



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



# TIOGA, ND INDUSTRIAL PARK COMMERCIAL REAL ESTATE AUCTION

**Auctioneer's Note:** Great opportunity to purchase this highly visible and accessible property along ND Hwy. 40 minutes south of the Oil Capital of North Dakota. Located in the middle of the Bakken Oil Formation, this property is sure to be a great fit for those providing service to the oil industry big and small. Heated office and shop space, concrete floors, large overhead doors and 3 phase power are just some of the benefits available with this property, providing for a comfortable working environment in the harsh North Dakota winters, or hot and dry North Dakota summers.

**4±  
 Acres**



**Preview: March, 8 | 10 AM – 1 PM; March 11 | 2 – 4 PM**

**Opening: Tuesday, March 11 | 8 AM**

**Closing: Tuesday, March 18 | 1 PM CDT 2025**

**Timed  
 Online**



**Dunlap Properties, LLC | Lucas Dunlap**

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 TUESDAY, MARCH 11 AND WILL END AT 1 PM TUESDAY, MARCH 18, 2025.**

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

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

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

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

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

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Friday, May 2, 2025.**

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

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

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

**2025 Taxes: Prorated to Close Date.**

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**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

**ENVIRONMENTAL DISCLAIMER**

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

**EASEMENTS AND SURVEY**

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

**BUYER DEFAULT**

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

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

**INTERNET RISK**

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

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

**BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

**AVOID OVER OR UNDER BIDDING**

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

**THE BIDDING STRATEGY**

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

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

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



## MARCH 2025

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

**TIOGA, NORTH DAKOTA – WILLIAMS COUNTY**

**Land Located:** From the intersection of ND Hwy. 40 (104th Ave. NW) & 65th St. NW, south of Tioga, east .10 mile to the intersection with 103rd Ave. NW, north .20 mile to the lot entrance.

**Description:** Lot 3 Block 1 Tioga Industrial Park #787427

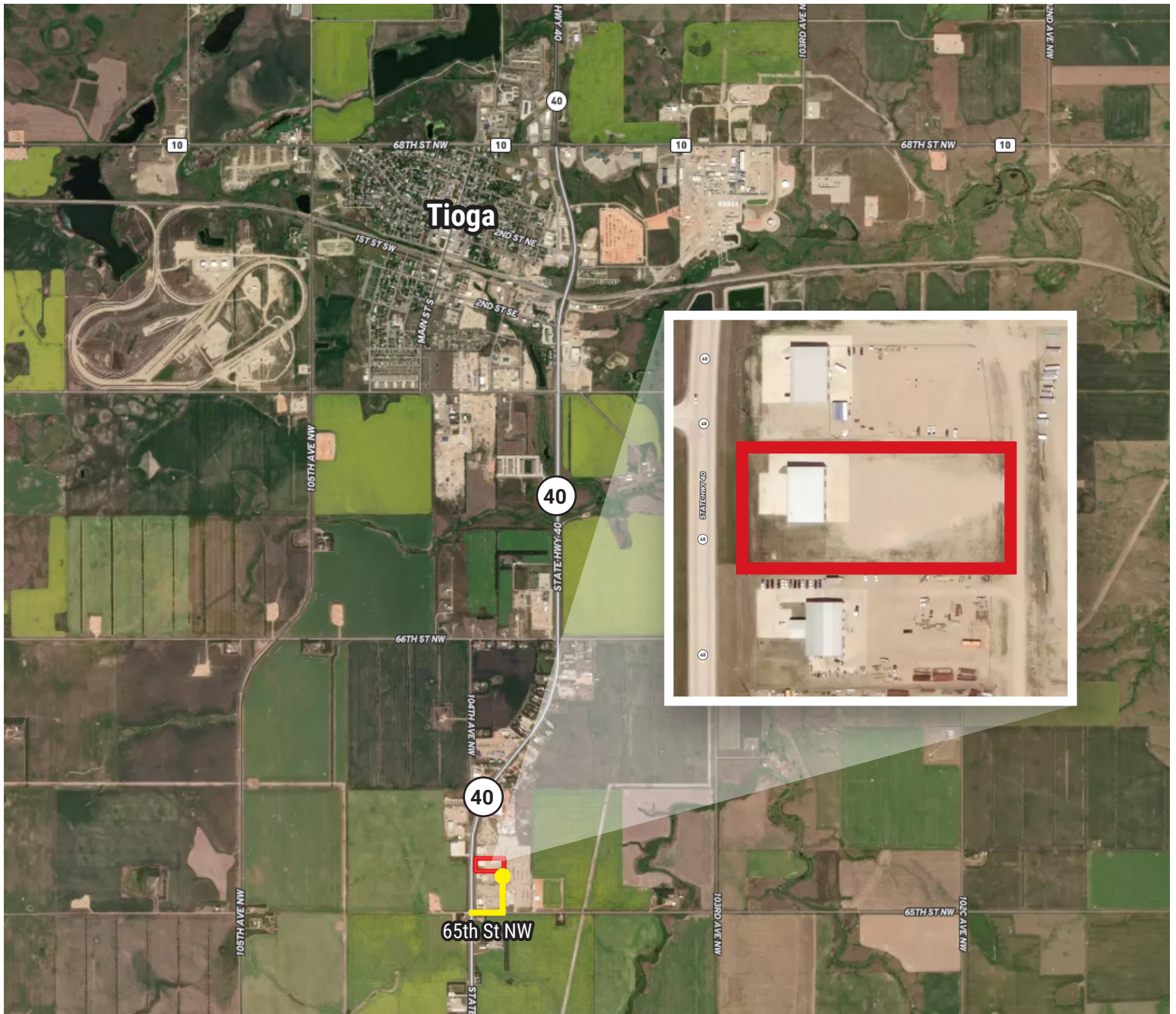
**Total Acres:** 3.78±

**Lot Sq. Ft.:** 164,657±

**PID #:** 13-156-95-50-01-030

**Current Zoning:** Light Industrial

**Taxes (2024):** \$6,886.57



\*Lines are approximate

**TIOGA, NORTH DAKOTA – WILLIAMS COUNTY****Red Iron Building:** 80'x125', 10,000 sq. ft.**Office Area:** 25'x40'

- 6'x7' Breakroom kitchenette & cabinets
- (2) 6'x8' Restrooms: (1) in the Office w/toilet & single bay sink) (1) Public Restroom in Shop Space w/toilet & single bay sink
- 6'x3' Mech. Room
- 10'x10' Office (Carpet)
- 12'x14' Office (Carpet)
- 12' x 12' Office (Carpet)

**Please Note:** Heater located above office space needs repairs.**Main Shop Area:**

- (4) 14' wide x 16' tall overhead doors, Liftmaster electric openers
- 200-amp 3 phase electrical panel
- Insulated ceiling and sidewalls.
- (2) Reznor Natural Gas Heaters (Independent Thermostats)
- Concrete Floors
- Concrete apron with parking space on west side of building, additional concrete aprons along north and east side of building

**Utilities:**

- Site serviced by Mountrail Williams for Electrical
- Site Serviced by R&T Water (Ray) for Water
- Site Serviced by septic system (located southwest of building)
- Site Serviced by MDU for Natural Gas
- Site Serviced by NCC for Fiber

**Please Note:** All Personal Property Pictured is excluded and will be removed on or before real estate closing date.**Please Note:** Spool of orange pipe, pipe stands, blue drum and pallets in southeast corner belong to Continental Resources and will be removed on or before real estate closing date.





2024 Williams County Real Estate Tax Statement

Statement No: 14696

**Parcel Number**  
13-156-95-50-01-030

**Jurisdiction**  
Pleasant Valley Twp

**Physical Location**  
6519 103 WEST AVE NW  
TIOGA, ND58852

**Legal Description**  
LOT:3 BLK:1  
L 3  
B 1  
TIOGA INDUSTRIAL PARK

**2024 TAX BREAKDOWN**

Net consolidated tax	6,886.57
Plus: Special Assessments	0.00
Total tax due	6,886.57
Less: 5% discount, if paid by February 18, 2025	-344.33
<b>Amount due by February 18, 2025</b>	<b>6,542.24</b>

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

Or pay in two installments (with no discount)

Payment 1: Pay by March 3, 2025	3,443.29
Payment 2: Pay by October 15, 2025	3,443.28

	<u>2022</u>	<u>2023</u>	<u>2024</u>
<b>Legislative Tax Relief:</b>	4,473.63	4,208.91	4,924.26
<b>Tax Distribution (3-year comparison):</b>	<u>2022</u>	<u>2023</u>	<u>2024</u>
True and Full Value	1,014,190	944,759	1,120,030
Taxable Value	50,710	47,238	56,002
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	<u>50,710</u>	<u>47,238</u>	<u>56,002</u>
Total mill levy	<u>112.230</u>	<u>110.300</u>	<u>122.970</u>
<b>Taxes By District (in dollars):</b>			
County	1,959.92	1,744.48	1,933.74
Pleasant Valley Twp	0.00	161.56	277.22
Tioga SD #15	3,590.28	3,103.55	4,460.57
Soil Conservation District	39.56	106.28	103.04
Garrison Diversion	50.72	47.24	56.00
State	50.70	47.24	56.00
<b>Consolidated Tax</b>	<u><b>5,691.18</b></u>	<u><b>5,210.35</b></u>	<u><b>6,886.57</b></u>
<b>Net effective tax rate</b>	<u><b>0.56%</b></u>	<u><b>0.55%</b></u>	<u><b>0.61%</b></u>

**PRIOR YEAR(S) DUE: 2023**

Penalty on 1st Installment & Specials:	
March 4, 2025 .....	3%
May 1, 2025 .....	6%
July 1, 2025 .....	9%
October 15, 2025 .....	12%
Penalty on 2nd Installment:	
October 16, 2025 .....	6%

**FOR ASSISTANCE, CONTACT:**

Office: Williams County Treasurer  
 Mailing: PO Box 2047  
 Physical: 206 E Broadway  
 Williston, ND 58802  
 Phone: 701.577.4530  
 Email: treasurer@co.williams.nd.us  
 Website: www.williamsnd.com







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:

WILLIAMS COUNTY  
**NORTH DAKOTA**

**4±  
Acres**



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