



# buyer's PROSPECTUS

Tuesday, December 11 | 8AM-12PM <sup>2018</sup>

## Benson County, ND

Minco Township



# 779<sub>+</sub>

acres Selling in 3 tracts



Tract 1

Tract 3

### Versteeg Family, Owners

Lynn Versteeg-Gunning, William "Jon" Versteeg, & Adrienne Versteeg

**AUCTIONEER'S NOTE:** This mixed-use farm is comprised of both cropland, pasture, & hayland. Moreover, this farm has recreational and hunting appeal as it is located in the heart of one of North America's largest flyways for waterfowl migration. Hunters, take special note of tract two as it is adjacent to "Black Slough" and would be a nice drive in drive out waterfowl hunting spot.

### LAND LOCATED

North of Hamar, ND. From Hamar, ND, north to the JCT of Hamar Rd. & 30th St NE., east 1/8th mile on 30th St NE.

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078

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

For a detailed Buyer's Prospectus with complete terms and conditions contact  
**Max Steffes at 701.237.9173 or 701.212.2849 or SteffesGroup.com**

Max Steffes ND999, Scott Steffes ND81, Brad Olstad ND319

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.



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

This is an online only auction with no buyer's premium.

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

### **The auction begins at 8:00AM and will end at 12:00PM Tuesday, December 11, 2018.**

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will

be forfeited. Balance of the purchase price must **be paid in full with cashier's check at closing on or before Monday, January 21, 2019.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Seller will provide up-to-date abstract(s) at their expense and will convey property by Warranty Deed.
- **2018 taxes to be paid by SELLER. 2019 taxes to be paid by BUYER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The minimum bid raise will be \$1,000.00
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

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

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **POSSESSION**

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

### **MINERAL RIGHTS**

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 well.

### **EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

### **How is this accomplished?**

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### **THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.



# Timed Online Multi-Tract Bidding Process

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

This is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

CATALOG ORDER

EXTENDED

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

Description: NW ¼ Section 5-163-57

Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes (\*15): \$978.47



00:04:00



[More Photos](#)

US \$125,000.00 (2 bids)

EXTENDED

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

Description: NE ¼ Section 5-163-57

Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes (\*15): \$959.68



00:04:00



[More Photos](#)

US \$100,000.00 (1 bids)

EXTENDED

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

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

Deeded Acres: 120+/-

Cropland Acres: 103+/-

Soil Productivity Index: 80

Taxes (\*15): \$957.62



00:04:00



[More Photos](#)

US \$115,000.00 (5 bids)

## This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

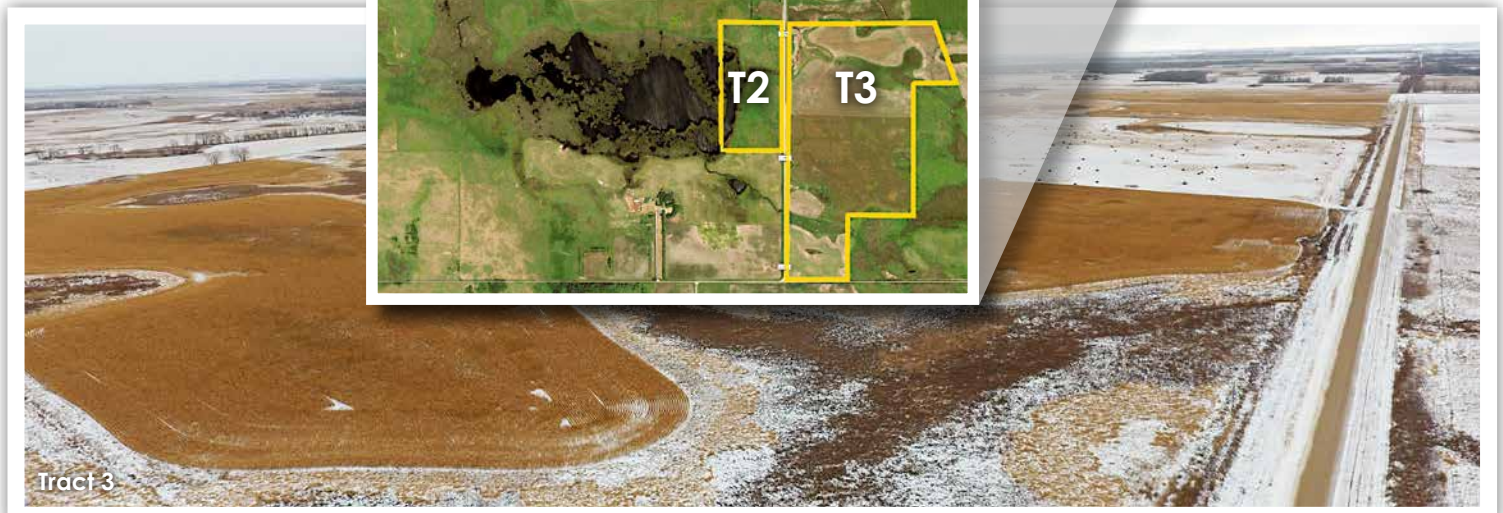
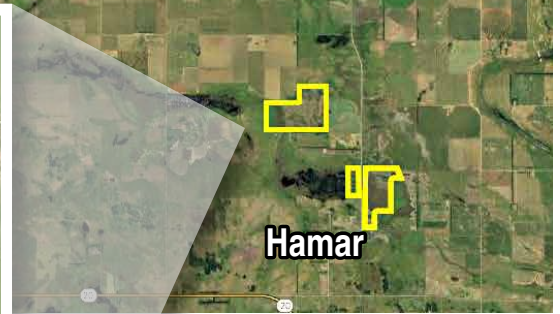
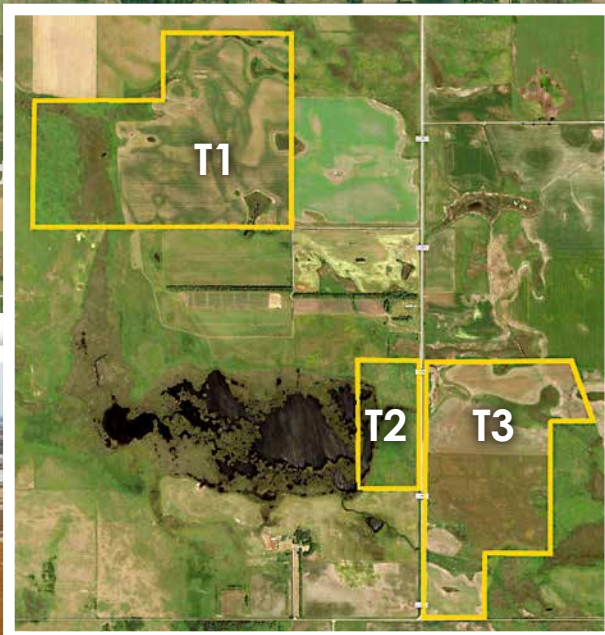




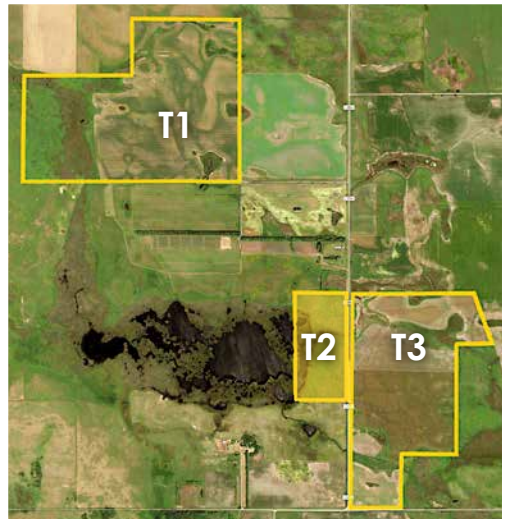
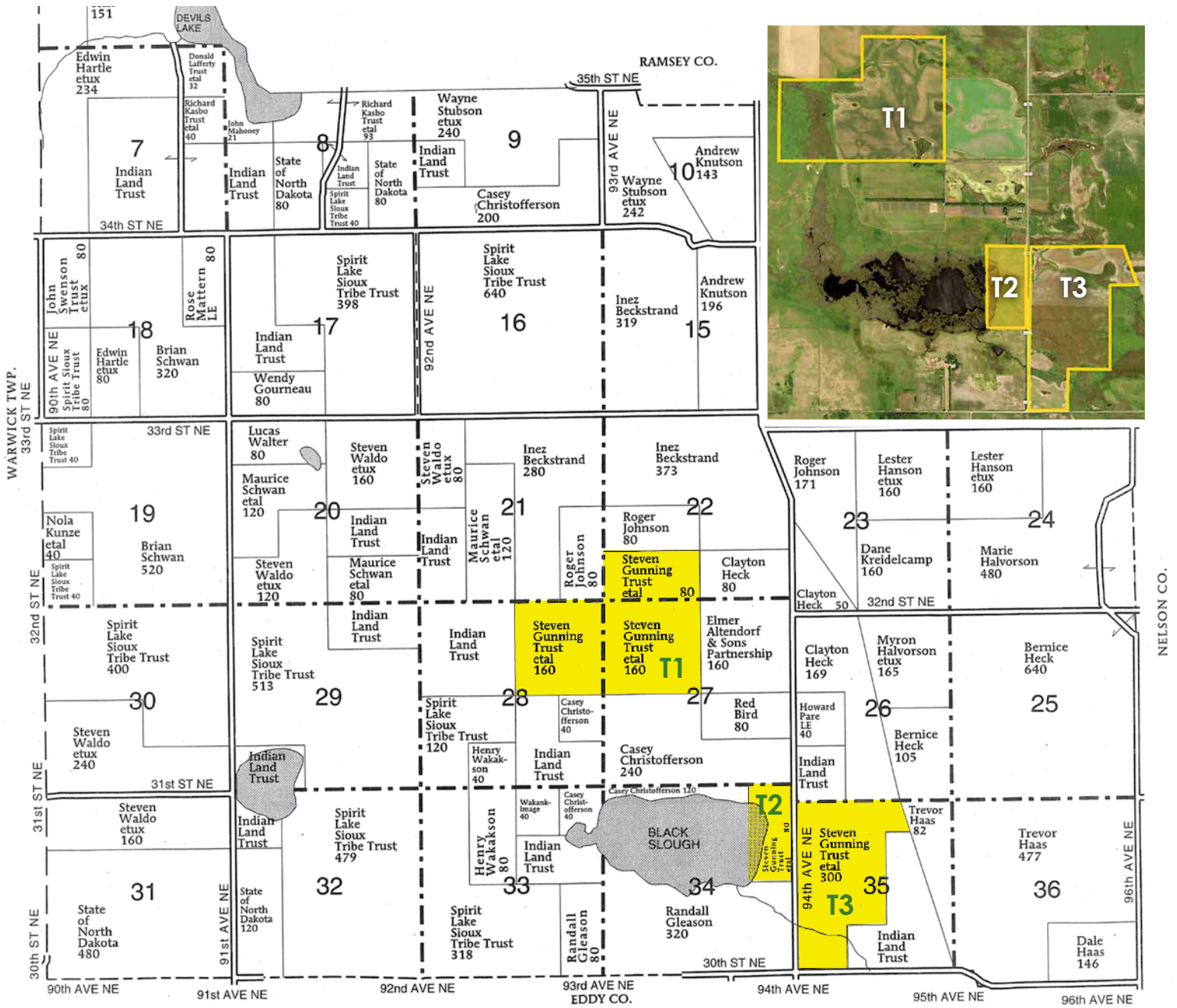


**LAND LOCATED**

North of Hamar, ND. From Hamar, ND, north to the JCT of Hamar Rd. & 30th St NE., east 1/8th mile on 30th St NE.



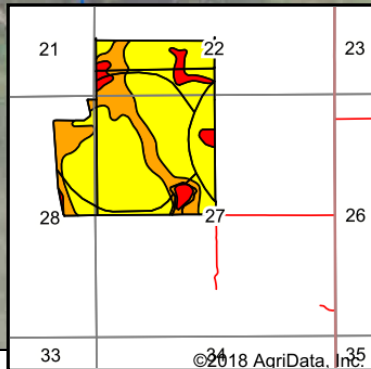
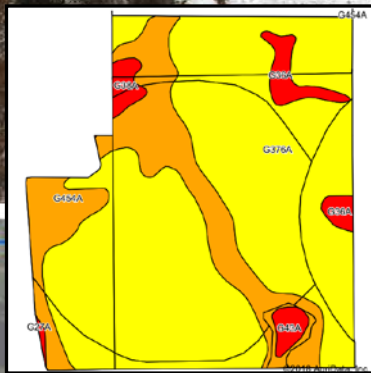
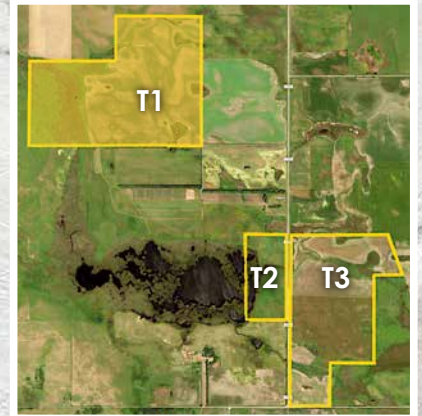








**Legal Description:** S1/2 SW1/4 Section 22-151-62, NW1/4 Section 27-151-62, NE 1/4 Section 28-151-62 • **Total Acres:** 400+/-  
**Cropland Acres:** 274.28+/- • **2017 Taxes:** \$2,295.96



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



Area Symbol: ND005, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G376A	Embsen fine sandy loam, 0 to 2 percent slopes	206.87	73.9%		IIIe	69
G454A	Glyndon loam, 0 to 2 percent slopes	56.92	20.3%		IIe	77
G36A	Tiffany fine sandy loam, 0 to 1 percent slopes	8.38	3.0%		IVw	32
G38A	Arveson fine sandy loam, 0 to 1 percent slopes	3.79	1.4%		IVw	32
G43A	Colvin silt loam, 0 to 1 percent slopes	3.37	1.2%		IVw	45
G27A	Marysland loam, shaly, 0 to 1 percent slopes	0.52	0.2%		IVw	33
<b>Weighted Average</b>						<b>68.7</b>

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

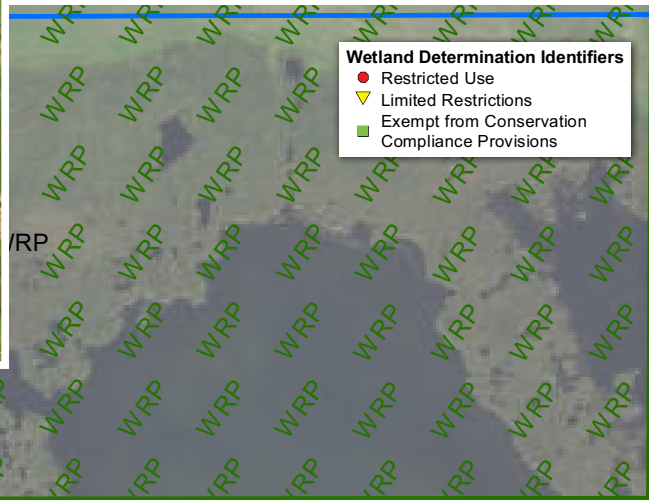
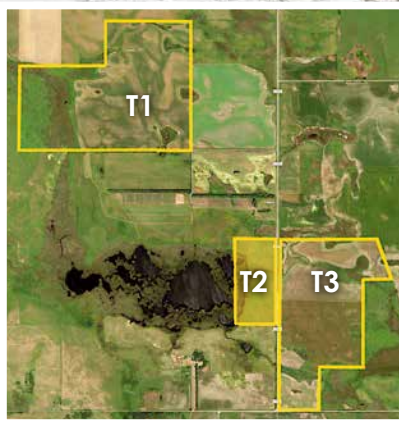


# Tract 2 Lines approximate

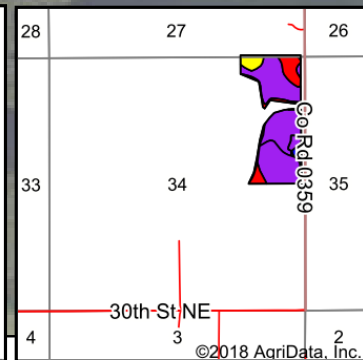
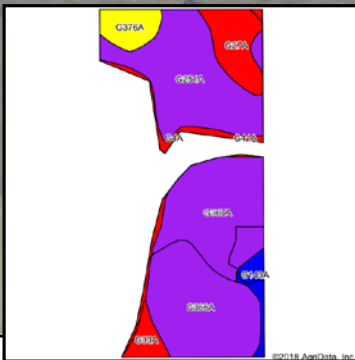
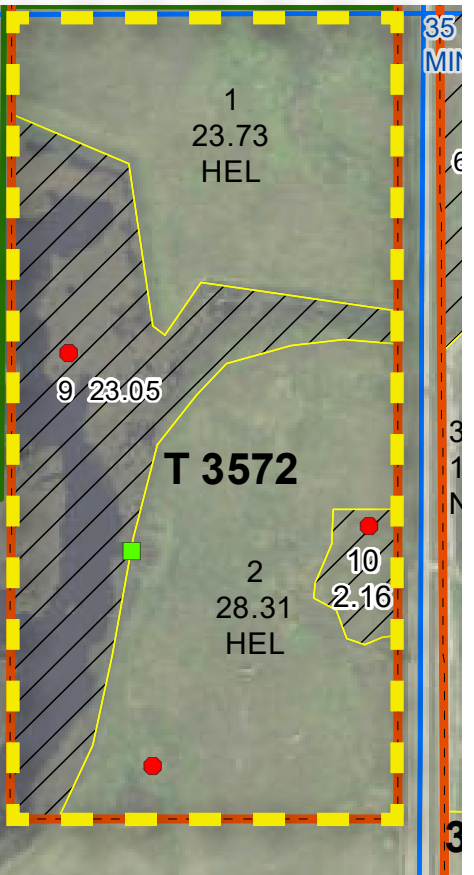
Benson County, ND



Legal Description: E1/2 NE1/4 Section 34-151-62 • Total Acres: 80+/- • Pasture/Hayland Acres: 54+/-  
 Water Acres: 23+/- • 2017 Taxes: \$270.72



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



Area Symbol: ND005, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G254A	Divide loam, shaly, 0 to 2 percent slopes	14.98	27.6%		IIs	58
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	13.53	25.0%		IVe	52
G367A	Hecla fine sandy loam, 0 to 2 percent slopes	12.99	24.0%		IIIe	57
G27A	Marysland loam, shaly, 0 to 1 percent slopes	4.54	8.4%		IVw	33
G376A	Embsen fine sandy loam, 0 to 2 percent slopes	2.84	5.2%		IIIe	69
G4A	Southam silty clay loam, 0 to 1 percent slopes	1.75	3.2%		VIIIw	9
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	1.64	3.0%		IVw	30
G143A	Barnes-Svea loams, 0 to 3 percent slopes	1.56	2.9%		IIc	85
G41A	Borup loam, 0 to 1 percent slopes	0.37	0.7%		IVw	45
<b>Weighted Average</b>						<b>53</b>

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

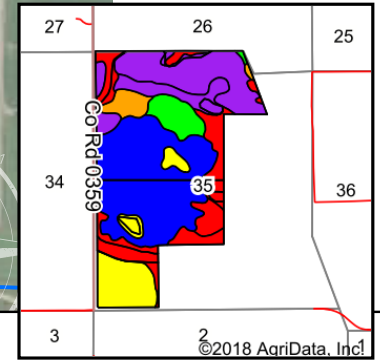
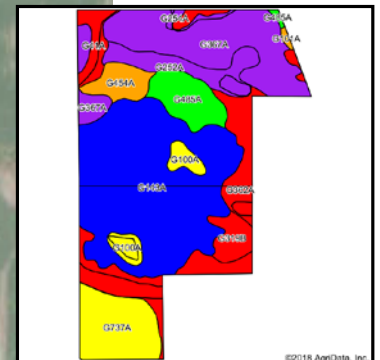
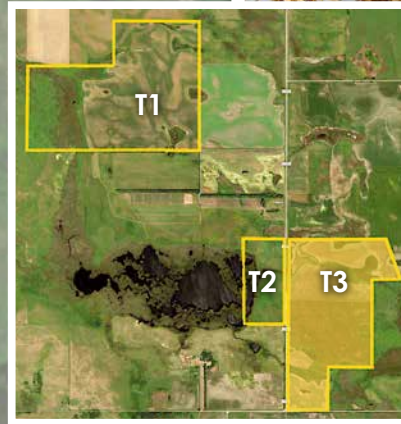
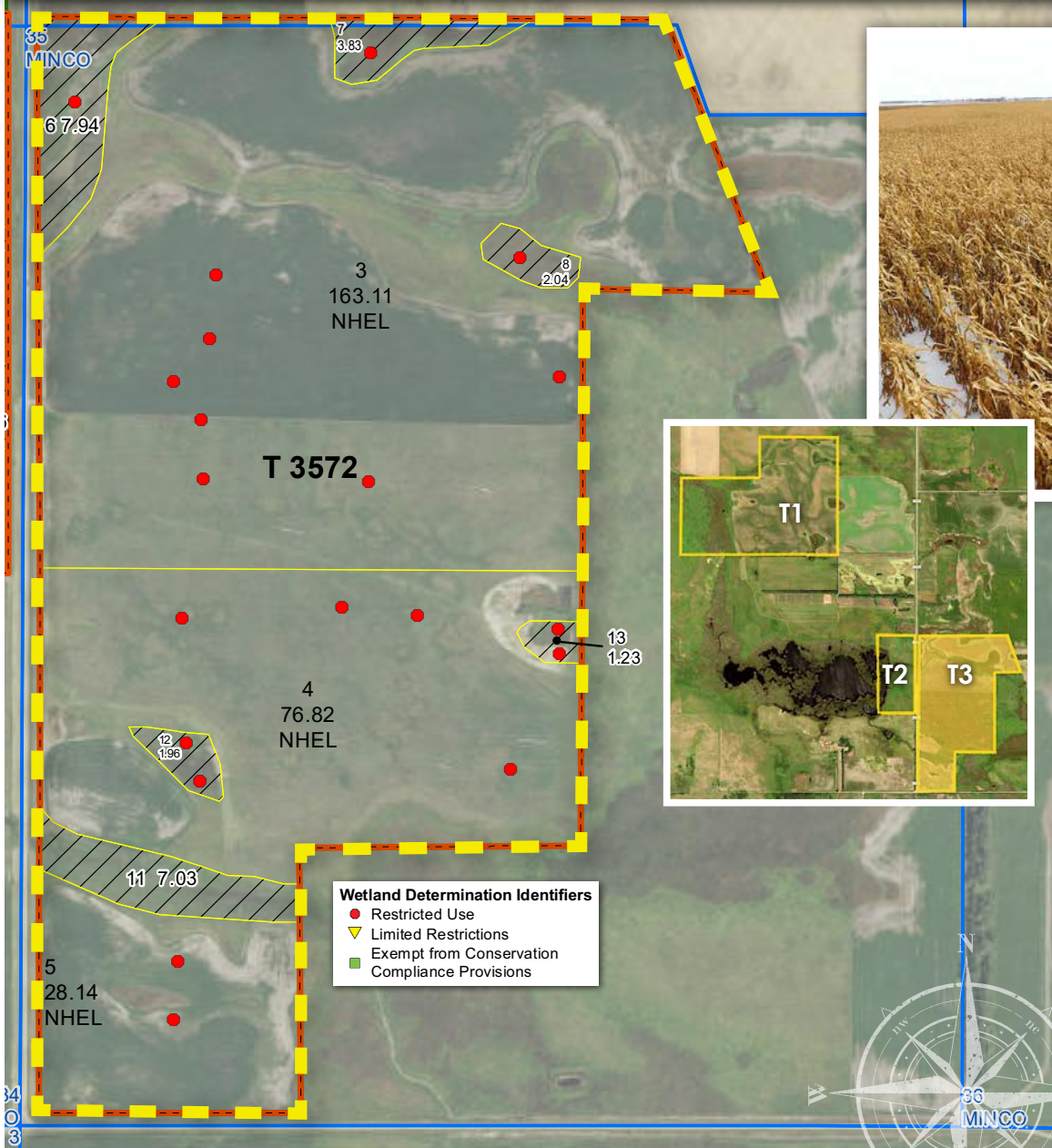


# Tract 3 Lines approximate

Benson County, ND



**Legal Description:** NW1/4, N1/2 SW1/4, SW1/4 SW1/4, Lot 3 in Section 35-151-62 • **Total Acres:** 299.66+/-  
**Cropland Acres:** 268+/- (Tillable: 135+/- / Hayland: 130+/-) • **2017 Taxes:** \$1,778.59



Area Symbol: ND005, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	105.99	36.3%	[Blue]	Ilc	85
G367A	Hecla fine sandy loam, 0 to 2 percent slopes	52.08	17.8%	[Purple]	IIIe	57
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	35.64	12.2%	[Red]	VIIs	23
G737A	Towner-Barnes fine sandy loams, 0 to 3 percent slopes	26.19	9.0%	[Yellow]	IIIe	70
G485A	Gardena loam, 0 to 2 percent slopes	16.44	5.6%	[Green]	Ile	92
G252A	Wyrene sandy loam, 0 to 2 percent slopes	15.85	5.4%	[Purple]	IIIe	54
G454A	Glyndon loam, 0 to 2 percent slopes	9.62	3.3%	[Orange]	Ile	77
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	8.11	2.8%	[Yellow]	Ile	64
G319B	Lohnes-Claire loamy coarse sands, 0 to 6 percent slopes	8.06	2.8%	[Red]	VIe	35
G41A	Borup loam, 0 to 1 percent slopes	7.55	2.6%	[Red]	IVw	45
G254A	Divide loam, shaly, 0 to 2 percent slopes	3.60	1.2%	[Purple]	IIs	58
G27A	Marysland loam, shaly, 0 to 1 percent slopes	2.26	0.8%	[Red]	IVw	33
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.71	0.2%	[Orange]	Ile	77
<b>Weighted Average</b>						<b>65.8</b>

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



2017 Benson County Real Estate Tax Statement

Statement No: 4149

**Parcel Number** 18-0000-04036-000  
**Jurisdiction** Minco Township  
**Owner** VERSTEEG FAMILY FARM TRUS  
**Physical Location (MN TF)** 0

2017 TAX BREAKDOWN

Net consolidated tax	510.59
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>510.59</b>
Less: 5% discount, if paid by February 15, 2018	-25.53
<b>Amount due by February 15, 2018</b>	<b>485.06</b>

**Legal Description** SCT:22 TWN:151 RNG:62  
22-151-62 S2SW4  
**Acres** 80.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	255.30
Payment 2: Pay by October 15, 2018	255.29

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	240.60	244.24	266.60

<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	57,254	57,254	57,254
Taxable Value	2,863	2,863	2,863
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 2,863 2,863 2,863

Total mill levy 165.150 175.760 178.340

Taxes By District (in dollars):

County	239.90	260.60	267.21
Fire/ambulance	13.70	13.14	14.22
School (after State Reductions)	190.20	200.40	200.04
State	2.86	2.86	2.86
Township	26.16	26.20	26.26

Consolidated Tax 472.82 503.20 510.59  
 Less: 12% state-paid tax credit 56.74 60.38 0.00

**Net consolidated tax 416.08 442.82 510.59**

**Net effective tax rate 0.73% 0.77% 0.89%**

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%

TRACT 1

2017 Benson County Real Estate Tax Statement

Statement No: 4169

**Parcel Number** 18-0000-04054-001  
**Jurisdiction** Minco Township  
**Owner** VERSTEEG FAMILY FARM TRUS  
**Physical Location (MN TF)** 0

2017 TAX BREAKDOWN

Net consolidated tax	1,057.56
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>1,057.56</b>
Less: 5% discount, if paid by February 15, 2018	-52.88
<b>Amount due by February 15, 2018</b>	<b>1,004.68</b>

**Legal Description** SCT:27 TWN:151 RNG:62  
27-151-62 NW4  
**Acres** 160.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	528.78
Payment 2: Pay by October 15, 2018	528.78

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	498.34	505.89	552.20

<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	118,598	118,598	118,598
Taxable Value	5,930	5,930	5,930
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 5,930 5,930 5,930

Total mill levy 165.150 175.760 178.340

Taxes By District (in dollars):

County	496.82	539.74	553.44
Fire/ambulance	28.40	27.22	29.48
School (after State Reductions)	393.98	415.10	414.34
State	5.94	5.94	5.92
Township	54.20	54.26	54.38

Consolidated Tax 979.34 1,042.26 1,057.56  
 Less: 12% state-paid tax credit 117.52 125.07 0.00

**Net consolidated tax 861.82 917.19 1,057.56**

**Net effective tax rate 0.73% 0.77% 0.89%**

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%

TRACT 1



2017 Benson County Real Estate Tax Statement

Statement No: 4171

**Parcel Number**  
18-0000-04057-001  
**Jurisdiction**  
Minco Township  
**Owner**  
VERSTEEG FAMILY FARM TRUS  
**Physical Location (MN TF)**  
0

2017 TAX BREAKDOWN

Net consolidated tax	727.81
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>727.81</b>
Less: 5% discount, if paid by February 15, 2018	-36.39
<b>Amount due by February 15, 2018</b>	<b>691.42</b>

**Legal Description**  
SCT:27 TWN:151 RNG:62  
28-151-62 NE4  
**Acres**  
160.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	363.91
Payment 2: Pay by October 15, 2018	363.90

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	342.96	348.15	380.02

<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	81,624	81,624	81,624
Taxable Value	4,081	4,081	4,081
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 4,081    4,081    4,081

Total mill levy 165.150    175.760    178.340

<b>Taxes By District (in dollars):</b>			
County	341.90	371.46	380.89
Fire/ambulance	19.54	18.72	20.28
School (after State Reductions)	271.14	285.67	285.14
State	4.10	4.09	4.08
Township	37.30	37.34	37.42

Consolidated Tax 673.98    717.28    727.81  
Less: 12% state-paid tax credit 80.88    86.07    0.00

**Net consolidated tax** **593.10    631.21    727.81**

**Net effective tax rate** **0.73%    0.77%    0.89%**

<b>Penalty on 1st Installment &amp; Specials:</b>	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
<b>Penalty on 2nd Installment:</b>	
October 16, 2018	6%

TRACT 1

2017 Benson County Real Estate Tax Statement

Statement No: 4179

**Parcel Number**  
18-0000-04088-001  
**Jurisdiction**  
Minco Township  
**Owner**  
VERSTEEG FAMILY FARM TRUS  
**Physical Location (MN TF)**  
0

2017 TAX BREAKDOWN

Net consolidated tax	270.72
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>270.72</b>
Less: 5% discount, if paid by February 15, 2018	-13.54
<b>Amount due by February 15, 2018</b>	<b>257.18</b>

**Legal Description**  
SCT:34 TWN:151 RNG:62  
34-151-62 E2NE4  
**Acres**  
80.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	135.36
Payment 2: Pay by October 15, 2018	135.36

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	127.56	129.50	141.35

<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	30,358	30,358	30,358
Taxable Value	1,518	1,518	1,518
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 1,518    1,518    1,518

Total mill levy 165.150    175.760    178.340

<b>Taxes By District (in dollars):</b>			
County	127.18	138.16	141.68
Fire/ambulance	7.28	6.98	7.54
School (after State Reductions)	100.86	106.26	106.06
State	1.52	1.52	1.52
Township	13.86	13.88	13.92

Consolidated Tax 250.70    266.80    270.72  
Less: 12% state-paid tax credit 30.08    32.02    0.00

**Net consolidated tax** **220.62    234.78    270.72**

**Net effective tax rate** **0.73%    0.77%    0.89%**

<b>Penalty on 1st Installment &amp; Specials:</b>	
March 2, 2018	3%
May 1, 2018	6%
July 1, 2018	9%
October 16, 2018	12%
<b>Penalty on 2nd Installment:</b>	
October 16, 2018	6%

TRACT 2



2017 Benson County Real Estate Tax Statement

Statement No: 4180

**Parcel Number**  
18-0000-04090-000  
**Jurisdiction**  
Minco Township  
**Owner**  
VERSTEEG FAMILY FARM TRUS  
**Physical Location (MN TF)**  
0

2017 TAX BREAKDOWN

Net consolidated tax	770.43
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>770.43</b>
Less: 5% discount, if paid by February 15, 2018	-38.52
<b>Amount due by February 15, 2018</b>	<b>731.91</b>

**Legal Description**  
SCT:35 TWN:151 RNG:62  
35-151-62 SW4NW4 W2SW4  
**Acres**  
120.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	385.22
Payment 2: Pay by October 15, 2018	385.21

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	363.06	368.54	402.28

<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	86,390	86,390	86,390
Taxable Value	4,320	4,320	4,320
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 4,320    4,320    4,320

Total mill levy 165.150    175.760    178.340

Taxes By District (in dollars):

County	361.94	393.21	403.17
Fire/ambulance	20.70	19.84	21.48
School (after State Reductions)	287.02	302.39	301.84
State	4.32	4.32	4.32
Township	39.48	39.52	39.62

Consolidated Tax 713.46    759.28    770.43  
Less: 12% state-paid tax credit 85.62    91.11    0.00

**Net consolidated tax** **627.84**    **668.17**    **770.43**

**Net effective tax rate** **0.73%**    **0.77%**    **0.89%**

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%

TRACT 3

2017 Benson County Real Estate Tax Statement

Statement No: 4181

**Parcel Number**  
18-0000-04091-000  
**Jurisdiction**  
Minco Township  
**Owner**  
VERSTEEG FAMILY FARM TRUS  
**Physical Location (MN TF)**  
0

2017 TAX BREAKDOWN

Net consolidated tax	565.16
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>565.16</b>
Less: 5% discount, if paid by February 15, 2018	-28.26
<b>Amount due by February 15, 2018</b>	<b>536.90</b>

**Legal Description**  
SCT:35 TWN:151 RNG:62  
35-151-62 SE4NW4 NE4SW4 LOT 3  
**Acres**  
99.660

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	282.58
Payment 2: Pay by October 15, 2018	282.58

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	266.32	270.36	295.10

<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	63,386	63,386	63,386
Taxable Value	3,169	3,169	3,169
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 3,169    3,169    3,169

Total mill levy 165.150    175.760    178.340

Taxes By District (in dollars):

County	265.50	288.46	295.74
Fire/ambulance	15.18	14.54	15.76
School (after State Reductions)	210.54	221.82	221.42
State	3.16	3.16	3.18
Township	28.98	29.00	29.06

Consolidated Tax 523.36    556.98    565.16  
Less: 12% state-paid tax credit 62.80    66.84    0.00

**Net consolidated tax** **460.56**    **490.14**    **565.16**

**Net effective tax rate** **0.73%**    **0.77%**    **0.89%**

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%

TRACT 3



2017 Benson County Real Estate Tax Statement

Statement No: 4182

**Parcel Number**  
18-0000-04092-000

**Jurisdiction**  
Minco Township

**Owner**  
VERSTEEG FAMILY FARM TRUS

**Physical Location (MN TF)**  
0

2017 TAX BREAKDOWN

Net consolidated tax	443.00
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>443.00</b>
Less: 5% discount, if paid by February 15, 2018	-22.15
<b>Amount due by February 15, 2018</b>	<b>420.85</b>

**Legal Description**  
SCT:35 TWN:151 RNG:62  
35-151-62 N2NW4

**Acres**  
80.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2018	221.50
Payment 2: Pay by October 15, 2018	221.50

TRACT 3

<b>Legislative tax relief (3-year comparison)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Legislative tax relief	208.74	211.91	231.31
<b>Tax distribution (3-year comparison):</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
True and Full Value	49,670	49,670	49,670
Taxable Value	2,484	2,484	2,484
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
<b>Net Taxable Value</b>	<b>2,484</b>	<b>2,484</b>	<b>2,484</b>
<b>Total mill levy</b>	<b>165.150</b>	<b>175.760</b>	<b>178.340</b>
<b>Taxes By District (in dollars):</b>			
County	208.10	226.11	231.84
Fire/ambulance	11.90	11.40	12.34
School (after State Reductions)	165.04	173.88	173.56
State	2.48	2.48	2.48
Township	22.70	22.72	22.78
<b>Consolidated Tax</b>	<b>410.22</b>	<b>436.59</b>	<b>443.00</b>
Less: 12% state-paid tax credit	49.22	52.39	0.00
<b>Net consolidated tax</b>	<b>361.00</b>	<b>384.20</b>	<b>443.00</b>
<b>Net effective tax rate</b>	<b>0.73%</b>	<b>0.77%</b>	<b>0.89%</b>

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%



Tract 1



Tract 2



Tract 3



North Dakota

U.S. Department of Agriculture

FARM: 4478

Benson

Farm Service Agency

Prepared: 11/7/18 1:47 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 1 of 1

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

Farm Identifier  
DIV/3767

Recon Number

Farms Associated with Operator:

1551, 1697, 3174, 5205, 5282, 5793, 5882, 7083, 8212, 8216, 8476, 8481

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
369.35	320.11	320.11	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	320.11	0.0	0.0	0.0			

ARC/PLC

ARC-IC  
NONE

ARC-CO  
OATS , CORN

PLC  
NONE

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	26.7		44	0.0
CORN	278.1		48	0.0
<b>Total Base Acres:</b>	304.8			

Tract Number: 3572 Description: GIS/N2SW;SWSW;NW;LOT 3 of 35;E2NE34-151-62

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
369.35	320.11	320.11	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	320.11	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	26.7		44	0.0
CORN	278.1		48	0.0
<b>Total Base Acres:</b>	304.8			

Owners: LYNN H VERSTEEG GUNNING  
WILLIAM JON VERSTEEG

ADRIENNE VERSTEEG  
STEVEN GUNNING

North Dakota

U.S. Department of Agriculture

FARM: 3079

Benson

Farm Service Agency

Prepared: 11/7/18 9:08 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 1 of 1

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

Farm Identifier  
DIV/2450

Recon Number

Farms Associated with Operator:

1594, 3300, 8432

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
399.59	279.81	279.81	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	279.81	0.0	0.0	0.0			

ARC/PLC

ARC-IC  
NONE

ARC-CO  
WHEAT, SOYBN

PLC  
BARLY

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	147.5		43	0.0
SOYBEANS	62.58		23	0.0
BARLEY	40.22		54	0.0
<b>Total Base Acres:</b>	250.3			

Tract Number: 3571 Description: GIS/S2SW22;NE28;NW27-151-62

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
399.59	279.81	279.81	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	279.81	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	147.5		43	0.0
SOYBEANS	62.58		23	0.0
BARLEY	40.22		54	0.0
<b>Total Base Acres:</b>	250.3			





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  
**Land Auction**

Tuesday, December 11 | 8AM-12PM <sup>2018</sup>

# Benson County, ND

Minco Township

**779<sub>±</sub>**  
acres Selling in  
3 tracts

Tract 1



Tract 1



Tract 2



Tract 3

SteffesGroup.com