

STARK COUNTY, ND LAND AUCTION

Opening: Thursday, October 24 | 8 AM

Closing: Thursday, October 31 | 10 AM MDT 2024

TIMED ONLINE

PREVIEW DATES: Saturday, October 19 from 9 AM – 12 PM & Wednesday, October 23 from 3 – 6 PM.

Auctioneer's Note: 14 miles south of Dickinson and 6 miles west of ND Hwy. 22, this sale is one not to miss this Fall. Whether you are looking for pasture, tillable acres, or a new farmstead to call home you can find it all in this offering. The farm is being offered at public auction in 7 unique tracts. The pasture and tillable acres sell subject to an existing lease for 2024 but free of leases for 2025 and beyond. Additional leases remain on the home and outbuildings until May of 2025. You don't often find a property available with this type of diversity so close to a regional hub like Dickinson. Held in the Emmil Family for several generations this is a once in a lifetime opportunity in Stark County, North Dakota.



WLE, LLP; Neil Emmil & Janet Privratsky

Contact Martin Peterson at Steffes Group, (320) 905-5325 or visit SteffesGroup.com.

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

Terms & Conditions

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, OCTOBER 24 AND WILL END AT 10 AM MDT THURSDAY, OCTOBER 31, 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. 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 Group office for signing of the contract, electronic document signature arrangements will be made.

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: T1 – T4 & T6-7: Tuesday, December 17, 2024 & T5: On or before, Thursday, May 15, 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 SELLER.

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

The auction sale is for registered bidders and their guests. All bidding is open to the public

and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best hid

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

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.

SURVEY TERMS

Cost of the Survey to be split evenly, 5 ways, between the buyers of Tract 1, Tract 2, Tract 5, Tract 6 & the Seller. Survey estimated to cost \$5.200.00.

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.
- 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.

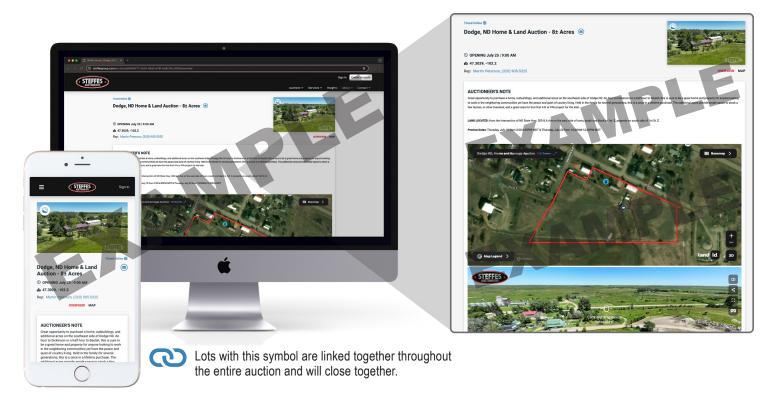
THE BIDDING STRATEGY

- · 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.

Timed Online Bidding Process

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!



NOVEMBER 2024

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

Land Located: From the intersection of ND Hwy. 22 & 51st St. SW, 14 miles south of Dickinson, west 6 miles, Tracts 1-4 north and west of

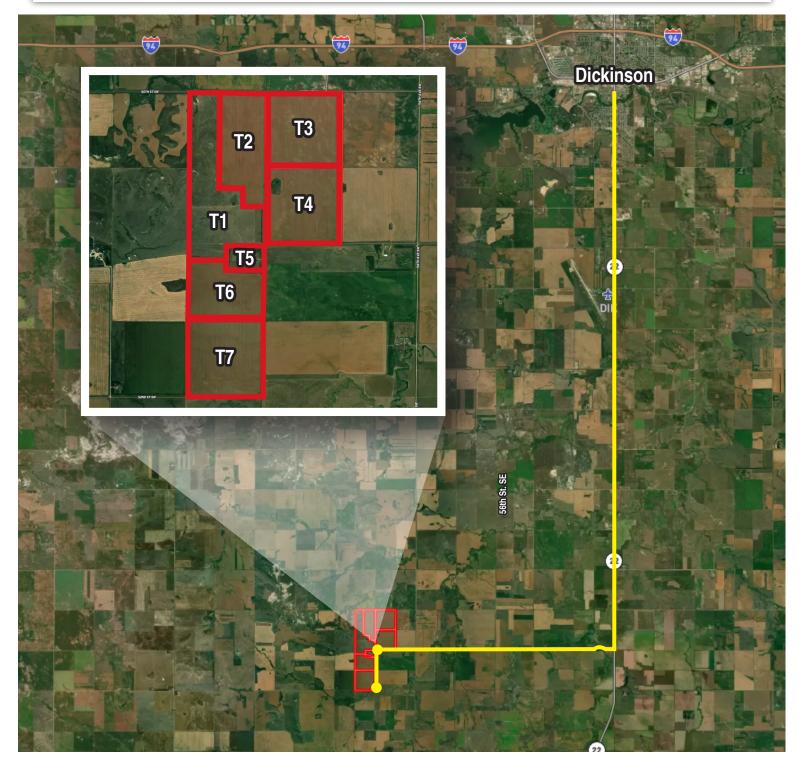
intersection of 51st St. SW & 117th Ave. SW, Tracts 5-7 continue south on 117th Ave. SW.

Description: Sections 15, 16 & 21, West Stark Township

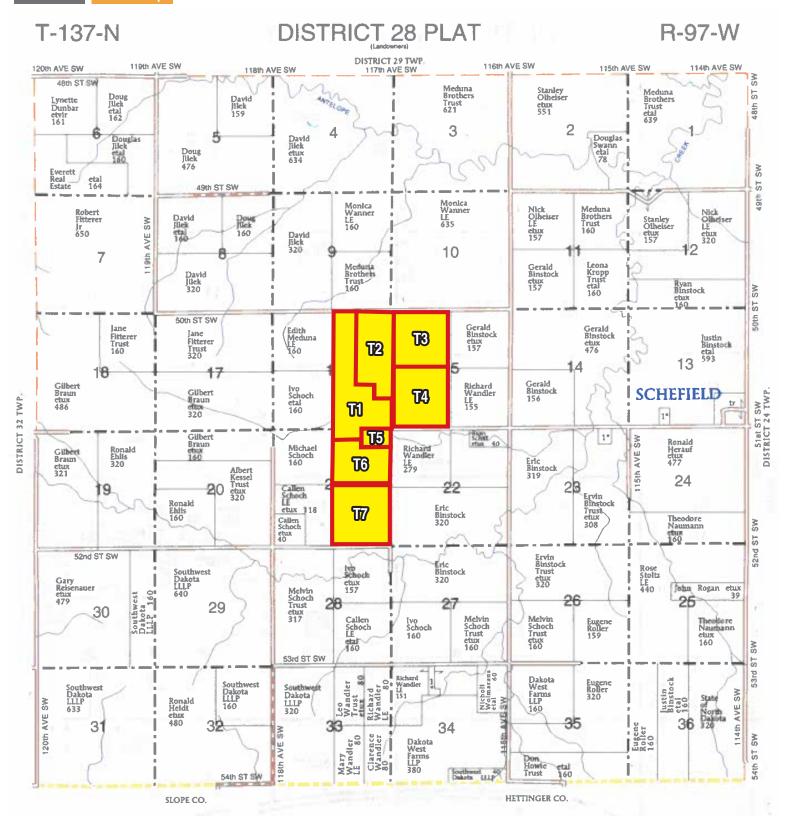
Total Acres: 954.89±

Address: 5109 117th Ave. SW, New England, ND 58647

To Be Sold in 7 Tracts!



^{*}Lines are approximate



Description: portion of NE1/4 & portion of SE1/4 Section 16-137-97 & portion of NE1/4 Section 21-137-97 (Subject to Survey)

Total Acres: 208± (Subject to Survey)

Cropland Acres: 20.16±

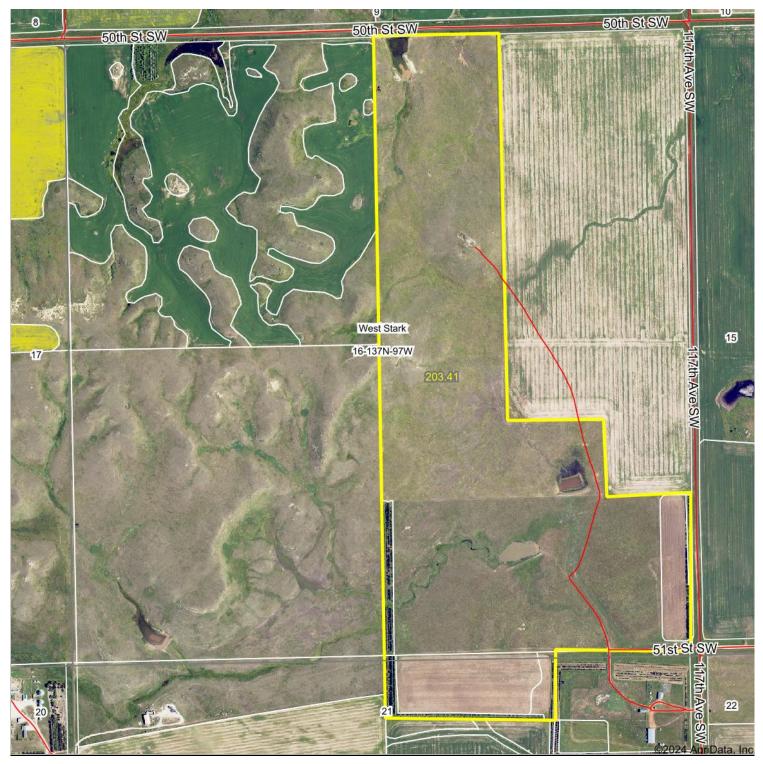
Pasture/Rangeland Acres: 187.84±

PID #'s: part of 28-0000-05214-000, 28-0000-05215-000, & 28-0000-05234-000

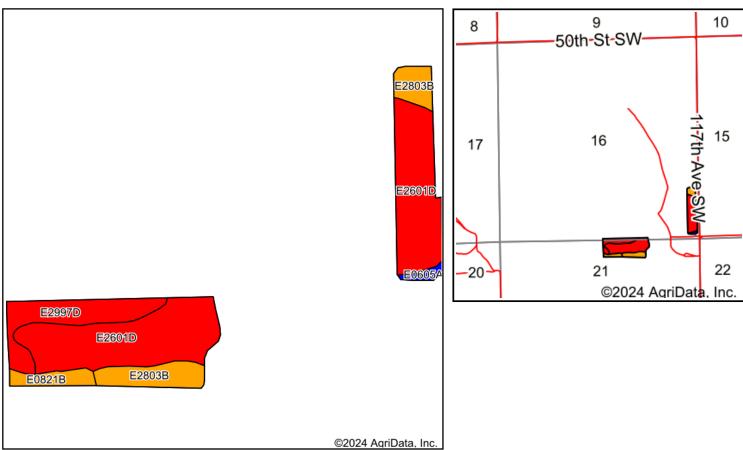
Soil Productivity Index (Cropland): 45.4

Soils: Amor-Cabba loams (79.7%), Amore-Shambo loams (14.3%), Belfield-Gray clay loams (4.6%)

Taxes (2023): \$2,479.03 (includes portions of T2, T5 & T6)







Soils data provided by USDA and NRCS.

Area Symbol: ND089, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	12.80	63.6%		IVe	40
E2997D	Amor-Cabba loams, 6 to 15 percent slopes, very stony	3.25	16.1%		VIs	28
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	2.89	14.3%		lle	76
E0821B	Lawther silty clay, 2 to 6 percent slopes	0.93	4.6%		lle	74
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	0.29	1.4%		lls	82
Weighted Average				3.91	45.4	

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Description: portion of NE1/4 & portion of SE1/4 Section 16-137-97 (Subject to Survey)

Total Acres: 131± (Subject to Survey)

Cropland Acres: 130.06±

PID #'s: part of 28-0000-05214-000 & 28-0000-05215-000

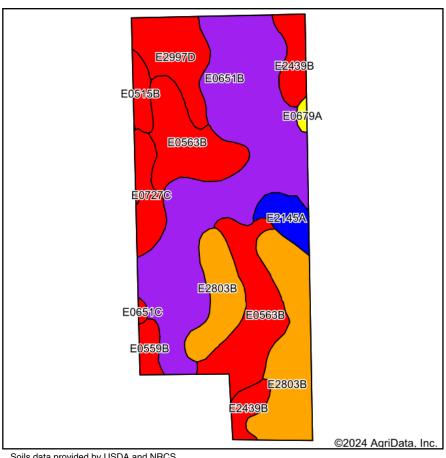
Soil Productivity Index: 49.7

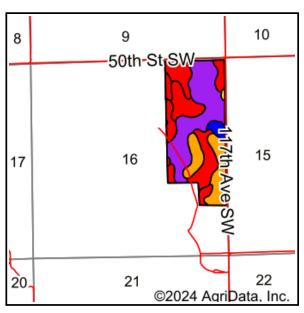
Soils: Regent-Janesburg complex (37.1%), Janesburg-Dogtooth complex (19.7%), Amor-Shambo loams (19%)

Taxes (2023): \$1,403.54 (Includes portion of T1)









Soils data provided by USDA and NRCS.

Area Syn	nbol: ND089, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	48.66	37.1%		lle	5
E0563B	Janesburg-Dogtooth complex, 0 to 6 percent slopes	25.87	19.7%		IVs	3.
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	24.87	19.0%		lle	76
E2997D	Amor-Cabba loams, 6 to 15 percent slopes, very stony	9.90	7.6%		VIs	28
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	7.07	5.4%		lle	48
E0727C	Barkof-Janesburg complex, 6 to 9 percent slopes	5.19	4.0%		VIs	40
E2145A	Shambo loam, 0 to 2 percent slopes	3.85	2.9%		llc	87
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	2.49	1.9%		VIs	29
E0559B	Dogtooth-Janesburg complex, 0 to 6 percent slopes	2.11	1.6%		VIs	26
E0679A	Wyola-Daglum complex, 0 to 2 percent slopes	0.55	0.4%		lls	64
E0651C	Regent-Janesburg complex, 6 to 9 percent slopes	0.36	0.3%		Ille	40
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.08	0.1%		IVe	4(
	•	•	Weig	hted Average	3.00	49.7

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel Number 28-0000-05214-000	Jurisdiction 137-97 Physical Loca	ation	
Legal Description SCT:16 TWN:137 RNG:097 NE 4 16-137-97			Acres 160.000
Legislative tax relief (3-year comparison) Legislative tax relief	2021 453.57	2022 465.06	2023 468.19
Tax distribution (3-year comparison): True and Full Value Taxable Value Less: Homestead credit Disabled Veteran credit	2021 64,734 3,237 0 0	2022 66,676 3,334 0	2023 66,676 3,334 0 0
Net Taxable Value	3,237	3,334	3,334
Total mill levy	183.800	184.710	189.080
Taxes By District (in dollars): County45 New England School New England Fire New England Ambulance Soil Conservation District StateND	283.08 255.96 16.74 32.70 3.24 3.24	272.58 283.38 18.24 34.94 3.34 3.34	270.46 283.34 18.30 51.61 3.34 3.34
Consolidated tax	<u>594.96</u>	615.82	630.39
Net effective tax rate	0.92%	0.92%	0.95%

Statement No: 7176

2023 TAX BREAKDOWN Net consolidated tax Plus: Special Assessments	630.39 0.00
Total tax due	630.39
Less: 5% discount, if paid by February 15, 2024	-31.52
Amount due by February 15, 2024 \equiv	598.87

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

Or pay in two	installments (with no discount)	
Payment 1.	Pay by March 1 2024	

Payment 1: Pay by March 1, 2024	315.20
Payment 2: Pay by October 15, 2024	315.19

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	
Penalty on 2nd Installment:	
October 16, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor

PO Box 130

Dickinson, ND 58602

Phone: 701.456.7630





Parcel Number 28-0000-05215-000	Jurisdiction 137-97 Physical Loc	ation	
Legal Description SCT:16 TWN:137 RNG:097 SE 4 16-137-97			Acres 160.000
Legislative tax relief (3-year comparison) Legislative tax relief	2021 556.28	2022 570.38	2023 574.22
Tax distribution (3-year comparison): True and Full Value Taxable Value Less: Homestead credit Disabled Veteran credit	2021 79,394 3,970 0 0	2022 81,776 4,089 0	2023 81,776 4,089 0
Net Taxable Value	3,970	4,089	4,089
Total mill levy	183.800	184.710	189.080
Taxes By District (in dollars): County45 New England School New England Fire New England Ambulance Soil Conservation District StateND	347.21 313.91 20.52 40.10 3.98 3.97	334.32 347.58 22.36 42.86 4.08 4.08	331.72 347.53 22.44 63.30 4.08 4.08
Consolidated tax	729.69	755.28	773.15
Net effective tax rate	0.92%	0.92%	0.95%

Statement No: 7177

2023 TAX BREAKDOWN Net consolidated tax Plus: Special Assessments	773.15 0.00
Total tax due	773.15
Less: 5% discount, if paid by February 15, 2024	-38.66
Amount due by February 15, 2024	734.49

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

Or pay in two installments (with no discount)	
Payment 1: Pay by March 1, 2024	386.58
Payment 2: Pay by October 15, 2024	386.57

March 2, 2024	
May 1, 2024	
July 1, 2024	
Penalty on 2	nd Installment:

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Phone: 701.456.7630

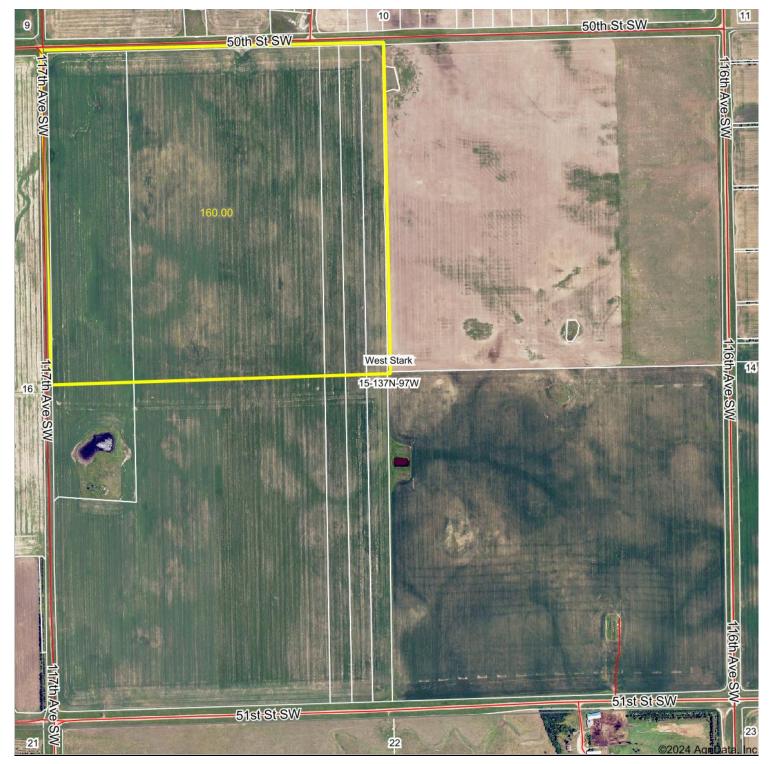


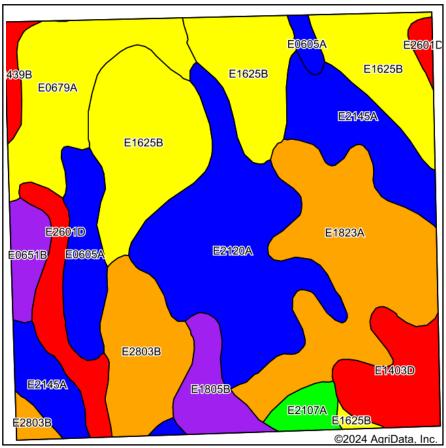
Description: NW1/4 Section 15-137-97

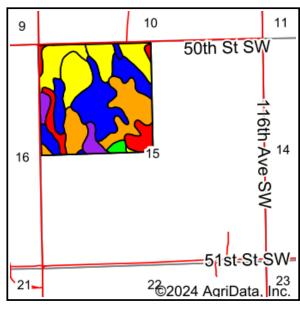
Total Acres: 160± Cropland Acres: 155.25± PID #'s: 28-0000-05213-000 Soil Productivity Index: 69.4

Soils: Vebar-Parshall fine sandy loams (21.5%), Farnuf loam (15.9%), Parshall fine sandy loam (15.1%)

Taxes (2023): \$1,004.39







Soils data provided by USDA and NRCS.

Area Syn	nbol: ND089, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	34.25	21.5%		IIIe	63
E2120A	Farnuf loam, 0 to 2 percent slopes	25.48	15.9%		llc	89
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	24.14	15.1%		IIIe	71
E2145A	Shambo loam, 0 to 2 percent slopes	14.70	9.2%		llc	87
E0679A	Wyola-Daglum complex, 0 to 2 percent slopes	13.91	8.7%		lls	64
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	11.75	7.3%		lle	76
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	8.00	5.0%		Vle	26
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	7.99	5.0%		lls	82
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	7.21	4.5%		IVe	40
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	5.15	3.2%		IVe	52
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	3.37	2.1%		lle	51
E2107A	Arnegard loam, 0 to 2 percent slopes	2.44	1.5%		llc	97
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	1.61	1.0%		lle	48
	•		Weigh	ted Average	2.72	69.4

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel Number 28-0000-05213-000	Jurisdiction 137-97		
	Physical Loca	ation	
Legal Description SCT:15 TWN:137 RNG:097 NW 4 15-137-97			Acres 160.000
Legislative tax relief (3-year comparison) Legislative tax relief	2021 722.60	2022 740.97	2023 745.96
Tax distribution (3-year comparison): True and Full Value Taxable Value Less: Homestead credit Disabled Veteran credit	2021 103,141 5,157 0	2022 106,235 5,312 0 0	2023 106,235 5,312 0 0
Net Taxable Value	5,157	5,312	5,312
Total mill levy	183.800	184.710	189.080
Taxes By District (in dollars): County45 New England School New England Fire New England Ambulance Soil Conservation District StateND	451.02 407.78 26.66 52.08 5.16 5.16	434.30 451.52 29.06 55.66 5.32 5.32	430.91 451.46 29.16 82.22 5.32 5.32
Consolidated tax	947.86	981.18	1,004.39
Net effective tax rate	0.92%	0.92%	0.95%

2023 TAX BREAKDOWN Net consolidated tax Plus: Special Assessments	1,004.39 0.00
Total tax due	1,004.39
Less: 5% discount, if paid by February 15, 2024	-50.22
Amount due by February 15, 2024	954.17

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

Or pay in two installments (with no discount)	
Payment 1: Pay by March 1, 2024	502.20
Payment 2: Pay by October 15, 2024	502.19

March 2, 2024	
May 1, 2024	69
July 1, 2024	
October 15, 2024	
Penalty on 2nd Installa	ment:

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor

PO Box 130

Dickinson, ND 58602

Phone: 701.456.7630

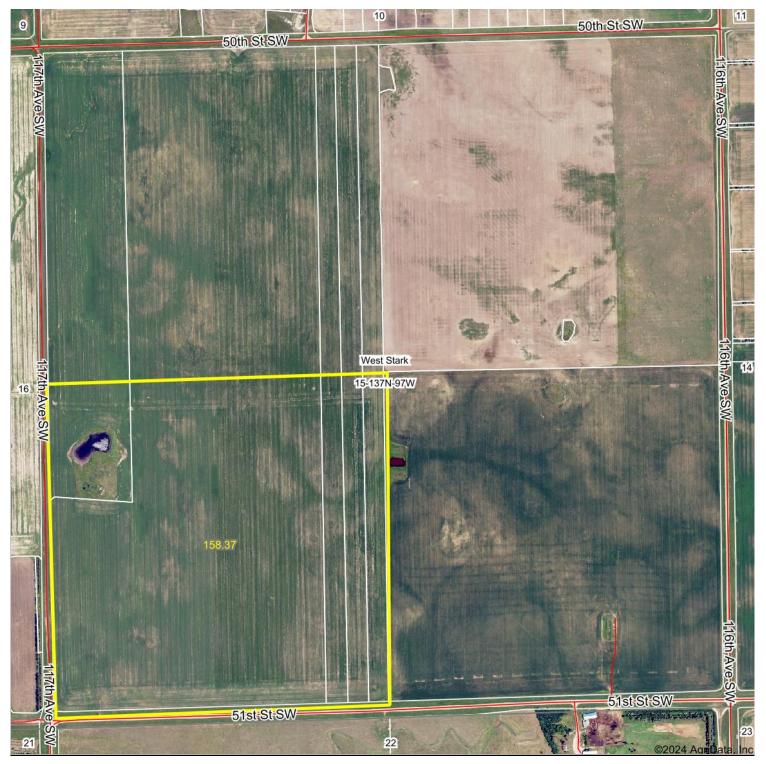


Description: SW1/4 Section 15-137-97

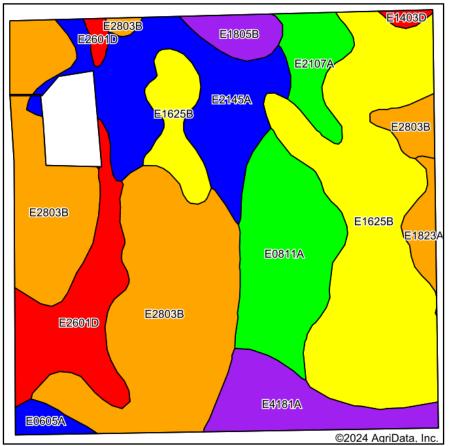
Total Acres: 158.37± Cropland Acres: 150.97± PID #'s: 28-0000-05212-000 Soil Productivity Index: 71.9

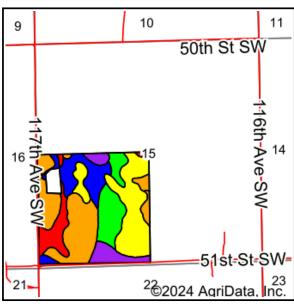
Soils: Amor-Shambo loams (29.2%), Vebar-Parshall fine sandy loams (26.2%), Shambo loam (11.9%)

Taxes (2023): \$993.43









Soils data provided by USDA and NRCS.

	Area Symbol: ND089, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	45.26	29.2%		lle	76
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	40.53	26.2%		Ille	63
E2145A	Shambo loam, 0 to 2 percent slopes	18.41	11.9%		Ilc	87
E0811A	Grail silty clay loam, 0 to 2 percent slopes	16.32	10.5%		llc	96
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	12.82	8.3%		IVe	40
E4181A	Korell-Rhoades-Daglum complex, 0 to 2 percent slopes, rarely flooded	8.78	5.7%		lls	56
E2107A	Arnegard loam, 0 to 2 percent slopes	5.17	3.3%		llc	97
E1805B	Lihen-Parshall complex, 0 to 6 percent slopes	3.00	1.9%		IVe	52
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	2.37	1.5%		Ille	71
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	1.63	1.1%		lls	82
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.58	0.4%		Vle	26
	<u> </u>		<u>I</u> Weigh	ted Average	2.50	71.9

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel Number 28-0000-05212-000	Jurisdiction 137-97		
20 0000 03212 000	Physical Loca	ation	
	1 11j 510u1 2500		
Legal Description SCT:15 TWN:137 RNG:097 SW 4 15-137-97			Acres 158.370
Legislative tax relief			
(3-year comparison) Legislative tax relief	2021 714.76	2022 732.88	2023 737.82
Tax distribution (3-year comparison): True and Full Value	2021 102,022	2022 105,083	2023 105,083
Taxable Value	5,101	5,254	5,254
Less: Homestead credit	0	0	0
Disabled Veteran credit		0	0
Net Taxable Value	5,101	5,254	5,254
Total mill levy	183.800	184.710	189.080
Taxes By District (in dollars):			
County45	446.12	429.57	426.22
New England School	403.34	446.58	446.52
New England Fire New England Ambulance	26.38 51.52	28.74 55.06	28.84 81.33
Soil Conservation District	51.32	5.26	5.26
StateND	5.10	5.26	5.26
Consolidated tax	937.56	970.47	993.43
Net effective tax rate	0.92%	0.92%	0.95%

Statement No: 7174

Amount due by February 15, 2024	943.76
Less: 5% discount, if paid by February 15, 2024	-49.67
Total tax due	993.43
Net consolidated tax Plus: Special Assessments	993.43 0.00
Net consolidated toy	003.4

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

Or pay in two	installments (with no discount)
D 4 1	D 1 M 1 1 2024

Payment 1: Pay by March 1, 2024	496.72
Payment 2: Pay by October 15, 2024	496.71

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	.9%
October 15, 2024	
Penalty on 2nd Installment:	
October 16, 2024	6%

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor

PO Box 130

Dickinson, ND 58602

Phone: 701.456.7630



Description: 27+ Acres in NE1/4NE1/4 Section 21-137-97 (Subject to Survey)

Total Acres: 27± (Subject to Survey)

PID #'s: 28-0000-05234-100 & part of 28-0000-05234-000 **Taxes (2023):** \$2,088.96 (includes T6 & portion of T1) **Address:** 5109 117th Ave. SW, New England, ND 58647



Home Details: 3,700 sq. ft., 3-Bedroom, 1-1/2 Bathroom, vinyl siding, steel roof installed 2018

Main Floor: 1,850 sq. ft.

- · Mud Room, washer and dryer
- Kitchen, electric range/stove with exhaust fan, microwave, refrigerator, and dishwasher.
- Dining Room
- Living Room
- (2) Hallway linen closets
- (2) Bedrooms
- · Primary Bedroom
- Bathroom, single bay sink, toilet, shower/tub combo.
- Attic Crawl Space

Basement: 1,850 sq. ft.

- Bathroom, single bay sink, toilet, stall shower
 - (Electrical panel for home located in NW corner)
- (2) storage rooms (Northern Half)
 - (Furnace located in east storage room)
- Family Room

General Home Details:

- Known damage to vinyl siding on north and west side of home.
- · Septic tank located north of the home.
- A/C unit located along north exterior wall of home.
- (3) Anti-Siphon Freezeless wall faucet on west side of home. (2) cold water (1) hot water.
- Connected to Southwest Water (Rural Water)
- Propane (Historically Purchased at CHS Southwest Grain)
- Serviced by Roughrider Electric underground cables installed 2023.
- Access to Consolidated Internet
- · Home serviced by whole home water filter system.

Please Note: All personal property excluded unless otherwise stated. Removal subject to any existing property leases.





Shop: 6,000 sq. ft. red iron building, cold storage uninsulated walls & ceiling, painted 2020

- · Dirt floor
- 24'x14' tall O/H door w/lift mater opener installed 2018.
- walk through door
- (2) windows in northeast corner
- Fan and humidistat installed 2017.

Storage Shed near Shop: 120 sq. ft.

- Dirt floor
- · Wood siding and shingles
- 3' wide sliding door north end
- · Small windows on north, east, and west ends

Grain Bins:

- Concrete floors
- (2) Butler brand
- 5 Ring 56' diameter
- · Currently empty

Barn: 1,400 sq. ft. with loft

- · Concrete floor with gutters tie outs removed
- Wood siding and window frames painted 2020
- Steel roof installed 2020
- · sliding door east end
- (2) sliding doors west end
- · tack room south side
- · tack room north side
- · Loft access in northeast side.

Yard Shed by Home: 120 sq. ft.

- Dirt floor
- · Roll up manual door
- Steel siding and roof painted 2020



Parcel Number 28-0000-05234-100

Legislative tax relief

Jurisdiction 137-97

Physical Location 5109 117TH AVE SW NEW ENGLAND, ND58647

Legal Description SCT:21 TWN:137 RNG:097 TRACT IN NE4NE4 1.83 ACRES 21-137-97 Acres 1.830

2021 729.61	2022 747.66	2023 752.70
	2022 119,100	2023 119,100
5,207	5,360	5,360
0	0	0
5,207	5,360	5,360
183.800	184.710	189.080
455.41	438.22	434.80
411.72	455.60	455.55
		29.42
		82.98
		5.36
5.20	5.36	5.36
957.05	990.04	1,013.47
0.83%	0.83%	0.85%
	729.61 2021 115,700 5,207 0 0 5,207 183.800 455.41 411.72 26.92 52.60 5.20 5.20 957.05	729.61 747.66 2021 2022 115,700 119,100 5,207 5,360 0 0 5,207 5,360 183.800 184.710 455.41 438.22 411.72 455.60 26.92 29.32 52.60 56.18 5.20 5.36 5.20 5.36 957.05 990.04

Net consolidated tax Plus: Special Assessments	1,013.47 0.00
Total tax due	1,013.47
Less: 5% discount,	

2023 TAX BREAKDOWN

Statement No: 7197

if paid by February 15, 2024 -50.67 Amount due by February 15, 2024 962.80

(If your mortgage company pays your property taxes, then

this is an informational statement only.) Or pay in two installments (with no discount)

i pay in two instantients (with no discount)	
Payment 1: Pay by March 1, 2024	506.74
Payment 2: Pay by October 15, 2024	506.73

Penalty on 1st Installment & Specials	s:
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	
Penalty on 2nd Installment:	
October 16, 2024	

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor

PO Box 130

Dickinson, ND 58602

701.456.7630 Phone:



Description: portion of NE1/4 Section 21-137-97 Less portions in T1 & T5 (Subject to Survey)

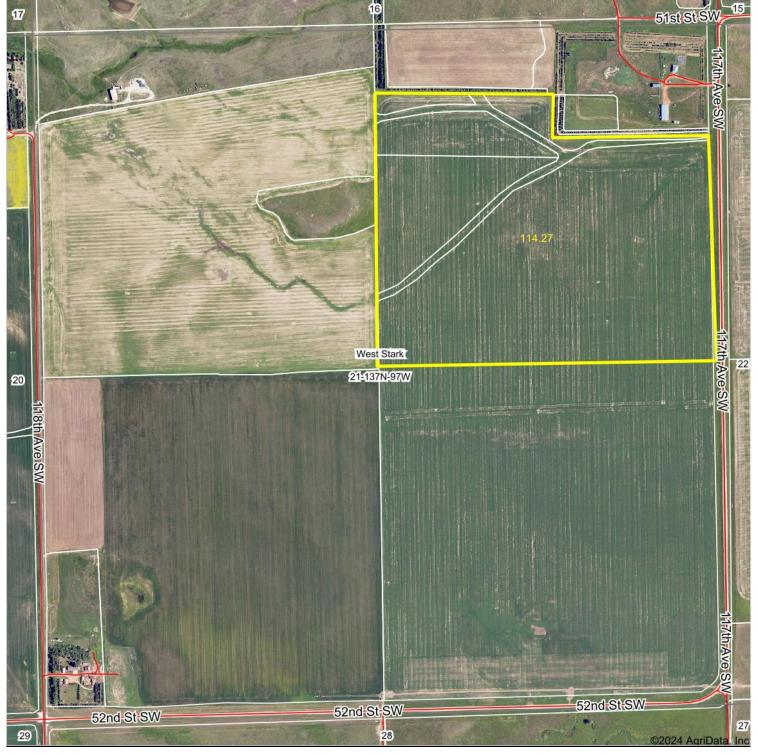
Total Acres: 114± (Subject to Survey)

Cropland Acres: 111.42±

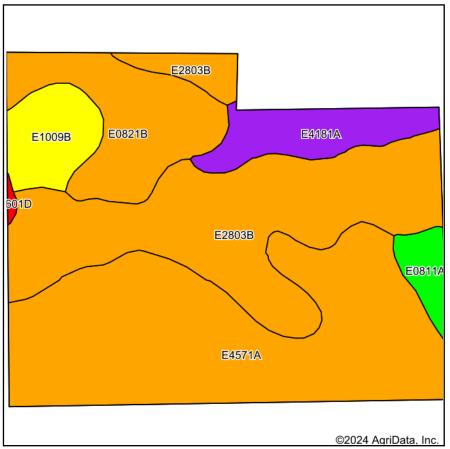
PID #'s: part of 28-0000-05234-000 **Soil Productivity Index:** 72.7

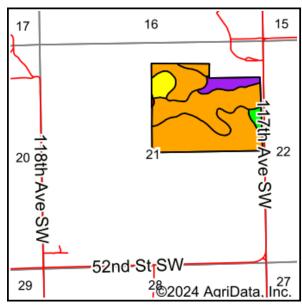
Soils: Shambo loam (39.7%), Amor-Shambo loams (32.3%), Lawther silty clay (12.6%)

Taxes (2023): \$1,075.49 (includes T5 & portion of T1)









Soils data provided by USDA and NRCS.

Area Symbol: ND089, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E4571A	Shambo loam, gravelly substratum, 0 to 2 percent slopes	45.43	39.7%		llc	73
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	36.94	32.3%		lle	76
E0821B	Lawther silty clay, 2 to 6 percent slopes	14.38	12.6%		lle	74
E4181A	Korell-Rhoades-Daglum complex, 0 to 2 percent slopes, rarely flooded	7.84	6.9%		lls	56
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	6.59	5.8%		Ille	61
E0811A	Grail silty clay loam, 0 to 2 percent slopes	2.84	2.5%		llc	96
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.25	0.2%		IVe	40
			Weigh	ted Average	2.06	72.7

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel Number 28-0000-05234-000	Jurisdiction 137-97		
	Physical Loc	ation	
Legal Description SCT:21 TWN:137 RNG:097 NE4 21-137-97 158.17 ACRES			Acres 158.170
Legislative tax relief (3-year comparison) Legislative tax relief	2021 773.74	2022 793.42	2023 798.77
Tax distribution (3-year comparison): True and Full Value Taxable Value Less: Homestead credit Disabled Veteran credit	2021 110,443 5,522 0 0	2022 113,756 5,688 0 0	2023 113,756 5,688 0
Net Taxable Value	5,522	5,688	5,688
Total mill levy	183.800	184.710	189.080
Taxes By District (in dollars): County45 New England School New England Fire New England Ambulance Soil Conservation District StateND	482.94 436.64 28.54 55.78 5.52 5.52	465.06 483.48 31.12 59.61 5.68 5.68	461.43 483.42 31.22 88.06 5.68 5.68
Consolidated tax	1,014.94	1,050.63	1,075.49
Net effective tax rate	0.92%	0.92%	0.95%

Statement No: 7196

2023 TAX BREAKDOWN	
Net consolidated tax	1,075.49
Plus: Special Assessments	0.00
Total tax due	1,075.49
Less: 5% discount,	

-53.77

Amount due by February 15, 2024 1,021.72 (If your mortgage company pays your property taxes, then

if paid by February 15, 2024

this is an informational statement only.)

Or pay in two installments (with no discount)	
Payment 1: Pay by March 1, 2024	537.75
Payment 2: Pay by October 15, 2024	537.74

March 2, 2024	
May 1, 2024	69
July 1, 2024	
October 15, 2024	
Penalty on 2nd Installa	ment:

FOR ASSISTANCE, CONTACT:

Office: Stark County Auditor

PO Box 130

Dickinson, ND 58602

701.456.7630 Phone:

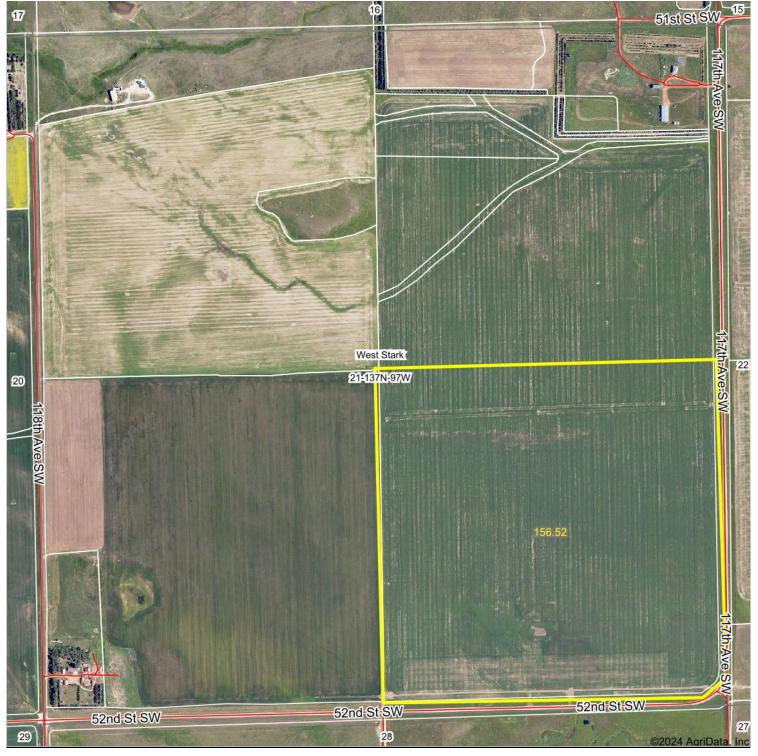


Description: SE1/4 Section 21-137-97

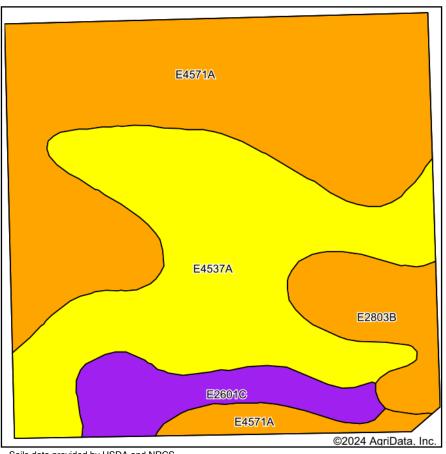
Total Acres: 156.52± Cropland Acres: 153.72± PID #'s: 28-0000-05235-000 Soil Productivity Index: 67.2

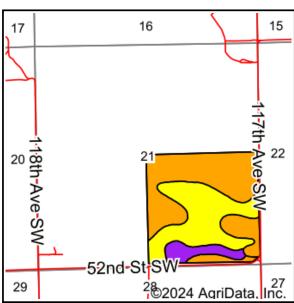
Soils: Shambo loam (46.4%), Stady loam (37.2%), Amor-Shambo loams (8.3%)

Taxes (2023): \$1,076.62









Soils data provided by USDA and NRCS.

Area Symbol: ND089, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E4571A	Shambo loam, gravelly substratum, 0 to 2 percent slopes	72.72	46.4%		llc	73
E4537A	Stady loam, 0 to 2 percent slopes	58.16	37.2%		lle	61
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	12.93	8.3%		lle	76
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	12.71	8.1%		Ille	53
	Weighted Average				2.08	67.2

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel Number Jurisdiction 28-0000-05235-000 137-97 **Physical Location Legal Description** Acres ŠCT:21 TWN:137 RNG:097 156.520 SE 4 21-137-97 Legislative tax relief (3-year comparison) 2021 2022 2023 Legislative tax relief 774.58 794.26 799.61 2021 2022 2023 Tax distribution (3-year comparison): True and Full Value 110,568 113,885 113,885 Taxable Value 5,528 5,694 5,694 Less: Homestead credit 0 0 0 Disabled Veteran credit 0 0 Net Taxable Value 5,528 5,694 5,694 Total mill levy 183.800 184.710 189.080 Taxes By District (in dollars): County45 483.49 465.54 461.90 New England School 437.10 483.98 483.92 31.26 New England Fire 28.58 31.14 New England Ambulance 55.84 59.68 88.14

5.52

5.52

1,016.05

0.92%

5.70

5.70

1,051.74

0.92%

5.70 5.70

1,076.62

0.95%

Soil Conservation District

StateND

Consolidated tax

Net effective tax rate

Statement No: 7198

2023 TAX BREAKDOWN

Net consolidated tax Plus: Special Assessments	1,076.62 0.00
Total tax due	1,076.62
Less: 5% discount, if paid by February 15, 2024	-53.83

Or pay in two installments (with no discount)	
Payment 1: Pay by March 1, 2024	5

this is an informational statement only.)

Payment 1: Pay by March 1, 2024	538.31
Payment 2: Pay by October 15, 2024	538.31

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	
Penalty on 2nd Installment:	
October 16, 2024	6%

FOR ASSISTANCE, CONTACT:

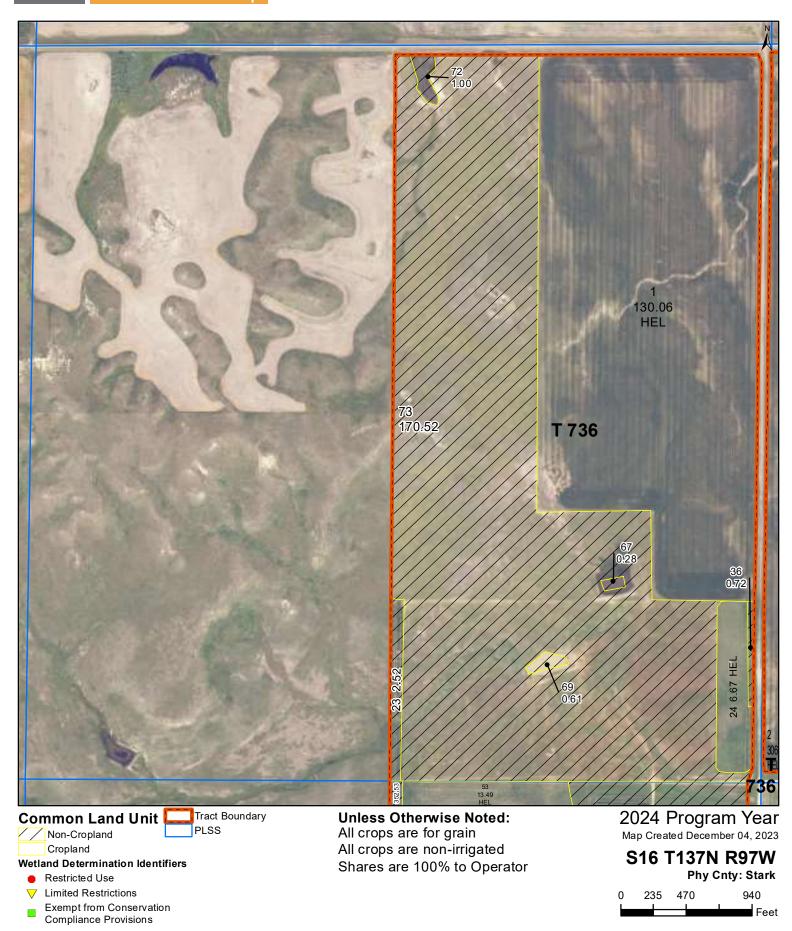
Office: Stark County Auditor

PO Box 130

Dickinson, ND 58602

Phone: 701.456.7630









Tract Boundary

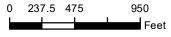
Cropland

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 December 04, 2023
S15 T137N R97W
Phy Cnty: Stark





Common Land Unit
Non-Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers

Restricted Use

Cropland

- 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 December 04, 2023

S21 T137N R97W

Phy Cnty: Stark



Tract Number : 736

Description: W2 15; E2 21; E2 16 137 97FSA Physical Location: NORTH DAKOTA/STARKANSI Physical Location: NORTH DAKOTA/STARK

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None
Owners : WLE LLP

Other Producers :

Recon ID : None

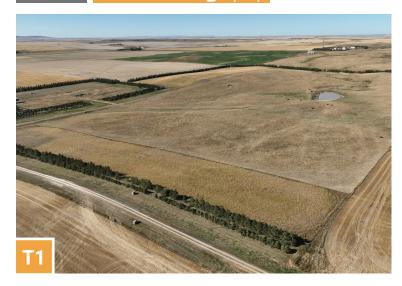
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
930.30	724.14	724.14	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	724.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	
Wheat	188.00	0.00	45	
Oats	26.70	0.00	40	
Corn	63.90	0.00	37	
Barley	70.90	0.00	31	

TOTAL 349.50 0.00



Drone Photography





































SteffesGroup.com

Earnest Money Receipt & Purchase Agreement

			D	ate:		
Re	ceived of					
	nose address is					
SS	#Phone #	the sum of	in the form of	as earnest money		
	d in part payment of the purchase of real estate sold b			ac cameet meney		
Th	is property the undersigned has this day sold to the B	SUYER for the sum of		\$		
	rnest money hereinafter receipted for					
	lance to be paid as follows In Cash at Closing					
	Said deposit to be placed in the Steffes Group, Inc. T BUYER acknowledges purchase of the real estate su agrees to close as provided herein and therein. BUYE deposit approximating SELLER'S damages upon BU' that failure to close as provided in the above reference addition to SELLER'S other remedies.	rust Account until closing, BUYERS defau bject to Terms and Conditions of this cont ER acknowledges and agrees that the amo YERS breach; that SELLER'S actual dama	It, or otherwise as agreed in writing by B tract, subject to the Terms and Conditions ount of deposit is reasonable; that the par ges upon BUYER'S breach may be diffice	UYER and SELLER. By this deposi s of the Buyer's Prospectus, and rties have endeavored to fix a ult or impossible to ascertain;		
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 so 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 shall be assessed against the property subsequent to		oncerning the amount of real estate taxes	or special assessments, which		
5.	Minnesota Taxes: SELLER agrees to pay BUYER agrees to pay SELLER warrants taxes for	of the real estate taxes and in of the real state taxes an are Homestead,	d installments and special assessments	due and payable in		
	State Deed Tax.					
	North Dakota Taxes:					
	South Dakota Taxes:					
8.	The property is to be conveyed by	deed, free and clear of all encumbra	nces except special assessments, existi	ng tenancies, easements,		
9.	Closing of the sale is to be on or beforeclosing.			Possession will be at		
10.	This property is sold AS IS, WHERE IS, WITH ALL FA to water quality, seepage, septic and sewer operation conditions that may affect the usability or value of the	n and condition, radon gas, asbestos, pres				
11.	The contract, together with the Terms and Conditions representations, agreements, or understanding not s conflict with or are inconsistent with the Buyer's Pro	et forth herein, whether made by agent or	party hereto. This contract shall control			
12.	Other conditions: Subject to easements, reservations agent DO NOT MAKE ANY REPRESENTATIONS OR A					
13.	. Any other conditions:					
14.	. Steffes Group, Inc. stipulates they represent the SEL	LER in this transaction.				
Bu	yer:		Seller:			
Ste	effes Group, Inc.		Seller's Printed Name & Address:			



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