



buyer's PROSPECTUS

Wednesday, March 7 @ 11AM ²⁰¹⁸

2,117
contiguous
± acres

offered in
9 tracts



All tracts are available to farm
for the 2018 growing season!

LAND AUCTION

Faulk County, SD

Devoe & Centerville Townships

Auction Location | The Dakota Event Center, 720 Lamont St., Aberdeen, SD 57401

Devastator Real Estate LLLP, Owners Anthony & Joshua Meier

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.



- All bidders must register their name, address, and telephone number in order to receive a bidder number.
- Bidders who wish to **BID ONLINE** must register their name, address, and telephone number at least 48 hours prior to the auction in order to be approved to bid online.
- 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.
- Property will be sold with title insurance & conveyed by General Warranty Deed.
- The balance of the purchase price must be paid in full at closing on or before **Friday, April 20, 2018**.
- **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.
- **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 REGARDLESS OF PRICE AFTER THE OPENING BID.**

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, April 20, 2018**. Closing will take place at a closing company mutually agreeable to both Buyer and 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

Tracts #1-7 will be sold 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 #8 & 9 will be sold lump sum price.

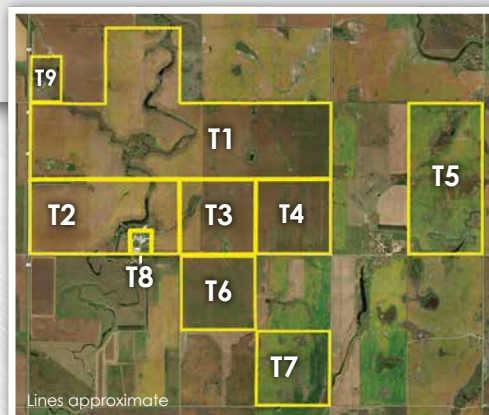
The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	X	TBD	TBD
Tract #2	Multiplier	X	TBD	TBD
Tract #3	Multiplier	X	TBD	TBD
Tract #4	Multiplier	X	TBD	TBD
Tract #5	Multiplier	X	TBD	TBD
Tract #6	Multiplier	X	TBD	TBD
Tract #7	Multiplier	X	TBD	TBD
Tract #8	Lump Sum Price			TBD
Tract #9	Lump Sum Price			TBD

Overview

It's usually once in a generation, in major row crop farming communities east of the Missouri River, that a large contiguous tract of farmland becomes available to purchase at public auction. Tracts of land like this take generations to amass. As proof of this fact, it took the Meier family over 75 years to assemble this farm. This auction represents the opportunity to obtain a very large contiguous tract of farmland in addition to a sizable grain & machinery storage facility.



About the Land

The farm's most predominate soils include Max-Amegard & Williams-Bowbells loam soils with soil productivity index ratings in the 80's. Access on nearly all the tracts is gained through approaches on well-maintained section line roads. The Snake Creek meanders through much of this property providing habitat for the local pheasant and deer population. The creek is cut sharp and water stays within its banks during most wet years. The land lays evenly with only minor drops in elevation down to Snake Creek and around the occasional wet spot.



TOC

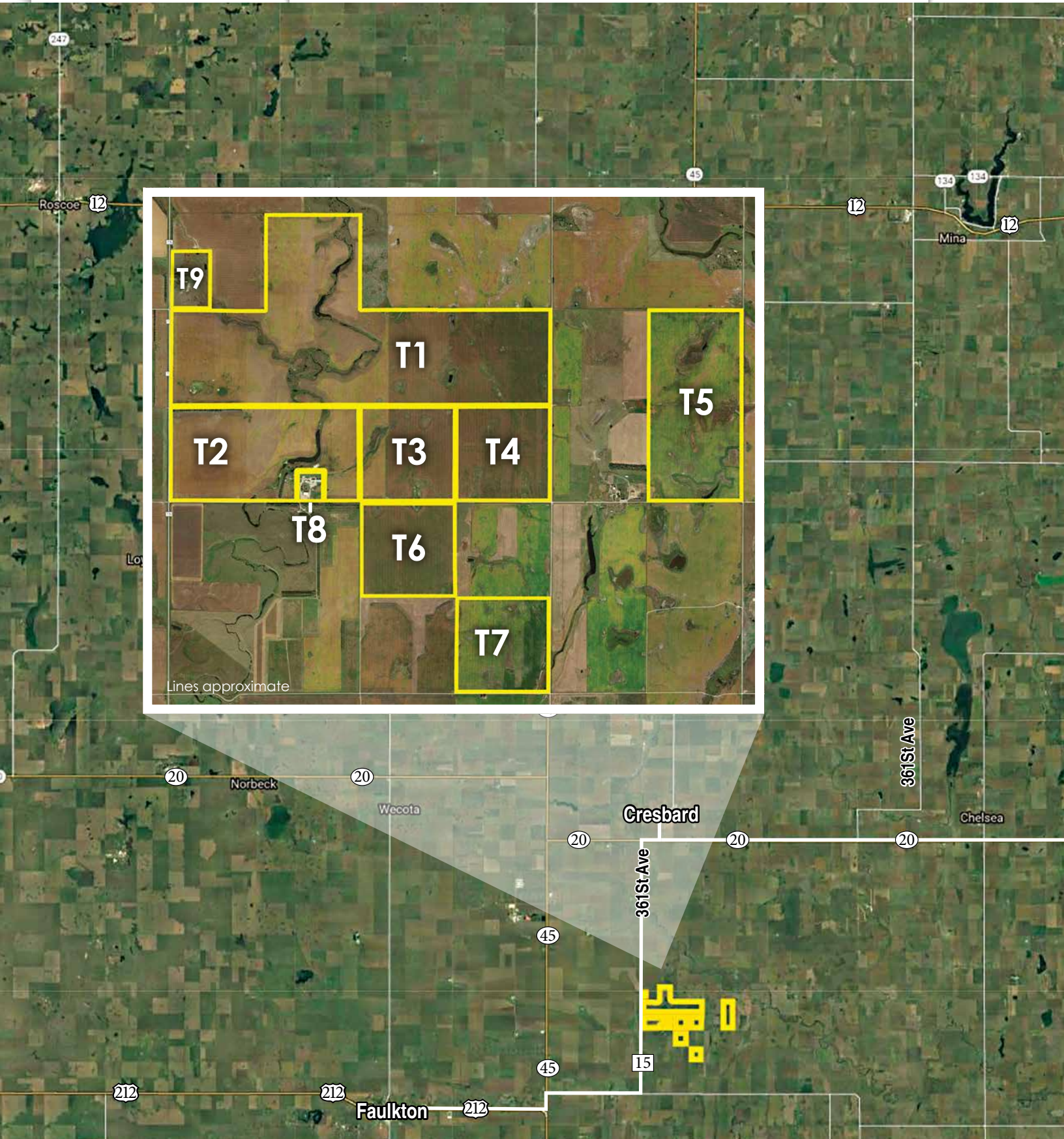
Tract 1	8	Tract 3	10	Tract 5	12	Tract 7	14	Tract 9	16
Tract 2	9	Tract 4	11	Tract 6	13	Tract 8	15		
Aerial Map	4-5	Auction Location	7	Abbreviated Farm Records	22-26				
Plat Map	6	Tax Statements	17-21	Purchase Agreement	27				

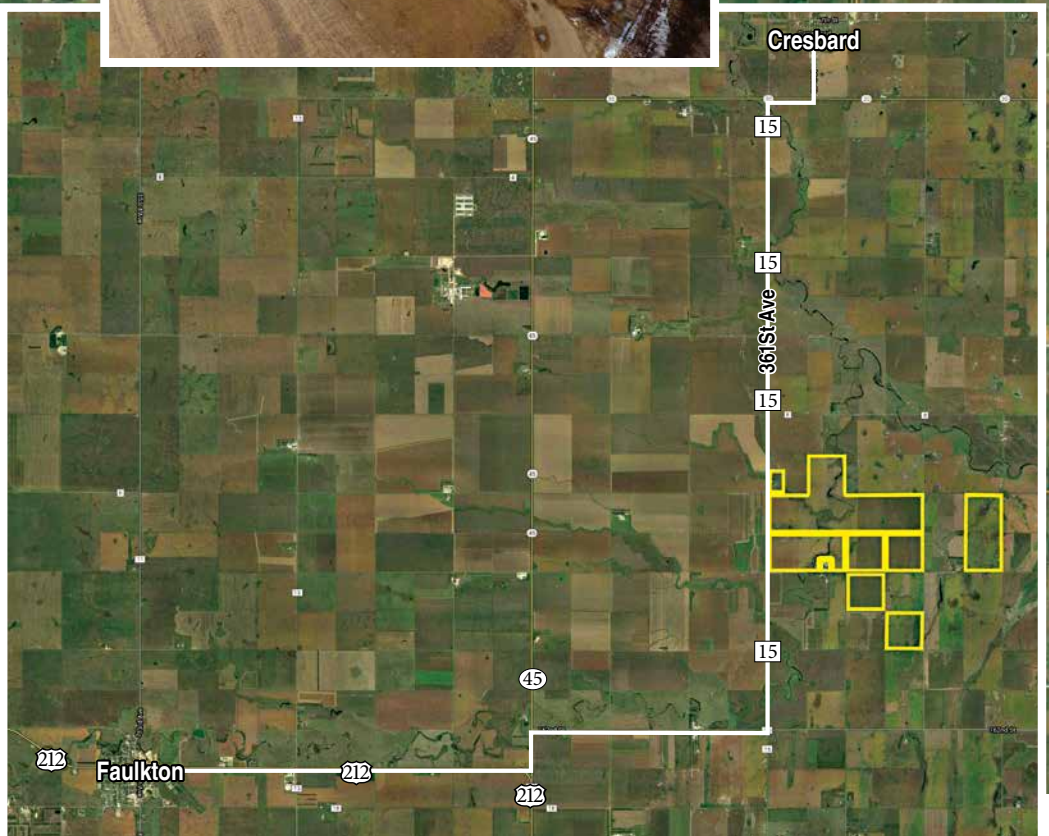
Aerial Map

Faulk County, SD Land Location

(Devoe & Centerville Townships)

Approx. 45 miles SW of Aberdeen, SD. From Cresbard, SD, 1/2 mile west on Hwy 20, south 5 miles on 361st Ave. 36154 160th Ave, Faulkton, SD 57438

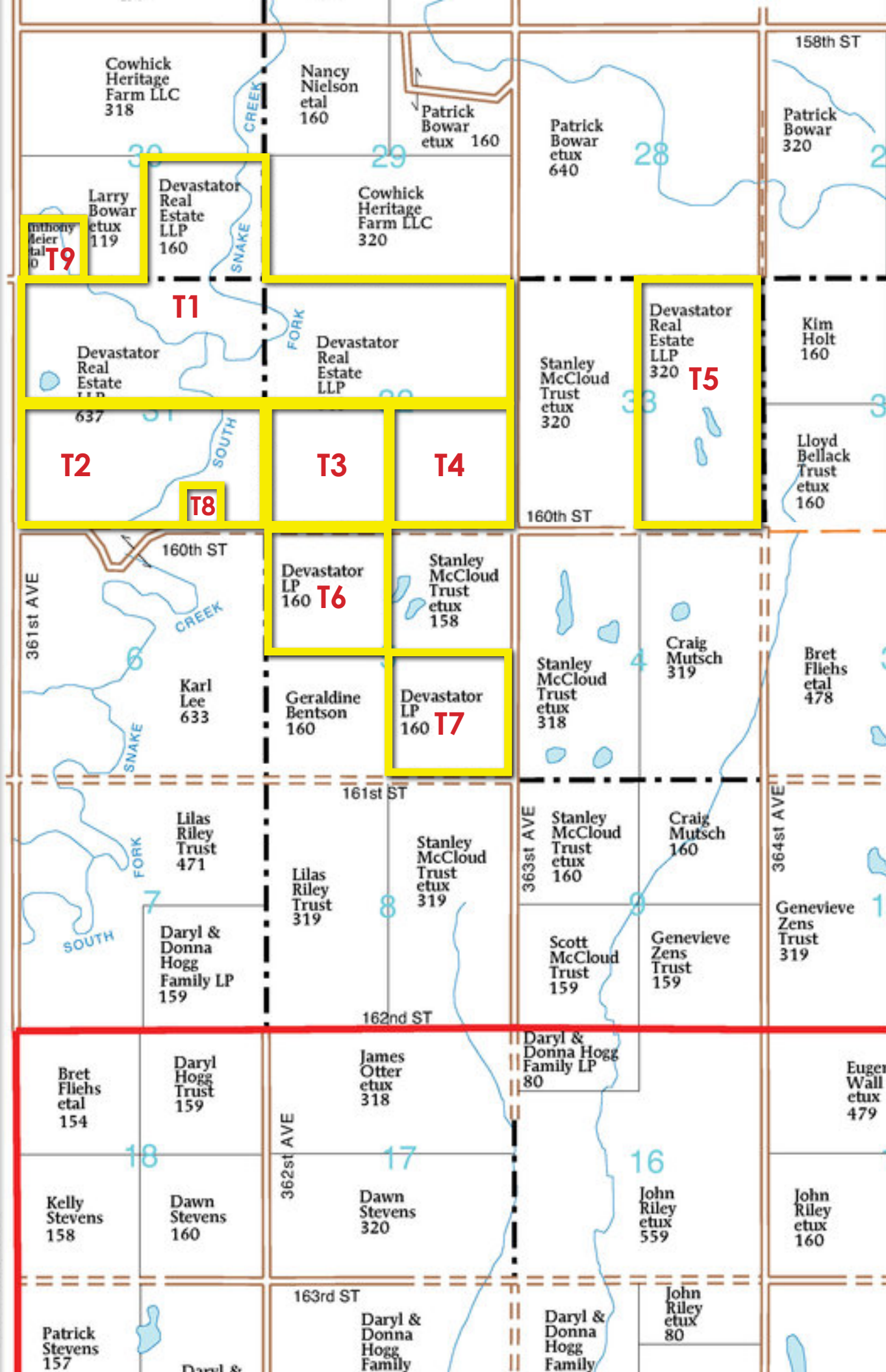




Devoe Township

Centerville Township

Lines approximate



The Dakota Event Center
720 Lamont St., Aberdeen, SD 57401

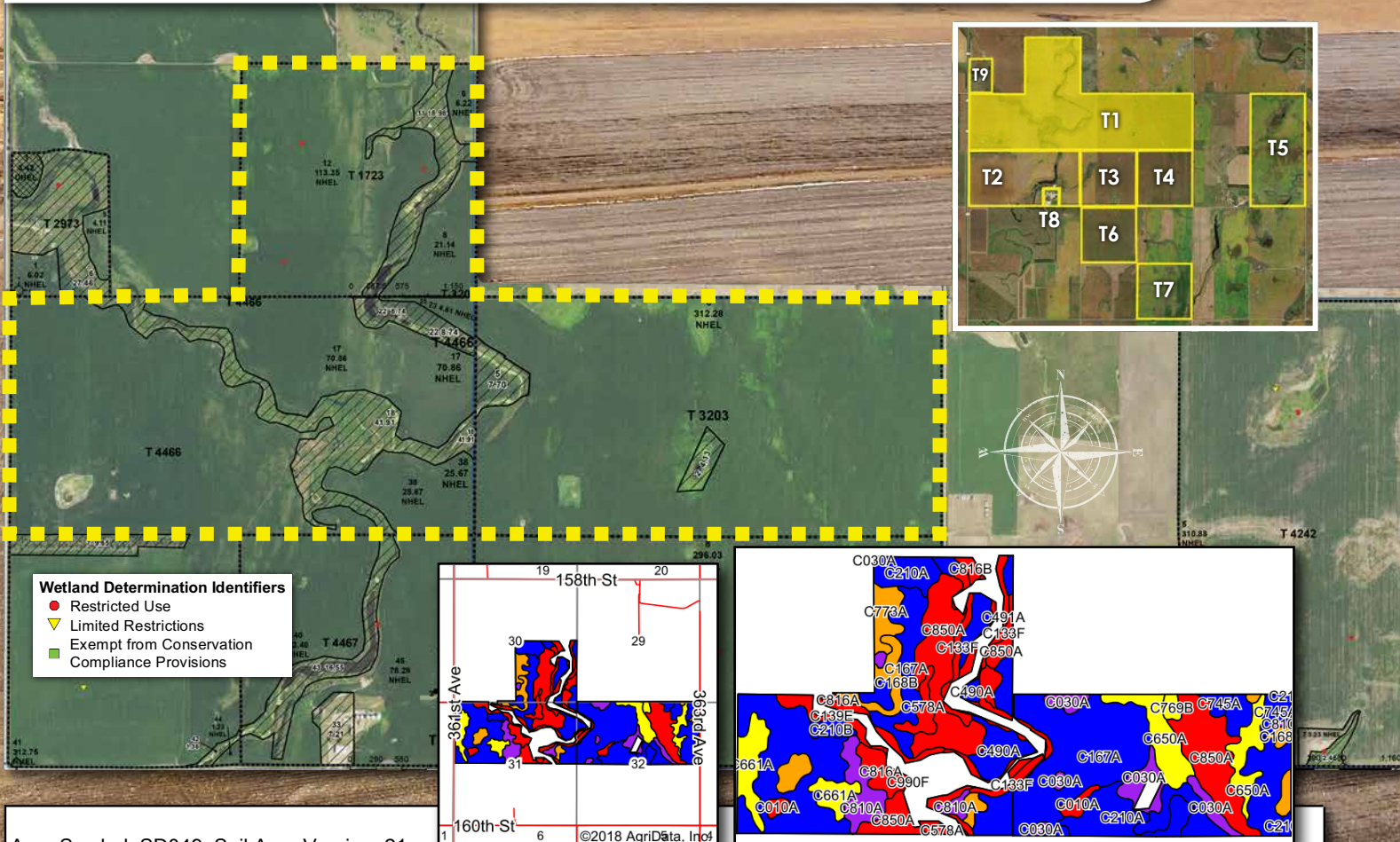
Auction Location



Tract 1 Lines approximate

Faulk County, SD - Devoe TWP

Legal Description: N ½ Sections 31 & 32 EXC 1.62AC HWY RTW -119-67 & SE ¼ Section 30-119-67
Total Acres: 798.32+/- • **Cropland Acres:** 720+/- • **Pasture/Creek Bottom Acres:** 75+/- • **Soil Productivity Index:** 67
2017 Taxes: \$7,616.86 • **Tract Note:** Two contiguous half sections and one quarter offered together, comprised of mostly tillable acres with Snake Creek meandering through the west side of the tract.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C167A	Max-Arnegard loams, 0 to 3 percent slopes	186.70	25.8%		IIc	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	127.38	17.6%		IIc	86
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	106.50	14.7%		IIIe	40
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	37.21	5.1%		IIIs	65
C490A	Straw loam, 0 to 2 percent slopes	30.84	4.3%		IIc	85
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	26.58	3.7%		IIIs	62
C030A	Rimlap silt loam, 0 to 1 percent slopes	25.82	3.6%		IVw	51
C133F	Zahl-Zahill complex, 15 to 40 percent slopes	23.31	3.2%		VIIe	28
C810A	Bowdle loam, 0 to 2 percent slopes	22.36	3.1%		IIIs	57
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	20.14	2.8%		IIe	77
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	17.22	2.4%		VIw	42
C139E	Zahill-Straw complex, 2 to 25 percent slopes	16.26	2.2%		VIe	37
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	12.44	1.7%		IIe	79
C773A	Williams-Bowbells-Noonan loams, 0 to 3 percent slopes	12.11	1.7%		IIc	78
C816A	Lehr loam, 0 to 2 percent slopes	11.55	1.6%		IIIs	47
C745A	Bryant-Grassna silt loams, 0 to 2 percent slopes	11.18	1.5%		IIc	88
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	9.34	1.3%		VIIs	29
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	8.25	1.1%		IIe	83
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	7.16	1.0%		IVw	43
C153E	Zahl-Max loams, 15 to 25 percent slopes	5.07	0.7%		VIIe	31
C769B	Tally fine sandy loam, 2 to 6 percent slopes	3.44	0.5%		IIIe	63
C816B	Lehr loam, 2 to 6 percent slopes	2.81	0.4%		IIIe	44
					Weighted Average	67.3

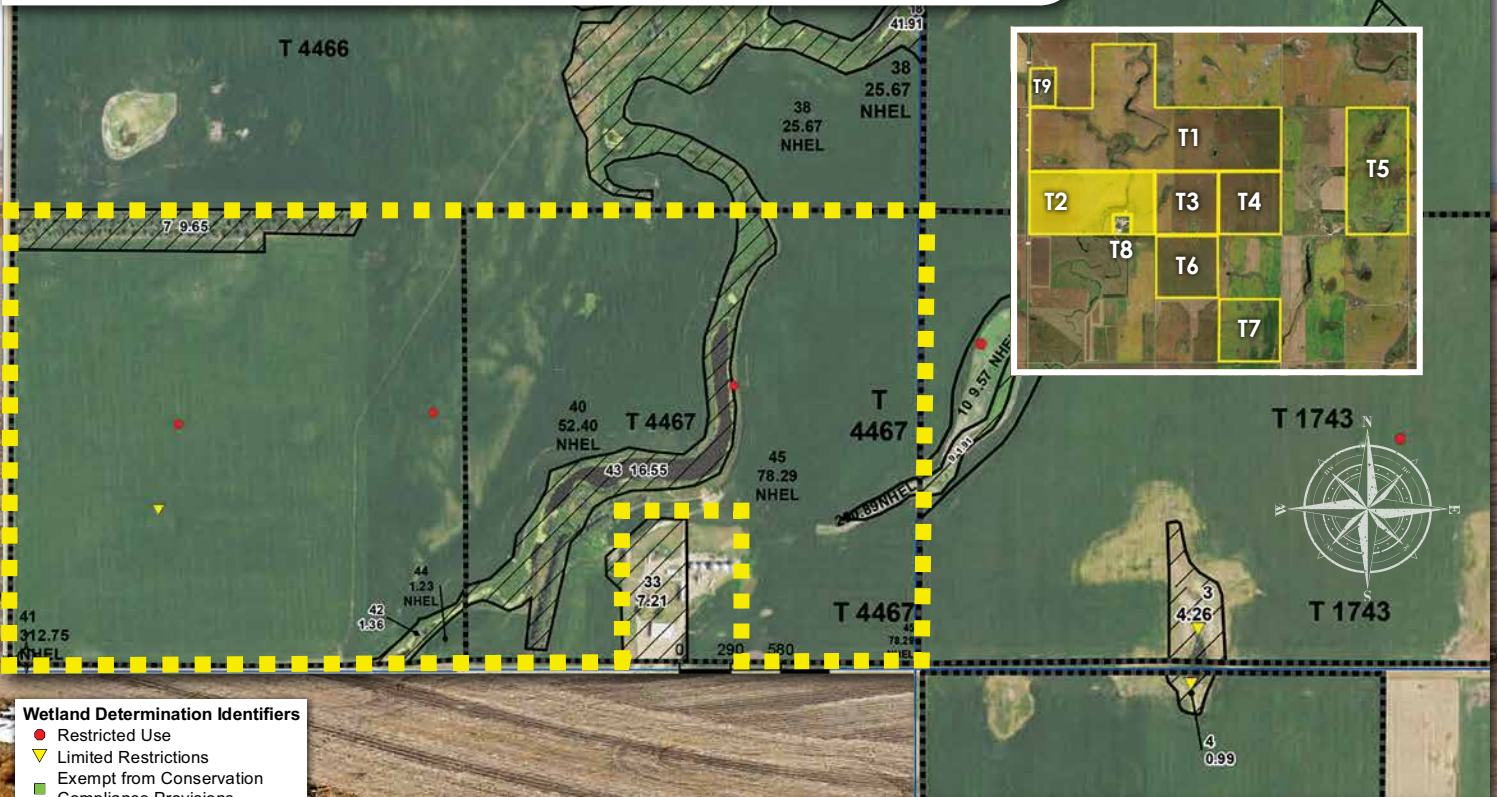
*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.

Tract 2 Lines approximate

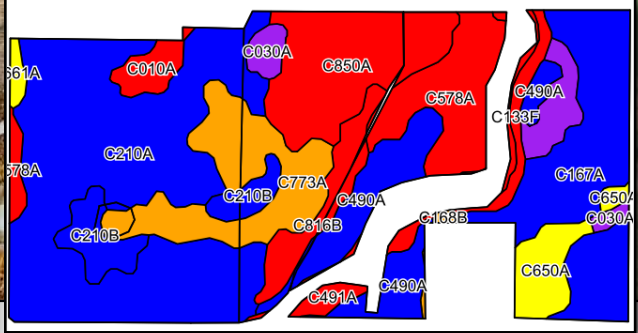
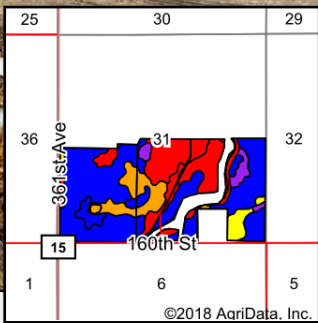
Faulk County, SD - Devoe TWP



Legal Description: S ½ EXC 1.62AC RTW & 15+/-AC in SE ¼ Section 31-119-67 • **Total Acres:** 304+/-
Cropland Acres: 265+/- • **Trees & Creek Bottom Acres:** 35+/- • **Soil Productivity Index:** 70
2017 Taxes: \$4,213.52 (includes farmstead, subject to redetermination)
Tract Note: Half section less farmstead in the SE ¼ with the creek meandering through.



- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions



Area Symbol: SD049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	83.76	31.5%		IIc	86
C167A	Max-Arnegard loams, 0 to 3 percent slopes	35.68	13.4%		IIc	83
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	27.02	10.2%		IIIe	40
C773A	Williams-Bowbells-Noonan loams, 0 to 3 percent slopes	24.89	9.4%		IIc	78
C490A	Straw loam, 0 to 2 percent slopes	20.43	7.7%		IIc	85
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	20.32	7.6%		VIIs	29
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	10.28	3.9%		IIe	83
C816B	Lehr loam, 2 to 6 percent slopes	9.05	3.4%		IIIe	44
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	8.85	3.3%		IIIIs	65
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	5.89	2.2%		IVe	56
C491A	Straw-Fluvaquents channeled, complex, 0 to 2 percent slopes, frequently flooded	5.01	1.9%		VIW	42
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	4.50	1.7%		IVW	43
C133F	Zahl-Zahill complex, 15 to 40 percent slopes	4.19	1.6%		VIIe	28
C030A	Rimlap silt loam, 0 to 1 percent slopes	3.83	1.4%		IVW	51
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	1.43	0.5%		IIIIs	62
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	0.72	0.3%		IIe	77
Weighted Average						69.7

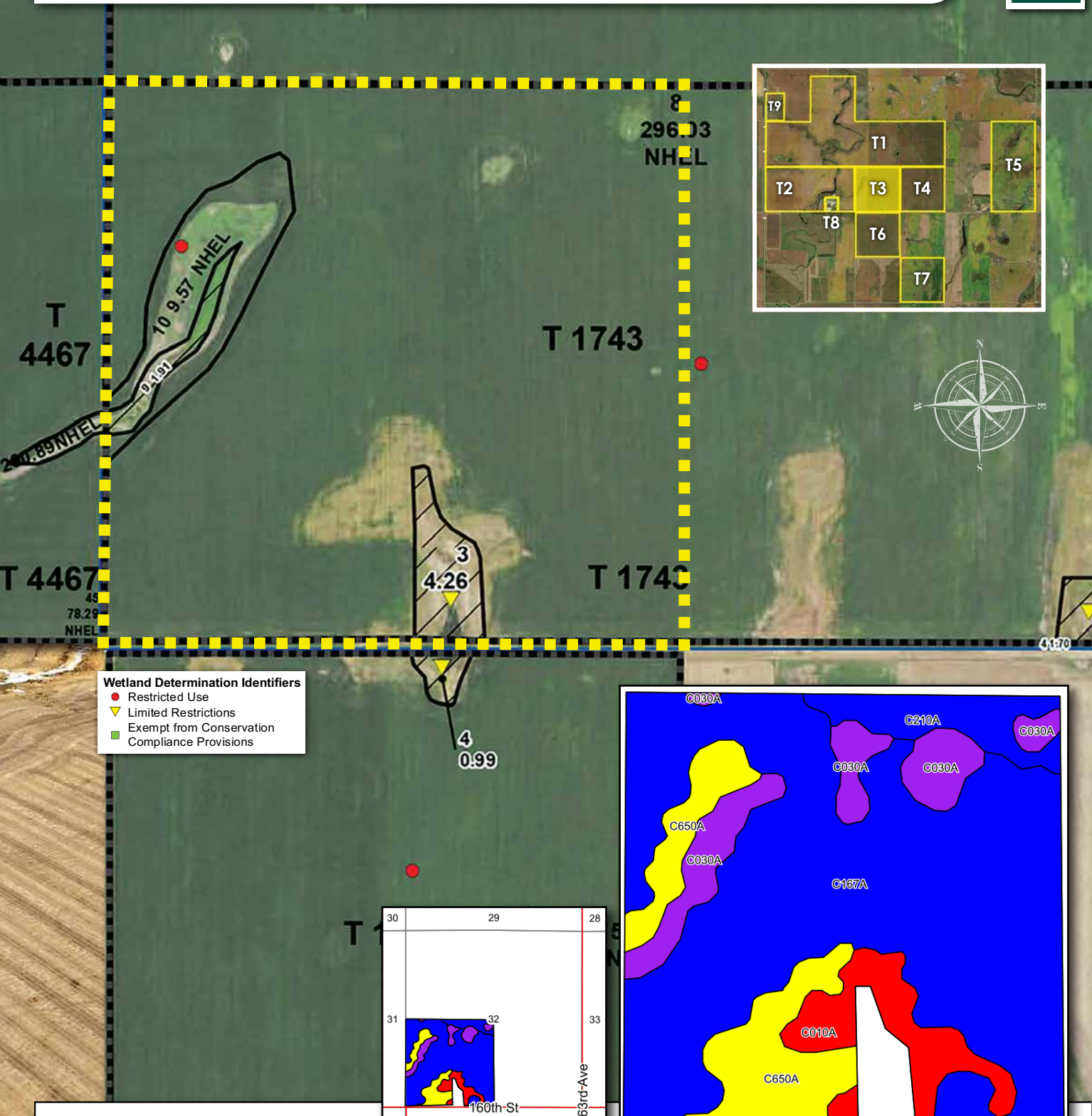
*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA & NRCS.

Tract 3

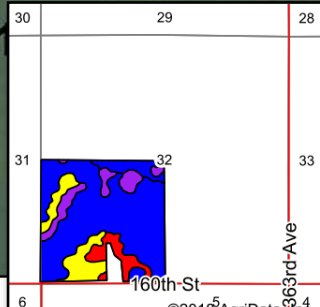
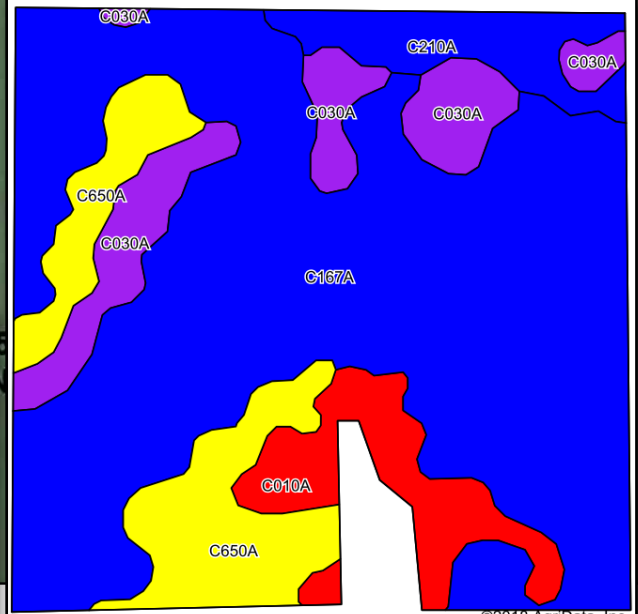
Lines approximate

Faulk County, SD - Devoe TWP

Legal Description: SW ¼ Section 32-119-67 • Total Acres: 160+/- • Cropland Acres: 152+/- • Soil Productivity Index: 75
 2017 Taxes: \$1,828.36 • Tract Note: This quarter lays nicely and is made up of predominately Max-Amegard loam soil.



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



Area Symbol: SD049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C167A	Max-Amegard loams, 0 to 3 percent slopes	98.71	64.8%		IIc	83
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	19.03	12.5%		IIIs	65
C030A	Rimlap silt loam, 0 to 1 percent slopes	14.79	9.7%		IVw	51
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	11.47	7.5%		IVw	43
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	8.39	5.5%		IIc	86
Weighted Average						74.8

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

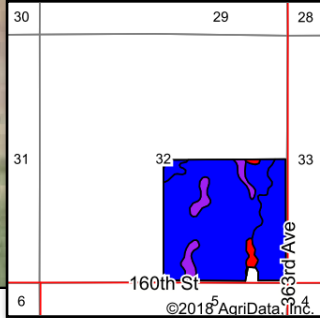
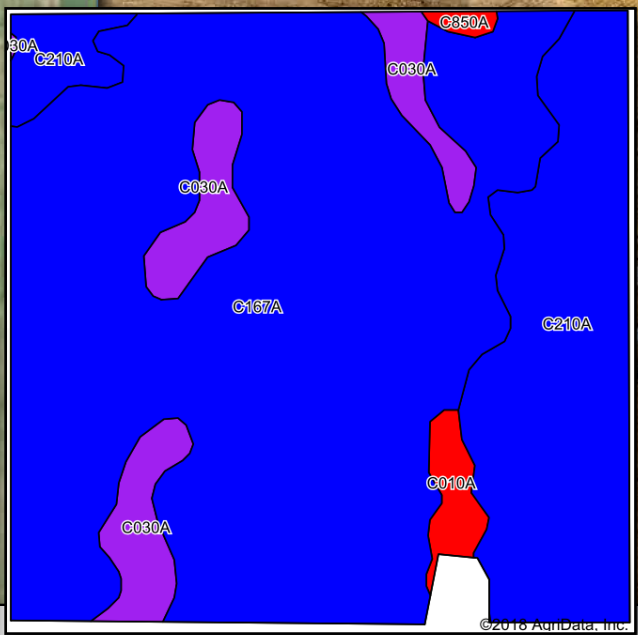
Tract 4 Lines approximate

Faulk County, SD - Devoe TWP

Legal Description: SE ¼ Section 32-119-67 • **Total Acres:** 160+/- • **Cropland Acres:** 154+/- • **Soil Productivity Index:** 80
2017 Taxes: \$1,974.78 • **Tract Note:** This quarter features predominately Max-Amegard loam soil with an overall soil rating of 80.



- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions



Area Symbol: SD049, Soil Area Version: 21

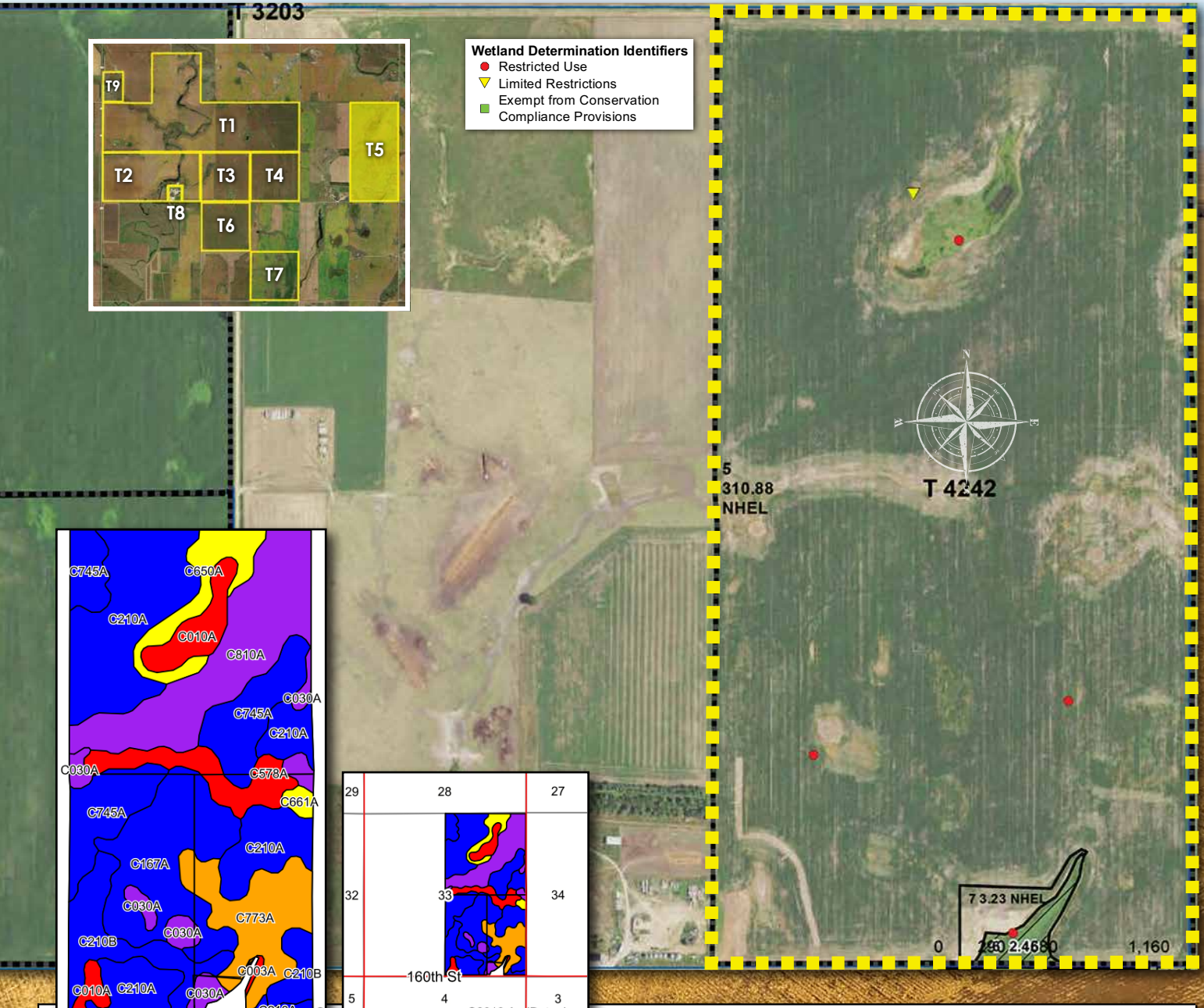
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C167A	Max-Amegard loams, 0 to 3 percent slopes	104.10	67.7%		IIc	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	35.24	22.9%		IIc	86
C030A	Rimlap silt loam, 0 to 1 percent slopes	11.27	7.3%		IVw	51
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	2.56	1.7%		IVw	43
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	0.59	0.4%		IIIe	40
Weighted Average						80.5

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

Tract 5 Lines approximate

Faulk County, SD - Devoe TWP

Legal Description: E ½ Section 33-119-67 • **Total Acres:** 320+/- • **Cropland Acres:** 314.11+/- • **Soil Productivity Index:** 73
2017 Taxes: \$3,561.86 • **Tract Note:** Half section being offered together. Productive soils and section line access!



Area Symbol: SD049, Soil Area Version: 21

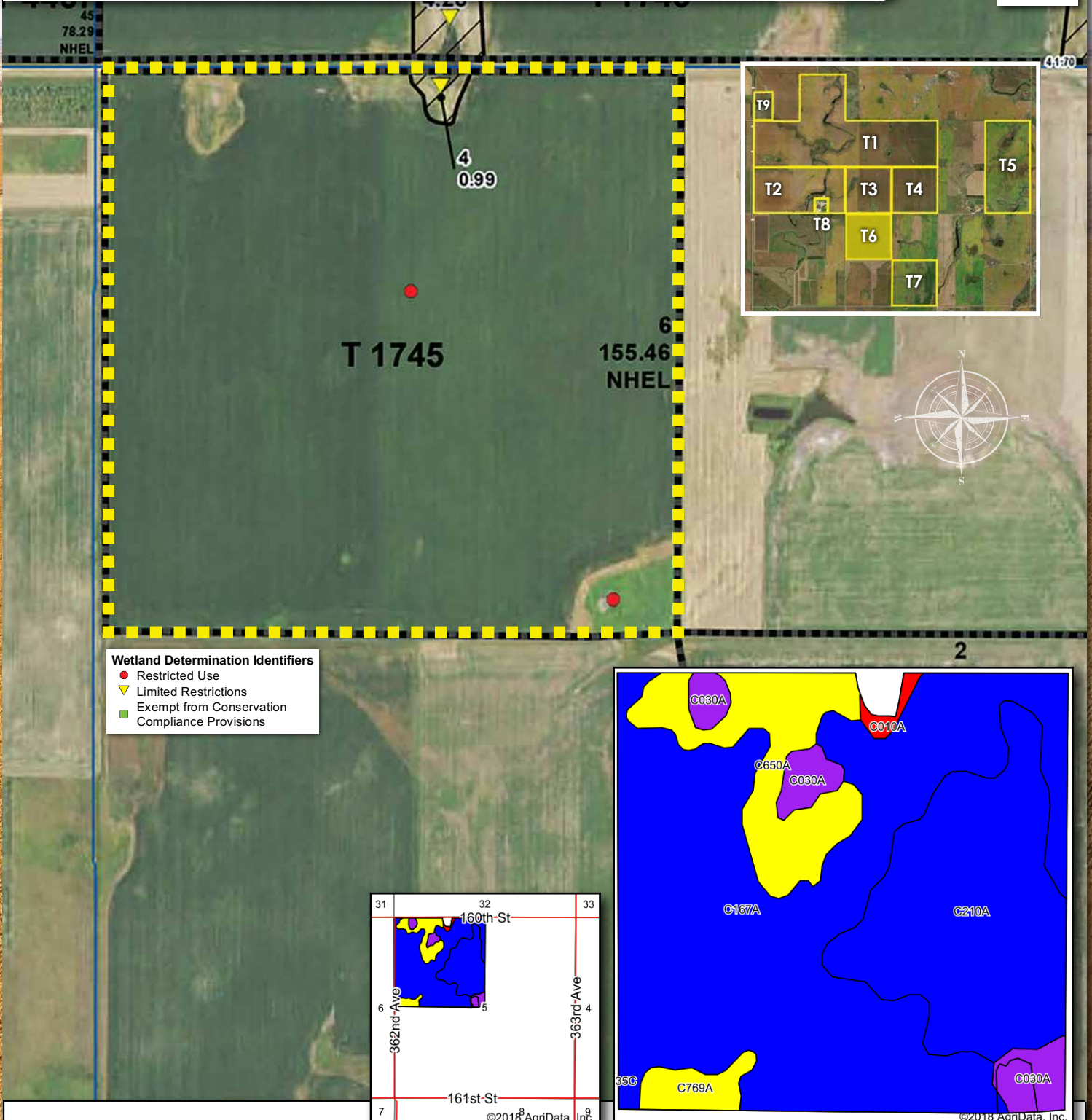
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	75.23	24.0%		IIc	86
C810A	Bowdle loam, 0 to 2 percent slopes	47.25	15.0%		IIIIs	57
C745A	Bryant-Grassna silt loams, 0 to 2 percent slopes	41.83	13.3%		IIc	88
C167A	Max-Arnegard loams, 0 to 3 percent slopes	39.75	12.7%		IIc	83
C773A	Williams-Bowbells-Noonan loams, 0 to 3 percent slopes	26.73	8.5%		IIc	78
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	25.50	8.1%		IIe	83
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	14.79	4.7%		VIIs	29
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	14.37	4.6%		IIIIs	65
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	13.48	4.3%		IVw	43
C030A	Rimlap silt loam, 0 to 1 percent slopes	12.51	4.0%		IVw	51
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	2.02	0.6%		IIIIs	62
C003A	Parnell silty clay loam, 0 to 1 percent slopes	0.58	0.2%		Vw	20
					Weighted Average	73.4

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

Tract 6 Lines approximate

Faulk County, SD - Centerville TWP

Legal Description: NW ¼ 5-118-67 • **Total Acres:** 160+/- • **Cropland Acres:** 155.46+/- • **Soil Productivity Index:** 80
2017 Taxes: \$2,119.24 • **Tract Note:** Highly productive quarter with consistently good soils.



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

Area Symbol: SD049, Soil Area Version: 21

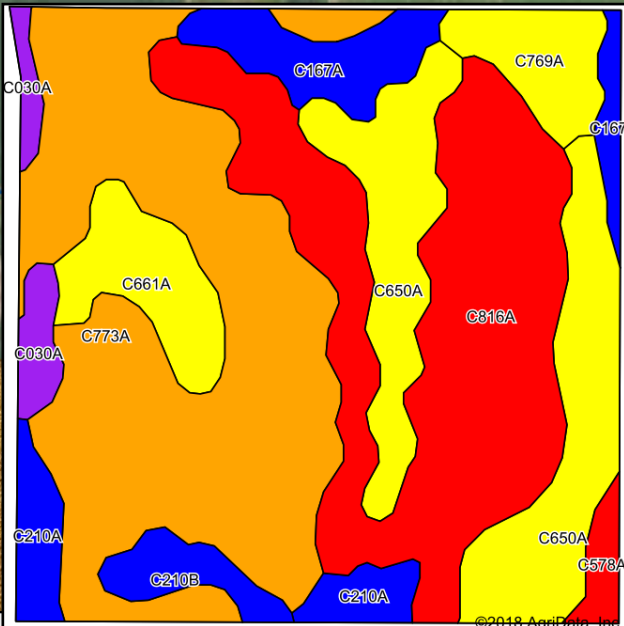
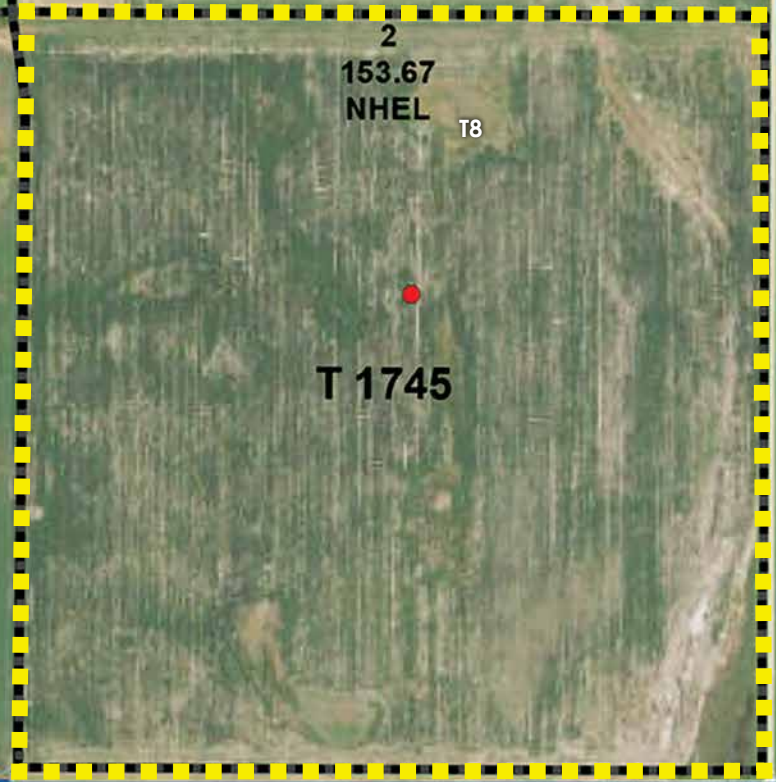
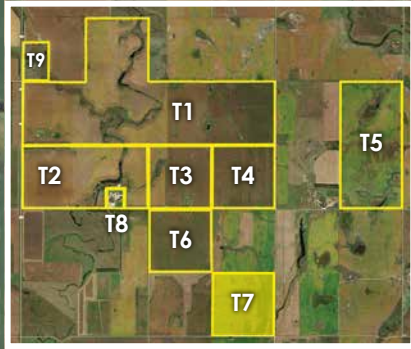
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C167A	Max-Arnegard loams, 0 to 3 percent slopes	86.70	55.9%	[Blue]	IIc	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	39.48	25.4%	[Blue]	IIc	86
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	17.06	11.0%	[Yellow]	IIIIs	65
C030A	Rimlap silt loam, 0 to 1 percent slopes	7.46	4.8%	[Purple]	IVw	51
C769A	Tally fine sandy loam, 0 to 2 percent slopes	3.46	2.2%	[Yellow]	IIIe	63
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	0.98	0.6%	[Red]	IVw	43
Weighted Average						79.5

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

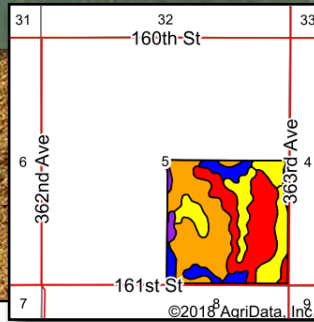
Tract 7 Lines approximate

Faulk County, SD - Centerville TWP

Legal Description: SE ¼ Section 5-118-67 • **Total Acres:** 160+/- • **Cropland Acres:** 153.67+/- • **Soil Productivity Index:** 66
Tract Note: Accessible quarter located directly adjacent to a well-maintained gravel road.



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



Area Symbol: SD049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C773A	Williams-Bowbells-Noonan loams, 0 to 3 percent slopes	51.31	33.4%		IIc	78
C816A	Lehr loam, 0 to 2 percent slopes	40.92	26.6%		IIIIs	47
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	25.28	16.5%		IIIIs	65
C167A	Max-Arnegard loams, 0 to 3 percent slopes	8.29	5.4%		IIc	83
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	7.64	5.0%		IIIIs	62
C769A	Tally fine sandy loam, 0 to 2 percent slopes	5.83	3.8%		IIIe	63
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	5.61	3.7%		IIc	86
C030A	Rimlap silt loam, 0 to 1 percent slopes	3.49	2.3%		IVw	51
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	3.46	2.3%		IIe	83
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	1.84	1.2%		VIIs	29
					Weighted Average	65.7

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

Description:

15+/- AC tract subject to survey in SE ¼ Section 31-118-67

Total Acres: 15+/- subject to survey

Cropland Acres: 4+/-

Tract Note: This tract could serve as a farm headquarters or branch location for an operator coming from a distance, with storage to support the surrounding acres. Ample machinery storage and grain storage capacity with room for expansion.

Grain Storage: 273,000 bu.

- (3) 65,000 bu., (2) 35,000 bu., & (1) 8,000 bu.
- Full floor
- Bin stairs
- 3 phase power

Grain Bin Shed: 20' x 10'

Shop: 120'L x 80'W x 24'H w/heat & AC

- 60' of heated shop & 60' of cold storage
- (3) 18' O/H doors
- (1) Indoor 18' O/H door to cold storage
- Office
- Kitchen/breakroom area
- Floor heat

Quonset: 60' x 32'

House: 40' x 30'

- 3 bed, 1 bath
- Built in 1950's w/attached 28' x 22' garage

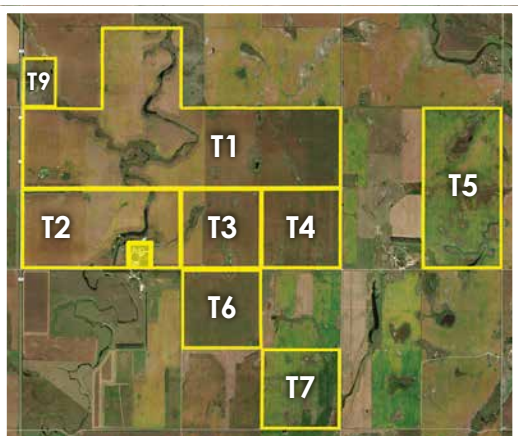
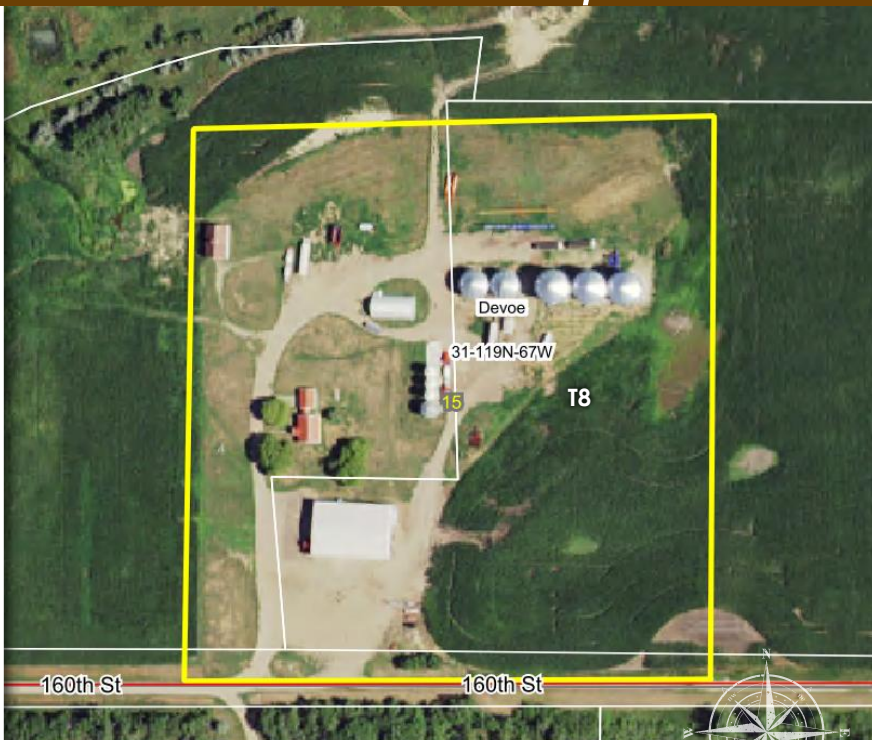
Granary Building: 48' x 30'

General Info:

- WEB rural water
- Separate septic systems for both shop & house
- Deep well

EXCLUSIONS

- All personal property
- Large propane tank near bin site
- Hopper bins
- Gas tanks
- Grain dryer



Tract 9 Lines approximate

Faulk County, SD - Devoe TWP



Legal Description: SW ¼ of SW ¼ Section 30-119-67 • **Total Acres:** 40+/- • **Cropland Acres:** 15+/-

Tract Note: 40-acre tract with room for growth. Mfg. home to be included with the sale of this tract.

This tract also offers spectacular wildlife habitat and would make a great hunting property.

House: 80' x 16'

- 2 bed, 2 bath, Mfg. home

Machine Shed: 70' x 32'

Garage: 26' x 24'

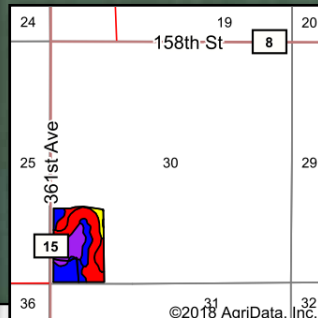
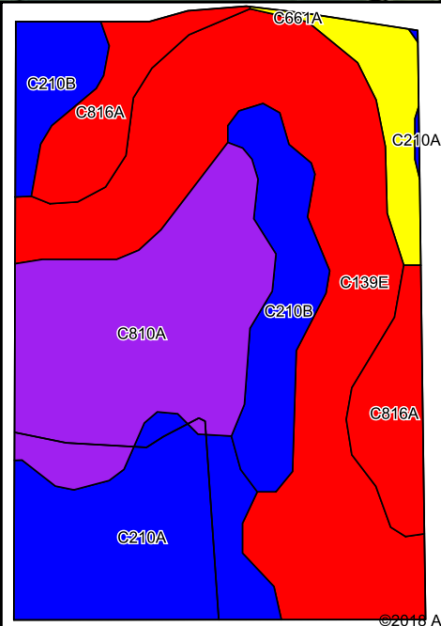
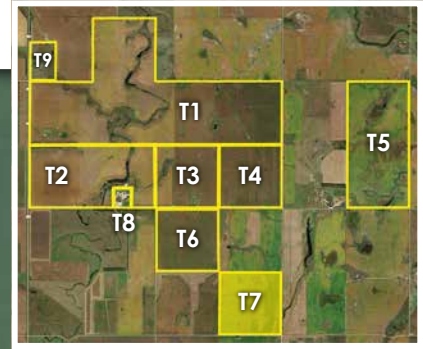
EXCLUSIONS

- All personal property
- Propane tank is leased



Wetland Determination Identifiers

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



Area Symbol: SD049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C139E	Zahill-Straw complex, 2 to 25 percent slopes	13.88	33.9%	Red	Vle	37
C810A	Bowdle loam, 0 to 2 percent slopes	9.18	22.4%	Purple	IIIs	57
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	6.73	16.4%	Blue	IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	5.02	12.2%	Dark Blue	Ile	83
C816A	Lehr loam, 0 to 2 percent slopes	4.45	10.9%	Red	IIIs	47
C138C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	1.74	4.2%	Yellow	IVe	63
Weighted Average						57.3

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

TRACT 1

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1297

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2705

Sch: 56-7 030 0119 067 Acres: 80.00 Prop STR 30-119-67
DEVOE
E 1/2 SE 1/4 30-119-67,FAULK CO.,SD.

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	83,090	Ag:	515.90	Misc:	.00
OO:	0	OO:	0.00	1st:	257.95
NA:	0	NA:	0.00	2nd:	257.95
				Total:	515.90

TRACT 1

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1293

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH AVENUE
FAULKTON SD 57438-0000
USA

RECORD#: 2706

Sch: 56-7 030 0119 067 Acres: 80.00 Prop STR 30-119-67
DEVOE
W 1/2 SE 1/4 OF 30-119-67,FAULK CO.,SD.

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	139,559	Ag:	866.54	Misc:	.00
OO:	0	OO:	0.00	1st:	433.27
NA:	0	NA:	0.00	2nd:	433.27
				Total:	866.54

TRACT 1

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1295

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2712

Sch: 56-7 032 0119 067 Acres: 160.00 Prop STR 32-119-67
DEVOE
NW 1/4 OF 32-119-67,FAULK CO.,SD.

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	291,695	Ag:	1,811.12	Misc:	.00
OO:	0	OO:	0.00	1st:	905.56
NA:	0	NA:	0.00	2nd:	905.56
				Total:	1,811.12

TRACT 1

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1302

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2711

Sch: 56-7 032 0119 067 Acres: 160.00 Prop STR 32-119-67

DEVOE
NE 1/4 OF 32-119-67, FAULK CO., SD.

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	268,079	Ag:	1,664.52	Misc:	.00
OO:	0	OO:	0.00	1st:	832.26
NA:	0	NA:	0.00	2nd:	832.26
				Total:	1,664.52

TRACT 1

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1298

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2707

Sch: 56-7 031 0119 067 Acres: 160.00 Prop STR 31-119-67

DEVOE
NE 1/4 31-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	181,379	Ag:	1,126.18	Misc:	.00
OO:	0	OO:	0.00	1st:	563.09
NA:	0	NA:	0.00	2nd:	563.09
				Total:	1,126.18

TRACT 1

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1299

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2708

Sch: 56-7 031 0119 067 Acres: 158.36 Prop STR 31-119-67

DEVOE
NW 1/4 EXC 1.62 ACRE HY RTW 31-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	262,941	Ag:	1,632.60	Misc:	.00
OO:	0	OO:	0.00	1st:	816.30
NA:	0	NA:	0.00	2nd:	816.30
				Total:	1,632.60

TRACT 2

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1301

Taxpayer: ANTHONY MEIER



36154 160TH ST
FAULKTON SD 57438-6200
USA

Second: & JOSHUA MEIER AJTWROS

RECORD#: 2710

Sch: 56-7 031 0119 067 Acres: 160.00 Prop STR 31-119-67

DEVOE
SE 1/4 31-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	368,039	Ag:	2,285.14	Misc:	.00
OO:	13,546	OO:	109.38	1st:	1,197.26
NA:	0	NA:	0.00	2nd:	1,197.26
				Total:	2,394.52

TRACT 2

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1300

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2709

Sch: 56-7 031 0119 067 Acres: 159.06 Prop STR 31-119-67

DEVOE
SW 1/4 EXC 1.62 ACRE RTW 31-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	292,971	Ag:	1,819.04	Misc:	.00
OO:	0	OO:	0.00	1st:	909.52
NA:	0	NA:	0.00	2nd:	909.52
				Total:	1,819.04

TRACT 3

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1304

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2713

Sch: 56-7 032 0119 067 Acres: 160.00 Prop STR 32-119-67

DEVOE
SW 1/4 32-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	294,469	Ag:	1,828.36	Misc:	.00
OO:	0	OO:	0.00	1st:	914.18
NA:	0	NA:	0.00	2nd:	914.18
				Total:	1,828.36

TRACT 4

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1305

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2714

Sch: 56-7 032 0119 067 Acres: 160.00 Prop STR 32-119-67

DEVOE
SE 1/4 32-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	318,052	Ag:	1,974.78	Misc:	.00
OO:	0	OO:	0.00	1st:	987.39
NA:	0	NA:	0.00	2nd:	987.39
				Total:	1,974.78

TRACT 5

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1306

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2715

Sch: 56-7 033 0119 067 Acres: 160.00 Prop STR 33-119-67

DEVOE
NE 1/4 33-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	275,176	Ag:	1,708.56	Misc:	.00
OO:	0	OO:	0.00	1st:	854.28
NA:	0	NA:	0.00	2nd:	854.28
				Total:	1,708.56

TRACT 5

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1307

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 2718

Sch: 56-7 033 0119 067 Acres: 160.00 Prop STR 33-119-67

DEVOE
SE 1/4 33-119-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	298,483	Ag:	1,853.30	Misc:	.00
OO:	0	OO:	0.00	1st:	926.65
NA:	0	NA:	0.00	2nd:	926.65
				Total:	1,853.30

TRACT 6

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1294

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH ST
FAULKTON SD 57438-6200
USA

RECORD#: 1394

Sch: 24-4 005 0118 067 Acres: 160.00 Prop STR 5-118-67
CENTERVILLE
NW 1/4 5-118-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	309,831	Ag:	2,119.24	Misc:	.00
OO:	0	OO:	0.00	1st:	1,059.62
NA:	0	NA:	0.00	2nd:	1,059.62
				Total:	2,119.24

TRACT 7

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1295

Taxpayer: DEVASTATOR REAL ESTATE, LLLP



36154 160TH STREET
FAULKTON SD 57438-0000
USA

RECORD#: 1396

Sch: 24-4 005 0118 067 Acres: 160.00 Prop STR 5-118-67
CENTERVILLE
SE 1/4 5-118-67

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	242,198	Ag:	1,656.64	Misc:	.00
OO:	0	OO:	0.00	1st:	828.32
NA:	0	NA:	0.00	2nd:	828.32
				Total:	1,656.64

TRACT 9

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

2017-1296

Taxpayer: ANTHONY MEIER



36154 160TH ST
FAULKTON SD 57438-6200
USA

Second: & JOSHUA MEIER AJTWROS

RECORD#: 2703

Sch: 56-7 030 0119 067 Acres: 40.00 Prop STR 30-119-67

DEVOE
SW 1/4 OF SW 1/4 OF 30-119-67, FAULK CO., SD. (MH-RE)

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	51,448	Ag:	319.45	Misc:	.00
OO:	18,632	OO:	150.43	1st:	270.91
NA:	6,159	NA:	71.94	2nd:	270.91
				Total:	541.82

SOUTH DAKOTA
 FAULK
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 4041
 Prepared : Jan 25, 2018
 Crop Year : 2018

See Page 6 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator : 46-025-559, 46-025-912, 46-057-2469, 46-025-3320, 46-025-3888, 46-025-3889, 46-049-4041, 46-025-4572, 46-025-4595, 46-025-5310, 46-025-5515
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
2,097.09	1,942.08	1,942.08	0.00	0.00	0.00	0.00	0.00	Active	8
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	1,942.08	0.00		0.00		0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	39.31	0.00	0	56	
Corn	609.31	0.00	0	143	
Soybeans	198.48	0.00	0	34	
TOTAL	847.10	0.00			

Tract Number : 1723

TRACT 1

Description : SE 30-119-67
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : DEVASTATOR REAL ESTATE LLLP
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.69	140.71	140.71	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	140.71	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	2.88	0.00	0	56
Corn	44.66	0.00	0	143
Soybeans	14.55	0.00	0	34
TOTAL	62.09	0.00		

TRACT 1

Tract Number : 3203
Description : N2 32-119-67
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 : DEVASTATOR REAL ESTATE LLLP
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
324.11	312.28	312.28	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	312.28	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	6.39	0.00	0	56
Corn	99.07	0.00	0	143
Soybeans	32.27	0.00	0	34
TOTAL	137.73	0.00		

TRACTS 1 & 2

Tract Number : 4466
Description : N1/2 & SW 31-119-67
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 : DEVASTATOR REAL ESTATE LLLP

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
476.78	415.12	415.12	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	415.12	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	8.50	0.00	0	56
Corn	131.71	0.00	0	143
Soybeans	42.90	0.00	0	34
TOTAL	183.11	0.00		

TRACTS 2 & 8

Tract Number : 4467
Description : SE 31-119-67
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 : MR JOSHUA LARRY MEIER, MR ANTHONY CLAIRE MEIER
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.34	131.58	131.58	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	131.58	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	2.68	0.00	0	56
Corn	41.46	0.00	0	143
Soybeans	13.50	0.00	0	34
TOTAL	57.64	0.00		

TRACTS 3 & 4

Tract Number : 1743
Description : S1/2 32-119-67
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 : DEVASTATOR REAL ESTATE LLLP
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
313.47	305.60	305.60	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	305.60	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	6.06	0.00	0	56
Corn	93.89	0.00	0	143
Soybeans	30.59	0.00	0	34
TOTAL	130.54	0.00		

TRACT 5

Tract Number : 4242
Description : E1/2 33-119-67
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 : DEVASTATOR REAL ESTATE LLLP
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
316.57	314.11	314.11	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	314.11	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	6.36	0.00	0	56
Corn	98.59	0.00	0	143
Soybeans	32.11	0.00	0	34
TOTAL	137.06	0.00		

TRACTS 6 & 7

Tract Number : 1745
Description : NW & SE 5-118-67
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 : DEVASTATOR REAL ESTATE LLLP
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
310.12	309.13	309.13	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	309.13	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	6.32	0.00	0	56
Corn	98.04	0.00	0	143
Soybeans	31.94	0.00	0	34
TOTAL	136.30	0.00		

Tract Number : 2973
Description : SWSW 30-119-67
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 : MR ANTHONY CLAIRE MEIER, MR JOSHUA LARRY MEIER
Other Producers : None

TRACT 9

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
41.01	13.55	13.55	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	13.55	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	0.12	0.00	0	56
Corn	1.89	0.00	0	143
Soybeans	0.62	0.00	0	34

TOTAL **2.63** **0.00**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



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..... \$ _____

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

2. Prior to closing SELLER at SELLER'S expense 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.

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

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

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

6. North Dakota Taxes: _____

7. 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.

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

9. 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.

10. 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.

11. 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.

12. Any other conditions: _____

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

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

LAND AUCTION

Faulk County, SD



2000 Main Avenue East, West Fargo, ND 58078
SteffesGroup.com | 701.237.9173