



buyer's PROSPECTUS

Timed Online Auction ²⁰¹⁶ Friday, November 11, 8AM-12PM

160 ± acres



Cass Co., ND DOWS Township

Land Located

From Hunter, ND, 7 miles west on Co Rd 2, north 1 mile on 148th Ave SE. Land on north side of road.
From Galesburg, ND, 4 miles south on Co. Hwy. 16, 2 miles east on 14th St SE. Land on north side of road.

Land Auction

Flat and entirely tillable quarter with productive Gardena & Glyndon loam soils. There are entry approaches both on the south and west side of the farm. This a great opportunity for a farmer, 1031 exchange buyer, or investor to purchase quality Cass County farmland!

Linda & Bill Witkowski, Owners

Contact
Max Steffes

701.237.9173
701.212.2849



2000 Main Avenue East, West Fargo, ND 58078
Scott Steffes ND81, Brad Olstad ND319, Max Steffes ND999

SteffesGroup.com

TERMS: 10% down upon signing purchase agreement
with balance due at closing in 30 days.

TERMS & CONDITIONS.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and 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.

SPECIFIC TERMS FOR ONLINE ONLY AUCTION

This is an online only auction with no buyer's premium.

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.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins at 8:00AM and will end at 12:00PM Friday, November 11, 2016.

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- 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 purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 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 with cashier's check at closing on or before Friday, December 16, 2016.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Seller will provide up-to-date abstract(s) at their expense and will convey property by Warranty Deed.
- **2016 taxes to be paid by seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The minimum bid raise will be \$1,000.00
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO 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

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

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?

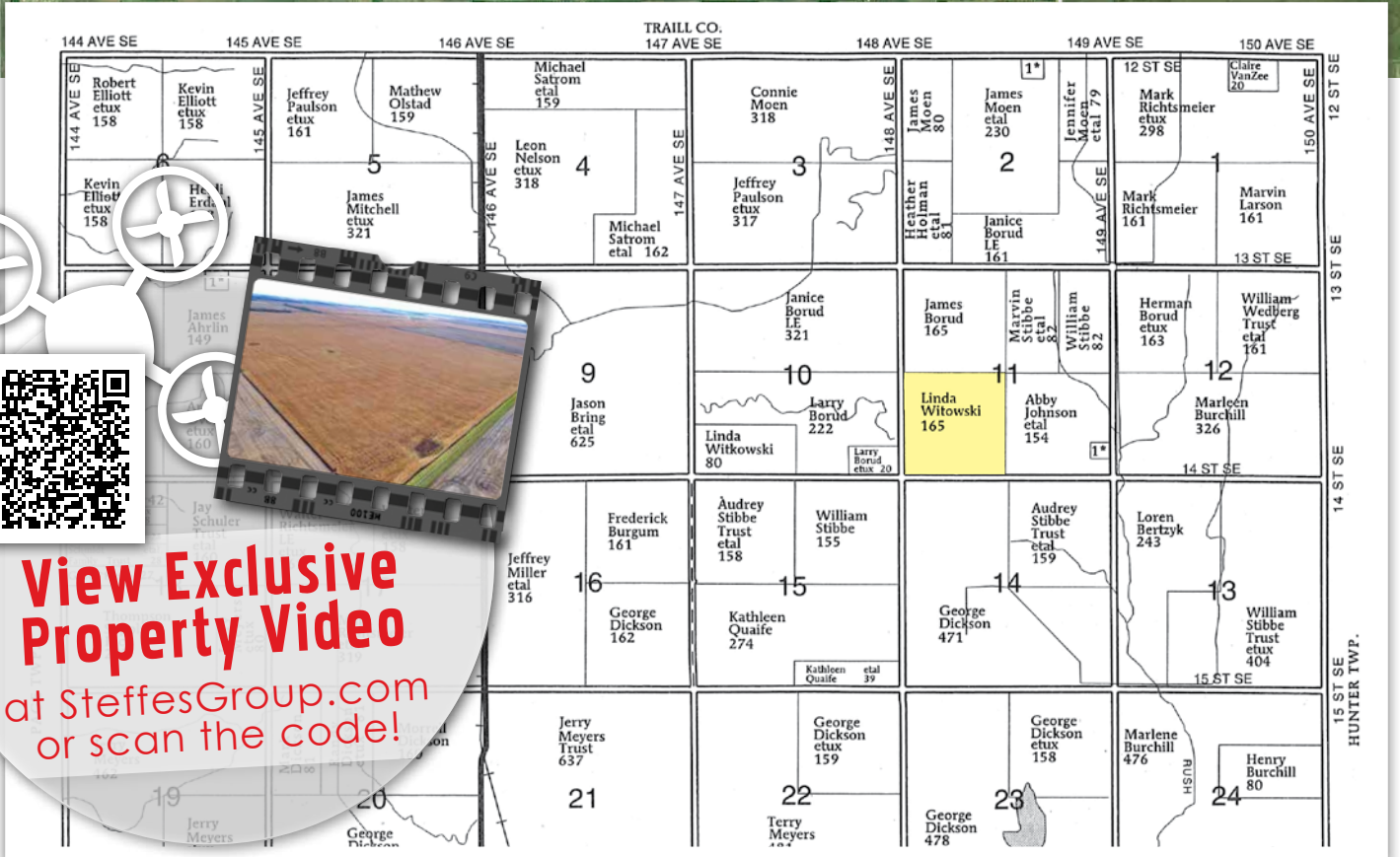
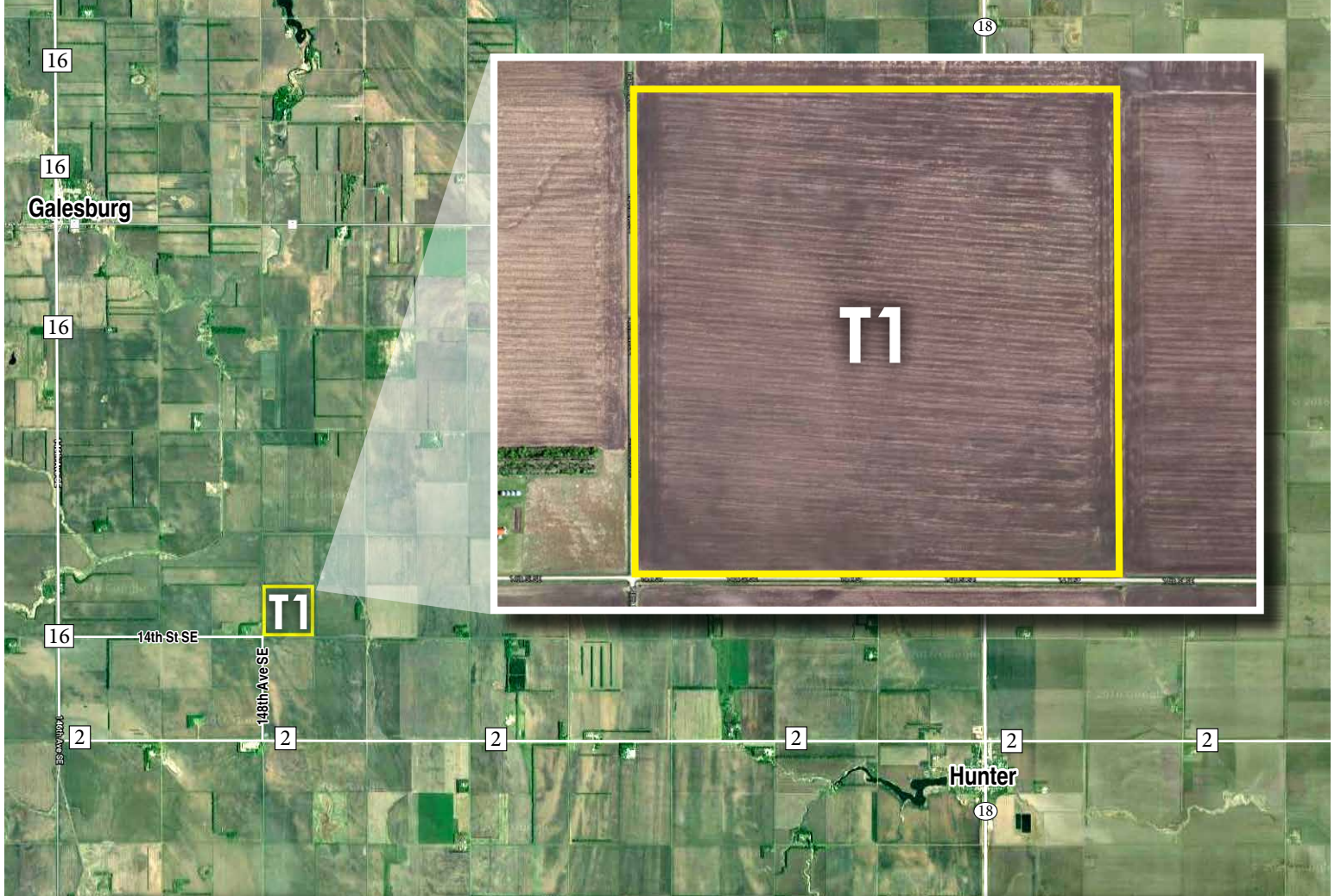
1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have 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.



View Exclusive Property Video

at SteffesGroup.com or scan the code!



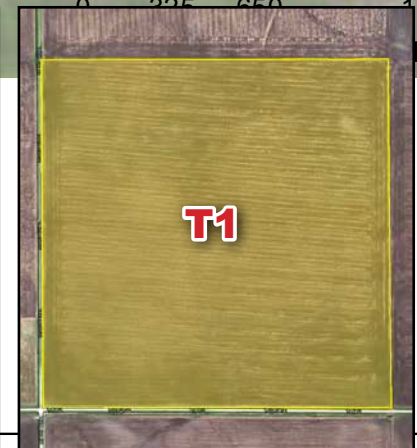
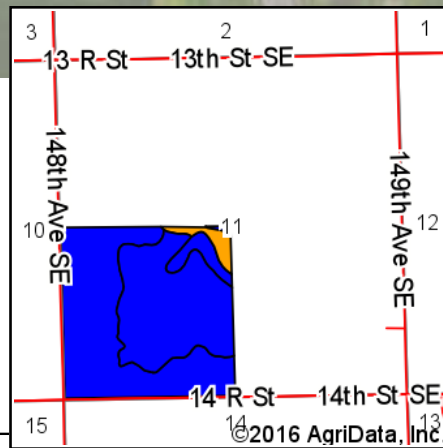
Tract 1:

- **Legal Description:** SW1/4 Section 11-143-53 • **Deeded Acres:** 160+/- • **Cropland Acres:** 160+/-
- **Enrolled In Arc-Co:** Wheat Base Acres: 17.81 / Corn Base Acres: 68 / Soybean Base Acres: 74.20
- **Soil Productivity Index:** 87.7 • **Taxes (2015):** \$1,694.75



Wetland Determination

- Restricted
- ▼ Limited
- Exempt from Conservation Compliance Provisions



Area Symbol: ND017, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
I507A	Glyndon loam, 0 to 2 percent slopes	82.04	51.3%	Blue		Ile	89	
I500A	Gardena loam, 0 to 2 percent slopes	66.10	41.3%	Blue		Ile	88	
I508A	Wheatville-Mantador-Delamere loams, clayey substratum, 0 to 2 percent slopes	6.70	4.2%	Blue		Ile	82	
I213A	Embden fine sandy loam, 0 to 2 percent slopes	5.17	3.2%	Orange		IIle	71	
Weighted Average								87.7

Area Symbol: ND017, Soil Area Version: 15. *c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.

NORTH DAKOTA
CASS
Form: FSA-156EZ



FARM : 11383
Prepared : Sep 14, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 20-017-00, 20-017-0070, 20-017-0200, 20-017-10500, 20-017-11000
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Active	0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.00	0.00	0	0.00	
Corn	0.00	0.00	0	0.00	
Soybeans	0.00	0.00	0	0.00	
TOTAL	0.00	0.00			

NOTES

Tract Number : 355
Description : SW 11-143-53
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 : LINDA WITKOWSKI
Other Producers : [REDACTED]

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.01	160.01	160.01	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	160.01	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	17.81	0.00	0	39
Corn	68.00	0.00	0	109
Soybeans	74.20	0.00	0	38
TOTAL	160.01	0.00		

Parcel #: 33-0000-03345-000
Owner: LINDA C WITKOWSKI
Address: N/A
 DOWS TWP ND 99999
Jurisdiction: Dows Township
Mortgage Company:

Mail To: LINDA C WITKOWSKI
 13250 ARTHUR ST
 ROGERS MN 55374-8753

2015 Statement #150154936	
Mill Levy Rate:	218.42
Consolidated:	\$1,634.76
Specials:	\$0.00
Drains:	\$59.99
Other:	\$0.00
Discounts:	\$81.74
Pen/Int:	\$0.00
1st Due:	\$0.00
2nd Due:	\$0.00
Amount Due:	\$0.00
Grand Total Due:	\$0.00

[Map View](#) - [Legal Description](#)
[Agricultural Land Value Calculation](#)

Statements

Year	Statement #	Type	Tax	Penalty	Interest	Discount *	Paid	Balance	Add to Cart
2015	150154936	Real Estate	\$1,694.75	\$0.00	\$0.00	\$81.74	<u>\$1,613.01</u>	\$0.00	Paid
2014	140153769	Real Estate	\$1,579.06	\$0.00	\$0.00	\$75.95	<u>\$1,579.06</u>	\$0.00	Paid
2013	130153286	Real Estate	\$1,424.74	\$0.00	\$0.00	\$68.24	<u>\$1,424.76</u>	\$0.00	Paid
2012	120252090	Real Estate	\$1,667.23	\$25.91	\$0.00	\$0.00	<u>\$1,693.14</u>	\$0.00	Paid
2011	110251573	Real Estate	\$1,198.40	\$0.00	\$0.00	\$56.92	<u>\$1,141.47</u>	\$0.00	Paid
2010	100250341	Real Estate	\$1,089.59	\$0.00	\$0.00	\$51.48	<u>\$1,038.11</u>	\$0.00	Paid
2009	90249882	Real Estate	\$1,010.00	\$0.00	\$0.00	\$47.50	<u>\$962.49</u>	\$0.00	Paid

Assessments

Year	Agricultural	Residential		Commercial		Total	Taxable Value Before Credits	Credits	Net Taxable Value
	Land	Land	Building	Land	Building				
2015	\$170,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170,100.00	\$8,505.00	<u>\$0.00</u>	\$8,505.00
2014	\$157,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$157,500.00	\$7,875.00	<u>\$0.00</u>	\$7,875.00
2013	\$144,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144,400.00	\$7,220.00	<u>\$0.00</u>	\$7,220.00
2012	\$131,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$131,300.00	\$6,565.00	<u>\$0.00</u>	\$6,565.00
2011	\$88,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,000.00	\$4,400.00	<u>\$0.00</u>	\$4,400.00
2010	\$82,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$82,200.00	\$4,110.00	<u>\$0.00</u>	\$4,110.00
2009	\$76,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,100.00	\$3,805.00	<u>\$0.00</u>	\$3,805.00



EARNEST MONEY RECEIPT & PURCHASE AGREEMENT



SteffesGroup.com

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

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 _____ \$ _____

- 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.
- Prior to closing SELLER at SELLER'S expense shall furnish BUYER an abstract updated to a current date showing good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- 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.
- 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.
- 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.
- North Dakota Taxes: _____
- 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.
- Closing of the sale is to be on or before _____ Possession will be at closing.
- 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.
- 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.
- 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.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



Land Auction

Cass County, ND

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