



RICHLAND COUNTY, ND LAND AUCTION

Opening: Wednesday, December 4 | 8 AM

Closing: Wednesday, December 11 | 10 AM CST 2024

**TIMED
ONLINE**



T1: from Fairmount, west 3-1/2 miles on ND-11 to 178th Ave. SE, south 1/2 mile

T2 & T3: from Fairmount, west 1/2 mile on State Hwy. 11 to State Hwy. 127, south 4 miles on Hwy. 127 to 98th St. SE, west 1-1/2 miles to northeast corner of T3. Continue 1-1/2 miles west to 178th St. SE, north 1/2 mile to SE corner of T2

Auctioneer's Note: This is a phenomenal opportunity to add 400 acres of high quality and improved farmland to your land holdings. Located a few miles southwest of Fairmount, ND, this auction includes 3 tracts of land. Tract 1 is located 1/2 mile off the highway and was pattern tiled in 2014. Tracts 2 and 3 are located further south and boast tremendous soil productivity numbers. All three tracts are available to farm for the 2025 growing season.

400± Acres



Mark & GERALYN Matejcek | Timothy Green & Tamara Brumfield

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

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

Scott Steffes ND1634; Joel Swanson ND8520; Max Steffes ND8313. 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 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 WEDNESDAY, DECEMBER 4 AND WILL END AT 10 AM WEDNESDAY, DECEMBER 11, 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: **Friday, January 24, 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.**

**2024 Taxes: Paid by SELLERS.
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

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!



Lots with this symbol are linked together throughout the entire auction and will close together.

DECEMBER 2024

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

RICHLAND COUNTY, ND - DEVILLO & LAMARS TOWNSHIPS**Land Located:**

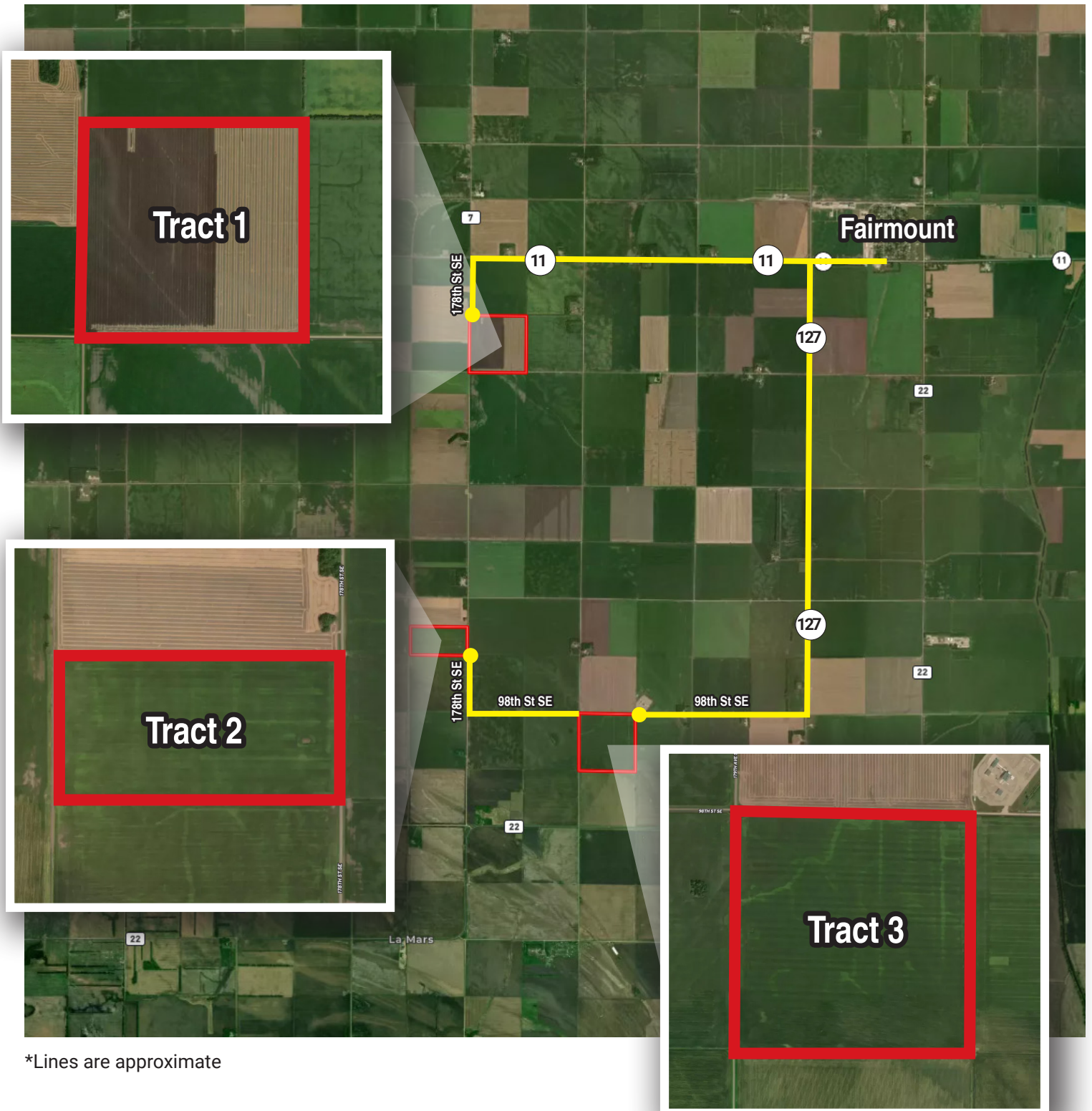
T1: from Fairmount, west 3-1/2 miles on ND-11 to 178th Ave. SE, south 1/2 mile

T2 & T3: from Fairmount, west 1/2 mile on State Hwy. 11 to State Hwy. 127, south 4 miles on Hwy. 127 to 98th St. SE, west 1-1/2 miles to northeast corner of T3. Continue 1-1/2 miles west to 178th St. SE, north 1/2 mile to SE corner of T2.

Description: SW1/4 Section 26-130-48, NW1/4 Section 13-129-48, & S1/2NE1/4 Section 10-129-48

Total Acres: 400±

To Be Sold in 3 Tracts!



*Lines are approximate

R-48-W

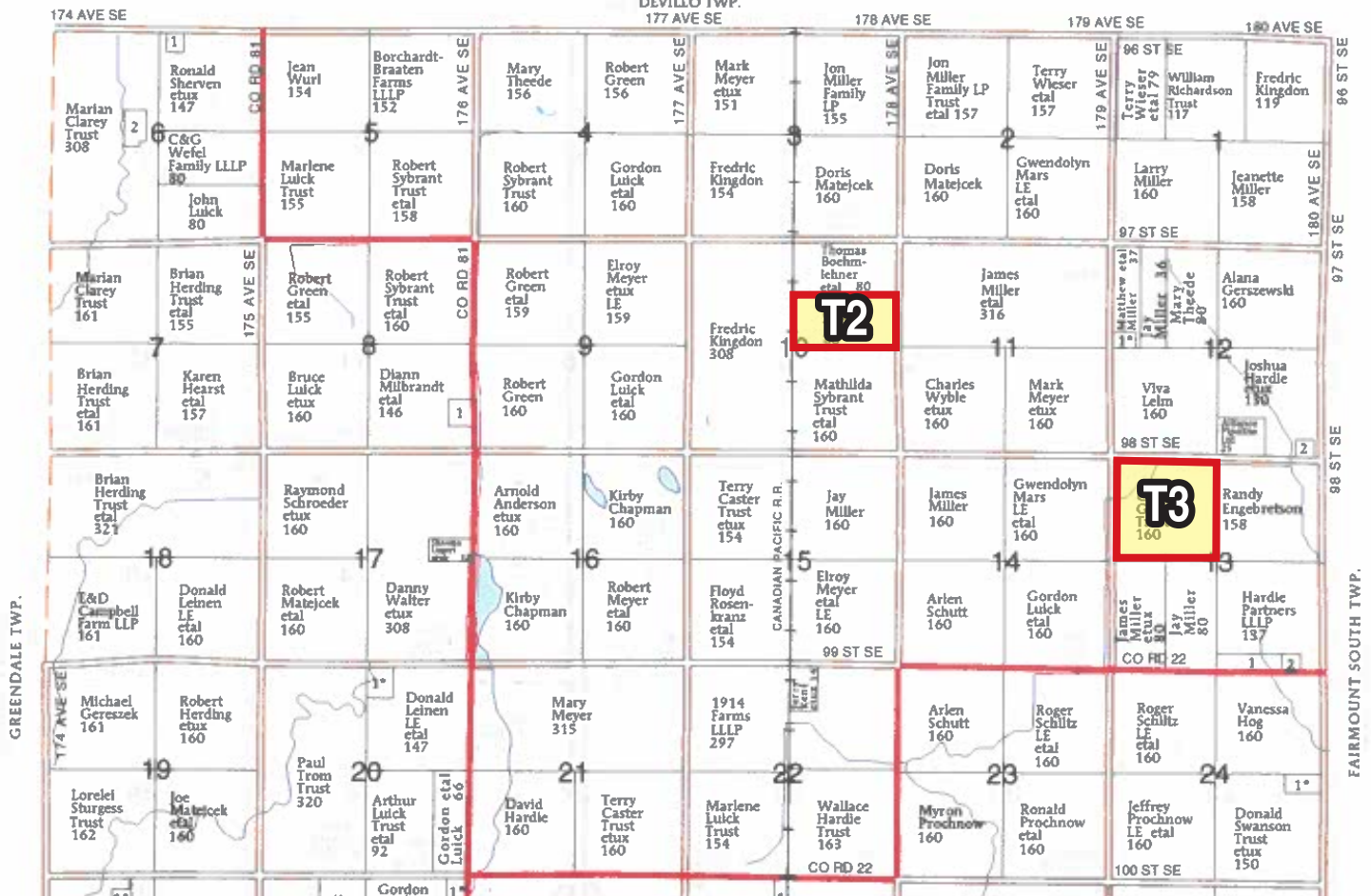
(Landowners)



R-48-W

(Landowners)

DEVILLO TWP.



RICHLAND COUNTY, ND - DEVILLO TOWNSHIP

Description: SW1/4 Section 26-130-48

Total Acres: 160±

Cropland Acres: 156.49±

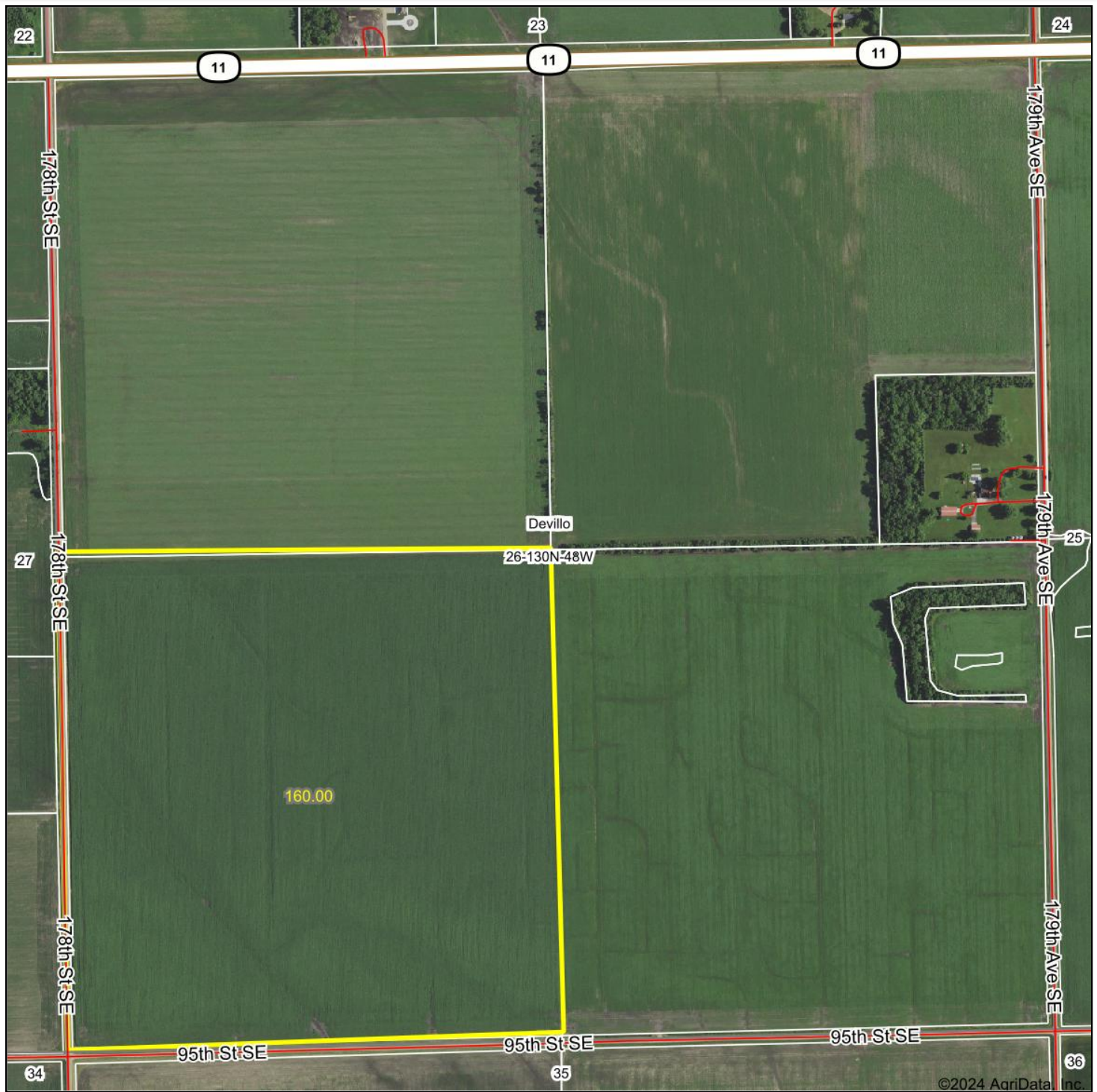
PID #: 28-0000-05373.000

Soil Productivity Index: 84.9

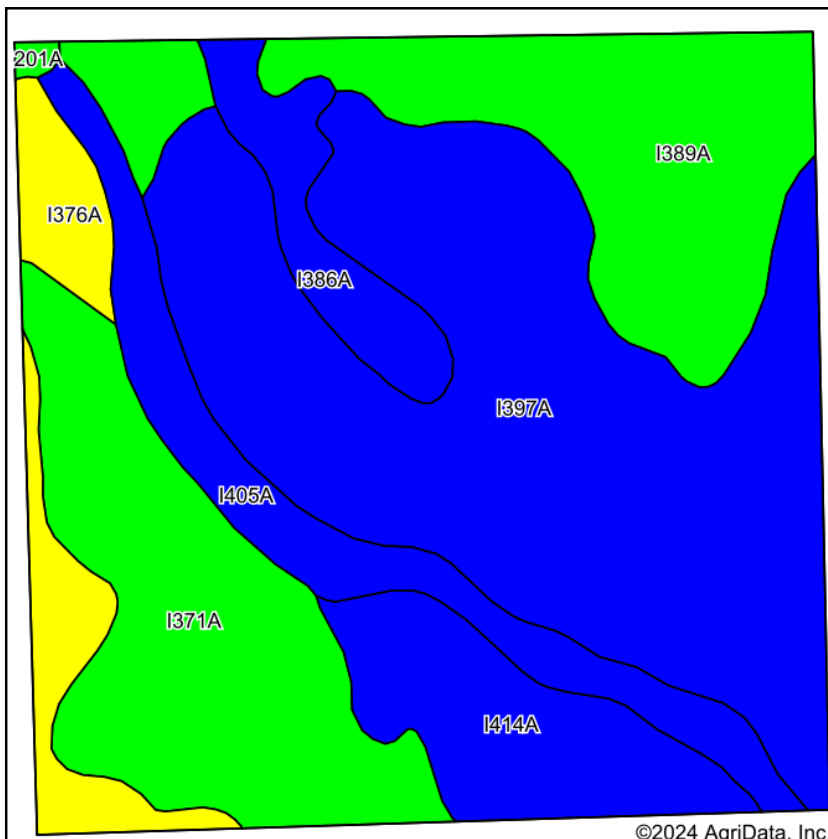
Pattern Tiled

Soils: Antler-Mustinka complex (39.1%), Bearden-Kindred silty clay loams (16.9%), Kindred silt loam (16.9%)

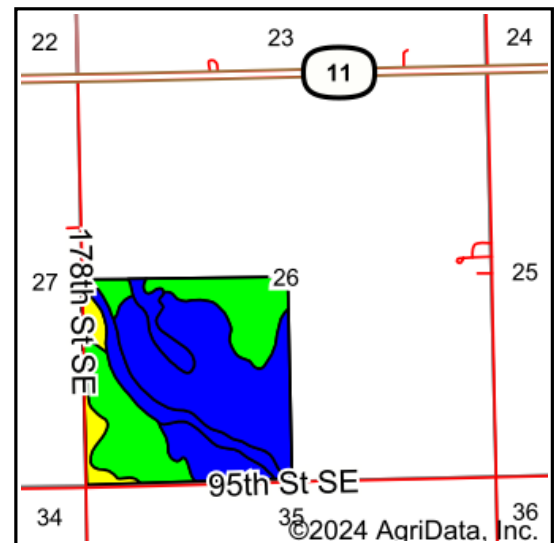
Taxes (2023): \$3,874.93



*Lines are approximate



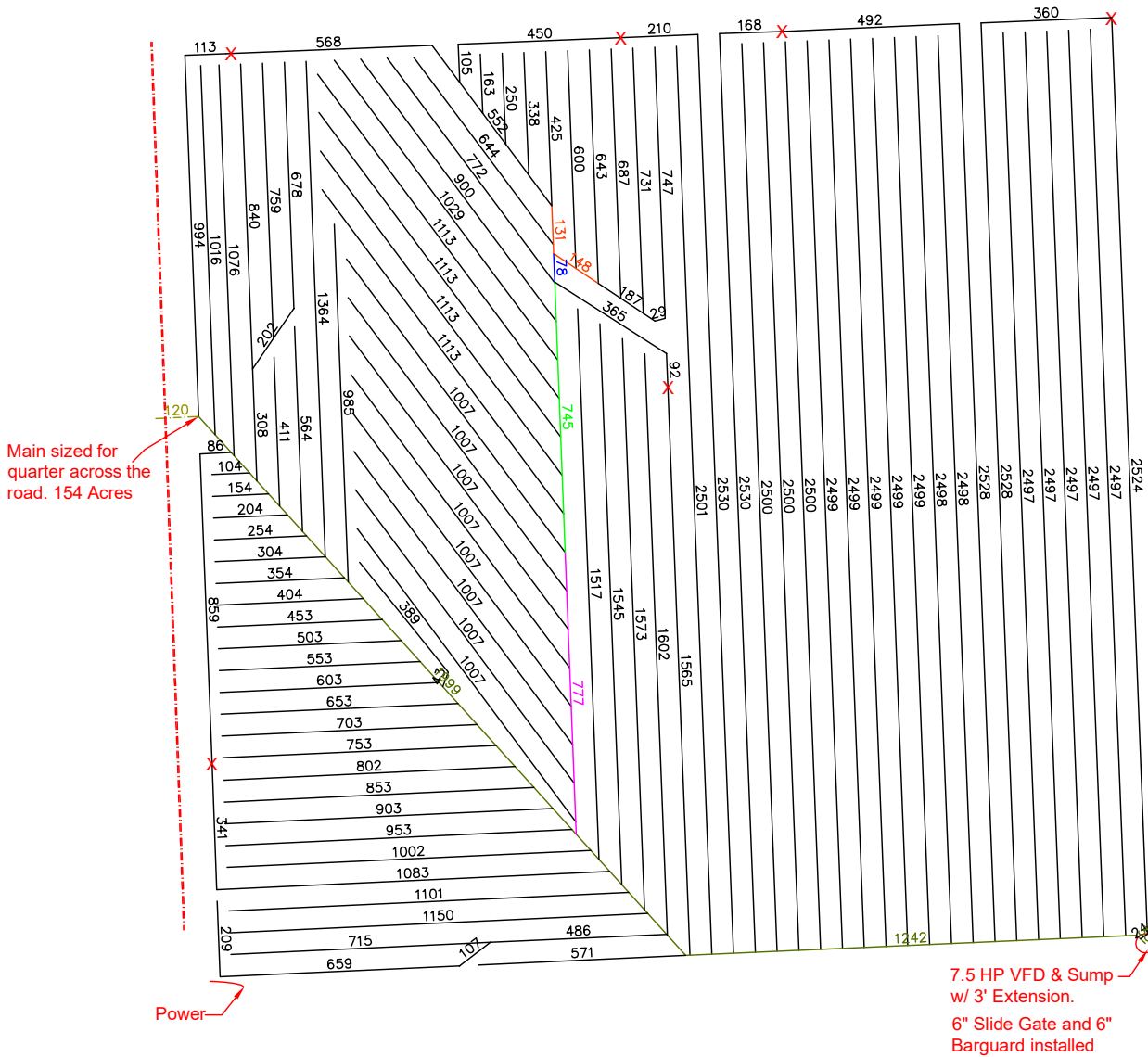
Soils data provided by USDA and NRCS.



Area Symbol: ND077, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	62.98	39.5%		Ile	82
I371A	Bearden-Kindred silty clay loams, 0 to 2 percent slopes	27.08	16.9%		Ile	91
I389A	Kindred silt loam, stratified substratum, 0 to 2 percent slopes	26.57	16.6%		Ilc	92
I405A	Antler clay loam, 0 to 2 percent slopes	13.42	8.4%		Ile	83
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	13.01	8.1%		Ilw	83
I376A	Colvin silty clay loam, 0 to 1 percent slopes	9.68	6.0%		Ilw	68
I386A	Perella silty clay loam, stratified substratum, 0 to 1 percent slopes	6.89	4.3%		Ilw	88
I201A	Glyndon silt loam, 0 to 2 percent slopes	0.37	0.2%		Ile	92
Weighted Average					2.00	84.8

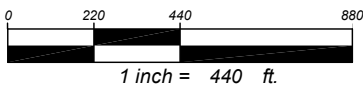
*c: Using Capabilities Class Dominant Condition Aggregation Method



56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

Matejcek Farms_Devillo_26_Final
Revision:
04-09-14
Job# 134556
Drawn by: Corey Haag

Existing Tile	---	0 Ft. 3" Perf	---	0 Ft. 3" NP	---	0 Ft. 3" Sock	---
Ditches & WW	---	112074 Ft. 4" Perf	---	0 Ft. 4" NP	---	0 Ft. 4" Sock	---
Parcel Boundry	---	279 Ft. 5" Perf	---	0 Ft. 5" NP	---	0 Ft. 5" Sock	---
Elec & Tele Cable	---	78 Ft. 6" Perf	---	0 Ft. 6" NP	---	0 Ft. 6" Sock	---
Gas Line	---	745 Ft. 8" Perf	---	0 Ft. 8" NP	---	0 Ft. 8" Sock	---
Trees	●	777 Ft. 10" Perf	---	0 Ft. 10" NP	---	0 Ft. 10" Sock	---
		0 Ft. 12" Perf	---	0 Ft. 12" NP	---	0 Ft. 12" Sock	---
		0 Ft. 15" Perf	---	0 Ft. 15" NP	---	0 Ft. 15" Sock	---
		0 Ft. 18" Perf	---	120 Ft. 18" NP	---	0 Ft. 18" Sock	---
		0 Ft. 12" DW	---				
		0 Ft. 15" DW	---				
		3274 Ft. 18" DW	---				



Matejcek Farms

Renter:

State: ND County: Richland

Twp: Devillo

Sec: 26

Acres: 155

Spacings: 60

D-C: 3/8

Common Land Unit ☐ PLSS☐ Cropland☒ Tract Boundary

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

2024 Program Year

Map Created April 03, 2024

S26 T130N R48W

Phy Cnty: Richland

0 237.5 475 950
Feet

Tract Number : [REDACTED]

Description : SW26-130-48

FSA Physical Location : NORTH DAKOTA/RICHLAND

ANSI Physical Location : NORTH DAKOTA/RICHLAND

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : [REDACTED]

[REDACTED] : [REDACTED]

Recon ID : 38-077-2012-296

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.49	156.49	156.49	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	156.49	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	9.50	0.00	51
Corn	39.20	0.00	146
Soybeans	107.20	0.00	41
TOTAL	155.90	0.00	

Year-2023 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

28-0000-05373.000

Jurisdiction
DEVILLO TOWNSHIP

Statement Number: 7858

Physical Location2023 TAX BREAKDOWN

2818060800

Lot: Blk: Sec: 26 Twp: 130 Rng: 48
 Addition:TOWNSHIP Acres: 160

Net consolidated tax \$3,234.93
 Plus:Special assessments \$640.00
 Total tax due \$3,874.93
 Less: 5% discount,
 if paid by Feb.15th \$161.75

SW1/4 26 130 48

Legal Description

Amount due by Feb.15th	\$3,713.18
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Or pay in 2 installments(with no discount)

Payment 1: Pay by Mar.1st \$2,257.47
 Payment 2: Pay by Oct.15th \$1,617.46

Legislative tax relief

(3-year comparison):

	2021	2022	2023
School levy reduction	1,725.60	1,744.18	1,892.05
12%state-pd tax credit			
Total tax relief->	1,725.60	1,744.18	1,892.05

Tax distribution

(3-year comparison):

	2021	2022	2023
True and full value	249,400	249,400	264,400
Taxable value	12,470	12,470	13,220
Less: Homestead credit			
Veteran's credit			
Net taxable value->	12,470	12,470	13,220

	2021	2022	2023
Total mill levy	241.67	239.42	244.70

Taxes By District(in dollars):

	2021	2022	2023
STATE	12.47	12.47	13.21
COUNTY	1,215.07	1,177.67	1,247.31
SCHOOL	1,191.01	1,207.22	1,324.91
TOWNSHIP/CITY	452.29	448.92	475.92
FIRE	82.55	80.31	114.09

Consolidated tax	3,013.62	2,985.57	3,234.93
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Less:12%state-pd credit

Net consolidated tax->	3,013.62	2,985.57	3,234.93
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Net effective tax rate->	1.21%	1.20%	1.22%
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Special assessments

SPC#	AMOUNT	DESCRIPTION
003.00	\$640.00	DRAIN

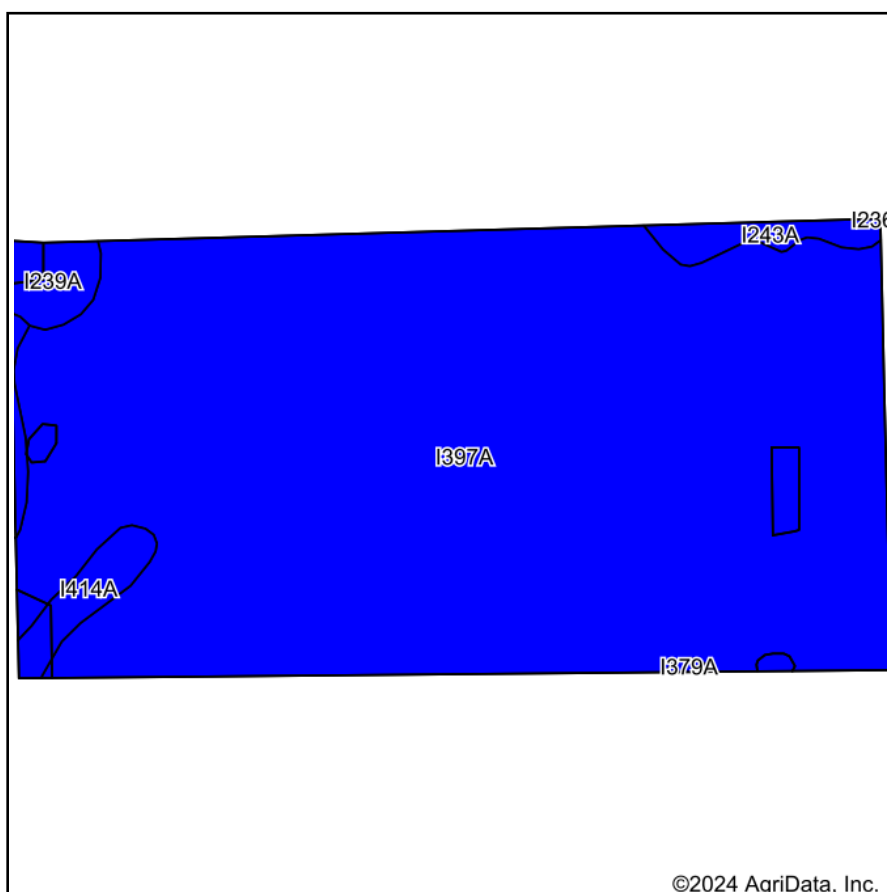
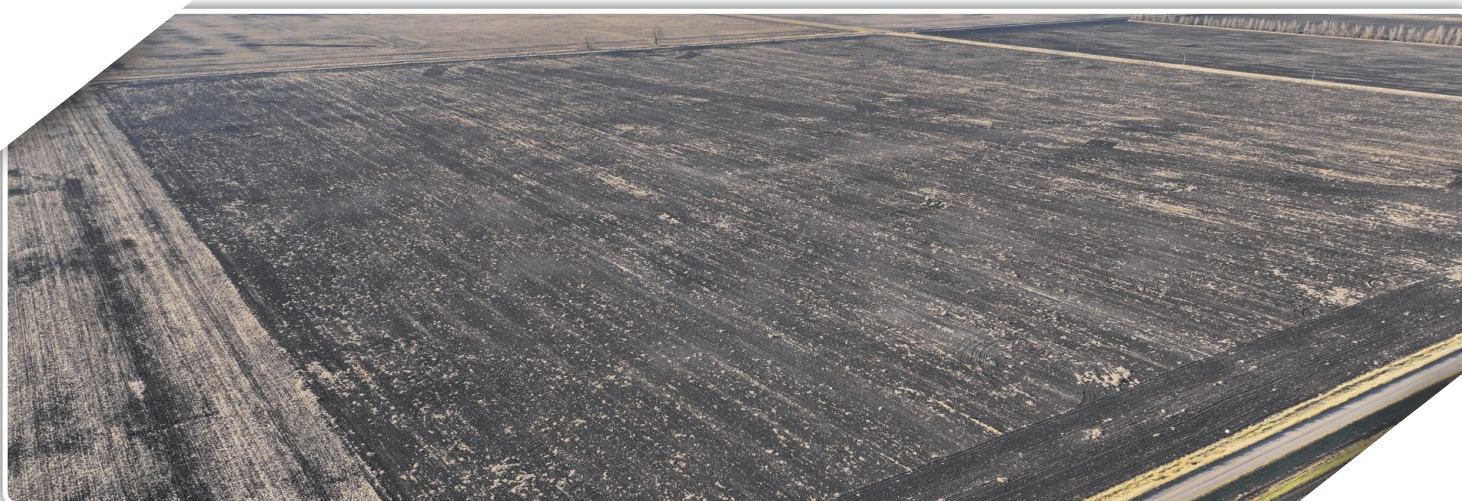
NOTE:

FOR ASSISTANCE, CONTACT:
 RICHLAND COUNTY TREASURER
 418 2ND AVENUE NORTH
 WAHPETON ND 58075
 701-642-7705
www.co.richland.nd.us

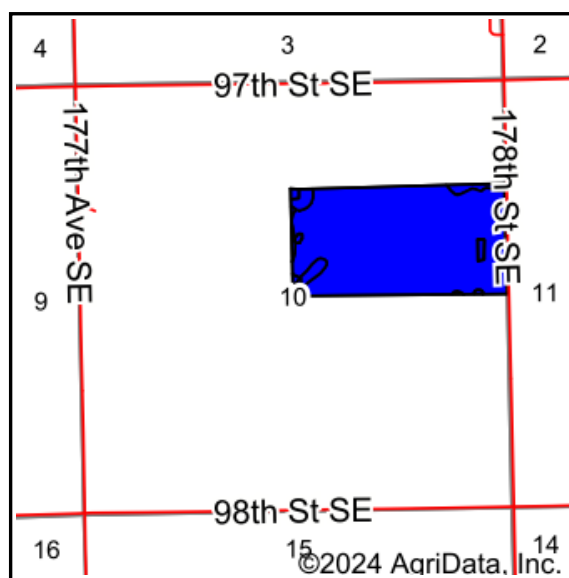


RICHLAND COUNTY, ND - LAMARS TOWNSHIP**Description:** S1/2NE1/4 Section 10-129-48**Total Acres:** 80±**Cropland Acres:** 80.85± (cropland acres exceed total acres)**PID #:** 36-0000-07175.001**Soil Productivity Index:** 82.2**Soils:** Antler-Mustinka complex (94.1%), Mustinka silty clay loam (2.4%), Reis-Clearwater silty clays (1.8%)**Taxes (2023):** \$1,728.12**Please note:** There is no approach to this tract of land and historically has been accessed from the approach on the property to the north.

*Lines are approximate



Soils data provided by USDA and NRCS.



Area Symbol: ND077, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	76.79	94.1%		Ile	82
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	1.99	2.4%		IIw	83
I239A	Reis-Clearwater silty clays, loamy substratum, 0 to 1 percent slopes	1.46	1.8%		IIw	85
I243A	Doran clay loam, 0 to 2 percent slopes	1.31	1.6%		IIc	89
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	0.10	0.1%		IIc	90
Weighted Average					2.00	82.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

**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

2024 Program Year

Map Created April 02, 2024

S10 T129N R48W

Phy Cnty: Richland

0 237.5 475 950
 Feet

Tract Number : [REDACTED]
Description : S2NE10-129-48
FSA Physical Location : NORTH DAKOTA/RICHLAND
ANSI Physical Location : NORTH DAKOTA/RICHLAND
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : [REDACTED]
Other Producers : [REDACTED]
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.85	80.85	80.85	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	80.85	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	34.79	0.00	47
Corn	9.81	0.00	88
Soybeans	34.36	0.00	31
TOTAL	78.96	0.00	

Year-2023 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

36-0000-07175.001

Jurisdiction
LAMARS TOWNSHIP

Statement Number: 22190

Physical Location2023 TAX BREAKDOWN

3618060800

Lot: Blk: Sec: 10 Twp: 129 Rng: 48
 Addition:TOWNSHIP Acres: 80

Net consolidated tax \$1,408.12
 Plus:Special assessments \$320.00
 Total tax due \$1,728.12
 Less: 5% discount,
 if paid by Feb.15th \$70.41

S1/2 NE1/4 10 129 48
Legal Description

Amount due by Feb.15th \$1,657.71

Or pay in 2 installments(with no discount)
 Payment 1: Pay by Mar.1st \$1,024.06
 Payment 2: Pay by Oct.15th \$704.06

Legislative tax relief

	2021	2022	2023
(3-year comparison):			
School levy reduction	810.21	818.94	888.78
12%state-pd tax credit			
Total tax relief-->	810.21	818.94	888.78

Tax distribution

	2021	2022	2023
(3-year comparison):			
True and full value	117,100	117,100	124,200
Taxable value	5,855	5,855	6,210
Less: Homestead credit			
Veteran's credit			
Net taxable value-->	5,855	5,855	6,210

	2021	2022	2023
Total mill levy	223.40	221.61	226.75

Taxes By District(in dollars):

	2021	2022	2023
STATE	5.86	5.86	6.21
COUNTY	570.51	552.95	585.91
SCHOOL	559.21	566.82	622.37
TOWNSHIP/CITY	105.39	106.50	112.09
FIRE	38.76	37.71	53.59

	2021	2022	2023
Consolidated tax	1,308.01	1,297.53	1,408.12
Less:12%state-pd credit			

	2021	2022	2023
Net consolidated tax-->	1,308.01	1,297.53	1,408.12

	2021	2022	2023
Net effective tax rate-->	1.12%	1.11%	1.13%

Special assessments
 SPC# AMOUNT DESCRIPTION
 003.00 \$320.00 DRAIN

NOTE:

FOR ASSISTANCE, CONTACT:
 RICHLAND COUNTY TREASURER
 418 2ND AVENUE NORTH
 WAHPETON ND 58075
 701-642-7705
www.co.richland.nd.us



RICHLAND COUNTY, ND - LAMARS TOWNSHIP

Description: NW1/4 Section 13-129-48

Total Acres: 160±

Cropland Acres: 156.65±

PID #: 36-0000-07190.001

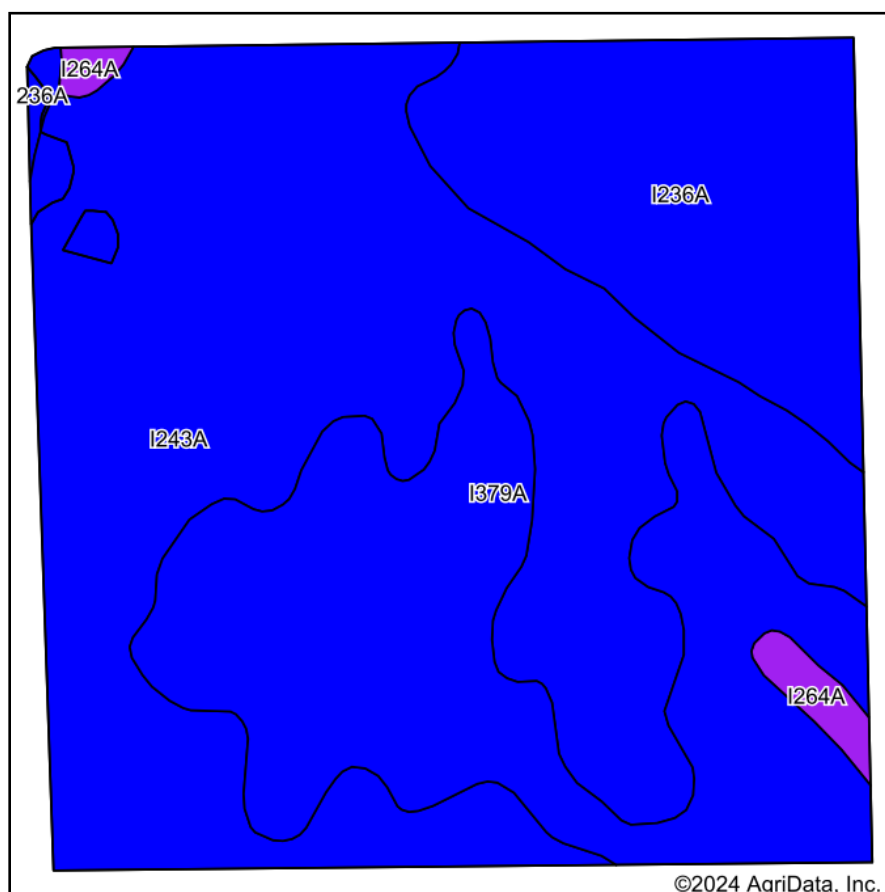
Soil Productivity Index: 88.3

Soils: Doran clay loam (52.4%), Doran-Mustinka silty clay loams (28.1%), Clearwater-Reis silty clays 18.1%)

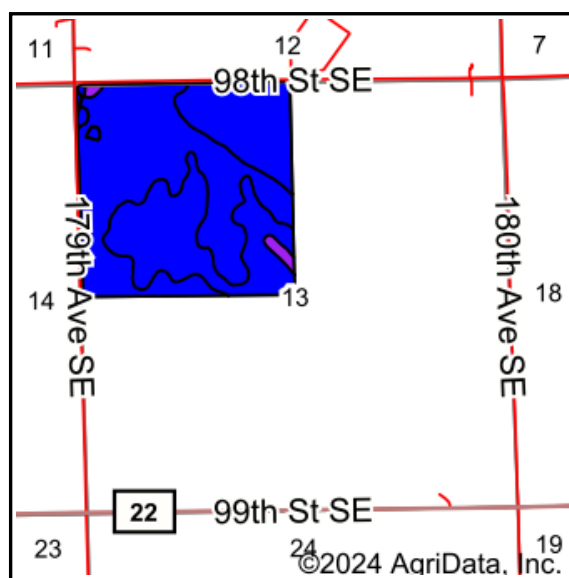
Taxes (2023): \$3,076.31



*Lines are approximate



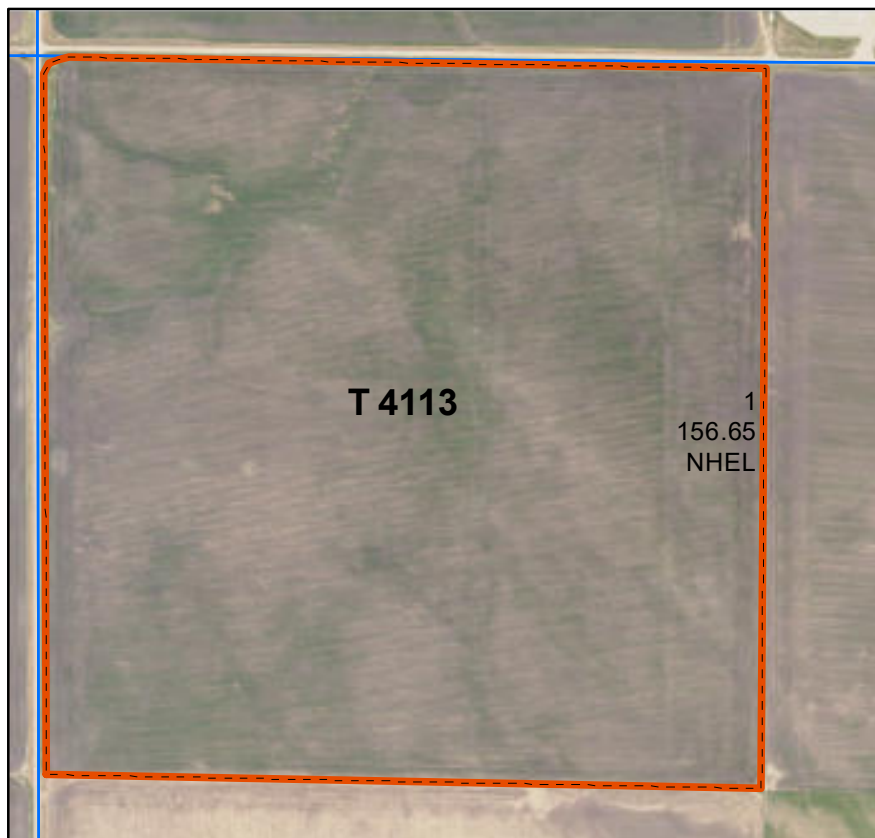
Soils data provided by USDA and NRCS.



Area Symbol: ND077, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I243A	Doran clay loam, 0 to 2 percent slopes	82.04	52.4%		IIc	89
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	44.07	28.1%		IIc	90
I236A	Clearwater-Reis silty clays, loamy substratum, 0 to 1 percent slopes	28.45	18.1%		IIw	86
I264A	Fordville-Divide loams, 0 to 2 percent slopes	2.20	1.4%		IIss	55
Weighted Average					2.00	88.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Common Land Unit PLSSCroplandTract Boundary**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

2024 Program Year

Map Created April 03, 2024

S13 T129N R48W

Phy Cnty: Richland

0 240 480 960
 Feet

Description : NW 13-129-48
FSA Physical Location : NORTH DAKOTA/RICHLAND
ANSI Physical Location : NORTH DAKOTA/RICHLAND
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : [REDACTED]
Other Producers : [REDACTED]
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.65	156.65	156.65	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	156.65	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	30.86	0.00	45
Corn	36.71	0.00	137
Sunflowers	19.36	0.00	1811
Soybeans	58.85	0.00	34

TOTAL 145.78

0.00

Year-2023 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

36-0000-07190.001

Jurisdiction
LAMARS TOWNSHIP

Statement Number: 22189

Physical Location2023 TAX BREAKDOWN

3618060800

Lot: Blk: Sec: 13 Twp: 129 Rng: 48
 Addition:TOWNSHIP Acres: 160

Net consolidated tax \$3,020.31
 Plus:Special assessments \$56.00
 Total tax due \$3,076.31
 Less: 5% discount,
 if paid by Feb.15th \$151.02

NW1/4 13 129 48
Legal Description

Amount due by Feb.15th \$2,925.29

Or pay in 2 installments(with no discount)
 Payment 1: Pay by Mar.1st \$1,566.16
 Payment 2: Pay by Oct.15th \$1,510.15

Legislative tax relief

(3-year comparison):

	2021	2022	2023
School levy reduction	1,738.74	1,757.47	1,906.36
12%state-pd tax credit			
Total tax relief-->	1,738.74	1,757.47	1,906.36

Tax distribution

(3-year comparison):

	2021	2022	2023
True and full value	251,300	251,300	266,400
Taxable value	12,565	12,565	13,320
Less: Homestead credit			
Veteran's credit			
Net taxable value-->	12,565	12,565	13,320

	2021	2022	2023
Total mill levy	223.40	221.61	226.75

Taxes By District(in dollars):

	2021	2022	2023
STATE	12.57	12.56	13.32
COUNTY	1,224.33	1,186.64	1,256.74
SCHOOL	1,200.08	1,216.42	1,334.93
TOWNSHIP/CITY	226.17	228.56	240.43
FIRE	83.18	80.92	114.95

	2021	2022	2023
Consolidated tax	2,807.02	2,784.53	3,020.31

Less:12%state-pd credit

	2021	2022	2023
Net consolidated tax-->	2,807.02	2,784.53	3,020.31

	2021	2022	2023
Net effective tax rate-->	1.12%	1.11%	1.13%

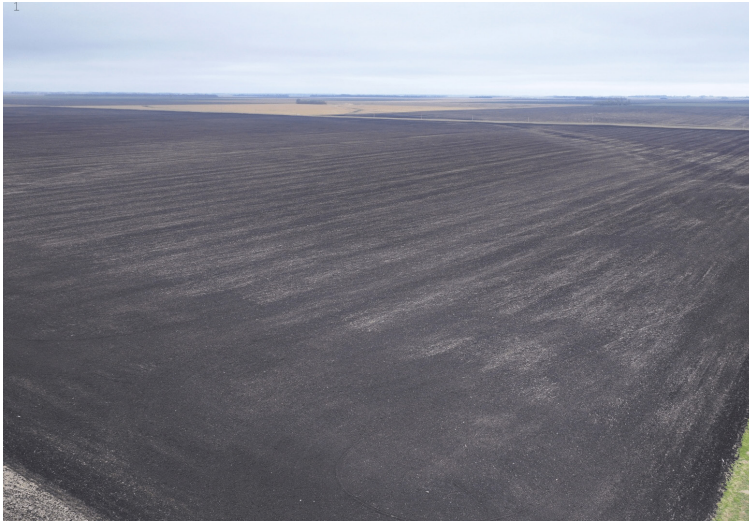
Special assessments

SPC#	AMOUNT	DESCRIPTION
039.00	\$56.00	DRAIN

NOTE:

FOR ASSISTANCE, CONTACT:
 RICHLAND COUNTY TREASURER
 418 2ND AVENUE NORTH
 WAHPETON ND 58075
 701-642-7705
www.co.richland.nd.us









[illegible]

Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money
and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of..... \$ _____

Earnest money hereinafter receipted for..... \$ _____

Balance to be paid as follows..... In Cash at Closing..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: _____
7. South Dakota Taxes: _____
8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before _____ Possession will be at closing.
10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.
11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.
12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
13. Any other conditions: _____
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



RICHLAND COUNTY
NORTH DAKOTA

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