



buyer's PROSPECTUS

Wednesday, September 19 @ 11AM 2018

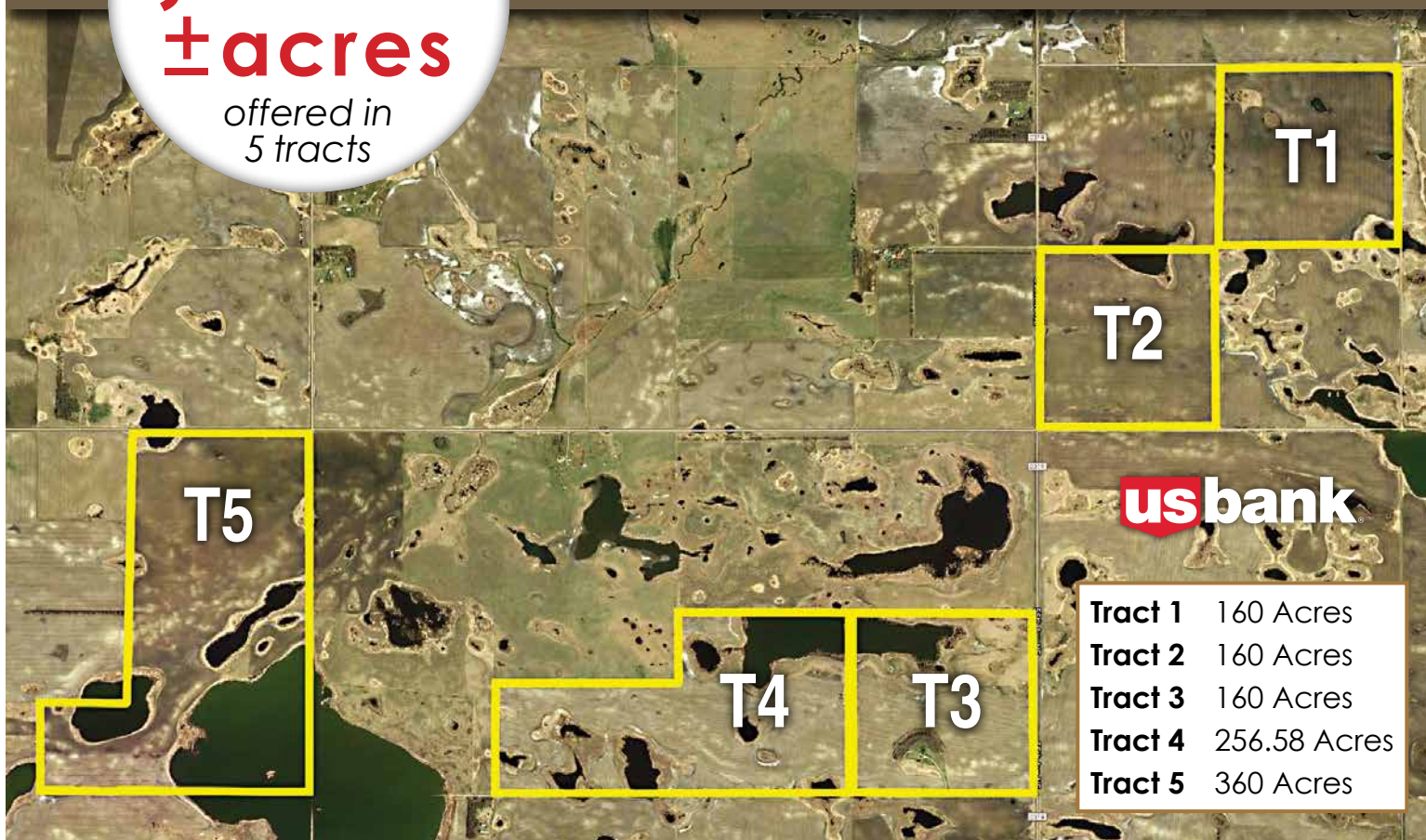
1,096

± acres

offered in
5 tracts

Benson County, ND

McClellan & Butte Valley Townships



Tract 1	160 Acres
Tract 2	160 Acres
Tract 3	160 Acres
Tract 4	256.58 Acres
Tract 5	360 Acres

Auction Location: Cobblestone Hotel & Suites, 1801 US Hwy 2 E, Devils Lake, ND 58301

Multi-Tract Land Auction

Terence M. Clarke Trust Estate, Owner

Max Steffes or Rodney Steffes
701.237.9173

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.

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 "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 **Wednesday, October 24, 2018**.
- Seller will provide up-to-date date abstracts at their expense and will convey property by **Warranty Deed**.
- **2018 Taxes to be paid by Seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **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.

CRP CONTRACTS

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. The SELLER will receive the 2018 CRP Payment due payable during fall of 2018. Subsequent CRP payments will be paid to the BUYER.

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 **Wednesday, October 24, 2018**. 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 guarantees 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, 2, 4, 5 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.

Tract #3 will be sold lump sum price.

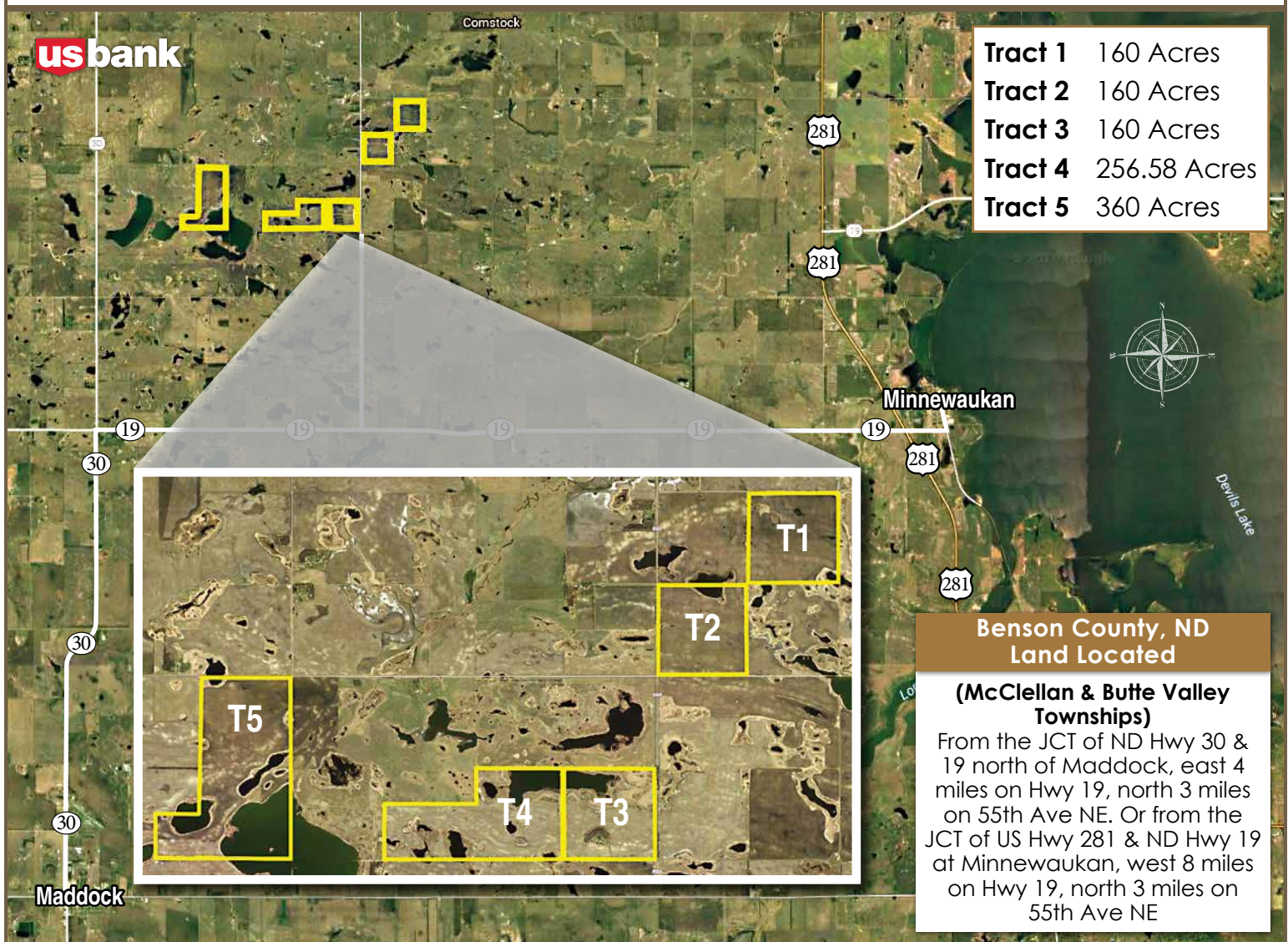
The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

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 #4	Multiplier	X	TBD	TBD
Tract #5	Multiplier	X	TBD	TBD
Tract #3	Lump Sump Sum Price			TBD

Wonderful opportunity to add a substantial amount of farmland to your farming operation!

All tracts are located within 3 miles of each other and access is gained from well-maintained roads. This land is being sold to settle the estate of the late Terence M. Clarke & is being offered in cooperation with U.S. Bank's Farm & Ranch Management group. We invite you to join the Steffes Group & U.S. Bank for this noteworthy and exciting land auction.

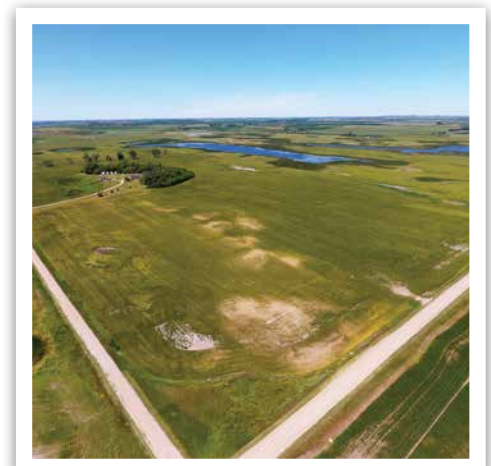
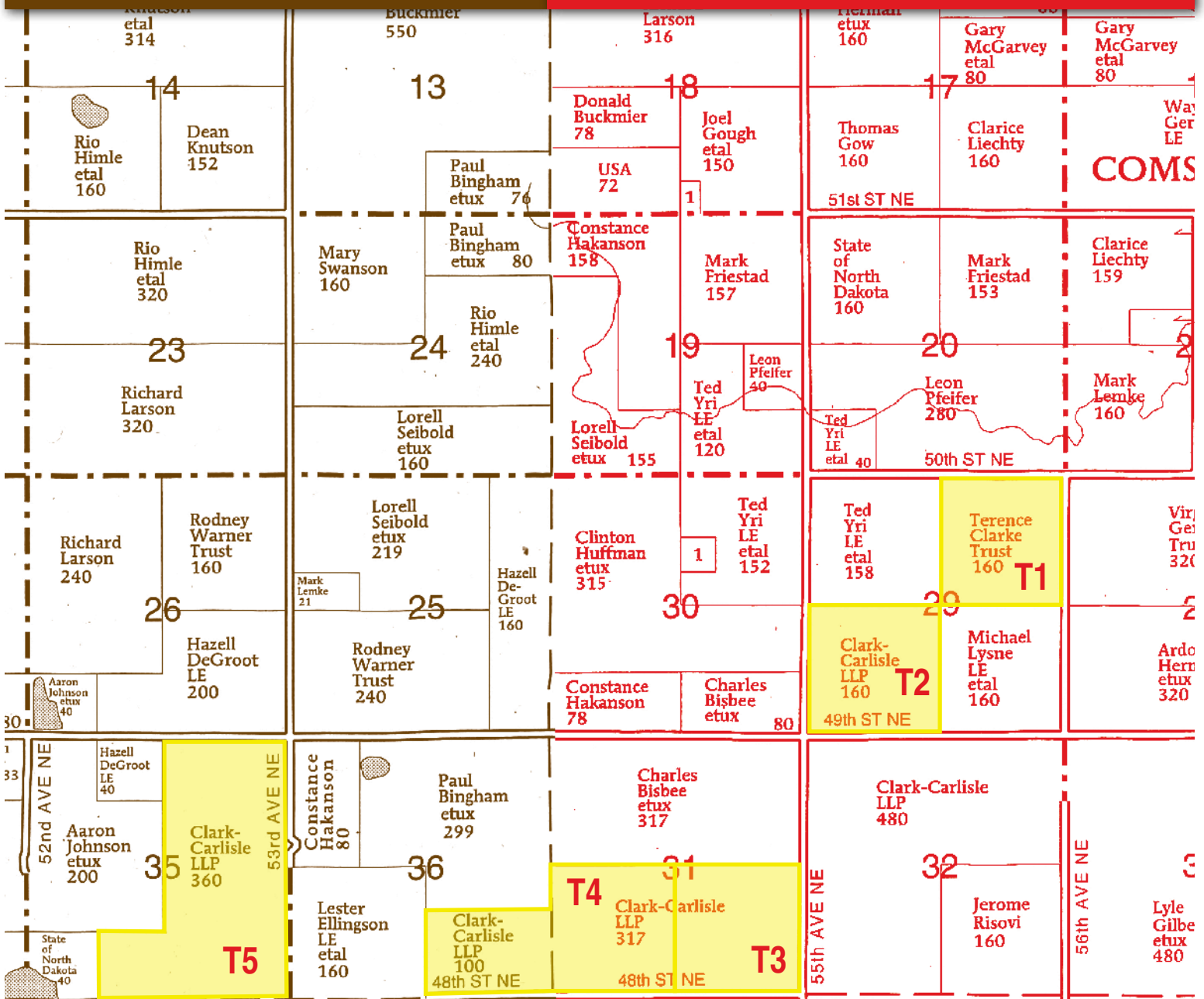


McClellan TWP – NE1/4 & SW1/4 Section 29, S1/2 & Lots 3 & 4 Section 31

Butte Valley TWP – W1/2 & SE1/4 SW1/4 Section 35, SE1/4 Less N 60 RODS Section 36

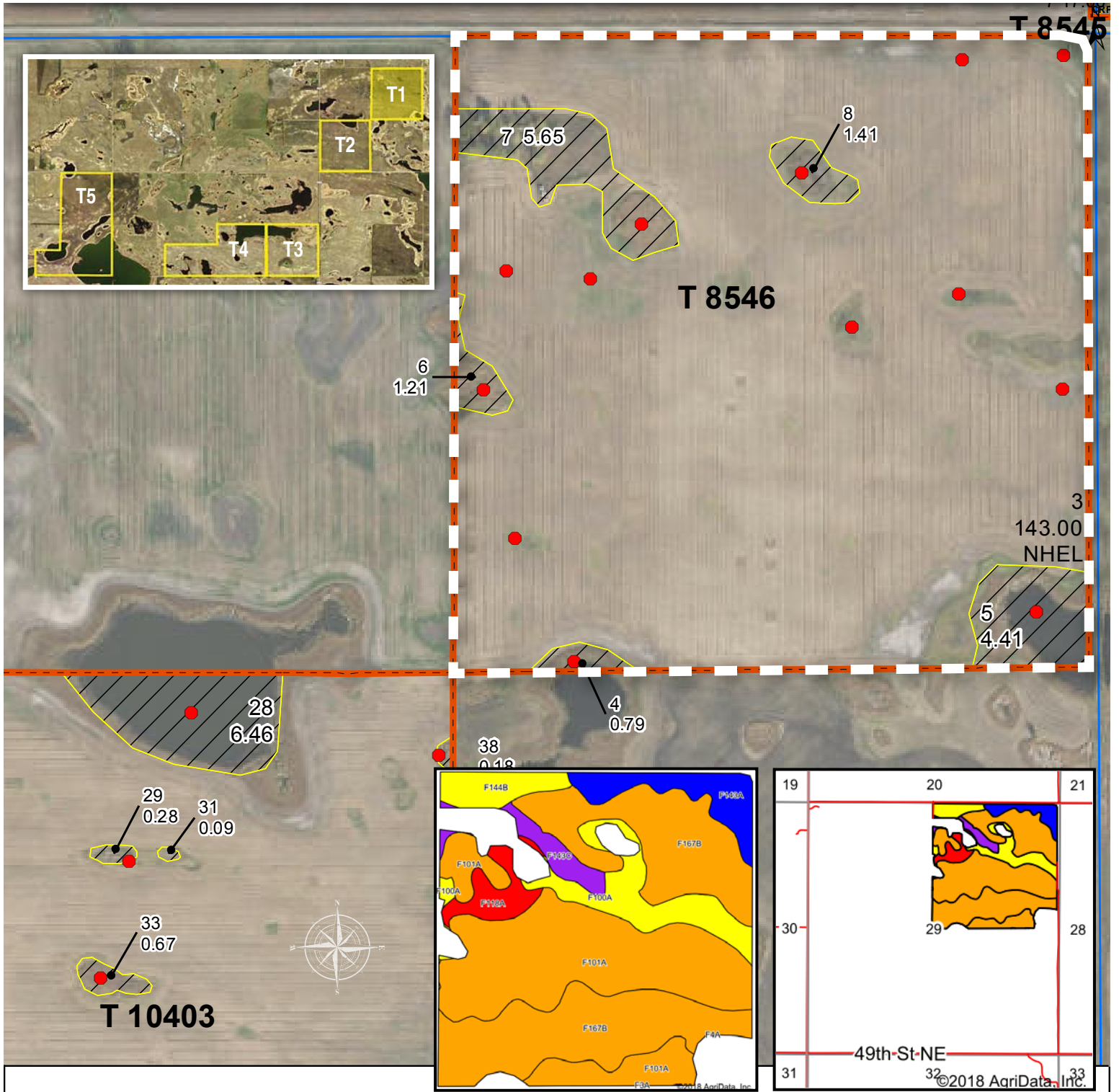
Butte Valley Township

McClellan Township





Legal Description: NE1/4 Section 29-154-68 • **Total Acres:** 160+/- • **Cropland Acres:** 143+/- • **Productivity Index:** 72.5
2017 Taxes: \$1,312.28 • **Tract Note:** Square quarter with productive soils and good approaches/access.



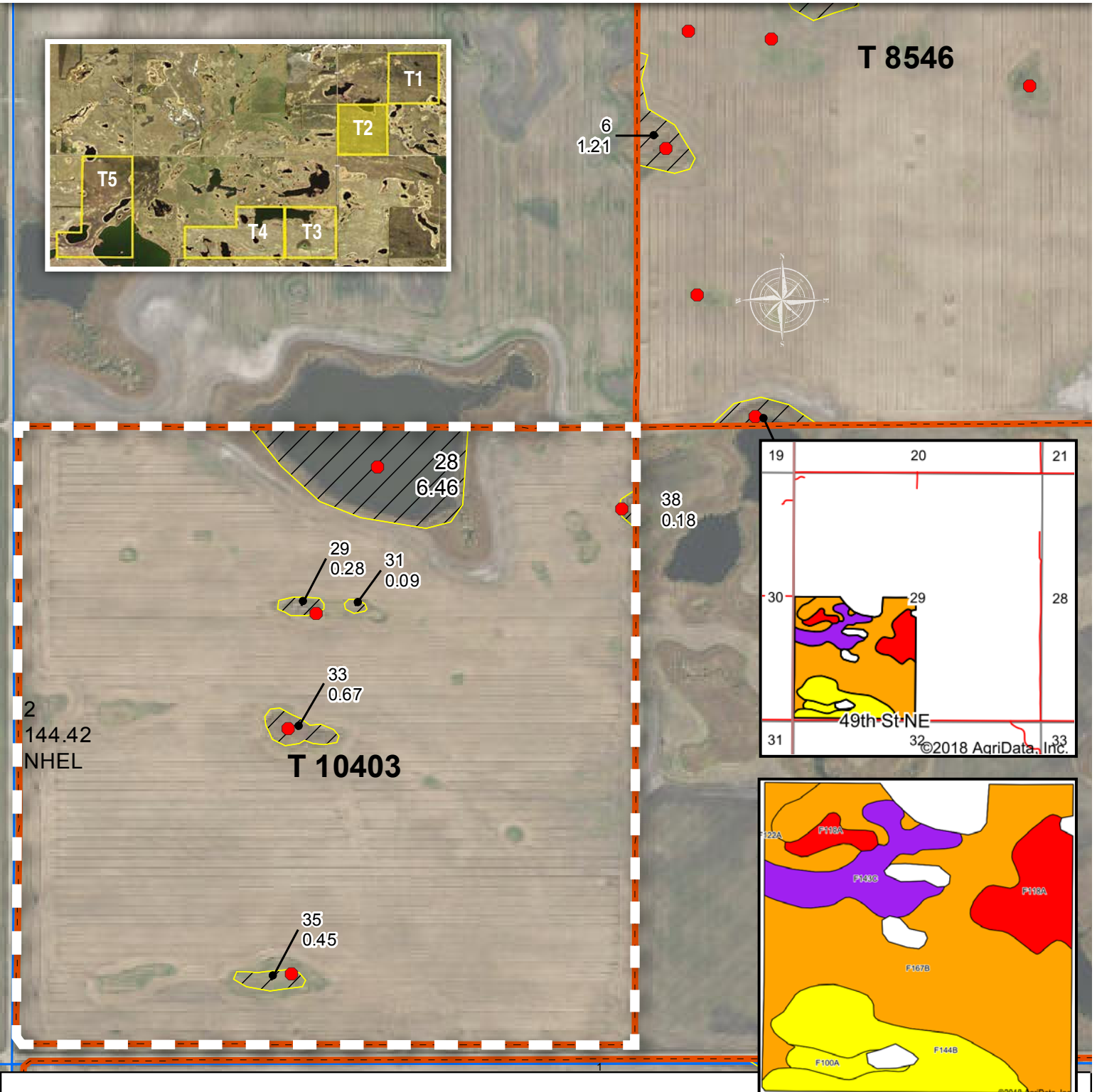
Area Symbol: ND005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	53.77	37.6%		Ile	73
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	51.89	36.3%		Ile	77
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.99	9.1%		Ile	64
F143A	Barnes-Svea loams, 0 to 3 percent slopes	8.91	6.2%		IIc	85
F144B	Barnes-Buse loams, 3 to 6 percent slopes	5.79	4.0%		IIIe	69
F118A	Vallers loam, saline, 0 to 1 percent slopes	5.34	3.7%		IVw	42
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	4.31	3.0%		IVe	55
Weighted Average						72.5

*c: Using Capabilities Class Dominant Condition Aggregation Method.



Legal Description: SW1/4 Section 29-154-68 • **Total Acres:** 160+/- • **Cropland Acres:** 144.42+/- • **Productivity Index:** 66.8
2017 Taxes: \$986.76 • **Tract Note:** Square quarter located kitty corner from Tract 1. Productive soils and good access.



Area Symbol: ND005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	78.16	55.3%		Ile	73
F144B	Barnes-Buse loams, 3 to 6 percent slopes	23.38	16.6%		IIIe	69
F118A	Vallers loam, saline, 0 to 1 percent slopes	16.82	11.9%		IVw	42
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	14.70	10.4%		IVe	55
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	5.06	3.6%		IIc	79
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	3.11	2.2%		Ile	64
Weighted Average						66.8

*c: Using Capabilities Class Dominant Condition Aggregation Method.

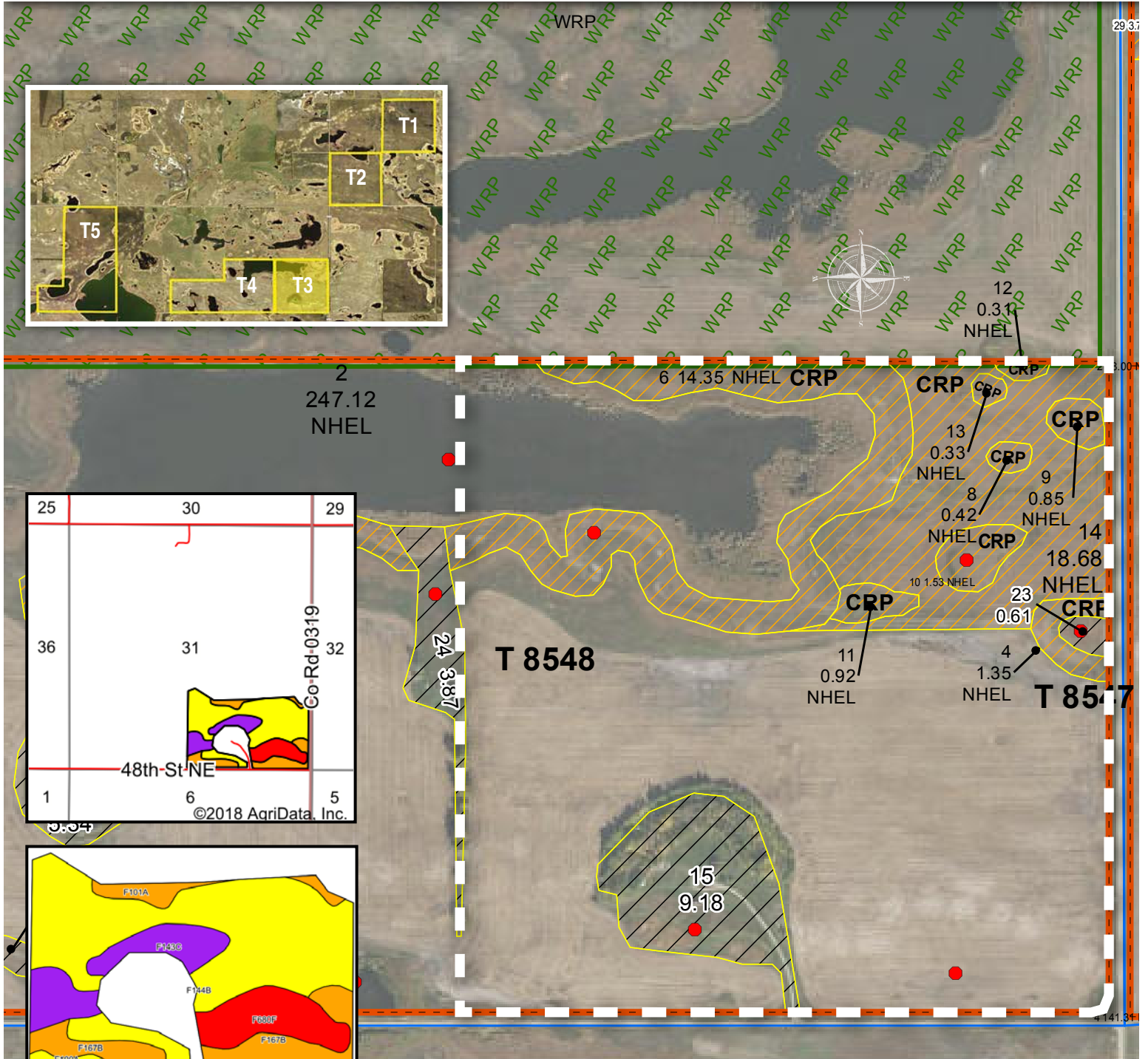
Tract 3

Lines approximate

Benson County, ND



Legal Description: SE1/4 Section 31-154-68 • **Total Acres:** 160+/- • **Tillable Acres:** 80+/- • **CRP Acres:** 38.74+/- (Expiration Date- 9-30-19 / Est. Payment: \$1,629.61 or \$42.06/AC) • **Productivity Index:** 62.3 • **Farmstead:** 1,800+/- Sq. Ft. House w/ Detached Garage/ Storage Shed • **2017 Taxes:** \$1,276.55 • **Tract Note:** Square quarter with a farmstead located in middle. CRP income and opportunity to own a farmstead for an additional farm headquarters, hired help, or for a son/daughter involved in your farming operation. The buyer could also rent out as it has been for decades.



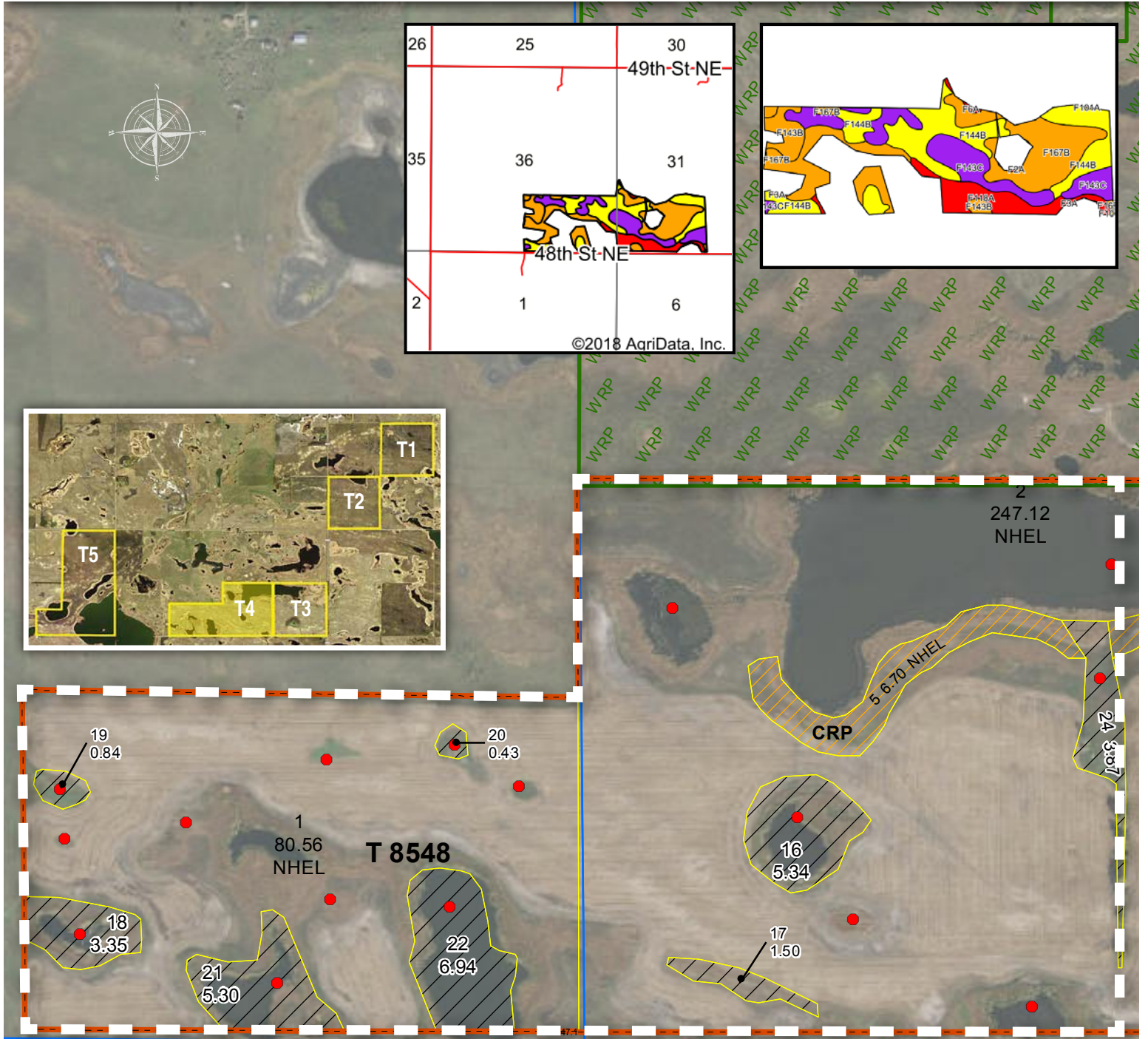
Area Symbol: ND005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F144B	Barnes-Buse loams, 3 to 6 percent slopes	43.88	55.3%		IIIe	69
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	11.41	14.4%		Ile	73
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	10.37	13.1%		IVe	55
F680F	Buse-Sioux complex, 9 to 35 percent slopes	9.60	12.1%		VIIe	22
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	3.24	4.1%		Ile	77
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.81	1.0%		Ile	64
Weighted Average						62.3

*c: Using Capabilities Class Dominant Condition Aggregation Method.



Legal Description: E1/2 SW1/4 & Lots 3 & 4 Section 31-154-68, SE1/4 LESS N 60 RODS Section 36-154-69 • **Total Acres:** 256.58+/-
Tillable Acres: 135+/- • **Productivity Index:** 64.8 • **2017 Taxes:** \$1,464.24 • **Tract Note:** Directly adjacent to the W of Tract 3.



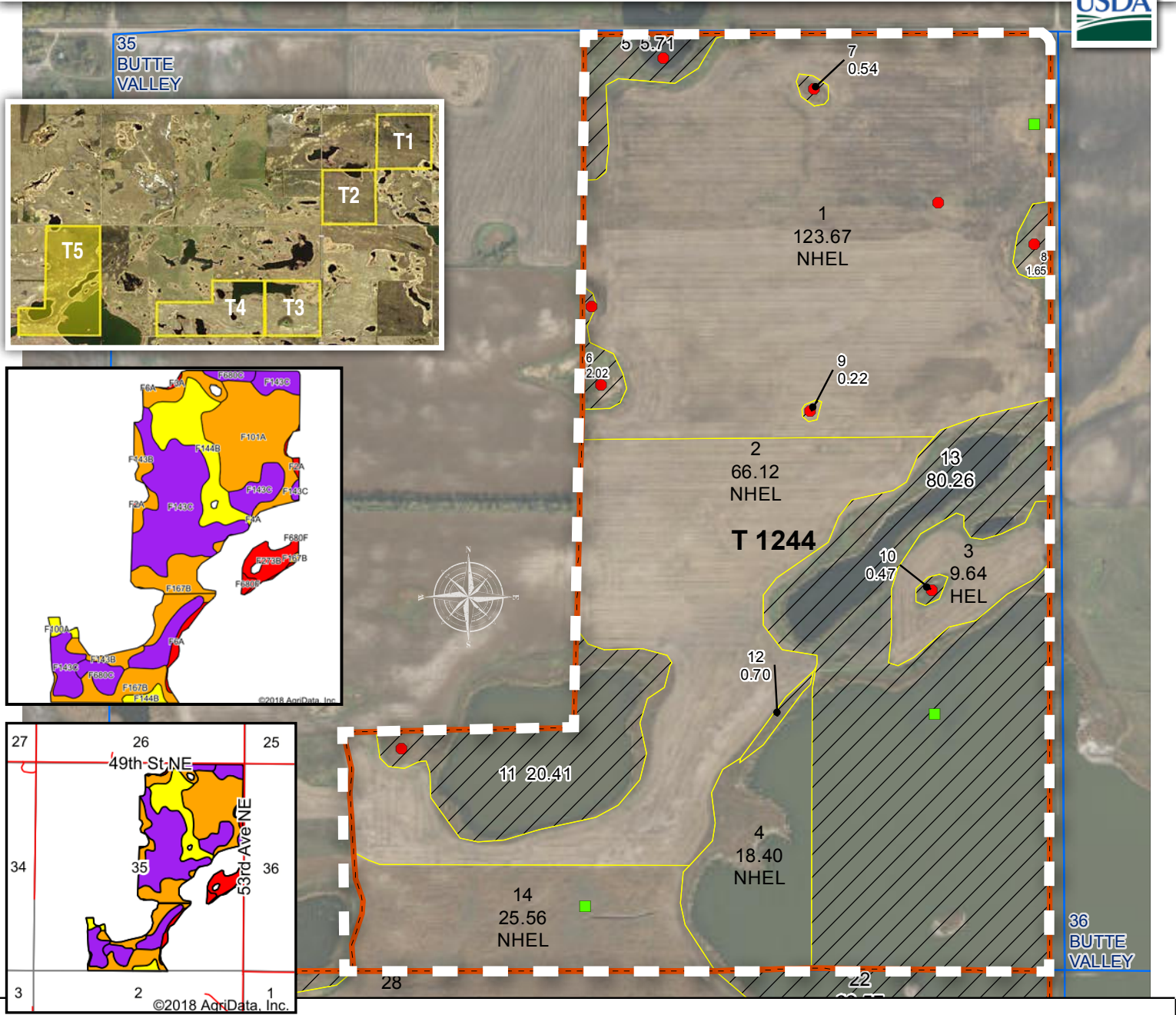
Area Symbol: ND005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	47.84	33.1%		Ile	73
F144B	Barnes-Buse loams, 3 to 6 percent slopes	42.77	29.6%		IIIe	69
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	29.55	20.5%		IVe	55
F118A	Vallers loam, saline, 0 to 1 percent slopes	14.58	10.1%		IVw	42
F143B	Barnes-Svea loams, 3 to 6 percent slopes	8.20	5.7%		Ile	75
F6A	Vallers loam, 0 to 1 percent slopes	0.61	0.4%		IVw	46
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.56	0.4%		Vw	25
F2A	Tonka silt loam, 0 to 1 percent slopes	0.13	0.1%		IVw	42
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.09	0.1%		Ile	77

*c: Using Capabilities Class Dominant Condition Aggregation Method.

Legal Description: E1/2 & SE1/4 SW1/4 35-154-69 • **Total Acres:** 360+/- • **Tillable Acres:** 225+/- • **Productivity Index:** 63.9 • **2017 Taxes:** \$1,940.29

Tract Note: Large tract made up of approximately 60% tillable farmland. Great access located adjacent to a well-maintained township road.



Area Symbol: ND005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	71.42	31.7%		IVe	55
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	44.65	19.8%		Ile	77
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	37.40	16.6%		Ile	73
F144B	Barnes-Buse loams, 3 to 6 percent slopes	29.20	13.0%		IIIe	69
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	17.30	7.7%		Ile	55
F143B	Barnes-Svea loams, 3 to 6 percent slopes	10.22	4.5%		Ile	75
F273B	Sioux-Arvilla complex, 2 to 6 percent slopes	7.70	3.4%		VIIs	29
F6A	Vallers loam, 0 to 1 percent slopes	2.96	1.3%		IVw	46
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	1.68	0.7%		Ile	64
F680F	Buse-Sioux complex, 9 to 35 percent slopes	1.18	0.5%		VIIe	22
F2A	Tonka silt loam, 0 to 1 percent slopes	0.90	0.4%		IVw	42
F3A	Parnell silty clay loam, 0 to 1 percent slopes	0.39	0.2%		Vw	25
					Weighted Average	63.9

*c: Using Capabilities Class Dominant Condition Aggregation Method.

2017 Benson County Real Estate Tax Statement

Tract 1

Statement No: 3091

Parcel Number 13-0000-02972-000
 Jurisdiction McClellan Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (MC MF) 0

Legal Description SCT:29 TWN:154 RNG:68
 29-154-68 NE4
 Acres 160.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	822.92	826.65	865.80
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	129,348	129,348	129,348
Taxable Value	6,467	6,467	6,467
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	6,467	6,467	6,467
Total mill levy	185.570	190.390	202.920
Taxes By District (in dollars):			
County	541.79	588.61	603.58
Fire/ambulance	31.88	32.34	32.34
School (after State Reductions)	564.18	548.06	553.50
State	6.48	6.48	6.46
Township	55.75	55.76	116.40
Consolidated Tax	1,200.08	1,231.25	1,312.28
Less: 12% state-paid tax credit	144.01	147.75	0.00
Net consolidated tax	1,056.07	1,083.50	1,312.28
Net effective tax rate	0.82%	0.84%	1.01%

2017 TAX BREAKDOWN

Net consolidated tax	1,312.28
Plus: Special Assessments	0.00
Total tax due	1,312.28
Less: 5% discount, if paid by February 15, 2018	-65.61
Amount due by February 15, 2018	1,246.67

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 656.14
 Payment 2: Pay by October 15, 2018 656.14



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement

Tract 2

Statement No: 3108

Parcel Number 13-0000-02991-000
 Jurisdiction McClellan Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (MC MF) 0

Legal Description SCT:29 TWN:154 RNG:68
 29-154-68 SW4
 Acres 160.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	661.75	666.52	721.47
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	111,826	111,826	111,826
Taxable Value	5,591	5,591	5,591
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	5,591	5,591	5,591
Total mill levy	151.820	158.930	176.490
Taxes By District (in dollars):			
County	468.42	508.89	521.80
Fire/ambulance	27.56	27.96	27.96
School (after State Reductions)	299.05	297.93	330.76
State	5.60	5.60	5.60
Township	48.20	48.20	100.64
Consolidated Tax	848.83	888.58	986.76
Less: 12% state-paid tax credit	101.86	106.63	0.00
Net consolidated tax	746.97	781.95	986.76
Net effective tax rate	0.67%	0.70%	0.88%

2017 TAX BREAKDOWN

Net consolidated tax	986.76
Plus: Special Assessments	0.00
Total tax due	986.76
Less: 5% discount, if paid by February 15, 2018	-49.34
Amount due by February 15, 2018	937.42

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 493.38
 Payment 2: Pay by October 15, 2018 493.38



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement

Tract 3

Statement No: 3111

Parcel Number 13-0000-02994-000
 Jurisdiction McClellan Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (MC MF) 0

Legal Description SCT:31 TWN:154 RNG:68
 31-154-68 SE4
 Acres 160.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	856.10	862.26	933.36
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	149,002	149,002	149,002
Taxable Value	7,233	7,233	7,233
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	7,233	7,233	7,233
Total mill levy	151.820	158.930	176.490
Taxes By District (in dollars):			
County	605.98	658.36	675.05
Fire/ambulance	35.66	36.16	36.16
School (after State Reductions)	386.92	385.46	427.90
State	7.22	7.22	7.24
Township	62.34	62.34	130.20
Consolidated Tax	1,098.12	1,149.54	1,276.55
Less: 12% state-paid tax credit	131.78	137.94	0.00
Net consolidated tax	966.34	1,011.60	1,276.55
Net effective tax rate	0.65%	0.68%	0.86%

2017 TAX BREAKDOWN

Net consolidated tax	1,276.55
Plus: Special Assessments	0.00
Total tax due	1,276.55
Less: 5% discount, if paid by February 15, 2018	-63.83
Amount due by February 15, 2018	1,212.72

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 638.28
 Payment 2: Pay by October 15, 2018 638.27



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement

Tract 4

Statement No: 3110

Parcel Number 13-0000-02993-000
 Jurisdiction McClellan Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (MC MF) 0

Legal Description SCT:31 TWN:154 RNG:68
 31-154-68 E2SW4 LOTS 3 & 4
 Acres 156.580

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	558.18	562.20	608.55
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	94,318	94,318	94,318
Taxable Value	4,716	4,716	4,716
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	4,716	4,716	4,716
Total mill levy	151.820	158.930	176.490
Taxes By District (in dollars):			
County	395.08	429.26	440.15
Fire/ambulance	23.26	23.58	23.58
School (after State Reductions)	252.26	251.31	279.00
State	4.72	4.70	4.72
Township	40.66	40.66	84.88
Consolidated Tax	715.98	749.51	832.33
Less: 12% state-paid tax credit	85.92	89.94	0.00
Net consolidated tax	630.06	659.57	832.33
Net effective tax rate	0.67%	0.70%	0.88%

2017 TAX BREAKDOWN

Net consolidated tax	832.33
Plus: Special Assessments	0.00
Total tax due	832.33
Less: 5% discount, if paid by February 15, 2018	-41.62
Amount due by February 15, 2018	790.71

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 416.17
 Payment 2: Pay by October 15, 2018 416.16



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement **Tract 4**

Statement No: 5120

Parcel Number
22-0000-05275-000

Jurisdiction
Butte Valley Township

Owner
CLARKE, TERRENCE M REV TR

Physical Location (BV LF)
0

2017 TAX BREAKDOWN

Net consolidated tax	640.91
Plus: Special Assessments	0.00
Total tax due	640.91
Less: 5% discount, if paid by February 15, 2018	-32.05
Amount due by February 15, 2018	608.86

Legal Description

SCT:36 TWN:154 RNG:69
36-154-69 SE4 (LESS N 60 RODS)

Acres
100.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	320.46
Payment 2: Pay by October 15, 2018	320.45

Legislative tax relief (3-year comparison)

	2015	2016	2017
Legislative tax relief	388.00	390.42	406.54

Tax distribution (3-year comparison):

	2015	2016	2017
True and Full Value	61,340	61,340	61,340
Taxable Value	3,067	3,067	3,067
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	3,067	3,067	3,067

Total mill levy 190.520 197.050 208.970

Taxes By District (in dollars):

County	256.96	279.17	286.24
Fire/ambulance	15.34	15.54	15.34
School (after State Reductions)	253.76	251.38	281.07
State	3.06	3.06	3.06
Township	55.20	55.20	55.20

Consolidated Tax 584.32 604.35 640.91
 Less: 12% state-paid tax credit 70.12 72.52 0.00

Net consolidated tax **514.20 531.83 640.91**

Net effective tax rate **0.84% 0.87% 1.04%**



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%



2017 Benson County Real Estate Tax Statement

Tract 5

Statement No: 5111

Parcel Number 22-0000-05267-300
 Jurisdiction Butte Valley Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (BV LF) 0

Legal Description SCT:35 TWN:154 RNG:69
 35-154-69 W2SE4
 Acres 80.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	284.01	285.79	297.58
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	44,904	44,904	44,904
Taxable Value	2,245	2,245	2,245
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	2,245	2,245	2,245
Total mill levy	190.520	197.050	208.970
Taxes By District (in dollars):			
County	188.10	204.34	209.52
Fire/ambulance	11.22	11.38	11.22
School (after State Reductions)	185.75	183.99	205.74
State	2.24	2.26	2.24
Township	40.40	40.41	40.42
Consolidated Tax	427.71	442.38	469.14
Less: 12% state-paid tax credit	51.32	53.09	0.00
Net consolidated tax	376.39	389.29	469.14
Net effective tax rate	0.84%	0.87%	1.04%

2017 TAX BREAKDOWN

Net consolidated tax	469.14
Plus: Special Assessments	0.00
Total tax due	469.14
Less: 5% discount, if paid by February 15, 2018	-23.46
Amount due by February 15, 2018	445.68

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 234.57
 Payment 2: Pay by October 15, 2018 234.57



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement

Tract 5

Statement No: 5112

Parcel Number 22-0000-05267-600
 Jurisdiction Butte Valley Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (BV LF) 0

Legal Description SCT:35 TWN:154 RNG:69
 35-154-69 SE4SW4
 Acres 40.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	137.00	137.86	143.55
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	21,654	21,654	21,654
Taxable Value	1,083	1,083	1,083
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	1,083	1,083	1,083
Total mill levy	190.520	197.050	208.970
Taxes By District (in dollars):			
County	90.71	98.57	101.08
Fire/ambulance	5.40	5.50	5.42
School (after State Reductions)	89.62	88.76	99.23
State	1.10	1.08	1.08
Township	19.50	19.50	19.50
Consolidated Tax	206.33	213.41	226.31
Less: 12% state-paid tax credit	24.76	25.61	0.00
Net consolidated tax	181.57	187.80	226.31
Net effective tax rate	0.84%	0.87%	1.05%

2017 TAX BREAKDOWN

Net consolidated tax	226.31
Plus: Special Assessments	0.00
Total tax due	226.31
Less: 5% discount, if paid by February 15, 2018	-11.32
Amount due by February 15, 2018	214.99

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 113.16
 Payment 2: Pay by October 15, 2018 113.15



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement

Tract 5

Statement No: 5113

Parcel Number 22-0000-05268-000
 Jurisdiction Butte Valley Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (BV LF) 0

Legal Description SCT:35 TWN:154 RNG:69
 35-154-69 E2SE4
 Acres 80.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	95.88	96.49	100.48
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	15,168	15,168	15,168
Taxable Value	758	758	758
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	758	758	758
Total mill levy	190.520	197.050	208.970
Taxes By District (in dollars):			
County	63.48	69.00	70.76
Fire/ambulance	3.80	3.84	3.78
School (after State Reductions)	62.72	62.12	69.46
State	0.76	0.76	0.76
Township	13.64	13.64	13.64
Consolidated Tax	144.40	149.36	158.40
Less: 12% state-paid tax credit	17.32	17.92	0.00
Net consolidated tax	127.08	131.44	158.40
Net effective tax rate	0.84%	0.87%	1.04%

2017 TAX BREAKDOWN

Net consolidated tax	158.40
Plus: Special Assessments	0.00
Total tax due	158.40
Less: 5% discount, if paid by February 15, 2018	-7.92
Amount due by February 15, 2018	150.48

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 79.20
 Payment 2: Pay by October 15, 2018 79.20



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%

2017 Benson County Real Estate Tax Statement

Tract 5

Statement No: 5114

Parcel Number 22-0000-05269-000
 Jurisdiction Butte Valley Township
 Owner CLARKE, TERRENCE M REV TR
 Physical Location (BV LF) 0

Legal Description SCT:35 TWN:154 RNG:69
 35-154-69 NE4
 Acres 160.000

Legislative tax relief (3-year comparison)	2015	2016	2017
Legislative tax relief	657.73	661.82	689.13
Tax distribution (3-year comparison):	2015	2016	2017
True and Full Value	103,980	103,980	103,980
Taxable Value	5,199	5,199	5,199
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	5,199	5,199	5,199
Total mill levy	190.520	197.050	208.970
Taxes By District (in dollars):			
County	435.57	473.20	485.24
Fire/ambulance	26.00	26.36	26.00
School (after State Reductions)	430.17	426.10	476.42
State	5.20	5.20	5.20
Township	93.57	93.60	93.58
Consolidated Tax	990.51	1,024.46	1,086.44
Less: 12% state-paid tax credit	118.86	122.94	0.00
Net consolidated tax	871.65	901.52	1,086.44
Net effective tax rate	0.84%	0.87%	1.04%

2017 TAX BREAKDOWN

Net consolidated tax	1,086.44
Plus: Special Assessments	0.00
Total tax due	1,086.44
Less: 5% discount, if paid by February 15, 2018	-54.32
Amount due by February 15, 2018	1,032.12

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2018 543.22
 Payment 2: Pay by October 15, 2018 543.22



Penalty on 1st Installment & Specials:	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
Penalty on 2nd Installment:	
October 16, 2018	6%



Multi-Tract Auction

Benson County, ND

Wednesday, September 19 @ 11AM ²⁰¹⁸

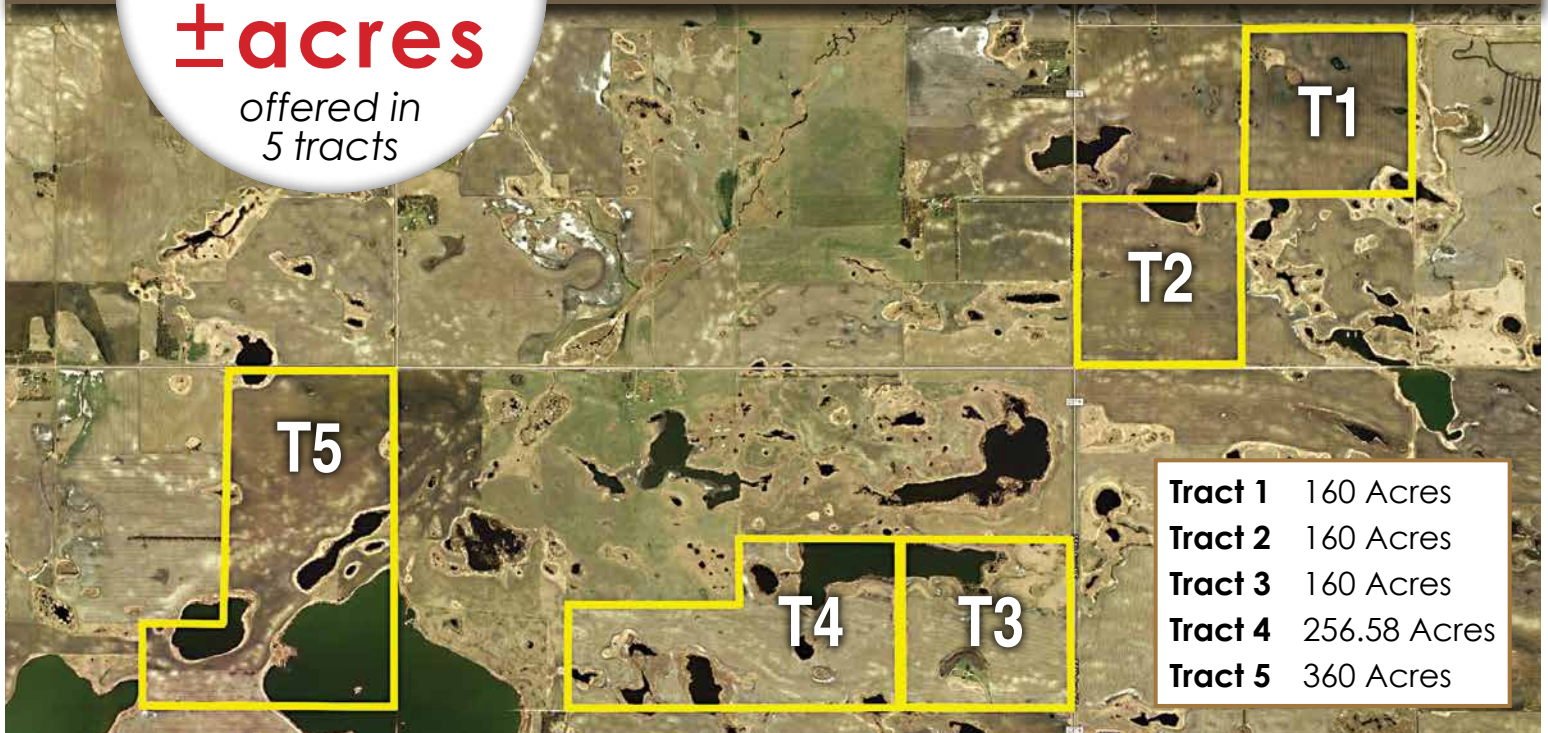
1,096

± acres

offered in
5 tracts

Benson County, ND

McClellan & Butte Valley Townships



Tract 1	160 Acres
Tract 2	160 Acres
Tract 3	160 Acres
Tract 4	256.58 Acres
Tract 5	360 Acres

Auction Location: Cobblestone Hotel & Suites, 1801 US Hwy 2 E, Devils Lake, ND 58301



SteffesGroup.com