



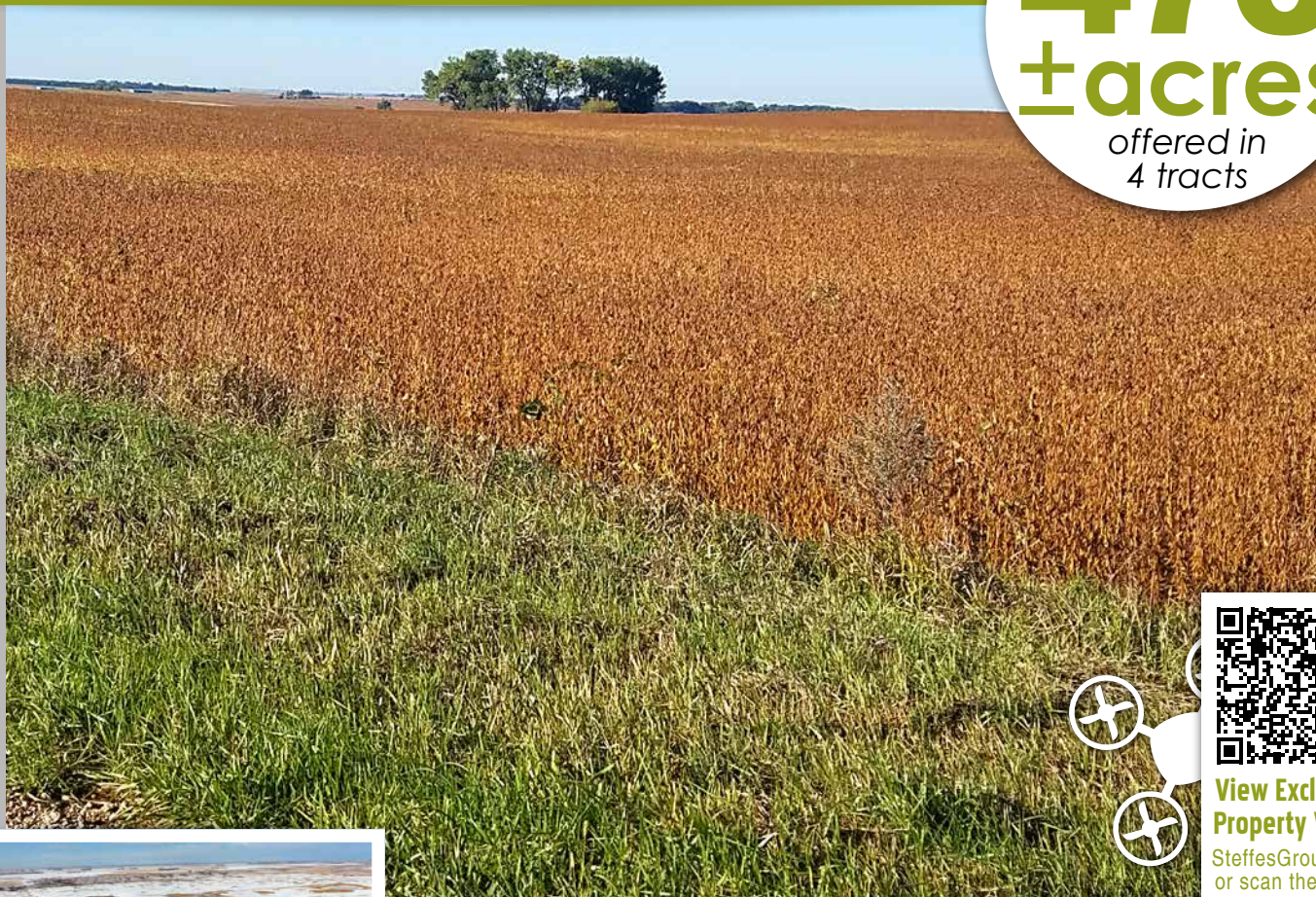
buyer's PROSPECTUS

Timed Online Auction ²⁰¹⁷

Wednesday, December 20, 8AM-12PM

470 ± acres

offered in
4 tracts



**View Exclusive
Property Video**

SteffesGroup.com
or scan the code!



Tract 2

Wells & Benson Counties, ND

East Fork, Fram, & Heimdahl Townships

Land Located:

From Wellsburg, ND
(NE of Harvey), east
3-1/2 miles on 29th
St. NE, north 1/4 mile
on 42nd Ave NE.

Hovland Family &

Bradley, Cheryl, Darrell, Duane, Mark, & Arlyss Bergrud

James Tandeski, Owners

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

SteffesGroup.com

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

Land Auction

Contact
Max Steffes

701.237.9173
701.212.2849

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 Wednesday, December 20, 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, February 2, 2018.**

- 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.
- **2017 taxes to be paid by Seller. 2018 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 guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

The Seller will reserve a 100% of all mineral rights owned.

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.

Timed Online Multi-Tract Bidding Process

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes.

This is accomplished through the bid extension and lot linking features 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 on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

CATALOG ORDER

EXTENDED

#1 Cavalier County, ND Land Auction - 153.24± Acres

Description: NW ¼ Section 5-163-57

Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes (*15): \$978.47



00:04:00



[More Photos](#)

US \$125,000.00 (2 bids)

EXTENDED

#2 Cavalier County, ND Land Auction - 150.44± Acres

Description: NE ¼ Section 5-163-57

Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes (*15): \$959.68



00:04:00



[More Photos](#)

US \$100,000.00 (1 bids)

EXTENDED

#3 Cavalier County, ND Land Auction - 120± Acres

Description: W ½ SW ¼ & NE ¼ SW ¼
Section 9-163-57

Deeded Acres: 120+/-

Cropland Acres: 103+/-

Soil Productivity Index: 80

Taxes (*15): \$957.62



00:04:00



[More Photos](#)

US \$115,000.00 (5 bids)

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 his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



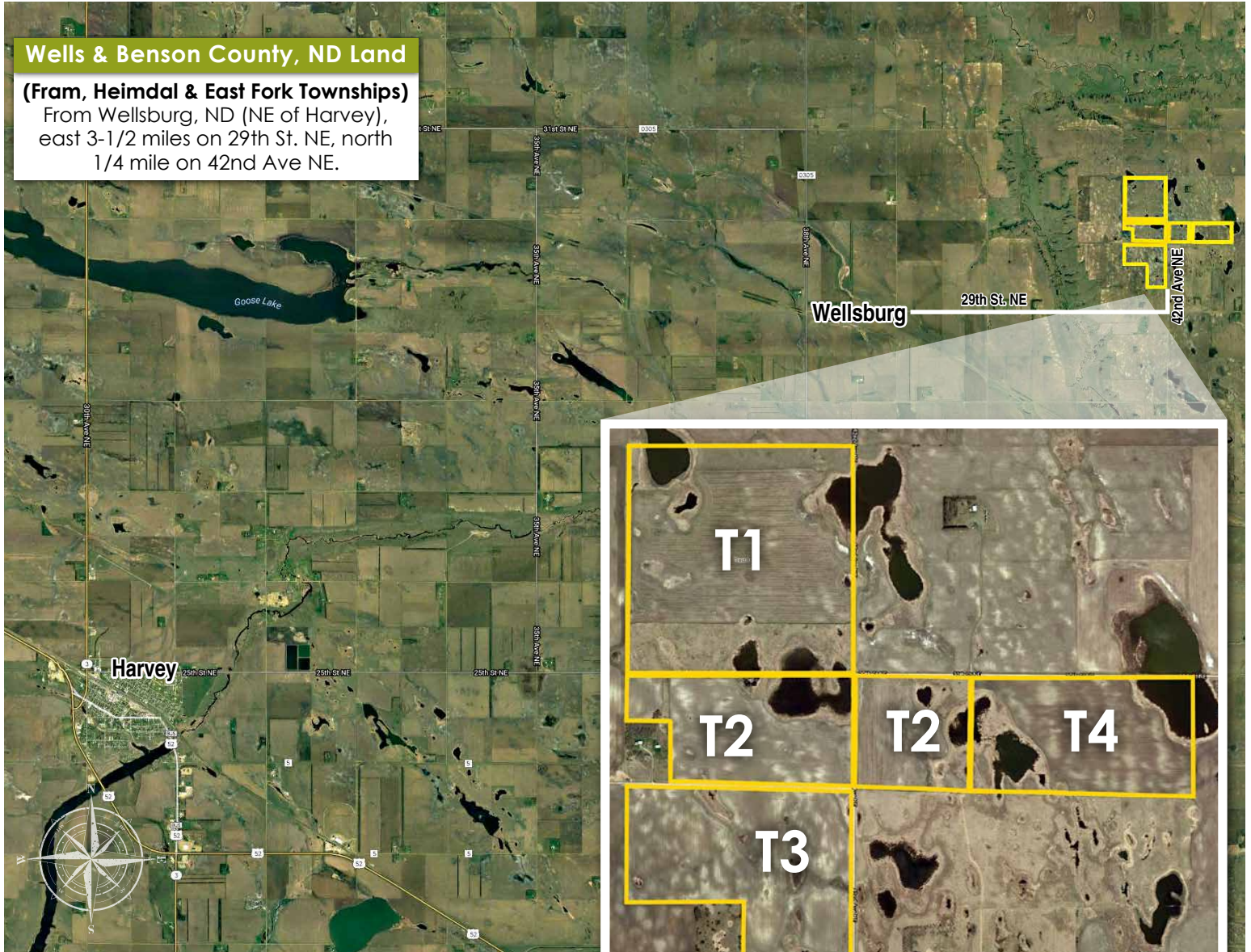
Lots with this symbol are linked together throughout the entire auction and will close together.



Wells & Benson County, ND Land

(Fram, Heimdal & East Fork Townships)

From Wellsburg, ND (NE of Harvey),
east 3-1/2 miles on 29th St. NE, north
1/4 mile on 42nd Ave NE.

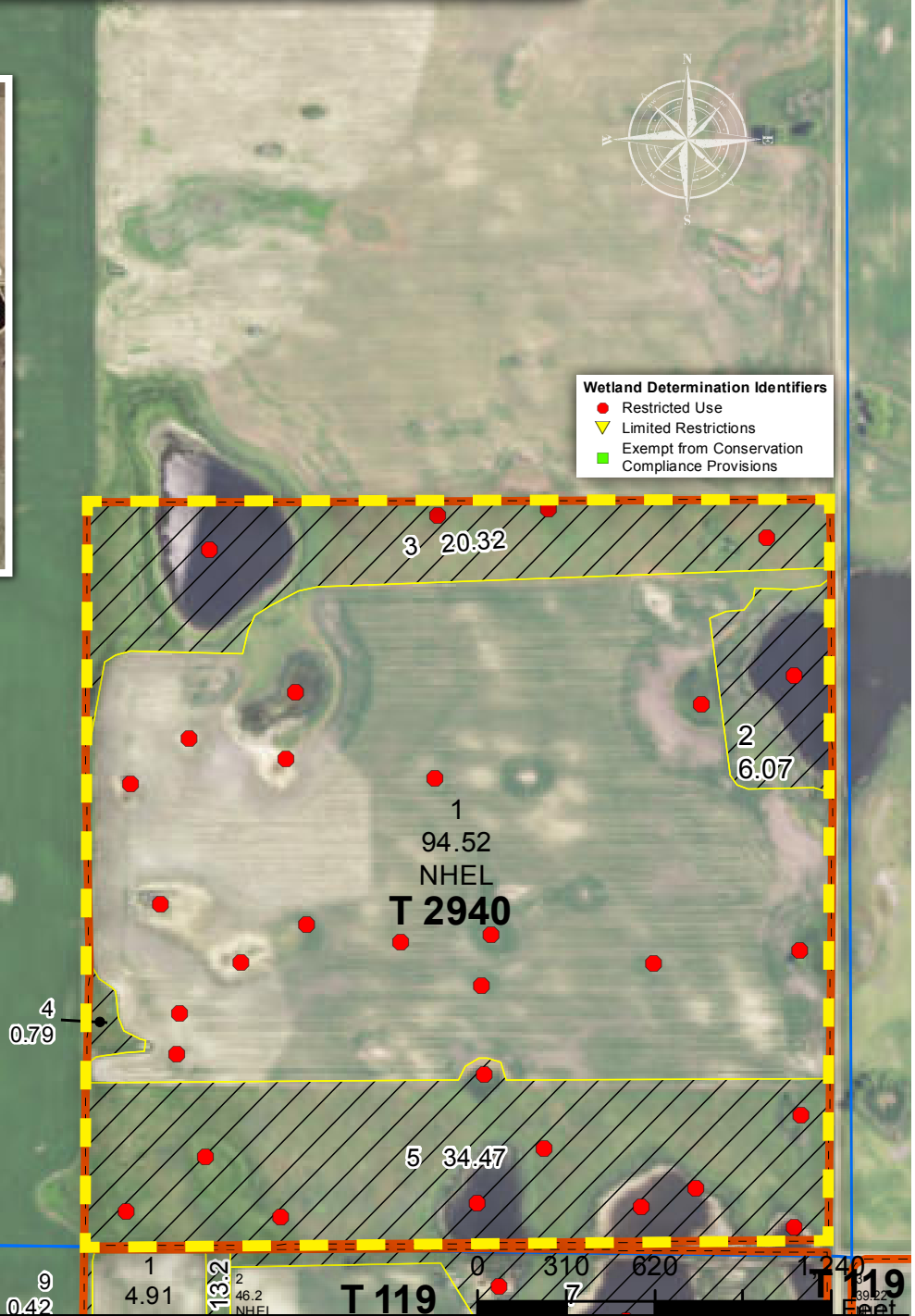
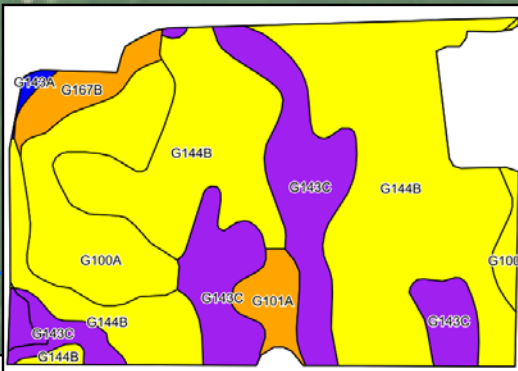
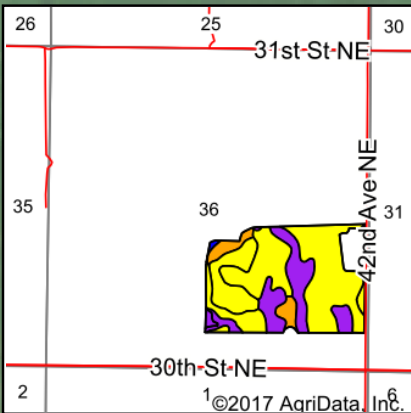
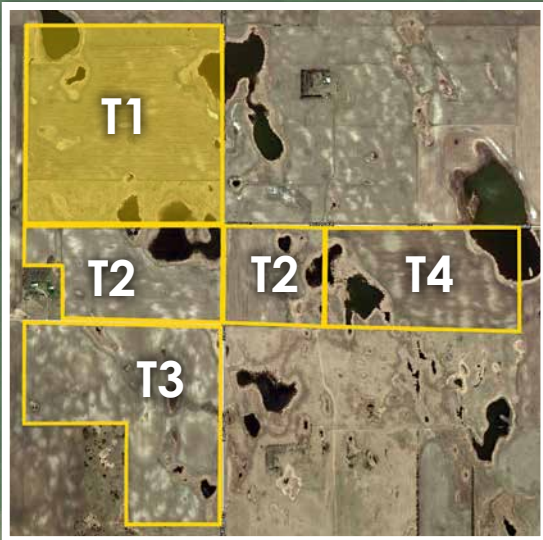


470+/- total acres all contiguous with 365+/- cropland acres offered in 4 tracts featuring productive barnes-buse loam soil. This land has been owned by the Hovland family since 1915!





East Fork Township • Description: SE ¼ Section 36-151-71 • **Total Acres:** 160+/- • **Cropland Acres:** 94.52+/-
Pasture/Non-Cropland Acres: 65+/- • **Soil Productivity Index:** 65+/- • **2016 Taxes:** \$1,017.73
Tract Note: Accessible quarter with primarily tillable acres. There are two sections of land both on the N & S end that could be fenced and used as pasture.

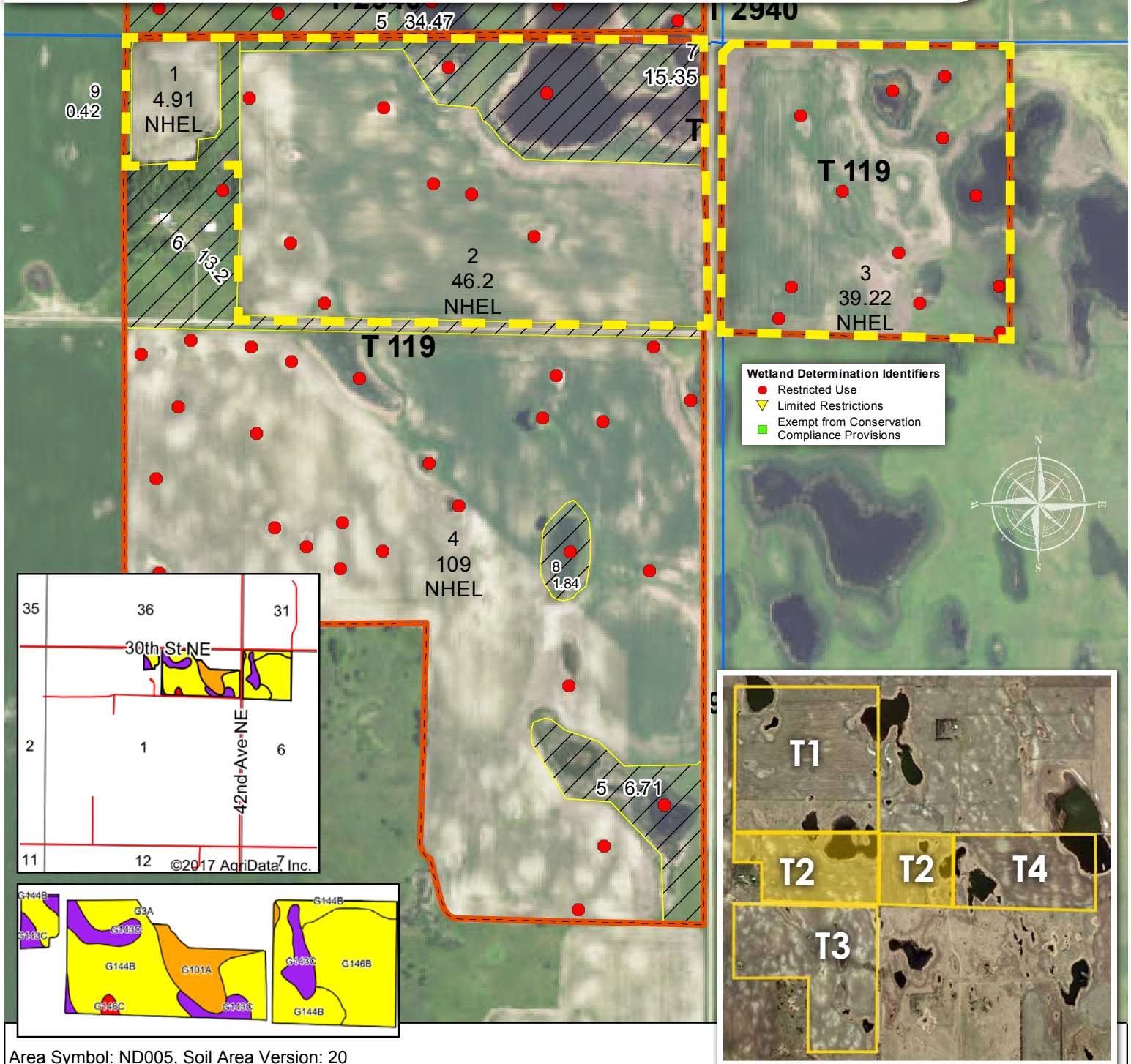


Area Symbol: ND005, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	53.10	55.8%		IIIe	69
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	21.55	22.6%		IVe	55
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	13.95	14.7%		Ile	64
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	3.33	3.5%		Ile	73
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	2.85	3.0%		Ile	77
G143A	Barnes-Svea loams, 0 to 3 percent slopes	0.40	0.4%		Iic	85
Weighted Average						65.5

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

Fram & Heimdal Townships • Description: Gov't Lots 1 & 2 (N ½ NE ¼) EX 8.68 1-150-71 & Gov't Lot 4 (NW ¼ NW ¼) 6-150-70
Total Acres: 109.30+/- • **Cropland Acres:** 90.33+/- • **Soil Productivity Index:** 66 • **2016 Taxes:** \$750
Tract Note: Primarily tillable with good road access on multiple sides.



Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



Area Symbol: ND005, Soil Area Version: 20
 Area Symbol: ND103, Soil Area Version: 18

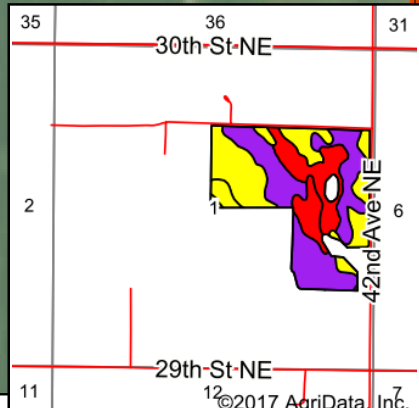
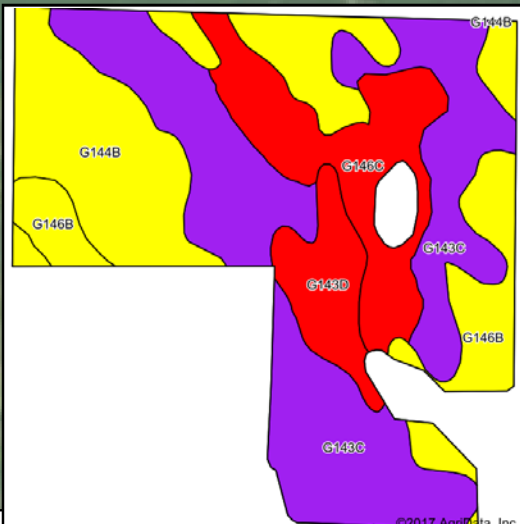
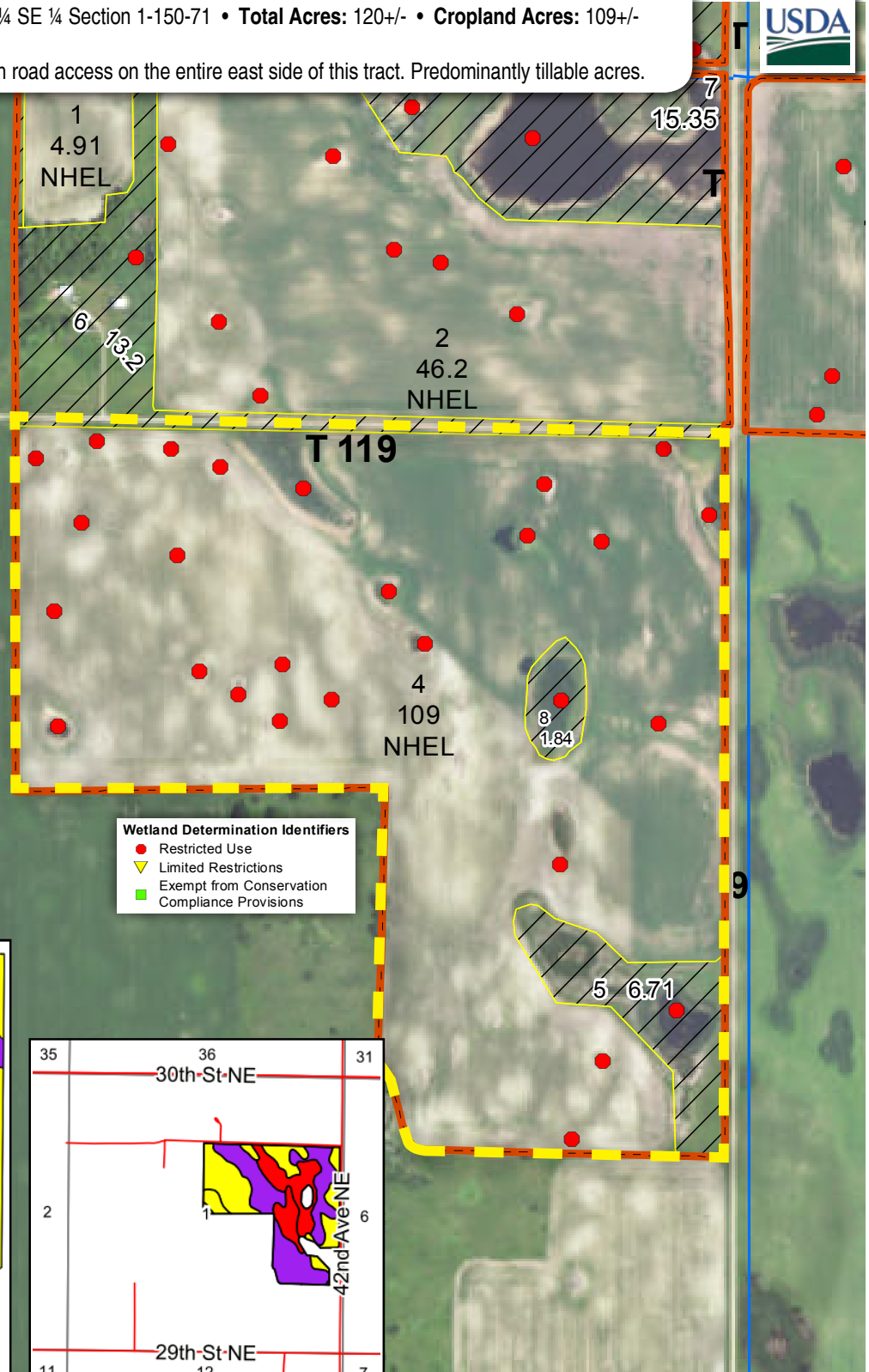
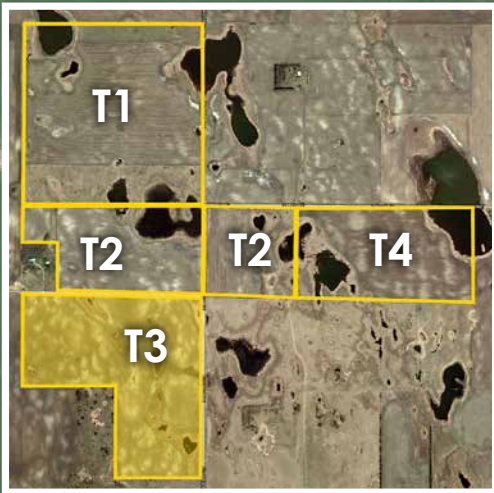
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	44.69	49.5%		IIIe	69
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	22.07	24.4%		IIIe	63
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	12.97	14.4%		IVe	55
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	9.62	10.6%		Ile	77
G146C	Buse-Barnes-Parnell complex, 0 to 9 percent slopes	0.72	0.8%		IVe	49
G144B	Barnes-Buse loams, 3 to 6 percent slopes	0.17	0.2%		IIIe	69
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.09	0.1%		IVe	55
Weighted Average						66.2

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

Tract 3 Lines approximate

Wells County, ND

Fram Township • Description: S ½ NE ¼ & NE ¼ SE ¼ Section 1-150-71 • **Total Acres:** 120+/- • **Cropland Acres:** 109+/-
Soil Productivity Index: 57 • **2016 Taxes:** \$850
Tract Note: Directly adjoins tract 2 to the south with road access on the entire east side of this tract. Predominantly tillable acres.

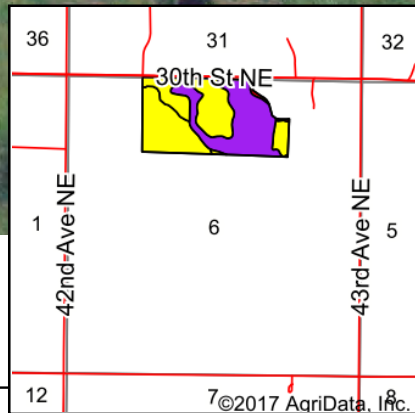
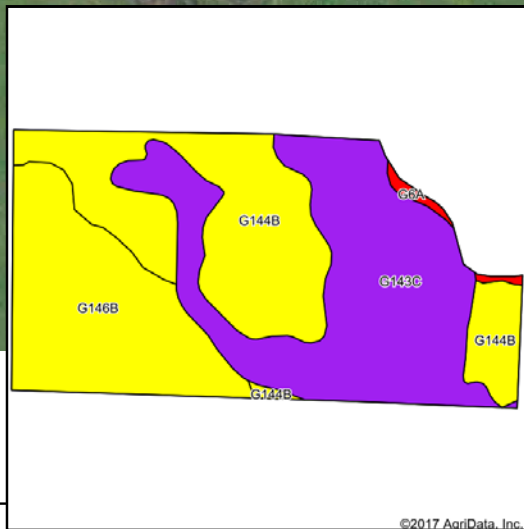
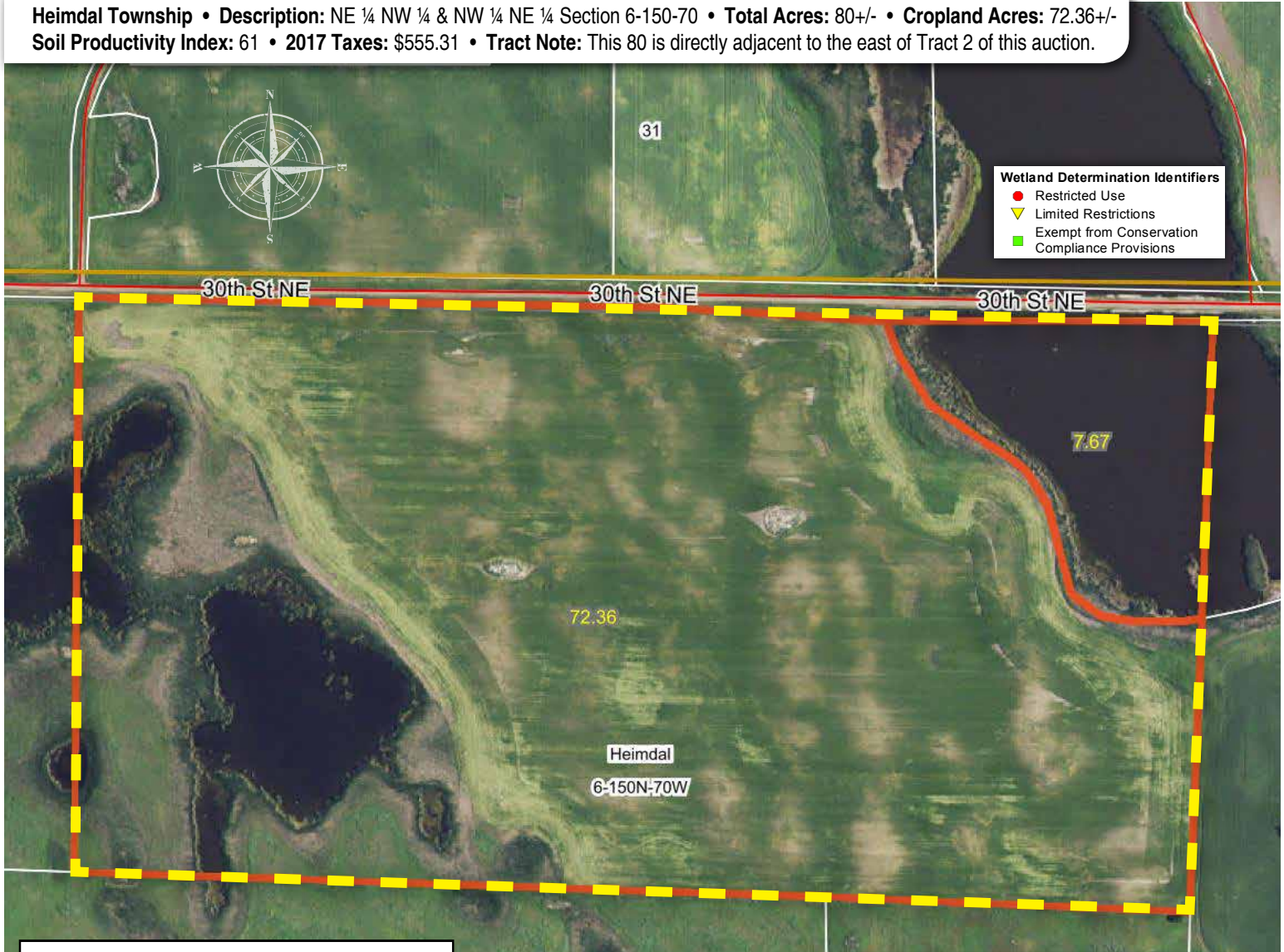


Area Symbol: ND103, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	44.84	41.1%		IVe	55
G144B	Barnes-Buse loams, 3 to 6 percent slopes	25.90	23.8%		IIIe	69
G146C	Buse-Barnes-Parnell complex, 0 to 9 percent slopes	16.81	15.4%		IVe	49
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	13.87	12.7%		IIIe	63
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	7.58	7.0%		VIe	41
Weighted Average						57.4

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

Heimdal Township • Description: NE ¼ NW ¼ & NW ¼ NE ¼ Section 6-150-70 • **Total Acres:** 80+/- • **Cropland Acres:** 72.36+/-
Soil Productivity Index: 61 • **2017 Taxes:** \$555.31 • **Tract Note:** This 80 is directly adjacent to the east of Tract 2 of this auction.



Area Symbol: ND103, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	28.45	39.3%		IVe	55
G144B	Barnes-Buse loams, 3 to 6 percent slopes	23.76	32.8%		IIIe	69
G146B	Barnes-Buse-Parnell complex, 0 to 6 percent slopes	19.50	26.9%		IIIe	63
G6A	Vallers loam, 0 to 1 percent slopes	0.65	0.9%		IVw	46
Weighted Average						61.7

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

2016 Benson County Real Estate Tax Statement

Statement No: 4563

Parcel Number
20-0000-04667-000

Jurisdiction
East Fork Township

Owner
OLSON, LORRAINE LIFE ESTAT

Physical Location
0

Legal Description
SCT:36 TWN:151 RNG:71
36-151-71 SE4

Acres
160.000

2016 TAX BREAKDOWN

Net consolidated tax	1,017.73
Plus: Special Assessments	0.00
Total tax due	1,017.73
Less: 5% discount, if paid by February 15, 2017	-50.89
Amount due by February 15, 2017	966.84

Legislative tax relief

(3-year comparison)	2014	2015	2016
State school levy reduction	580.86	621.48	621.48
12% state-paid tax credit	131.46	134.04	138.78
Total legislative tax relief	712.32	755.52	760.26

Tax distribution (3-year comparison):

	2014	2015	2016
True and Full Value	112,072	119,918	119,918
Taxable Value	5,604	5,996	5,996
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	5,604	5,996	5,996

Total mill levy 195.490 186.290 192.880

Taxes By District (in dollars):	2014	2015	2016
COUNTY	502.11	502.33	545.75
FIRE/AMBULANCE	25.72	25.72	25.54
SCHOOL (after state reductions)	478.02	496.12	491.44
STATE	5.62	6.00	6.00
TOWNSHIP	84.06	86.82	87.78

Consolidated Tax 1,095.53 1,116.99 1,156.51
 Less: 12% state-paid tax credit 131.46 134.04 138.78

Net consolidated tax 964.07 982.95 1,017.73

Net effective tax rate 0.86% 0.82% 0.85%

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2017	508.87
Payment 2: Pay by October 15, 2017	508.86

Penalty on 1st Installment & Specials:	
March 2, 2017	3%
May 1, 2017	6%
July 1, 2017	9%
October 15, 2017	12%
Penalty on 2nd Installment:	
October 15, 2017	6%

FOR ASSISTANCE, CONTACT:

Office Benson County Treasurer
 PO BOX 204
 MINNEWAUKAN, ND 58351

Phone: 701.473.5458
 Email: bensoncountytreasurer@nd.gov
 Website: bensoncountynd.com



OLSON, LORRAINE
Taxpayer ID: 40230

2016 Wells County Real Estate Tax Statement

Parcel Number
18040000

Jurisdiction
18-025-02-00-11

Owner
HOVLAND, Duane & Darrell &
Bradley & Mark & Cheryl
& BERGRUD, Arlyss

Physical Location
18 HEIMDAL TOWNSHIP

Legal Description
L-4
(6-150-70)

2016 TAX BREAKDOWN

Net consolidated tax	285.93
Plus: Special assessments	<u>0.00</u>
Total tax due	285.93
Less 5% discount, if paid by Feb. 15th	<u>14.30</u>
Amount due by Feb. 15th	<u><u>271.63</u></u>

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	142.97
Payment 2: Pay by Oct. 15th	142.96

Legislative tax relief (3-year comparison):

	2014	2015	2016
Legislative tax relief	162.39	176.79	184.00
	<u> </u>	<u> </u>	<u> </u>
	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>

Parcel Acres:

Agricultural	37.98 acres
Residential	0.00 acres
Commercial	0.00 acres

Tax distribution (3-year comparison):

	2014	2015	2016
True and full value	27,600	30,100	30,800
Taxable value	1,380	1,505	1,540
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	<u>1,380</u>	<u>1,505</u>	<u>1,540</u>
Total mill levy	<u>195.96</u>	<u>194.26</u>	<u>210.99</u>
Taxes By District (in dollars):			
State	1.38	1.50	3.08
County	145.81	155.46	171.98
City/Township	9.83	10.35	13.77
School (after state reduction)	102.20	108.28	118.87
Fire	2.65	6.98	6.96
Water	0.00	0.00	0.00
Ambulance	8.56	9.77	10.26
Consolidated tax	<u>270.43</u>	<u>292.34</u>	<u>324.92</u>
Less: 12% state-paid credit	32.45	35.08	38.99
Net consolidated tax	<u>237.98</u>	<u>257.26</u>	<u>285.93</u>
Net effective tax rate	<u>0.86%</u>	<u>0.85%</u>	<u>0.93%</u>

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: Joyce R Larson, Treasurer
700 Railway St N #97
Fessenden, ND 58438-7419
Phone: (701) 547-3161



OLSON, LORRAINE
Taxpayer ID: 40230

2016 Wells County Real Estate Tax Statement

Parcel Number
24001000

Jurisdiction
24-009-03-00-22

Owner
HOVLAND, Duane & Darrell &
Bradley & Mark & Cheryl
& BERGRUD, Arlyss

Physical Location
24 FRAM TOWNSHIP

Legal Description
S2NE4 L 1-2 EX 8.68 A
(1-150-71)

2016 TAX BREAKDOWN

Net consolidated tax	1,045.33
Plus: Special assessments	<u>0.00</u>
Total tax due	1,045.33
Less 5% discount, if paid by Feb. 15th	<u>52.27</u>
Amount due by Feb. 15th	<u><u>993.06</u></u>

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	522.67
Payment 2: Pay by Oct. 15th	522.66

Legislative tax relief (3-year comparison):

	2014	2015	2016
Legislative tax relief	619.54	671.36	698.64
	<u> </u>	<u> </u>	<u> </u>
	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>

Parcel Acres:

Agricultural	151.38 acres
Residential	0.00 acres
Commercial	0.00 acres

Tax distribution (3-year comparison):

	2014	2015	2016
True and full value	96,400	104,900	107,300
Taxable value	4,820	5,245	5,365
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	<u>4,820</u>	<u>5,245</u>	<u>5,365</u>
Total mill levy	<u>207.37</u>	<u>202.91</u>	<u>221.42</u>
Taxes By District (in dollars):			
State	4.82	5.24	10.72
County	509.28	541.81	599.14
City/Township	62.03	70.91	85.04
School (after state reduction)	411.14	433.97	439.71
Fire	12.24	12.33	13.41
Water	0.00	0.00	0.00
Ambulance	0.00	0.00	39.86
Consolidated tax	<u>999.51</u>	<u>1,064.26</u>	<u>1,187.88</u>
Less: 12% state-paid credit	<u>119.94</u>	<u>127.71</u>	<u>142.55</u>
Net consolidated tax	<u><u>879.57</u></u>	<u><u>936.55</u></u>	<u><u>1,045.33</u></u>
Net effective tax rate	<u><u>0.91%</u></u>	<u><u>0.89%</u></u>	<u><u>0.97%</u></u>

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:
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700 Railway St N #97
Fessenden, ND 58438-7419
Phone: (701) 547-3161



OLSON, LORRAINE
Taxpayer ID: 40230

2016 Wells County Real Estate Tax Statement

Parcel Number
24006000

Jurisdiction
24-009-03-00-22

Owner
HOVLAND, Duane & Darrell &
Bradley & Mark & Cheryl
& BERGRUD, Arlyss

Physical Location
24 FRAM TOWNSHIP

Legal Description
NE4SE4
(1-150-71)

2016 TAX BREAKDOWN

Net consolidated tax	242.59
Plus: Special assessments	<u>0.00</u>
Total tax due	242.59
Less 5% discount, if paid by Feb. 15th	<u>12.13</u>
Amount due by Feb. 15th	<u><u>230.46</u></u>

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	121.30
Payment 2: Pay by Oct. 15th	121.29

Legislative tax relief (3-year comparison):

	2014	2015	2016
Legislative tax relief	143.96	155.52	162.13
	<u> </u>	<u> </u>	<u> </u>
	<u><u> </u></u>	<u><u> </u></u>	<u><u> </u></u>

Parcel Acres:

Agricultural	40.00 acres
Residential	0.00 acres
Commercial	0.00 acres

Tax distribution (3-year comparison):

	2014	2015	2016
True and full value	22,400	24,300	24,900
Taxable value	1,120	1,215	1,245
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	<u>1,120</u>	<u>1,215</u>	<u>1,245</u>
Total mill levy	<u>207.37</u>	<u>202.91</u>	<u>221.42</u>
Taxes By District (in dollars):			
State	1.12	1.22	2.50
County	118.34	125.51	139.04
City/Township	14.41	16.43	19.73
School (after state reduction)	95.53	100.53	102.04
Fire	2.84	2.86	3.11
Water	0.00	0.00	0.00
Ambulance	0.00	0.00	9.25
Consolidated tax	<u>232.24</u>	<u>246.55</u>	<u>275.67</u>
Less: 12% state-paid credit	<u>27.87</u>	<u>29.59</u>	<u>33.08</u>
Net consolidated tax	<u>204.37</u>	<u>216.96</u>	<u>242.59</u>
Net effective tax rate	<u>0.91%</u>	<u>0.89%</u>	<u>0.97%</u>

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: Joyce R Larson, Treasurer
700 Railway St N #97
Fessenden, ND 58438-7419
Phone: (701) 547-3161



TANDESKI, JAMES
Taxpayer ID: 91083

2017 Wells County Real Estate Tax Statement

Parcel Number
18038000

Jurisdiction
18-025-02-00-11

Owner
TANDESKI, JAMES R

Physical Location
18 HEIMDAL TOWNSHIP

Legal Description
L 2-3
(6-150-70)

Legislative tax relief (3-year comparison):	2015	2016	2017
Legislative tax relief	337.14	351.27	364.15
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>

Tax distribution (3-year comparison):	2015	2016	2017
True and full value	57,400	58,800	58,800
Taxable value	2,870	2,940	2,940
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	<u>2,870</u>	<u>2,940</u>	<u>2,940</u>
Total mill levy	<u>194.26</u>	<u>210.99</u>	<u>188.88</u>

Taxes By District (in dollars):			
State	2.87	5.88	5.88
County	296.47	328.35	270.45
City/Township	19.75	26.28	25.70
School (after state reduction)	206.50	226.94	220.32
Fire	13.32	13.29	13.17
Water	0.00	0.00	0.00
Ambulance	18.63	19.58	19.79

Consolidated tax	<u>557.54</u>	<u>620.32</u>	<u>555.31</u>
Less: 12% state-paid credit	66.90	74.44	0.00
Net consolidated tax	<u>490.64</u>	<u>545.88</u>	<u>555.31</u>
Net effective tax rate	<u>0.85%</u>	<u>0.93%</u>	<u>0.94%</u>

2017 TAX BREAKDOWN

Net consolidated tax	555.31
Plus: Special assessments	<u>0.00</u>
Total tax due	555.31
Less 5% discount, if paid by Feb. 15th	<u>27.77</u>
Amount due by Feb. 15th	<u>527.54</u>

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	277.66
Payment 2: Pay by Oct. 15th	277.65

Parcel Acres:

Agricultural	80.13 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: Joyce R Larson, Treasurer
700 Railway St N #97
Fessenden, ND 58438-7419
Phone: (701) 547-3161



Tract 2



Tract 2

NORTH DAKOTA

WELLS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 106

Prepared : Nov 14, 2017

Crop Year : 2018

Operator Name :
Farms Associated with Operator : 38-103-106, 38-103-229, 38-103-511, 38-103-2973, 38-103-5199, 38-103-5415, 38-005-5501, 38-103-7547
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
393.02	293.85	293.85	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	293.85	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT	BARLY, CANOL

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	138.60	0.00	0	38	
Barley	146.90	0.00	0	41	
Canola	8.20	0.00	0	596	
TOTAL	293.70	0.00			

NOTES

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Tract Number : 119
Description : NE;NESE-1-150-71;NWNW-6-150-70
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARK D HOVLAND, ARLYSS BERGRUD, BRADLEY M HOVLAND, CHERYL J HOVLAND, DARRELL E HOVLAND, DUANE L HOVLAND
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
236.85	199.33	199.33	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	199.33	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	94.60	0.00	0	38
Barley	100.30	0.00	0	41
Canola	4.40	0.00	0	596
TOTAL	199.30	0.00		

NORTH DAKOTA
WELLS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 106
Prepared : Nov 14, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 119 Continued ...

NOTES

Tract Number : 2940
Description : SE 36-151-71
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARK D HOVLAND, ARLYSS BERGRUD, BRADLEY M HOVLAND, CHERYL J HOVLAND, DARRELL E HOVLAND, DUANE L HOVLAND
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.17	94.52	94.52	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	94.52	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	44.00	0.00	0	38
Barley	46.60	0.00	0	41
Canola	3.80	0.00	0	596
TOTAL	94.40	0.00		

NOTES

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TRACT 1



TRACT 2



TRACT 3



TRACT 1



TRACT 2



TRACT 3



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

Wells & Benson Counties, ND

Timed Online Auction ²⁰¹⁷

Wednesday, December 20, 8AM-12PM

470 ± acres

offered in
4 tracts



**View Exclusive
Property Video**

SteffesGroup.com
or scan the code!



Tract 1



Tract 2



Tract 3

SteffesGroup.com