



# buyer's PROSPECTUS

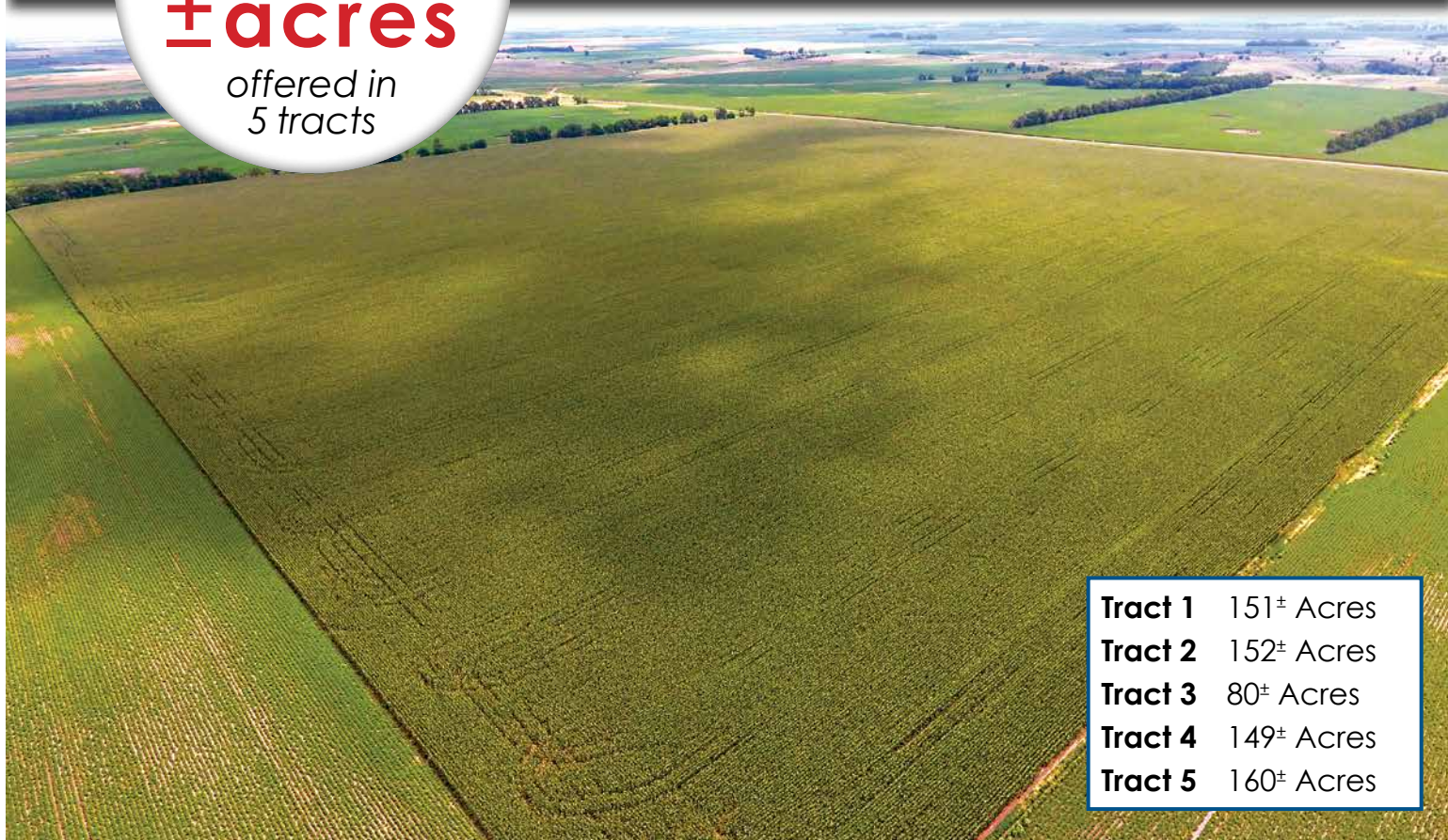
Thursday, November 1 @ 11AM 2018

**692**  
**± acres**

offered in  
5 tracts

## Steele County, ND

Westfield Township



<b>Tract 1</b>	151± Acres
<b>Tract 2</b>	152± Acres
<b>Tract 3</b>	80± Acres
<b>Tract 4</b>	149± Acres
<b>Tract 5</b>	160± Acres

**Auction Location:** Sharon Community Building, 303 Main St., Sharon, ND 58277

# Multi-Tract Land Auction

**Todd Ostenson, Owner**

Contact **701.237.9173**  
Max Steffes 701.212.2849

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

[SteffesGroup.com](http://SteffesGroup.com)

**TERMS:** 10% down upon signing purchase agreement with  
balance due at closing in 45 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 **Friday, December 14, 2018.**
- Seller will provide up-to-date date abstracts at their expense and will convey property by **Warranty Deed.**
- **2018 taxes will 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.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.

### **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.

### **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### **CLOSING**

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Friday, December 14, 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.

### **RENT CONTRACT**

**PLEASE NOTE:** There is a cash Rent Agreement in place through the 2021 Crop Year (3 years). BUYER to assume rent contract and payments. A copy of this lease is available upon request.

### **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

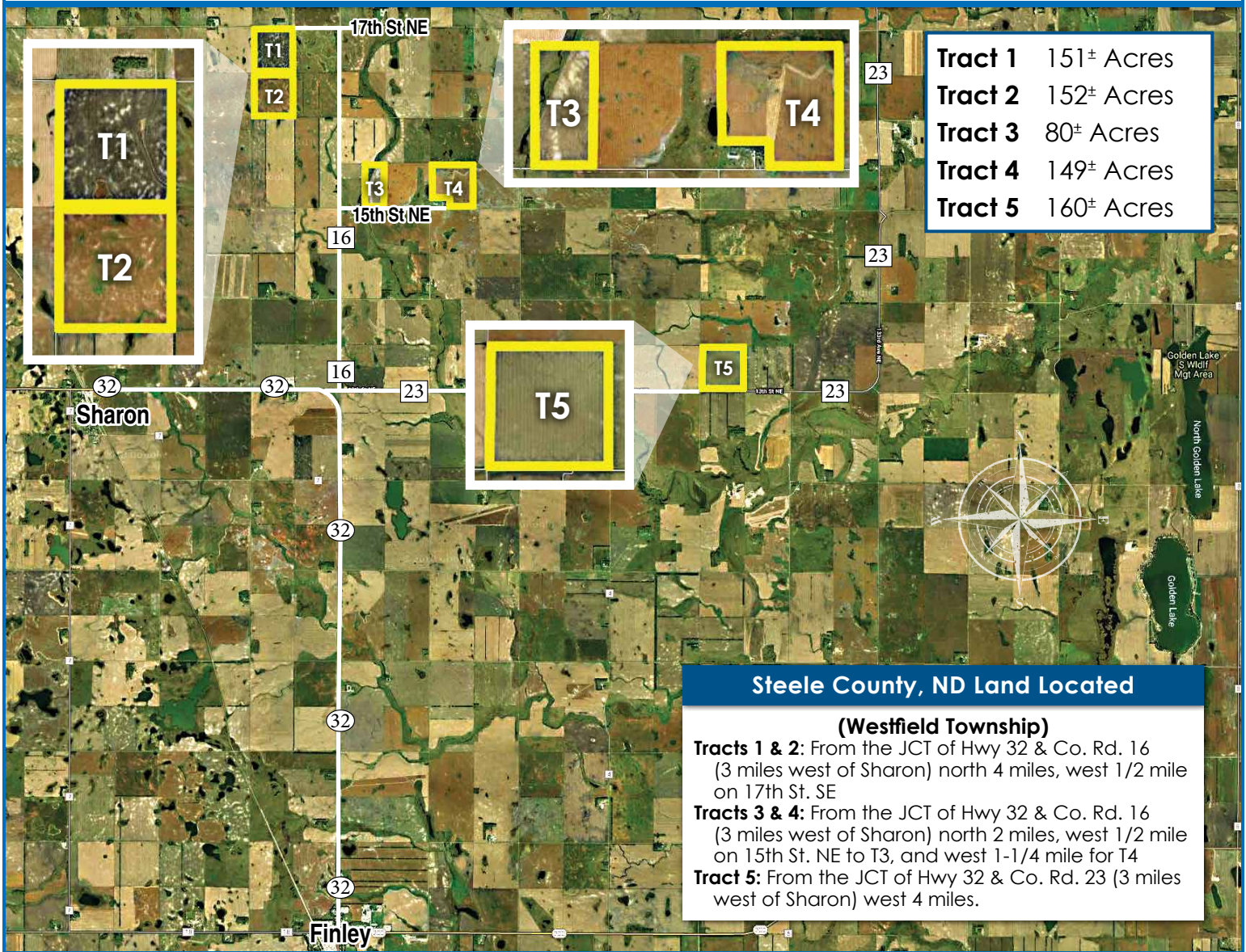
Tracts #1-5 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

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

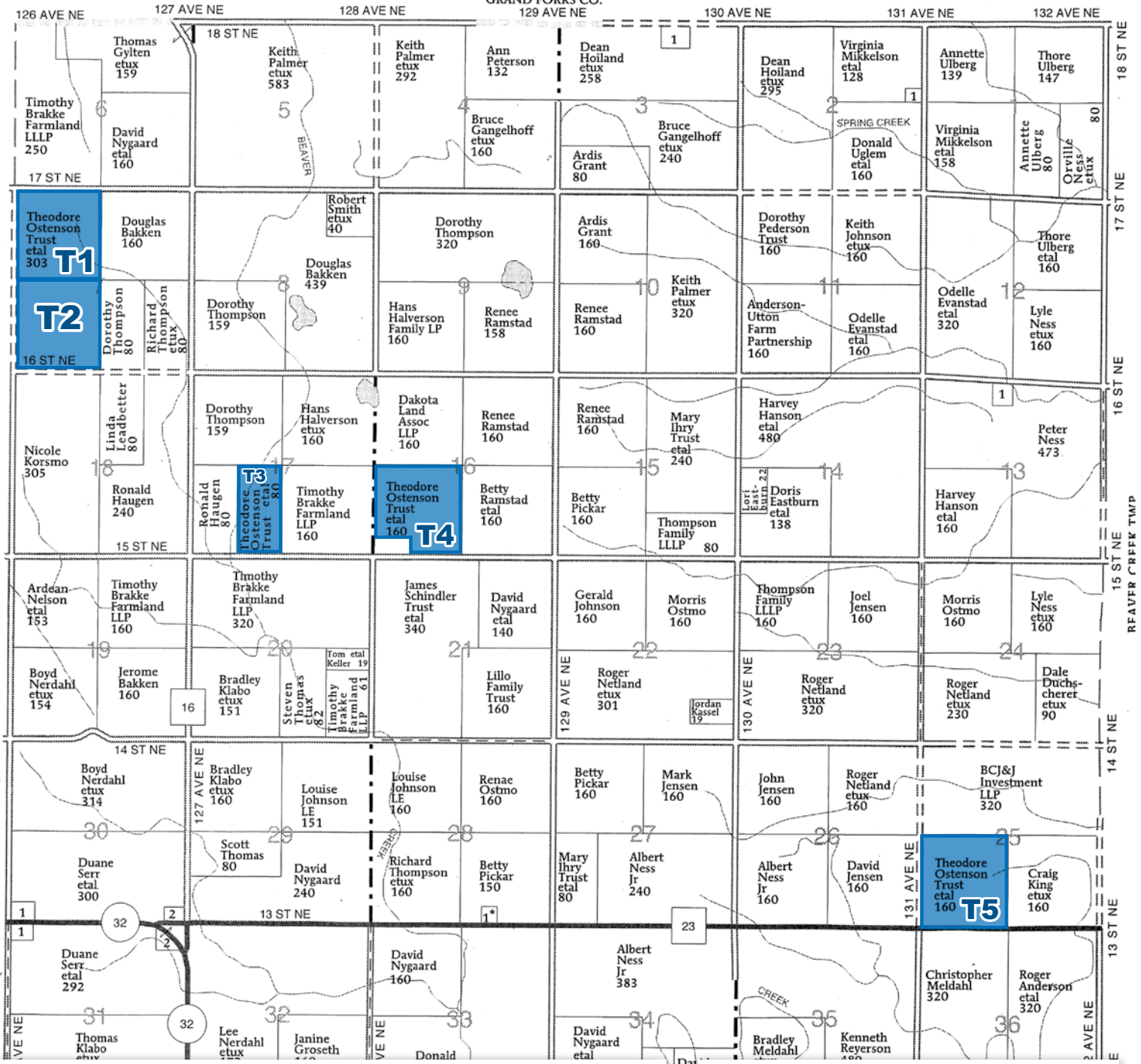
**AUCTIONEER'S NOTE:** Due to health reasons, Todd has decided to retire from farming and will be selling his machinery and land at public auction. The equipment will be sold on October 31st on the farm and the farm real estate will be sold the following day in Sharon!



Westfield TWP – W 1/2 7-148-56, E 1/2 of SW 1/4 17-148-56, SW 1/4 Less Farmstead 16-148-56, & SW 1/4 25-148-56  
**Total Acres: 692+/- | Total Cropland Acres: 665+/- | To Be Sold in 5 Tracts**



GRAND FORKS CO.



SHARON TWP.

REAFER CREEK TWP.



Tract 5

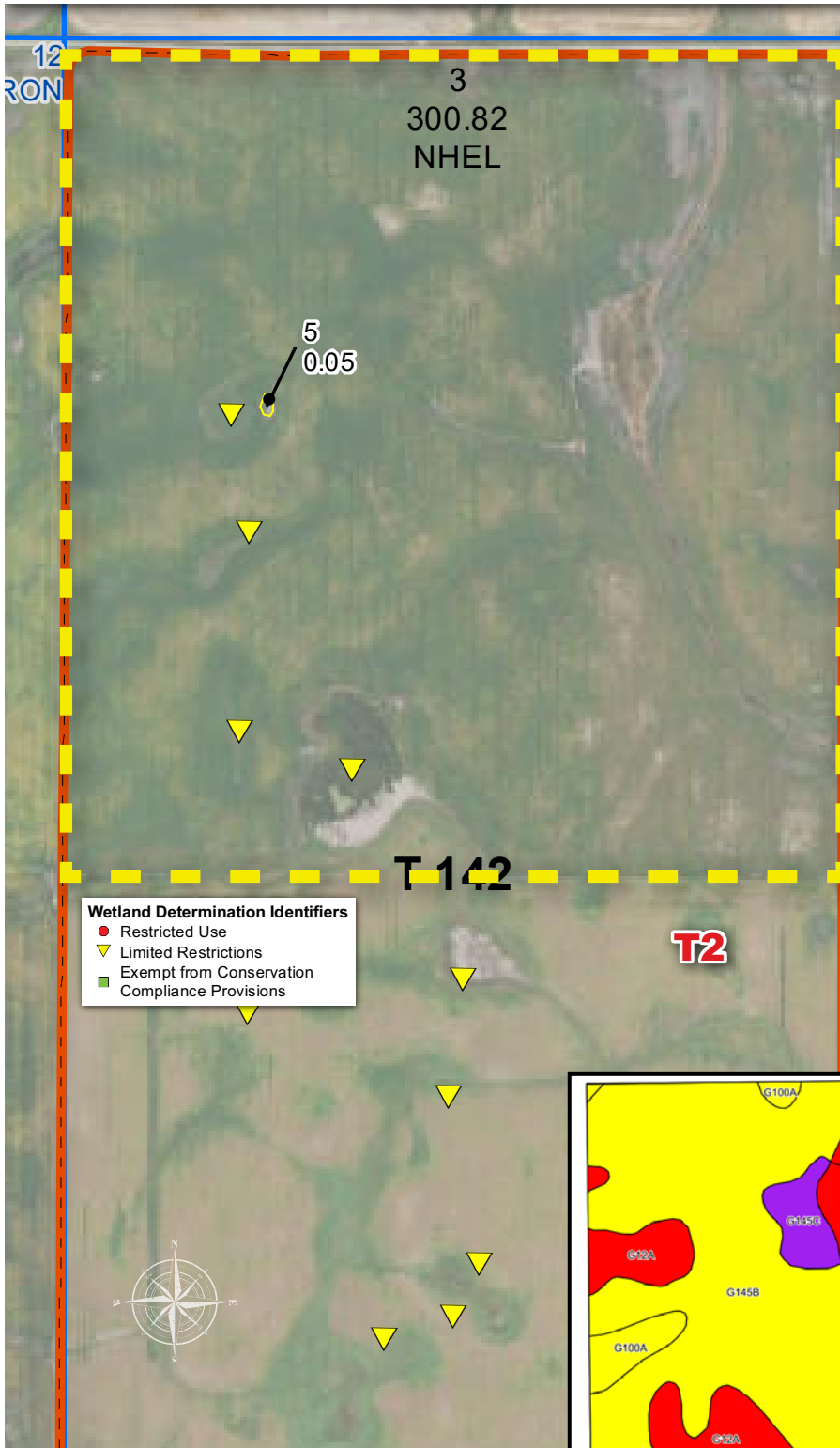


Tract 2



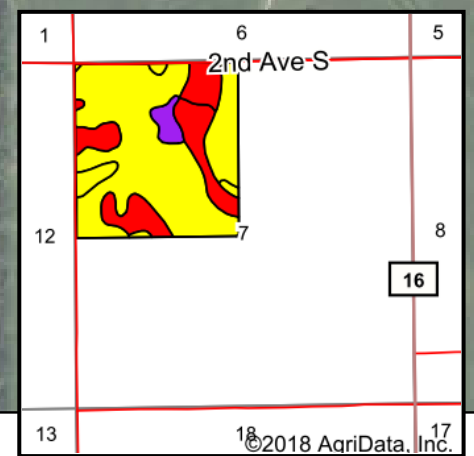
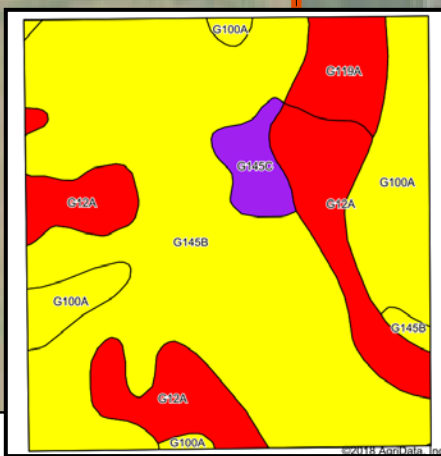
**Legal Description:** NW 1/4 Section 7-148-56 • **Total Acres:** 151.47+/- • **Cropland Acres:** 150+/- • **2017 Taxes:** \$1,503.12

**Tract Note:** Quarter section located adjacent to a well-maintained gravel road with an overall weighted average CPI of 59. Directly adjoins tract two.



**Wetland Determination Identifiers**

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



Area Symbol: ND091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G145B	Svea-Buse-Tonka complex, 0 to 6 percent slopes	89.00	58.7%	Yellow	Ile	68
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	28.36	18.7%	Red	IVw	31
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	21.41	14.1%	Yellow	Ile	64
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	7.75	5.1%	Red	IVw	45
G145C	Svea-Buse-Tonka complex, 0 to 9 percent slopes	4.98	3.3%	Purple	IIIe	60
<b>Weighted Average</b>						<b>59.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method.



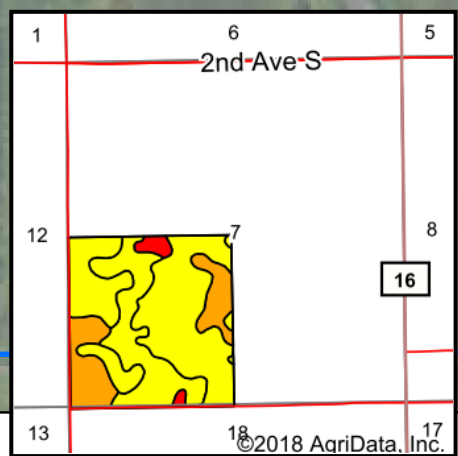
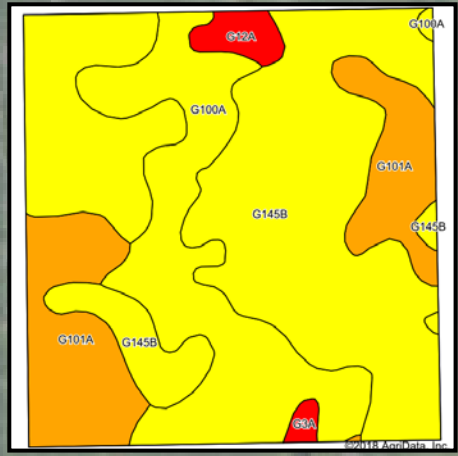
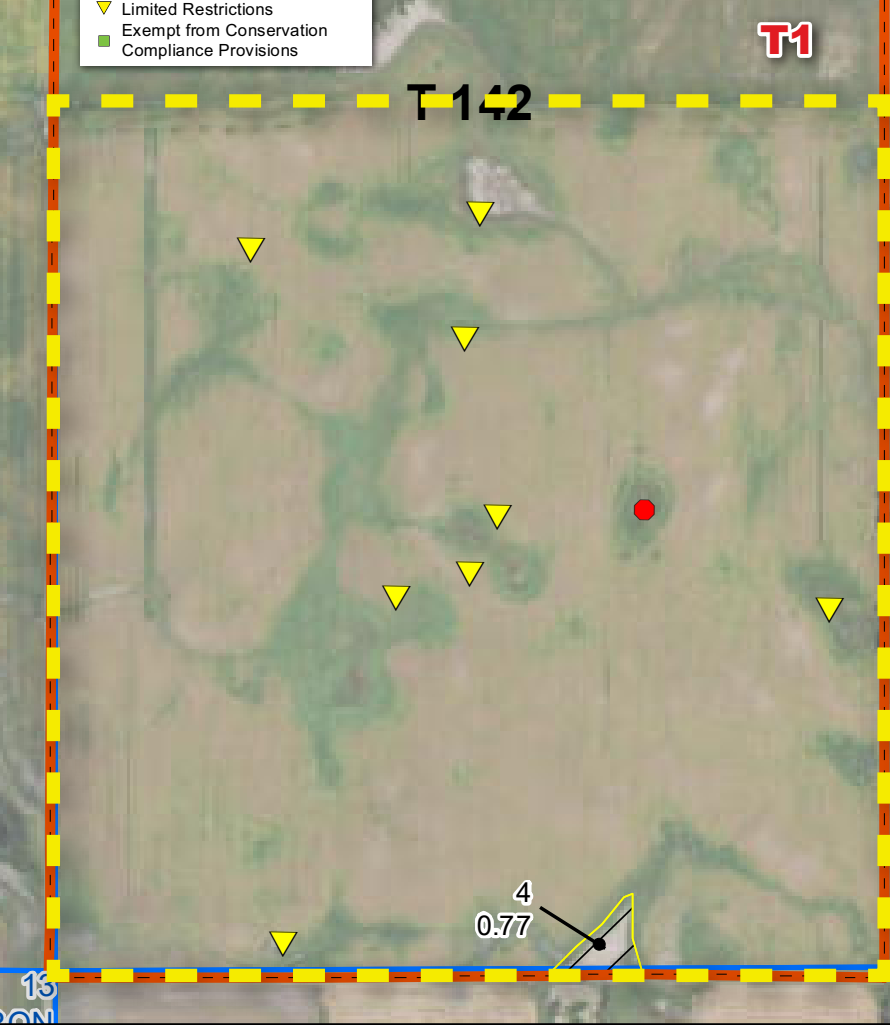


**Legal Description:** SW 1/4 Section 7-148-56 • **Total Acres:** 151.99+/- • **Cropland Acres:** 150+/- • **2017 Taxes:** \$1,683.65

**Tract Note:** This quarter lays nicely and is accessible from the south section line road. It was planted to wheat for the 2018 growing season and has an overall weighted average CPI of 67.7.



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



Area Symbol: ND091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G145B	Svea-Buse-Tonka complex, 0 to 6 percent slopes	81.67	54.1%		Ile	68
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	37.17	24.6%		Ile	64
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	28.12	18.6%		Ile	77
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	3.11	2.1%		IVw	31
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.95	0.6%		Vw	25
<b>Weighted Average</b>						<b>67.7</b>

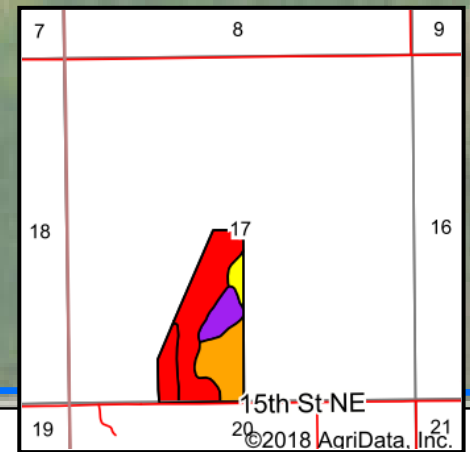
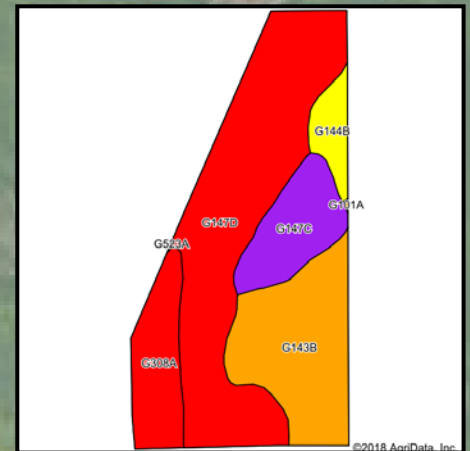
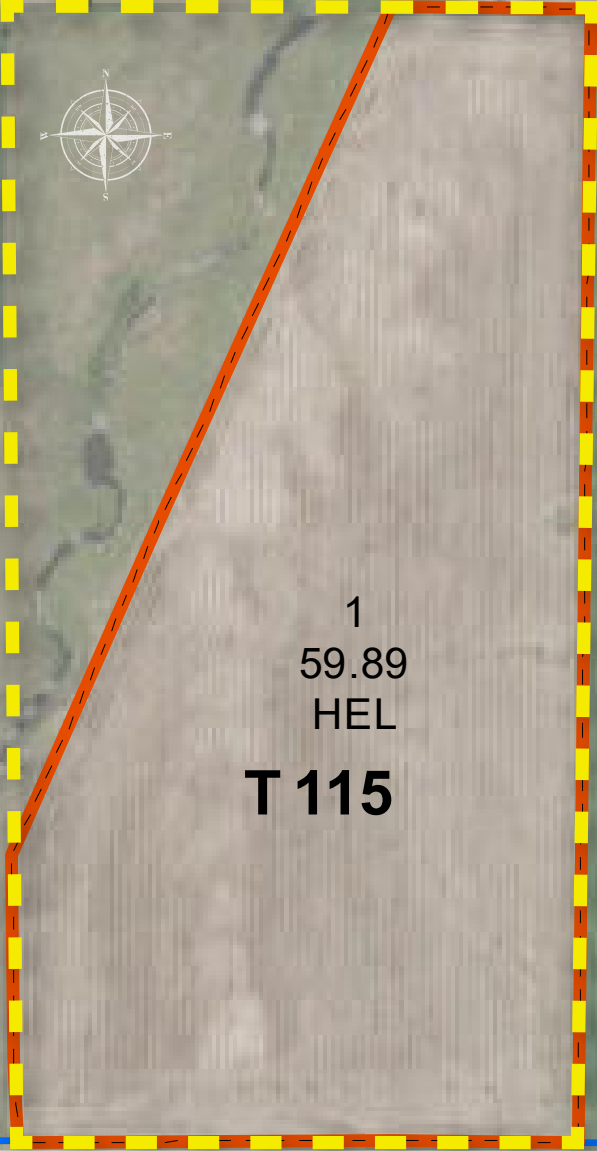
\*c: Using Capabilities Class Dominant Condition Aggregation Method.



**Legal Description:** E 1/2 SW 1/4 Section 17-148-56 • **Total Acres:** 80+/- • **Cropland Acres:** 60+/- • **Pasture Acres:** 20+/-  
**2017 Taxes:** \$1,276.55 • **Tract Note:** 80-acre tract with fenced pasture and cropland! Located adjacent to a well-maintained road.  
 The cropland has a weighted average CPI of 56.



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



Area Symbol: ND091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	28.56	47.7%	<span style="background-color: red; color: black;"> </span>	Vle	46
G143B	Barnes-Svea loams, 3 to 6 percent slopes	14.56	24.3%	<span style="background-color: orange; color: black;"> </span>	Ile	75
G147C	Buse-Barnes-Darnen loams, 3 to 9 percent slopes	7.15	11.9%	<span style="background-color: purple; color: black;"> </span>	IVe	60
G308A	Brantford loam, 0 to 2 percent slopes	6.88	11.5%	<span style="background-color: red; color: black;"> </span>	IVs	48
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2.74	4.6%	<span style="background-color: yellow; color: black;"> </span>	IIIe	69
<b>Weighted Average</b>						<b>56</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method.

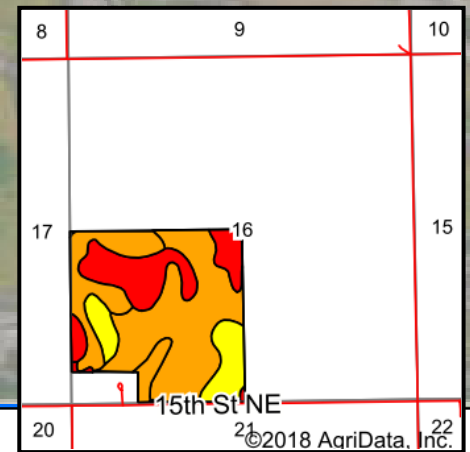
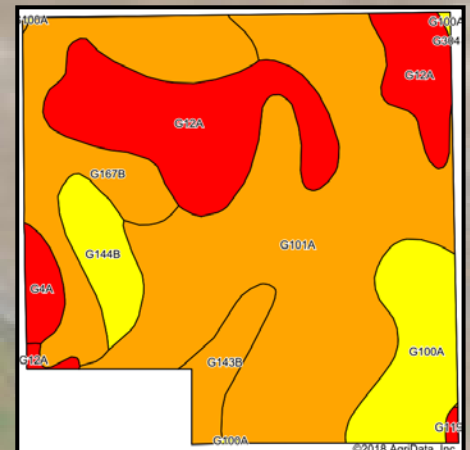
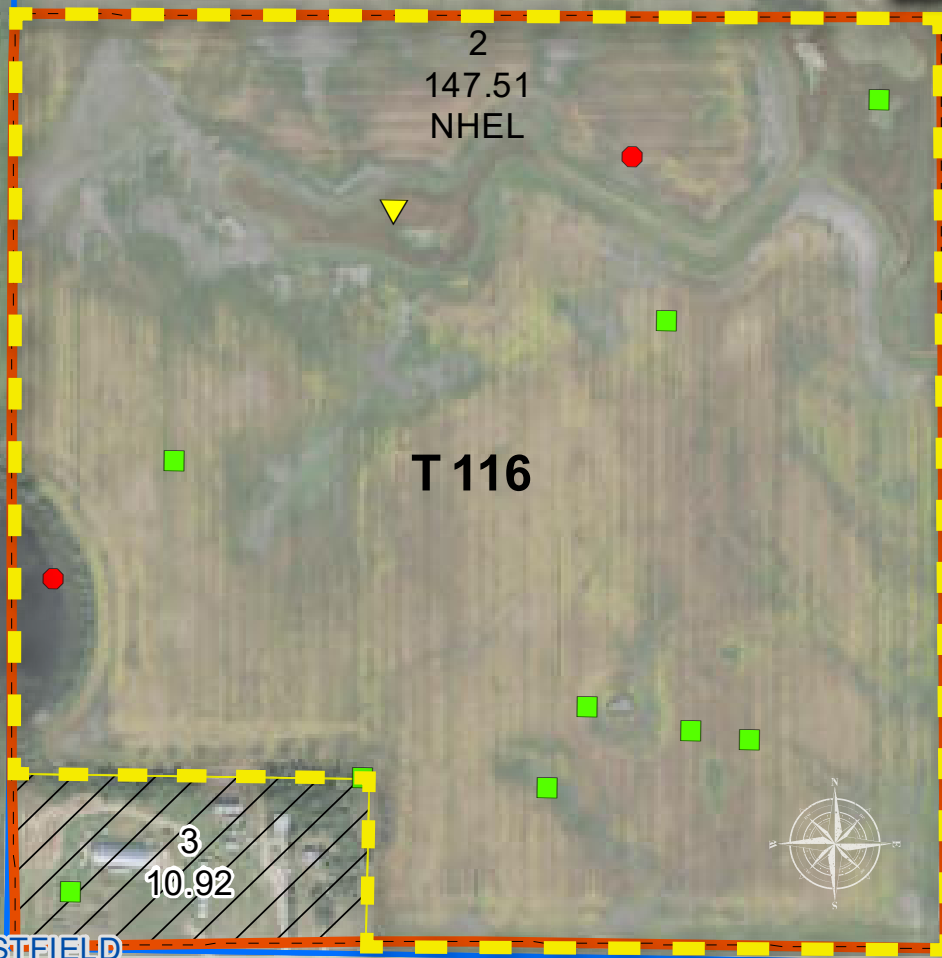




**Description:** SW 1/4 Less Farmstead Section 16-148-5 • **Total Acres:** 149+/- • **Cropland Acres:** 147.51+/-  
**2017 Taxes:** \$1,674.18 (Includes farmstead, subject to reconstitution and survey) • **Tract Note:** This quarter features all cropland located adjacent to a well-maintained road. Please note, the farmstead will be surveyed out. 64 weighted average CPI.



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



**WESTFIELD**

Area Symbol: ND091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	64.82	43.9%		Ile	77
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	30.03	20.4%		IVw	31
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	23.74	16.1%		Ile	73
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	13.51	9.2%		Ile	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	6.72	4.6%		IIIle	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	5.27	3.6%		Ile	75
G4A	Southam silty clay loam, 0 to 1 percent slopes	3.07	2.1%		VIIIw	9
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	0.35	0.2%		IVw	45
<b>Weighted Average</b>						<b>63.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method.



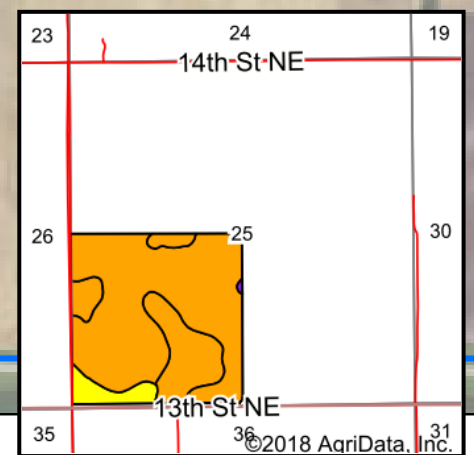
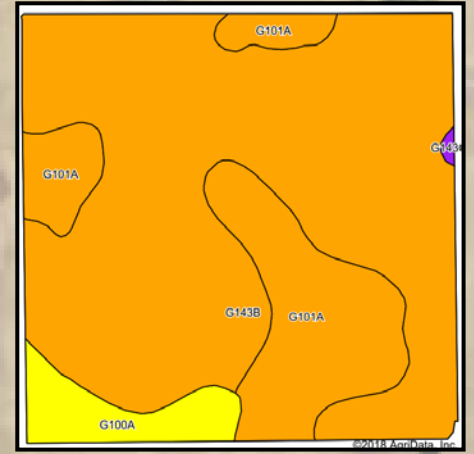


**Legal Description:** SW 1/4 Section 25-148-56 • **Total Acres:** 160+/- • **Cropland Acres:** 157.23+/- • **2017 Taxes:** \$1,795.01

**Tract Note:** This is an exceptional quarter for the area with consistent soil, great accessibility, and good drainage. Located adjacent to Co. HWY 23 with multiple access points off the highway. 74.7 weighted average CPI.



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



Area Symbol: ND091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	113.48	72.2%		Ile	75
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	34.07	21.7%		Ile	77
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	9.37	6.0%		Ile	64
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.31	0.2%		IVe	55
<b>Weighted Average</b>						<b>74.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method.

2017 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-0000-00519-000  
 Jurisdiction: WESTFIELD TOWNSHIP

Statement No: 490

Physical Location

Lot: Blk: Sec: 7 Twp: 148 Rng: 56  
 Addition: Acres: 151.47

Statement Name  
**OSTENSON, THEODORE & ROSE**

Legal Description

SEC 07-148-056 NW1/4

2017 TAX BREAKDOWN

03197001 Net consolidated tax 1,503.12  
 Plus:Special assessments  
 Total tax due 1,503.12  
 Less: 5% discount,  
 if paid by Feb.15th 75.16

**Amount due by Feb.15th 1,427.96**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 751.56  
 Payment 2: Pay by Oct.15th 751.56  
 \*PRIOR YRS ALSO DUE

Legislative tax relief  
 (3-year comparison):

	2015	2016	2017
Legislative tax relief	1,094.93	1,093.80	988.98

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2015	2016	2017
True and full value	146,034	146,034	146,034
Taxable value	7,302	7,302	7,302
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	7,302	7,302	7,302
Total mill levy	207.91	206.62	205.85

Taxes By District (in dollars):

	2015	2016	2017
STATE	7.30	7.30	7.31
COUNTY	612.71	601.83	595.84
CITY/TWP	197.15	197.15	197.15
SCHOOL	620.67	620.67	620.67
FIRE	35.20	36.51	36.51
MEDICALSERVICE	45.13	45.27	45.64

NOTE:

Consolidated tax	1,518.16	1,508.73	1,503.12
Less:12%state-pd credit	182.18	181.05	
Net consolidated tax->	1,335.98	1,327.68	1,503.12
Net effective tax rate>	.91%	.91%	1.02%

FOR ASSISTANCE, CONTACT:  
 STEELE COUNTY TREASURER  
 PO BOX 257  
 FINLEY ND 58230  
 (701) 524-2890





2017 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-0000-00521-000  
 Jurisdiction: WESTFIELD TOWNSHIP

Statement No: 493

Physical Location

Lot: Blk: Sec: 7 Twp: 148 Rng: 56  
 Addition: Acres: 151.99

Statement Name  
**OSTENSON, THEODORE & ROSE**

Legal Description

SEC 07-148-056 SW1/4

2017 TAX BREAKDOWN

Net consolidated tax 1,683.65  
 Plus:Special assessments  
 Total tax due 1,683.65  
 Less: 5% discount,  
 if paid by Feb.15th 84.18

**Amount due by Feb.15th 1,599.47**

Or pay in 2 installments(with no discount)  
 Payment 1:Pay by Mar.1st 841.83  
 Payment 2:Pay by Oct.15th 841.82  
 \*PRIOR YRS ALSO DUE

Legislative tax relief  
 (3-year comparison):

	2015	2016	2017
Legislative tax relief	1,226.44	1,225.17	1,107.76

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2015	2016	2017
True and full value	163,582	163,582	163,582
Taxable value	8,179	8,179	8,179
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,179	8,179	8,179
Total mill levy	207.91	206.62	205.85

Taxes By District(in dollars):

STATE	8.18	8.19	8.17
COUNTY	686.30	674.11	667.41
CITY/TWP	220.83	220.83	220.83
SCHOOL	695.22	695.21	695.22
FIRE	39.42	40.89	40.90
MEDICALSERVICE	50.55	50.71	51.12

NOTE:

Consolidated tax	1,700.50	1,689.94	1,683.65
Less:12%state-pd credit	204.06	202.79	
Net consolidated tax->	1,496.44	1,487.15	1,683.65
Net effective tax rate>	.91%	.91%	1.02%

FOR ASSISTANCE, CONTACT:  
 STEELE COUNTY TREASURER  
 PO BOX 257  
 FINLEY ND 58230  
 (701) 524-2890



2017 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-0000-00562-000  
 Jurisdiction: WESTFIELD TOWNSHIP

Statement No: 535

Physical Location

Lot: Blk: Sec: 17 Twp: 148 Rng: 56  
 Addition: Acres: 80.00

Statement Name  
**OSTENSON, THEODORE & ROSE**

Legal Description  
 SEC 17-148-056 E1/2 OF SW1/4

2017 TAX BREAKDOWN

Net consolidated tax 379.79  
 Plus: Special assessments  
 Total tax due 379.79  
 Less: 5% discount,  
 if paid by Feb.15th 18.99

**Amount due by Feb.15th 360.80**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 189.90  
 Payment 2: Pay by Oct.15th 189.89  
 \*PRIOR YRS ALSO DUE

Legislative tax relief  
 (3-year comparison):

	2015	2016	2017
Legislative tax relief	276.66	276.37	249.89

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2015	2016	2017
True and full value	36,896	36,896	36,896
Taxable value	1,845	1,845	1,845
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	1,845	1,845	1,845
Total mill levy	207.91	206.62	205.85

Taxes By District (in dollars):

STATE	1.86	1.85	1.86
COUNTY	154.81	152.06	150.55
CITY/TWP	49.81	49.81	49.81
SCHOOL	156.82	156.82	156.82
FIRE	8.89	9.22	9.22
MEDICALSERVICE	11.40	11.44	11.53

NOTE:

Consolidated tax	383.59	381.20	379.79
Less: 12% state-pd credit	46.03	45.74	
Net consolidated tax->	337.56	335.46	379.79
Net effective tax rate>	.91%	.91%	1.02%

FOR ASSISTANCE, CONTACT:  
 STEELE COUNTY TREASURER  
 PO BOX 257  
 FINLEY ND 58230  
 (701) 524-2890





2017 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-0000-00558-000  
 Jurisdiction: WESTFIELD TOWNSHIP

Statement No: 531

Physical Location

Lot: Blk: Sec: 16 Twp: 148 Rng: 56  
 Addition: Acres: 160.00

03197001

Net consolidated tax 1,674.18  
 Plus: Special assessments  
 Total tax due 1,674.18  
 Less: 5% discount,  
 if paid by Feb.15th 83.71

2017 TAX BREAKDOWN

Statement Name  
**OSTENSON, THEODORE & ROSE**

**Amount due by Feb.15th 1,590.47**

Legal Description

SEC 16-148-056 SW1/4

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 837.09  
 Payment 2: Pay by Oct.15th 837.09  
 \*PRIOR YRS ALSO DUE

Legislative tax relief

(3-year comparison):	2015	2016	2017
Legislative tax relief	1,219.54	1,218.28	1,101.53

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2015	2016	2017
True and full value	162,668	162,668	162,668
Taxable value	8,133	8,133	8,133
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,133	8,133	8,133

Total mill levy 207.91 206.62 205.85

Taxes By District (in dollars):

STATE	8.14	8.15	8.13
COUNTY	682.44	670.32	663.65
CITY/TWP	219.59	219.59	219.59
SCHOOL	691.30	691.30	691.31
FIRE	39.20	40.66	40.67
MEDICALSERVICE	50.26	50.42	50.83

NOTE:

Consolidated tax	1,690.93	1,680.44	1,674.18
Less: 12% state-pd credit	202.91	201.65	
Net consolidated tax->	1,488.02	1,478.79	1,674.18
Net effective tax rate>	.91%	.91%	1.02%

FOR ASSISTANCE, CONTACT:  
 STEELE COUNTY TREASURER  
 PO BOX 257  
 FINLEY ND 58230  
 (701) 524-2890



2017 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-0000-00598-000  
 Jurisdiction: WESTFIELD TOWNSHIP

Statement No: 575

Physical Location

Lot: Blk: Sec: 25 Twp: 148 Rng: 56  
 Addition: Acres: 160.00

Statement Name: OSTENSON, THEODORE & ROSE

Legal Description

SEC 25-148-056 SW1/4

2017 TAX BREAKDOWN

Net consolidated tax 1,795.01  
 Plus: Special assessments  
 Total tax due 1,795.01  
 Less: 5% discount, if paid by Feb.15th 89.75

**Amount due by Feb.15th 1,705.26**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 897.51  
 Payment 2: Pay by Oct.15th 897.50  
 \*PRIOR YRS ALSO DUE

Legislative tax relief (3-year comparison):

	2015	2016	2017
Legislative tax relief	1,307.56	1,306.21	1,181.04

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2015	2016	2017
True and full value	174,392	174,392	174,392
Taxable value	8,720	8,720	8,720
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,720	8,720	8,720
Total mill levy	207.91	206.62	205.85

Taxes By District (in dollars):

STATE	8.72	8.72	8.72
COUNTY	731.70	718.70	711.55
CITY/TWP	235.44	235.44	235.44
SCHOOL	741.20	741.20	741.20
FIRE	42.03	43.60	43.60
MEDICALSERVICE	53.89	54.06	54.50

NOTE:

Consolidated tax	1,812.98	1,801.72	1,795.01
Less: 12% state-pd credit	217.56	216.21	
Net consolidated tax->	1,595.42	1,585.51	1,795.01
Net effective tax rate>	.91%	.91%	1.02%

FOR ASSISTANCE, CONTACT:  
 STEELE COUNTY TREASURER  
 PO BOX 257  
 FINLEY ND 58230  
 (701) 524-2890





North Dakota U.S. Department of Agriculture FARM: 2474  
 Steele Farm Service Agency Prepared: 8/1/18 8:52 AM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2018  
 Page: 1 of 4

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

Operator Name Farm Identifier Recon Number  
 COMB - 1691 & 2472

Farms Associated with Operator:  
 594, 1899

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
677.19	665.45	665.45	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	665.45	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN, SNFLR SOYBN	PLC BARLY	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	325.4		53	0.0
CORN	51.09		95	0.0
SUNFLOWERS	19.71		1670	0.0
SOYBEANS	225.24		31	0.0
BARLEY	31.06		68	0.0
<b>Total Base Acres:</b>	652.5			

Tract Number: 115 Description: E2SW(17) 148-56

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
59.89	59.89	59.89	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	59.89	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	29.29		53	0.0
CORN	4.6		95	0.0
SUNFLOWERS	1.77		1670	0.0
SOYBEANS	20.27		31	0.0

North Dakota

U.S. Department of Agriculture

FARM: 2474

Steele

Farm Service Agency

Prepared: 8/1/18 8:52 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2018

Page: 2 of 4

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
BARLEY	2.8		68	0.0
<b>Total Base Acres:</b>	58.73			

Owners: THEODORE & ROSE OSTENSON IRREVOCABLE FAMILY TRUST

Other Producers:

Tract Number: 116 Description: SW(16) 148-56

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

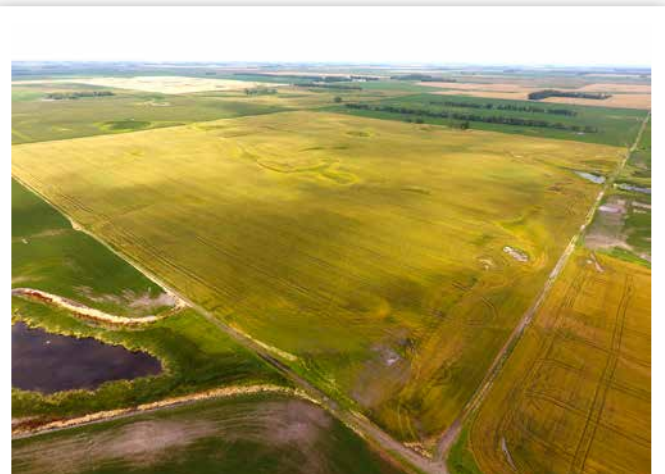
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
158.43	147.51	147.51	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	147.51	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	72.14		53	0.0
CORN	11.33		95	0.0
SUNFLOWERS	4.37		1670	0.0
SOYBEANS	49.94		31	0.0
BARLEY	6.89		68	0.0
<b>Total Base Acres:</b>	144.67			

Owners: THEODORE & ROSE OSTENSON IRREVOCABLE FAMILY TRUST

Other Producers:





FARM: 2474

North Dakota

U.S. Department of Agriculture

Prepared: 8/1/18 8:52 AM

Steele

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 3 of 4

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

Tract Number: 142 Description: W2(7) 148-56

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
301.64	300.82	300.82	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	300.82	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	147.08		53	0.0
CORN	23.09		95	0.0
SUNFLOWERS	8.91		1670	0.0
SOYBEANS	101.81		31	0.0
BARLEY	14.03		68	0.0
<b>Total Base Acres:</b>	294.92			

Owners: THEODORE & ROSE OSTENSON IRREVOCABLE FAMILY TRUST

Other Producers:

Tract Number: 2181 Description: SW(25) 148-56

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.23	157.23	157.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	157.23	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	76.89		53	0.0
CORN	12.07		95	0.0
SUNFLOWERS	4.66		1670	0.0
SOYBEANS	53.22		31	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
BARLEY	7.34		68	0.0
<b>Total Base Acres:</b>	154.18			

Owners: THEODORE & ROSE OSTENSON IRREVOCABLE FAMILY TRUST

Other Producers:



---

---

---

---

---

---

---

---



---

---

---

---

---

---



---

---

---

---

---

---



---

---

---

---

---





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..... \$ \_\_\_\_\_

- 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 and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide 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. South Dakota Taxes: \_\_\_\_\_
8. 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.
9. Closing of the sale is to be on or before \_\_\_\_\_ Possession will be at closing.
10. 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.
11. 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.
12. 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.
13: Any other conditions: \_\_\_\_\_
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:

\_\_\_\_\_

\_\_\_\_\_

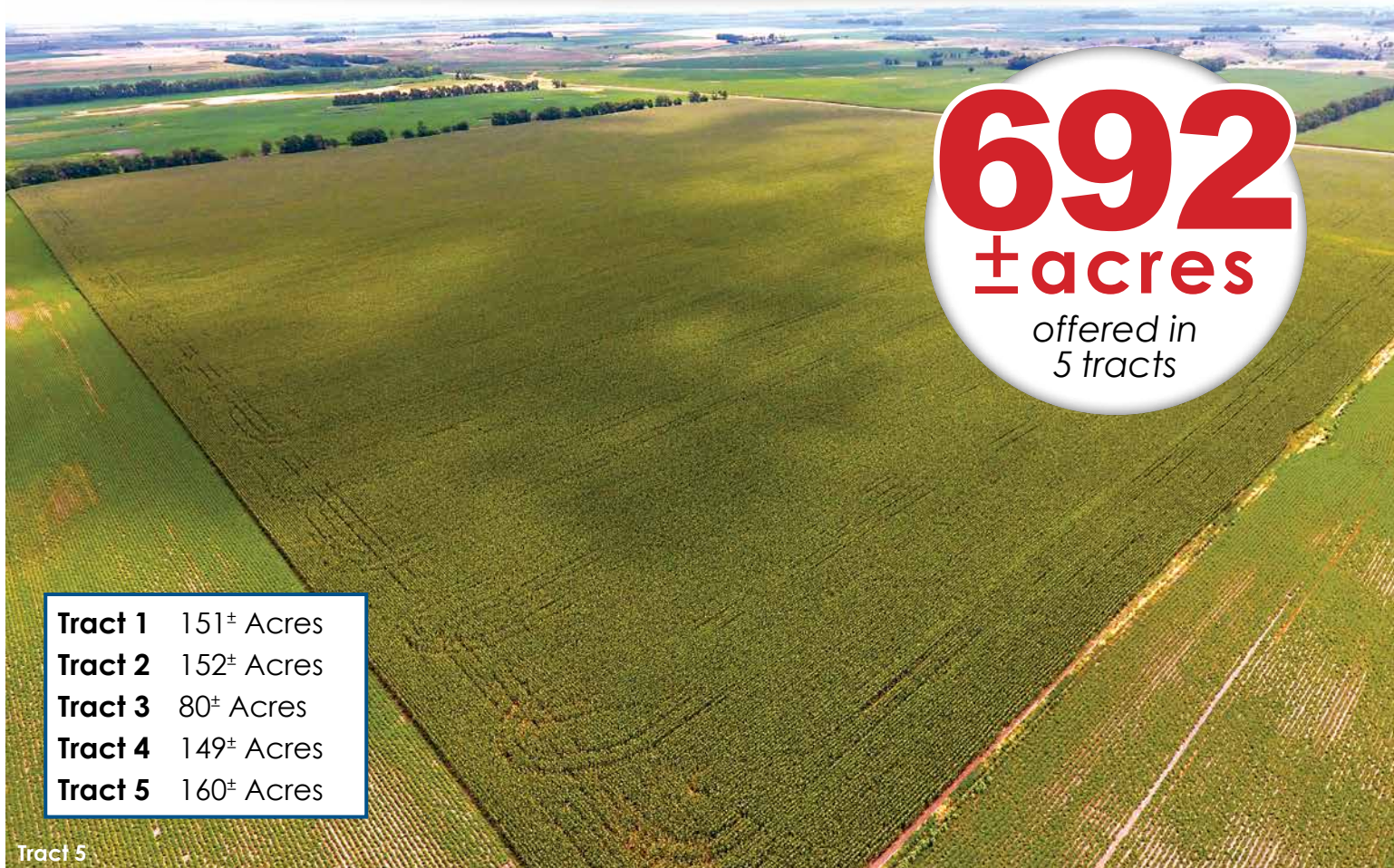
\_\_\_\_\_



# Multi-Tract Auction

Steele County, ND

Thursday, November 1 @ 11AM 2018



**692**  
**± acres**

offered in  
5 tracts

- Tract 1** 151± Acres
- Tract 2** 152± Acres
- Tract 3** 80± Acres
- Tract 4** 149± Acres
- Tract 5** 160± Acres

Tract 5

**Auction Location:** Sharon Community Building, 303 Main St., Sharon, ND 58277



Tract 1



Tract 2



Tract 4

SteffesGroup.com