



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



# RENVILLE COUNTY, ND LAND AUCTION

**Auctioneer's Note:** Early 2025 opportunity to add a mixed quarter of pasture & cropland to your land holdings southwest of Mohall, North Dakota. 70± acres of pasture is surrounded by 4-wire barbed fence and divided into two paddocks to maximize rotational grazing practices. This fence and paddocks were installed through a cost share program with Duck's Unlimited in 2020. Little Deep Creek traverses across the pasture acres providing for some nature water features for livestock. Unencumbered by US Fish and Wildlife Wetland or Grassland Easements, the remaining cropland acres throughout the quarter may offer several opportunities to cultivate a row crop or additional acres for livestock feed production.

**160±  
Acres**



**Opening: Tuesday, February 18 | 8 AM**

**Closing: Tuesday, February 25 | 10 AM <sup>CST</sup> 2025**

**Timed  
Online**



**BNR and JHR Trust FBO Bjorn Richardson | Thoreson Steffes Trust Company, Trustee**  
Contact Martin Peterson at Steffes Group, (320) 905-5325 for details.

Scott Steffes ND1634; Martin Peterson ND11034. TERMS: 10% down upon signing purchase agreement with balance due in 45 days.

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

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

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



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

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

### **THE AUCTION BEGINS ON TUESDAY, FEBRUARY 18 AND WILL END AT 10 AM TUESDAY, FEBRUARY 25, 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, April 11, 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 **Trustee Deed.**

**2024 Taxes Payable in 2025: Paid by SELLER.**  
**2025 Taxes Payable in 2026: Paid by BUYER.**

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

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

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

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

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

**THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

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

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

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

### **AGENCY DISCLOSURE**

**Steffes Group, Inc. is representing the Seller.**

### **POSSESSION**

Possession will be at closing or completion of current crop harvest, whichever is later,

unless otherwise agreed to in writing and agreeable by buyer and seller.

### **MINERAL RIGHTS**

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

### **CRP / DU CONTRACTS**

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA, NRCS, & DU to maintain eligibility in the Conservation Reserve Program & Ducks Unlimited Grazing Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility or actions that would require repayment of the payments made under these programs. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA, NRCS, & DU due to actions of buyer, which would violate the requirements of these contracts.

### **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.

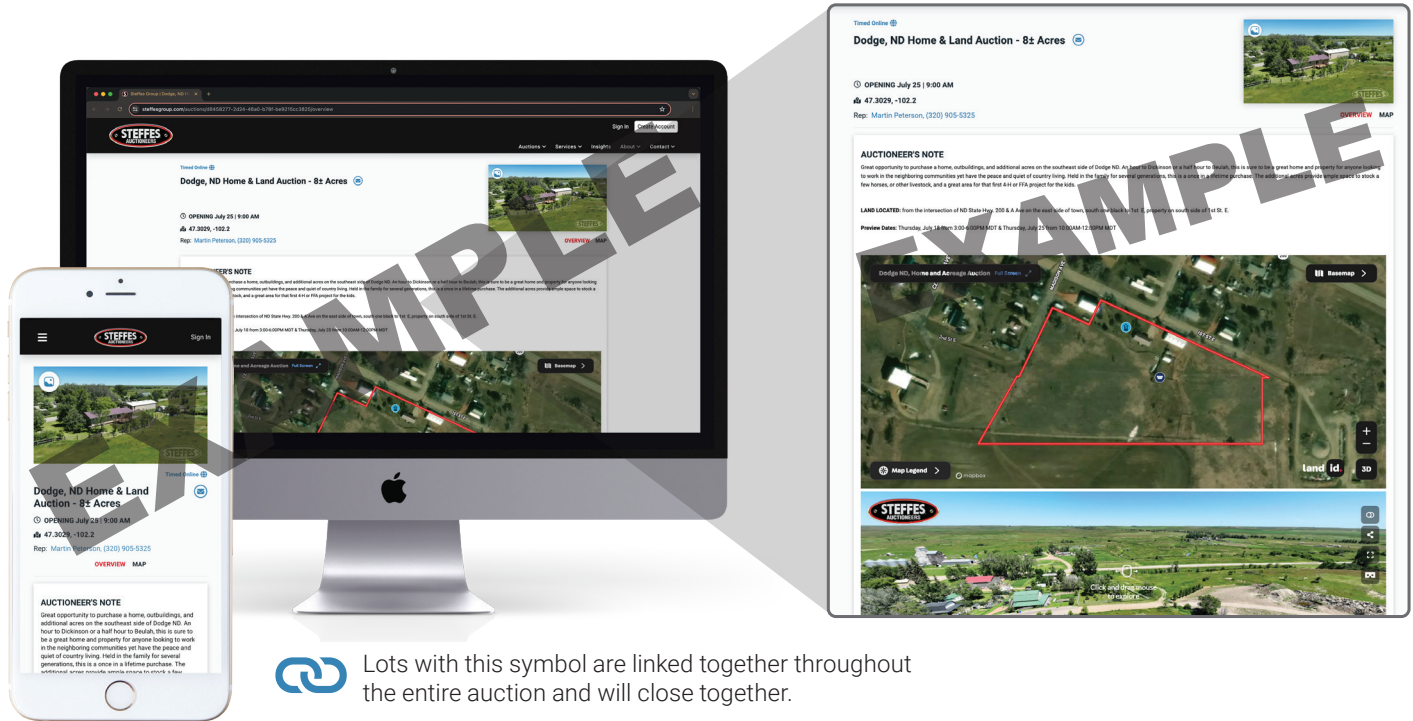
### **THE BIDDING STRATEGY**

- 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!**



## FEBRUARY 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	OPENS 18	19	20	21	22
23	24	CLOSES 25	26	27	28	

## RENVILLE COUNTY, NORTH DAKOTA – BRANDON TOWNSHIP

**Land Located:** From the intersection of Co. Rd. 9 and 91st St. NW, south of Mohall, ND, west 4 miles to the intersection with 41st Ave NW, then north 1/2 mile to the southeast corner of subject property.

**Description:** NE1/4 Section 30-161-84

**Total Acres:** 160±

**Cropland Acres:** 81.4±

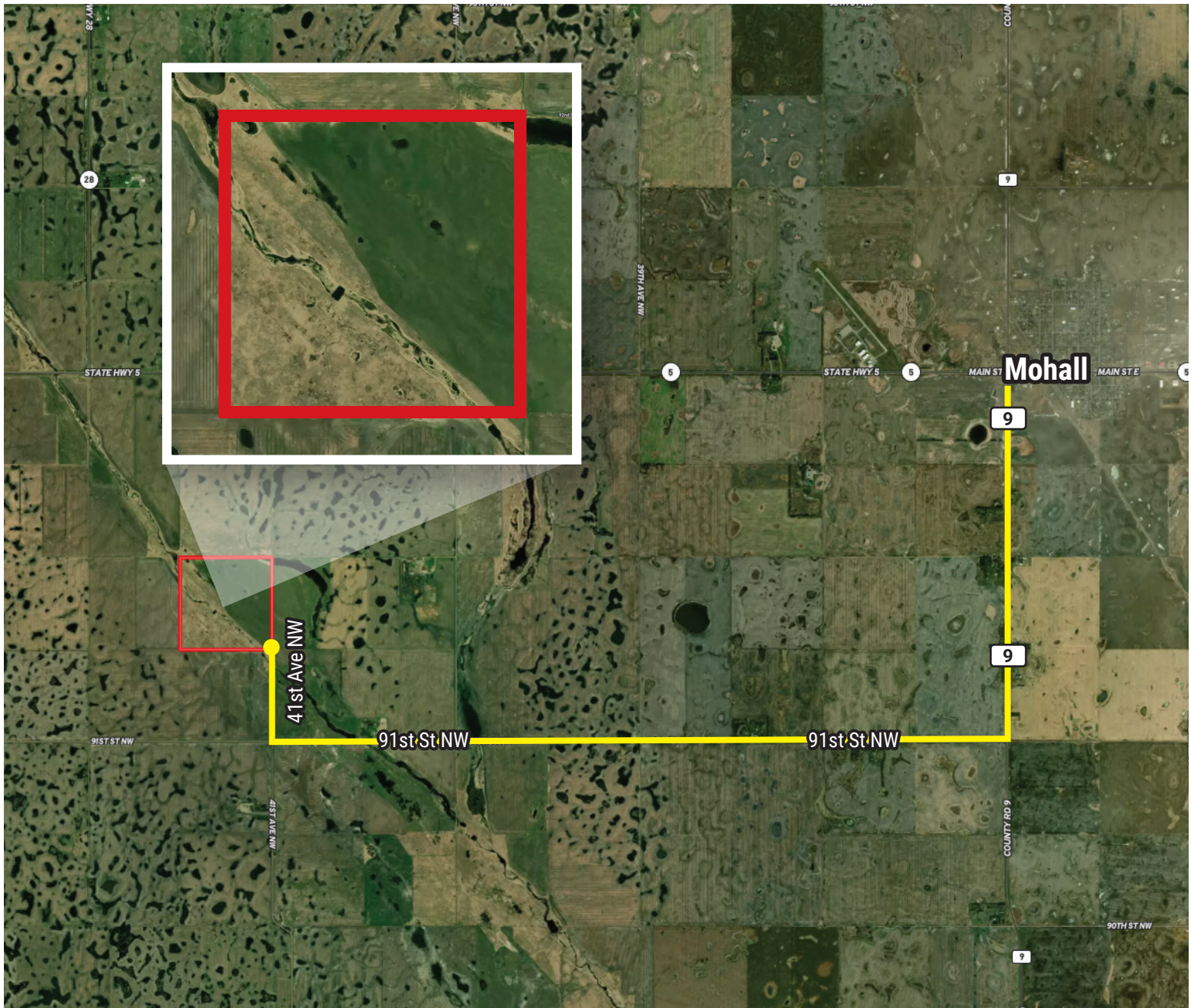
**Pasture/Rangeland Acres:** 78.6±

**PID #:** 09-0000-01720-000

**Soil Productivity Index:** 46.8

**Soils:** Divide loam (35.8%), Sioux-Arvilla complex (24.1%), Arvilla sandy loam (22%)

**Taxes (2024):** \$625.01



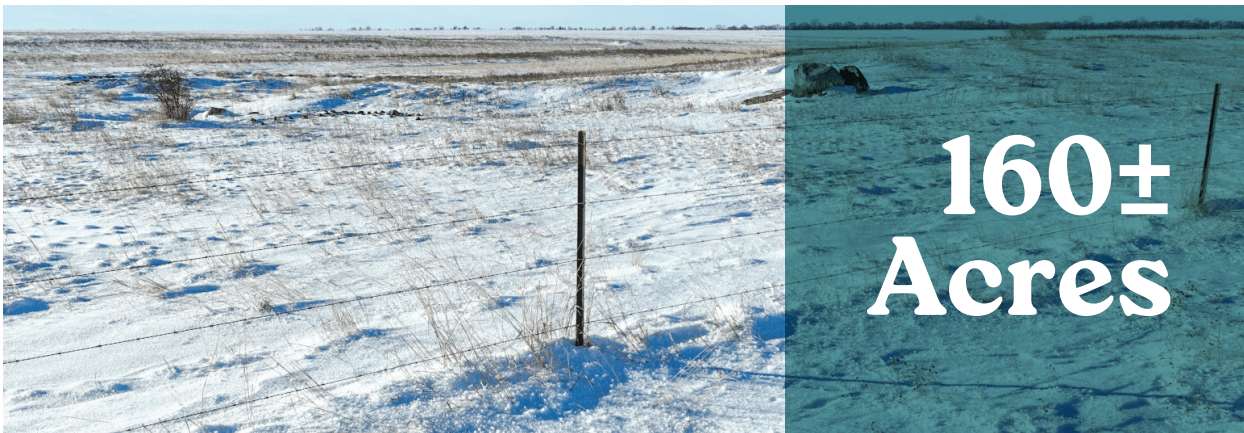
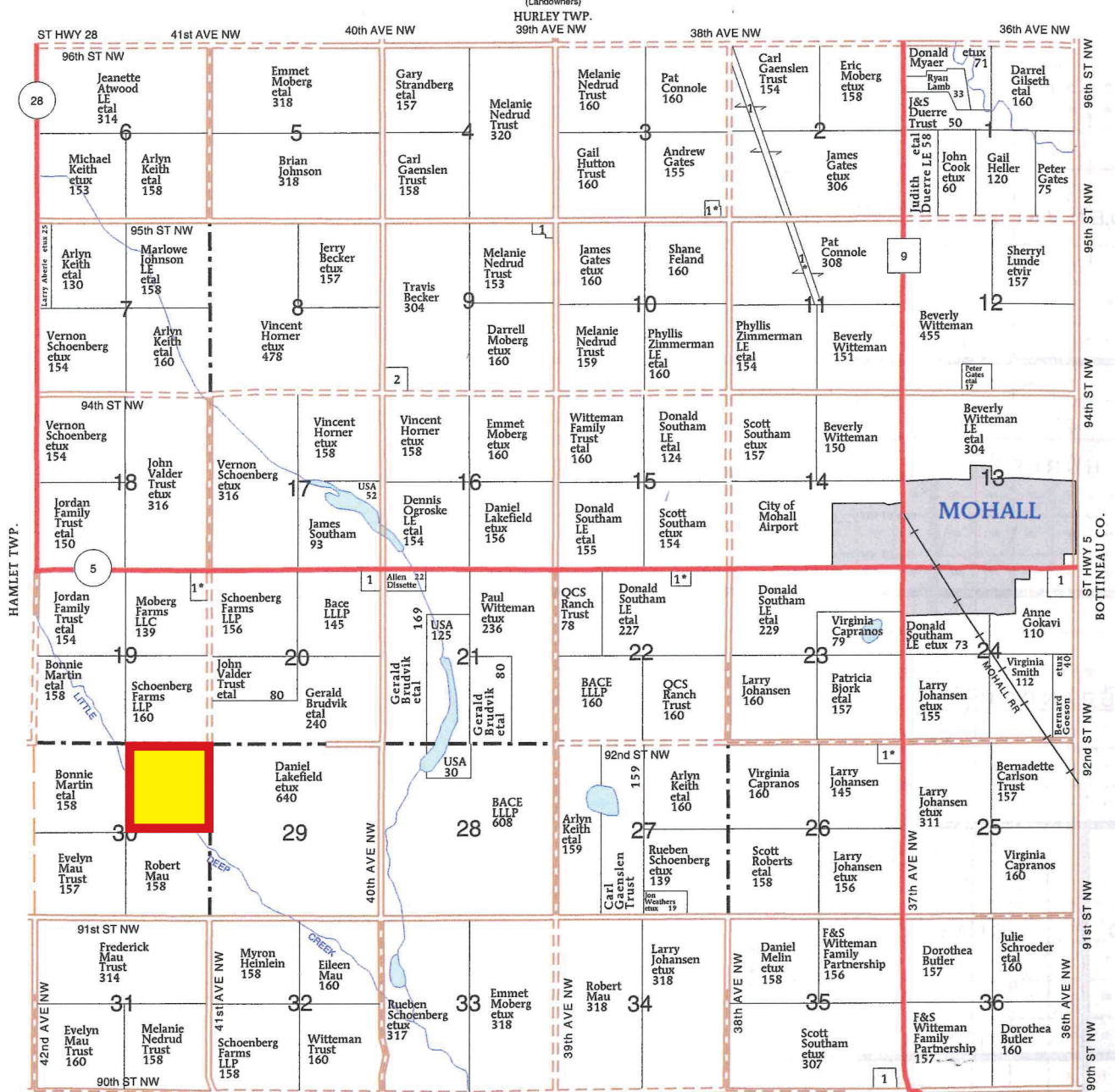
\*Lines are approximate



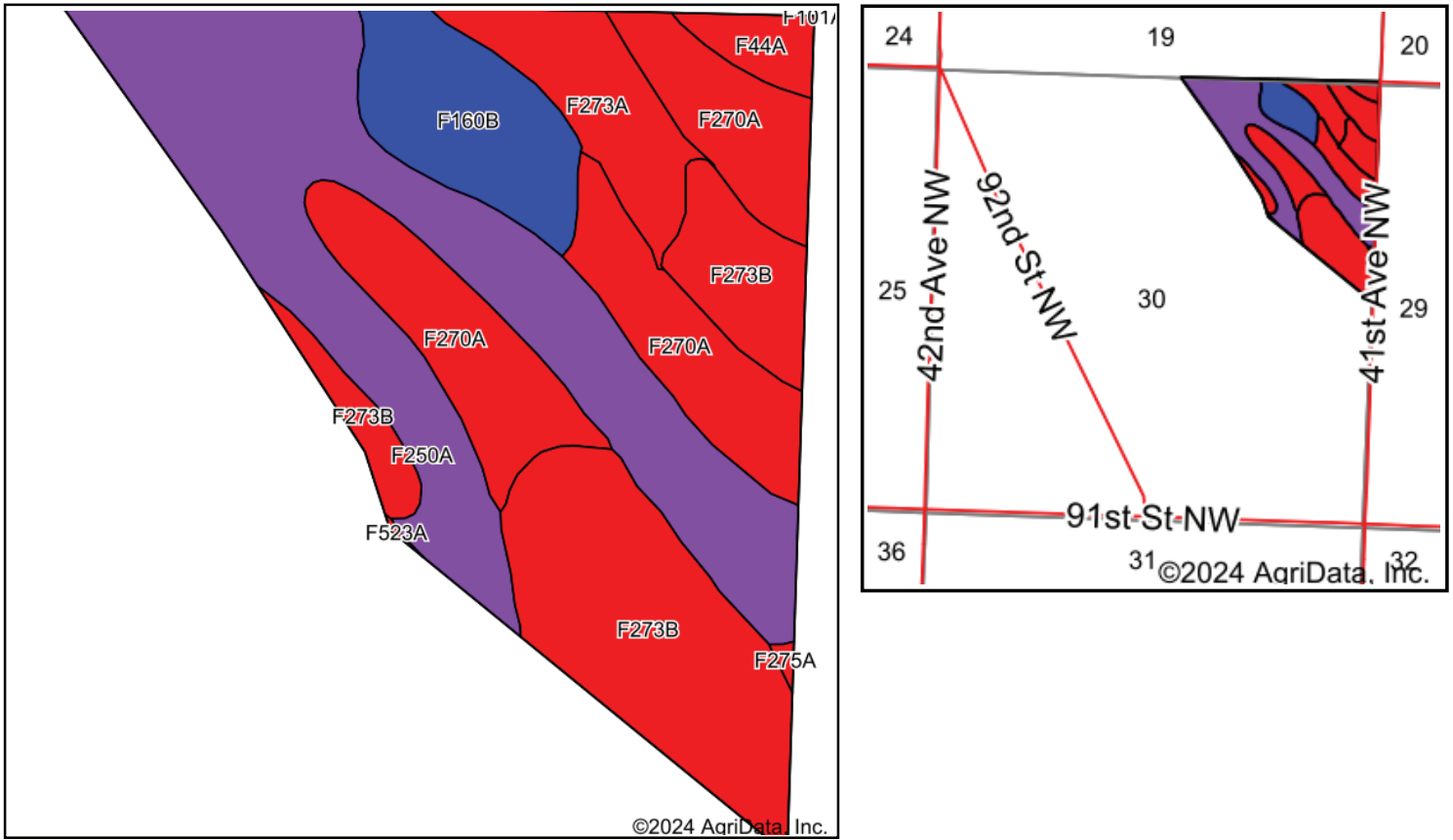
T-161-N

BRANDON PLAT

R-84-W



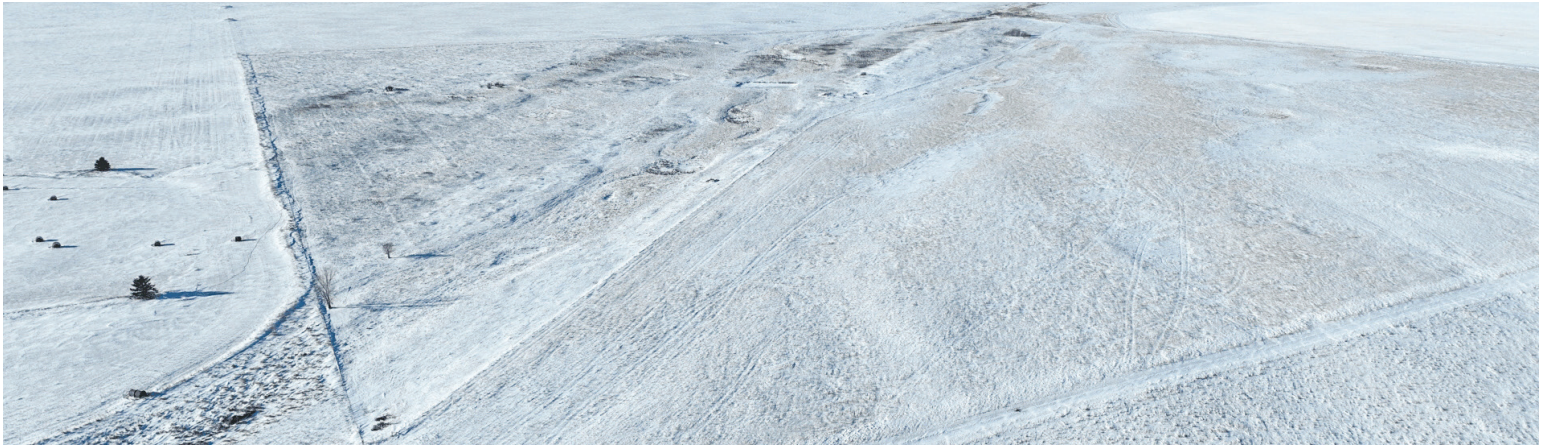




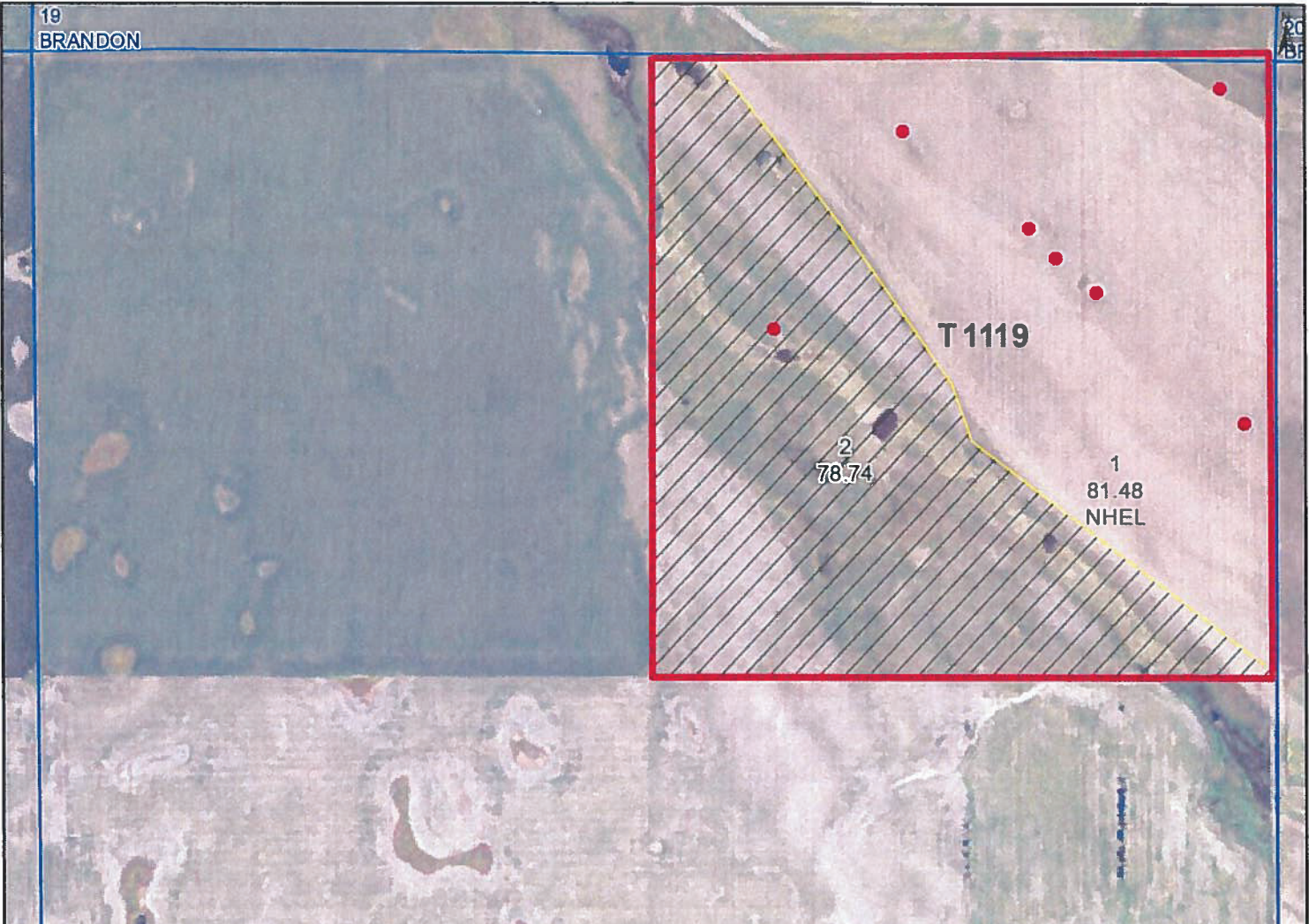
Soils data provided by USDA and NRCS.

Area Symbol: ND075, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F250A	Divide loam, 0 to 2 percent slopes	29.18	35.8%		Ils	58
F273B	Sioux-Arvilla complex, 2 to 6 percent slopes	19.66	24.1%		Vis	29
F270A	Arvilla sandy loam, 0 to 2 percent slopes	17.90	22.0%		Ille	41
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	7.39	9.1%		Ile	81
F273A	Sioux-Arvilla complex, 0 to 2 percent slopes	5.57	6.8%		Vis	32
F44A	Colvin silt loam, 0 to 1 percent slopes, frequently ponded	1.64	2.0%		Vw	22
F275A	Renshaw loam, 0 to 2 percent slopes	0.14	0.2%		Ille	42
Weighted Average					3.52	46.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method







Common Land Unit

Non-Cropland

Cropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Boundary

PLSS

Unless Otherwise Noted:  
All crops are for grain  
All crops are non-irrigated  
Shares are 100% to Operator

2024 Program Year

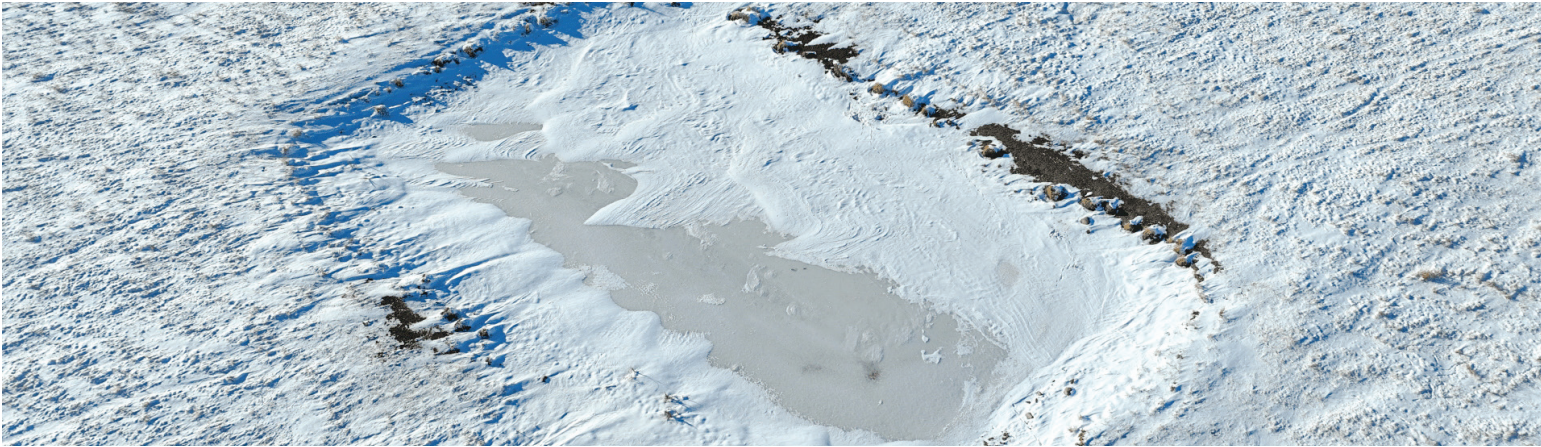
Map Created August 19, 2024

S30 T161N R84W

Phy Cnty: Renville

0240480960

Feet





Tract Number	: 1119
Description	: J10 NE30 161 84
FSA Physical Location	: NORTH DAKOTA/RENVILLE
ANSI Physical Location	: NORTH DAKOTA/RENVILLE
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: RICHARDSON AB TRUST
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.22	81.48	81.48	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	81.48	0.00	0.00	0.00	0.00	0.00
Crop Name		Base Acres	CCC-505 CRP Reduction Acres		PLC Yield		





## 2024 Renville County Re Tax Statement

Statement No: 8315

Parcel Number  
09-0000-01720-000Jurisdiction  
BrandonPhysical Location  
0  
NDLegal Description  
SCT:30 TWN:161 RNG:084  
NE 1/4 30-161-84Acres  
160.000

## 2024 TAX BREAKDOWN

Net consolidated tax 625.01  
Plus: Special Assessments 0.00

Total tax due 625.01

Less: 5% discount,  
if paid by February 18, 2025 -31.25**Amount due by February 18, 2025 593.76***(If your mortgage company pays your property taxes, then  
this is an informational statement only.)*

	2022	2023	2024
<b>Legislative Tax Relief:</b>	402.83	444.13	440.08
<b>Tax Distribution (3-year comparison):</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
True and Full Value	63,192	69,194	69,194
Taxable Value	3,160	3,460	3,460
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	3,160	3,460	3,460
Total mill levy	171.130	174.500	180.640
Taxes By District (in dollars):			
Renville County	188.64	224.42	221.27
Brandon	55.96	56.47	62.28
MLS School	259.12	276.80	297.62
Mohall Fire	14.63	17.30	17.30
Rural Ambulance	11.92	17.68	10.96
Soil Conservation District	4.18	4.18	8.66
Water Resource	3.16	3.46	3.46
North Dakota	3.16	3.46	3.46
<b>Consolidated Tax</b>	<b>540.77</b>	<b>603.77</b>	<b>625.01</b>
<b>Net effective tax rate</b>	<b>0.86%</b>	<b>0.87%</b>	<b>0.90%</b>

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2025 312.51

Payment 2: Pay by October 15, 2025 312.50

**\*\* See Penalty Chart on back of statement \*\*****FOR ASSISTANCE, CONTACT:**Office: Renville County Treasurer  
PO Box 68  
Mohall, ND 58761

Phone: 701.756.6301









# Earnest Money Receipt & Purchase Agreement

Renville 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:

RENVILLE COUNTY  
**NORTH DAKOTA**

**160±  
Acres**



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