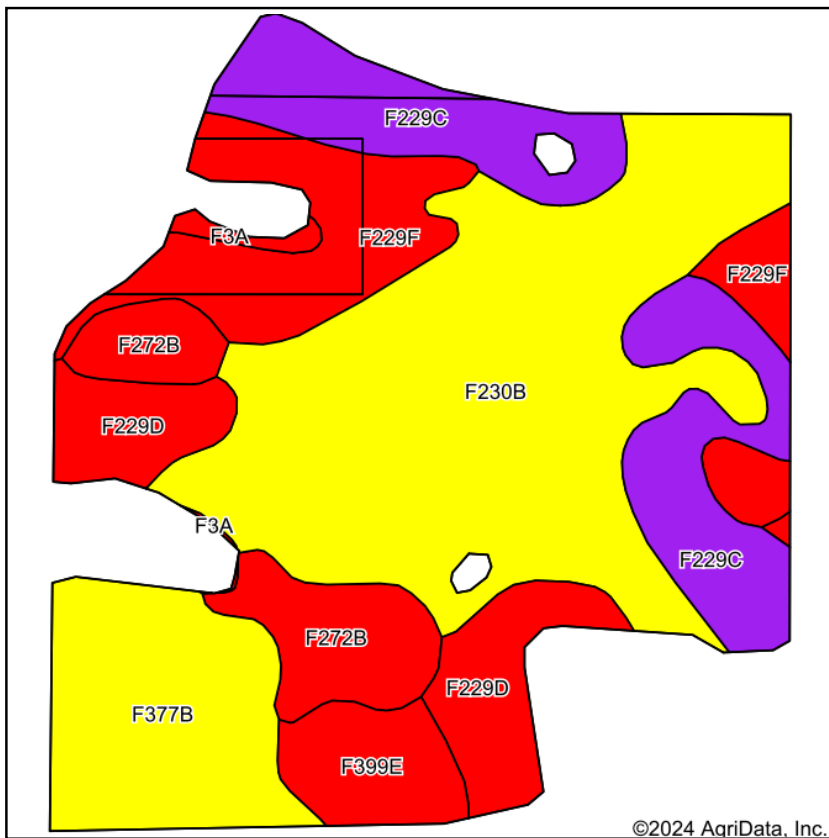
Barn: electricity, dirt floor, attached machine shop

Taxes (2023): \$1,125.17

US Fish & Wildlife Wetland Easement



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND005, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	48.70	38.5%		IIIe	63
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	20.15	15.9%		IVe	54
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	15.59	12.3%		VIIe	30
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	15.42	12.2%		IIIe	63
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	11.00	8.7%		VIe	40
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	9.53	7.5%		IIIe	36
F399E	Maddock-Serden loamy fine sands, 6 to 25 percent slopes	5.51	4.3%		VIIe	21
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.82	0.6%		Vw	25
Weighted Average					4.10	51.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

2023 Benson County Real Estate Tax Statement

Statement No: 5408

Parcel Number 25-0000-05827-000	Jurisdiction Esmond Township		
	Physical Location (ES EF) 0		
Legal Description SCT:04 TWN:153 RNG:71 4-153-71 S2NW4 LOTS 3 & 4 (LESS .45A RW)	Acres 159.200		
Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	646.39	665.79	685.61
Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	91,932	94,690	97,528
Taxable Value	4,597	4,735	4,876
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	4,597	4,735	4,876
Total mill levy	211.980	221.970	228.590
Taxes By District (in dollars):			
Benson County	384.47	446.17	494.32
Esmond Township	73.42	73.34	72.80
Maddock SD 9	472.90	486.52	501.16
Esmond Fire	22.98	23.68	24.38
Soil Conservation	11.50	11.84	12.18
Garrison Diversion	4.60	4.74	4.88
State of North Dakota	4.60	4.74	4.88
Consolidated tax	974.47	1,051.03	1,114.60
Net effective tax rate	1.06%	1.11%	1.14%

2023 TAX BREAKDOWN

Net consolidated tax	1,114.60
Plus: Special Assessments	0.00
Total tax due	1,114.60

Less: 5% discount,
if paid by February 15, 2024

Amount due by February 15, 2024 **1,058.87**

(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, 2024	557.30
Payment 2: Pay by October 15, 2024	557.30

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 15, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Benson County Treasurer
PO Box 204
Minnewaukan, ND 58351
Phone: 701.473.5340
Email: bensontreasurer@nd.gov
Website: bensoncountynd.com

2023 Benson County Real Estate Tax Statement

Statement No: 6189

Parcel Number 28-0000-06645-900	Jurisdiction Impark Township		
	Physical Location (IM EFR) 0		
Legal Description SCT:33 TWN:154 RNG:71 33-154-71 1.50A IN SW4SW4 S OF CO RD & E OF TWP RD	Acres 1.500		
Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	6.65	6.80	7.13
Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	818	846	870
Taxable Value	41	42	44
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	41	42	44
Total mill levy	222.300	233.050	240.130
Taxes By District (in dollars):			
Benson County	3.43	3.98	4.48
Impark Township	0.74	0.76	0.80
Rugby SD 5	4.56	4.66	4.89
Esmond Fire	0.20	0.21	0.22
Soil Conservation	0.10	0.10	0.10
Garrison Diversion	0.04	0.04	0.04
State of North Dakota	0.04	0.04	0.04
Consolidated tax	9.11	9.79	10.57
Net effective tax rate	1.11%	1.16%	1.21%

2023 TAX BREAKDOWN

Net consolidated tax	10.57
Plus: Special Assessments	0.00
Total tax due	10.57

Less: 5% discount,
if paid by February 15, 2024

Amount due by February 15, 2024 **10.04**

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

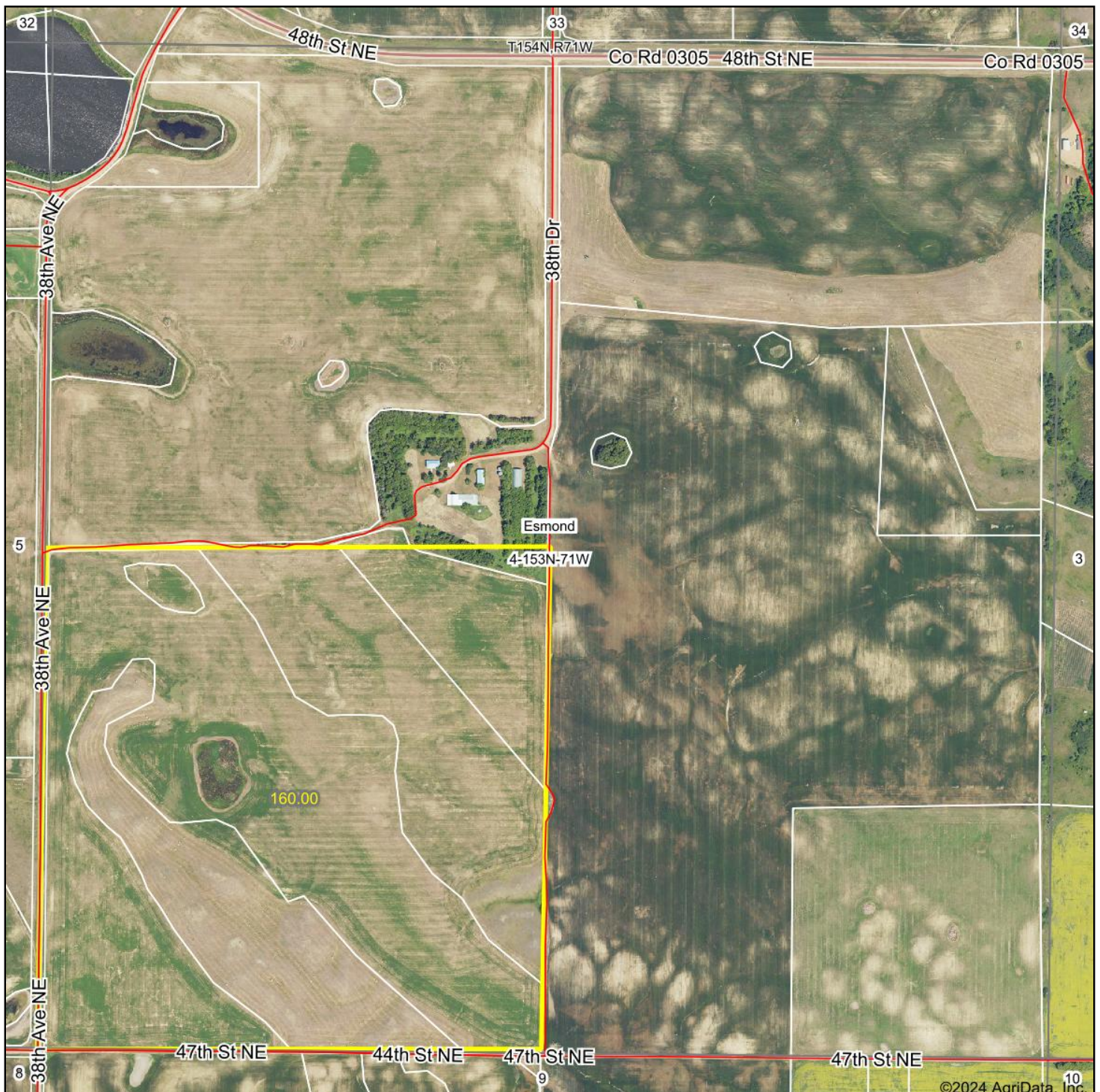
Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	5.29
Payment 2: Pay by October 15, 2024	5.28

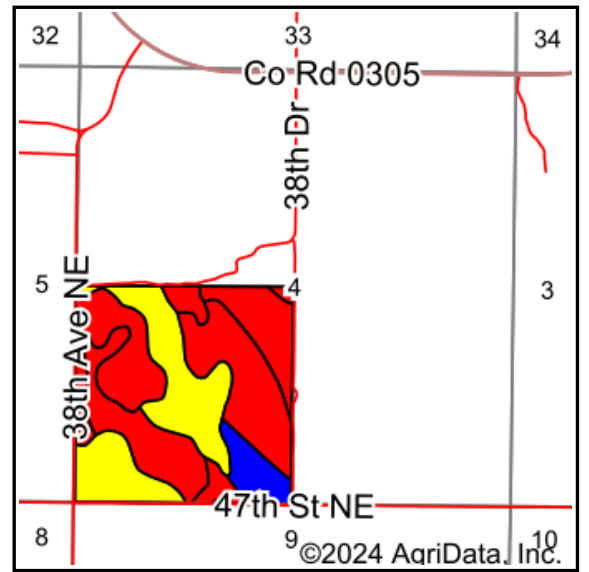
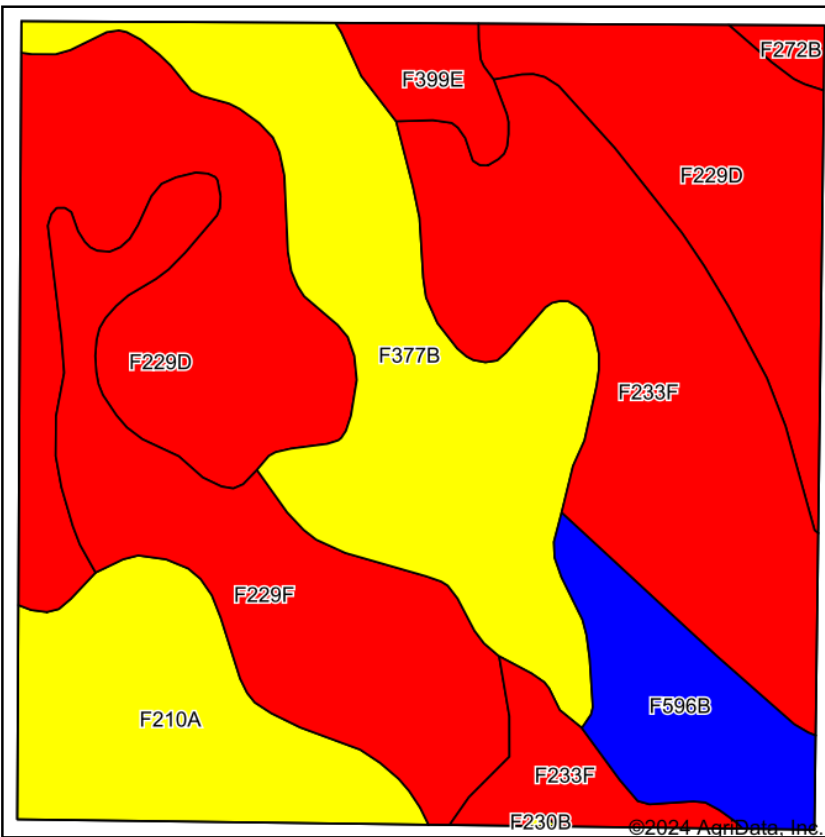
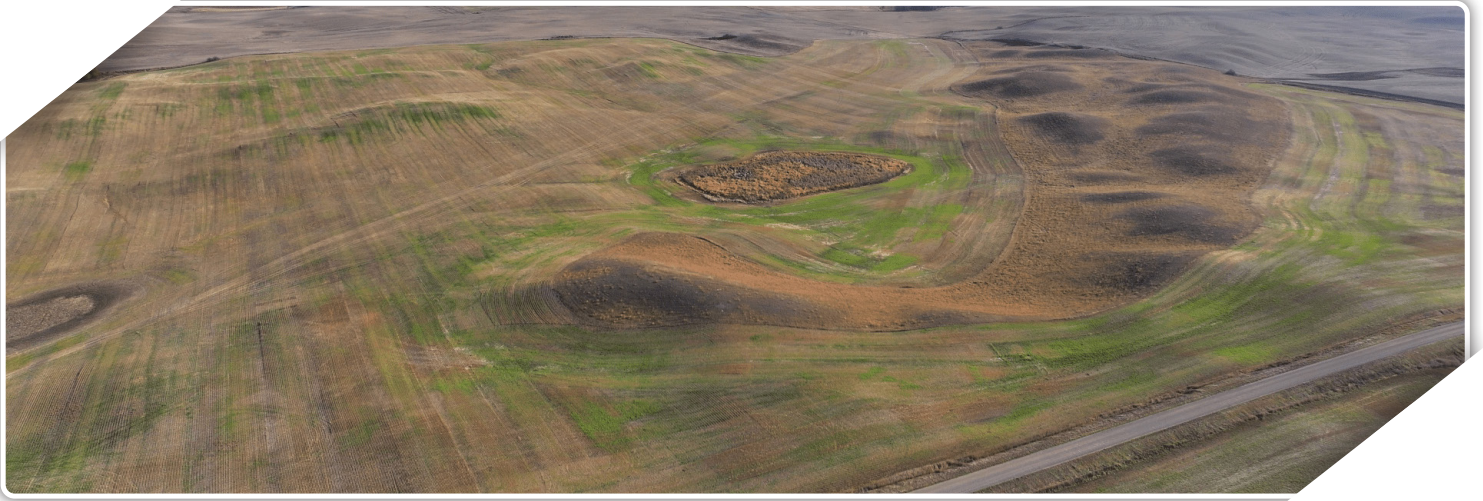
Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 15, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Benson County Treasurer
PO Box 204
Minnewaukan, ND 58351

BENSON COUNTY, ND - ESMOND TOWNSHIP**Description:** SW1/4 Section 4-153-71**Total Acres:** 160±**Cropland Acres (Est):** 156.95±**PID #:** 25-0000-05825-000 & part of 25-0000-05828-100**Soil Productivity Index:** 46.1**Soils:** Heimdal-Esmond-Sisseton loams (25.7%), Esmond-Heimdal-Damen loams (21.6%), Embden-Egeland fine sandy loams (18.8%)**Taxes (2023):** \$1,483.78 (includes T4 & portion of T5)**US Fish & Wildlife Wetland Easement**

*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND005, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	41.01	25.7%	Red	Vle	40
F233F	Esmond-Heimdal-Darnen loams, 9 to 35 percent slopes	34.22	21.6%	Red	Vlle	32
F377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	29.84	18.8%	Yellow	Ille	63
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	22.83	14.4%	Red	Vlle	30
F210A	Fram-Tonka complex, 0 to 3 percent slopes	16.59	10.5%	Yellow	Ile	62
F596B	Darnen loam, 2 to 6 percent slopes	9.83	6.2%	Blue	Ile	89
F399E	Maddock-Serden loamy fine sands, 6 to 25 percent slopes	3.51	2.2%	Red	Vlle	21
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	0.90	0.6%	Red	Ille	36
Weighted Average					5.13	46.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

2023 Benson County Real Estate Tax Statement

Statement No: 5406

Parcel Number
25-0000-05825-000

Jurisdiction
Esmond Township

Physical Location (ES EF)
0

Legal Description
SCT:04 TWN:153 RNG:71
4-153-71 NE4SW4 W2SW4

Acres
120.000

2023 TAX BREAKDOWN

Net consolidated tax	628.17
Plus: Special Assessments	0.00
Total tax due	628.17
Less: 5% discount, if paid by February 15, 2024	-31.41
Amount due by February 15, 2024	596.76

(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, 2024	314.09
Payment 2: Pay by October 15, 2024	314.08

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	364.19	375.15	386.40

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	51,802	53,356	54,958
Taxable Value	2,590	2,668	2,748
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 2,590 2,668 2,748

Total mill levy 211.980 221.970 228.590

Taxes By District (in dollars):

Benson County	216.62	251.44	278.62
Esmond Township	41.36	41.32	41.02
Maddock SD 9	266.44	274.12	282.44
Esmond Fire	12.95	13.34	13.74
Soil Conservation	6.48	6.68	6.87
Garrison Diversion	2.59	2.66	2.74
State of North Dakota	2.59	2.66	2.74

Consolidated tax **549.03 592.22 628.17**

Net effective tax rate **1.06% 1.11% 1.14%**

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

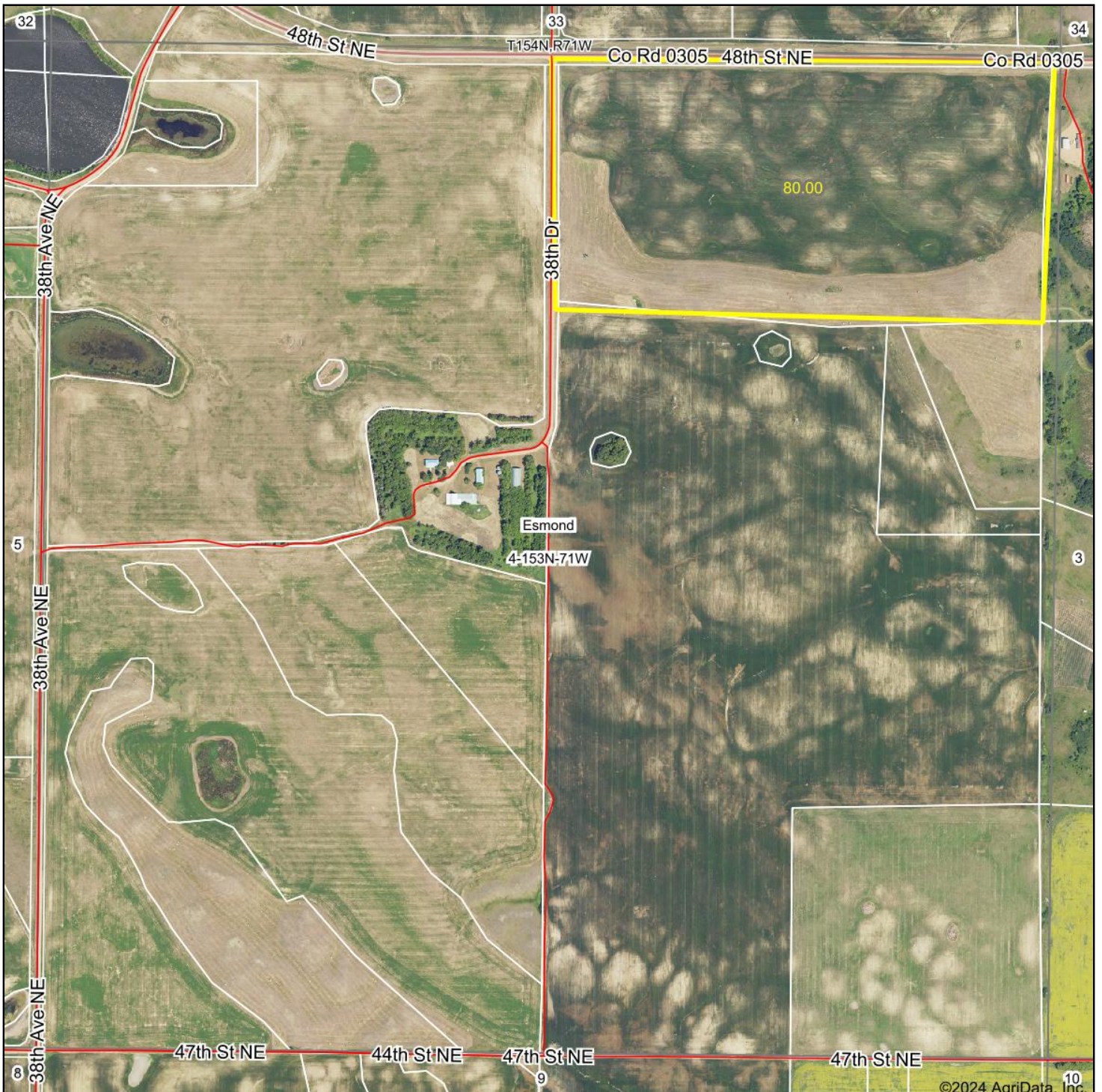
Penalty on 2nd Installment:

October 15, 2024	6%
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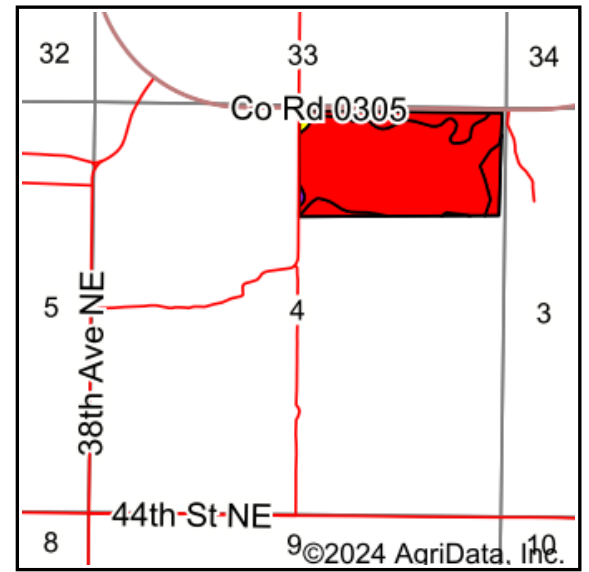
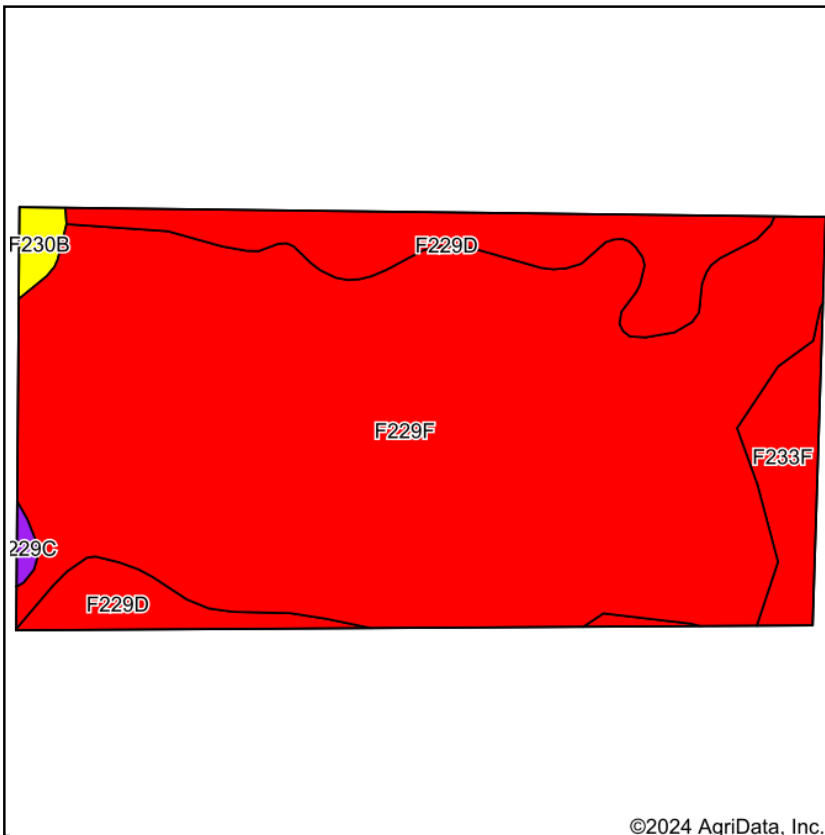
FOR ASSISTANCE, CONTACT:

Office: Benson County Treasurer
PO Box 204
Minnewaukan, ND 58351
Phone: 701.473.5340
Email: bensontreasurer@nd.gov
Website: bensoncountynd.com



BENSON COUNTY, ND - ESMOND TOWNSHIP**Description:** Lots 1 & 2 (Less .82 A RW) Section 4-153-71**Total Acres:** 80±**Cropland Acres (Est):** 73.27±**PID #:** part of 25-0000-05828-100**Soil Productivity Index:** 31.8**Soils:** Esmond-Heimdal loams (80.6%), Himdal-Esmond-Sisseton loams (13.1%), Esmond-Heimdal-Damen loams (4.9%)**Taxes (2023):** \$855.61 (includes portion of T3)**US Fish & Wildlife Wetland Easement**

*Lines are approximate



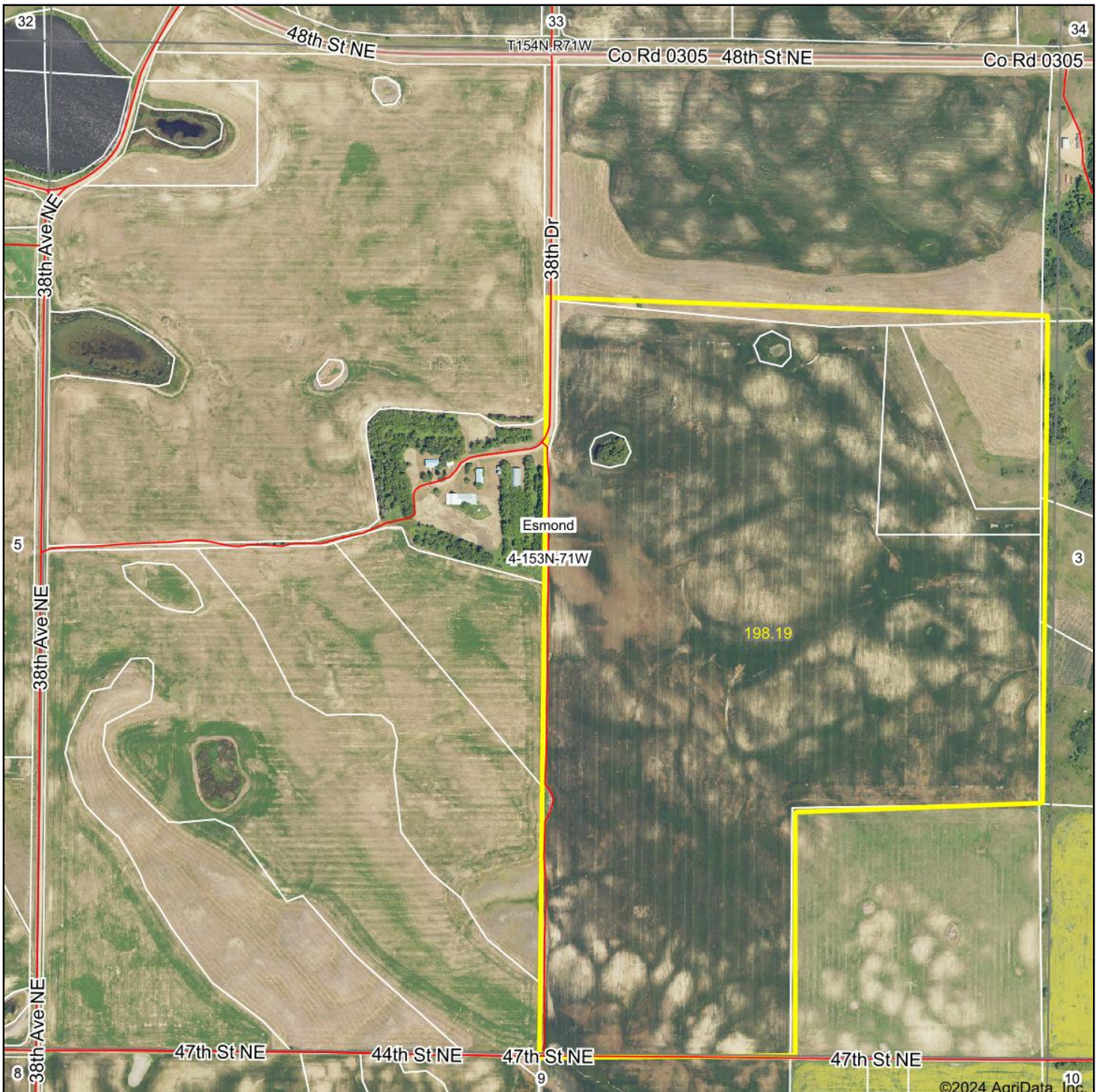
©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.

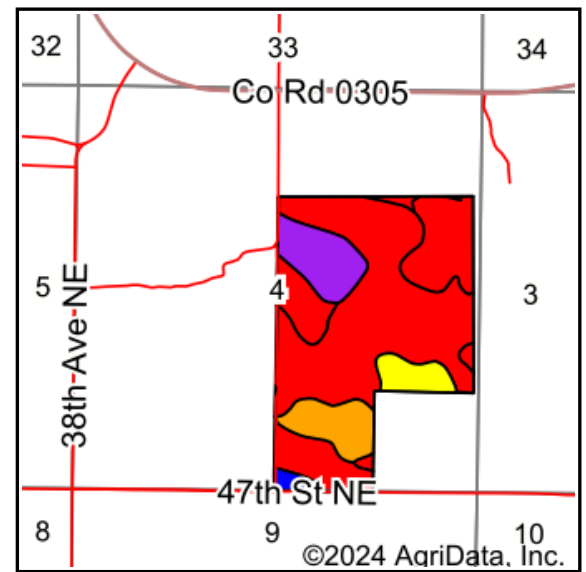
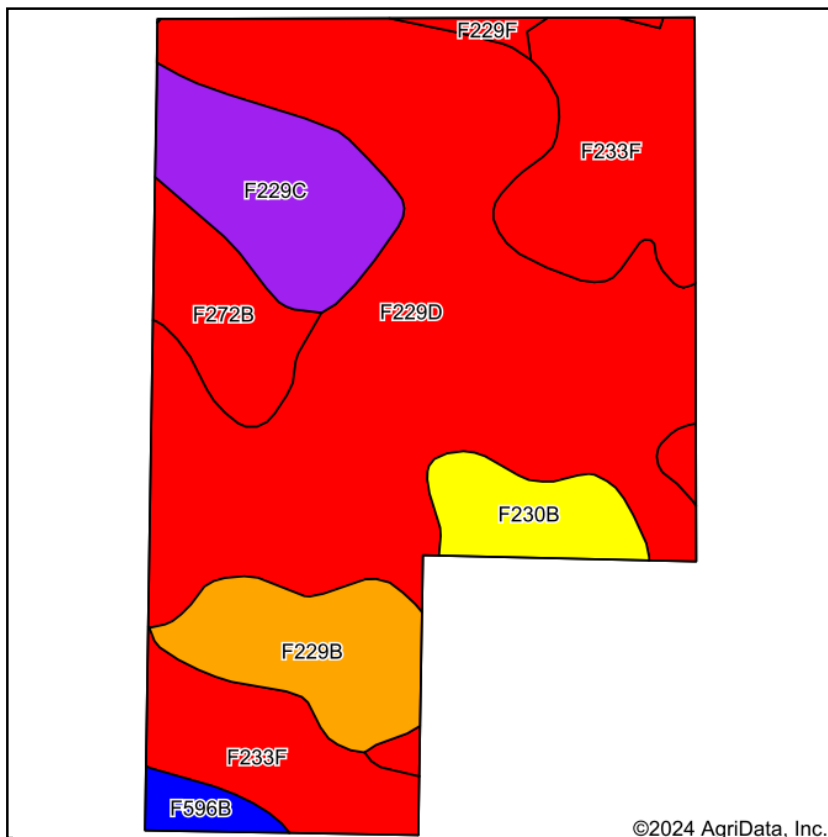
Area Symbol: ND005, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	64.38	80.6%		VIIe	30
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	10.47	13.1%		VIe	40
F233F	Esmond-Heimdal-Darnen loams, 9 to 35 percent slopes	3.88	4.9%		VIIe	32
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	0.76	1.0%		IIIe	63
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	0.28	0.4%		IVe	54
Weighted Average					6.82	31.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

BENSON COUNTY, ND - ESMOND TOWNSHIP**Description:** S1/2NE1/4 & N1/2SE1/4 & SW1/4SE1/4 Section 4-153-71**Total Acres:** 198.19±**Cropland Acres (Est):** 193.78±**PID #:** 25-0000-05826-000 & part of 25-0000-05828-100**Soil Productivity Index:** 44**Soils:** Heimdal-Esmond-Sisseton loams (49.8%), Esmond-Heimdal-Damen loams (19.6%), Heimdal-Esmond-Sisseton loams (9.7%)**Taxes (2023):** \$1,570.18 (includes portion of T3 & T4)**US Fish & Wildlife Wetland Easement**

*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: ND005, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	94.74	49.8%	Red	Vle	40
F233F	Esmond-Heimdal-Darnen loams, 9 to 35 percent slopes	37.17	19.6%	Red	Vlle	32
F229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	18.39	9.7%	Purple	IVe	54
F229B	Heimdal-Emrick loams, 3 to 6 percent slopes	15.46	8.1%	Orange	Ile	72
F272B	Arvilla-Sioux complex, 2 to 6 percent slopes	10.99	5.8%	Red	IIIe	36
F230B	Heimdal-Esmond loams, 3 to 6 percent slopes	9.02	4.7%	Yellow	IIIe	63
F596B	Darnen loam, 2 to 6 percent slopes	3.00	1.6%	Blue	Ile	89
F229F	Esmond-Heimdal loams, 15 to 35 percent slopes	1.35	0.7%	Red	Vlle	30
Weighted Average					5.31	44

*c: Using Capabilities Class Dominant Condition Aggregation Method

2023 Benson County Real Estate Tax Statement

Statement No: 5409

Parcel Number
25-0000-05828-100

Jurisdiction
Esmond Township

Physical Location (ES EF)

Legal Description
SCT:04 TWN:153 RNG:71
4-153-71 LOTS 1 & 2(LESS .82A RW)
SE4SW4 SW4SE4

Acres
158.190

2023 TAX BREAKDOWN

Net consolidated tax	855.61
Plus: Special Assessments	0.00
Total tax due	855.61
Less: 5% discount, if paid by February 15, 2024	-42.78
Amount due by February 15, 2024	812.83

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

Or pay in two installments (with no discount)

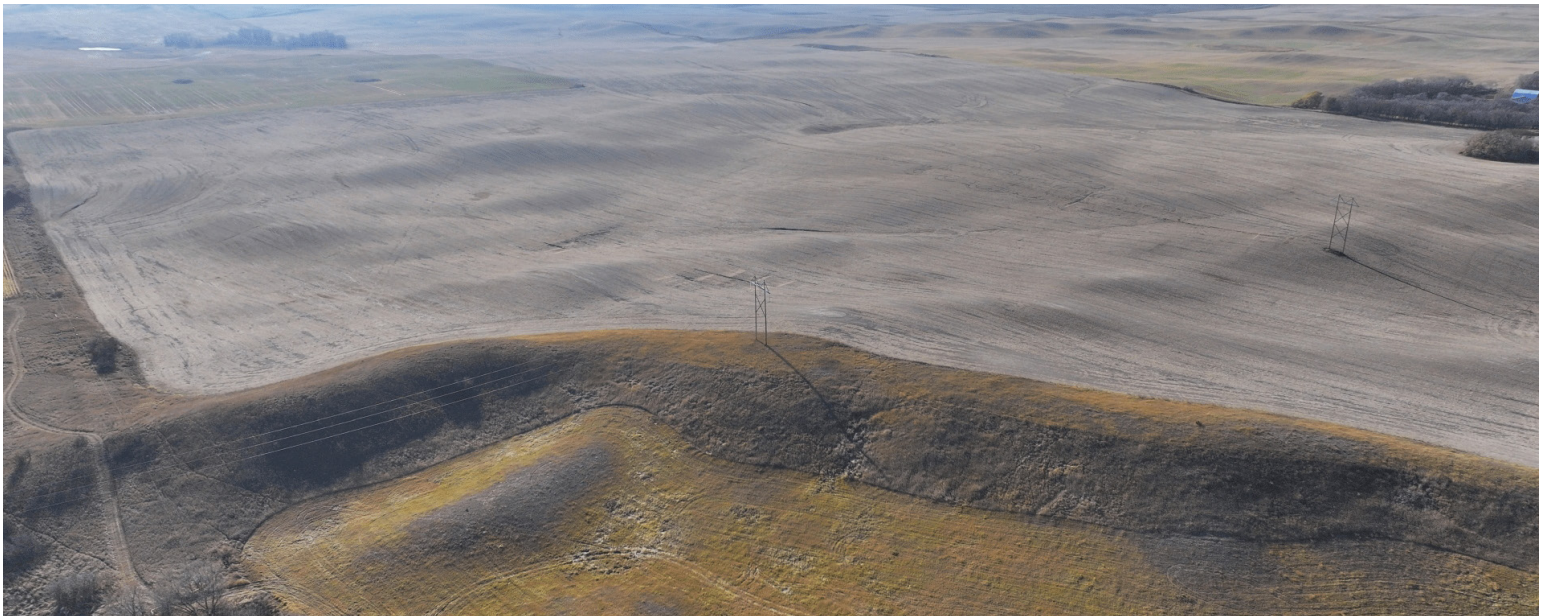
Payment 1: Pay by March 1, 2024	427.81
Payment 2: Pay by October 15, 2024	427.80

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	496.07	510.97	526.30
Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	70,554	72,674	74,854
Taxable Value	3,528	3,634	3,743
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	3,528	3,634	3,743
Total mill levy	211.980	221.970	228.590
Taxes By District (in dollars):			
Benson County	295.12	342.42	379.47
Esmond Township	56.34	56.30	55.88
Maddock SD 9	362.91	373.40	384.70
Esmond Fire	17.64	18.16	18.72
Soil Conservation	8.82	9.08	9.36
Garrison Diversion	3.52	3.64	3.74
State of North Dakota	3.52	3.64	3.74
Consolidated tax	747.87	806.64	855.61
Net effective tax rate	1.06%	1.11%	1.14%

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 15, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Benson County Treasurer
PO Box 204
Minnewaukan, ND 58351
Phone: 701.473.5340
Email: bensontreasurer@nd.gov
Website: bensoncountynd.com



BENSON COUNTY, ND - ESMOND TOWNSHIP**Description:** 10+ acres in Lot 4 Section 3-153-71**Total Acres:** 10±**PID #:** 25-0000-05824-000**Taxes (2023):** \$33.83**NQ US Fish & Wildlife Wetland Easement**

*Lines are approximate

Benson County, ND

2023 Benson County Real Estate Tax Statement

Statement No: 5405

Parcel Number
25-0000-05824-000

Jurisdiction
Esmond Township

Physical Location (ES EF)
0

Legal Description
SCT:03 TWN:153 RNG:71
3-153-71 PART OF LOT 4

Acres
10.000

2023 TAX BREAKDOWN

Net consolidated tax	33.83
Plus: Special Assessments	0.00
Total tax due	33.83
Less: 5% discount, if paid by February 15, 2024	-1.69
Amount due by February 15, 2024	32.14

(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, 2024	16.92
Payment 2: Pay by October 15, 2024	16.91

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	19.68	20.25	20.81

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	2,798	2,882	2,968
Taxable Value	140	144	148
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 140 144 148

Total mill levy 211.980 221.970 228.590

Taxes By District (in dollars):			
Benson County	11.72	13.58	15.02
Esmond Township	2.24	2.24	2.21
Maddock SD 9	14.40	14.78	15.20
Esmond Fire	0.70	0.72	0.74
Soil Conservation	0.34	0.36	0.38
Garrison Diversion	0.14	0.14	0.14
State of North Dakota	0.14	0.14	0.14

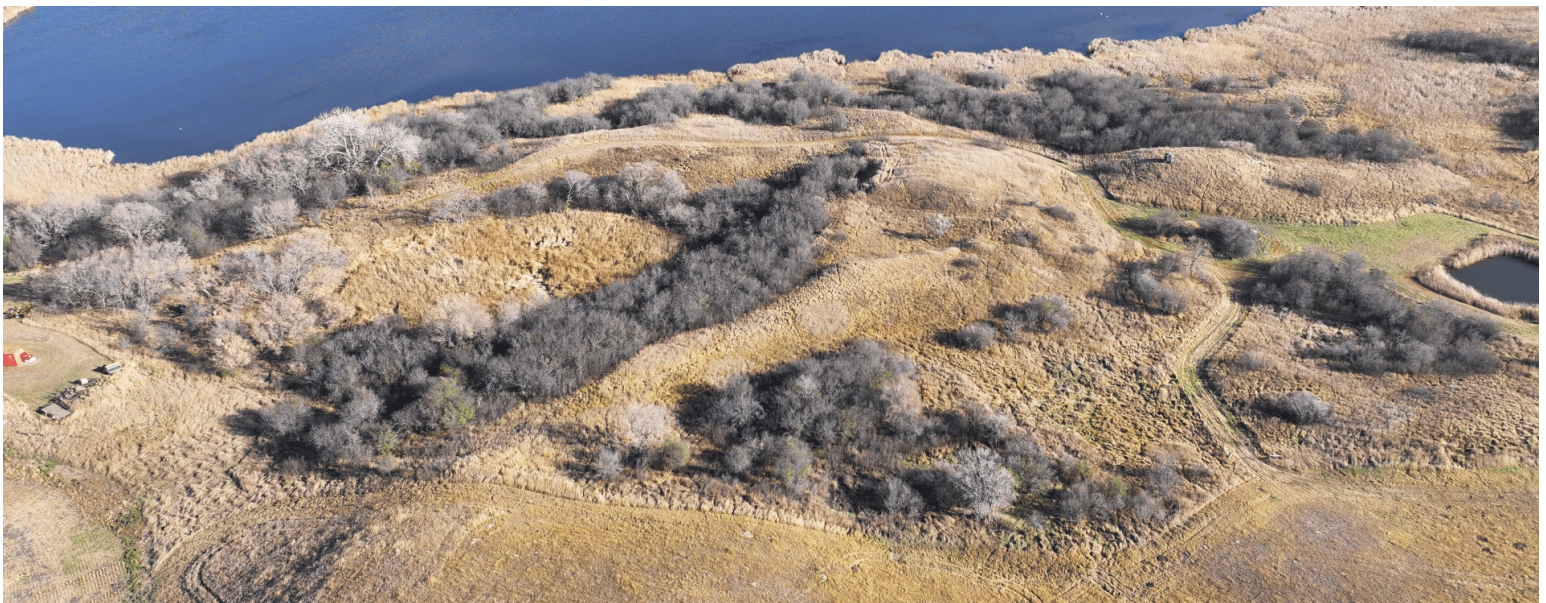
Consolidated tax **29.68 31.96 33.83**

Net effective tax rate **1.06% 1.11% 1.14%**

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 15, 2024	6%

FOR ASSISTANCE, CONTACT:

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Minnewaukan, ND 58351
Phone: 701.473.5340
Email: bensontreasurer@nd.gov
Website: bensoncountynd.com



Tract Number : 9527
Description : GIS/S2NE; N2SE 5-153-71
FSA Physical Location : NORTH DAKOTA/BENSON
ANSI Physical Location : NORTH DAKOTA/BENSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : THE LEO & ARLENE HOFFNER IRREVOCABLE TRUST
Other Producers : None
Recon ID : 38-005-2007-52

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
144.80	132.12	132.12	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	132.12	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	28.09	0.00	34
Corn	13.78	0.00	105
Sunflowers	9.32	0.00	983
Soybeans	47.08	0.00	25
Barley	15.06	0.00	55
TOTAL	113.33	0.00	

Tract Number : 9703

Description : S2SE 5-153-71
FSA Physical Location : NORTH DAKOTA/BENSON
ANSI Physical Location : NORTH DAKOTA/BENSON
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 : THE LEO & ARLENE HOFFNER IRREVOCABLE TRUST
Other Producers : None
Recon ID : 38-005-2008-136

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.52	87.37	87.37	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	87.37	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	16.01	0.00	34
Corn	7.85	0.00	105
Sunflowers	5.31	0.00	983
Soybeans	26.82	0.00	25
Barley	8.58	0.00	55
TOTAL	64.57	0.00	

Tract Number : 9704
Description : W2 4-153-71
FSA Physical Location : NORTH DAKOTA/BENSON
ANSI Physical Location : NORTH DAKOTA/BENSON
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 : THE LEO & ARLENE HOFFNER IRREVOCABLE TRUST
Other Producers : None
Recon ID : 38-005-2008-136

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
315.81	284.18	284.18	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	284.18	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	58.66	0.00	34
Corn	28.78	0.00	105
Sunflowers	19.44	0.00	983
Soybeans	98.29	0.00	25
Barley	31.44	0.00	55
TOTAL	236.61	0.00	



Tract Number : 9420

Description : GIS/NE;N2SE;SWSE4-153-71

FSA Physical Location : NORTH DAKOTA/BENSON

ANSI Physical Location : NORTH DAKOTA/BENSON

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 : THE LEO & ARLENE HOFFNER IRREVOCABLE TRUST

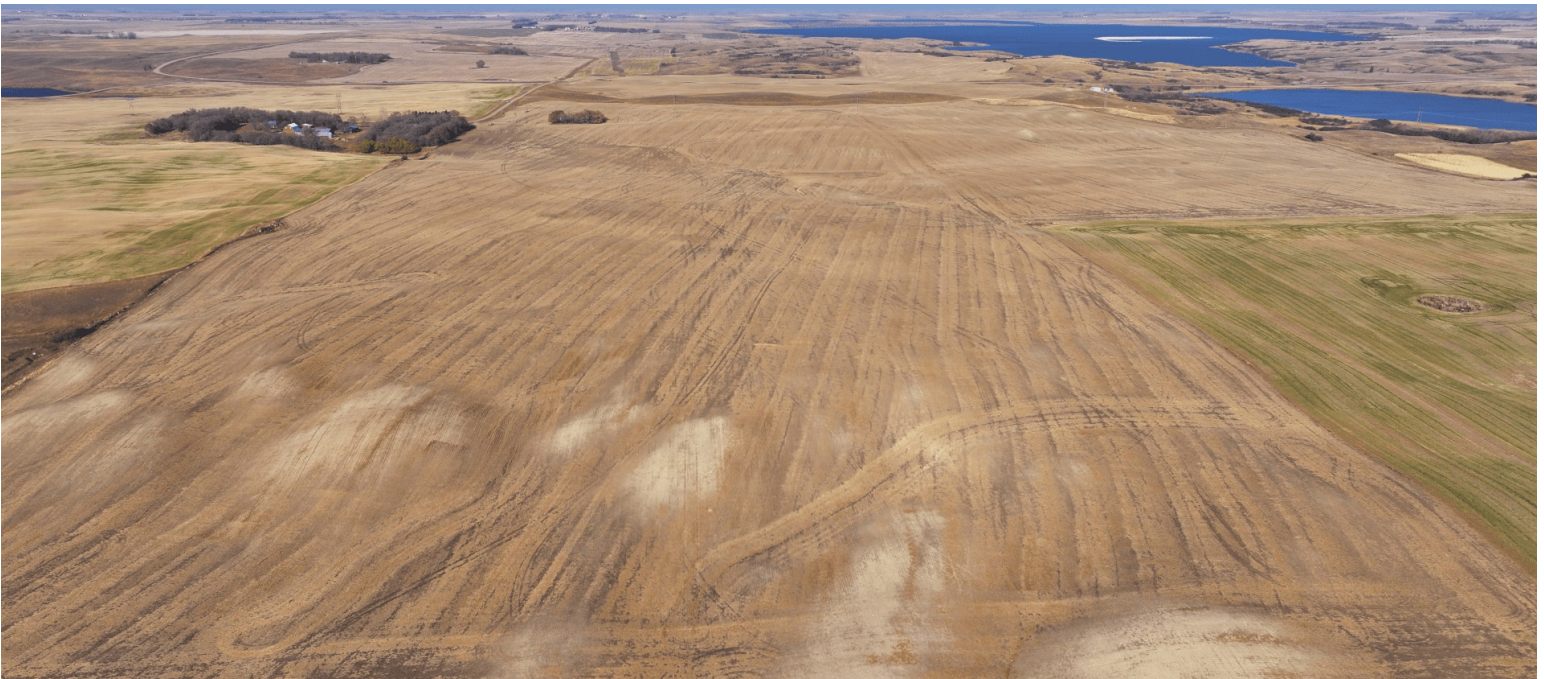
Other Producers : None

Recon ID : None

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
278.94	267.05	267.05	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	267.05	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	54.21	0.00	34
Corn	26.59	0.00	105
Sunflowers	17.98	0.00	983
Soybeans	90.83	0.00	25
Barley	29.06	0.00	55
TOTAL	218.67	0.00	





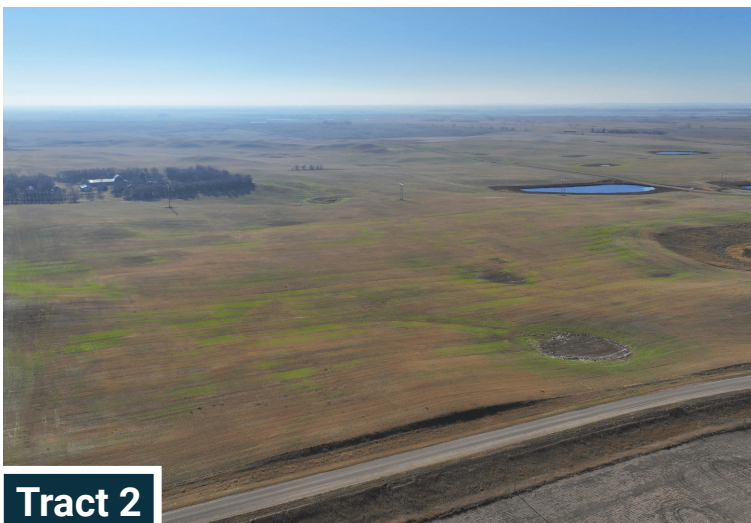
Tract 1



Tract 1



Tract 2



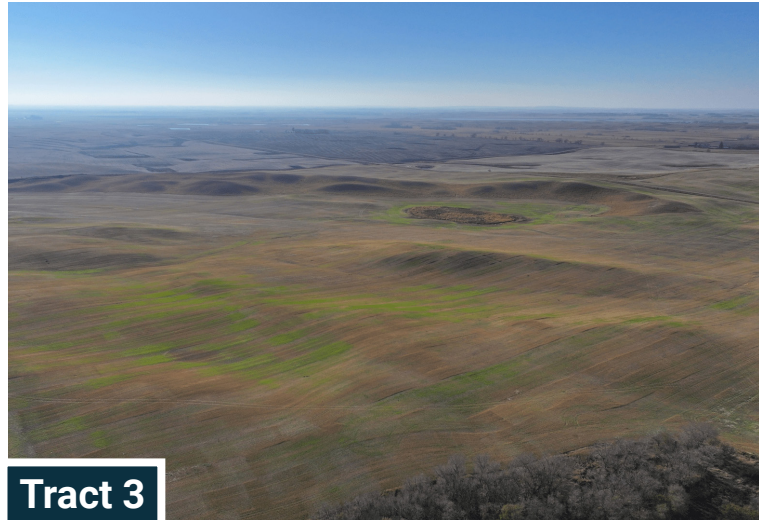
Tract 2



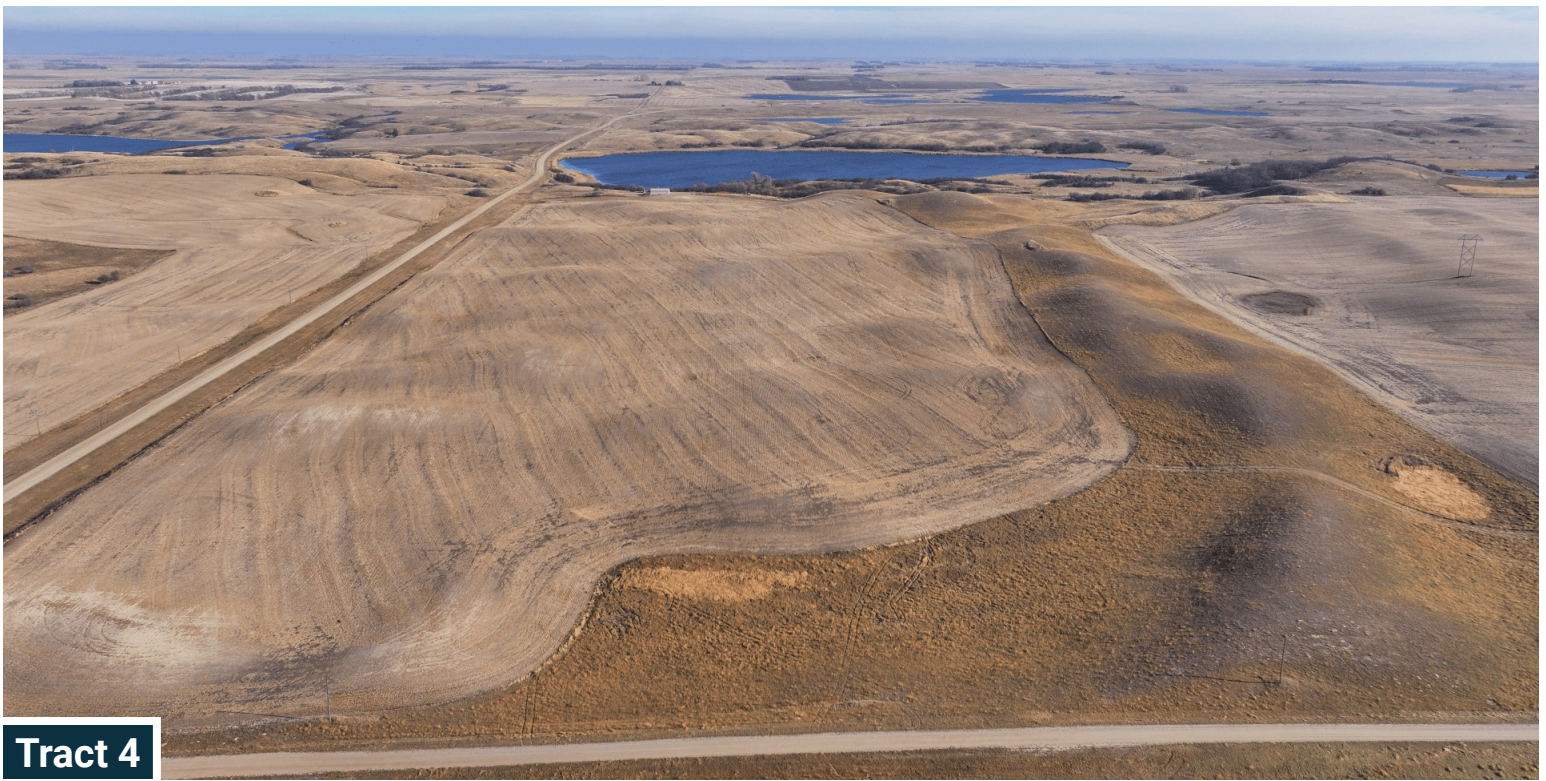
Tract 2



Tract 3



Tract 3



Tract 4



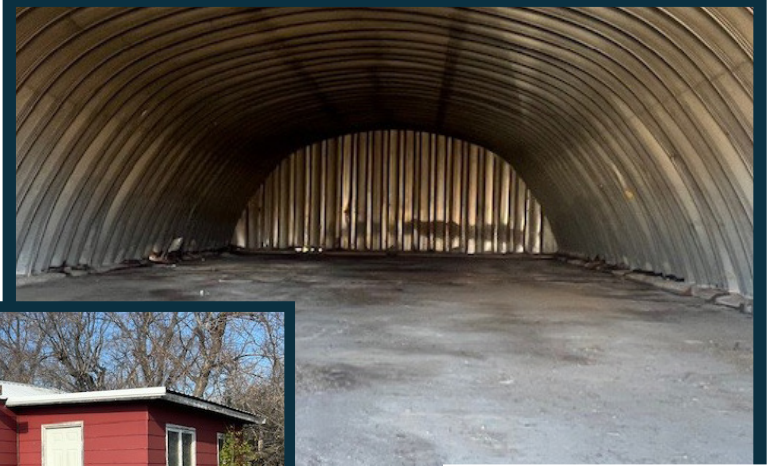
Tract 5



Tract 6



House



Quonset Interior



Shed



Barn Interior



Garage - 2 Stall



Loft



Loft



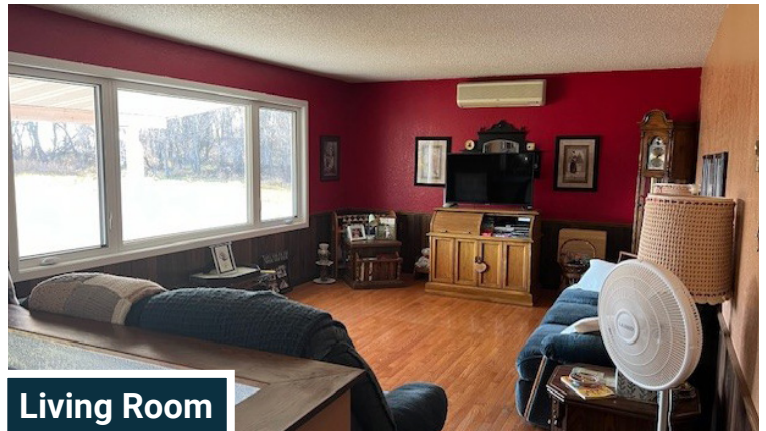
Kitchen



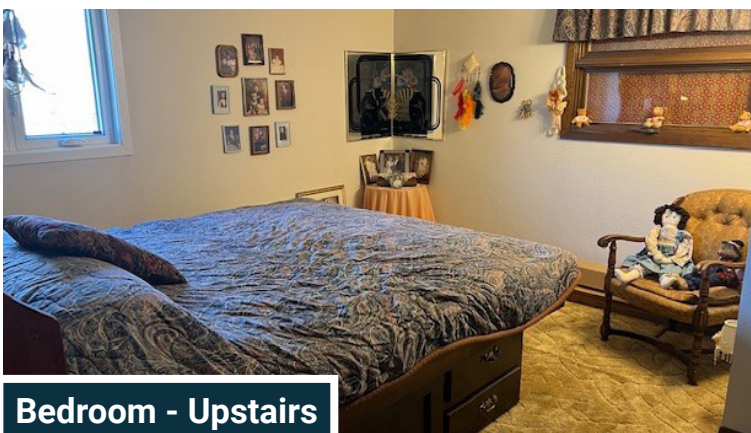
Kitchen



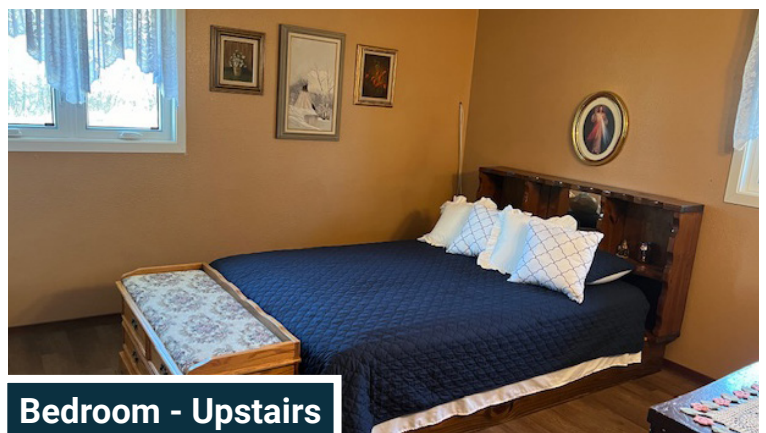
Dining Room



Living Room



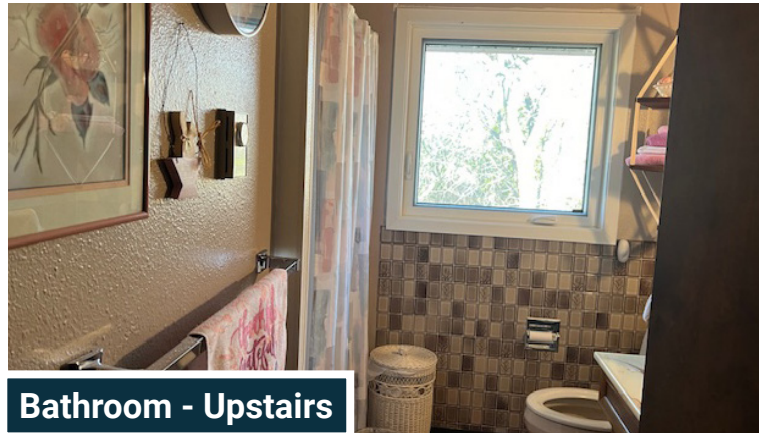
Bedroom - Upstairs



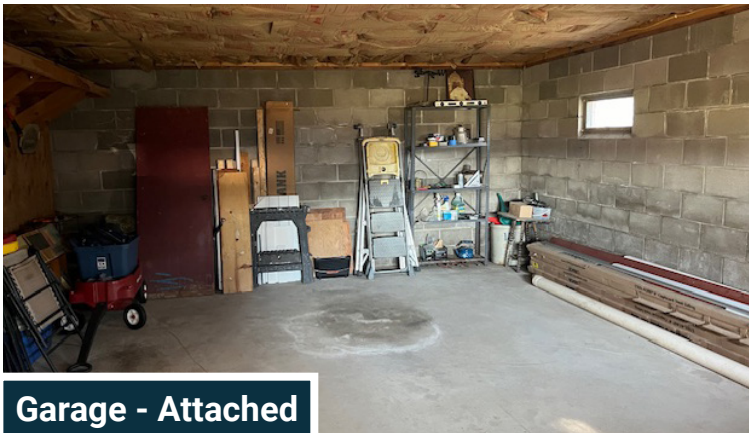
Bedroom - Upstairs



Bedroom - Upstairs



Bathroom - Upstairs



Garage - Attached



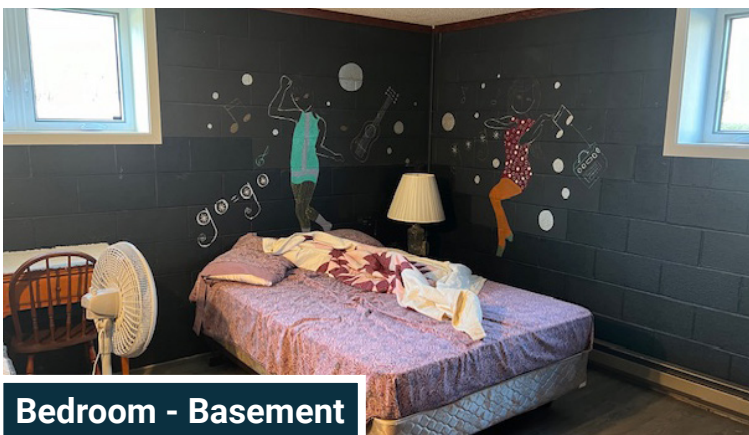
Utility - Basement



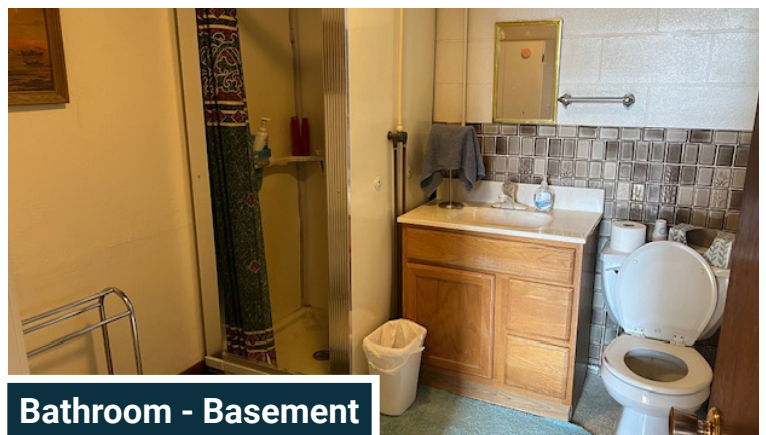
Living Area - Basement



Bedroom - Basement



Bedroom - Basement



Bathroom - Basement

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:



BENSON COUNTY
NORTH DAKOTA

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