

MULTI-TRACT
Land Auction
BUYER'S PROSPECTUS

Bottineau County
NORTH DAKOTA
Newborg & Brander Townships

Tuesday, November 5 | 8AM-12PM 2019



320+
acres
offered in 2 tracts

Opportunity to purchase two quarters of cropland in the Newborg/Maxbass, ND area. This land features productive soils and is available to operate for the 2020 crop year!

**Available to Farm for
the 2020 Crop Year!**

Tract 1

LAND LOCATED Near Newborg & Maxbass, ND

Gerald & Mary Auran, Owners

Tract 2

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

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849
or online at 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. This is a 5% Buyer's Premium auction.



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, November 5, 2019.

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

price must **be paid in full with cashier's check at closing on or before Friday, December 20, 2019.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Seller will provide up-to-date-date abstract(s) at their expense and will convey property by Warranty Deed.
- **2019 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.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The minimum bid raise will be \$1,000.00
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker

or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

The seller reserves 100% of all mineral rights, if any.

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

US \$125,000.00 (2 bids)



[More Photos](#)

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

US \$100,000.00 (1 bids)



[More Photos](#)

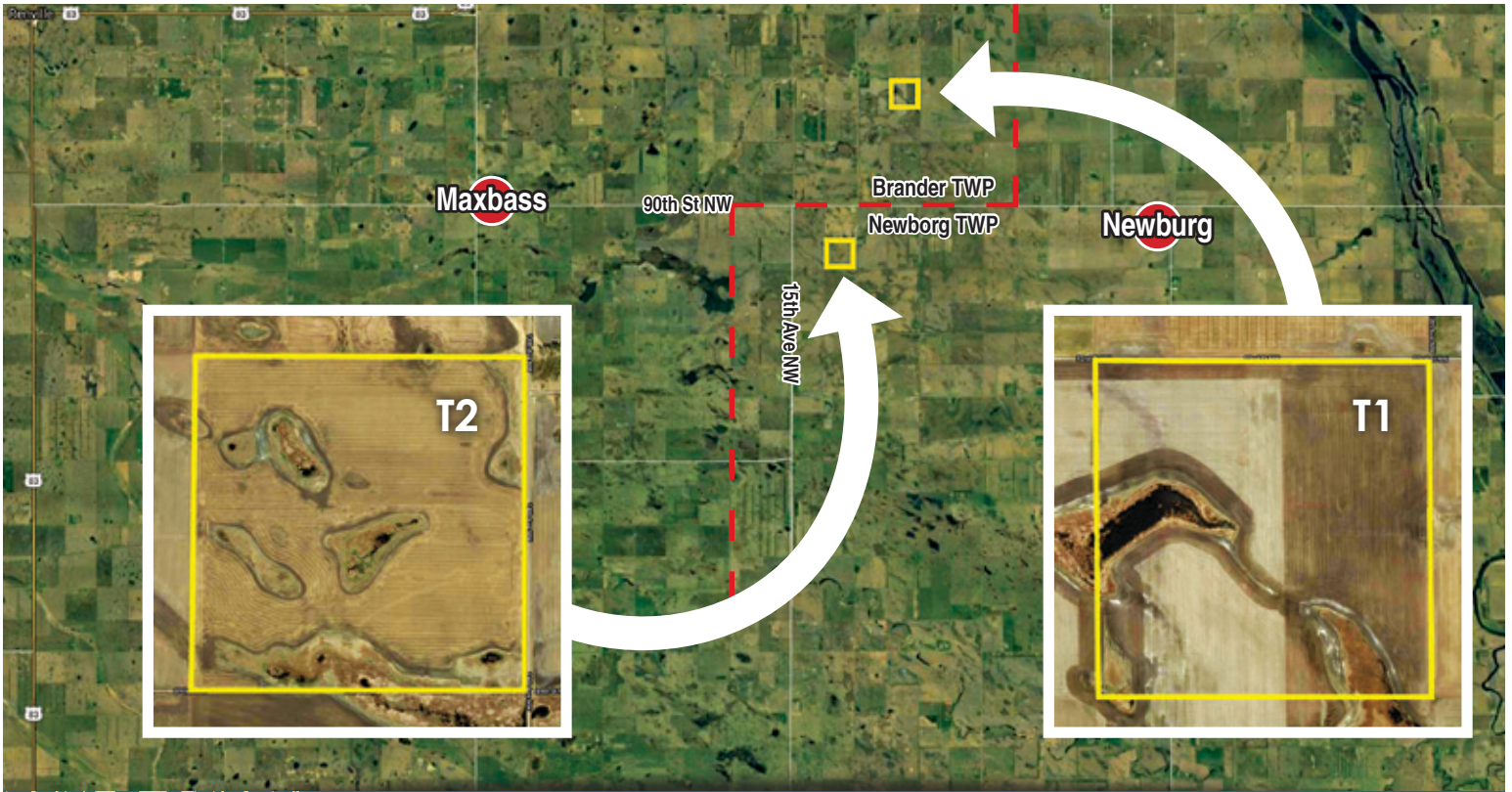
This is an AUCTION! To the Highest Bidder.

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.

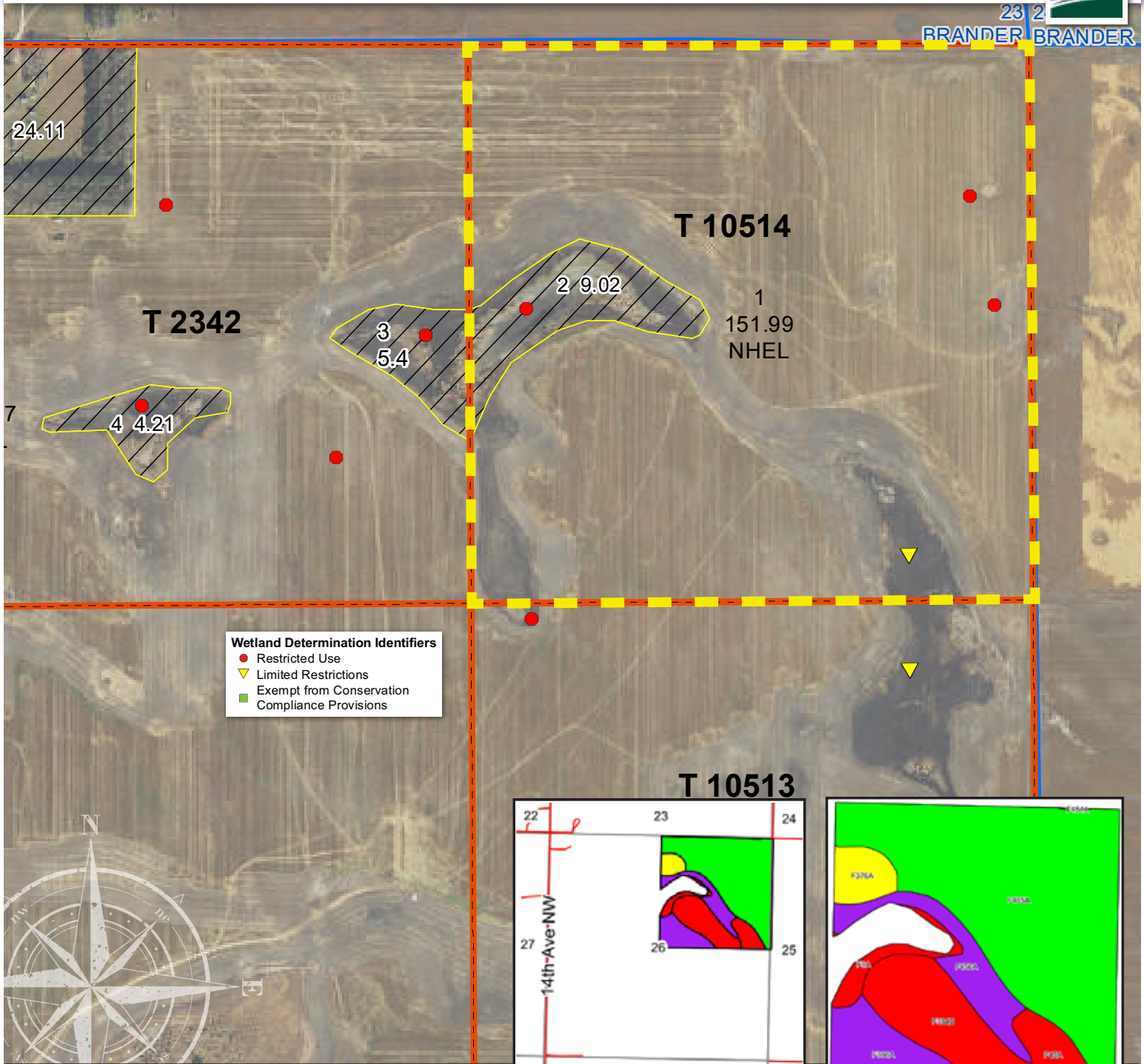




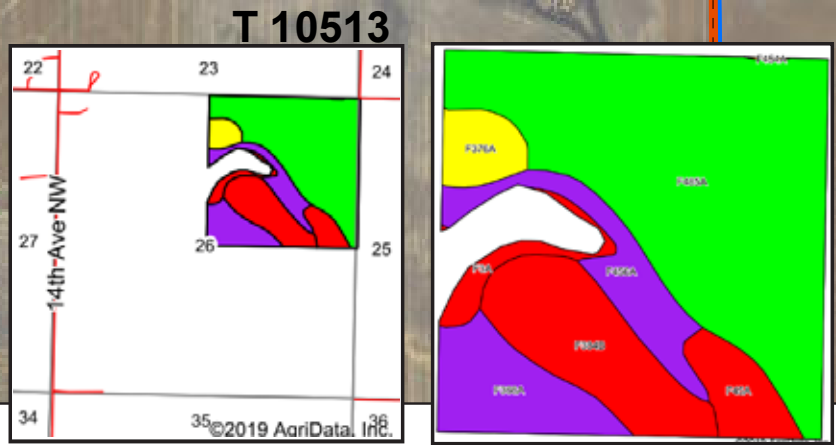
 LAND LOCATED Near Newburg & Maxbass, ND



Legal Description: NE1/4 Section 26-161-80 • Total Acres: 160± • Cropland Acres: 151.99±
 Soil Productivity Index: 72.6 • 2018 Taxes: \$1,109.04 • US Fish & Wildlife Wetland Easement



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

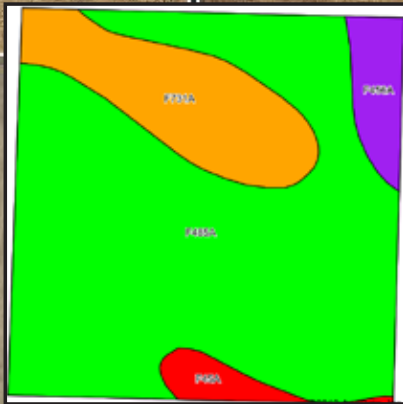
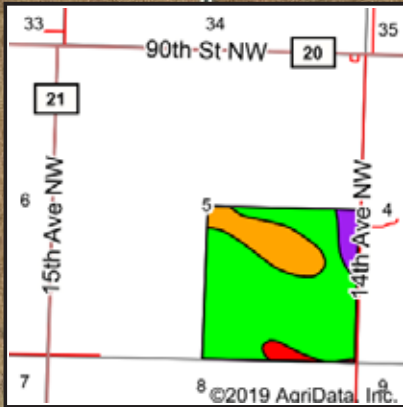


Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	82.92	54.6%		Ile	92
F384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	22.58	14.9%		IVe	46
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	15.08	9.9%		IVe	53
F456A	Glyndon loam, saline, 0 to 2 percent slopes	12.97	8.5%		IIIIs	52
F45A	Colvin silty clay loam, 0 to 1 percent slopes	7.83	5.2%		IVw	45
F376A	Embden fine sandy loam, 0 to 2 percent slopes	6.20	4.1%		IIIle	69
F3A	Parnell silty clay loam, 0 to 1 percent slopes	4.30	2.8%		Vw	25
F454A	Glyndon loam, 0 to 2 percent slopes	0.11	0.1%		Ile	77
Weighted Average						72.6

*c: Using Capabilities Class Dominant Condition Aggregation Method.

Legal Description: SE1/4 Section 5-160-80 • Total Acres: 160± • Cropland Acres: 157.27±
 Soil Productivity Index: 85.5 • 2018 Taxes: \$1,077.39 • US Fish & Wildlife Wetland Easement



Newborg
 5-160-80W

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

157.27



8

9

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Area Symbol: ND009, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F485A	Gardena loam, 0 to 2 percent slopes	117.49	74.7%		Ile	92
F731A	Swenoda fine sandy loam, 0 to 3 percent slopes	26.96	17.1%		IIIe	76
F456A	Glyndon loam, saline, 0 to 2 percent slopes	7.96	5.1%		IIIs	52
F45A	Colvin silty clay loam, 0 to 1 percent slopes	4.86	3.1%		IVw	45
Weighted Average						85.8

*c: Using Capabilities Class Dominant Condition Aggregation Method.

Legal Description Information

PARCEL NUMBER.....27 0000 10507 000
 SERIAL/STATEMENT NUMBER..00009064
 TOWNSHIP/CITY #..... 27 BRANDER TWP. #27
 ADDITION..... NO ADDITION NUMBER
 BLOCK..... SEC-TWSP-RANGE.....26-161-080
 LONG LEGAL.....NE1/4 26 161 80
 ACRES: FARM... 160.00 RES... COM... NWT...
 TOTAL... 160.00 EXEMPT...
 STATUS...ACTIVE CLASSIFICATION.....REGULAR PARCEL

Value Fields of Property

001. YEAR OF VALUES.....2018 TYPE.....TL TOTAL VALUE
 DISTRICT.....2754070001 BRANDER TWP#27 SD54 NF BCO MILLS-162.13
 00 00 BOTTINEAU COUNTY MILLS.. 56.08 TAX.. 259.089392
 00 07 COUNTY HEALTH MILLS.. 2.20 TAX.. 10.163992
 00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 4.619996
 00 10 LIBRARY MILLS.. 2.68 TAX.. 12.381590
 00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. 1.154999
 00 21 AIRPORT AUTHORITY MILLS.. .90 TAX.. 4.157997
 00 22 COUNTY PARK
 00 23 COUNTY FAIR
 00 24 COUNTY FAIR & BLDG IMPROVEMENT
 00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.46 TAX.. 15.985187
 01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 4.619996
 05 27 BRANDER TWP. #27 MILLS.. 13.89 TAX.. 64.171749
 15 54 NEWBURG UNITED S.D. #54 MILLS.. 63.91 TAX.. 295.263963
 20 07 NEWBURG RURAL FIRE DISTRICT MILLS.. 9.26 TAX.. 42.781166
 30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 4.00 TAX.. 18.479985
 35 27 WESTHOPE AMBULANCE MILLS.. 2.00 TAX.. 9.239993
 40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 6.929994
 ASSESSOR VALUE..... 92,400 GOVERNING BODY..... 92,400
 COUNTY VALUE..... 92,400 STATE VALUE..... 92,400
 ASSESSED VALUE..... 46,200 TAXABLE VALUE..... 4,620
 HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 749.04
 002. YEAR OF VALUES.....2018 TYPE.....FM AGRICULTURAL LAND VALUE
 ASSESSOR VALUE..... 92,400 GOVERNING BODY..... 92,400
 COUNTY VALUE..... 92,400 STATE VALUE..... 92,400
 ASSESSED VALUE..... 46,200 TAXABLE VALUE..... 4,620
 HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 749.04

Specials Attached to Property

002. YEAR OF SPECIALS....2018 SPECIALS NUMBER.....1.02
 VALUE OF SPECIAL..... 360.00 PER CENT.....
 DESCRIPTION.....DRAIN
 INTEREST.. SPECIALS TYPE..D DRAIN

Receipts Posted To Property

2018 ORIGINAL OWED..... 1,109.04
 CONSOLIDATED..... 749.04 SPECIALS..... 360.00
 TOTAL PAID..... 1,071.59 DISCOUNT TAKEN..... 37.45
 CONSOLIDATED PAID... 711.59 SPECIALS PAID..... 360.00
 2018 RECEIPT NUMBER..... 5,025 DATE POSTED.....01/14/2019
 DATE PAID.....01/14/2019 NET AMOUNT PAID..... 1,071.59
 CONSOLIDATED..... 749.04 DISCOUNT..... 37.45
 SPECIALS..... 360.00 PENALTY SPECIALS.....
 DISTRIBUTED.....YES TYPE.....REGULAR
 PAID BY.....AURAN, GERALD
 ADDRESS LINE 2.....2161 90TH ST NW
 CITY, STATE & ZIP...MAXBASS ND 58760

Legal Description Information

PARCEL NUMBER.....37 0000 12799 140
 SERIAL/STATEMENT NUMBER..00011553
 TOWNSHIP/CITY #..... 37 NEWBORG TWP. #37
 ADDITION..... NO ADDITION NUMBER
 BLOCK..... SEC-TWSP-RANGE..... 5-160-080
 LONG LEGAL.....SE1/4 5 160 80
 ACRES: FARM... 160.00 RES... COM... NWT...
 TOTAL... 160.00 EXEMPT...
 STATUS....ACTIVE CLASSIFICATION.....REGULAR PARCEL

Value Fields of Property

001. YEAR OF VALUES.....2018 TYPE.....TL TOTAL VALUE
 DISTRICT.....3754070001 NEWBORG TWP#37 SD54 NF BCO MILLS-175.90
 00 00 BOTTINEAU COUNTY MILLS.. 56.08 TAX.. 343.490797
 00 07 COUNTY HEALTH MILLS.. 2.20 TAX.. 13.475031
 00 09 GARRISON DIVERSION MILLS.. 1.00 TAX.. 6.125014
 00 10 LIBRARY MILLS.. 2.68 TAX.. 16.415038
 00 13 COUNTY HISTORICAL SOCIETY MILLS.. .25 TAX.. 1.531254
 00 22 COUNTY PARK
 00 24 COUNTY FAIR & BLDG IMPROVEMENT
 01 01 STATE MEDICAL CENTER MILLS.. 1.00 TAX.. 6.125014
 05 37 NEWBORG TWP. #37 MILLS.. 27.66 TAX.. 169.417893
 15 54 NEWBORG UNITED S.D. #54 MILLS.. 63.91 TAX.. 391.449658
 20 07 NEWBORG RURAL FIRE DISTRICT MILLS.. 9.26 TAX.. 56.717632
 30 01 BOTTINEAU CO. WATER RESOURCE MILLS.. 4.00 TAX.. 24.500057
 35 27 WESTHOPE AMBULANCE MILLS.. 2.00 TAX.. 12.250028
 40 01 MOUSE RIVER SOIL CONSERVATION MILLS.. 1.50 TAX.. 9.187521
 00 50 WEED CONTROL-WEED&LEAFY SPURGE MILLS.. 3.46 TAX.. 21.192549
 00 23 COUNTY FAIR
 00 21 AIRPORT AUTHORITY MILLS.. .90 TAX.. 5.512513
 ASSESSOR VALUE..... 122,500 GOVERNING BODY..... 122,500
 COUNTY VALUE..... 122,500 STATE VALUE..... 122,500
 ASSESSED VALUE..... 61,250 TAXABLE VALUE..... 6,125
 HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 1,077.39
 002. YEAR OF VALUES.....2018 TYPE.....FM AGRICULTURAL LAND VALUE
 ASSESSOR VALUE..... 122,500 GOVERNING BODY..... 122,500
 COUNTY VALUE..... 122,500 STATE VALUE..... 122,500
 ASSESSED VALUE..... 61,250 TAXABLE VALUE..... 6,125
 HOMESTEAD CREDIT.... CONSOLIDATED TAX..... 1,077.39

Receipts Posted To Property

2018 ORIGINAL OWED..... 1,077.39
 CONSOLIDATED..... 1,077.39 SPECIALS.....
 TOTAL PAID..... 1,023.52 DISCOUNT TAKEN..... 53.87
 CONSOLIDATED PAID... 1,023.52 SPECIALS PAID.....
 2018 RECEIPT NUMBER..... 5,027 DATE POSTED.....01/14/2019
 DATE PAID.....01/14/2019 NET AMOUNT PAID..... 1,023.52
 CONSOLIDATED..... 1,077.39 DISCOUNT..... 53.87
 DISTRIBUTED.....YES TYPE.....REGULAR
 PAID BY.....AURAN, GERALD
 ADDRESS LINE 2.....2161 90TH ST NW
 CITY, STATE & ZIP...MAXBASS ND 58760

North Dakota
Bottineau

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8746
Prepared: 7/23/19 10:56 AM
Crop Year: 2019
Page: 6 of 6

Report ID: FSA-156EZ

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: 10514 Description 291B/NE 26 161 80

FSA Physical Location : Bottineau, ND ANSI Physical Location: Bottineau, ND

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

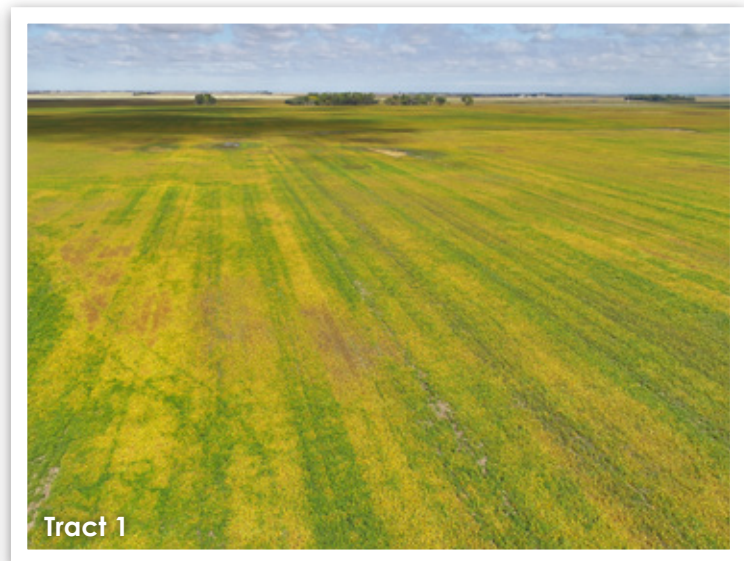
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
161.01	151.99	151.99	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	151.99	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	42.67		44	0.0
SUNFLOWERS	26.79		1633	0.0
SOYBEANS	12.26		32	0.0
BARLEY	41.87		59	0.0
CANOLA	15.97		1605	0.0
DRY PEAS	8.7		2234	0.0
Total Base Acres:	148.26			

Owners: AURAN, GERALD

Other Producers: None



North Dakota

U.S. Department of Agriculture

FARM: 8746

Bottineau

Farm Service Agency

Prepared: 7/23/19 10:56 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 2 of 6

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: 2340 Description 322A/SE 5 160 80

FSA Physical Location : Bottineau, ND

ANSI Physical Location: Bottineau, ND

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
157.27	157.27	157.27	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	157.27	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	44.17		44	0.0
SUNFLOWERS	27.73		1633	0.0
SOYBEANS	12.69		32	0.0
BARLEY	43.34		59	0.0
CANOLA	16.53		1605	0.0
DRY PEAS	9.01		2234	0.0
Total Base Acres:	153.47			

Owners: AURAN, GERALD

Other Producers: None





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

Bottineau County

NORTH DAKOTA

Newborg & Brander Townships

Tuesday, November 5 | 8AM-12PM 2019



SteffesGroup.com



2000 Main Avenue East | West Fargo, ND 58078
800.726.8609 TF | 701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

24400 MN Hwy 22 South | Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road | Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

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