




MCLEAN COUNTY, NORTH DAKOTA LAND & FARMSTEAD AUCTION

LIVE: Wednesday, November 1 | 11AM ^{CDT} 2023

 Land Located: Ruso, ND. See page 4 for driving directions.
Auction Location: Max, ND City Hall

Auctioneer's Note: After 17 years in the Red Angus Cattle and Hay Production business, David and Carla have decided to retire. Don't miss this great opportunity to purchase acres available for pasture or hay production. The farmstead located in Section 14 will also be offered as a separate tract at this Live Auction Event. The pasture and hay production land offered in four tracts is sure to mix well with any operation. Whether you are a tract buyer or a whole farm buyer, there is something for everyone at this sale. Situated north and south of ND Hwy 53 between Max and Ruso tracts one, two, three and five are within a half mile of the blacktop, while tract four is just a couple of miles south. Expand your operation and join us Live in Max, ND for this exciting opportunity.

857 \pm Acres



David & Carla Faulkner, Owners

Contact Martin Peterson at Steffes Group, 701.237.9173 or 320.905.5325, or visit SteffesGroup.com.

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

Scott Steffes ND1634; Martin Peterson ND11034. 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.

THIS AUCTION BEGINS AT 11AM ON WEDNESDAY, NOVEMBER 1, 2023.

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: **Friday, December 15, 2023.**

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.**

2023 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.

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.

Selling Choice with the Privilege

Tracts #1 - 4 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	156±	TBD	TBD
Tract #2	Multiplier	376±	TBD	TBD
Tract #3	Multiplier	156±	TBD	TBD
Tract #4	Multiplier	160±	TBD	TBD
Tract #5	Lump Sum Price	9±	TBD	TBD

OCTOBER / NOVEMBER 2023

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

McLean County, ND - Andrews Township

Tract 1 Directions: From the intersection of Hwy. 83 and 53 (south of Max, ND), east 12.8 miles to 20th Ave. W, or the SE corner of Tract 1.

Tracts 2 & 5 Directions: From T1, continue south on 20th Ave NW.

Tract 3 Directions: From T1, continue 2 miles to 18th Ave NW to the NE corner of tract.

Tract 4 Directions: From T3, south 1 mile to 27th St. NW, then west 1 mile to 19th Ave NW, then south 1/4 mile.

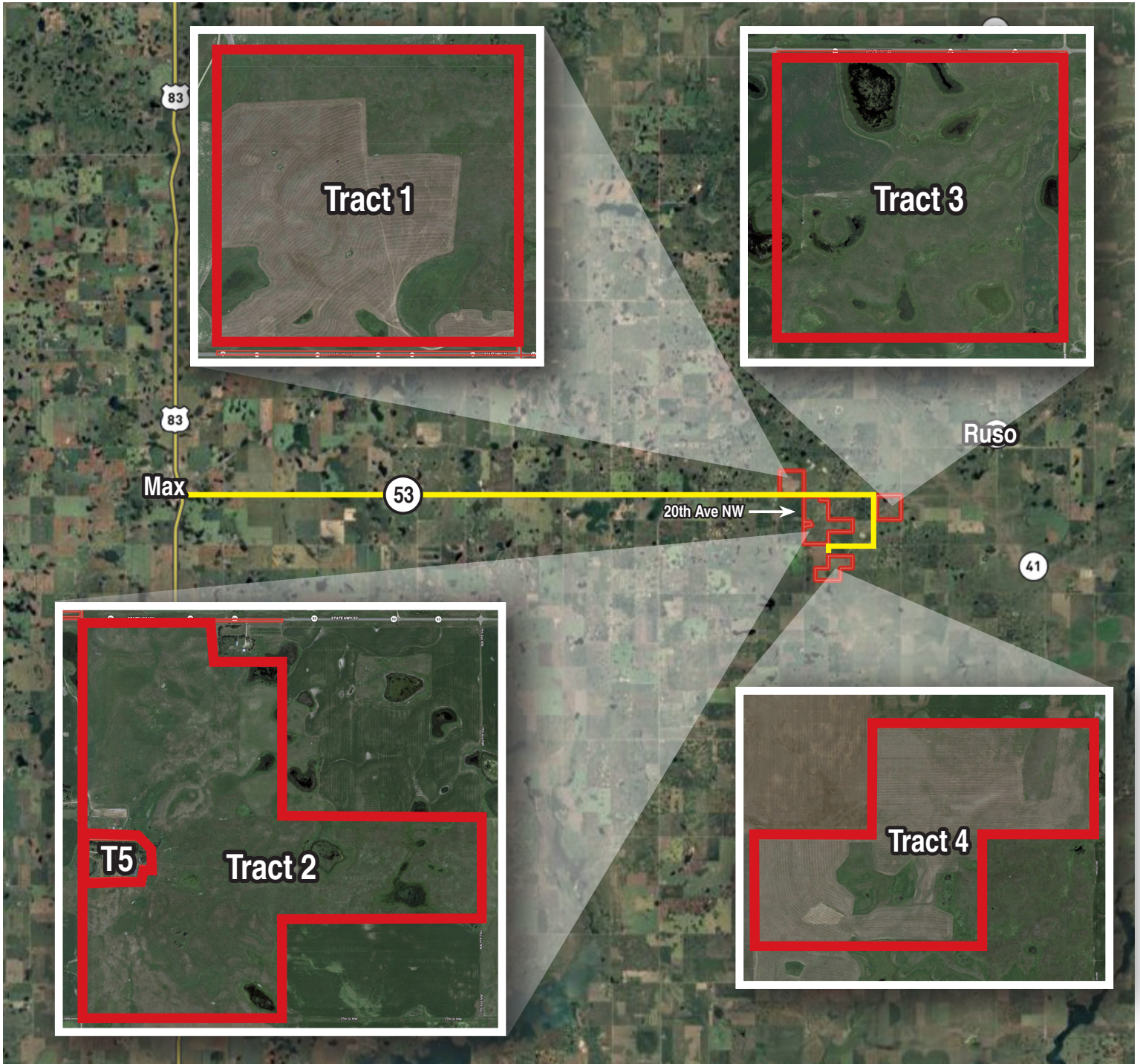
Description: Sections 10, 14, 13 & 23 in Andrews TWP

Total Acres: 857±

Cropland Acres: 424.03±

Pasture Acres: 460±

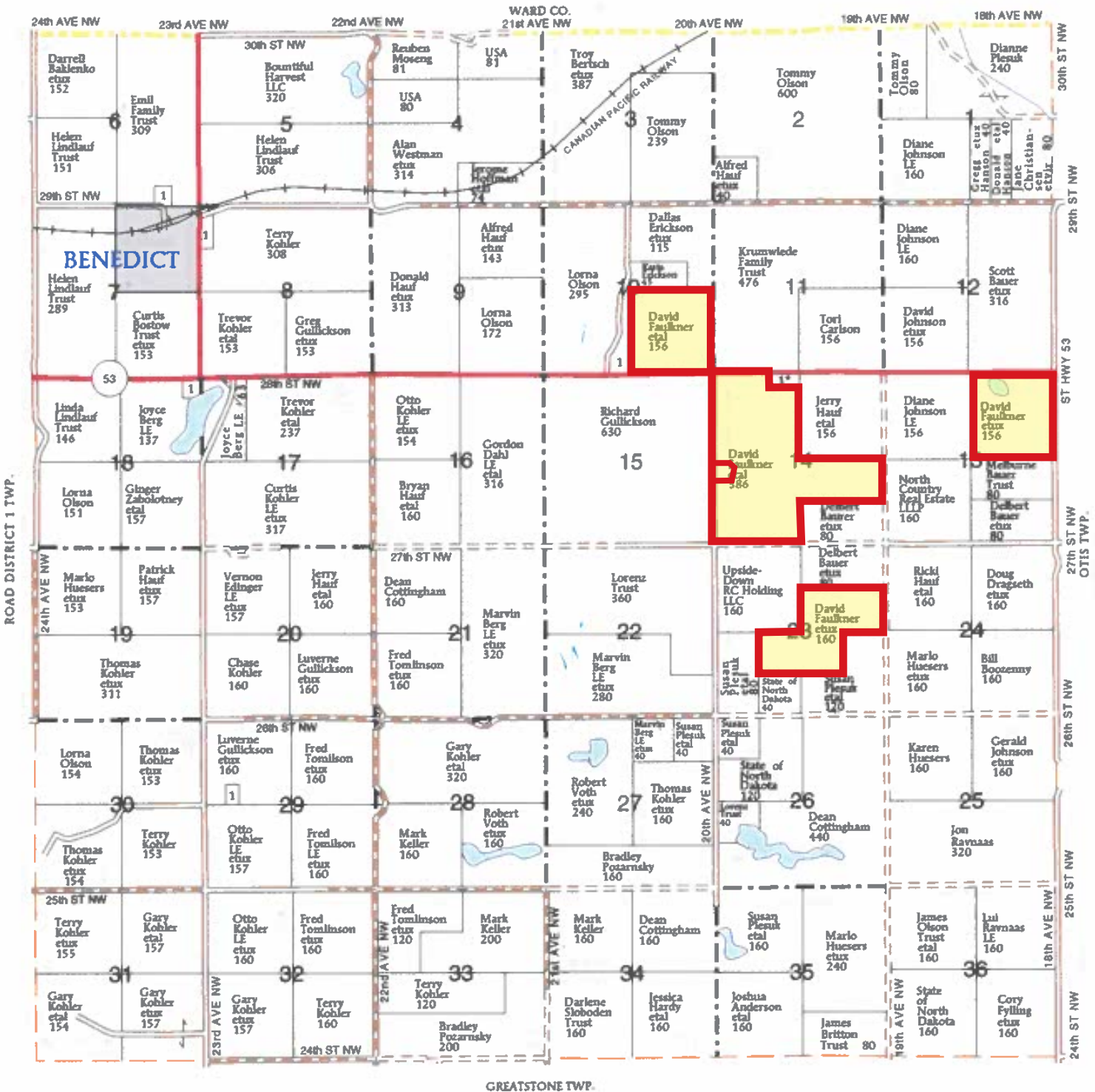
To Be Sold in 5 Tracts!



T-150-N

ANDREWS PLAT

R-81-W



Description: SE1/4 Section 10-150-81

Total Acres: 155.8±

Cropland Acres: 79±

Pasture Acres: 76.8±

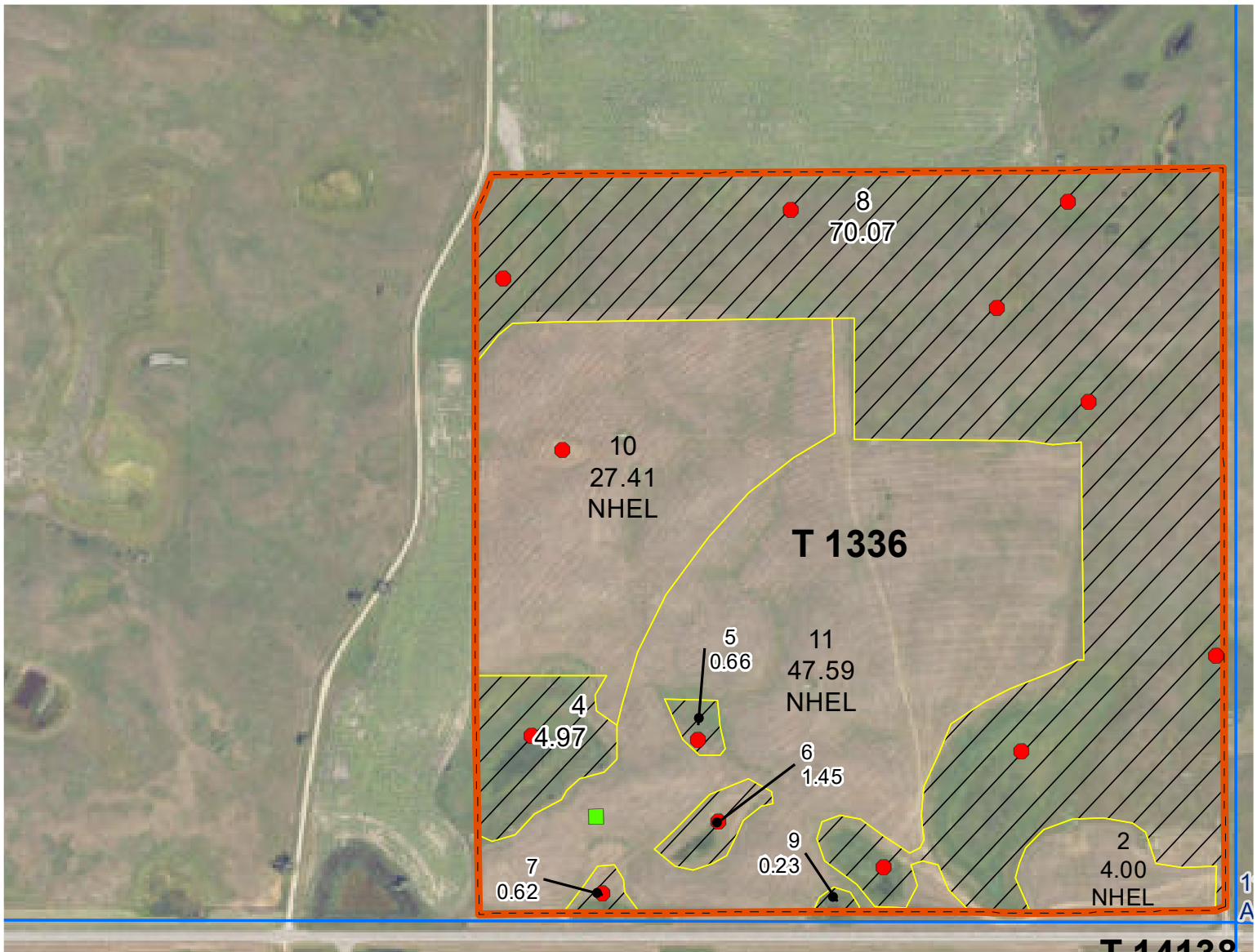
PID #: 61-0010-08584-000

Soil Productivity Index (Cropland): 58.8

Soils: Zahl-Williams loams (41.6%), Williams-Zahl loams (28.8%), Williams-Zahl-Zahill complex (19.1%)

Taxes (2022): \$910.15

US Fish & Wildlife Grassland Easement



Common Land Unit

- Non-Cropland
- Cropland

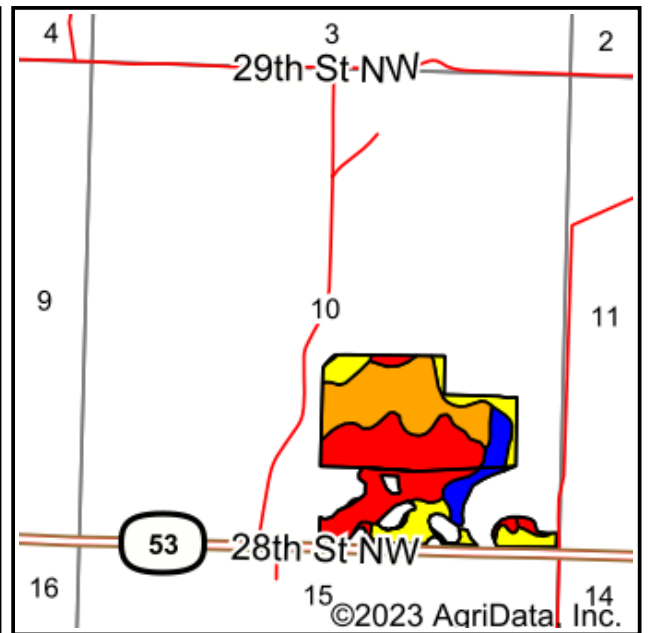
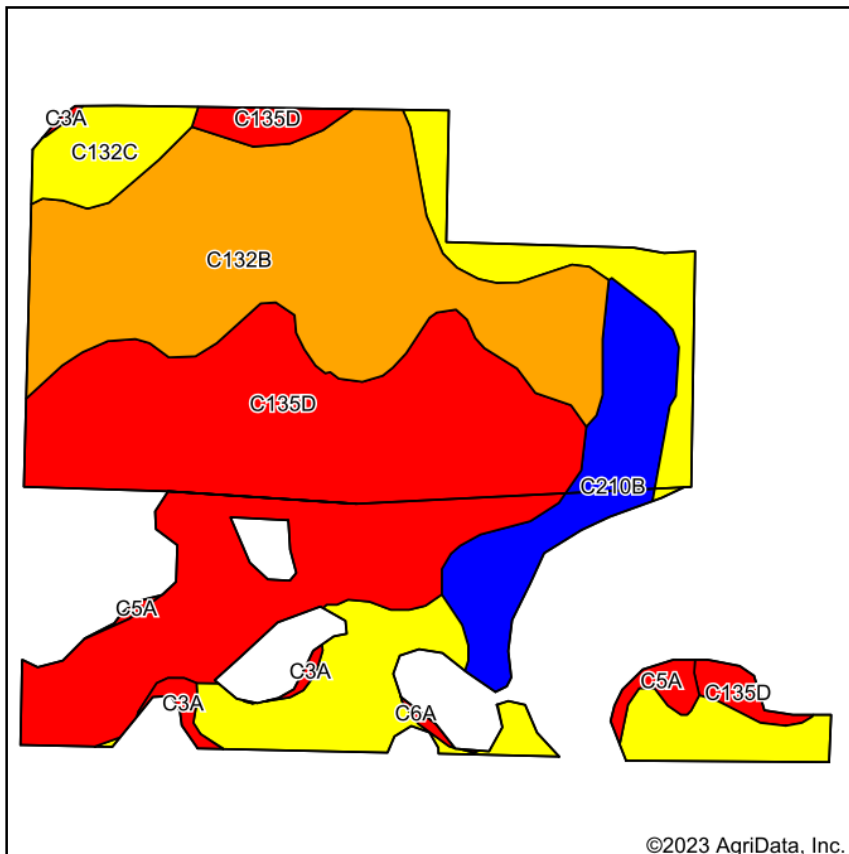
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

- All crops are for grain
- All crops are non-irrigated
- Shares are 100% to Operator



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Soils data provided by USDA and NRCS.

Area Symbol: ND055, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
C135D	Zahl-Williams loams, 9 to 15 percent slopes	32.89	41.6%		Vle	43	
C132B	Williams-Zahl loams, 3 to 6 percent slopes	22.79	28.8%		Ile	76	
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	15.12	19.1%		IIIe	61	
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	6.66	8.4%		Ile	83	
C5A	Southam silty clay loam, 0 to 1 percent slopes	0.80	1.0%		VIIIw	5	
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.61	0.8%		Vw	20	
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	0.13	0.2%		IVw	37	
Weighted Average					3.94	58.8	

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract Number : 1336
Description : SE 10 150 81
FSA Physical Location : NORTH DAKOTA/MCLEAN
ANSI Physical Location : NORTH DAKOTA/MCLEAN
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 : DAVID M FAULKNER, CARLA J FAULKNER
Other Producers : None
Recon ID : None

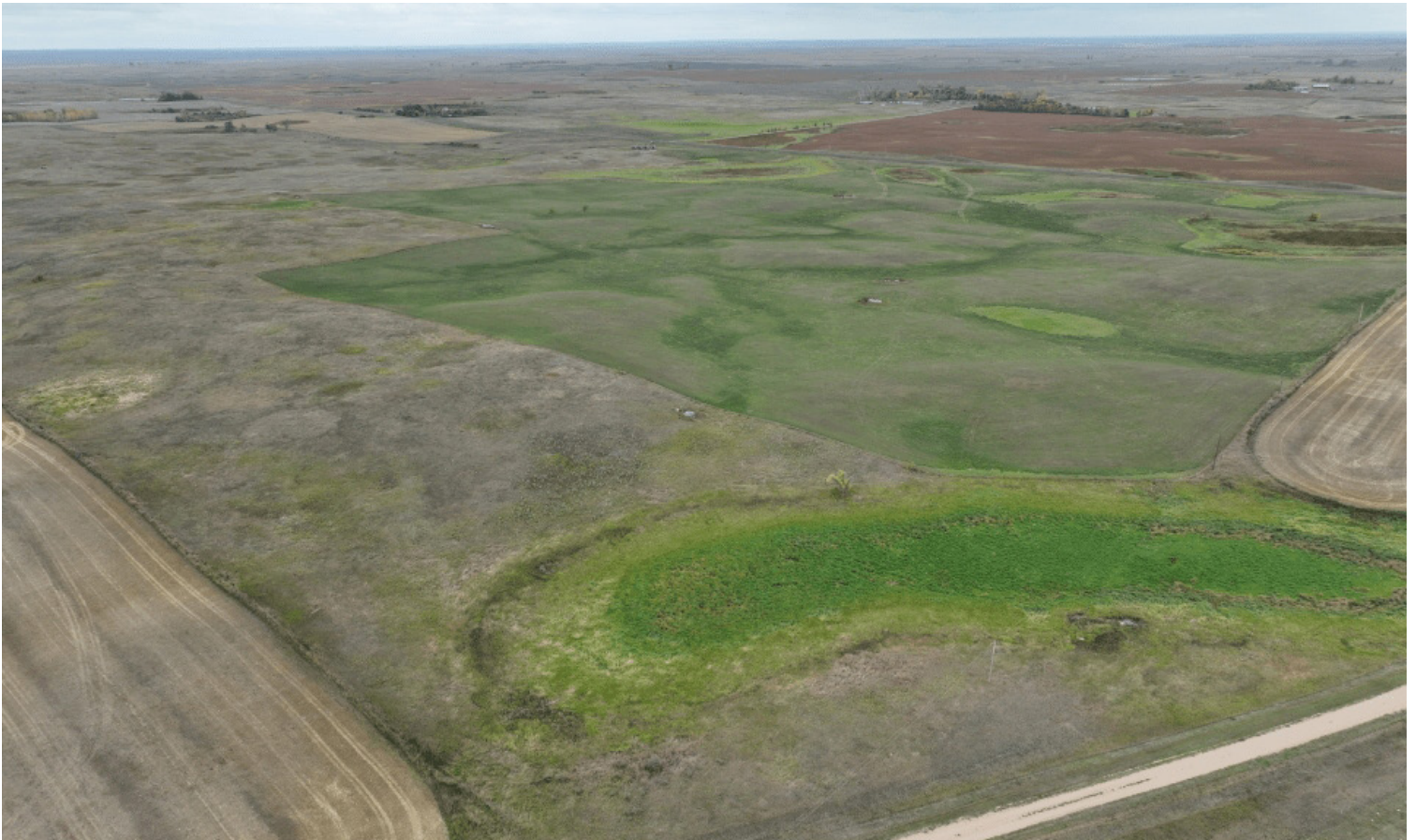
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.00	79.00	79.00	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	79.00	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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2022 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 61-0010-08584-000 Jurisdiction ANDREWS TOWNSHIP

Statement No: 10,456

Physical Location

615020A
 Lot: Blk: Sec: 10 Twp: 150 Rng: 81
 Addition: Acres: 155.80

2022 TAX BREAKDOWN

Net consolidated tax 910.15
 Plus: Special assessments
 Total tax due 910.15
 Less: 5% discount,
 if paid by Feb.15,2023 45.51

Statement Name
FAULKNER, DAVID M & CARLA J

Amount due by Feb.15,2023	864.64
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Legal Description
 SE4 10-150-81 (NCD)

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 455.08
 Payment 2: Pay by Oct.15th 455.07

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	510.80	505.90	501.10

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2020	2021	2022
True and full value	86,000	87,300	85,900
Taxable value	4,300	4,365	4,295
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,300	4,365	4,295
Total mill levy	206.61	207.58	211.91

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	216.85	216.81	211.87
COUNTY ROADS	86.00	87.30	85.90
SPECIAL DIST.	68.33	63.29	62.41
TOWNSHIP	77.40	78.57	70.14
SCHOOL DIST.	330.84	349.99	371.13
FIRE DIST.	44.50	44.65	44.28
AMBULANCE DIST.	64.50	65.48	64.42
Consolidated tax	888.42	906.09	910.15

NOTE:

FOR ASSISTANCE, CONTACT:
 MCLEAN COUNTY TREASURER
 PO BOX 1108
 WASHBURN, ND 58577
 701-462-8541
www.mcleancountynd.gov

Net effective tax rate > 1.03% 1.03% 1.05%



Description: W1/2 Less A Outlots & N1/2SE1/4 Section 14-150-81

Total Acres: 376.18±

Cropland Acres: 223.93±

Pasture Acres: 152±

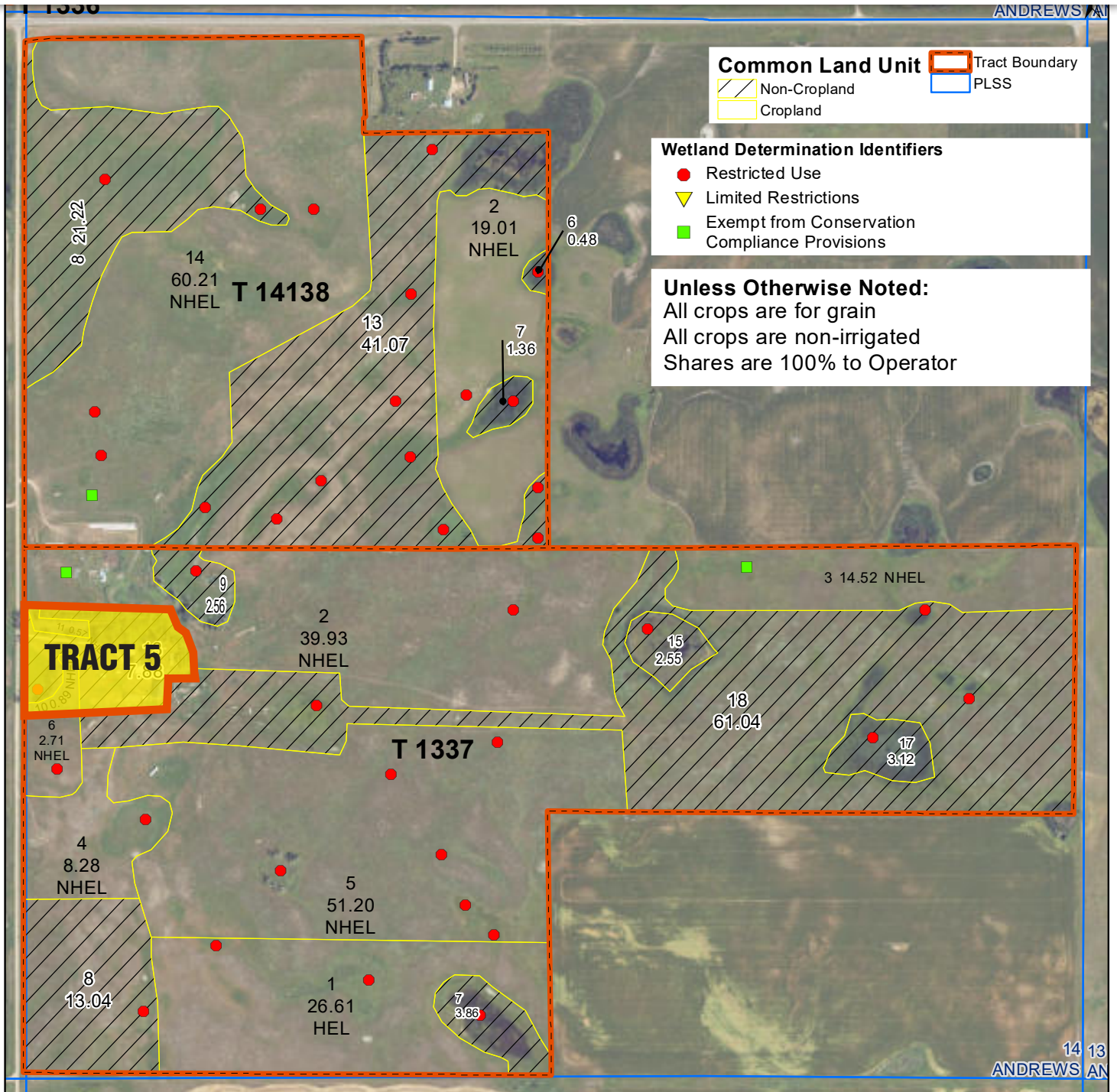
PID #: 61-0014-08600-000, 61-0014-08601-000, 61-0014-08602-000

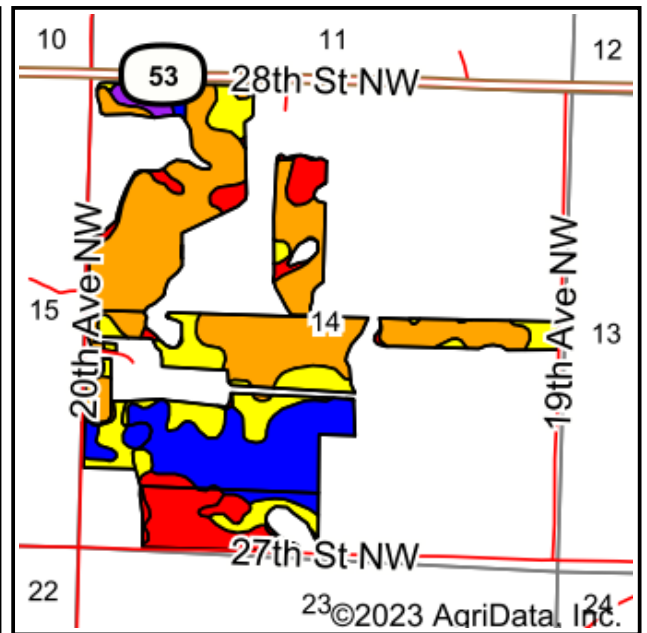
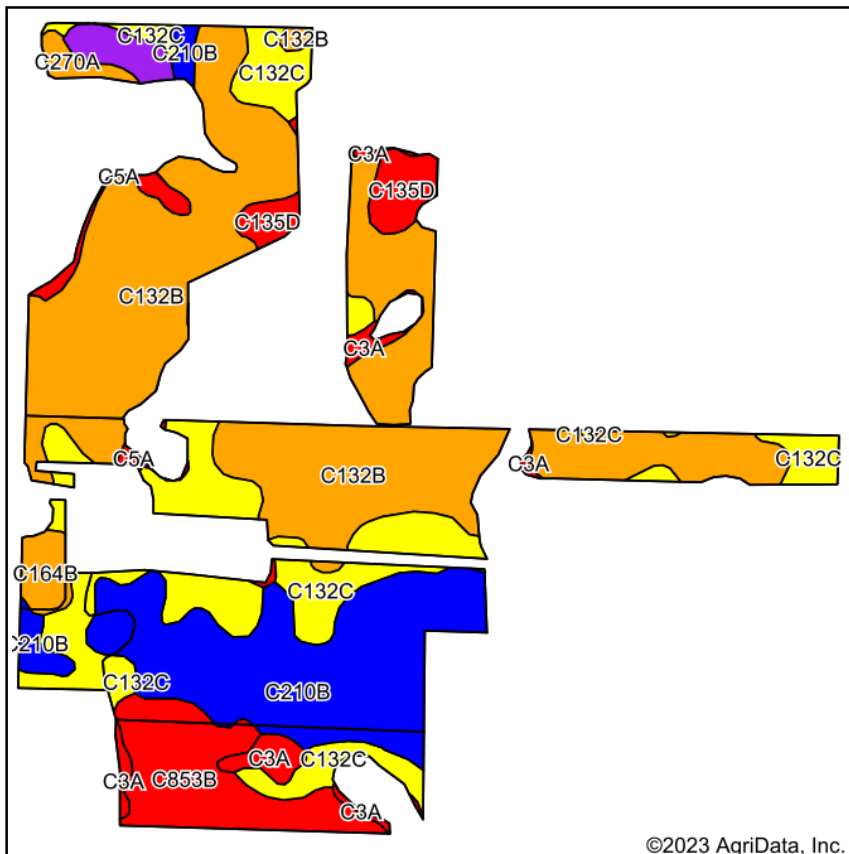
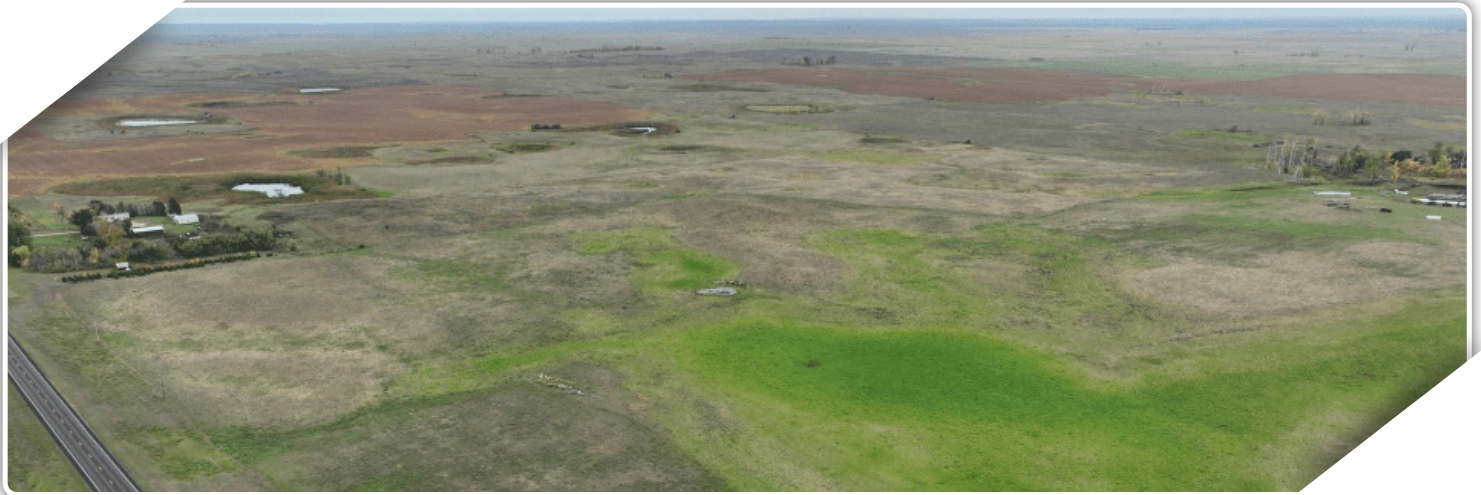
Soil Productivity Index (Cropland): 68.3

Soils: Williams-Zahl loams (42.6%), Williams-Bowbells loam (19.9%), Williams-Zahl-Zahill complex (19.2%)

Taxes (2022): \$2,752.71

US Fish & Wildlife Grassland & Wetland Easement





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Soils data provided by USDA and NRCS.

Area Symbol: ND055, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
C132B	Williams-Zahl loams, 3 to 6 percent slopes	95.74	42.6%		Ile	76	
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	44.60	19.9%		Ile	83	
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	43.11	19.2%		IIIle	61	
C853B	Ruso-Appam complex, 2 to 6 percent slopes	17.90	8.0%		IIIle	39	
C135D	Zahl-Williams loams, 9 to 15 percent slopes	6.40	2.9%		VIle	43	
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.16	2.3%		Vw	20	
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	3.67	1.6%		IVle	56	
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	3.43	1.5%		Ile	79	
C5A	Southam silty clay loam, 0 to 1 percent slopes	2.52	1.1%		VIIIw	5	
C270A	Hamerly loam, 0 to 3 percent slopes	1.96	0.9%		Ile	76	
Weighted Average					2.55	68.3	

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract Number : 1337
Description : SW,N2SE 14 150 81
FSA Physical Location : NORTH DAKOTA/MCLEAN
ANSI Physical Location : NORTH DAKOTA/MCLEAN
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 : CARLA J FAULKNER, DAVID M FAULKNER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
238.76	144.71	144.71	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	144.71	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	65.60	0.00	21
TOTAL	65.60	0.00	



2022 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 61-0014-08600-000 Jurisdiction ANDREWS TOWNSHIP

Statement No: 10,473

2022 TAX BREAKDOWN

Physical Location
 Lot: Blk: Sec: 14 Twp: 150 Rng: 81
 Addition: Acres: 145.58

Net consolidated tax 1,061.67
 Plus: Special assessments
 Total tax due 1,061.67
 Less: 5% discount,
 if paid by Feb.15,2023 53.08

Statement Name
FAULKNER, DAVID M & CARLA J

Amount due by Feb.15,2023 1,008.59

Legal Description
 NW4 LESS OUTLOT A 14-150-81

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 530.84
 Payment 2: Pay by Oct.15th 530.83

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	595.73	589.93	584.52

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution
 (3-year comparison):

	2020	2021	2022
True and full value	100,300	101,800	100,200
Taxable value	5,015	5,090	5,010
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	5,015	5,090	5,010

ESCROW COMPANY NAME:

Total mill levy 206.61 207.58 211.91

Taxes By District (in dollars):

COUNTY & STATE	252.90	252.82	247.15
COUNTY ROADS	100.30	101.80	100.20
SPECIAL DIST.	79.69	73.80	72.80
TOWNSHIP	90.27	91.62	81.81
SCHOOL DIST.	385.85	408.12	432.91
FIRE DIST.	51.91	52.07	51.65
AMBULANCE DIST.	75.23	76.35	75.15
Consolidated tax	1,036.15	1,056.58	1,061.67

NOTE:

FOR ASSISTANCE, CONTACT:
 MCLEAN COUNTY TREASURER
 PO BOX 1108
 WASHBURN, ND 58577
 701-462-8541
www.mcleancountynd.gov

Net effective tax rate> 1.03% 1.03% 1.05%



2022 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 61-0014-08602-000 Jurisdiction ANDREWS TOWNSHIP

Statement No: 10,475

2022 TAX BREAKDOWN

Physical Location
 Lot: Blk: Sec: 14 Twp: 150 Rng: 81
 Addition: Acres: 80.00

Net consolidated tax 567.92
 Plus: Special assessments _____
 Total tax due 567.92
 Less: 5% discount,
 if paid by Feb.15,2023 28.40

Statement Name
FAULKNER, DAVID M & CARLA J

Amount due by Feb.15,2023	539.52
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Legal Description
 N2SE4 14-150-81 (NCD)

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 283.96
 Payment 2: Pay by Oct.15th 283.96

<u>Legislative tax relief</u> (3-year comparison):	2020	2021	2022
Legislative tax relief	<u>318.36</u>	<u>315.25</u>	<u>312.68</u>

Special assessments:
 SPC# AMOUNT DESCRIPTION

<u>Tax distribution</u> (3-year comparison):	2020	2021	2022
True and full value	53,600	54,400	53,600
Taxable value	2,680	2,720	2,680
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	<u>2,680</u>	<u>2,720</u>	<u>2,680</u>
Total mill levy	<u>206.61</u>	<u>207.58</u>	<u>211.91</u>

ESCROW COMPANY NAME:

<u>Taxes By District (in dollars):</u>			
COUNTY & STATE	135.15	135.10	132.21
COUNTY ROADS	53.60	54.40	53.60
SPECIAL DIST.	42.58	39.44	38.94
TOWNSHIP	48.24	48.96	43.76
SCHOOL DIST.	206.20	218.09	231.58
FIRE DIST.	27.74	27.83	27.63
AMBULANCE DIST.	40.20	40.80	40.20
Consolidated tax	<u>553.71</u>	<u>564.62</u>	<u>567.92</u>

NOTE:

FOR ASSISTANCE, CONTACT:
 MCLEAN COUNTY TREASURER
 PO BOX 1108
 WASHBURN, ND 58577
 701-462-8541
www.mcleancountynd.gov

Net effective tax rate>	<u>1.03%</u>	<u>1.03%</u>	<u>1.05%</u>
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Description: NE1/4 Section 13-150-81

Total Acres: 156±

Cropland Acres: 34.97±

Pasture Acres: 121±

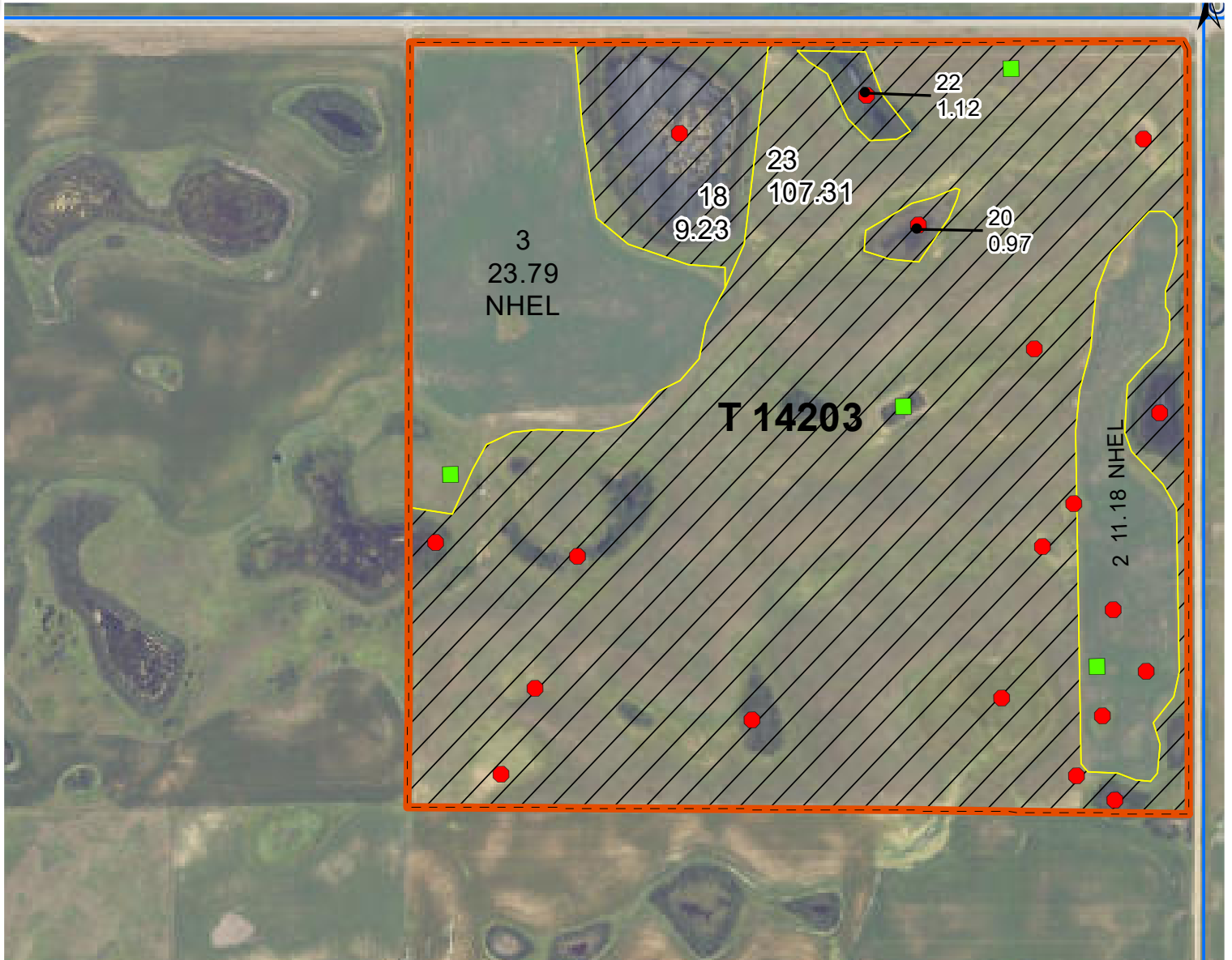
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Soil Productivity Index (Cropland): 65.3



Soils: Williams-Bowbells loams (54.8), Zahl-Williams loams (31.3%), Williams-Zahl-Zahill complex (6.4%)



Taxes (2022): \$716.26

US Fish & Wildlife Wetland Easement






Common Land Unit

-  Non-Cropland
-  Cropland

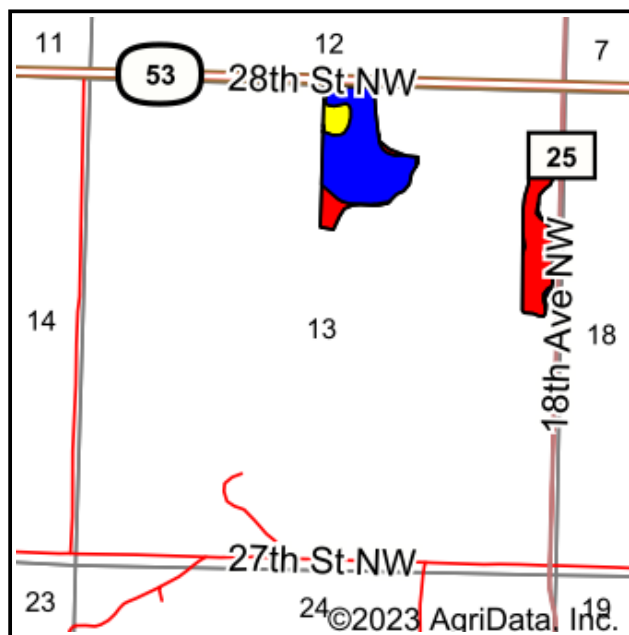
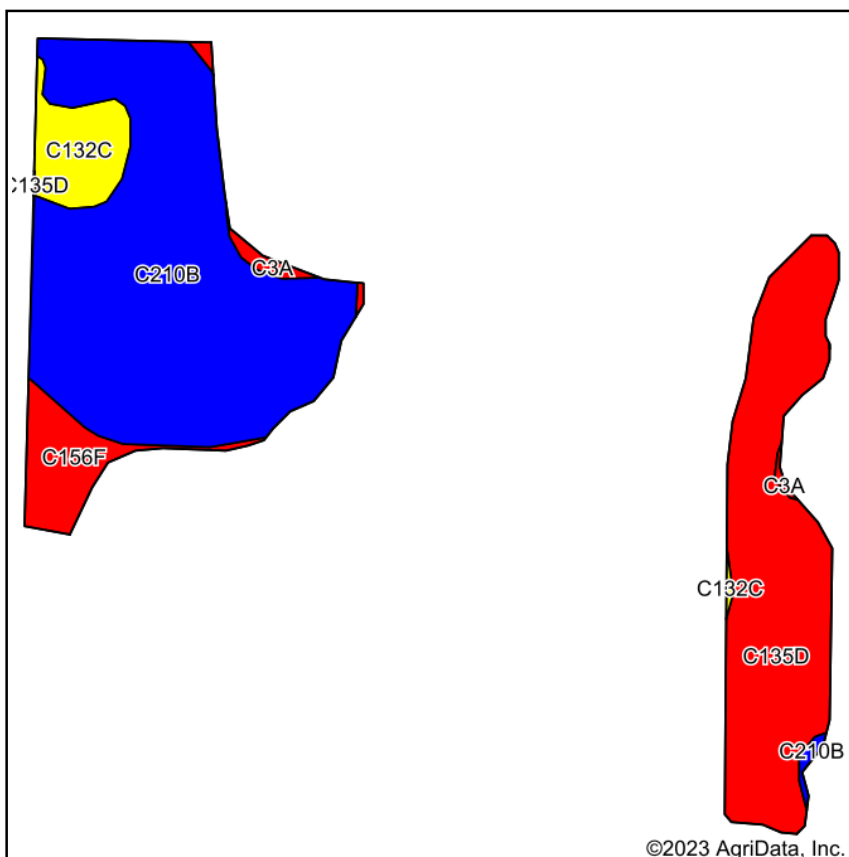
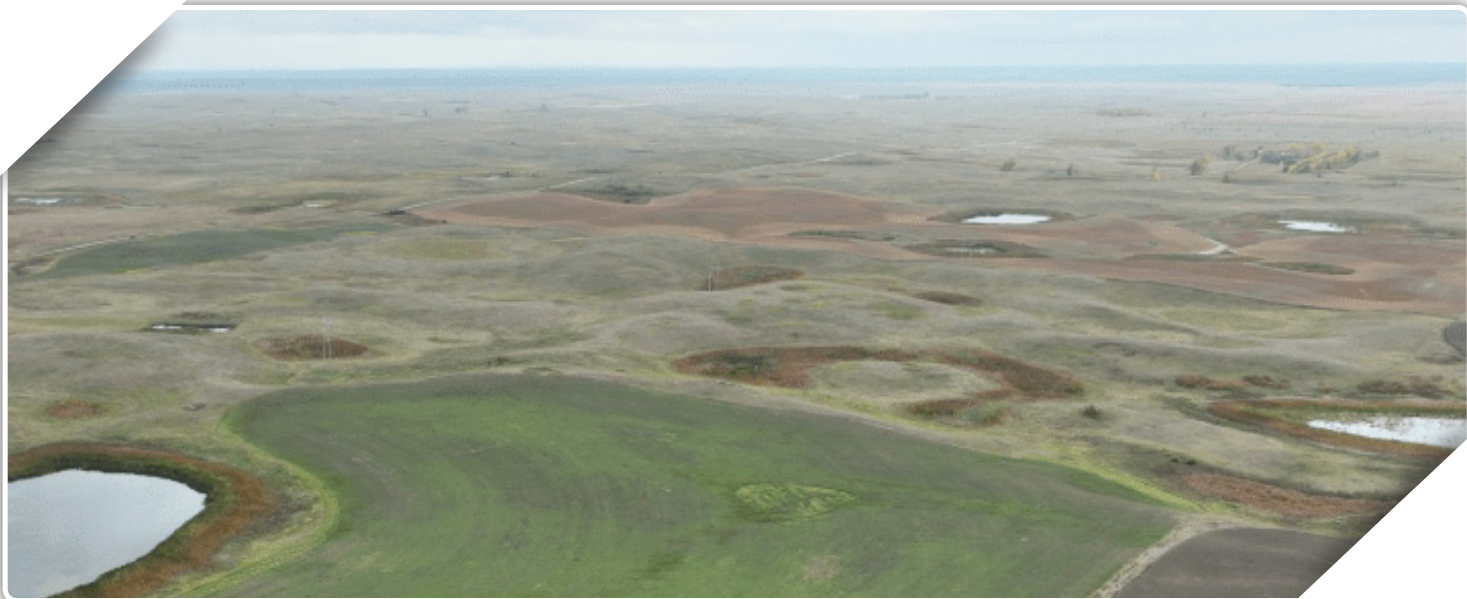
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

- All crops are for grain
- All crops are non-irrigated
- Shares are 100% to Operator



Soils data provided by USDA and NRCS.

Area Symbol: ND055, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	19.16	54.8%		Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	10.94	31.3%		Vle	43
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	2.23	6.4%		IIIe	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	2.21	6.3%		VIIe	36
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.43	1.2%		Vw	20
Weighted Average					3.67	65.3

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract Number : 14203
Description : NE 13 150 81
FSA Physical Location : NORTH DAKOTA/MCLEAN
ANSI Physical Location : NORTH DAKOTA/MCLEAN
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 : DAVID M FAULKNER, CARLA J FAULKNER
Other Producers : None
Recon ID : 38-055-2016-35

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.60	34.97	34.97	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	34.97	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	14.28	0.00	26
Oats	0.70	0.00	43
Corn	2.00	0.00	41
Sunflowers	0.62	0.00	836
Barley	2.35	0.00	36
Canola	3.40	0.00	792
TOTAL	23.35	0.00	



2022 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 61-0013-08595-000 Jurisdiction ANDREWS TOWNSHIP

Statement No: 10,467

2022 TAX BREAKDOWN

Physical Location
 Lot: Blk: Sec: 13 Twp: 150 Rng: 81
 Addition: Acres: 156.00

Net consolidated tax 716.26
 Plus: Special assessments _____
 Total tax due 716.26
 Less: 5% discount,
 if paid by Feb.15,2023 35.81

Statement Name
FAULKNER, DAVID M & CARLA J

Amount due by Feb.15,2023 680.45

Legal Description
 NE4 13-150-81

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 358.13
 Payment 2: Pay by Oct.15th 358.13

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	401.51	396.38	394.34

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution
 (3-year comparison):

	2020	2021	2022
True and full value	67,600	68,400	67,600
Taxable value	3,380	3,420	3,380
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	3,380	3,420	3,380

ESCROW COMPANY NAME:

Total mill levy 206.61 207.58 211.91

Taxes By District (in dollars):

District	2020	2021	2022
COUNTY & STATE	170.45	169.87	166.73
COUNTY ROADS	67.60	68.40	67.60
SPECIAL DIST.	53.71	49.59	49.11
TOWNSHIP	60.84	61.56	55.20
SCHOOL DIST.	260.06	274.21	292.07
FIRE DIST.	34.98	34.99	34.85
AMBULANCE DIST.	50.70	51.30	50.70
Consolidated tax	698.34	709.92	716.26

NOTE:

FOR ASSISTANCE, CONTACT:
 MCLEAN COUNTY TREASURER
 PO BOX 1108
 WASHBURN, ND 58577
 701-462-8541

Net effective tax rate > 1.03% 1.03% 1.05%

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Description: S1/2NE1/4, NW1/4SE1/4, NE1/4SW1/4 Section 23-150-81

Total Acres: 160±

Cropland Acres: 121.1±

Pasture Acres: 38±

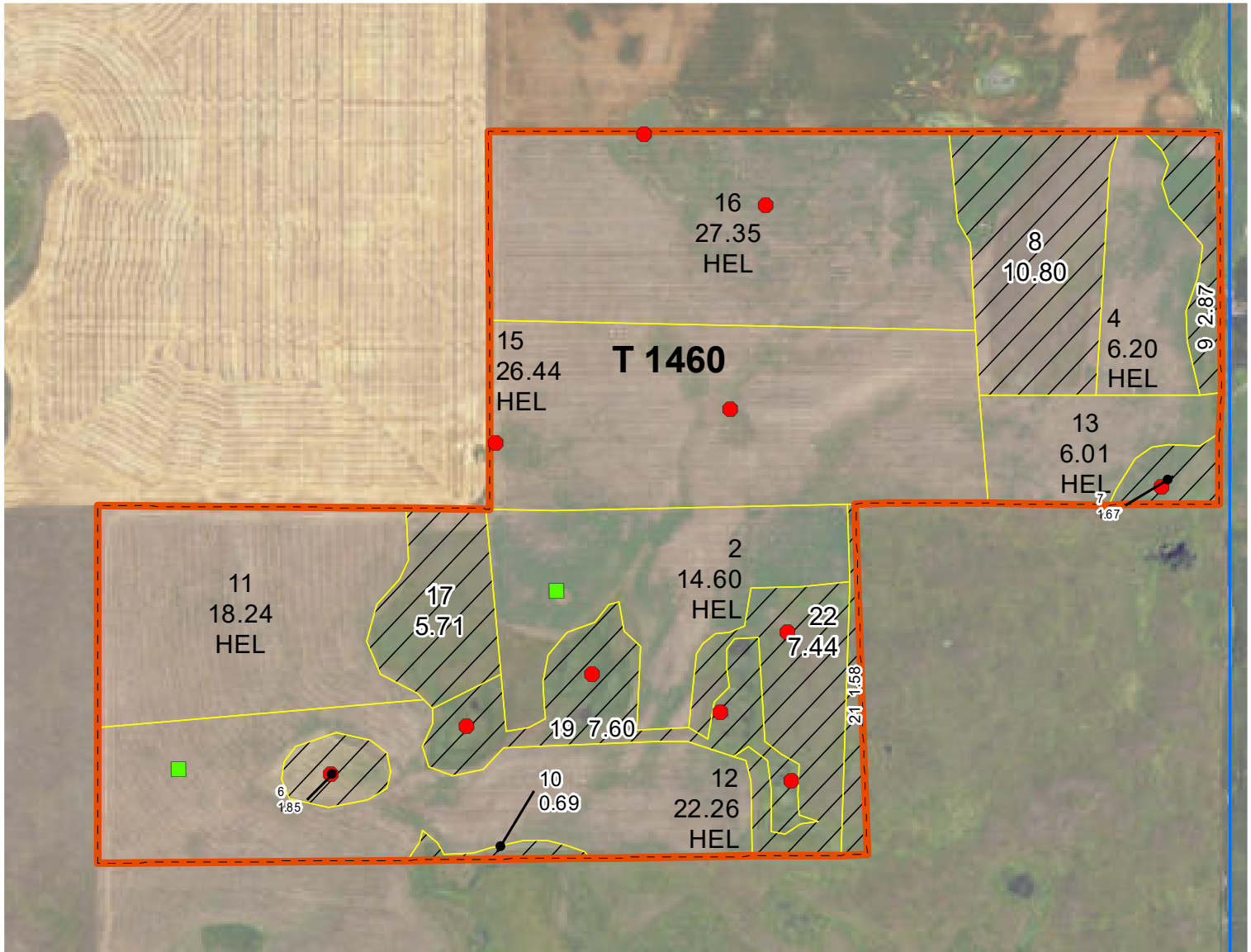
PID #: 61-0023-08639-000

Soil Productivity Index (Cropland): 54.1

Soils: Ruso-Appam complex (32.8%), Williams-Zahl loams (22.3%), Williams-Falkirk loams (12.4%)

Taxes (2022): \$1,062.73

US Fish & Wildlife Grassland Easement



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

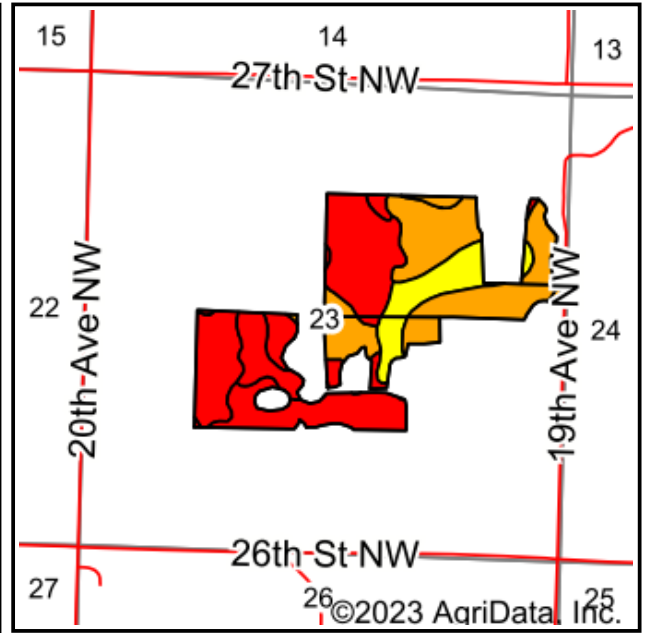
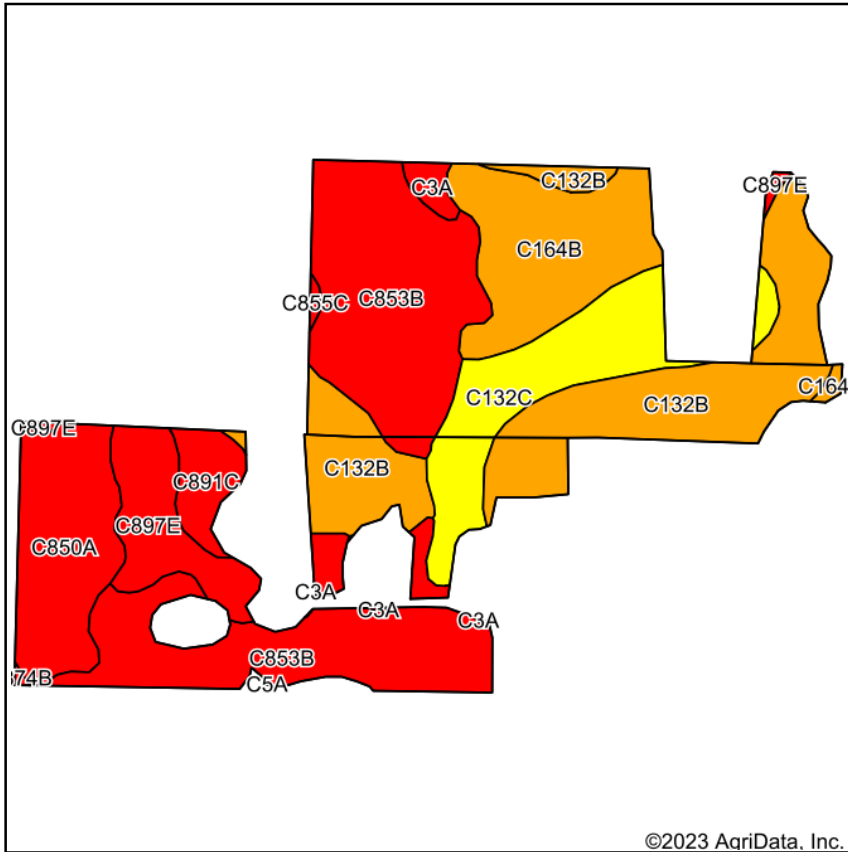
PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

- All crops are for grain
- All crops are non-irrigated
- Shares are 100% to Operator



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Soils data provided by USDA and NRCS.

Area Symbol: ND055, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C853B	Ruso-Appam complex, 2 to 6 percent slopes	39.67	32.8%		IIIe	39
C132B	Williams-Zahl loams, 3 to 6 percent slopes	26.96	22.3%		Ile	76
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	15.00	12.4%		Ile	79
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.98	11.5%		IIIe	61
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	12.73	10.5%		IIIe	40
C897E	Wabek-Max-Zahl loams, 9 to 25 percent slopes	7.85	6.5%		VIIe	29
C891C	Wabek-Williams complex, 2 to 9 percent slopes	3.39	2.8%		VIe	43
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.18	1.0%		Vw	20
C855C	Ruso-Schaller complex, 6 to 9 percent slopes	0.24	0.2%		IVe	28
C874B	Wabek-Appam complex, 2 to 6 percent slopes	0.10	0.1%		VIIs	32
Weighted Average					3.02	54.1

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Tract Number : 1460
Description : S2NE,NWSE,NESW 23 150 81
FSA Physical Location : NORTH DAKOTA/MCLEAN
ANSI Physical Location : NORTH DAKOTA/MCLEAN
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 : DAVID M FAULKNER, CARLA J FAULKNER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
161.31	121.10	121.10	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	121.10	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	58.60	0.00	26
Oats	1.40	0.00	39
Barley	7.80	0.00	37
TOTAL	67.80	0.00	



2022 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 61-0023-08639-000 Jurisdiction ANDREWS TOWNSHIP

Statement No: 10,513

2022 TAX BREAKDOWN

Physical Location

615020A
 Lot: Blk: Sec: 23 Twp: 150 Rng: 81
 Addition: Acres: 160.00

Net consolidated tax 1,062.73
 Plus: Special assessments
 Total tax due 1,062.73
 Less: 5% discount,
 if paid by Feb.15,2023 53.14

Statement Name
FAULKNER, DAVID M & CARLA J

Amount due by Feb.15,2023 1,009.59

Legal Description
 S2NE4, NW4SE4, NE4SW4 23-150-81

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 531.37
 Payment 2: Pay by Oct.15th 531.36

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	596.33	590.51	585.10

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2020	2021	2022
True and full value	100,400	101,900	100,300
Taxable value	5,020	5,095	5,015
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	5,020	5,095	5,015

ESCROW COMPANY NAME:

Total mill levy	206.61	207.58	211.91
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Taxes By District (in dollars):

COUNTY & STATE	253.15	253.07	247.38
COUNTY ROADS	100.40	101.90	100.30
SPECIAL DIST.	79.77	73.88	72.87
TOWNSHIP	90.36	91.71	81.90
SCHOOL DIST.	386.24	408.52	433.35
FIRE DIST.	51.96	52.12	51.70
AMBULANCE DIST.	75.30	76.42	75.23
Consolidated tax	1,037.18	1,057.62	1,062.73

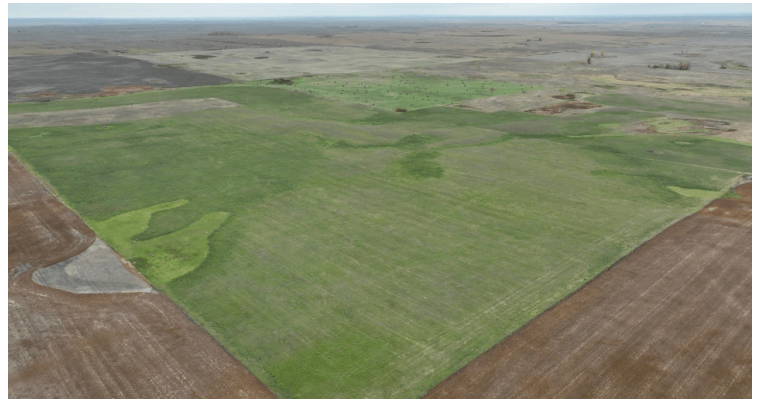
NOTE:

FOR ASSISTANCE, CONTACT:
 MCLEAN COUNTY TREASURER

PO BOX 1108
 WASHBURN, ND 58577
 701-462-8541

Net effective tax rate>	1.03%	1.03%	1.05%
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Description: Outlot A in NW1/4SW1/4 Section 14-150-81

Total Acres: 9.4±

PID #: 61-0014-08601-010

Taxes (2022): \$2,503.29

US Fish & Wildlife Wetland Easement



New House: 60'x30' Friendship Homes "The Whittaker", built in 2016, 3-bedroom (all bedrooms have walk-in closets, 2-1/2 bathrooms, gas fireplace in living room, New entryway and deck added in 2019 (steel roof), Forced Air LP Heat throughout the house with Central Air, Crawl space under house, Serviced by main well in well house northwest of house, New septic installed when house was built. Please Note: LP tanks (1,000 gal & 500 gal), Washer and Dryer, Upright freezer, & Microwave all included with sale

Old House: 2 bedroom, 1-1/2 bathrooms, Forced Air LP Heat & propane heater in basement serviced by propane tank near old home that is included with sale, window AC unit included with sale, Known settling in living room ceiling no known water issues, Access to water cistern for water filled by main well in well house, Connected to separate septic system northeast corner of the house, Updated siding in 2006, updated roof in 2008, updated plumbing 2013, updated furnace in 2009, updated water heater and space heater in 2012. Hasn't been lived in since new home was moved onto property in 2016, Refrigerator and Oven/Range to be included with sale.

Little Garage: (4) car 30'x45', 12' sliding door in southeast corner, 10' wide o/h door w/opener, 8' wide o/h door w/electric opener, walk through door, concrete floors.

Well House: Original well for property does have submersible pump, Generac generator (Excluded from sale), Water softener (Included with sale), Wall ventless space heater (Included with sale, New well drilled in Late Summer 2023 west of well house, Updated roof in 2012. Please Note: (2) 250-gal LP tanks along west wall (1) included (1) excluded.

Blue Pole Barn Building: Perka Hybrid Building 50'x80', 16' sidewalls, 14'Tx16'W o/h door w/electric opener with (7) opener buttons, Spray foamed interior, concrete floors, walk through door, Clear ridge cap for natural lighting along with LED lighting throughout, Modine LP Heater installed Fall 2022 (included), 100 Amp electrical service with welder and compressor hook up near panel. Please Note: 1,000-gal tank to service heater (excluded from sale will be available on equipment sale), 500-gal to service heater (excluded from sale to be removed on or before real estate closing date).

Chicken Coop: 12'x24' Red garage structure, 8' overhead door.

Please Note:

- 3rd well located near Chicken Coop on property.
- 4th well located near corral set up on Tract 2 is serviced by electrical on Tract 5
- Solar well on Tract 1 included with the sale.
- Tract 2 includes foundation for 50' x 80' building & working corral system all unattached gates and panels on Tract 2 (excluded from sale sold on equipment auction)
- Property serviced McLean Electric Cooperative

Please Note: All personal property items excluded and will be sold at equipment auction or removed on or before real estate closing date.





NEW HOUSE



NEW HOUSE



NEW HOUSE



BLUE POLE BARN BUILDING



BLUE POLE BARN BUILDING



LITTLE GARAGE



LITTLE GARAGE



LITTLE GARAGE

2022 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 61-0014-08601-010 Jurisdiction ANDREWS TOWNSHIP

Statement No: 17,402

Physical Location

615020A
 Lot: Blk: Sec: 14 Twp: 150 Rng: 81
 Addition: Acres: 9.40

2022 TAX BREAKDOWN

Net consolidated tax 2,503.29
 Plus: Special assessments
 Total tax due 2,503.29
 Less: 5% discount,
 if paid by Feb.15,2023 125.16

Amount due by Feb.15,2023 2,378.13

Statement Name
FAULKNER, DAVID M & CARLA J

Legal Description
 OUTLOT A IN NW4SW4 14-150-81 (NCD)

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 1,251.65
 Payment 2: Pay by Oct.15th 1,251.64

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	1,403.27	1,369.13	1,378.22

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2020	2021	2022
True and full value	262,500	262,500	262,500
Taxable value	11,813	11,813	11,813
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	11,813	11,813	11,813

Total mill levy 206.61 207.58 211.91

ESCROW COMPANY NAME:
 CORELOGIC TAX SERVICES

Taxes By District (in dollars):

COUNTY & STATE	595.74	586.75	582.74
COUNTY ROADS	236.26	236.26	236.26
SPECIAL DIST.	187.71	171.29	171.64
TOWNSHIP	212.63	212.63	192.91
SCHOOL DIST.	908.89	947.17	1,020.76
FIRE DIST.	122.26	120.85	121.79
AMBULANCE DIST.	177.19	177.19	177.19
Consolidated tax	2,440.68	2,452.14	2,503.29

NOTE:

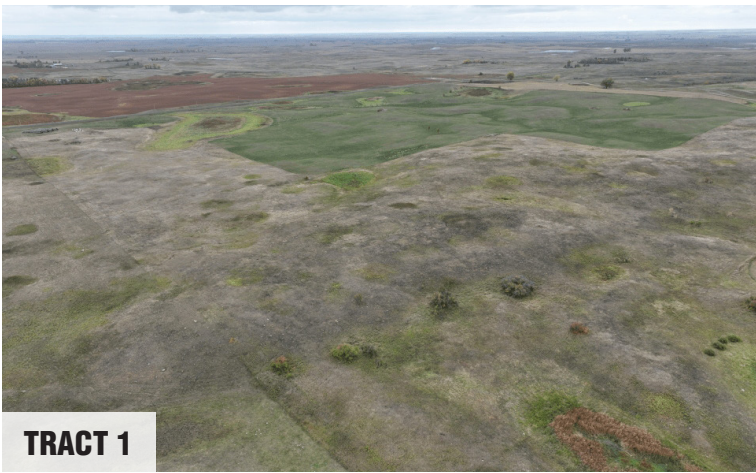
FOR ASSISTANCE, CONTACT:
 MCLEAN COUNTY TREASURER

PO BOX 1108
 WASHBURN, ND 58577
 701-462-8541

www.mcleancountynd.gov

Net effective tax rate> .93% .93% .95%





TRACT 1



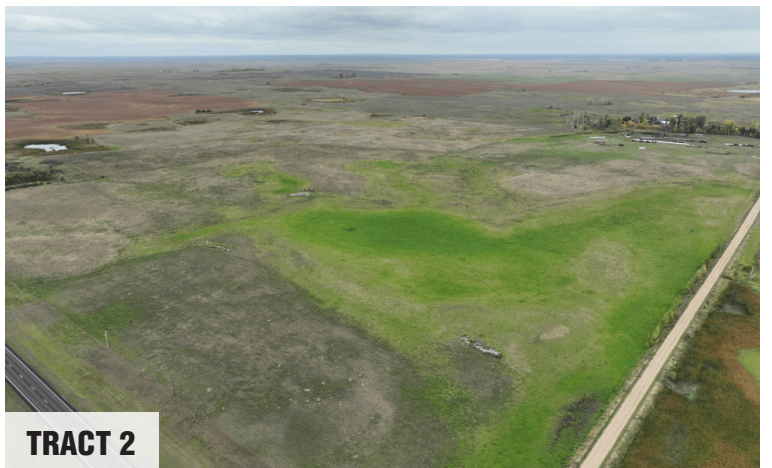
TRACT 1



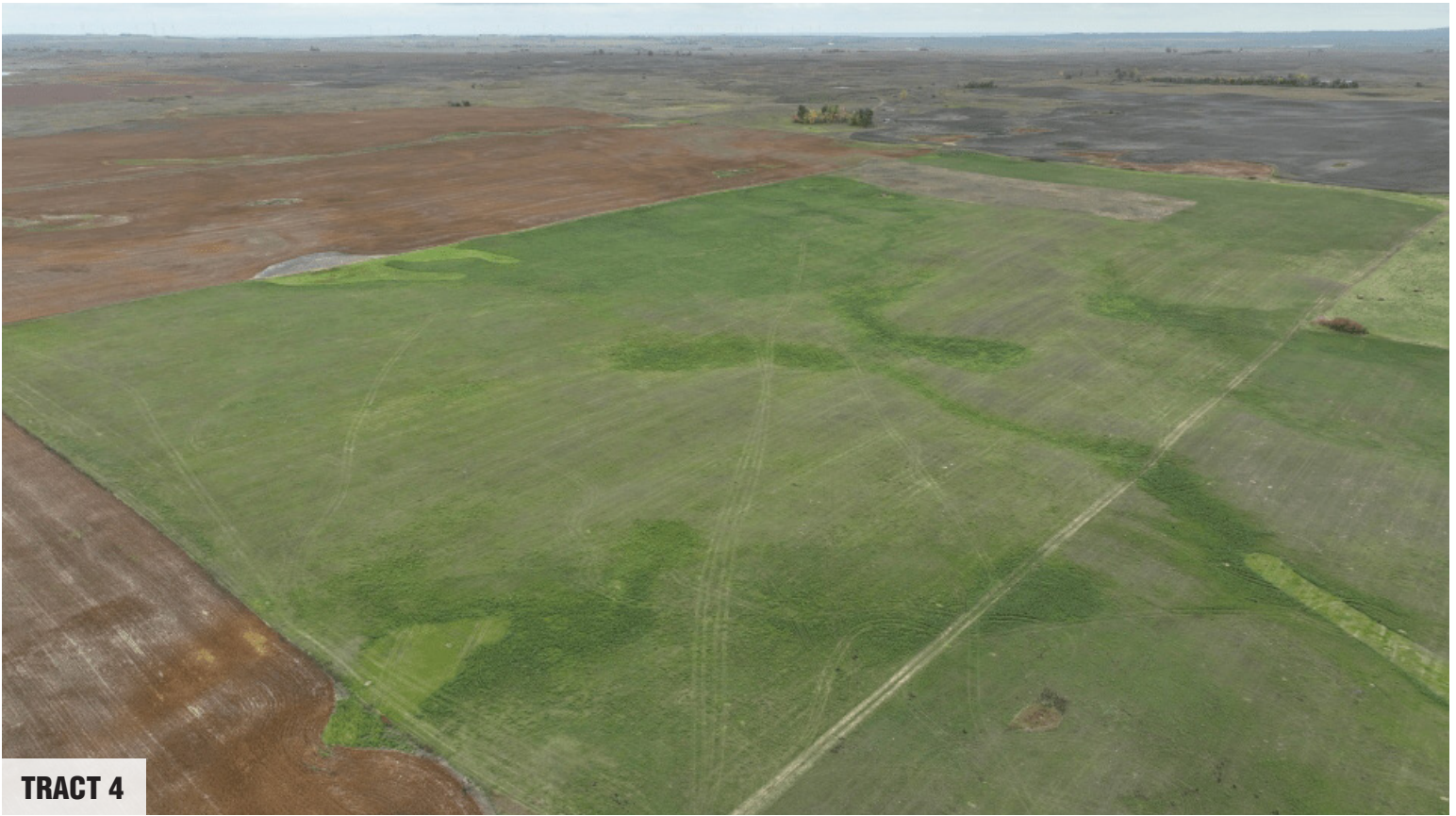
TRACT 1



TRACT 2



TRACT 2



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:



MCLEAN COUNTY
NORTH DAKOTA

SteffesGroup.com | 701.237.9173 | 2000 Main Avenue East, West Fargo, ND 58078