



**829±  
Acres**

TIMED ONLINE

# MCKENZIE COUNTY, NORTH DAKOTA LAND AUCTION

**Don & Debbie Anderson**

Contact Steffes Representative **Martin Peterson**, (320) 905-5325; or **Terry Moe**, (701) 580-2426 for details.



**Preview: Thursday, May 28th from 12–4PM &  
Thursday, June 4th from 12–4PM.**

**OPENING** JUNE 4 | 8AM

**CLOSING** JUNE 11 | 11AM CDT 2026

**Auctioneer's Note:**

Sather Lake Rec Area, Eagle Butte, and Sheep Butte surround and converge on this working livestock ranch between Alexander, ND, and Sidney, MT. deeded acres for the ranch are situated on both sides of North Dakota Hwy 68, with the main ranch headquarters located south of the highway. A private allocation turn-in permit lease on Gov't pasture offers additional grazing acres south and west from the ranch headquarters, bordering North Dakota Hwy. 16 to the west. Dam structures, drilled wells, and rural water taps provide ample water for any type of livestock year-round.

A home and several outbuildings with working corrals make up the main building site. An additional building formerly the Vermeer dealership near the highway provides the perfect backdrop to run a secondary business with highway visibility or grants any rancher the opportunity to run their operation from a building with 3-phase power, concrete floors with in-floor heat, and an office area. Sold as one tract to keep commensurate acres together, come prepared to buy. A lease with the FAA for the radar tower on land north of the highway grants a secondary source of income. Don't miss your chance to put these acres to work for your operation in 2026 and beyond.



**Steffes Group, Inc.**

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

Scott Steffes ND1634; Martin Peterson ND11034; Terry Moe ND1012.

**TERMS:** 10% down upon signing purchase agreement with balance due at closing in 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 THURSDAY, JUNE 4 AND WILL END AT 10AM THURSDAY, JUNE 11, 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: **Tuesday, July 28, 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 Payable in 2027: 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.

FAA lease exists in the SE1/4 of Section 31, payments are made annually. Fall 2026 payment will be retained by seller, all future payments in 2027 and beyond will be assigned and paid to buyers. Stated annual payment of \$17,250 Oct 1st, 2027 - September 30, 2032.

### **MINERAL RIGHTS**

The Seller reserves 100% of all mineral rights, if any.

### **ENVIRONMENTAL DISCLAIMER**

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

### **EASEMENTS AND SURVEY**

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

### **BUYER DEFAULT**

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

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

### **INTERNET RISK**

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction. Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

### **AVOID OVER OR UNDER BIDDING**

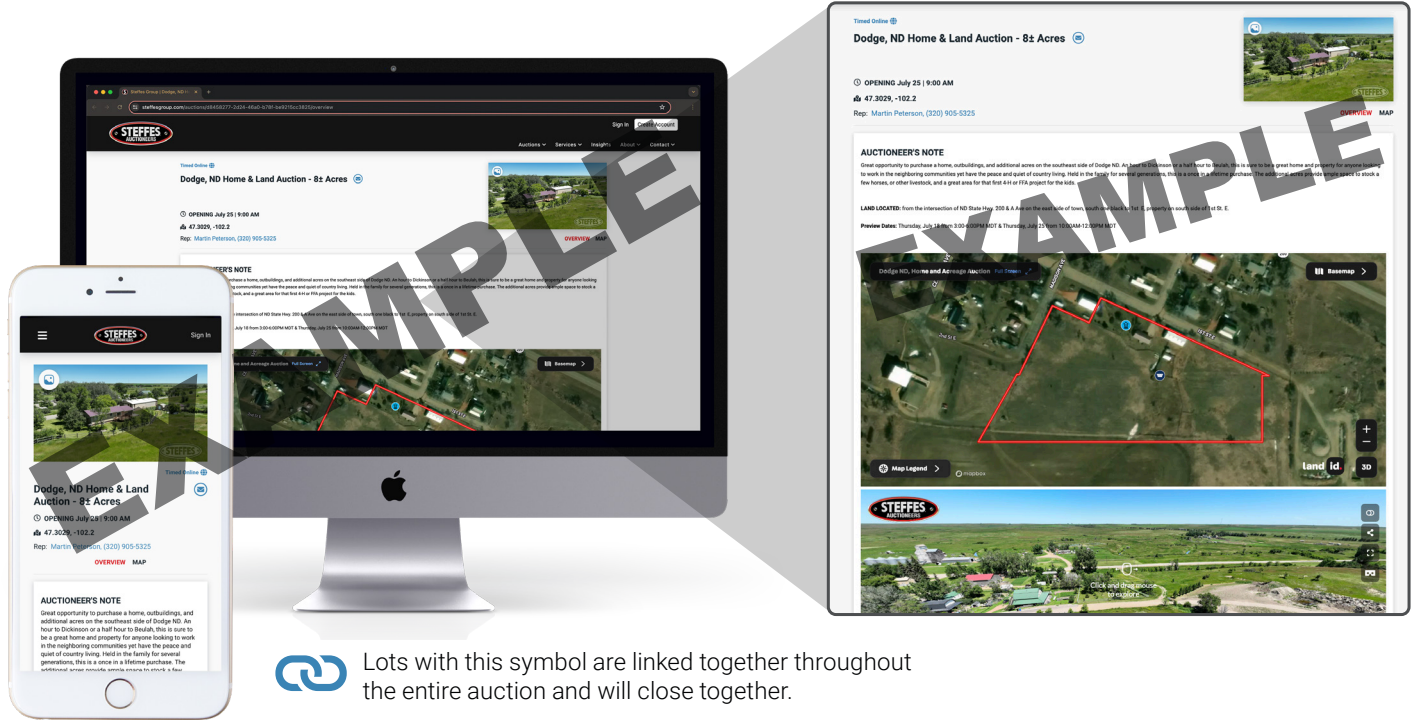
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

### **THE BIDDING STRATEGY**

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

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

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



# AUCTION DATES

## MAY

## JUNE

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

**Land Located:** From the intersection of ND Hwy. 68 and County Rd. 30, 12 miles south of Alexander ND, continue west 6 miles on ND Hwy. 68.

Or, from the intersection of ND Hwy. 68 and ND Hwy. 16 continue east 1.6 miles on ND Hwy. 68, property both north and south of Hwy.

**Description:** SW1/4 Section 29-149-102, NW1/4NW1/4 Section 32-149-102, Lots 3 & 4, SE1/4SW1/4 (Ex. 4.83 A RW), NE1/4SW1/4, SE1/4 (Ex. 4.49 A RW & It 3316) Section 31-149-102, S1/2NW1/4, Lots 3 & 4 (Ex. 5.13 A RW), N1/2SW1/4 Section 2-148-103, Lots 1 & 2, S1/2NE1/4 (Ex. 3.77A RW) Section 3-148-103

**Address:** 15192 Hwy. 68, Alexander, ND 58831

**Total Acres:** 829±

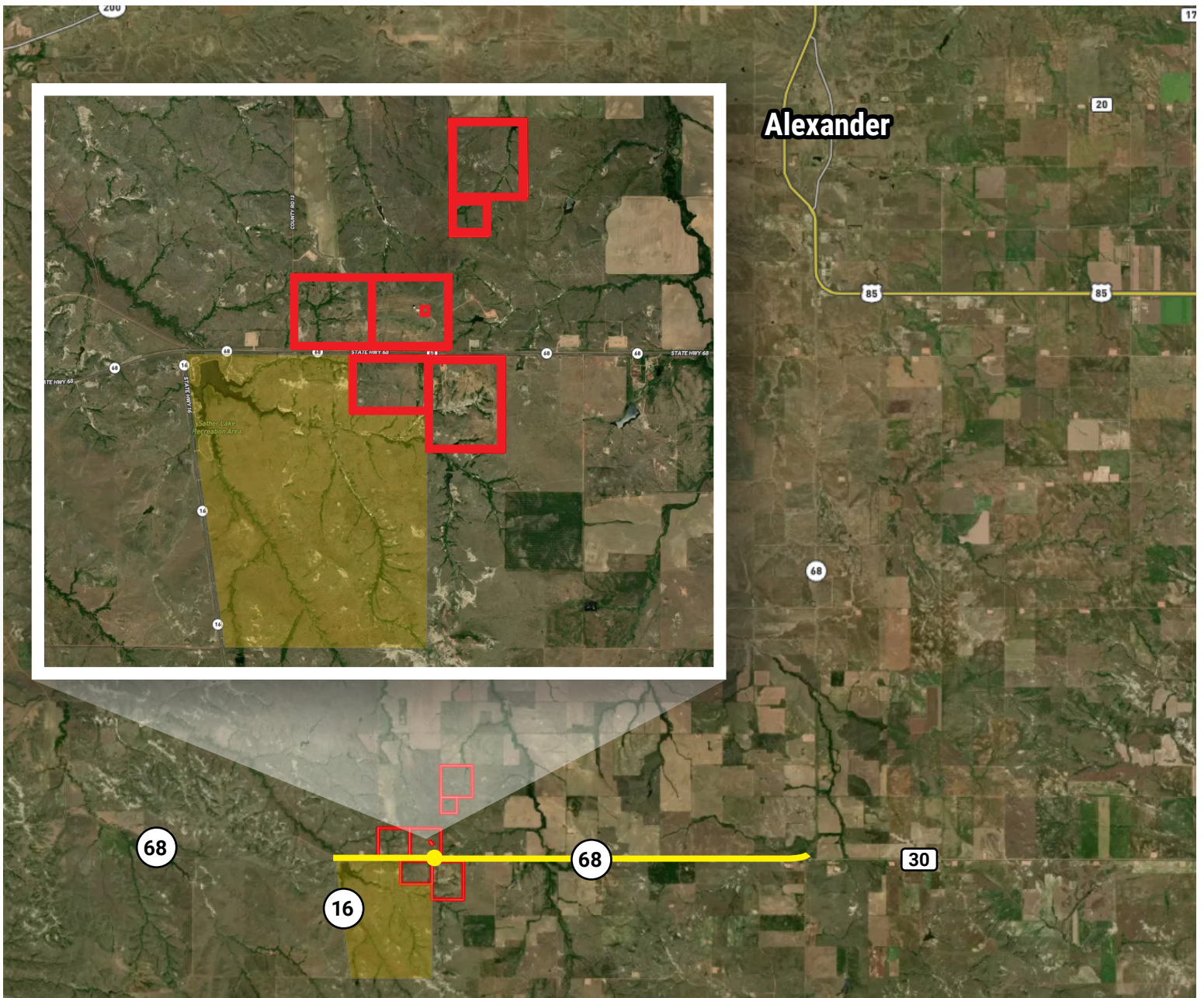
**Cropland Acres:** 196.38±

**PID #'s:** 380015600, 380016600, 380016300, 380016200, 250000900, 250000800

**Gov't Leased Description:** 75 Animal Unit Private Allocation Grazing (P2-A1) McKenzie County Grazing Association.

**Permitted for 75 Animal Units Combined with Base Acres and Private Allocation**

**Please Note:** All personal property located at the headquarters is excluded and will be removed prior to real estate closing.



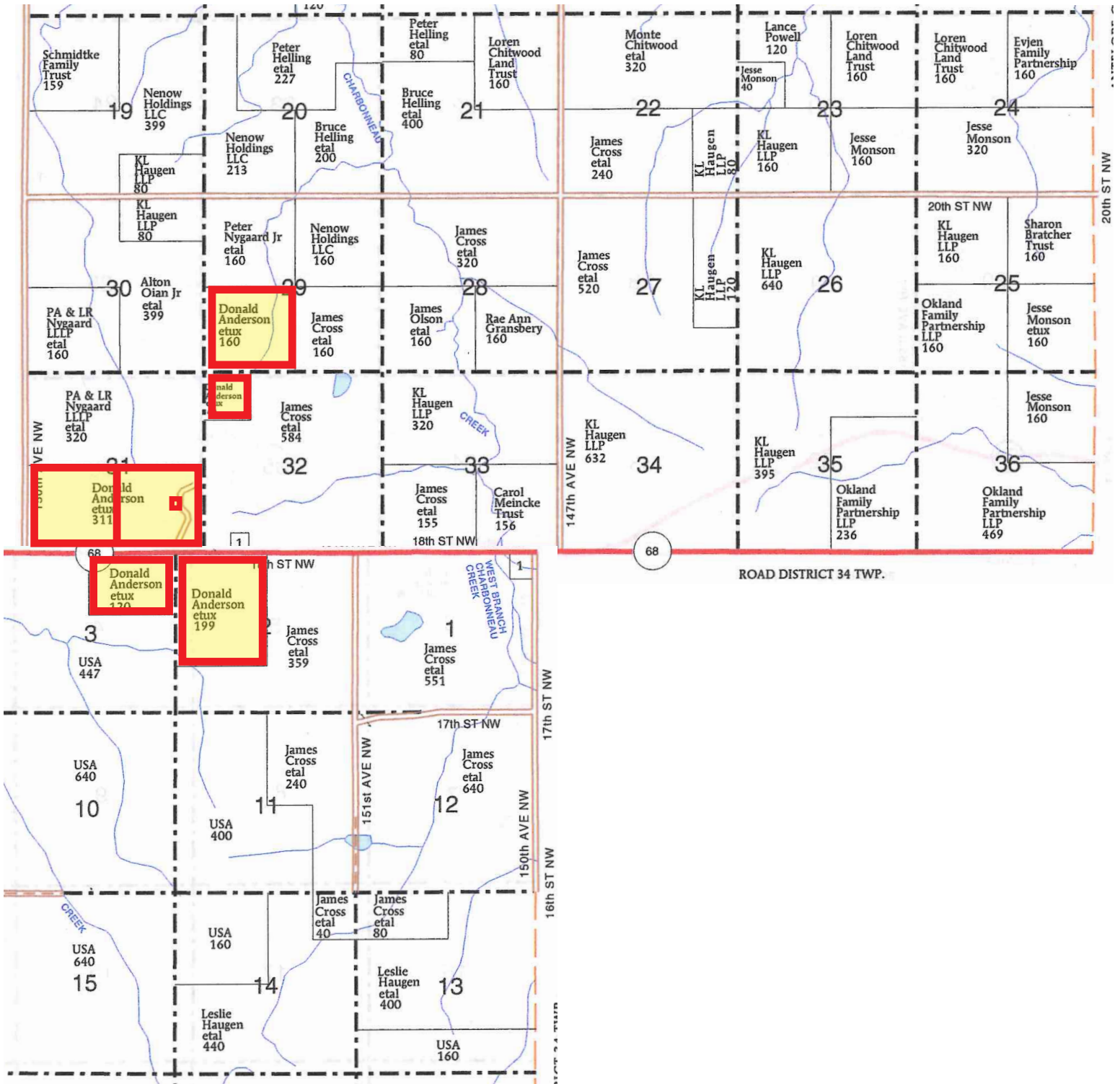
\*Lines are approximate

T-149-N

ROAD DISTRICT 22 PLAT

R-102-W

(Landowners)  
RANDOLPH TWP.



T-148-N

ROAD DISTRICT 35 PLAT

R-103-W

(Landowners)

**Address:** 15192 Hwy. 68, Alexander, ND 58831

**Home:** 3-Bedroom, 1-½ bathroom, steel roof and siding, rural water, access to drilled well, electrical

**Pole Barn:** Built in 2008, 72'x48', cold storage, dirt floors, loft storage northeast corner, windows, sidelight panels, double sliding doors south end, overhead door w/electric opener in northwest corner, electrical, welder ready.

**Livestock Barn:** wood & dirt floors, steel roof, electrical, frost proof hydrant north wall (exterior) connected to well by home, several rooms throughout used for milk cow, chicken coop, calving, and tack storage most recently.

**Old Shop:** concrete floors, electrical, steel roof and siding, double sliding doors east side, sliding door southwest side, welder ready.

**Former Vermeer Dealership Building:** 64'x48' main shop area, 48'x24' parts room and office area, 16' sidewalls, concrete floors, in-floor water heat, 3-phase and single-phase power (separate meter), rural water, a/c and heat w/mini split unit in office area. (2) exterior O/H doors (1) 20'x14', (1) 12'x12' Liftmaster openers (1) O/H door between shop and parts room, spray foam insulation throughout attic and walls, 3-phase air compressor, bathroom with sink and toilet.

**General Property Notes:**

- 1,000 gal. LP tank (owned)
- 500 gal. LP tank (owned)
- Serviced by RTC Network for network cabling
- Serviced by McKenzie County Electric for (3-Phase and Single Phase)
- Serviced by (2) drilled well on main farmstead, one by home in pit, other near corrals
- Serviced by McKenzie County Rural Water Resource District

**Outbuilding Legend**

- 1 – Former Vermeer Dealership Building
- 2 – Home
- 3 – Old Shop
- 4 – Livestock Barn
- 5 – Pole Barn



1



2



3

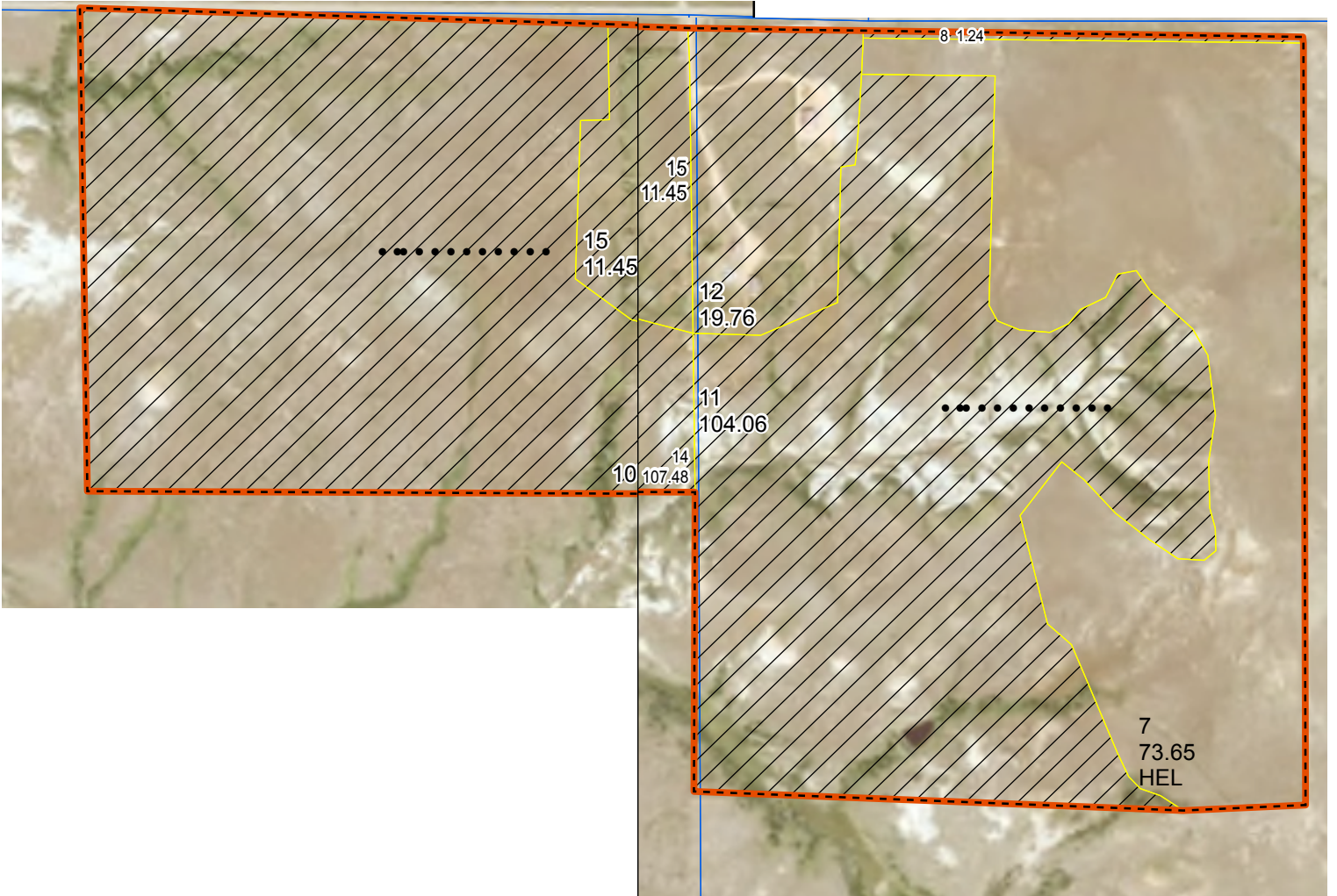
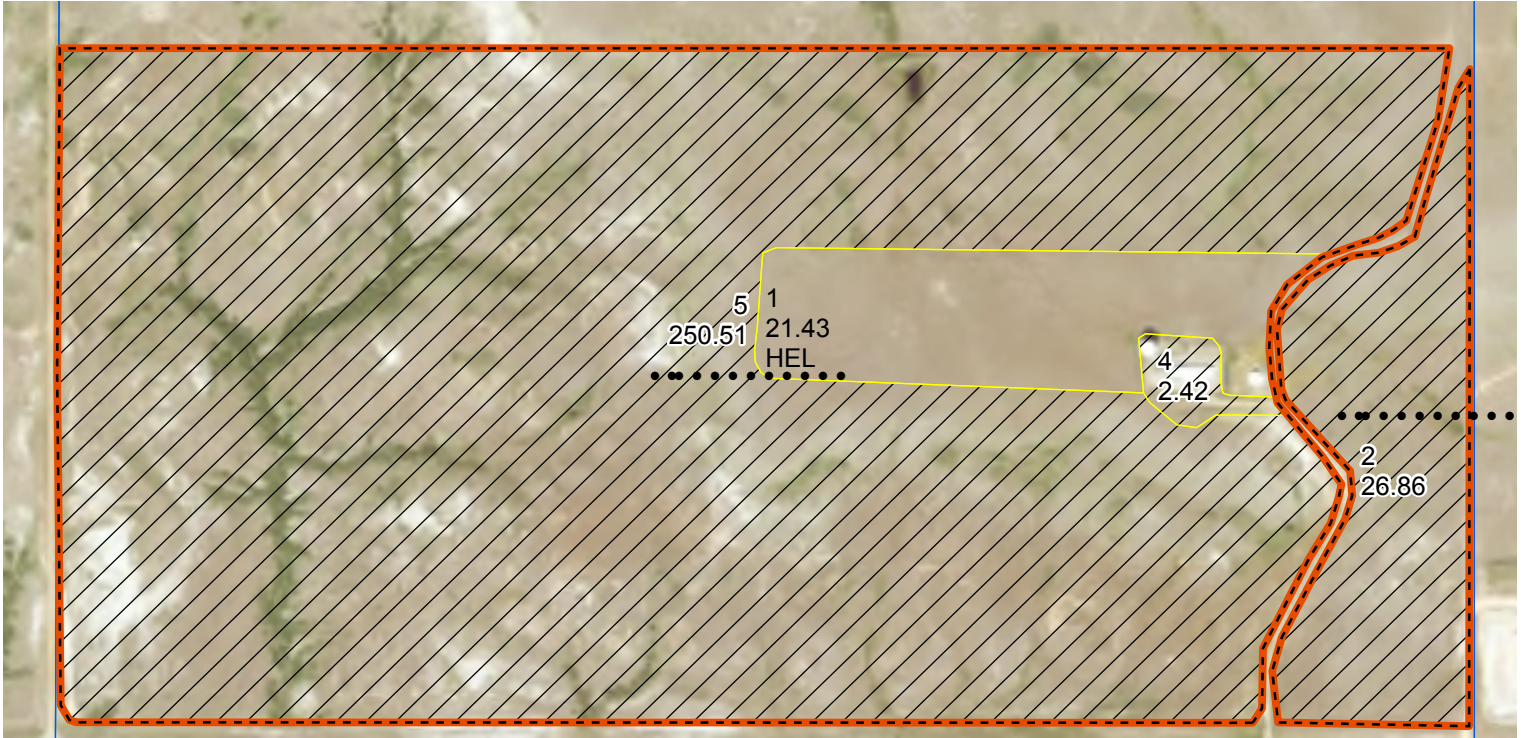


4



5







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

**Rules & Definitions below found in the 2020-2030 McKenzie County Grazing Association (Blue Book) Operations Manual.**

- **Turn-In Headquarters:** A ranch headquarters where livestock are wintered, with no allocated FS (Forest Service) lands, and on which the total number of animals are limited by the grazing preference.
- **Private Summer Allocation:** An allotment with a single permit for a summer grazing term which may include, federal, state or private land.
- **Animal Unit (AU):** One mature cow of about 1,000 pounds, either dry or with calf up to 6 months of age, or their equivalent, consuming about 26 pounds of forage/day on an oven-dry basis. Five sheep or goats are the general equivalent of one cow.
- **Commensurability:** The base property shall be commensurate for fifty (50) percent of the feed and forage necessary for a year around livestock operation. Fifty (50) percent may be purchased or raised off the base property
- When base property is sold, the grazing preference reverts to the MCGA (McKenzie County Grazing Association) for allocation by the Board to the new owner in accordance with rules of management. If the new owner of the base property does not apply for the grazing preference, the grazing preference will be considered relinquished.

Grazing acres	Carrying capacity of pasture unit
1-acre irrigated alfalfa	8
1-acre bottom land subject to flooding	6
1-acre native hay	2
1-acre cultivated dryland forage	5
20 acres crop aftermath	1
Cash crops	0

\*Morrison's Feeds and Feeding ratings used by Association since 1949



**Tract Number : 1657**

**Description** : 167 N2SW;NW2;NE3 148 103  
**FSA Physical Location** : NORTH DAKOTA/MCKENZIE  
**ANSI Physical Location** : NORTH DAKOTA/MCKENZIE  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : DEBORAH ANDERSON, DONALD ROY ANDERSON  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
317.64	73.65	73.65	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	73.65	0.00	0.00	0.00	0.00	0.00

**Tract Number : 1658**

**Description** : 166 S2-31 149 102  
**FSA Physical Location** : NORTH DAKOTA/MCKENZIE  
**ANSI Physical Location** : NORTH DAKOTA/MCKENZIE  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : DEBORAH ANDERSON, DONALD ROY ANDERSON  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
301.22	21.43	21.43	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	21.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

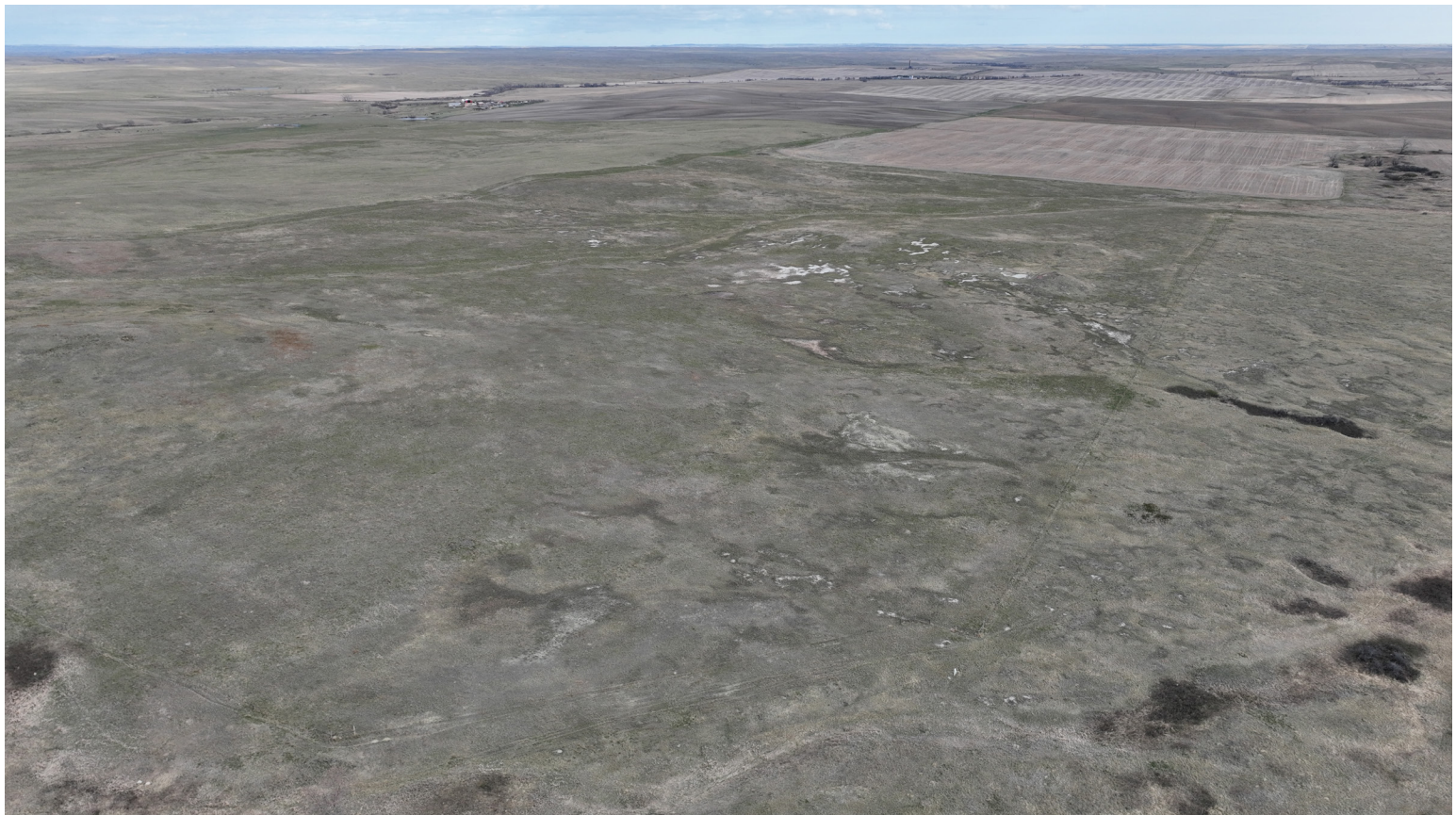
**Tract Number** : 1659  
**Description** : 166 SW29,NWNW32 149 102  
**FSA Physical Location** : NORTH DAKOTA/MCKENZIE  
**ANSI Physical Location** : NORTH DAKOTA/MCKENZIE  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : DONALD ROY ANDERSON, DEBORAH ANDERSON  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
196.35	101.30	101.30	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	101.30	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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**2025 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 35285

Parcel Number: 38-00-15600  
 Jurisdiction: UNORG #2 149-102

Physical Location

Legal Description  
 SECT-29 TWP-149 RANG-102  
 SW1/4  
 160.00 ACRES

ACRES: 160.00

**2025 TAX BREAKDOWN**

Net consolidated tax	88.07
Plus: Special Assessments	
Total tax due	88.07
Less: 5% discount	4.40
if paid by Feb. 17th	
<b>Amount due by Feb. 17th</b>	<b>83.67</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	44.04
Payment 2: Pay by Oct. 15th	44.03

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

	2023	2024	2025
Legislative tax relief	13.20	13.50	12.29

Special Assessments	.00
Specials Interest	.00

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

	2023	2024	2025
True And Full Value	33,500	33,500	33,000
Taxable Value	1,675	1,675	1,650
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,675	1,675	1,650
Mill Levy	58.450	57.360	53.370

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

Taxes By District(in dollars):

State	1.68	1.68	1.65
County	28.64	28.27	27.51
City/Twp UNORG #2 149-102			
School HORSE CREEK #32	39.45	37.65	34.78
Voter Approved School Bonds	N/A	N/A	N/A
GARRISON	1.68	1.68	1.65
ALEXANDER RURAL FIRE DIST	8.04	8.38	3.65
MCKENZIE SOIL CONSERVATION	1.68	1.68	2.33
2ND UNORG COMMISSIONERS DISTF	16.75	16.75	16.50

**FOR ASSISTANCE:**

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3  
 Email: [treas@co.mckenzie.nd.us](mailto:treas@co.mckenzie.nd.us)  
 Website: [county.mckenziecounty.net](http://county.mckenziecounty.net)  
 -Auditor/Treasurer Department-

Consolidated Tax	97.92	96.09	88.07
Primary Residence Credit	.00	.00	.00
<b>Net consolidated tax</b>	<b>97.92</b>	<b>96.09</b>	<b>88.07</b>
<b>Net effective tax rate</b>	<b>.29%</b>	<b>.29%</b>	<b>.27%</b>

**2025 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 35297

Parcel Number: 38-00-16600  
 Jurisdiction: UNORG #2 149-102

Physical Location

Legal Description  
 SECT-32 TWP-149 RANG-102  
 NW1/4NW1/4  
 40.00 ACRES

ACRES: 40.00

**2025 TAX BREAKDOWN**

Net consolidated tax	14.69
Plus: Special Assessments	
Total tax due	14.69
Less: 5% discount	.73
if paid by Feb. 17th	
<b>Amount due by Feb. 17th</b>	<b>13.96</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	7.35
Payment 2: Pay by Oct. 15th	7.34

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

	2023	2024	2025
Legislative tax relief	2.21	2.26	2.05

Special Assessments	.00
Specials Interest	.00

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

	2023	2024	2025
True And Full Value	5,600	5,600	5,500
Taxable Value	280	280	275
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	280	280	275
Mill Levy	58.450	57.360	53.370

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

Taxes By District(in dollars):

State	.28	.28	.28
County	4.79	4.73	4.58
City/Twp UNORG #2 149-102			
School HORSE CREEK #32	6.59	6.29	5.80
Voter Approved School Bonds	N/A	N/A	N/A
GARRISON	.28	.28	.28
ALEXANDER RURAL FIRE DIST	1.34	1.40	.61
MCKENZIE SOIL CONSERVATION	.28	.28	.39
2ND UNORG COMMISSIONERS DISTF	2.80	2.80	2.75

**FOR ASSISTANCE:**

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3  
 Email: [treas@co.mckenzie.nd.us](mailto:treas@co.mckenzie.nd.us)  
 Website: [county.mckenziecounty.net](http://county.mckenziecounty.net)  
 -Auditor/Treasurer Department-

Consolidated Tax	16.36	16.06	14.69
Primary Residence Credit	.00	.00	.00
<b>Net consolidated tax</b>	<b>16.36</b>	<b>16.06</b>	<b>14.69</b>
<b>Net effective tax rate</b>	<b>.29%</b>	<b>.29%</b>	<b>.27%</b>

**2025 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number:  
38-00-16300

Jurisdiction  
UNORG #2 149-102

Physical Location  
14921 HIGHWAY 68

Legal Description  
SECT-31 TWP-149 RANG-102  
SE1/4 EX 4.49 A RW, EX IT 3316  
154.51 ACRES

ACRES: 154.51

Statement No: 35294

**2025 TAX BREAKDOWN**

Net consolidated tax	71.25
Plus: Special Assessments	
Total tax due	71.25
Less: 5% discount	3.56
if paid by Feb. 17th	
<b>Amount due by Feb. 17th</b>	<b>67.69</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	35.63
Payment 2: Pay by Oct. 15th	35.62

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

	2023	2024	2025
Legislative tax relief	10.76	11.00	9.95

Special Assessments	.00
Specials Interest	.00

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

	2023	2024	2025
True And Full Value	27,300	27,300	26,700
Taxable Value	1,365	1,365	1,335
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,365	1,365	1,335
Mill Levy	58.450	57.360	53.370

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

Taxes By District(in dollars):

State	1.37	1.37	1.34
County	23.34	23.04	22.25
City/Twp UNORG #2 149-102			
School HORSE CREEK #32	32.15	30.69	28.14
Voter Approved School Bonds	N/A	N/A	N/A
GARRISON	1.37	1.37	1.34
ALEXANDER RURAL FIRE DIST	6.55	6.83	2.95
MCKENZIE SOIL CONSERVATION	1.37	1.37	1.88
2ND UNORG COMMISSIONERS DISTF	13.65	13.65	13.35

**FOR ASSISTANCE:**

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3  
Email: [treas@co.mckenzie.nd.us](mailto:treas@co.mckenzie.nd.us)  
Website: [county.mckenziecounty.net](http://county.mckenziecounty.net)  
-Auditor/Treasurer Department-

Consolidated Tax	79.80	78.32	71.25
Primary Residence Credit	.00	.00	.00
<b>Net consolidated tax</b>	<b>79.80</b>	<b>78.32</b>	<b>71.25</b>
<b>Net effective tax rate</b>	<b>.29%</b>	<b>.29%</b>	<b>.27%</b>

**2025 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number:  
38-00-16200

Jurisdiction  
UNORG #2 149-102

Physical Location  
14955 HIGHWAY 68

Legal Description  
SECT-31 TWP-149 RANG-102  
LOT 4, SE1/4SW1/4 EX 4.83 A RW,  
NE1/4SW1/4, LOT 3

ACRES: 155.09

Statement No: 35292

**2025 TAX BREAKDOWN**

Net consolidated tax	64.85
Plus: Special Assessments	
Total tax due	64.85
Less: 5% discount	3.24
if paid by Feb. 17th	
<b>Amount due by Feb. 17th</b>	<b>61.61</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	32.43
Payment 2: Pay by Oct. 15th	32.42

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

	2023	2024	2025
Legislative tax relief	9.73	9.95	9.05

Special Assessments	.00
Specials Interest	.00

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

	2023	2024	2025
True And Full Value	24,700	24,700	24,300
Taxable Value	1,235	1,235	1,215
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,235	1,235	1,215
Mill Levy	58.450	57.360	53.370

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

Taxes By District(in dollars):

State	1.24	1.24	1.22
County	21.12	20.85	20.25
City/Twp UNORG #2 149-102			
School HORSE CREEK #32	29.08	27.76	25.61
Voter Approved School Bonds	N/A	N/A	N/A
GARRISON	1.24	1.24	1.22
ALEXANDER RURAL FIRE DIST	5.93	6.18	2.69
MCKENZIE SOIL CONSERVATION	1.24	1.24	1.71
2ND UNORG COMMISSIONERS DISTF	12.35	12.35	12.15

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-Auditor/Treasurer Department-

Consolidated Tax	72.20	70.86	64.85
Primary Residence Credit	.00	.00	.00
<b>Net consolidated tax</b>	<b>72.20</b>	<b>70.86</b>	<b>64.85</b>
<b>Net effective tax rate</b>	<b>.29%</b>	<b>.29%</b>	<b>.27%</b>

**2025 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 33737

**Parcel Number:** 25-00-00900  
**Jurisdiction:** UNORG #1 148-103  
**Physical Location:**

**Legal Description:**  
 SECT-03 TWP-148 RANG-103  
 LOTS 1-2, S1/2NE1/4 EX 3.77 A RW  
 120.03 ACRES

ACRES: 120.03

**2025 TAX BREAKDOWN**

Net consolidated tax	53.11
Plus: Special Assessments	
Total tax due	53.11
Less: 5% discount	2.65
if paid by Feb. 17th	
<b>Amount due by Feb. 17th</b>	<b>50.46</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	26.56
Payment 2: Pay by Oct. 15th	26.55

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

	2023	2024	2025
Legislative tax relief	7.96	8.14	7.41

Special Assessments	.00
Specials Interest	.00

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

	2023	2024	2025
True And Full Value	20,200	20,200	19,900
Taxable Value	1,010	1,010	995
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,010	1,010	995
Mill Levy	58.450	57.360	53.370

Penalty on 1st Installment & Specials

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

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

State	1.01	1.01	1.00
County	17.27	17.05	16.59
City/Twp UNORG #1 148-103			
School HORSE CREEK #32	23.79	22.70	20.97
Voter Approved School Bonds	N/A	N/A	N/A
GARRISON	1.01	1.01	1.00
ALEXANDER RURAL FIRE DIST	4.85	5.05	2.20
MCKENZIE SOIL CONSERVATION	1.01	1.01	1.40
1ST UNORG COMMISSIONERS DISTF	10.10	10.10	9.95

**FOR ASSISTANCE:**

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 -Auditor/Treasurer Department-

Consolidated Tax	59.04	57.93	53.11
Primary Residence Credit	.00	.00	.00
<b>Net consolidated tax</b>	<b>59.04</b>	<b>57.93</b>	<b>53.11</b>
<b>Net effective tax rate</b>	<b>.29%</b>	<b>.29%</b>	<b>.27%</b>

**2025 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 33736

**Parcel Number:** 25-00-00800  
**Jurisdiction:** UNORG #1 148-103  
**Physical Location:** 15192 HIGHWAY 68

**Legal Description:**  
 SECT-02 TWP-148 RANG-103  
 S1/2NW1/4, LOTS 3-4 EX 5.13 A RW  
 N1/2SW1/4

ACRES: 199.35

**2025 TAX BREAKDOWN**

Net consolidated tax	1,186.79
Plus: Special Assessments	
Total tax due	1,186.79
Less: 5% discount	59.33
if paid by Feb. 17th	
<b>Amount due by Feb. 17th</b>	<b>1,127.46</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 2nd	593.40
Payment 2: Pay by Oct. 15th	593.39

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

	2023	2024	2025
Legislative tax relief	167.86	179.26	165.67

Special Assessments	.00
Specials Interest	.00

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

	2023	2024	2025
True And Full Value	464,330	458,750	458,750
Taxable Value	21,302	22,240	22,237
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	21,302	22,240	22,237
Mill Levy	58.450	57.360	53.370

Penalty on 1st Installment & Specials

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

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

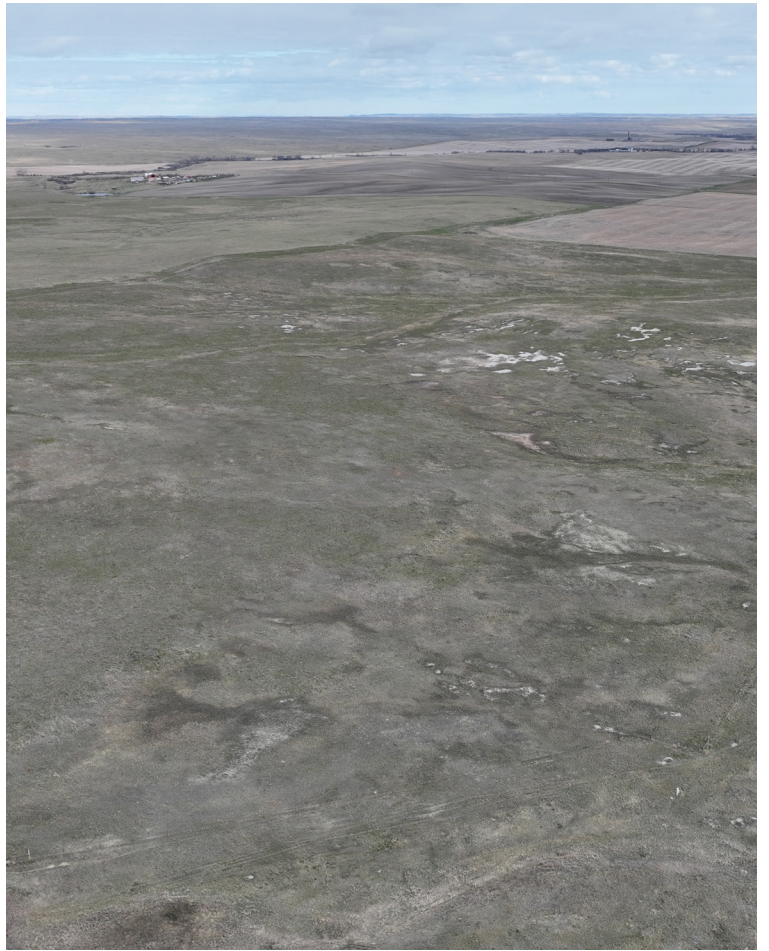
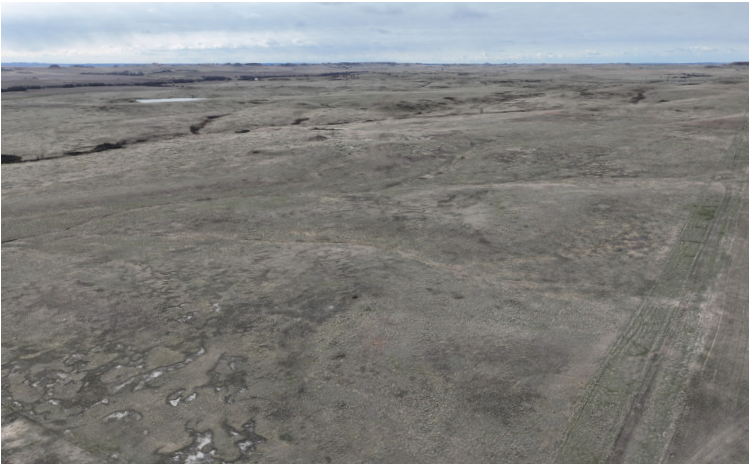
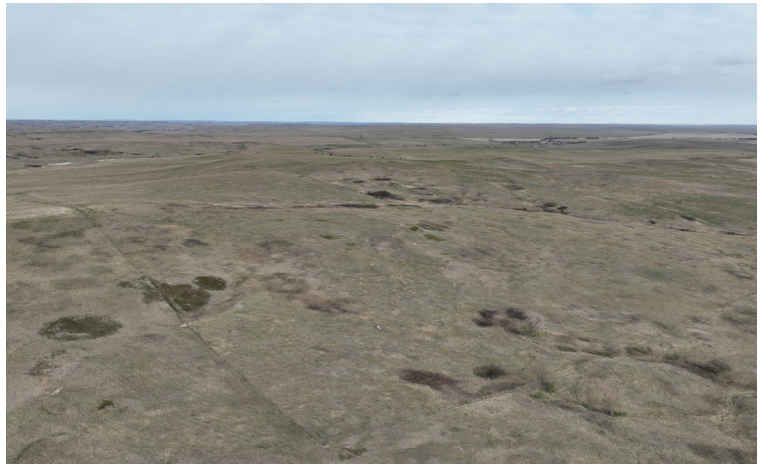
State	21.30	22.24	22.24
County	364.27	375.41	370.68
City/Twp UNORG #1 148-103			
School HORSE CREEK #32	501.66	499.95	468.76
Voter Approved School Bonds	N/A	N/A	N/A
GARRISON	21.30	22.24	22.24
ALEXANDER RURAL FIRE DIST	102.25	111.20	49.15
MCKENZIE SOIL CONSERVATION	21.30	22.24	31.35
1ST UNORG COMMISSIONERS DISTF	213.02	222.40	222.37

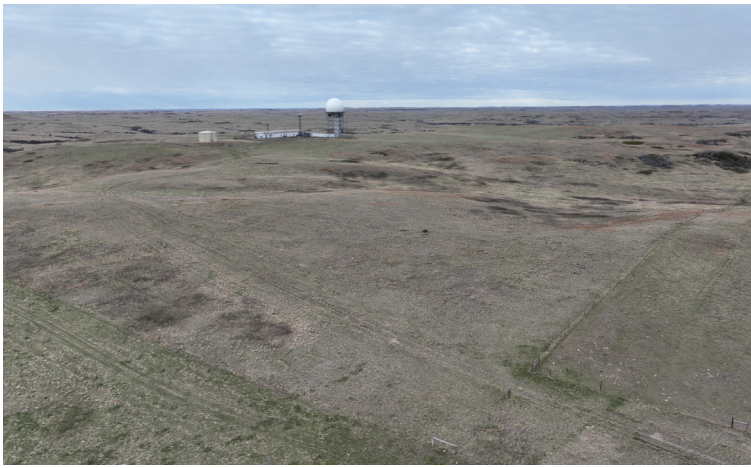
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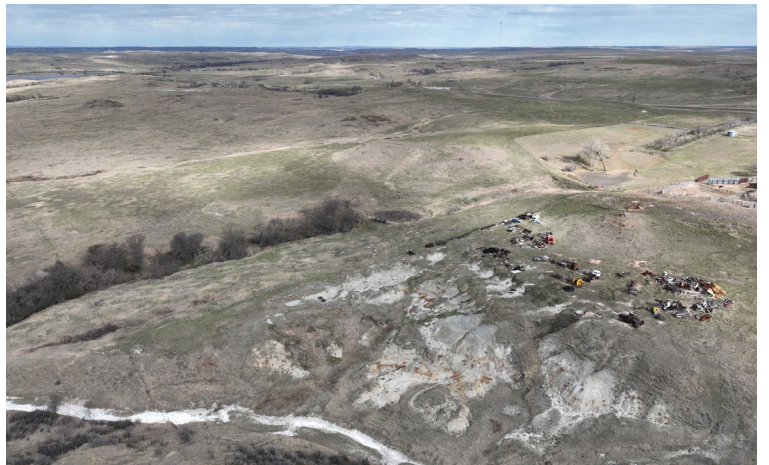
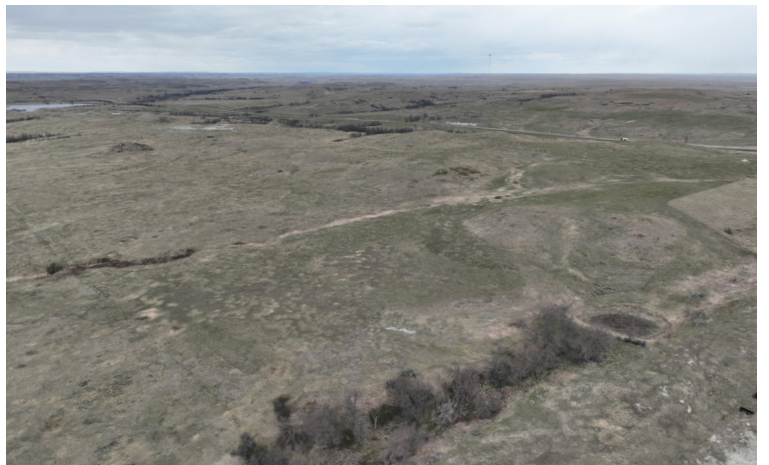
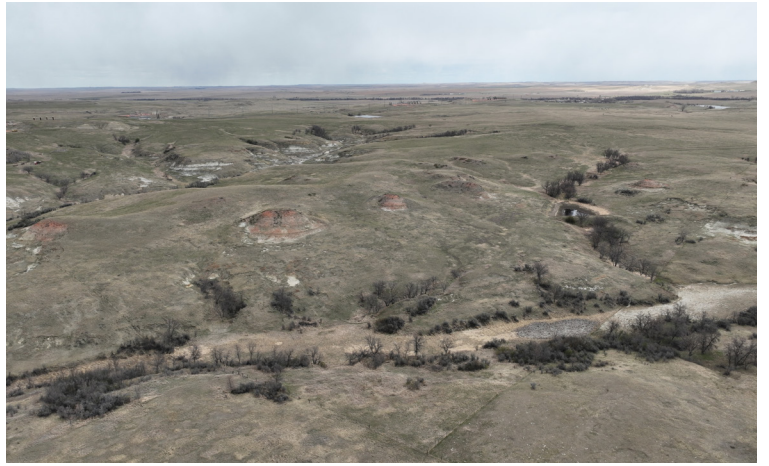
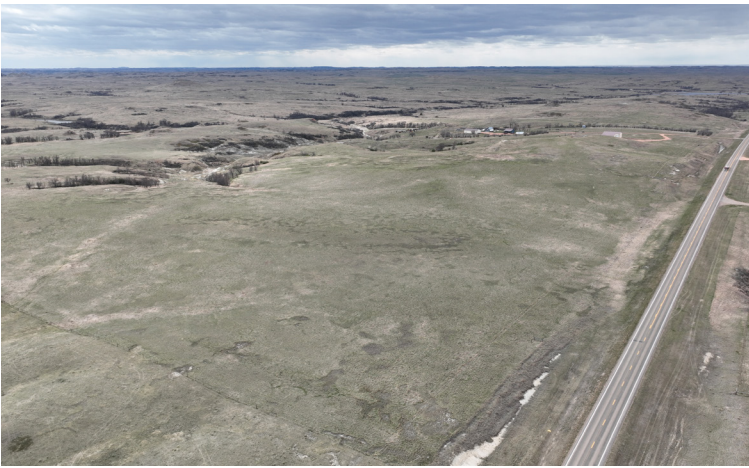
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 -Auditor/Treasurer Department-

Consolidated Tax	1,245.10	1,275.68	1,186.79
Primary Residence Credit	.00	.00	.00
<b>Net consolidated tax</b>	<b>1,245.10</b>	<b>1,275.68</b>	<b>1,186.79</b>
<b>Net effective tax rate</b>	<b>.27%</b>	<b>.28%</b>	<b>.26%</b>









Cattle Barn



Cattle Barn



Cattle Barn



Cattle Barn



Home



Home







Old Shop



Old Shop



Pole Barn



Pole Barn



Pole Barn



Pole Barn



Pole Barn



Pole Barn



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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MCKENZIE COUNTY  
**NORTH DAKOTA**

**829±  
Acres**



Steffes Group, Inc. | [SteffesGroup.com](http://SteffesGroup.com)  
(701) 237-9173 | 14083 51st St NW, Williston, ND 58801

