

750±
ACRES

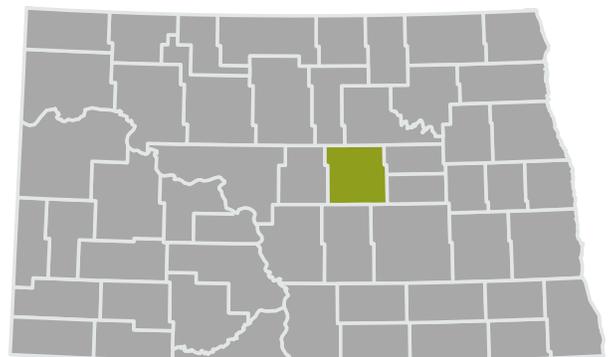
WELLS COUNTY BUYER'S PROSPECTUS

3 TRACTS • TIMED ONLINE
CARRINGTON, ND AREA

OPENING **CLOSING**
March 3 | 8AM March 10 | 1PM CDT 2026

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

EDSON & MARGARET LARSON
FOUNDATION ND LAND AUCTION



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

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



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

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

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



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

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

THE AUCTION BEGINS ON TUESDAY, MARCH 3 AND WILL END AT 1PM TUESDAY, MARCH 10, 2026.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078.

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy to (701) 237-9173 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before:

Friday, April 24, 2026.

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Warranty Deed.**

2026 Taxes: Paid by BUYER.

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

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

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

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

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

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BUYER DEFAULT

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

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

INTERNET RISK

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

AVOID OVER OR UNDER BIDDING

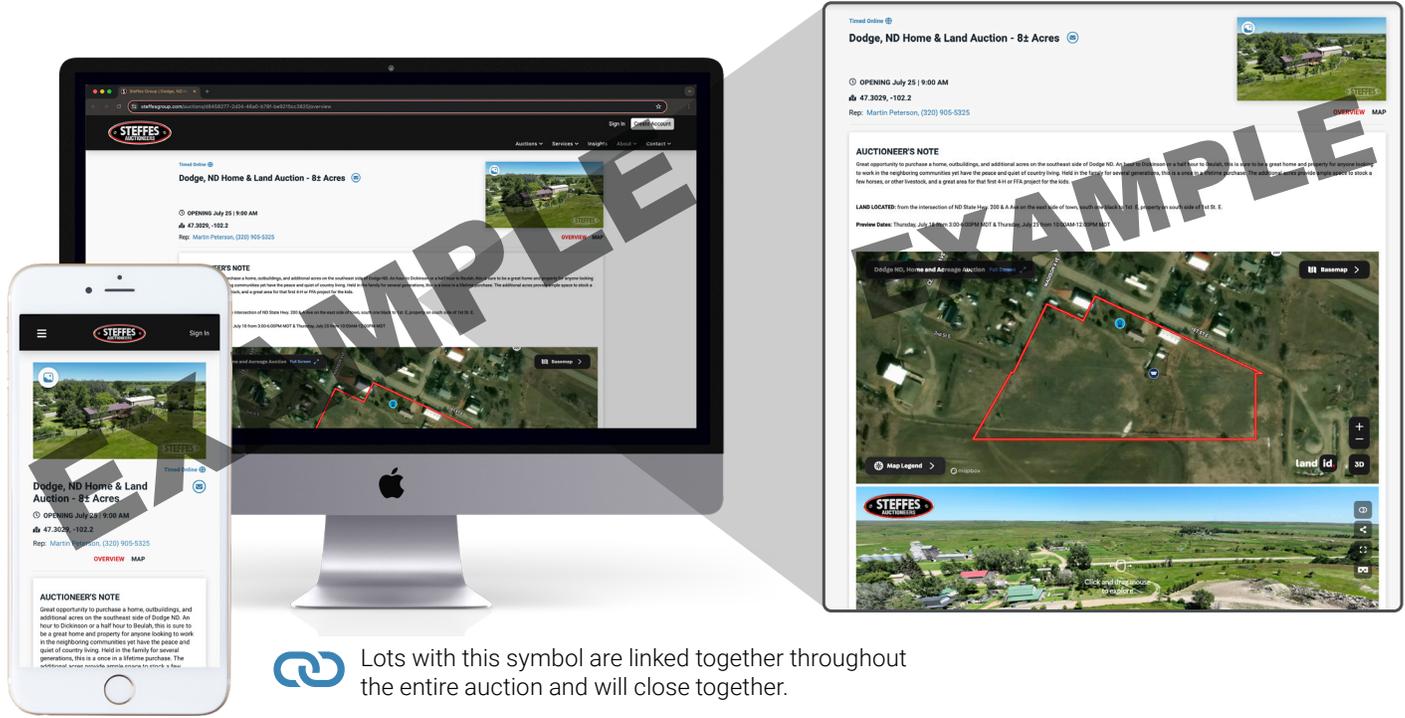
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established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

THE BIDDING STRATEGY

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

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

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



AUCTION DATES

ASK STEFFES

Steffes Auctioneers Onsite

Chieftain Conference Center

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

Norsemen Hall

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

SALE DAY

Auction Bidding Assistance & Contract Signing

Double Tree by Hilton & WF Conference Center

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

MARCH

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

EDSON & MARGARET LARSON FOUNDATION ND LAND AUCTION

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

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

WELLS COUNTY

This portion of the Larson Foundation land includes 750 contiguous acres of mostly cropland with some pasture and recreational acres. Tract 1 is split evenly between cropland and pasture, with the south portion consisting of high-quality farmland and the north portion consisting of pasture and lowland. Tract 2 is a mile-long run of cropland with high-quality soils and includes a farmstead on the south end that could be removed and converted to additional cropland. The southern tract is primarily cropland with some recreational appeal. All of the land is free of any U.S. Fish and Wildlife easements!

WOODWARD & BILODEAU TOWNSHIPS

Land Located: From the JCT of US Hwy. 52 & 56th Ave. NE, 2 miles east of Sykeston, or 10 miles west of Carrington, north 4 miles (3 miles for T3 then east 1 mile), east 1/2 mile on 7th St NE.

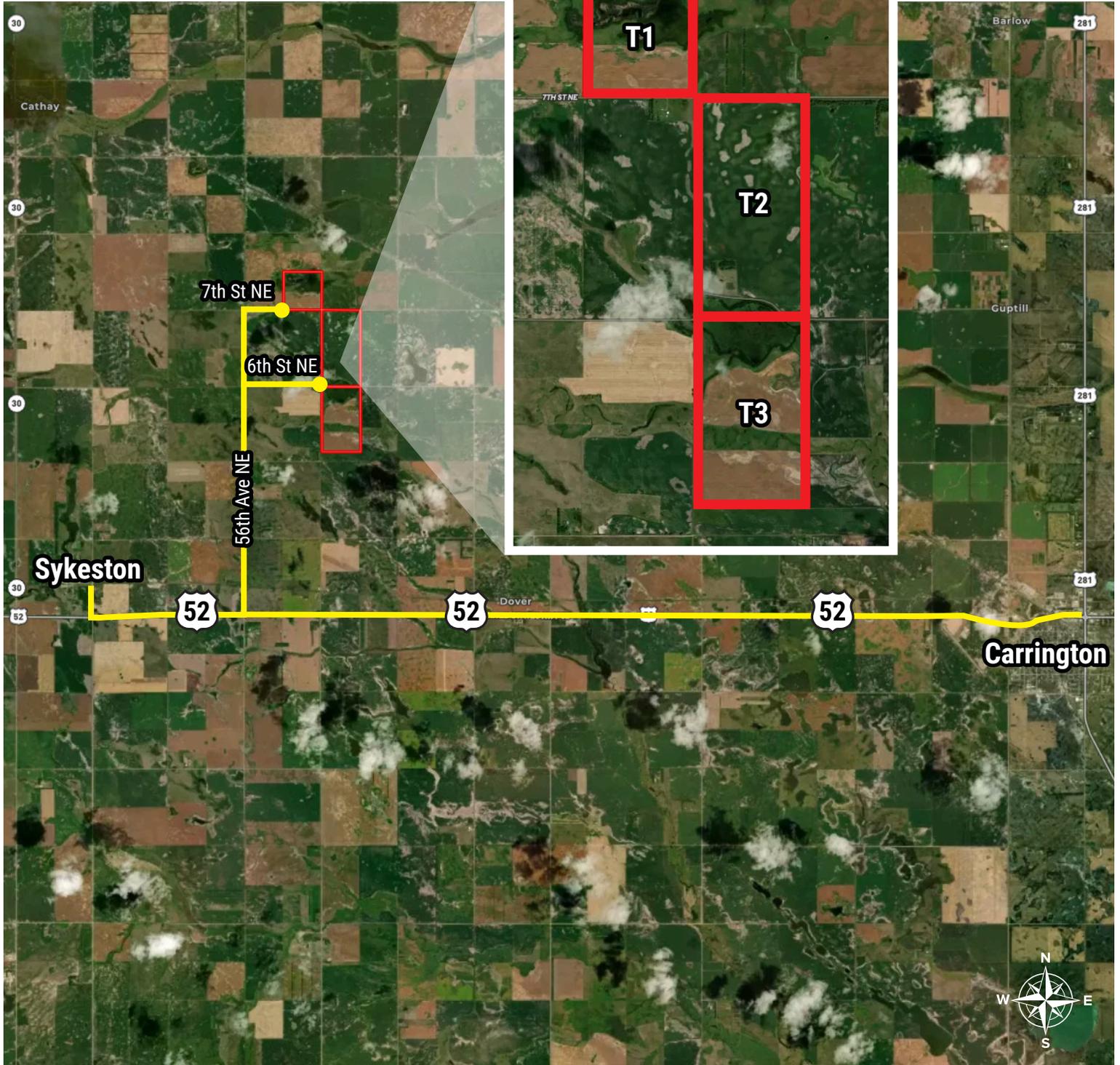
Description: portions of sections 28 & 34-147-68 & section 3-146-68

Total Acres: 750.2±

Cropland Acres: 530.1±

Pasture/Rangeland Acres: 175.05±

To be Sold in 3 Tracts!



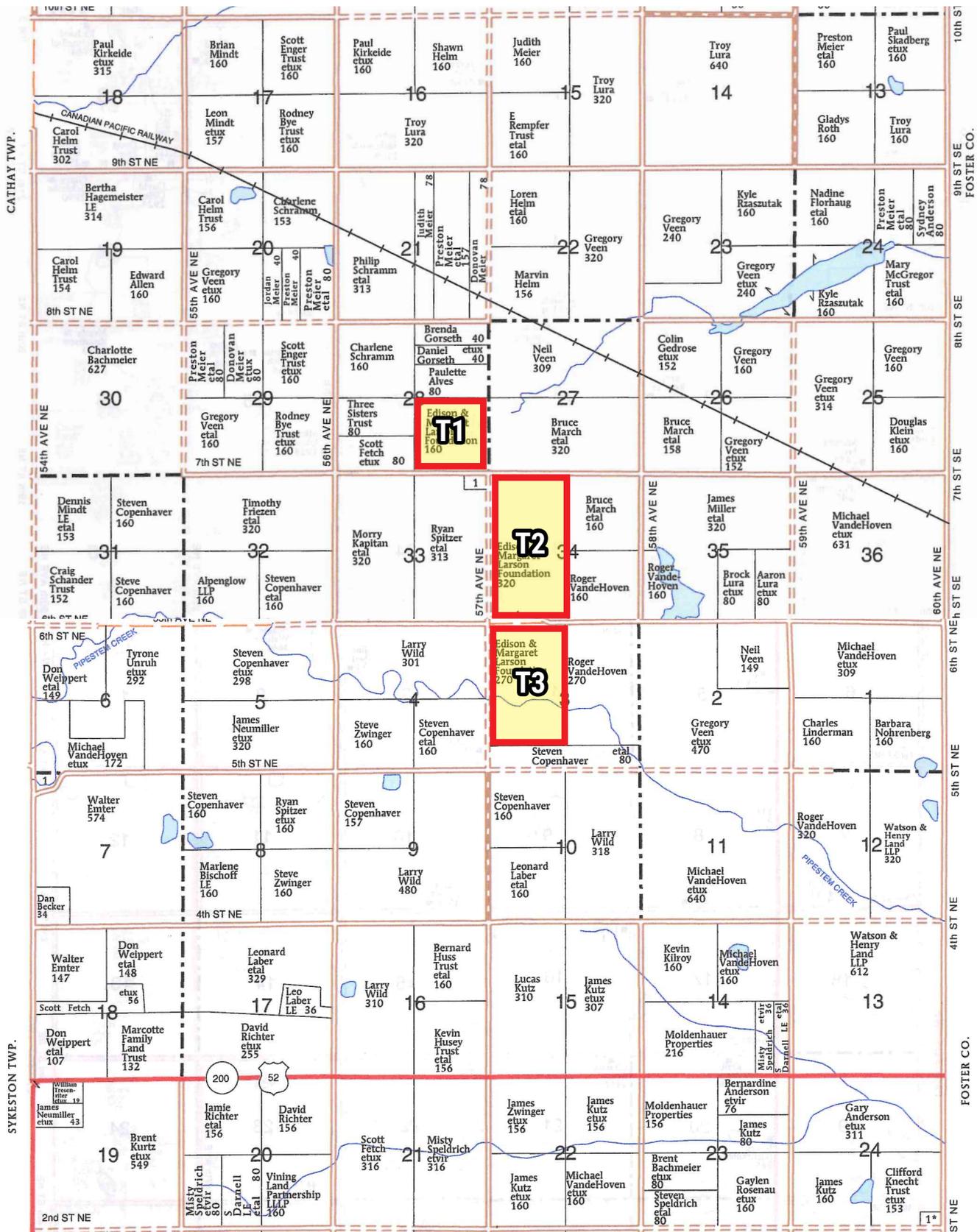
*Lines are approximate

T-147-N

WOODWARD PLAT

R-68-W

(Landowners)



T-146-N

BILODEAU PLAT

R-68-W

(Landowners)

WOODWARD TOWNSHIP

Description: SE1/4 Section 28-147-68

Total Acres: 160±

Cropland Acres: 73.83±

Pasture/Rangeland Acres: 85.05±

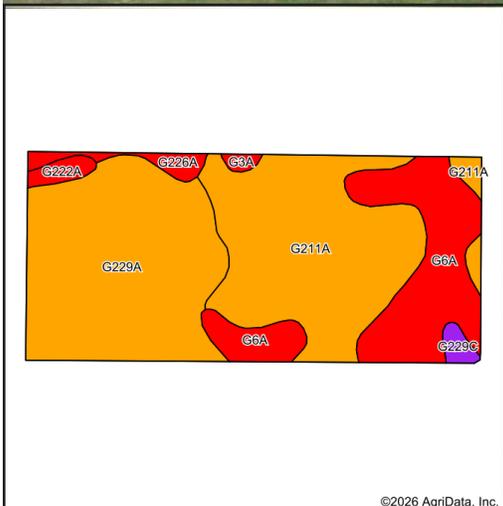
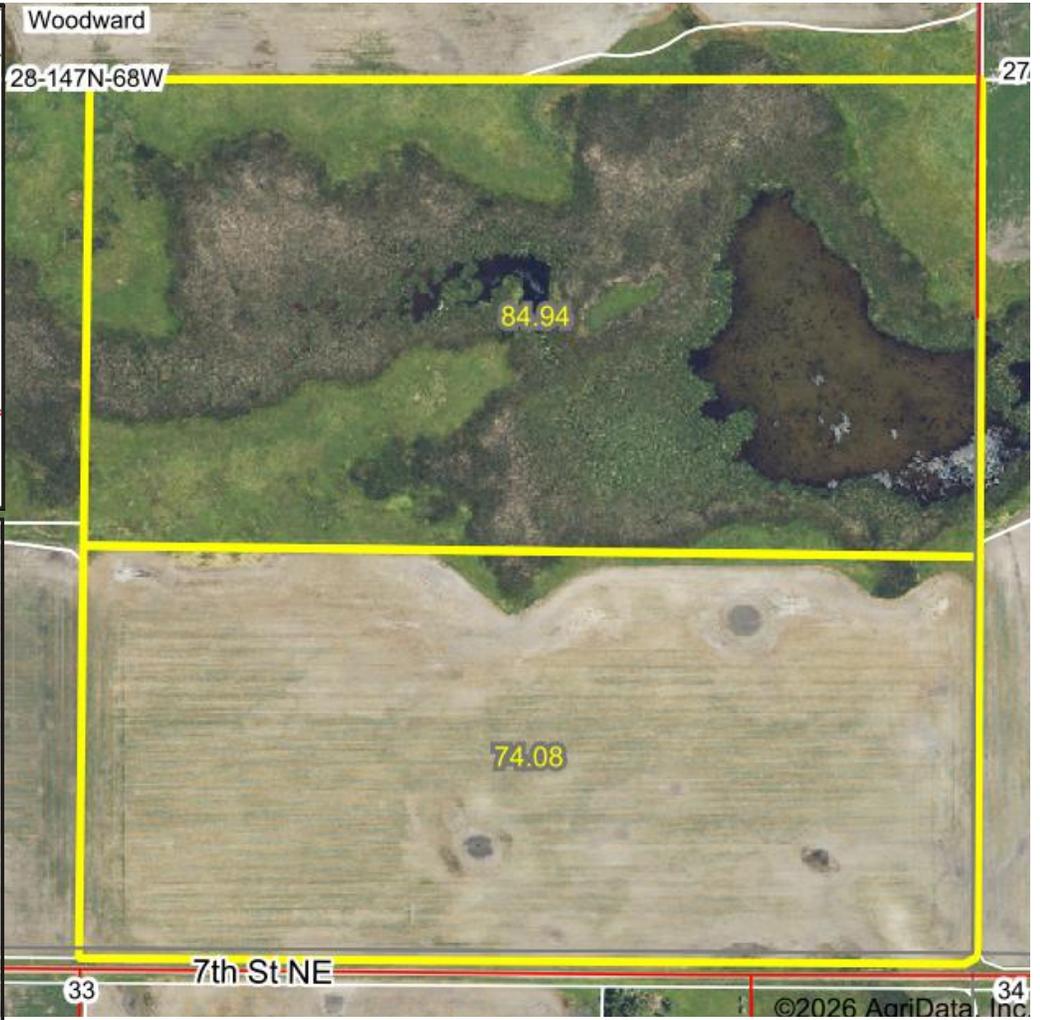
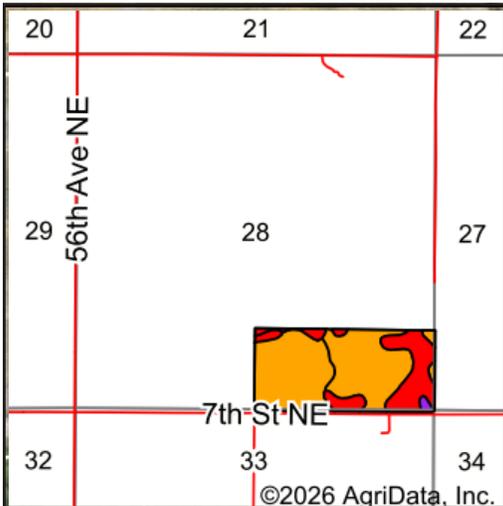
PID #: 03128000

Soil Productivity Index: 69.4

Soils: Heimdal-Emrick loams (37.6%), Fram-Wyard loams (36%), Vallers loam (21.1%)

Taxes (2025): \$1,550.55

NO US Fish & Wildlife Easement



Area Symbol: ND103, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	27.88	37.6%		Ile	79
G211A	Fram-Wyard loams, 0 to 3 percent slopes	26.70	36.0%		Ile	77
G6A	Vallers loam, 0 to 1 percent slopes	15.60	21.1%		IVw	45
G226A	Uranda-Larson loams, 0 to 3 percent slopes	1.59	2.1%		VIIs	48
G222A	Larson-Uranda loams, 0 to 3 percent slopes	1.08	1.5%		IVs	45
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	0.80	1.1%		IVe	54
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.43	0.6%		Vw	25
Weighted Average					2.58	69.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

*Lines are approximate

BILODEAU TOWNSHIP

Description: W1/2 Section 34-147-68

Total Acres: 320±

Cropland Acres: 276.33±

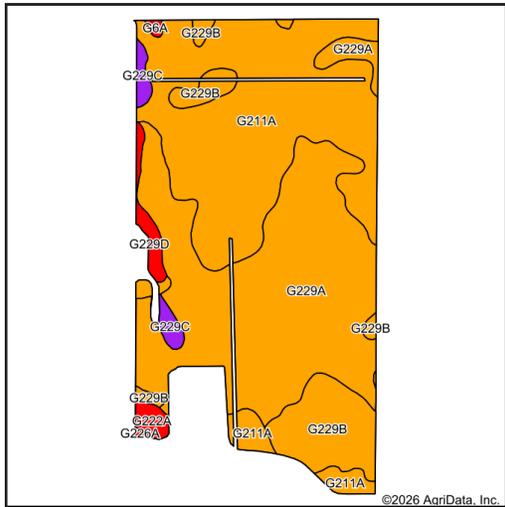
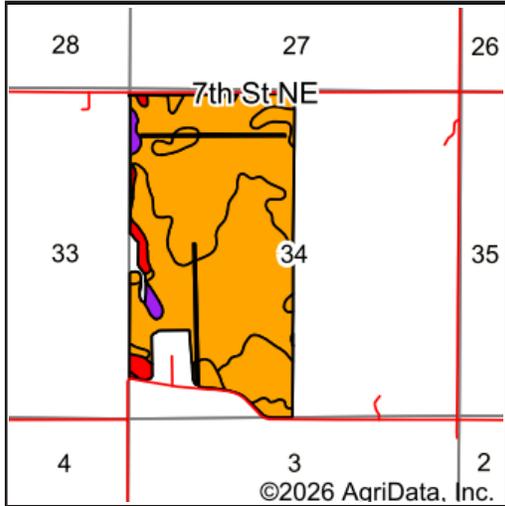
PID #: 03153000 & 03154000

Soil Productivity Index: 76.1

Soils: Heimdal-Emrick loams (44.2%), Fram-Wyard loams (41.3%)

Taxes (2025): \$3,686.45

NO US Fish & Wildlife Easement



Area Symbol: ND103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	120.23	44.2%		Ile	79
G211A	Fram-Wyard loams, 0 to 3 percent slopes	112.75	41.3%		Ile	77
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	28.21	10.3%		Ile	72
G229C	Heimdal-Esmond-Sisseton loams, 6 to 9 percent slopes	4.14	1.5%		IVe	54
G229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	3.87	1.4%		VIe	40
G222A	Larson-Uranda loams, 0 to 3 percent slopes	2.73	1.0%		IVs	45
G6A	Vallers loam, 0 to 1 percent slopes	0.61	0.2%		IVw	45
G226A	Uranda-Larson loams, 0 to 3 percent slopes	0.19	0.1%		VIIs	48
Weighted Average					2.11	76.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

*Lines are approximate

BILODEAU TOWNSHIP

Description: S1/2NW1/4, Lots 3 & 4, N1/2SW1/4, N1/2S1/2SW1/4 All in Section 3-146-68

Total Acres: 270.2±

Cropland Acres: 179.94±

Pasture/Rangeland Acres: 90±

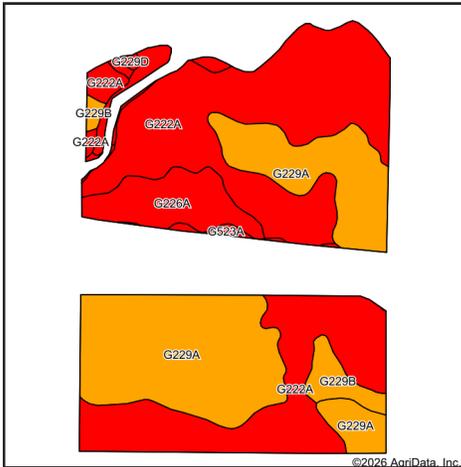
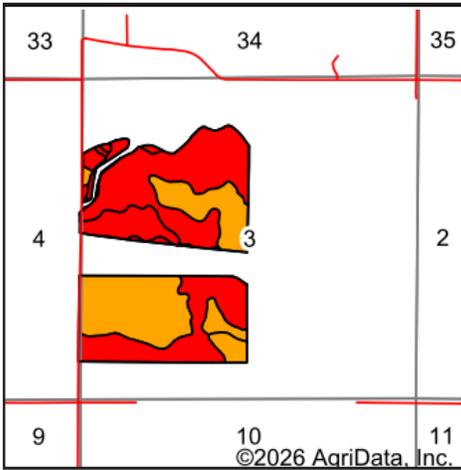
PID #: 02010000, 02011000, 02012000

Soil Productivity Index: 57.6

Soils: Larson-Uranda loams (51.1%), Heimdal-Emrick loams (35.8%), Uranda-Larson loams (7.1%)

Taxes (2025): \$1,884.42

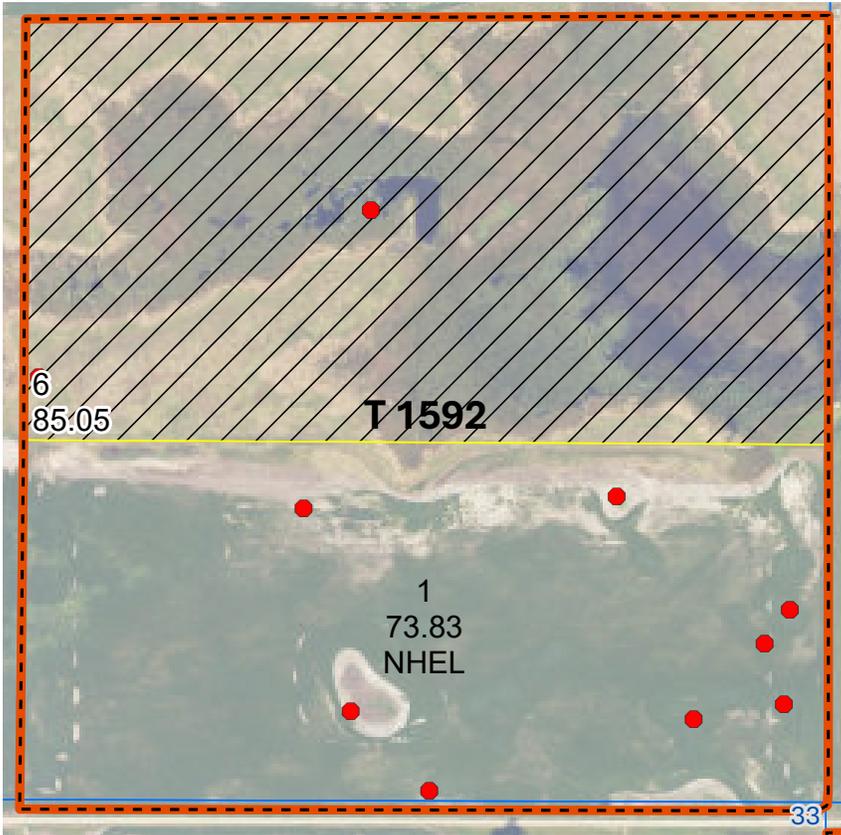
NO US Fish & Wildlife Easement



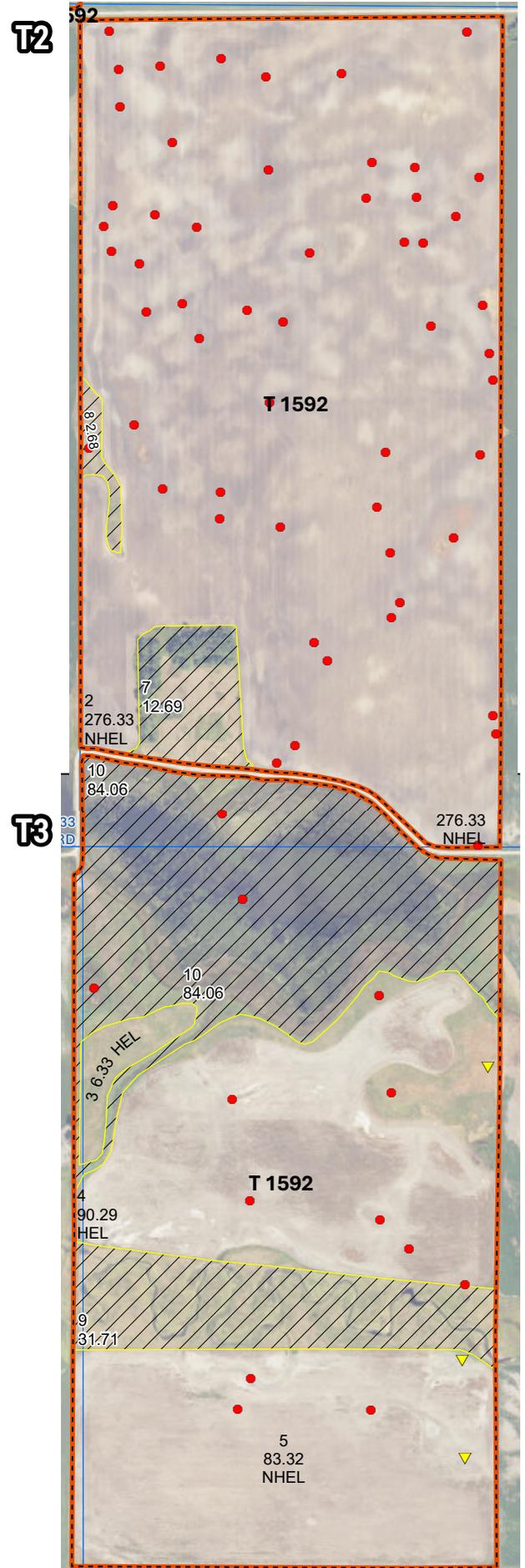
Area Symbol: ND103, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G222A	Larson-Uranda loams, 0 to 3 percent slopes	91.46	51.1%		IVs	45
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	64.32	35.8%		Ile	79
G226A	Uranda-Larson loams, 0 to 3 percent slopes	12.78	7.1%		VIIs	48
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	5.51	3.1%		Ile	72
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.29	1.8%		Vw	25
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	1.34	0.7%		VIw	21
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	0.39	0.2%		IVw	31
G229D	Heimdal-Esmond-Sisseton loams, 9 to 15 percent slopes	0.38	0.2%		VIe	40
Weighted Average					3.40	57.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

*Lines are approximate



T1



T3

- Tract Boundary
- PLSS
- Noncropland
- 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

Tract Number : 1592
Description : W2,W6-SE28,W2 34 147 68,NW,N2SW,N2S2SW 3 146 68
FSA Physical Location : NORTH DAKOTA/WELLS
ANSI Physical Location : NORTH DAKOTA/WELLS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
746.29	530.10	530.10	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	530.10	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	100.15	0.00	44
Soybeans	426.95	0.00	30
TOTAL	527.10	0.00	





2025 Wells County Real Estate Tax Statement

LARSON, MARGARET B
Taxpayer ID: 91366

Parcel Number
03128000

Jurisdiction
03-049-01-00-21

Physical Location
03 WOODWARD TOWNSHIP

Legal Description
SE4
(28-147-68)

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Legislative Tax Relief	800.29	825.44	829.03
Tax distribution (3-year comparison):	<u>2023</u>	<u>2024</u>	<u>2025</u>
True and Full Value	130,000	130,000	133,500
Taxable Value	6,500	6,500	6,675
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	<u>6,500</u>	<u>6,500</u>	<u>6,675</u>
Total Mill Levy	<u>213.95</u>	<u>220.01</u>	<u>232.29</u>
Taxes by District (in dollars):			
County	512.66	587.80	608.69
City/Township	82.29	82.61	100.13
School (after state reduction)	507.12	507.39	601.35
Voter Approved School Bonds	257.40	221.00	208.26
Fire	18.20	18.26	18.76
State	13.00	13.00	13.36
Consolidated Tax	<u>1,390.67</u>	<u>1,430.06</u>	<u>1,550.55</u>
* Primary Residence Credit			<u>0.00</u>
Net Tax Owed	<u>1,390.67</u>	<u>1,430.06</u>	<u>1,550.55</u>
Net Effective Tax Rate	<u>1.07 %</u>	<u>1.10 %</u>	<u>1.16 %</u>

2025 TAX BREAKDOWN

Net Tax Owed After Tax Relief	1,550.55
Plus: Special Assessments	<u>0.00</u>
Total Tax Due	1,550.55
Less: 5% discount if paid Feb. 15, 2026	<u>(77.53)</u>
Amount due by February 15, 2026	1,473.02

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2026 775.28
 Payment 2: Pay by October 15, 2026 775.27

Parcel Acres:
 Agricultural 160.00 acres
 Residential 0.00 acres
 Commercial 0.00 acres

Special assessments:
 No Special Assessment details available

Notes:
 Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
 Penalty for Payment 2.....Oct 16: 6%
 Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:
 Office: Laura J Muscha, Treasurer



2025 Wells County Real Estate Tax Statement

LARSON, MARGARET B
Taxpayer ID: 91366

Parcel Number
03153000

Jurisdiction
03-049-01-00-21

Physical Location
03 WOODWARD TOWNSHIP

Legal Description
NW4
(34-147-68)

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Legislative Tax Relief	1,056.37	1,089.57	1,096.06
Tax distribution (3-year comparison):	<u>2023</u>	<u>2024</u>	<u>2025</u>
True and Full Value	171,600	171,600	176,500
Taxable Value	8,580	8,580	8,825
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	<u>8,580</u>	<u>8,580</u>	<u>8,825</u>
Total Mill Levy	<u>213.95</u>	<u>220.01</u>	<u>232.29</u>
Taxes by District (in dollars):			
County	676.69	775.88	804.75
City/Township	108.62	109.05	132.38
School (after state reduction)	669.41	669.75	795.05
Voter Approved School Bonds	339.77	291.72	275.34
Fire	24.02	24.11	24.80
State	17.16	17.16	17.64
Consolidated Tax	<u>1,835.67</u>	<u>1,887.67</u>	<u>2,049.96</u>
* Primary Residence Credit			<u>0.00</u>
Net Tax Owed	<u>1,835.67</u>	<u>1,887.67</u>	<u>2,049.96</u>
Net Effective Tax Rate	<u>1.07 %</u>	<u>1.10 %</u>	<u>1.16 %</u>

2025 TAX BREAKDOWN

Net Tax Owed After Tax Relief	2,049.96
Plus: Special Assessments	<u>0.00</u>
Total Tax Due	2,049.96
Less: 5% discount if paid Feb. 15, 2026	<u>(102.50)</u>
Amount due by February 15, 2026	1,947.46

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2026 1,024.98
 Payment 2: Pay by October 15, 2026 1,024.98

Parcel Acres:
 Agricultural 160.00 acres
 Residential 0.00 acres
 Commercial 0.00 acres

Special assessments:
 No Special Assessment details available

Notes:
 Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
 Penalty for Payment 2.....Oct 16: 6%
 Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:
 Office: Laura J Muscha, Treasurer



2025 Wells County Real Estate Tax Statement

LARSON, MARGARET B
Taxpayer ID: 91366

Parcel Number 03154000
Jurisdiction 03-049-01-00-21
Physical Location 03 WOODWARD TOWNSHIP

Legal Description
SW4
(34-147-68)

	2023	2024	2025
Legislative Tax Relief	843.98	870.51	874.99
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	137,100	137,100	140,900
Taxable Value	6,855	6,855	7,045
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	6,855	6,855	7,045
Total Mill Levy	213.95	220.01	232.29
Taxes by District (in dollars):			
County	540.66	619.87	642.42
City/Township	86.78	87.13	105.68
School (after state reduction)	534.83	535.11	634.69
Voter Approved School Bonds	271.46	233.07	219.80
Fire	19.19	19.26	19.80
State	13.72	13.72	14.10
Consolidated Tax	1,466.64	1,508.16	1,636.49
* Primary Residence Credit			0.00
Net Tax Owed	1,466.64	1,508.16	1,636.49
Net Effective Tax Rate	1.07 %	1.10 %	1.16 %

2025 TAX BREAKDOWN

Net Tax Owed After Tax Relief	1,636.49
Plus: Special Assessments	0.00
Total Tax Due	1,636.49
Less: 5% discount if paid Feb. 15, 2026	(81.82)
Amount due by February 15, 2026	1,554.67

Or pay in two installments (with no discount):
Payment 1: Pay by March 1, 2026 818.25
Payment 2: Pay by October 15, 2026 818.24

Parcel Acres:
Agricultural 160.00 acres
Residential 0.00 acres
Commercial 0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
March 2: 3% May 1: 6%
July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:
Office: Laura J Muscha, Treasurer



2025 Wells County Real Estate Tax Statement

LARSON, MARGARET B
Taxpayer ID: 91366

Parcel Number 02010000
Jurisdiction 02-049-04-00-21
Physical Location 02 BILODEAU TOWNSHIP

Legal Description
S2NW4 L 3-4
(3-146-68)

	2023	2024	2025
Legislative Tax Relief	429.07	442.56	444.64
Tax distribution (3-year comparison):	2023	2024	2025
True and Full Value	69,700	69,700	71,600
Taxable Value	3,485	3,485	3,580
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	3,485	3,485	3,580
Total Mill Levy	213.05	224.86	237.48
Taxes by District (in dollars):			
County	274.85	315.14	326.47
City/Township	40.29	60.53	64.44
School (after state reduction)	271.88	272.03	322.52
Voter Approved School Bonds	138.01	118.49	111.70
Fire	10.45	10.45	17.90
State	6.96	6.96	7.16
Consolidated Tax	742.44	783.60	850.19
* Primary Residence Credit			0.00
Net Tax Owed	742.44	783.60	850.19
Net Effective Tax Rate	1.07 %	1.12 %	1.19 %

2025 TAX BREAKDOWN

Net Tax Owed After Tax Relief	850.19
Plus: Special Assessments	0.00
Total Tax Due	850.19
Less: 5% discount if paid Feb. 15, 2026	(42.51)
Amount due by February 15, 2026	807.68

Or pay in two installments (with no discount):
Payment 1: Pay by March 1, 2026 425.10
Payment 2: Pay by October 15, 2026 425.09

Parcel Acres:
Agricultural 150.20 acres
Residential 0.00 acres
Commercial 0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
March 2: 3% May 1: 6%
July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:
Office: Laura J Muscha, Treasurer



2025 Wells County Real Estate Tax Statement

LARSON, MARGARET B
Taxpayer ID: 91366

Parcel Number
02011000

Jurisdiction
02-049-04-00-21

Physical Location
02 BILODEAU TOWNSHIP

2025 TAX BREAKDOWN

Net Tax Owed After Tax Relief	600.82
Plus: Special Assessments	0.00
Total Tax Due	600.82
Less: 5% discount if paid Feb. 15, 2026	(30.04)
Amount due by February 15, 2026	570.78

Legal Description
N2SW4
(3-146-68)

Or pay in two installments (with no discount):
Payment 1: Pay by March 1, 2026 300.41
Payment 2: Pay by October 15, 2026 300.41

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Legislative Tax Relief	304.10	313.66	314.23
Tax distribution (3-year comparison):	<u>2023</u>	<u>2024</u>	<u>2025</u>
True and Full Value	49,400	49,400	50,600
Taxable Value	2,470	2,470	2,530
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	<u>2,470</u>	<u>2,470</u>	<u>2,530</u>
Total Mill Levy	<u>213.05</u>	<u>224.86</u>	<u>237.48</u>
Taxes by District (in dollars):			
County	194.81	223.35	230.71
City/Township	28.55	42.90	45.54
School (after state reduction)	192.71	192.81	227.92
Voter Approved School Bonds	97.81	83.98	78.94
Fire	7.41	7.41	12.65
State	4.94	4.94	5.06
Consolidated Tax	<u>526.23</u>	<u>555.39</u>	<u>600.82</u>
* Primary Residence Credit			<u>0.00</u>
Net Tax Owed	<u>526.23</u>	<u>555.39</u>	<u>600.82</u>
Net Effective Tax Rate	<u>1.07 %</u>	<u>1.12 %</u>	<u>1.19 %</u>

Parcel Acres:
Agricultural 80.00 acres
Residential 0.00 acres
Commercial 0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:
Office: Laura J Muscha, Treasurer



2025 Wells County Real Estate Tax Statement

LARSON, MARGARET B
Taxpayer ID: 91366

Parcel Number
02012000

Jurisdiction
02-049-04-00-21

Physical Location
02 BILODEAU TOWNSHIP

2025 TAX BREAKDOWN

Net Tax Owed After Tax Relief	433.41
Plus: Special Assessments	0.00
Total Tax Due	433.41
Less: 5% discount if paid Feb. 15, 2026	(21.67)
Amount due by February 15, 2026	411.74

Legal Description
N2S2SW4
(3-146-68)

Or pay in two installments (with no discount):
Payment 1: Pay by March 1, 2026 216.71
Payment 2: Pay by October 15, 2026 216.70

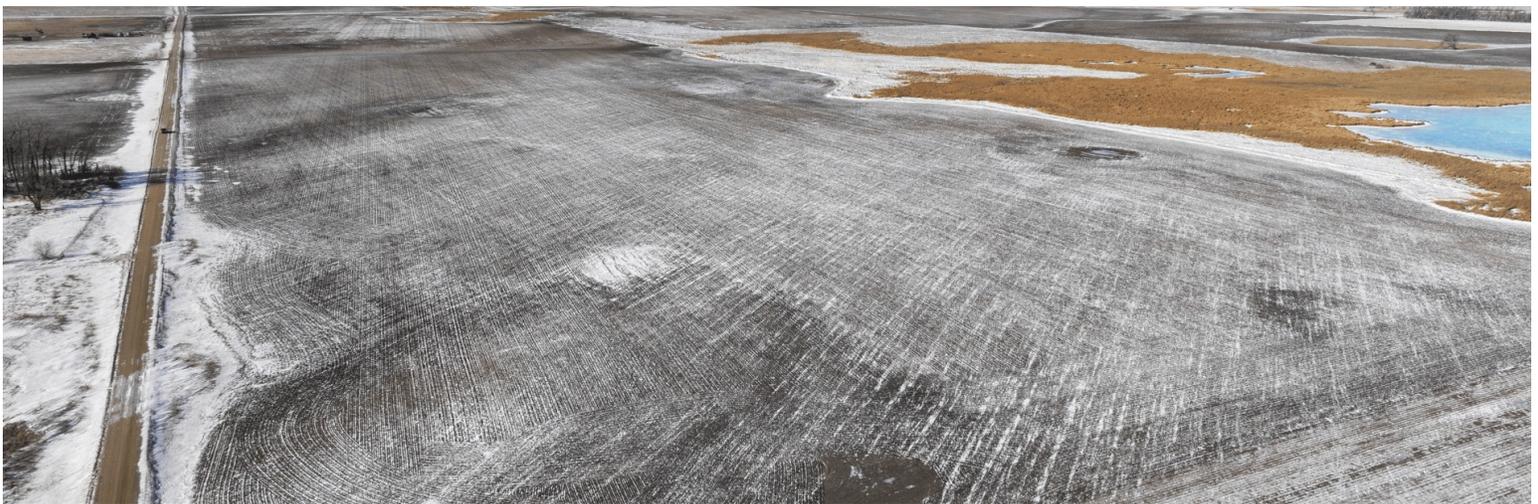
	<u>2023</u>	<u>2024</u>	<u>2025</u>
Legislative Tax Relief	218.54	225.41	226.66
Tax distribution (3-year comparison):	<u>2023</u>	<u>2024</u>	<u>2025</u>
True and Full Value	35,500	35,500	36,500
Taxable Value	1,775	1,775	1,825
Less: Homestead Credit	0	0	0
Disabled Veterans Credit	0	0	0
Net Taxable Value	<u>1,775</u>	<u>1,775</u>	<u>1,825</u>
Total Mill Levy	<u>213.05</u>	<u>224.86</u>	<u>237.48</u>
Taxes by District (in dollars):			
County	139.99	160.51	166.42
City/Township	20.52	30.83	32.85
School (after state reduction)	138.49	138.56	164.41
Voter Approved School Bonds	70.29	60.35	56.94
Fire	5.32	5.32	9.13
State	3.54	3.54	3.66
Consolidated Tax	<u>378.15</u>	<u>399.11</u>	<u>433.41</u>
* Primary Residence Credit			<u>0.00</u>
Net Tax Owed	<u>378.15</u>	<u>399.11</u>	<u>433.41</u>
Net Effective Tax Rate	<u>1.07 %</u>	<u>1.12 %</u>	<u>1.19 %</u>

Parcel Acres:
Agricultural 40.00 acres
Residential 0.00 acres
Commercial 0.00 acres

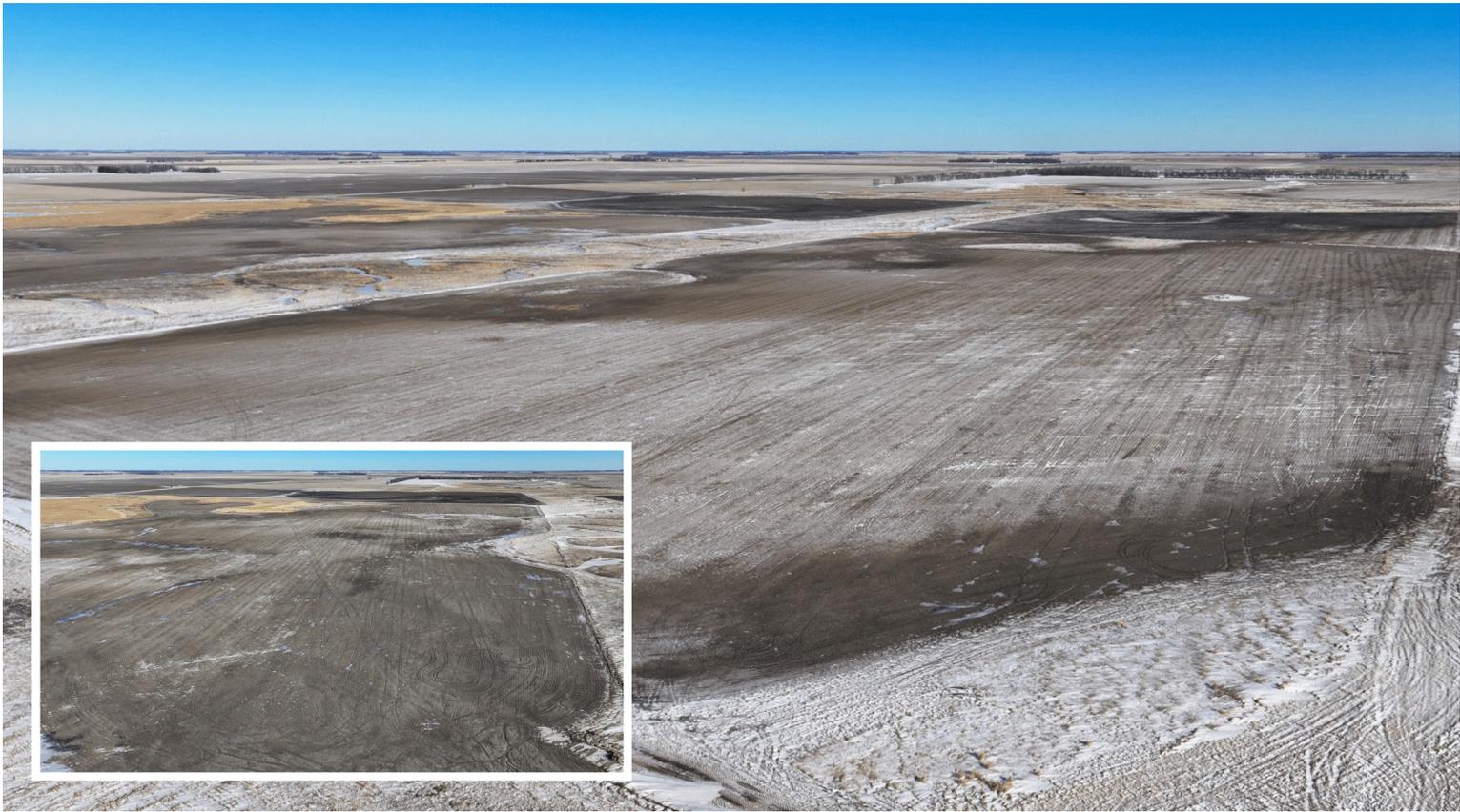
Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:
Office: Laura J Muscha, Treasurer







Date: _____

Received of _____

Whose address is _____

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

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

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

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

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes: _____

7. South Dakota Taxes: _____

8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

9. Closing of the sale is to be on or before _____ Possession will be at closing.

10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.

11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.

12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

13. Any other conditions: _____

14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

EDSON & MARGARET LARSON FOUNDATION ND LAND AUCTION

WELLS COUNTY
NORTH DAKOTA **750±
Acres**



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

