



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

65 YEARS
Built on Trust.

RICHLAND COUNTY, ND LAND AUCTION

Auctioneer's Note: Here's your opportunity to add additional acres to your operation for the 2025 crop year! The successful bidder will be able to farm this land immediately upon signing the purchase agreement and submitting the 10% earnest money deposit on auction day. This land auction features three tracts of productive Richland County farmland. The oxbow on Tract 2 has long been a favorite spot for deer hunting, making it especially attractive to those who want to invest in land and the outdoors. Whether you're a farmer looking to expand or an investor seeking a reliable asset, this is a chance to purchase land that has consistently proven to be an excellent long-term investment.

**235±
Acres**



Opening: Monday, April 28 | 8 AM

Closing: Wednesday, April 30 | 10 AM CDT 2025

**Timed
Online**



Ryan Robert Skoog

Contact Max Steffes at Steffes Group, (701) 212-2849; or Joel Swanson, (701) 371-7152 for details.

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 MONDAY, APRIL 28 AND WILL END AT 10 AM WEDNESDAY, APRIL 30, 2025.

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, June 13, 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.**

2025 Taxes: Paid by BUYER.

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

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

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

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

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

IMMEDIATE POSSESSION

Immediate possession will be granted to the successful bidder upon signing the purchase agreement and depositing earnest money, signing of short-term lease agreement to bridge to closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BUYER DEFAULT

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

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

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

AVOID OVER OR UNDER BIDDING

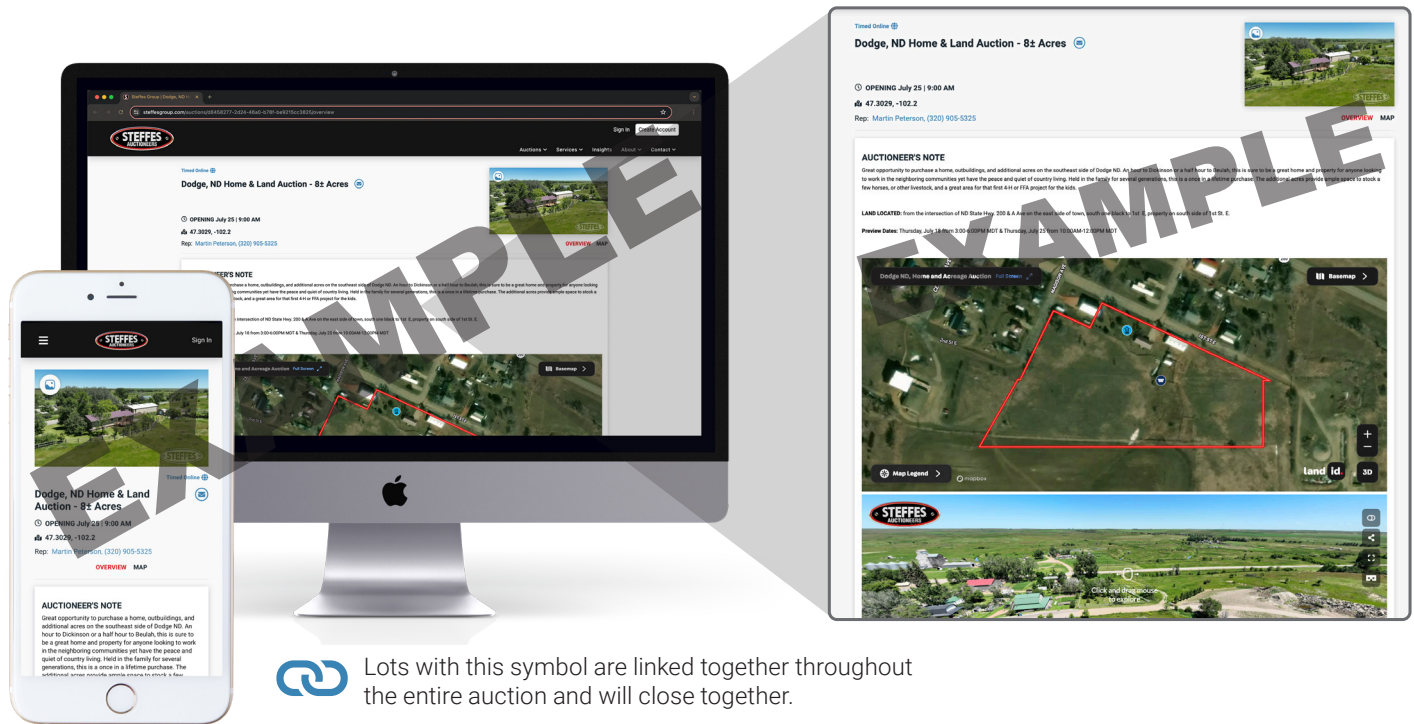
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

THE BIDDING STRATEGY

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

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

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



APRIL 2025

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

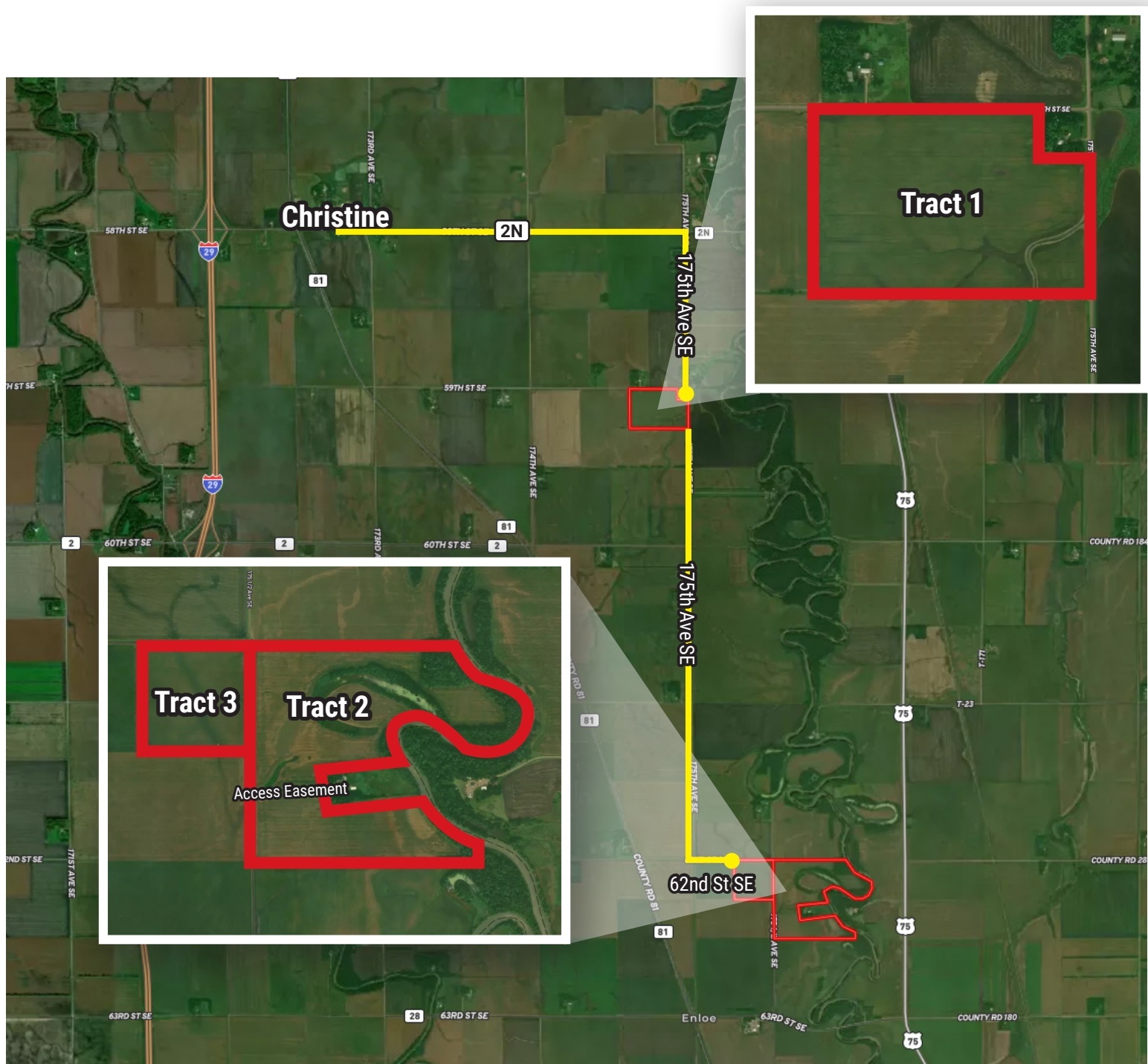
RICHLAND COUNTY, NORTH DAKOTA — EAGLE TOWNSHIP

Land Located: From Christine, 2 Miles on 2N (58th St SE) to 175th Ave. SE, south 1 Mile to tract 1. Continue 3 miles south on 175th Ave. SE to 62nd St. SE, east 1/4 mile to tract 3, continue 1/4 mile to tract 2.

Description: E60 A N1/2NE1/4 Exc. 2.63A Section 31-136-48, W1/2NE1/4, Gov't Lots 1-2 Exc. 10.22AC & Exc. 3.55 Surveyed Acres Section 17-135-48 & Gov't Lot 1 Section 16-135-48, NE1/4NW1/4 Section 17-135-48

Total Acres: 235±

To Be Sold in 3 Tracts!

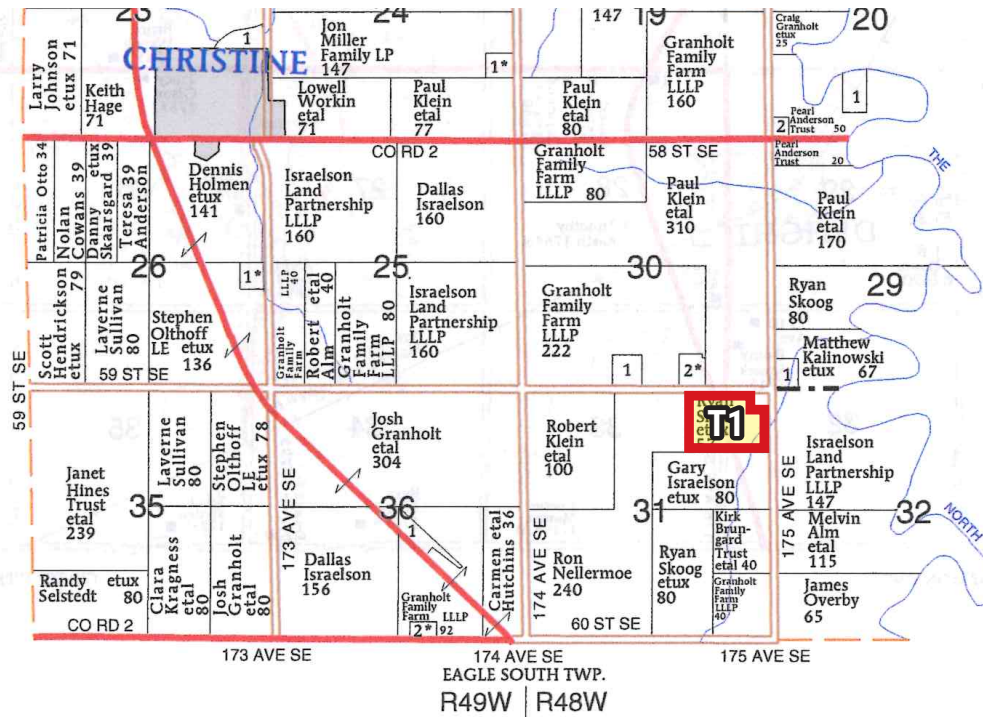


*Lines are approximate

T-136-N

EAGLE 'N' PLAT
(Landowners)

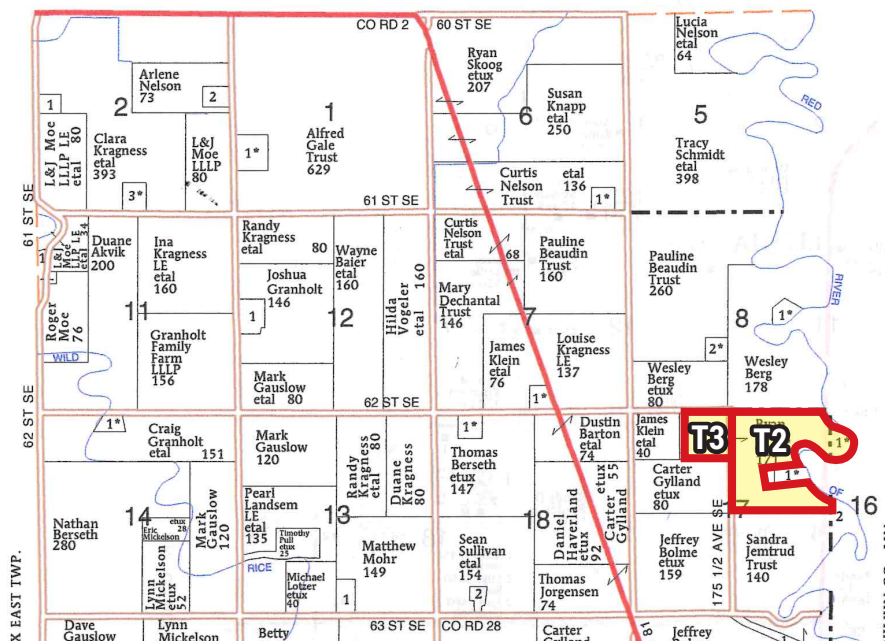
R-48-49-W



T-135-N

EAGLE 'S' PLAT
(Landowners)

R-48-49-W

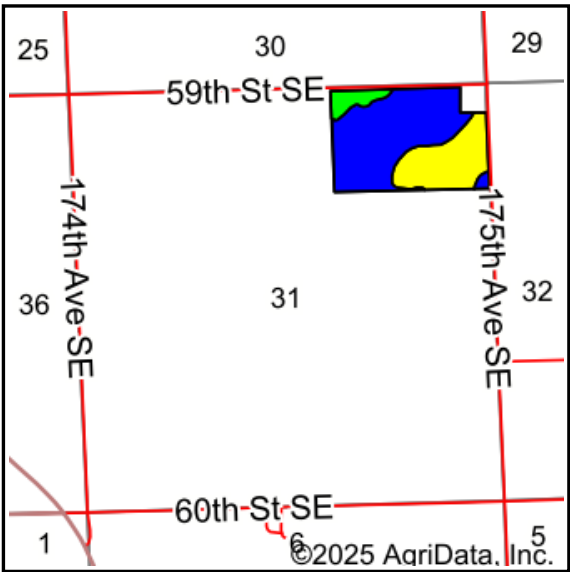
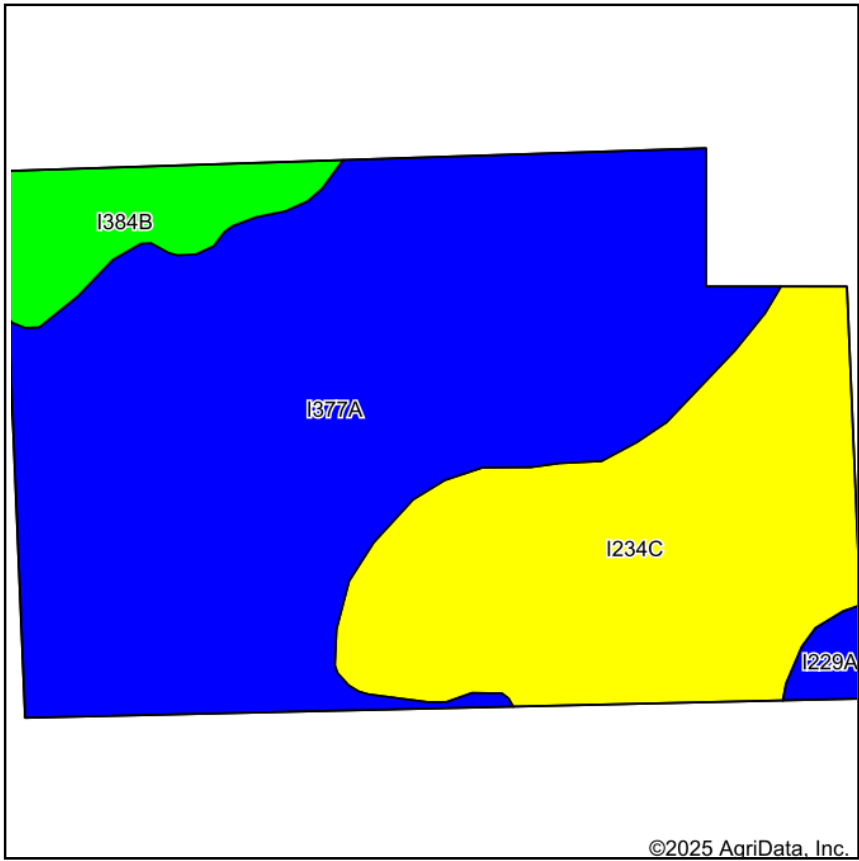


RICHLAND COUNTY, NORTH DAKOTA — EAGLE TOWNSHIP

Description: E60 A N1/2NE1/4 Exc. 2.63A Section 31-136-48
Total Acres: 57.37±
Cropland Acres: 56.46±
PID #: 01-0000-00052.000
Soil Productivity Index: 79
Soils: Wheatville silt loam (61.5%), Nutley silty clay (30.7%), Overly-Nutley silty clay loams (6.6%)
Taxes (2024): \$1,155.58



*Lines are approximate

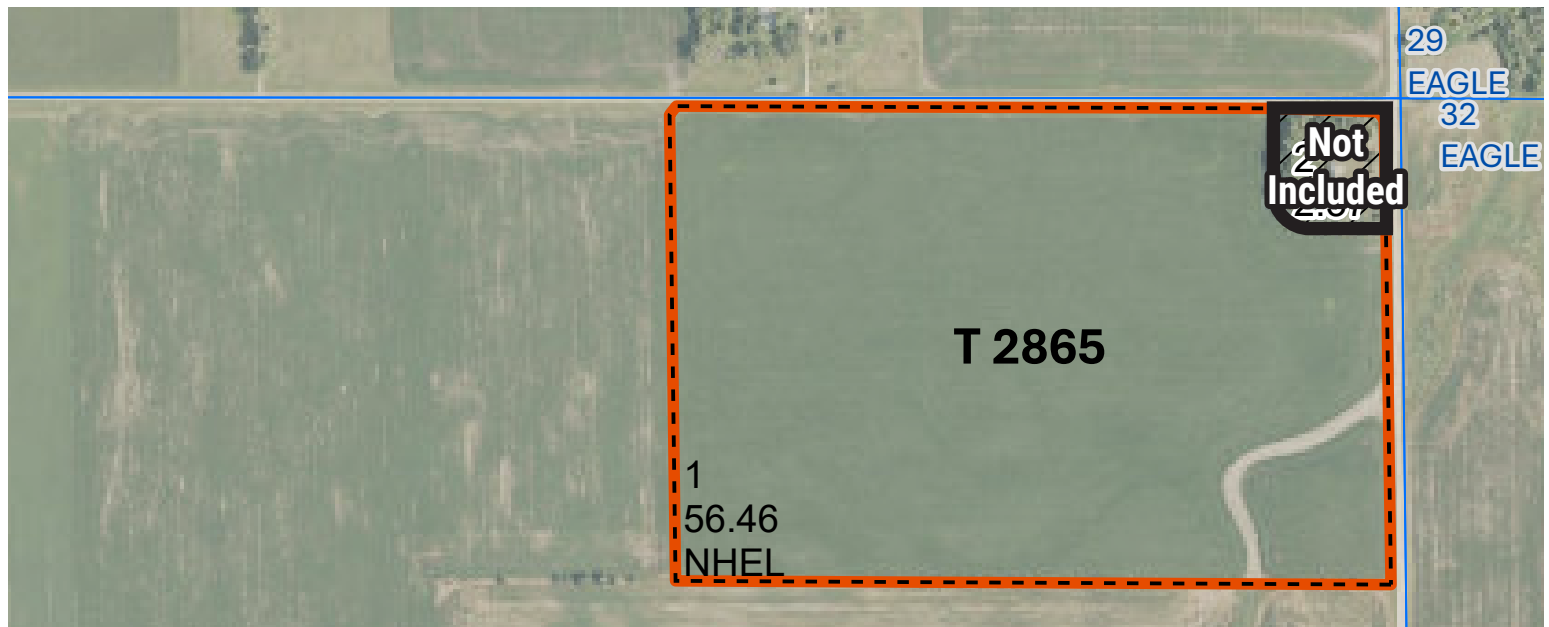


Soils data provided by USDA and NRCS.

Area Symbol: ND077, Soil Area Version: 34						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I377A	Wheatville silt loam, 0 to 2 percent slopes	34.26	61.5%		Ile	85
I234C	Nutley silty clay, 6 to 9 percent slopes	17.10	30.7%		IIle	64
I384B	Overly-Nutley silty clay loams, 2 to 6 percent slopes	3.66	6.6%		Ile	92
I229A	Fargo silty clay, 0 to 1 percent slopes	0.68	1.2%		IIw	86
Weighted Average					2.31	79

*c: Using Capabilities Class Dominant Condition Aggregation Method





 Tract Boundary
 Noncropland
 PLSS
 Cropland

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

2025 Program Year
 Phy. County: Richland
 2023 imagery

S31 T136N R48W

0 375 750
 |-----|-----|
 Ft

Tract Number	: 2865
Description	: E2NWNE;NENE31-136-48
FSA Physical Location	: NORTH DAKOTA/RICHLAND
ANSI Physical Location	: NORTH DAKOTA/RICHLAND
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: RYAN SKOOG
Other Producers	: None
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.83	56.46	56.46	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	56.46	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	2.81	0.00	39
Corn	14.36	0.00	113
Soybeans	38.46	0.00	28

TOTAL **55.63** **0.00**

Year-2024 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

01-0000-00052.000

Jurisdiction
EAGLE TOWNSHIP

Statement Number: 83

Physical Location

2024 TAX BREAKDOWN

0144030000

Lot: Blk: Sec: 31 Twp: 136 Rng: 48
Addition:TOWNSHIP Acres: 57.37

Net consolidated tax \$1,155.58
Plus:Special assessments \$0.00
Total tax due \$1,155.58
Less: 5% discount,
if paid by Feb.15th \$57.78

Legal Description
E60A N1/2 NE1/4 EXC 2.63A 31 136 48

Amount due by Feb.15th \$1,097.80

Or pay in 2 installments(with no discount)
Payment 1: Pay by Mar.1st \$577.79
Payment 2: Pay by Oct.15th \$577.79

Legislative tax relief (3-year comparison):

	2022	2023	2024
School levy reduction	625.22	677.67	684.16
Total tax relief-->	625.22	677.67	684.16

Tax distribution

(3-year comparison):

	2022	2023	2024
True and full value	89,400	94,700	94,700
Taxable value	4,470	4,735	4,735
Less: Homestead credit			
Veteran's credit			
Net taxable value-->	4,470	4,735	4,735

	2022	2023	2024
Total mill levy	248.41	244.91	244.05

Taxes By District(in dollars):

	2022	2023	2024
STATE	4.46	4.73	4.73
COUNTY	422.15	446.75	445.80
SCHOOL	487.23	504.28	504.28
TOWNSHIP/CITY	138.44	142.33	139.21
FIRE	58.11	61.56	61.56

NOTE:

Consolidated tax	1,110.39	1,159.65	1,155.58
LESS Primary Residence Credit:	---	---	00.00

Net consolidated tax-->	1,110.39	1,159.65	1,155.58
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Net effective tax rate-->	1.24%	1.22%	1.22%
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FOR ASSISTANCE, CONTACT:
RICHLAND COUNTY TREASURER
418 2ND AVENUE NORTH
WHAPEON ND 58075
701-642-7705
www.co.richland.nd.us

[Detach here and mail with your payment]

Year-2024 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

Your canceled check is your receipt for your payment.
No receipt will be issued.

Parcel Number: 01-0000-00052.000

Statement Number: 83

District: 0144030000 Acres: 57.37

Total tax due \$1,155.58
Less: 5% discount \$57.78

Amount due by Feb.15th \$1,097.80

Or pay in 2 installments(with no discount)
Payment 1: Pay by Mar.1st \$577.79
Payment 2: Pay by Oct.15th \$577.79



RICHLAND COUNTY, NORTH DAKOTA — EAGLE TOWNSHIP

TRACT 2

Description: W1/2NE1/4, Gov't Lots 1-2 Exc. 10.22AC & Exc. 3.55 Surveyed Acres Section 17-135-48 & Gov't Lot 1 Section 16-135-48

Total Acres: 137.63±

Cropland Acres: 109.35±

PID #: 01-0000-00177.000 & 01-0000-00172.000

Soil Productivity Index: 80.8

Soils: Fargo silty clay (27.3%), Cashel silty clay (14.6%) Fairdale silt loam (14%)

Taxes (2024): \$1,930.43

TRACT 3

Description: NE1/4NW1/4 Section 17-135-48

Total Acres: 40±

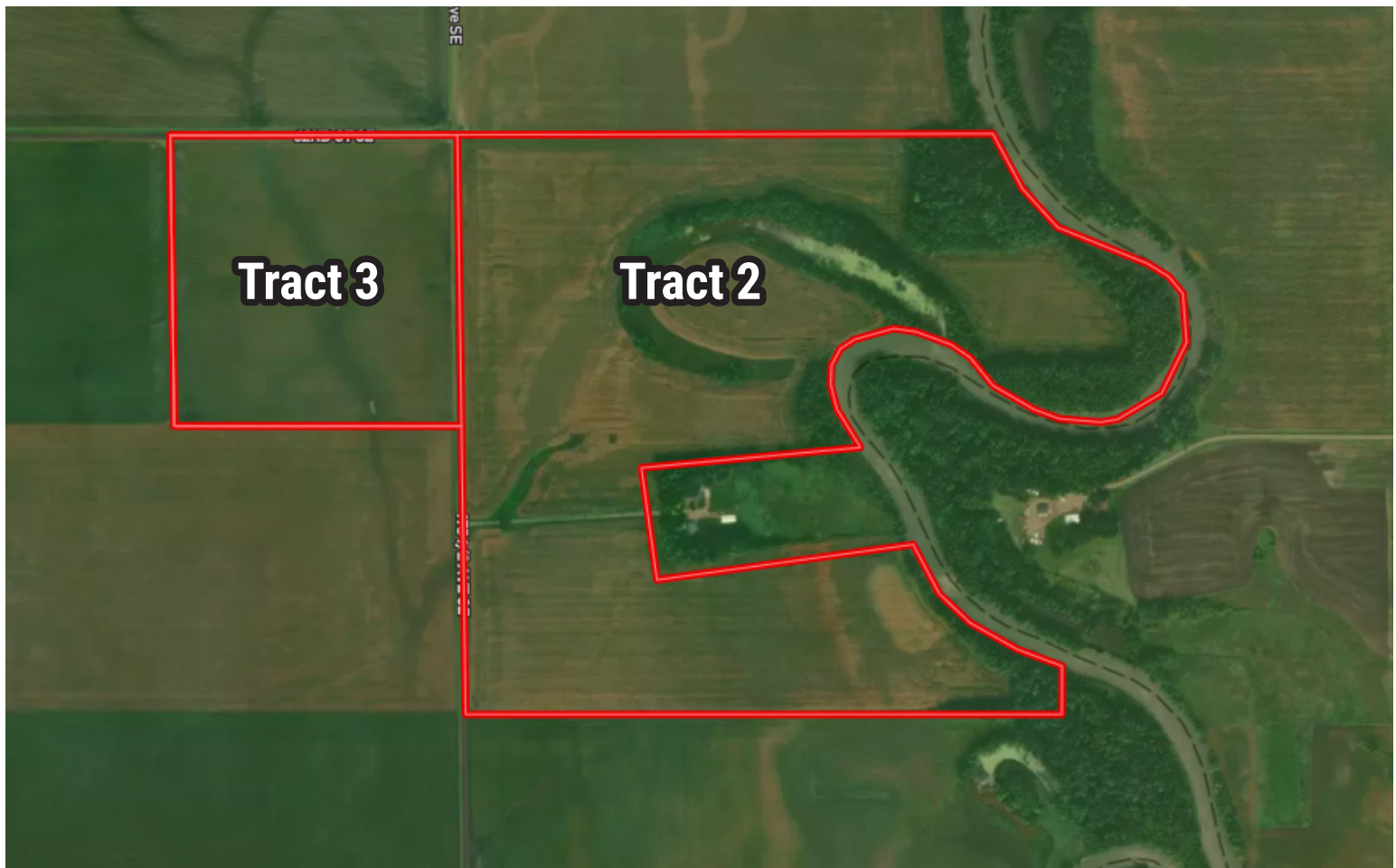
Cropland Acres: 36.68±

PID #: 01-0000-00180.000

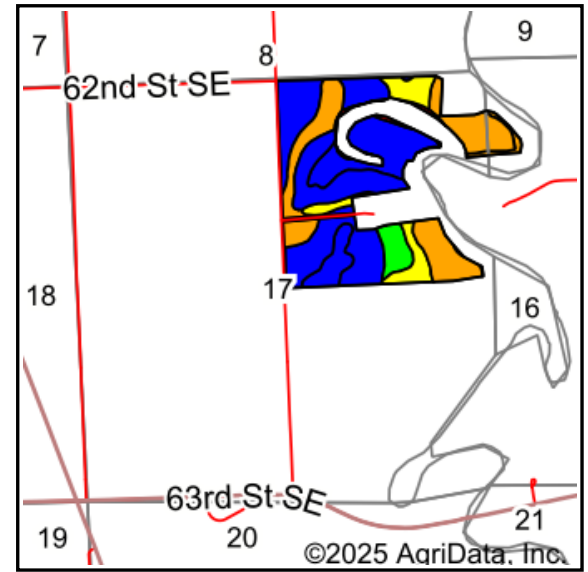
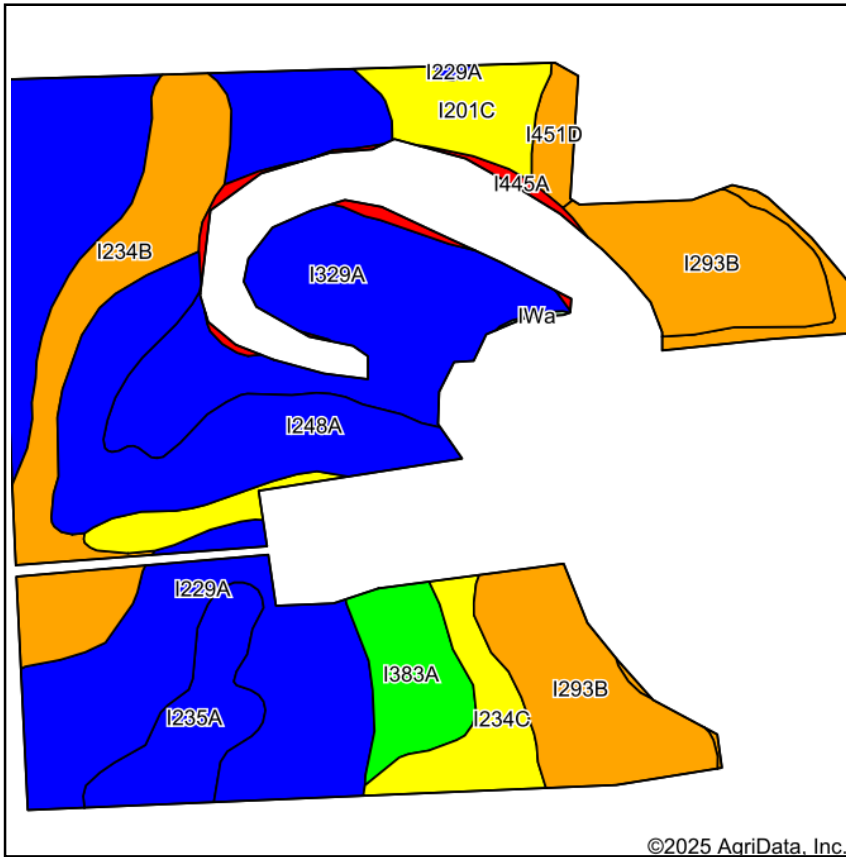
Soil Productivity Index: 82

Soils: Fargo silty clay (60.3%), Nutley-Fargo dry silty clays (39.7%)

Taxes (2024): \$806.59



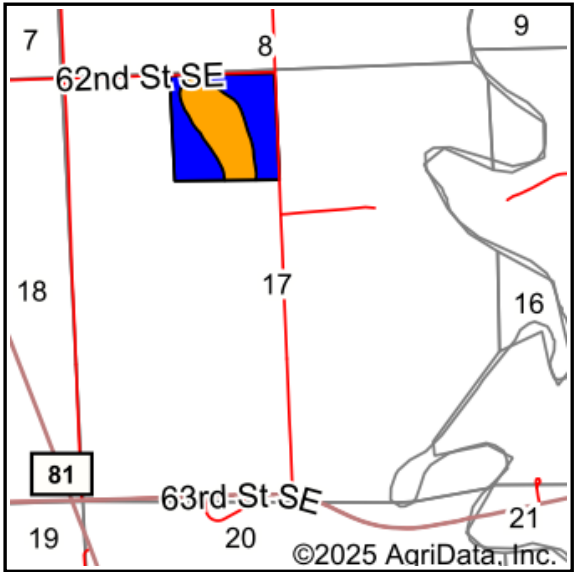
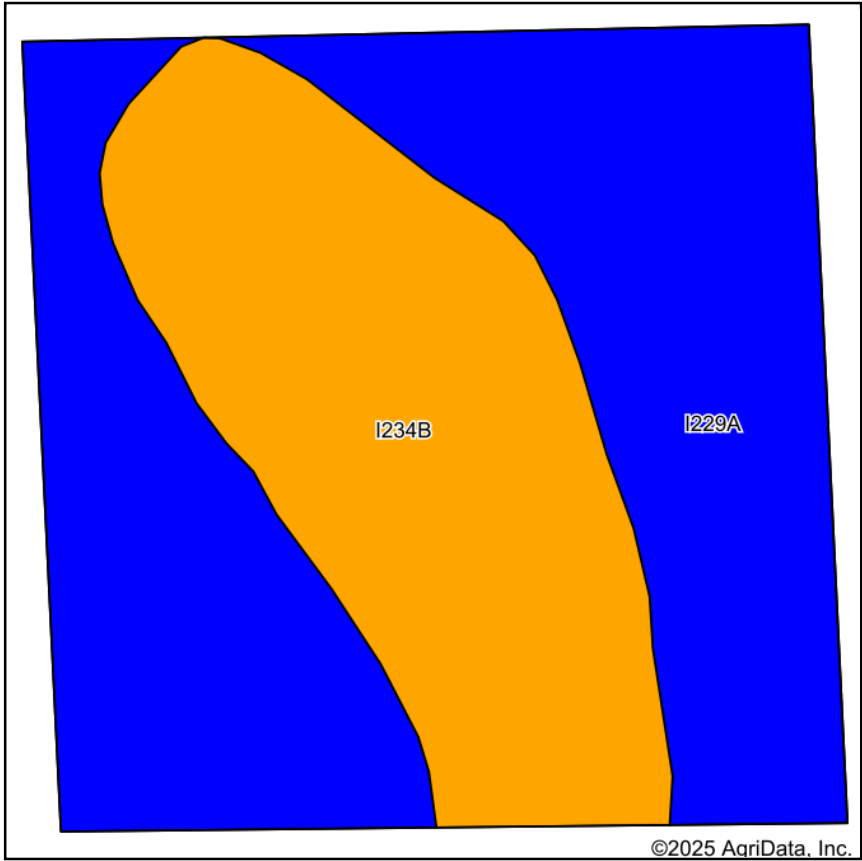
*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: MN167, Soil Area Version: 21
Area Symbol: ND077, Soil Area Version: 34

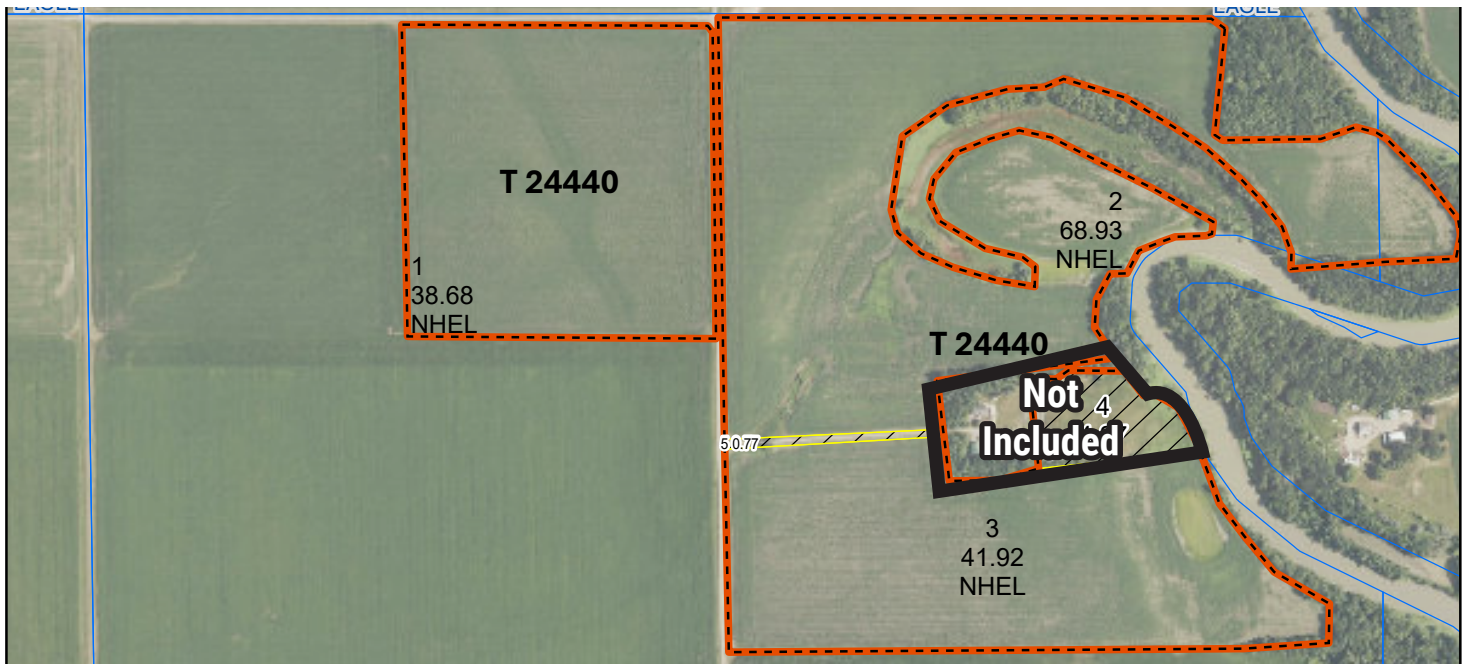
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	30.18	27.3%		IIw	86
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	16.08	14.6%		Ile	77
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	15.46	14.0%		Ilc	81
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	12.29	11.1%		Ile	90
I234B	Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes	11.60	10.5%		Ile	76
I234C	Nutley silty clay, 6 to 9 percent slopes	6.25	5.7%		IIIle	64
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	5.32	4.8%		IIIw	86
I383A	Overly silty clay loam, 0 to 2 percent slopes	4.77	4.3%		Ilc	96
I201C	Eckman-Zell complex, 6 to 9 percent slopes	4.14	3.7%		IIIle	62
I451D	Wahpeton-Cashel silty clays, wooded, 1 to 15 percent slopes, occasionally flooded	3.05	2.8%		Ile	78
I445A	Rauville silty clay loam, wooded, 0 to 1 percent slopes, frequently flooded	1.25	1.1%		Vw	31
IWa	Water	0.06	0.1%			
Weighted Average					*-	80.8



Area Symbol: ND077, Soil Area Version: 34						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	24.13	60.3%		IIw	86
I234B	Nutley-Fargo, dry, silty clays, 2 to 6 percent slopes	15.87	39.7%		IIe	76
Weighted Average					2.00	82

*c: Using Capabilities Class Dominant Condition Aggregation Method





 Tract Boundary
 Noncropland
 PLSS
 Cropland

Wetland Determination Identifiers

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

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

2025 Program Year
 Phy. County: Wilkin-Richland Richland
 2023 imagery

S17 T135N R48W
 0 375 750
 Ft

Tract Number	: 24440
Description	: NENW;NE17 LESS FRMSTD;NWNW16-135-48
FSA Physical Location	: NORTH DAKOTA/RICHLAND
ANSI Physical Location	: NORTH DAKOTA/RICHLAND
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: RYAN SKOOG
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.17	149.53	149.53	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	149.53	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	7.45	0.00	39
Corn	38.02	0.00	113
Soybeans	101.85	0.00	28
TOTAL	147.32	0.00	

Year-2024 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

01-0000-00177.000

Jurisdiction
EAGLE TOWNSHIP

Statement Number: 243

Physical Location

2024 TAX BREAKDOWN

0144030000

Lot: Blk: Sec: 17 Twp: 135 Rng: 48
Addition:TOWNSHIP Acres: 131.18

Net consolidated tax \$1,876.74
Plus:Special assessments \$0.00
Total tax due \$1,876.74
Less: 5% discount,
if paid by Feb.15th \$93.84

Legal Description
W1/2 NE1/4, GOV'T LOTS 1-2 EXC 10.22A 17 135 48

Amount due by Feb.15th \$1,782.90

Or pay in 2 installments(with no discount)
Payment 1: Pay by Mar.1st \$938.37
Payment 2: Pay by Oct.15th \$938.37

Legislative tax relief (3-year comparison):	2022	2023	2024
School levy reduction	1,014.76	1,100.59	1,111.13
Total tax relief-->	1,014.76	1,100.59	1,111.13
Tax distribution (3-year comparison):	2022	2023	2024
True and full value	145,100	153,800	153,800
Taxable value	7,255	7,690	7,690
Less: Homestead credit			
Veteran's credit			
Net taxable value-->	7,255	7,690	7,690
Total mill levy	248.41	244.91	244.05

Taxes By District(in dollars):	2022	2023	2024
STATE	7.26	7.69	7.69
COUNTY	685.16	725.55	724.01
SCHOOL	790.79	818.99	818.98
TOWNSHIP/CITY	224.69	231.16	226.09
FIRE	94.31	99.97	99.97

NOTE:

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

Consolidated tax	1,802.21	1,883.36	1,876.74
LESS Primary Residence Credit:	—	—	00.00
Net consolidated tax-->	1,802.21	1,883.36	1,876.74
Net effective tax rate-->	1.24%	1.22%	1.22%

[Detach here and mail with your payment]

Year-2024 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

Your canceled check is your receipt for your payment.
No receipt will be issued.

Parcel Number: 01-0000-00177.000

Statement Number: 243

District: 0144030000 Acres: 131.18

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Payment 2: Pay by Oct.15th \$938.37



Year-2024 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

01-0000-00172.000		Jurisdiction EAGLE TOWNSHIP		Statement Number: 238	
Physical Location		0144030000		2024 TAX BREAKDOWN	
Lot:	Blk:	Sec:	16 Twp:	135 Rng:	48
Addition:TOWNSHIP		Acres:		10	
GOV'T LOT-1 16 135 48		Legal Description		Net consolidated tax \$53.69	
				Plus:Special assessments \$0.00	
				Total tax due \$53.69	
				Less: 5% discount, if paid by Feb.15th \$2.68	
				Amount due by Feb.15th \$51.01	
				Or pay in 2 installments(with no discount)	
				Payment 1: Pay by Mar.1st \$26.85	
				Payment 2: Pay by Oct.15th \$26.84	
Legislative tax relief (3-year comparison):		2022	2023	2024	SPC#
School levy reduction		28.67	31.49	31.79	
Total tax relief->		28.67	31.49	31.79	
Tax distribution (3-year comparison):		2022	2023	2024	
True and full value		4,100	4,400	4,400	
Taxable value		205	220	220	
Less: Homestead credit					
Veteran's credit					
Net taxable value->		205	220	220	
Total mill levy		248.41	244.91	244.05	
Taxes By District(in dollars):					NOTE:
STATE		0.21	0.22	0.22	
COUNTY		19.36	20.76	20.71	
SCHOOL		22.34	23.43	23.43	
TOWNSHIP/CITY		6.35	6.61	6.47	
FIRE		2.66	2.86	2.86	
Consolidated tax		50.92	53.88	53.69	FOR ASSISTANCE, CONTACT: RICHLAND COUNTY TREASURER 418 2ND AVENUE NORTH WAHPETON ND 58075 701-642-7705 www.co.richland.nd.us
LESS Primary Residence Credit:		--	--	00.00	
Net consolidated tax->		50.92	53.88	53.69	
Net effective tax rate->		1.24%	1.22%	1.22%	

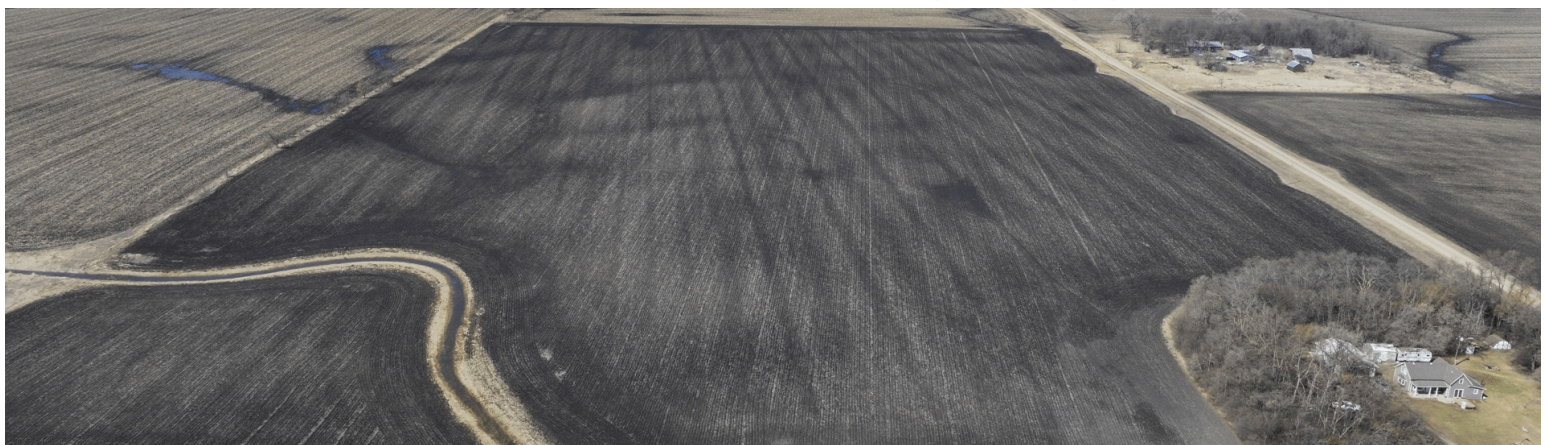
[Detach here and mail with your payment]

Year-2024 RICHLAND COUNTY REAL ESTATE TAX STATEMENT

Your canceled check is your receipt for your payment. No receipt will be issued.		Total tax due \$53.69	
		Less: 5% discount \$2.68	
Parcel Number: 01-0000-00172.000		Amount due by Feb.15th \$51.01	
Statement Number: 238		Or pay in 2 installments(with no discount)	
District: 0144030000 Acres: 10		Payment 1: Pay by Mar.1st \$26.85	
		Payment 2: Pay by Oct.15th \$26.84	



01-0000-00180.000		Jurisdiction EAGLE TOWNSHIP		Statement Number: 247	
Physical Location				2024 TAX BREAKDOWN	
0144030000					
Lot:	Blk:	Sec:	17 Twp:	135 Rng:	48
Addition:TOWNSHIP			Acres:	40	
NE1/4 NW1/4 17 135 48				Net consolidated tax \$806.59 Plus:Special assessments \$0.00 Total tax due \$806.59 Less: 5% discount, if paid by Feb.15th \$40.33	
				Amount due by Feb.15th \$766.26	
				Or pay in 2 installments(with no discount)	
				Payment 1: Pay by Mar.1st \$403.30	
				Payment 2: Pay by Oct.15th \$403.29	
Legislative tax relief				Special assessments	
(3-year comparison):				SPC#	AMOUNT DESCRIPTION
School levy reduction	2022	2023	2024		
	436.39	473.01	477.54		
Total tax relief-->	436.39	473.01	477.54		
Tax distribution					
(3-year comparison):					
True and full value	2022	2023	2024		
	62,400	66,100	66,100		
Taxable value	3,120	3,305	3,305		
Less: Homestead credit					
Veteran's credit					
Net taxable value-->	3,120	3,305	3,305		
Total mill levy	248.41	244.91	244.05		
Taxes By District(in dollars):				NOTE:	
STATE	3.12	3.30	3.30		
COUNTY	294.65	311.83	311.17		
SCHOOL	340.08	351.98	351.98		
TOWNSHIP/CITY	96.63	99.35	97.17		
FIRE	40.56	42.97	42.97		
Consolidated tax	775.04	809.43	806.59	FOR ASSISTANCE, CONTACT: RICHLAND COUNTY TREASURER 418 2ND AVENUE NORTH WAHPETON ND 58075 701-642-7705 www.co.richland.nd.us	
LESS Primary Residence Credit:	---	---	00.00		
Net consolidated tax-->	775.04	809.43	806.59		
Net effective tax rate-->	1.24%	1.22%	1.22%		



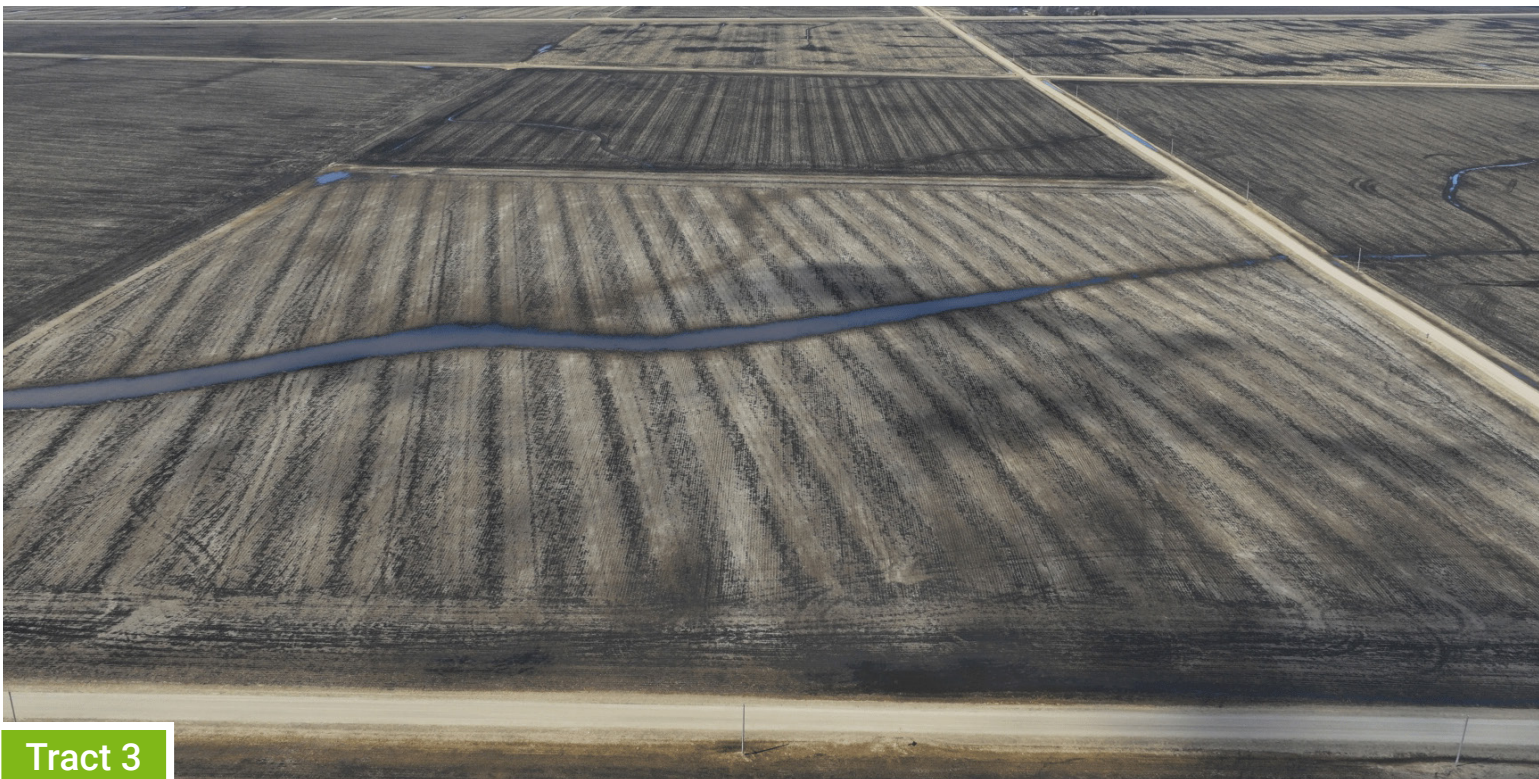




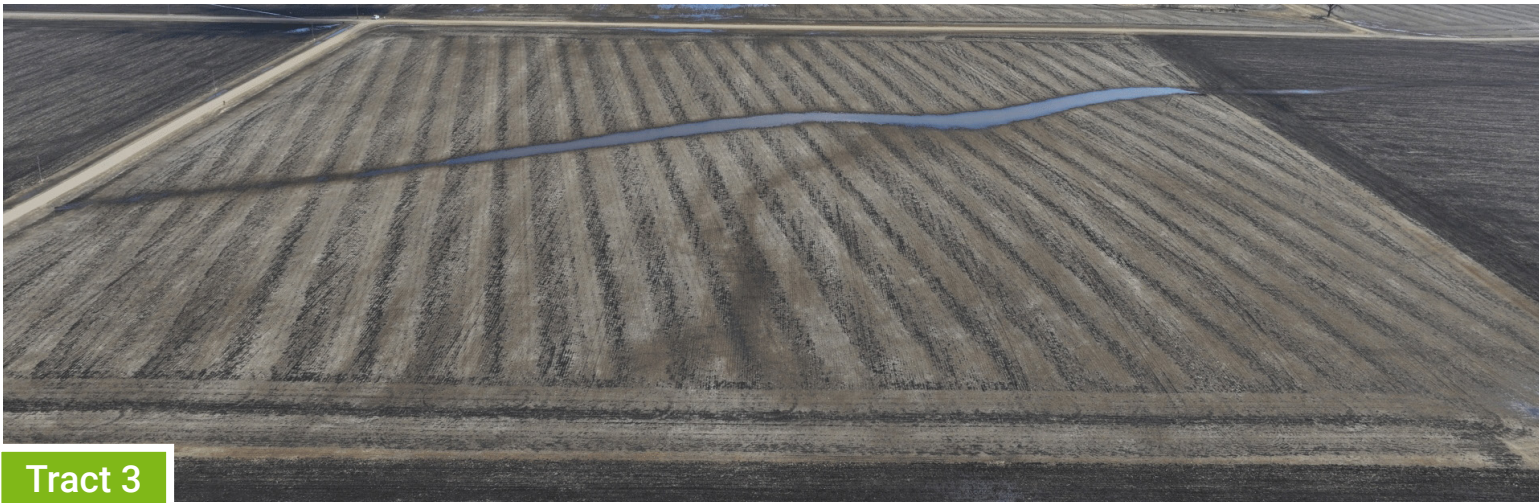
Tract 2



Tract 2



Tract 3



Tract 3

Earnest Money Receipt & Purchase Agreement

Richland County, ND

Date: _____

Received of _____

Whose address is _____

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

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

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

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

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

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

RICHLAND COUNTY
NORTH DAKOTA

**235±
Acres**



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