

**559±  
ACRES**

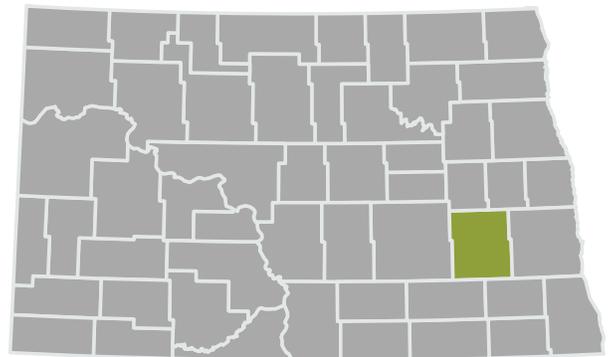
# **BARNES COUNTY BUYER'S PROSPECTUS**

**2 TRACTS • TIMED ONLINE  
VALLEY CITY, ND AREA**

**OPENING                      CLOSING**  
March 3 | 8AM    March 10 | 3PM CDT  
2026

Contact Steffes Representatives  
**Max Steffes**, (701) 212-2849 or  
**Joel Swanson**, (701) 371-7152 for details.

**EDSON & MARGARET LARSON  
FOUNDATION ND LAND AUCTION**



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

Scott Steffes ND1634; Max Steffes ND8313; Joel Swanson ND8520.  
**TERMS:** 10% down upon signing purchase agreement with balance due at closing in 45 days.



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

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

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



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

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

### **THE AUCTION BEGINS ON TUESDAY, MARCH 3 AND WILL END AT 3PM TUESDAY, MARCH 10, 2026.**

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, April 24, 2026.**

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.**

### **2026 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.

### **WIND EASEMENT TERMS**

This property is subject to a Wind Farm Easement Agreement. The SELLER shall retain 100% of all easement income for the 2025 calendar year. The BUYER shall receive 100% of the easement income for the 2026 calendar year and subsequent years. The BUYER shall be responsible for reporting to Otter Tail Power Company & Ashtabula Wind I LLC with a recorded deed to complete necessary transfer paperwork.

### **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**

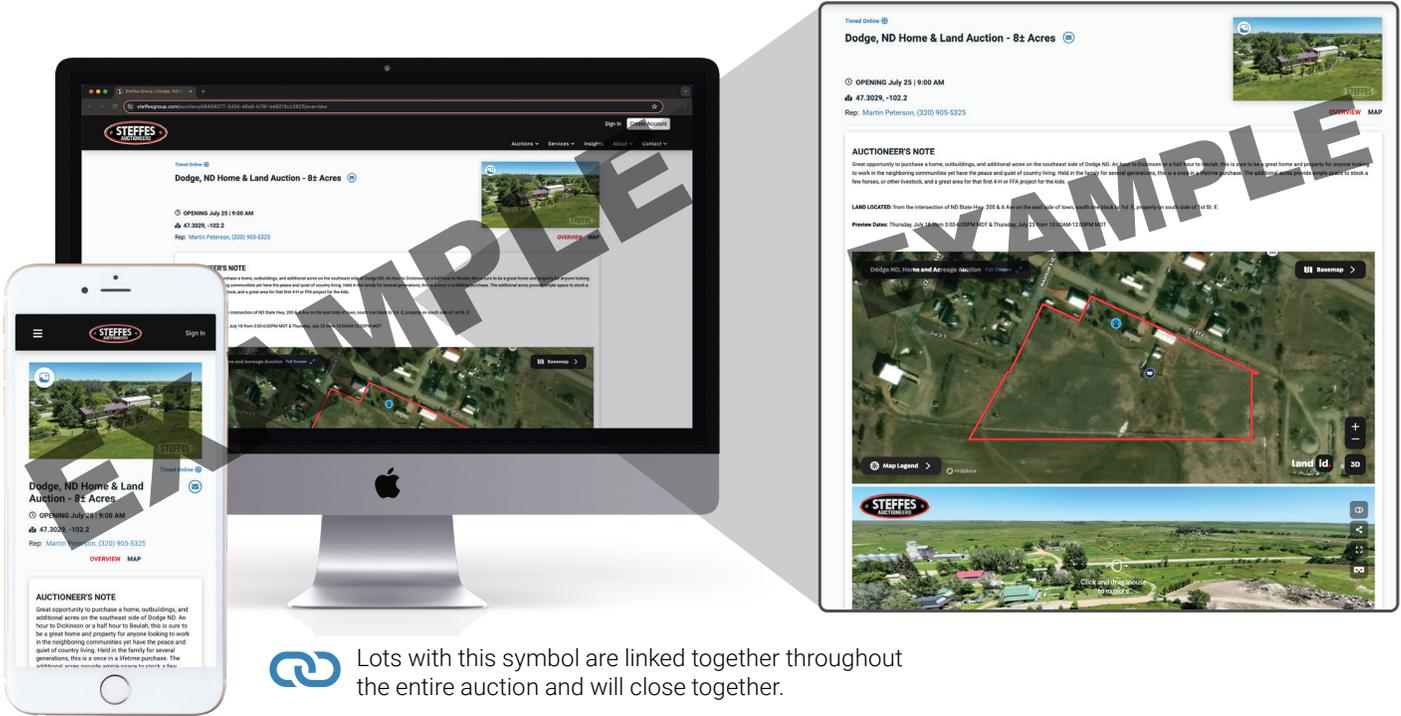
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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!**



# AUCTION DATES

## ASK STEFFES

### Steffes Auctioneers Onsite

#### Chieftain Conference Center

60 4th Ave S, Carrington, ND 58421  
Monday, March 2 | 10AM – 12PM

#### Norsemen Hall

1100 Parke Ave, Portland, ND 58274  
Tuesday, March 3 | 10AM – 1PM

## SALE DAY

### Auction Bidding Assistance & Contract Signing

#### Double Tree by Hilton & WF Conference Center

825 E Beaton Dr., West Fargo, ND 58078  
Tuesday, March 10 | 8:30AM – 5PM

# MARCH

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

## EDSON & MARGARET LARSON FOUNDATION ND LAND AUCTION

This significant land auction offers approximately 4,398 acres of quality North Dakota farmland located across Steele & Traill, Wells, and Barnes Counties. All the land will be offered through three separate timed online only auction events! The portfolio is anchored by 3,089 acres in Steele and Traill Counties, consisting of large, contiguous tracts with productive soils and strong farming characteristics typical of some of the most desirable land in the region. The Wells County land includes approximately 750 acres of cropland with some recreational and pasture appeal that would integrate into just about any farming operation, while the Barnes County property includes approximately 559 acres with the added benefit of established wind tower income from 7 towers.

The property is owned by the Edson & Margaret Larson Foundation, a charitable organization that provides educational scholarships to students throughout the region. This auction presents an opportunity to invest in a substantial amount of high-quality farmland! All of the land is available to farm or rent to the operator of the buyer's choosing.

### BARNES COUNTY

This portion of the Larson Foundation land features nearly a full section of land with seven wind towers and will be offered in two tracts. In 2025, the wind towers generated \$61,498 in income. The new owners will benefit from this wind income in addition to any income generated from crop and cattle production on the property. This offering provides both income producing crop and pastureland with established supplemental income from the wind energy.

**GRAND PRAIRIE TOWNSHIP**

**Land Located:** From I-94 296 (Peak), north 16-1/2 miles, west 1-1/4 miles on Cty Hwy. 6.

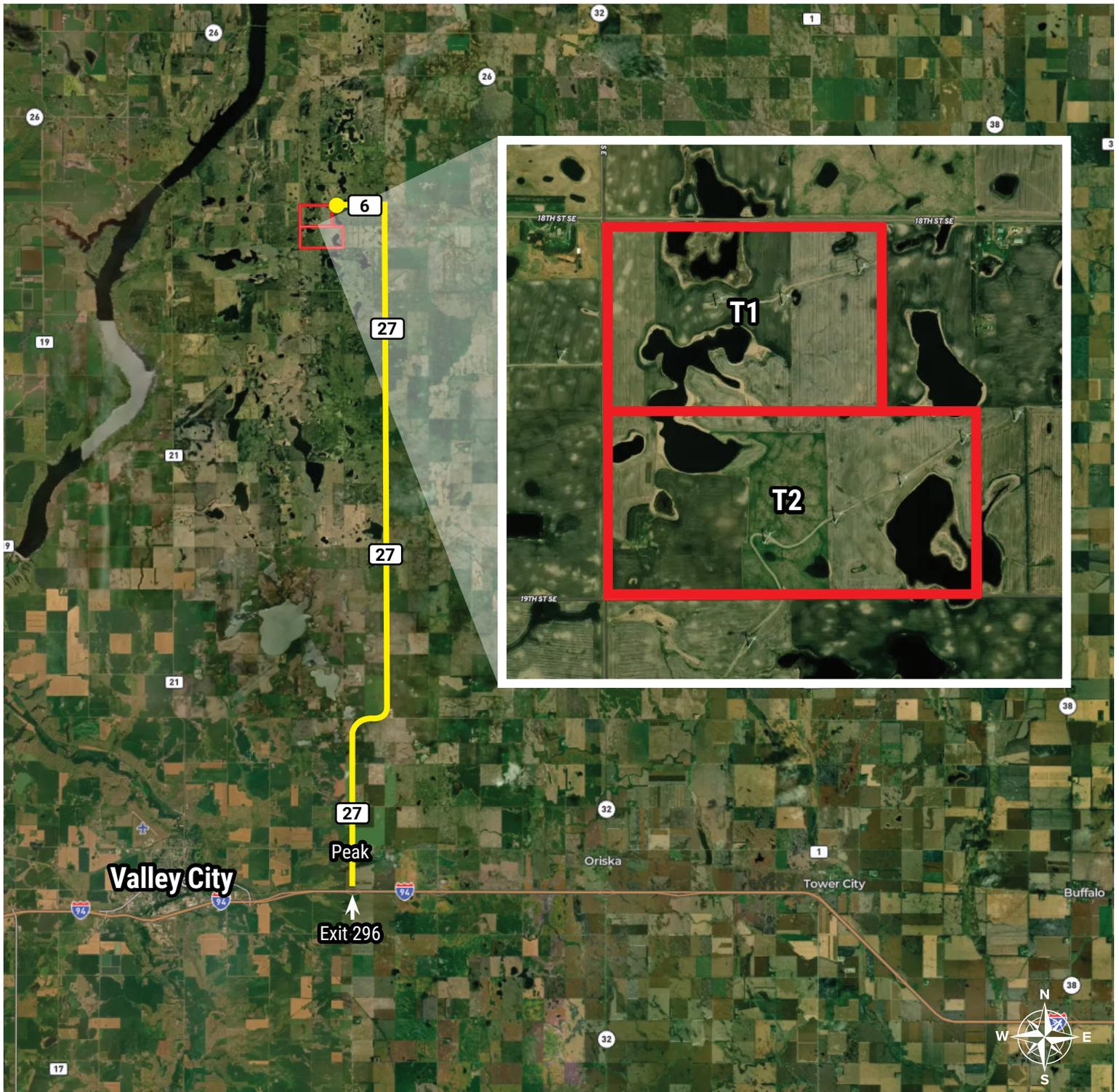
**Description:** NW1/4, SW1/4, SE1/4 W1/2NE1/4 (Less 1.06 A R/W) All in Section 5-142-57

**Total Acres:** 558.71±

**Total Cropland Acres:** 440±

**2025 Wind Easement Income (7 Wind Towers):** \$61,498.54

**To be Sold in 2 Tracts!**



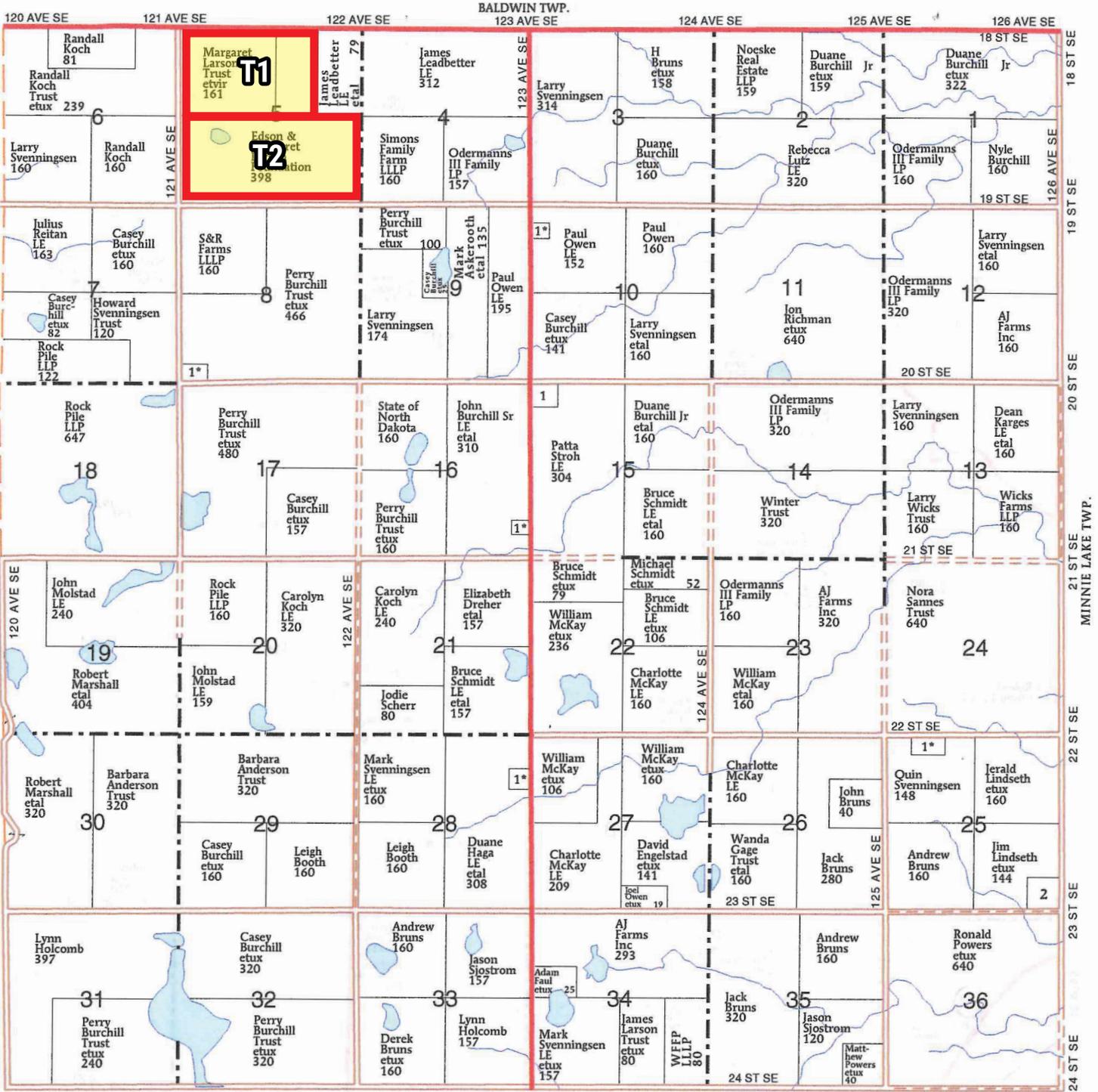
\*Lines are approximate

T-142-N

GRAND PRAIRIE PLAT

R-57-W

(Landowners)



NOLTIMIER TWP.

**GRAND PRAIRIE TOWNSHIP**

**Description:** NW1/4 (Less 2.18 A R/W) & W1/2NE1/4 (Less 1.06 A R/W) Section 5-142-57

**Total Acres:** 239.71±

**Cropland Acres (Est.):** 234±

**PID #:** 130520200 & 130510110

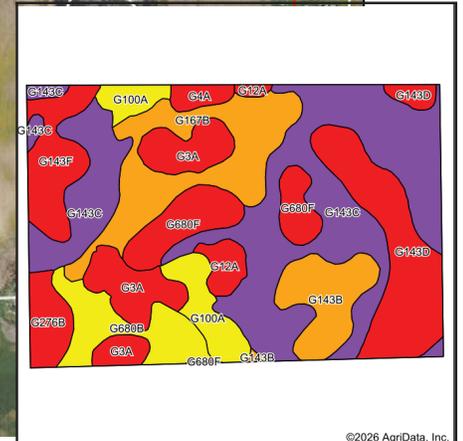
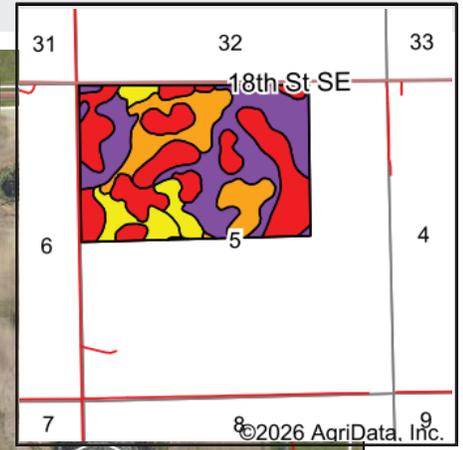
**Soil Productivity Index:** 50.7

**Soils:** Barnes-Buse-Langhei loams (44.6%), Balaton-Wyard loams (11.9%), Parnell-Buse-Langhei loams (8.5%)

**Taxes (2025):** \$2,316.29

**2025 Wind Easement Income (3 Wind Towers):** \$25,204.30

**NO US Fish & Wildlife Easement**



Area Symbol: ND003, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	76.73	32.8%		IVe	57
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	27.75	11.9%		Ile	73
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	27.69	11.8%		VIe	41
G3A	Parnell silty clay loam, 0 to 1 percent slopes	19.84	8.5%		Vw	25
G680F	Buse-Sioux complex, 9 to 35 percent slopes	15.12	6.5%		VIIe	21
G143B	Barnes-Svea loams, 3 to 6 percent slopes	13.92	5.9%		Ile	79
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	13.41	5.7%		Ile	63
G143F	Buse-Barnes loams, 15 to 35 percent slopes	13.01	5.6%		VIIe	29
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.11	5.2%		Ile	61
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	6.89	2.9%		IVs	39
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	4.74	2.0%		IVw	31
G4A	Southam silty clay loam, 0 to 1 percent slopes	2.79	1.2%		VIIIw	11
<b>Weighted Average</b>					<b>4.16</b>	<b>50.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*Lines are approximate

**GRAND PRAIRIE TOWNSHIP**

**Description:** S1/2 Section 5-142-57

**Total Acres:** 319±

**Cropland Acres (Est.):** 206±

**PID #:** 130530300 & 130540400

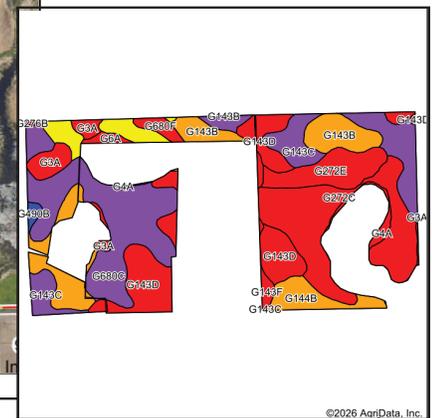
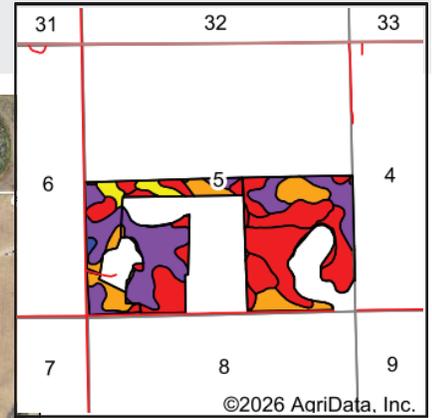
**Soil Productivity Index:** 46.5

**Soils:** Barnes-Sioux complex (20%), Sioux-Arvilla-Renshaw complex (17.7%), Barnes-Buse-Langhei loams (13.1%)

**Taxes (2025):** \$2,437.44

**2025 Wind Easement Income (4 Wind Towers):** \$36,294.24

**NO US Fish & Wildlife Easement**

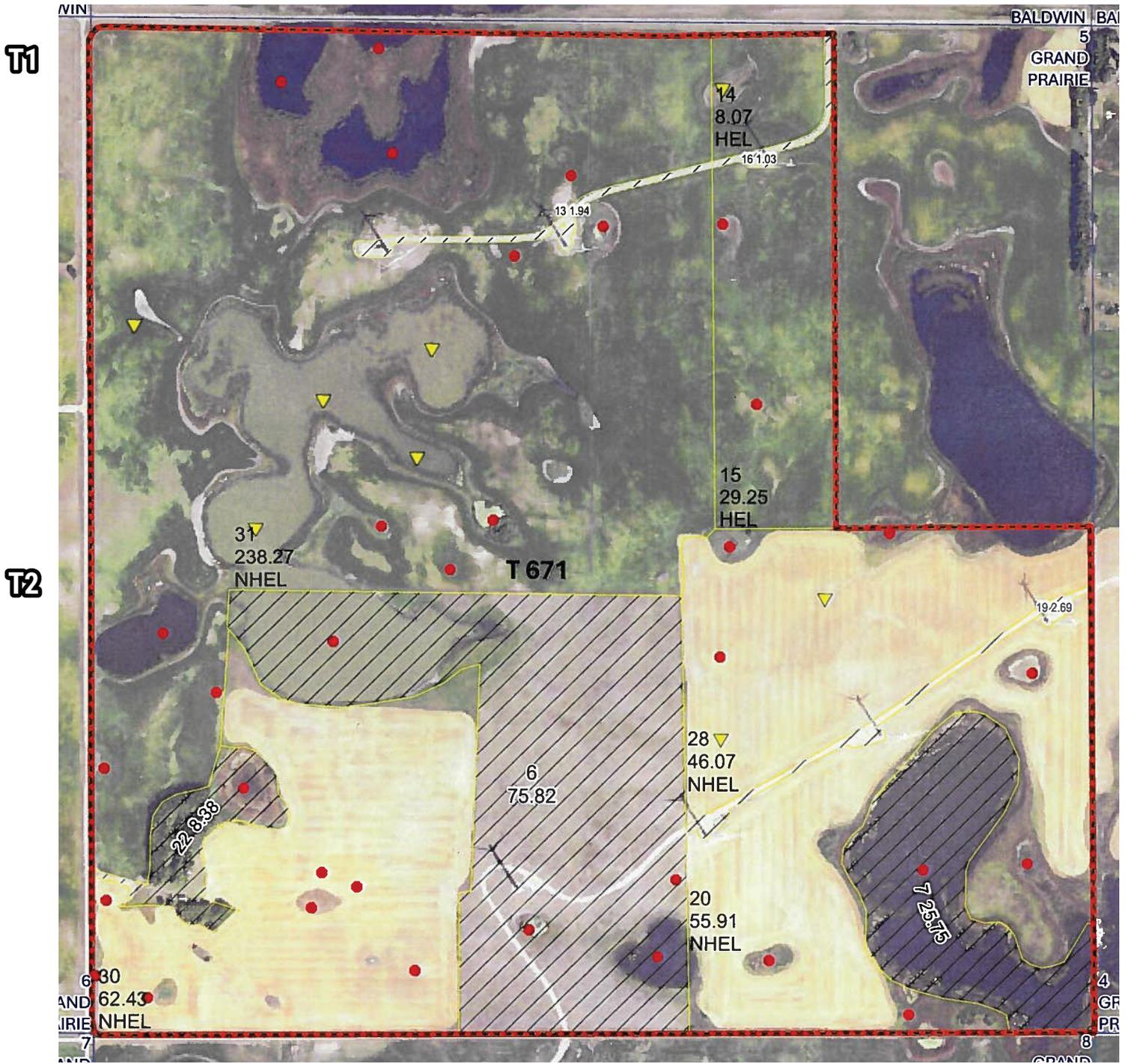


Area Symbol: ND003, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	41.17	20.0%		Ile	55
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	36.50	17.7%		VIIs	26
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	27.01	13.1%		VIle	41
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	25.29	12.3%		IVe	57
G143B	Barnes-Svea loams, 3 to 6 percent slopes	24.45	11.9%		Ile	79
G272E	Sioux-Arvilla-Renshaw complex, 9 to 25 percent slopes	13.49	6.5%		VIIs	16
G144B	Barnes-Buse loams, 3 to 6 percent slopes	8.44	4.1%		IIIle	71
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	7.63	3.7%		Ile	63
G3A	Parnell silty clay loam, 0 to 1 percent slopes	7.24	3.5%		Vw	25
G680F	Buse-Sioux complex, 9 to 35 percent slopes	5.72	2.8%		VIIle	21
G4A	Southam silty clay loam, 0 to 1 percent slopes	3.50	1.7%		VIIIw	11
G143F	Buse-Barnes loams, 15 to 35 percent slopes	2.42	1.2%		VIIle	29
G6A	Vallers loam, 0 to 1 percent slopes	1.56	0.8%		IVw	45
G490B	Gardena-Zell loams, 2 to 6 percent slopes	1.12	0.5%		Ile	81
G276B	Renshaw-Sioux complex, 2 to 6 percent slopes	0.26	0.1%		IVs	39
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.16	0.1%		Ile	61
<b>Weighted Average</b>					<b>4.20</b>	<b>46.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*Lines are approximate



- Tract Boundary
- Cropland
- PLSS
- Noncropland

- Wetland Determination Identifiers
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

**Unless Otherwise Noted:**

- |                                |                              |
|--------------------------------|------------------------------|
| Barley = Spring for Grain      | Soybeans = Common for Grain  |
| Canola = Spring for Processing | Sunflowers = Oil for Grain   |
| Corn = Yellow for Grain        | Wheat = Spring for Grain     |
| Flax = Common for Grain        | All fields are non-irrigated |
| Oats = Spring for Grain        | Shares are 100% to operator  |

**Tract Number** : 671  
**Description** : 53/ S2; NW; W2NE 5-142-57  
**FSA Physical Location** : NORTH DAKOTA/BARNES  
**ANSI Physical Location** : NORTH DAKOTA/BARNES  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** :  
**Other Producers** :  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
555.61	440.00	440.00	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	440.00	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	146.63	0.00	44
Corn	52.18	0.00	131
Soybeans	218.59	0.00	30
<b>TOTAL</b>	<b>417.40</b>	<b>0.00</b>	



**2025 BARNES COUNTY REAL ESTATE TAX STATEMENT**

**Parcel Number:** 13-0520200  
**Jurisdiction:** GRAND PRAIRIE TOWNSHIP

**Physical Location**

SECT-05 TWP-142 RANG-057  
 NW1/4 LESS 2.18 A R/W  
 160.98 ACRES

ACRES: 160.98

**Statement No:** 7493

**2025 TAX BREAKDOWN**

Net consolidated tax 1,734.79  
 Plus: Special Assessments  
 Total tax due 1,734.79  
 Less: 5% discount 86.73  
 if paid by Feb. 17th  
Amount due by Feb. 17th 1,648.06

Or pay in two installments(with no discount)  
 Payment 1: Pay by Mar. 2nd 867.40  
 Payment 2: Pay by Oct. 15th 867.39

**Legislative tax relief  
 (3-year comparison):**

	2023	2024	2025
Legislative tax relief	935.92	885.91	1,040.78

**Tax distribution(3-year comparison):**

	2023	2024	2025
True And Full Value	128,500	123,300	143,200
Taxable Value	6,425	6,165	7,160
Less: Homestead credit Disabled Veterans' credit			
Net Taxable Value	6,425	6,165	7,160
Mill Levy	238.040	241.980	242.290

**Taxes By District(in dollars):**

State	6.43	6.17	7.16
County	626.18	620.69	703.54
City/Twp GRAND PRAIRIE TOWNSHIP	125.35	153.63	173.84
School VALLEY CITY SCHOOL DIST	618.86	575.50	700.68
Voter Approved School Bonds	N/A	N/A	N/A
COUNTY WIDE	138.39	121.82	133.03
VALLEY CITY RURAL FIRE DIST	14.20	13.99	16.54

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

**FOR ASSISTANCE:**

**2025 BARNES COUNTY REAL ESTATE TAX STATEMENT**

**Parcel Number:** 13-0510110  
**Jurisdiction:** GRAND PRAIRIE TOWNSHIP

**Physical Location**

SECT-05 TWP-142 RANG-057  
 W1/2 NE1/4 LESS 1.06 A R/W  
 78.73 ACRES

ACRES: 78.73

**Statement No:** 7492

**2025 TAX BREAKDOWN**

Net consolidated tax 1,050.32  
 Plus: Special Assessments  
 Total tax due 1,050.32  
 Less: 5% discount 52.51  
 if paid by Feb. 17th  
Amount due by Feb. 17th 997.81

Or pay in two installments(with no discount)  
 Payment 1: Pay by Mar. 2nd 525.16  
 Payment 2: Pay by Oct. 15th 525.16

**Legislative tax relief  
 (3-year comparison):**

	2023	2024	2025
Legislative tax relief	477.79	452.66	630.14

**Tax distribution(3-year comparison):**

	2023	2024	2025
True And Full Value	65,600	63,000	86,700
Taxable Value	3,280	3,150	4,335
Less: Homestead credit Disabled Veterans' credit			
Net Taxable Value	3,280	3,150	4,335
Mill Levy	238.040	241.980	242.290

**Taxes By District(in dollars):**

State	3.28	3.15	4.34
County	319.67	317.14	425.96
City/Twp GRAND PRAIRIE TOWNSHIP	63.99	78.50	105.25
School VALLEY CITY SCHOOL DIST	315.93	294.05	424.22
Voter Approved School Bonds	N/A	N/A	N/A
COUNTY WIDE	70.65	62.24	80.54
VALLEY CITY RURAL FIRE DIST	7.25	7.15	10.01

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

**FOR ASSISTANCE:**

**2025 BARNES COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number: 13-0530300  
 Jurisdiction: GRAND PRAIRIE TOWNSHIP

**Physical Location**

SECT-05 TWP-142 RANG-057  
 SW1/4  
 159.00 ACRES

ACRES: 159.00

Legislative tax relief (3-year comparison):	2023	2024	2025
Legislative tax relief	691.92	657.43	759.51

Tax distribution(3-year comparison):	2023	2024	2025
True And Full Value	95,000	91,500	104,500
Taxable Value	4,750	4,575	5,225
Less: Homestead credit Disabled Veterans' credit			
Net Taxable Value	4,750	4,575	5,225
Mill Levy	238.040	241.980	242.290

Taxes By District(in dollars):	2023	2024	2025
State	4.75	4.58	5.23
County	462.94	460.61	513.41
City/Twp GRAND PRAIRIE TOWNSHIP	92.67	114.01	126.86
School VALLEY CITY SCHOOL DIST	457.52	427.08	511.32
Voter Approved School Bonds	N/A	N/A	N/A
COUNTY WIDE	102.32	90.40	97.08
VALLEY CITY RURAL FIRE DIST	10.50	10.39	12.07

**2025 BARNES COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number: 13-0540400  
 Jurisdiction: GRAND PRAIRIE TOWNSHIP

**Physical Location**

SECT-05 TWP-142 RANG-057  
 SE1/4  
 160.00 ACRES

ACRES: 160.00

Legislative tax relief (3-year comparison):	2023	2024	2025
Legislative tax relief	520.03	492.89	702.82

Tax distribution(3-year comparison):	2023	2024	2025
True And Full Value	71,400	68,600	96,700
Taxable Value	3,570	3,430	4,835
Less: Homestead credit Disabled Veterans' credit			
Net Taxable Value	3,570	3,430	4,835
Mill Levy	238.040	241.980	242.290

Taxes By District(in dollars):	2023	2024	2025
State	3.57	3.43	4.84
County	347.93	345.33	475.09
City/Twp GRAND PRAIRIE TOWNSHIP	69.65	85.48	117.39
School VALLEY CITY SCHOOL DIST	343.86	320.19	473.15
Voter Approved School Bonds	N/A	N/A	N/A
COUNTY WIDE	76.90	67.78	89.83
VALLEY CITY RURAL FIRE DIST	7.89	7.79	11.17

Statement No: 7494

**2025 TAX BREAKDOWN**

Net consolidated tax	1,265.97
Plus: Special Assessments	
Total tax due	1,265.97
Less: 5% discount if paid by Feb. 17th	63.29
<b>Amount due by Feb. 17th</b>	<b>1,202.68</b>

Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	632.99
Payment 2: Pay by Oct. 15th	632.98

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

**FOR ASSISTANCE:**

Statement No: 7495

**2025 TAX BREAKDOWN**

Net consolidated tax	1,171.47
Plus: Special Assessments	
Total tax due	1,171.47
Less: 5% discount if paid by Feb. 17th	58.57
<b>Amount due by Feb. 17th</b>	<b>1,112.90</b>

Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	585.74
Payment 2: Pay by Oct. 15th	585.73

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

**FOR ASSISTANCE:**





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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EDSON & MARGARET LARSON FOUNDATION ND LAND AUCTION

BARNES COUNTY  
**NORTH DAKOTA** **559±  
Acres**



Steffes Group, Inc. | [SteffesGroup.com](http://SteffesGroup.com)  
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