



# buyer's PROSPECTUS

## Timed Online Auction <sup>2017</sup>

Wednesday, May 3, 8AM-12PM MST

**160**  
± acres



**AVAILABLE TO FARM FOR THE 2017 CROP YEAR**

## Land Auction

Golden Valley Co., ND Lone Tree Township

### Land Located

**From Golva, ND:** 3-1/2 miles north on Hwy 16, 1/2 mile east on 43rd St. SW. Land on south side of road

**From Beach, ND:** 9 miles south on Hwy 16, 1/2 mile east on 43rd St. SW. Land on south side of road.

### Fredrick & Linda Stoveland, Owners

Contact **701.237.9173**  
Brad Olstad 701.238.0240  
or Max Steffes 701.212.2849

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

[SteffesGroup.com](http://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 (MST) Wednesday, May 3, 2017.**

- 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, June 2, 2017.**

- 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. 2017 taxes to be 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 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?**

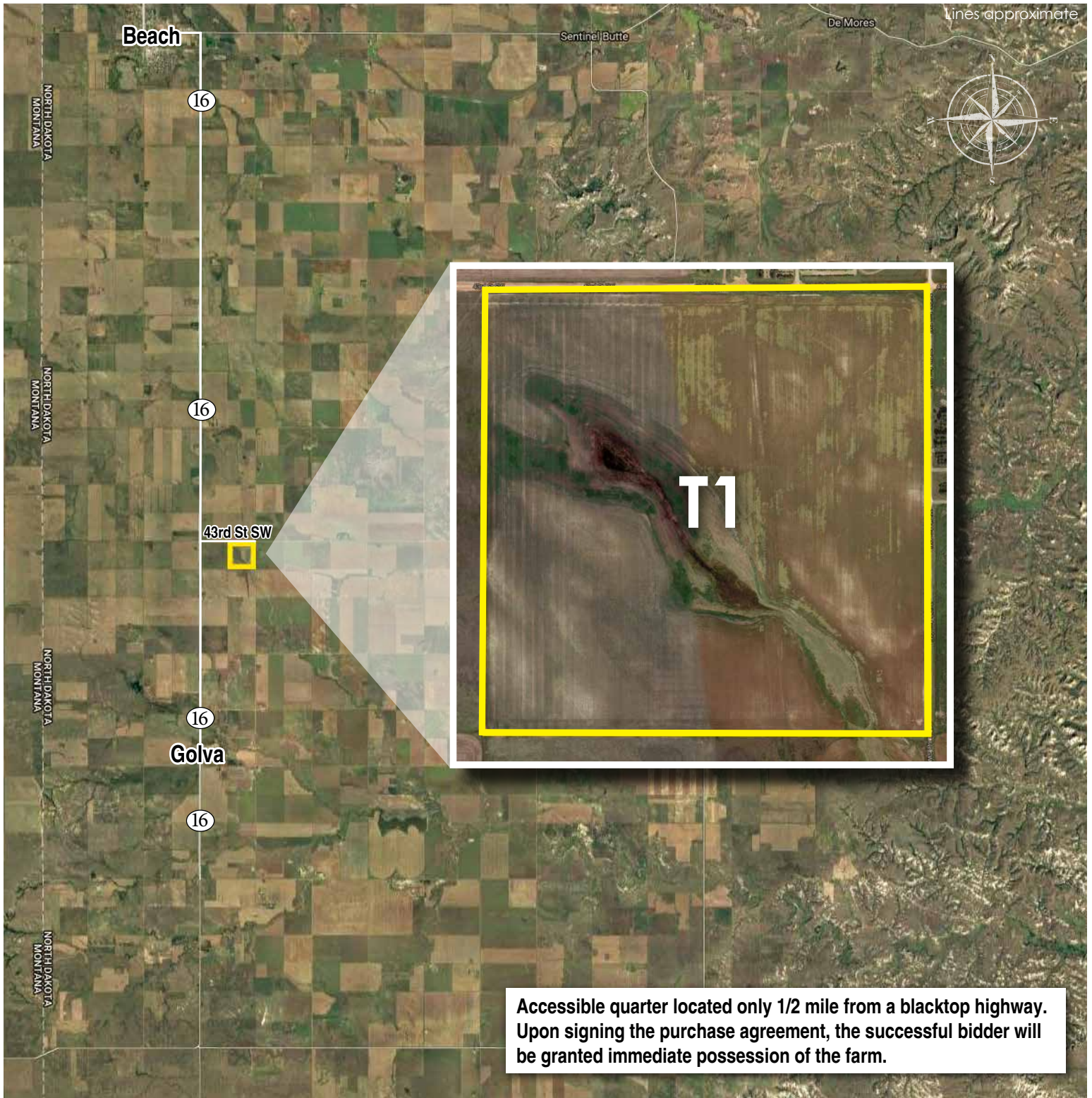
1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have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

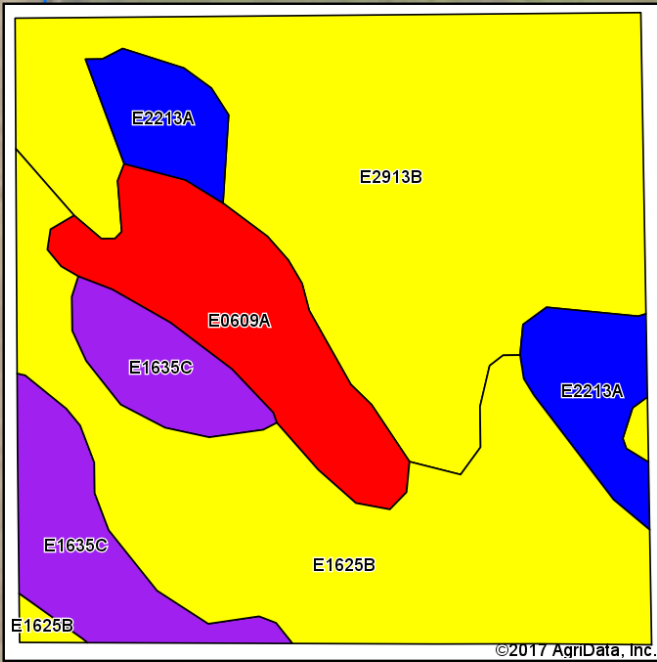
### **THE BIDDING STRATEGY**

- 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.



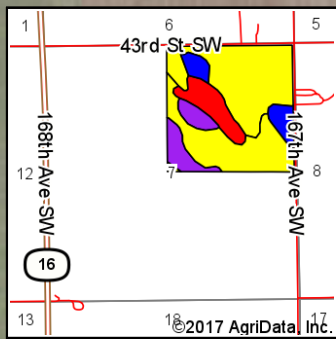
Accessible quarter located only 1/2 mile from a blacktop highway. Upon signing the purchase agreement, the successful bidder will be granted immediate possession of the farm.

- **Description:** NE 1/4 Section 7-138-105 • **Deeded Acres:** 160+/- • **Cropland Acres:** 156+/- • **Soil Productivity Index:** 63
- **AVAILABLE TO FARM FOR THE 2017 CROP YEAR**



**Wetland Determination Identifiers**

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



Area Symbol: ND033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	64.77	41.4%	Yellow	IIIe	67
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	45.34	29.0%	Yellow	IIIe	63
E0609A	Belfield-Grail-Arnegard complex, saline, 0 to 2 percent slopes	17.16	11.0%	Red	IIIs	43
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	16.88	10.8%	Purple	IVe	51
E2213A	Golva silt loam, 0 to 2 percent slopes	12.18	7.8%	Blue	IIc	86
<b>Weighted Average</b>						<b>63</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.

NORTH DAKOTA  
GOLDEN VALLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 2134  
Prepared : Apr 18, 2017  
Crop Year : 2017

Abbreviated 156 Farm Record

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SNFLR, PEAS, LENTI	CANOL

Tract Number : 778

Description : 189/NE4-7-138-105

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MR FREDRICK NORMAN STOVELAND, MRS LINDA RAE STOVELAND

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.33	156.33	156.33	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	156.33	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	84.57	0.00	0	35
Corn	29.56	0.00	0	93
Sunflowers	19.28	0.00	0	1362
Canola	4.68	0.00	0	1122
Peas	3.38	0.00	0	1618
Lentils	3.81	0.00	0	937

**TOTAL** 145.28 0.00

NOTES

--

**2016 Golden Valley County Real Estate Tax Statement**

STOVELAND, FREDRICK & LINDA  
Taxpayer ID: 1836

**Parcel Number**  
01183000

**Jurisdiction**  
07-006-01-01-00

**Owner**  
STOVELAND, FREDRICK &  
LINDA

**Physical Location**  
LONE TREE TOWNSHIP

**Legal Description**  
NE1/4, SEC 7-138-105  
(7-138-105)

**2016 TAX BREAKDOWN**

Net consolidated tax	472.64
Plus: Special assessments	<u>0.00</u>
Total tax due	472.64
Less 5% discount, if paid by Feb. 15th	<u>23.63</u>
<b>Amount due by Feb. 15th</b>	<b><u>449.01</u></b>

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	236.32
Payment 2: Pay by Oct. 15th	236.32

**Legislative tax relief (3-year comparison):**

	2014	2015	2016
State school levy reduction	299.97	326.79	346.80
12% state-paid tax credit	51.28	54.23	64.45
<b>Total legislative tax relief</b>	<b><u>351.25</u></b>	<b><u>381.02</u></b>	<b><u>411.25</u></b>

**Parcel Acres:**

Agricultural	160.00 acres
Residential	0.00 acres
Commercial	0.00 acres

**Tax distribution (3-year comparison):**

	2014	2015	2016
True and full value	61,500	67,000	71,100
Taxable value	3,075	3,350	3,555
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
<b>Net taxable value</b>	<b><u>3,075</u></b>	<b><u>3,350</u></b>	<b><u>3,555</u></b>
<b>Total mill levy</b>	<b><u>138.96</u></b>	<b><u>134.90</u></b>	<b><u>151.08</u></b>

**Special assessments:**  
No Special Assessment details available

**Taxes By District (in dollars):**

	2014	2015	2016
State	3.08	3.35	3.56
County	199.50	215.88	242.60
City/Township	37.21	39.83	41.13
School (after state reduction)	155.22	176.10	232.03
Fire	32.29	16.75	17.77
Water	0.00	0.00	0.00
Other	0.00	0.00	0.00

**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

Consolidated tax	427.30	451.91	537.09
Less: 12% state-paid credit	51.28	54.23	64.45
<b>Net consolidated tax</b>	<b><u>376.02</u></b>	<b><u>397.68</u></b>	<b><u>472.64</u></b>
<b>Net effective tax rate</b>	<b><u>0.61%</u></b>	<b><u>0.59%</u></b>	<b><u>0.66%</u></b>

**FOR ASSISTANCE, CONTACT:**  
Office: Gene Skoglund, Treasurer  
P.O. BOX 896  
Beach, ND 58621-0896  
Phone: (701) 872-4411

# 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

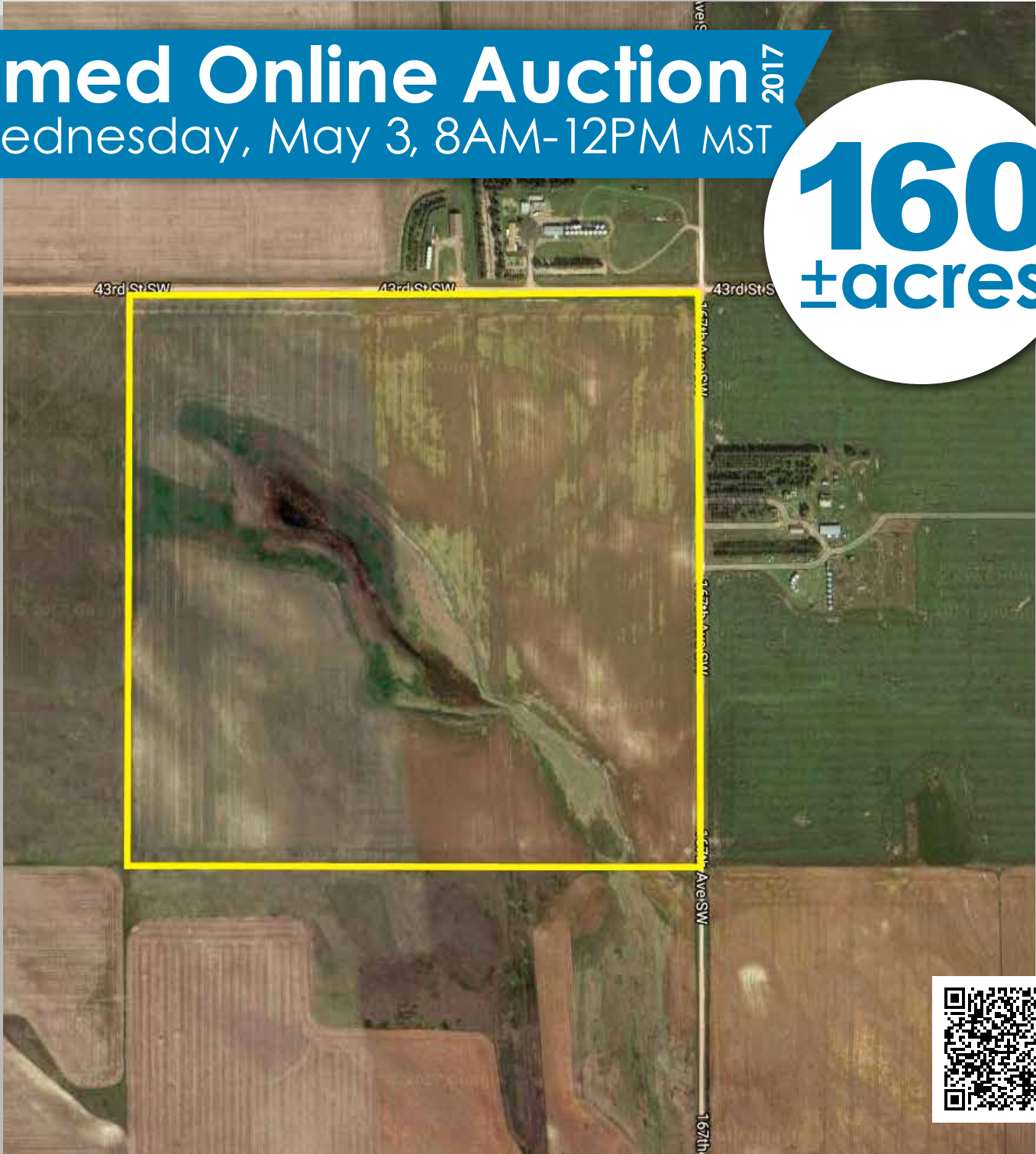


# Land Auction

Golden Valley County, ND

**Timed Online Auction** 2017  
Wednesday, May 3, 8AM-12PM MST

**160**  
± acres



SteffesGroup.com