



# buyer's PROSPECTUS

Thursday, November 9 @ 11AM <sup>2017</sup>

**1,240**  
**± acres**  
offered in  
4 tracts



**View Exclusive  
Property Video**  
SteffesGroup.com  
or scan the code!



**Bottineau Co., ND**  
Chatfield Township

**Auction Location**  
Grand Hotel  
1505 N Broadway  
Minot, ND 58703

## Multi-Tract Auction



**Talley Family Partnership, Owners**

Contact **701.237.9173**  
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.

- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. 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 the Steffes Group Auction Trust Account as good faith money until closing.
- 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 8, 2017**.
- Seller will provide up-to date abstracts at their expense and will convey property by **Warranty Deed**.
- **2017 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.
- All bidding will be on a per tract basis. We will not have "per acre" bidding.
- All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will be offered again. The bidding will continue at the auctioneer's discretion. Our goal is to realize the highest return to the seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers.
- 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 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.

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

- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER 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, express 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 to either 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.

### **CLOSING**

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Friday, December 8, 2017**. Closing will take

place at a professional closing company mutually agreeable to both Buyer & Seller.

### **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 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 wells.

### **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.



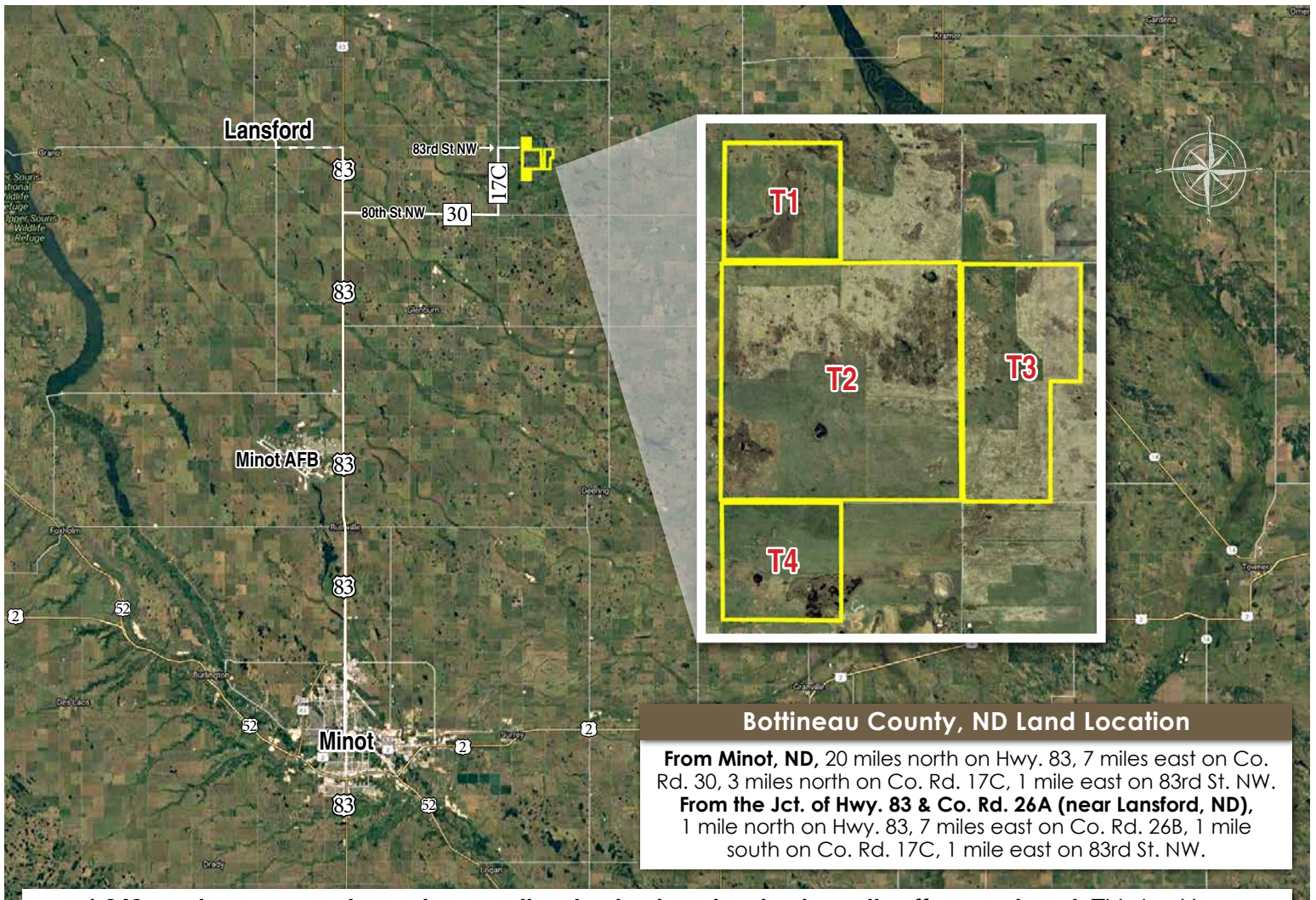
# Selling Choice with the Privilege

All tracts will be sold be so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

**Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder. The numbers on the sample grid do not reflect any expected value on the tracts we are selling.**

	Acres		High Bidder Price	Purchase Price
Tract #1 Multiplier	160 Recorded Acres	X	\$1,000.00	\$160,000.00
Tract #2 Multiplier	640 Recorded Acres	X	\$1,000.00	\$640,000.00
Tract #3 Multiplier	280 Recorded Acres	X	\$1,000.00	\$280,000.00
Tract #4 Multiplier	160 Recorded Acres	X	\$1,000.00	\$160,000.00
<b>Total</b>	<b>1,240 Recorded Acres</b>			



### Bottineau County, ND Land Location

**From Minot, ND, 20 miles north on Hwy. 83, 7 miles east on Co. Rd. 30, 3 miles north on Co. Rd. 17C, 1 mile east on 83rd St. NW.**  
**From the Jct. of Hwy. 83 & Co. Rd. 26A (near Lansford, ND),**  
 1 mile north on Hwy. 83, 7 miles east on Co. Rd. 26B, 1 mile south on Co. Rd. 17C, 1 mile east on 83rd St. NW.

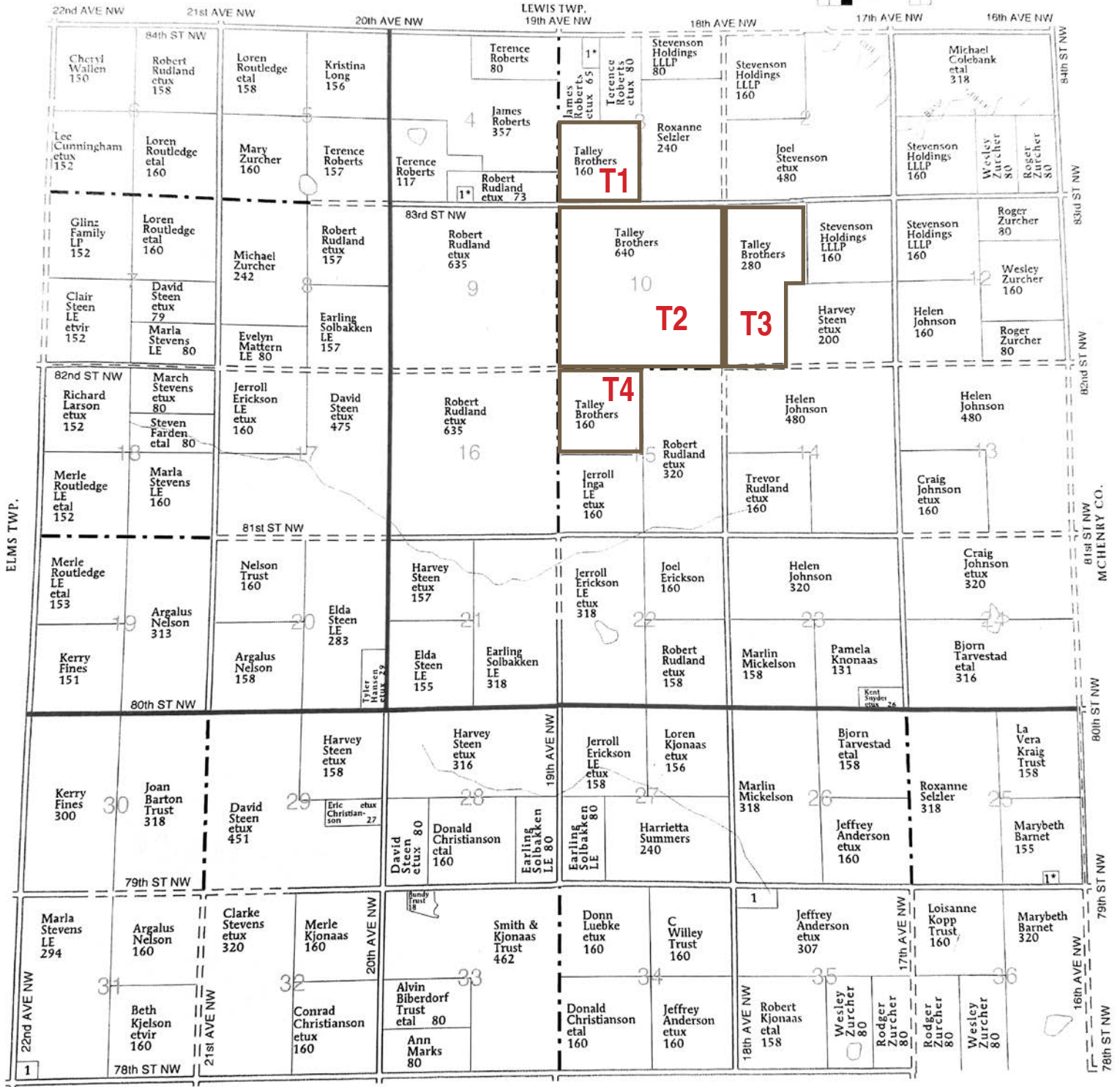
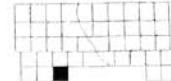
**1,240 contiguous acres located on a well-maintained road and only a mile off a paved road. This land has previously been enrolled in the CRP program and presents an opportunity for a livestock producer to set up a large grazing unit with the possibility to hay acres as well. Portions of this land could potentially be converted to tillable acres. Please join us for this large land auction!**

T-159-N

CHATFIELD PLAT

R-81-W

(Landowners)



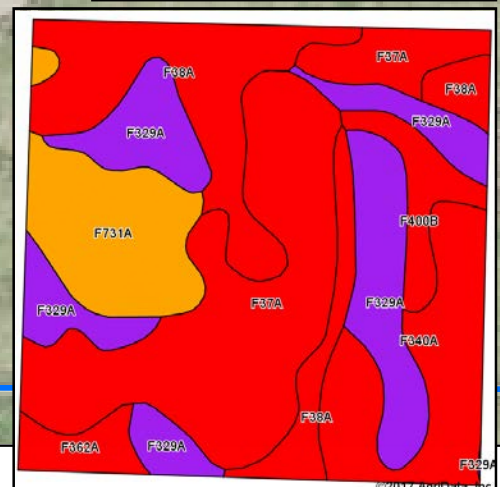
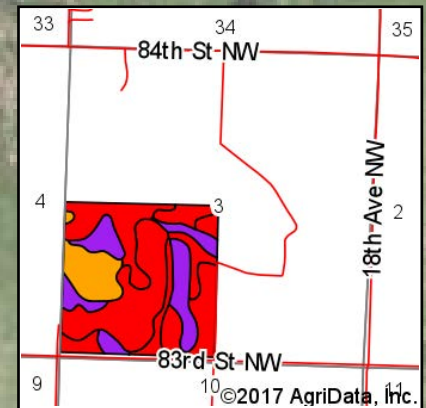
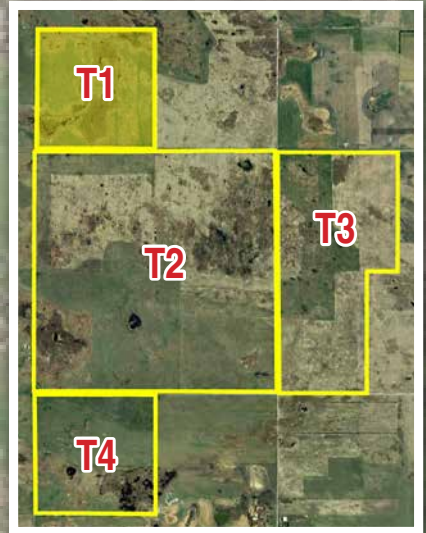
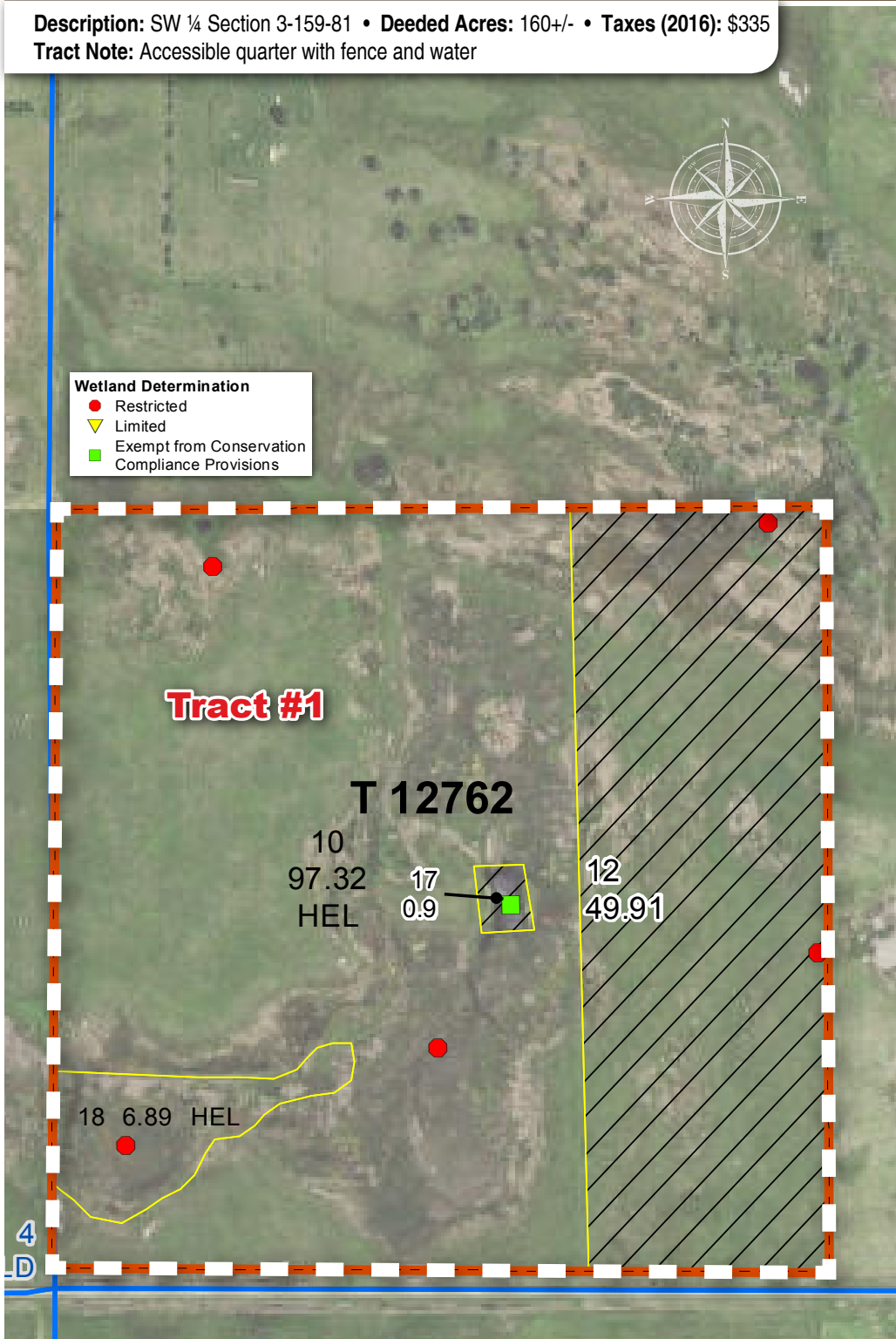
RENNVILLE CO.



# Tract 1 Lines approximate

Bottineau County, ND

**Description:** SW ¼ Section 3-159-81 • **Deeded Acres:** 160+/- • **Taxes (2016):** \$335  
**Tract Note:** Accessible quarter with fence and water



**Wetland Determination**  
 ● Restricted  
 ▼ Limited  
 ■ Exempt from Conservation Compliance Provisions

**Tract #1**

**T 12762**

10  
97.32  
HEL

17  
0.9

12  
49.91

18 6.89 HEL

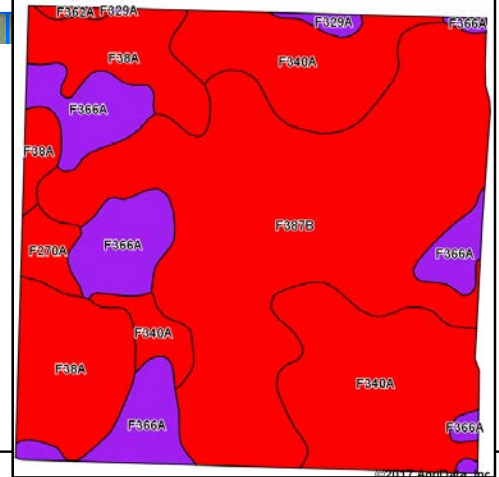
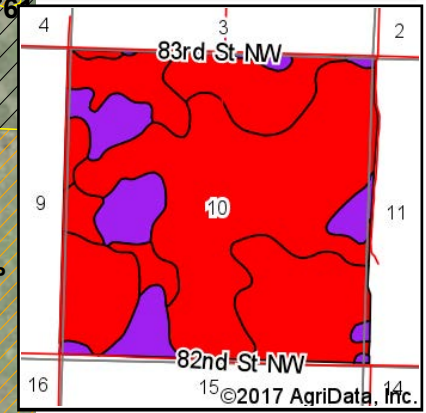
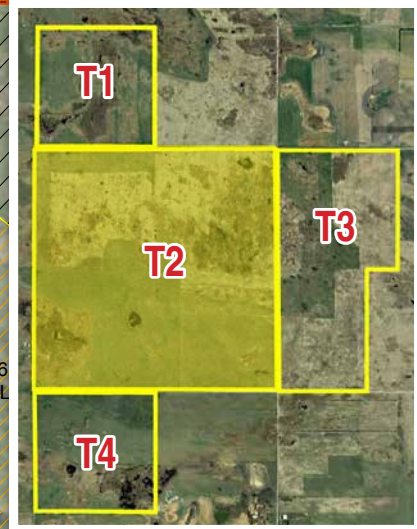
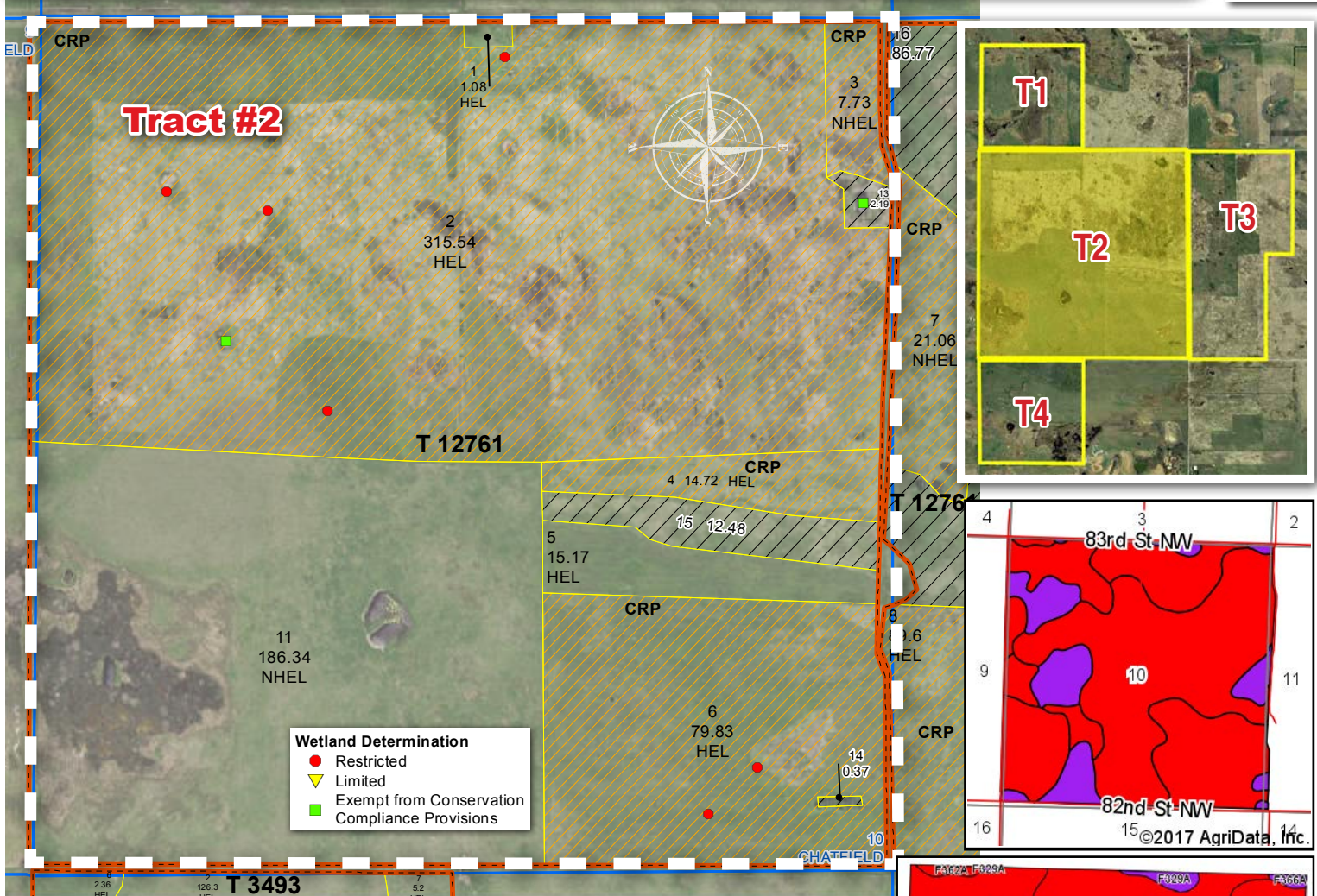
Area Symbol: ND009, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F37A	Venlo fine sandy loam, 0 to 1 percent slopes	46.18	29.8%		Vw	24
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	31.39	20.2%		IIIe	60
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	30.29	19.5%		IVw	32
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	18.78	12.1%		IVe	49
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	17.88	11.5%		IIIe	76
F400B	Serden fine sand, 0 to 6 percent slopes	6.20	4.0%		VIe	20
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	4.30	2.8%		VIIs	24
<b>Weighted Average</b>						<b>41.7</b>

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



**Description:** Section 10-159-81 • **Deeded Acres:** 640+/- • **Taxes (2016):** \$1,085 • **Tract Note:** Large tract of land with acres to graze & hay in addition to a dugout in SE quarter of section. This tract could be set up as a large grazing unit with the addition of a fence.



Area Symbol: ND009, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F387B	Aylmer-Bantry, poorly drained fine sands, 0 to 6 percent slopes	275.65	43.4%		Vle	21
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	159.67	25.1%		IVe	49
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	96.20	15.1%		IVw	32
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	85.50	13.5%		IVe	52
F270A	Arvilla sandy loam, 0 to 2 percent slopes	11.35	1.8%		IIIe	41
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	4.75	0.7%		IIIe	60
F362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	2.33	0.4%		VIs	24
<b>Weighted Average</b>						<b>34.5</b>

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

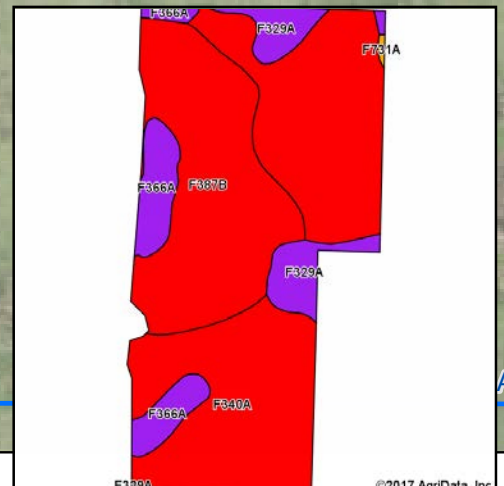
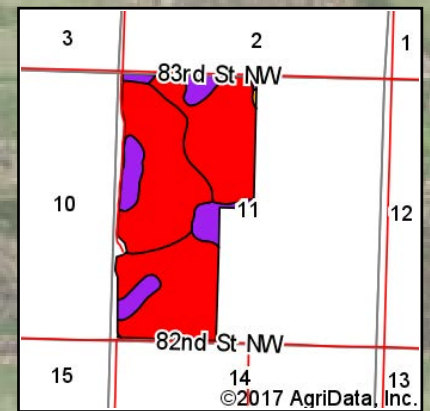
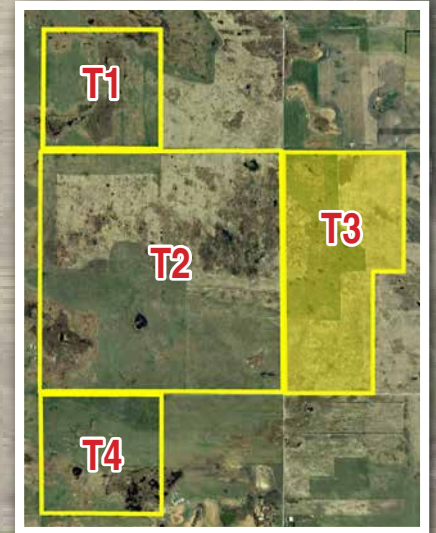
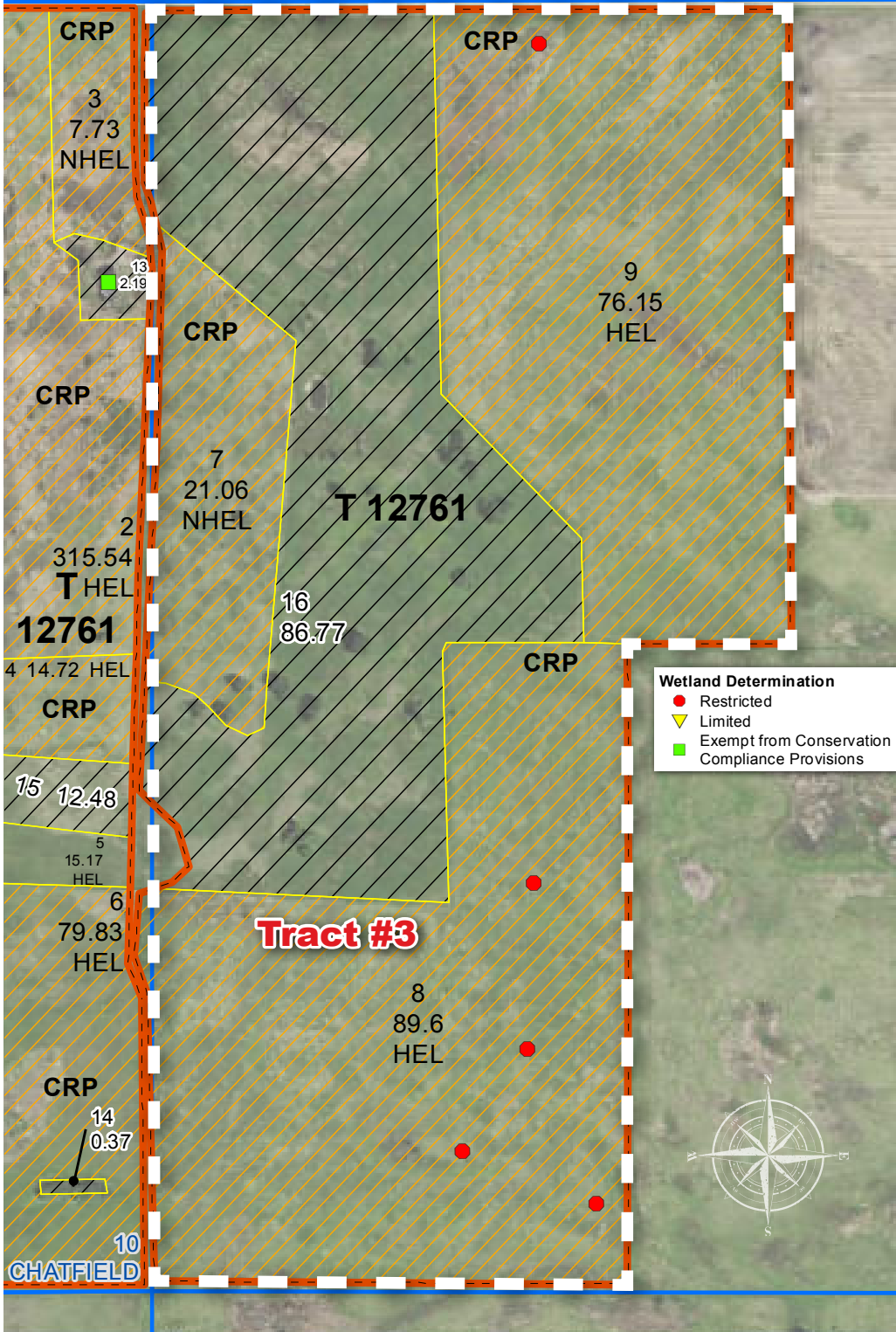


# Tract 3

Lines approximate

Bottineau County, ND

Description: NW 1/4 & W1/2 E1/2 SW 1/4, W1/2 SW1/4 Section 11-159-81 • Deeded Acres: 280+/- • Taxes (2016): \$663



Area Symbol: ND009, Soil Area Version: 23

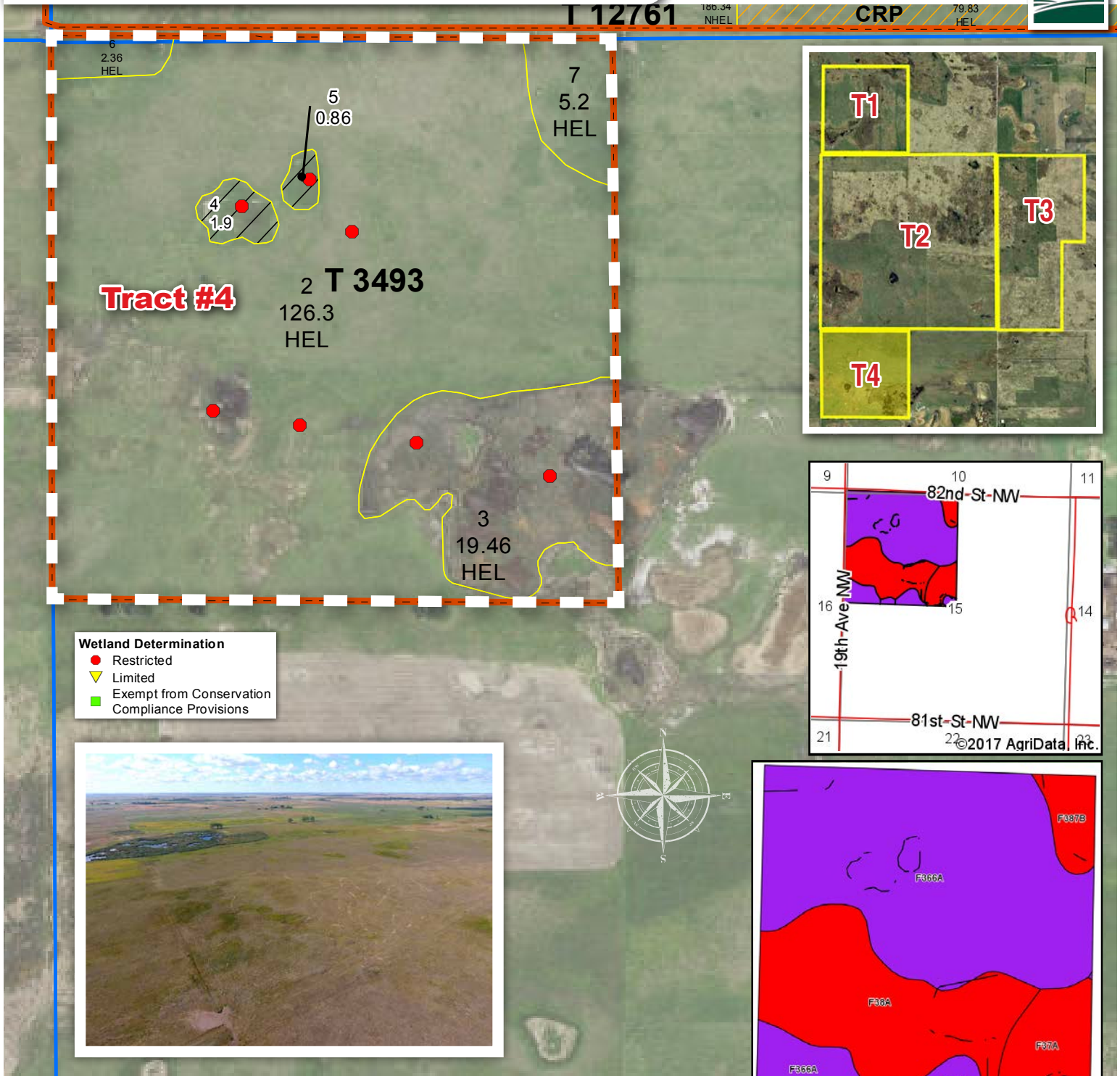
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F340A	Ulen loamy fine sand, 0 to 2 percent slopes	145.17	53.1%	Red	IVe	49
F387B	Aylmer-Bantry, poorly drained fine sands, 0 to 6 percent slopes	86.51	31.6%	Red	VIe	21
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	22.04	8.1%	Purple	IVe	52
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	19.39	7.1%	Purple	IIIe	60
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	0.47	0.2%	Orange	IIIe	76
<b>Weighted Average</b>						<b>41.2</b>

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

# Tract 4 Lines approximate

Bottineau County, ND

Description: NW ¼ Section 15-159-81 • Deeded Acres: 160+/- • Taxes (2016): \$452



Area Symbol: ND009, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	90.44	57.9%		IVe	52
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	40.51	26.0%		IVw	32
F37A	Venlo fine sandy loam, 0 to 1 percent slopes	12.17	7.8%		Vw	24
F387B	Aylmer-Bantry, poorly drained fine sands, 0 to 6 percent slopes	6.11	3.9%		Vle	21
F735A	Towner loamy fine sand, 0 to 3 percent slopes	4.10	2.6%		IVe	55
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	2.65	1.7%		IIIe	60
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	0.09	0.1%		IIIe	76
<b>Weighted Average</b>						<b>43.6</b>

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



Legal Description Information

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PARCEL NUMBER.....48 0000 14100 000
SERIAL/STATEMENT NUMBER..00012925
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE..... 3-159-081
LONG LEGAL.....SW1/4 3 159 81
ACRES: FARM... 160.00 RES... COM... NWT...
TOTAL... 160.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
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Value Fields of Property

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001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 123.300485
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 4.424945
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 1.993218
00 10 LIBRARY MILLS.. 2.88 TAX.. 5.740469
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .498305
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 1.993218
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 34.462745
15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 126.270381
20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 13.793071
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 7.634026
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 3.986437
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 2.989827
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 5.979655
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 1.993218
ASSESSOR VALUE..... 45,300 GOVERNING BODY..... 45,300
COUNTY VALUE..... 45,300 STATE VALUE..... 45,300
ASSESSED VALUE..... 22,650 TAXABLE VALUE..... 2,265
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 335.06
002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE
ASSESSOR VALUE..... 45,300 GOVERNING BODY..... 45,300
COUNTY VALUE..... 45,300 STATE VALUE..... 45,300
ASSESSED VALUE..... 22,650 TAXABLE VALUE..... 2,265
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 380.75
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Receipts Posted To Property

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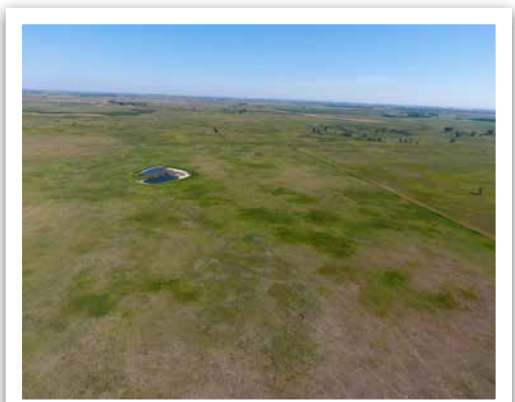
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2016 ORIGINAL OWED..... 335.06
CONSOLIDATED..... 335.06 SPECIALS.....
TOTAL PAID..... 318.31 DISCOUNT TAKEN..... 16.75
CONSOLIDATED PAID... 318.31 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,590 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 318.31
CONSOLIDATED..... 335.06 DISCOUNT..... 16.75
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
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Names Attached to Property

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=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
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Legal Description Information

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PARCEL NUMBER.....48 0000 14133 000
SERIAL/STATEMENT NUMBER..00012958
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE.....10-159-081
LONG LEGAL.....NEL/4 10 159 81
ACRES: FARM... 160.00 RES... COM... NWT...
TOTAL... 160.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
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Value Fields of Property

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001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 87.097114
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 3.125697
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 1.407971
00 10 LIBRARY MILLS.. 2.88 TAX.. 4.054958
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .351993
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 1.407971
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 24.343826
15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 89.194991
20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 9.743162
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 5.392531
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 2.815943
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 2.111957
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 4.223914
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 1.407971
ASSESSOR VALUE..... 32,000 GOVERNING BODY..... 32,000
COUNTY VALUE..... 32,000 STATE VALUE..... 32,000
ASSESSED VALUE..... 16,000 TAXABLE VALUE..... 1,600
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 236.68
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ASSESSOR VALUE..... 32,000 GOVERNING BODY..... 32,000
COUNTY VALUE..... 32,000 STATE VALUE..... 32,000
ASSESSED VALUE..... 16,000 TAXABLE VALUE..... 1,600
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 268.96
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Receipts Posted To Property

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2016 ORIGINAL OWED..... 236.68
CONSOLIDATED..... 236.68 SPECIALS.....
TOTAL PAID..... 224.85 DISCOUNT TAKEN..... 11.83
CONSOLIDATED PAID... 224.85 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,591 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 224.85
CONSOLIDATED..... 236.68 DISCOUNT..... 11.83
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
=====
    
```

Names Attached to Property

```

=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
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Legal Description Information

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 SERIAL/STATEMENT NUMBER..00012959  
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 BLOCK..... SEC-TWSP-RANGE.....10-159-081  
 LONG LEGAL.....NWL/4 10 159 81  
 ACRES: FARM... 160.00 RES... COM... NWT...  
 TOTAL... 160.00 EXEMPT...  
 STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL

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Value Fields of Property

=====

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 DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10  
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 00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 3.057419  
 00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 1.377216  
 00 10 LIBRARY MILLS.. 2.88 TAX.. 3.966382  
 00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .344304  
 00 22 COUNTY PARK  
 00 24 COUNTY FAIR & BLDG IMPROVEMENT  
 01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 1.377216  
 05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 23.812064  
 15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 87.246630  
 20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 9.530334  
 30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 5.274737  
 35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 2.754432  
 40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 2.065824  
 00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 4.131648  
 00 23 COUNTY FAIR  
 00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 1.377216  
 ASSESSOR VALUE..... 31,300 GOVERNING BODY..... 31,300  
 COUNTY VALUE..... 31,300 STATE VALUE..... 31,300  
 ASSESSED VALUE..... 15,650 TAXABLE VALUE..... 1,565  
 HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 231.51

002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE  
 ASSESSOR VALUE..... 31,300 GOVERNING BODY..... 31,300  
 COUNTY VALUE..... 31,300 STATE VALUE..... 31,300  
 ASSESSED VALUE..... 15,650 TAXABLE VALUE..... 1,565  
 HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 263.08

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Receipts Posted To Property

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2016 ORIGINAL OWED..... 231.51  
 CONSOLIDATED..... 231.51 SPECIALS.....  
 TOTAL PAID..... 219.93 DISCOUNT TAKEN..... 11.58  
 CONSOLIDATED PAID... 219.93 SPECIALS PAID.....  
 2016 RECEIPT NUMBER..... 6,592 DATE POSTED.....01/09/2017  
 DATE PAID.....01/03/2017 NET AMOUNT PAID..... 219.93  
 CONSOLIDATED..... 231.51 DISCOUNT..... 11.58  
 DISTRIBUTED.....YES TYPE.....REGULAR  
 PAID BY.....TALLEY FAMILY  
 ADDRESS LINE 2.....P O BOX 7  
 CITY, STATE & ZIP...LANSFORD ND 58750

=====

Names Attached to Property

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001. NAME.....TALLEY BROTHERS  
 ADDRESS LINE 2.....P O BOX 7  
 CITY/STATE/ZIP.....LANSFORD ND 58750  
 TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N  
 MRTGE.....N OTHER.....N PER CENT..

=====

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Legal Description Information

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=====
PARCEL NUMBER.....48 0000 14135 000
SERIAL/STATEMENT NUMBER..00012960
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE.....10-159-081
LONG LEGAL.....SW1/4 10 159 81
ACRES: FARM... 160.00 RES... COM... NWT...
TOTAL... 160.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
=====
    
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Value Fields of Property

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=====
001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 97.986093
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 3.516475
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 1.583998
00 10 LIBRARY MILLS.. 2.88 TAX.. 4.561913
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .395999
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 1.583998
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 27.387319
15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 100.346249
20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 10.961264
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 6.066711
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 3.167995
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 2.375996
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 4.751993
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 1.583998
ASSESSOR VALUE..... 36,000 GOVERNING BODY..... 36,000
COUNTY VALUE..... 36,000 STATE VALUE..... 36,000
ASSESSED VALUE..... 18,000 TAXABLE VALUE..... 1,800
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 266.27
002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE
ASSESSOR VALUE..... 36,000 GOVERNING BODY..... 36,000
COUNTY VALUE..... 36,000 STATE VALUE..... 36,000
ASSESSED VALUE..... 18,000 TAXABLE VALUE..... 1,800
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 302.58
=====
    
```

Receipts Posted To Property

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=====
2016 ORIGINAL OWED..... 266.27
CONSOLIDATED..... 266.27 SPECIALS.....
TOTAL PAID..... 252.96 DISCOUNT TAKEN..... 13.31
CONSOLIDATED PAID... 252.96 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,593 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 252.96
CONSOLIDATED..... 266.27 DISCOUNT..... 13.31
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
=====
    
```

Names Attached to Property

```

=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
=====
    
```

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Legal Description Information

```

=====
PARCEL NUMBER.....48 0000 14136 000
SERIAL/STATEMENT NUMBER..00012961
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE.....10-159-081
LONG LEGAL.....SE1/4 10 159 81
ACRES: FARM... 160.00 RES... COM... NWT...
TOTAL... 160.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
=====
    
```

Value Fields of Property

```

=====
001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 129.015452
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 4.630040
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 2.085604
00 10 LIBRARY MILLS.. 2.88 TAX.. 6.006539
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .521401
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 2.085604
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 36.060090
15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 132.123001
20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 14.432378
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 7.987863
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 4.171208
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 3.128406
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 6.256811
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 2.085604
ASSESSOR VALUE..... 47,400 GOVERNING BODY..... 47,400
COUNTY VALUE..... 47,400 STATE VALUE..... 47,400
ASSESSED VALUE..... 23,700 TAXABLE VALUE..... 2,370
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 350.59
002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE
ASSESSOR VALUE..... 47,400 GOVERNING BODY..... 47,400
COUNTY VALUE..... 47,400 STATE VALUE..... 47,400
ASSESSED VALUE..... 23,700 TAXABLE VALUE..... 2,370
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 398.40
=====
    
```

Receipts Posted To Property

```

=====
2016 ORIGINAL OWED..... 350.59
CONSOLIDATED..... 350.59 SPECIALS.....
TOTAL PAID..... 333.06 DISCOUNT TAKEN..... 17.53
CONSOLIDATED PAID... 333.06 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,594 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 333.06
CONSOLIDATED..... 350.59 DISCOUNT..... 17.53
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
=====
    
```

Names Attached to Property

```

=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
=====
    
```

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Legal Description Information

```

=====
PARCEL NUMBER.....48 0000 14137 000
SERIAL/STATEMENT NUMBER..00012962
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE.....11-159-081
LONG LEGAL.....W1/2E1/2SW1/4 W1/2SW1/4 11 159 81
ACRES: FARM... 120.00 RES... COM... NWT...
TOTAL... 120.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
=====
    
```

Value Fields of Property

```

=====
001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 111.322240
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 3.995076
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 1.799584
00 10 LIBRARY MILLS.. 2.88 TAX.. 5.182801
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .449896
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 1.799584
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 31.114800
15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 114.003620
20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 12.453118
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 6.892405
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 3.599167
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 2.699375
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 5.398751
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 1.799584
ASSESSOR VALUE..... 40,900 GOVERNING BODY..... 40,900
COUNTY VALUE..... 40,900 STATE VALUE..... 40,900
ASSESSED VALUE..... 20,450 TAXABLE VALUE..... 2,045
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 302.51
002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE
ASSESSOR VALUE..... 40,900 GOVERNING BODY..... 40,900
COUNTY VALUE..... 40,900 STATE VALUE..... 40,900
ASSESSED VALUE..... 20,450 TAXABLE VALUE..... 2,045
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 343.76
=====
    
```

Receipts Posted To Property

```

=====
2016 ORIGINAL OWED..... 302.51
CONSOLIDATED..... 302.51 SPECIALS.....
TOTAL PAID..... 287.38 DISCOUNT TAKEN..... 15.13
CONSOLIDATED PAID... 287.38 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,595 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 287.38
CONSOLIDATED..... 302.51 DISCOUNT..... 15.13
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
=====
    
```

Names Attached to Property

```

=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
=====
    
```

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Legal Description Information

```

=====
PARCEL NUMBER.....48 0000 14138 000
SERIAL/STATEMENT NUMBER..00012963
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE.....11-159-081
LONG LEGAL.....NW1/4 11 159 81
ACRES: FARM... 160.00 RES... COM... NWT...
TOTAL... 160.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
=====
    
```

Value Fields of Property

```

=====
001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4854060001 CHATFIELD TWP#48 SD54 MF BCO MILLS-168.10
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 121.666587
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 4.366308
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 1.966805
00 10 LIBRARY MILLS.. 2.88 TAX.. 5.664400
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .491701
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 1.966805
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 34.006067
15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.35 TAX.. 124.597127
20 06 MAXBASS RURAL FIRE DISTRICT MILLS.. 6.92 TAX.. 13.610294
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 7.532865
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 3.933611
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 2.950208
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 5.900416
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 1.966805
ASSESSOR VALUE..... 44,700 GOVERNING BODY..... 44,700
COUNTY VALUE..... 44,700 STATE VALUE..... 44,700
ASSESSED VALUE..... 22,350 TAXABLE VALUE..... 2,235
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 330.62
002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE
ASSESSOR VALUE..... 44,700 GOVERNING BODY..... 44,700
COUNTY VALUE..... 44,700 STATE VALUE..... 44,700
ASSESSED VALUE..... 22,350 TAXABLE VALUE..... 2,235
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 375.70
=====
    
```

Receipts Posted To Property

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=====
2016 ORIGINAL OWED..... 330.62
CONSOLIDATED..... 330.62 SPECIALS.....
TOTAL PAID..... 314.09 DISCOUNT TAKEN..... 16.53
CONSOLIDATED PAID... 314.09 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,596 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 314.09
CONSOLIDATED..... 330.62 DISCOUNT..... 16.53
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
=====
    
```

Names Attached to Property

```

=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
=====
    
```

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Legal Description Information

```

=====
PARCEL NUMBER.....48 0000 14162 000
SERIAL/STATEMENT NUMBER..00012988
TOWNSHIP/CITY #..... 48 CHATFIELD TWP. #48
ADDITION..... NO ADDITION NUMBER
BLOCK..... SEC-TWSP-RANGE.....15-159-081
LONG LEGAL.....NW1/4 15 159 81
ACRES: FARM... 160.00 RES... COM... NWT...
TOTAL... 160.00 EXEMPT...
STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL
=====
    
```

Value Fields of Property

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=====
001. YEAR OF VALUES.....2016 TYPE.....TL TOTAL VALUE
DISTRICT.....4826030001 CHATFIELD TWP#48 SDG-26 GF BCOMILLS-206.34
00 00 BOTTINEAU COUNTY MILLS.. 61.86 TAX.. 135.549968
00 07 COUNTY HEALTH MILLS.. 2.22 TAX.. 4.864548
00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 2.191238
00 10 LIBRARY MILLS.. 2.88 TAX.. 6.310765
00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. .547809
00 22 COUNTY PARK
00 24 COUNTY FAIR & BLDG IMPROVEMENT
01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 2.191238
05 48 CHATFIELD TWP. #48 MILLS.. 17.29 TAX.. 37.886501
15 26 GLENBURN S.D. #26 MILLS..105.00 TAX.. 230.079965
20 03 GLENBURN RURAL FIRE DISTRICT MILLS.. 3.51 TAX.. 7.691245
30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 3.83 TAX.. 8.392441
35 31 GLENBURN AMBULANCE MILLS.. 2.00 TAX.. 4.382476
40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 3.286857
00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.00 TAX.. 6.573713
00 23 COUNTY FAIR
00 21 AIRPORT AUTHORITY MILLS.. 1.00 TAX.. 2.191238
ASSESSOR VALUE..... 49,800 GOVERNING BODY..... 49,800
COUNTY VALUE..... 49,800 STATE VALUE..... 49,800
ASSESSED VALUE..... 24,900 TAXABLE VALUE..... 2,490
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 452.14
002. YEAR OF VALUES.....2016 TYPE.....FM AGRICULTURAL LAND VALUE
ASSESSOR VALUE..... 49,800 GOVERNING BODY..... 49,800
COUNTY VALUE..... 49,800 STATE VALUE..... 49,800
ASSESSED VALUE..... 24,900 TAXABLE VALUE..... 2,490
HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 513.79
=====
    
```

Receipts Posted To Property

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=====
2016 ORIGINAL OWED..... 452.14
CONSOLIDATED..... 452.14 SPECIALS.....
TOTAL PAID..... 429.53 DISCOUNT TAKEN..... 22.61
CONSOLIDATED PAID... 429.53 SPECIALS PAID.....
2016 RECEIPT NUMBER..... 6,597 DATE POSTED.....01/09/2017
DATE PAID.....01/03/2017 NET AMOUNT PAID..... 429.53
CONSOLIDATED..... 452.14 DISCOUNT..... 22.61
DISTRIBUTED.....YES TYPE.....REGULAR
PAID BY.....TALLEY FAMILY
ADDRESS LINE 2.....P O BOX 7
CITY, STATE & ZIP...LANSFORD ND 58750
=====
    
```

Names Attached to Property

```

=====
001. NAME.....TALLEY BROTHERS
ADDRESS LINE 2.....P O BOX 7
CITY/STATE/ZIP.....LANSFORD ND 58750
TAX LIST..Y OWNER.....Y STATEMENT.Y CONTRACT..N
MRTGE.....N OTHER.....N PER CENT..
=====
    
```

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North Dakota

U.S. Department of Agriculture

FARM: 8184

Bottineau

Farm Service Agency

Prepared: 8/18/17 8:28 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
	2012D6382-8183,8184	2012 38009 115

**Farms Associated with Operator:**  
6771, 8793, 9175

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.02	104.21	104.21	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	104.21	0.0	0.0	0.0			

ARC/PLC

ARC-IC  
NONE

ARC-CO  
NONE

PLC  
WHEAT, OATS , CANOL

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.0		26	0.0
OATS	24.0		43	0.0
CANOLA	8.8		975	0.0
<b>Total Base Acres:</b>	39.8			

Tract Number: 12762      Description: SW 3 159 81

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.02	104.21	104.21	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	104.21	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.0		26	0.0
OATS	24.0		43	0.0
CANOLA	8.8		975	0.0
<b>Total Base Acres:</b>	39.8			

Owners: TALLEY BROTHERS

Other Producers: None

# Abbreviated 156 Farm Records

# Bottineau County, ND

**Operator Name**

**Farm Identifier**

**Recon Number**

**U.S. Department of  
Agriculture Farm  
Service Agency**

**Farms Associated with Operator:**

8182, 8634

2012D6382-8183,8184

2012 38009 115

**CRP Contract Number(s):** 2689A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1065.11	960.54	960.54	0.0	0.0	604.63	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	355.91	0.0	0.0	0.0			

**Report ID:**

FSA-156EZ

**Farm:** 8183

**Prepared:** 8/16/17

4:33 PM

**Crop Year:** 2017

**Disclaimer:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		CCC-505 CRP Reduction
			ARC-IC NONE	ARC-CO WHEAT	
WHEAT	66.5			25	0.0
OATS	0.0			0	184.1
CANOLA	67.2			975	0.0
<b>Total Base Acres:</b>	133.7				

**Tract Number:** 3493

**Description:** 460/NW 15 159 81

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
156.08	153.32	153.32	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	153.32	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.4		23	0.0
<b>Total Base Acres:</b>	12.4			

**Owners:** TALLEY BROTHERS

**Other Producers:** None

**Tract Number:** 12761

**Description:** 10;NW;W2SW;W2E2SW 11 159 81

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
909.03	807.22	807.22	0.0	0.0	604.63	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	202.59	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	54.1		26	0.0
OATS	0.0		0	184.1
CANOLA	67.2		975	0.0
<b>Total Base Acres:</b>	121.3			

**Owners:** TALLEY BROTHERS

**Other Producers:** None



# 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 receipted 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:

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



# Multi-Tract Auction

Bottineau County, ND

Thursday, November 9 @ 11AM <sup>2017</sup>

**1,240**  
**± acres**  
offered in  
4 tracts



**View Exclusive  
Property Video**  
SteffesGroup.com  
or scan the code!



SteffesGroup.com