

Land Auction

BUYER'S PROSPECTUS

Wells County

NORTH DAKOTA

Crystal Lake Township

Thursday, September 5 | 8AM-12PM 2019

240_±
acres

PREVIEW

Real Estate & Equipment
Thursday, August 29, 12PM-3PM



Betty and Bruce have decided to move to town and are selling their real estate and equipment at auction! This land auction features mostly tillable farmland in addition to a building complete with living quarters and a shop. There are some uncultivated acres which could be grazed, hayed, or tilled. This property is located in the heart of the Central Flyway and would be a great income producing property for a hunter, birder, or outfitter. Close by are thousands of acres of public access land including several WMAs & WPAs within 5 miles.

LAND LOCATED

From the Jct. of US Hwy. 200 & State Hwy. 3, at Hurdsfield, ND, north 8 miles, west 1 mile on 10th St. NE.

From Harvey, ND, at the Jct. of US Hwy. 52 & State Hwy. 3, south 13 miles, west 1 mile on 10th St. NE, south 1/2 mile on 28th Ave. SE.

Bruce & Betty Lou Wahl, Owners

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. Selling subject to tenant's Farm Lease on the tillable land.

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 Thursday, September 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, October 18, 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.
- 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 subject to tenant's Farm Lease on the tillable land.

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 Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature 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. Our goal is to realize the highest return to the seller, and satisfy all interested parties. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

CATALOG ORDER

#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



[More Photos](#)

EXTENDED

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 BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**

Aerial & Plat Map

Wells County, ND



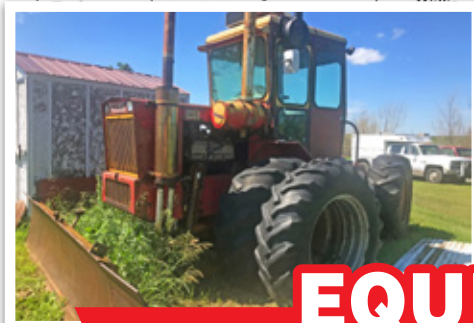
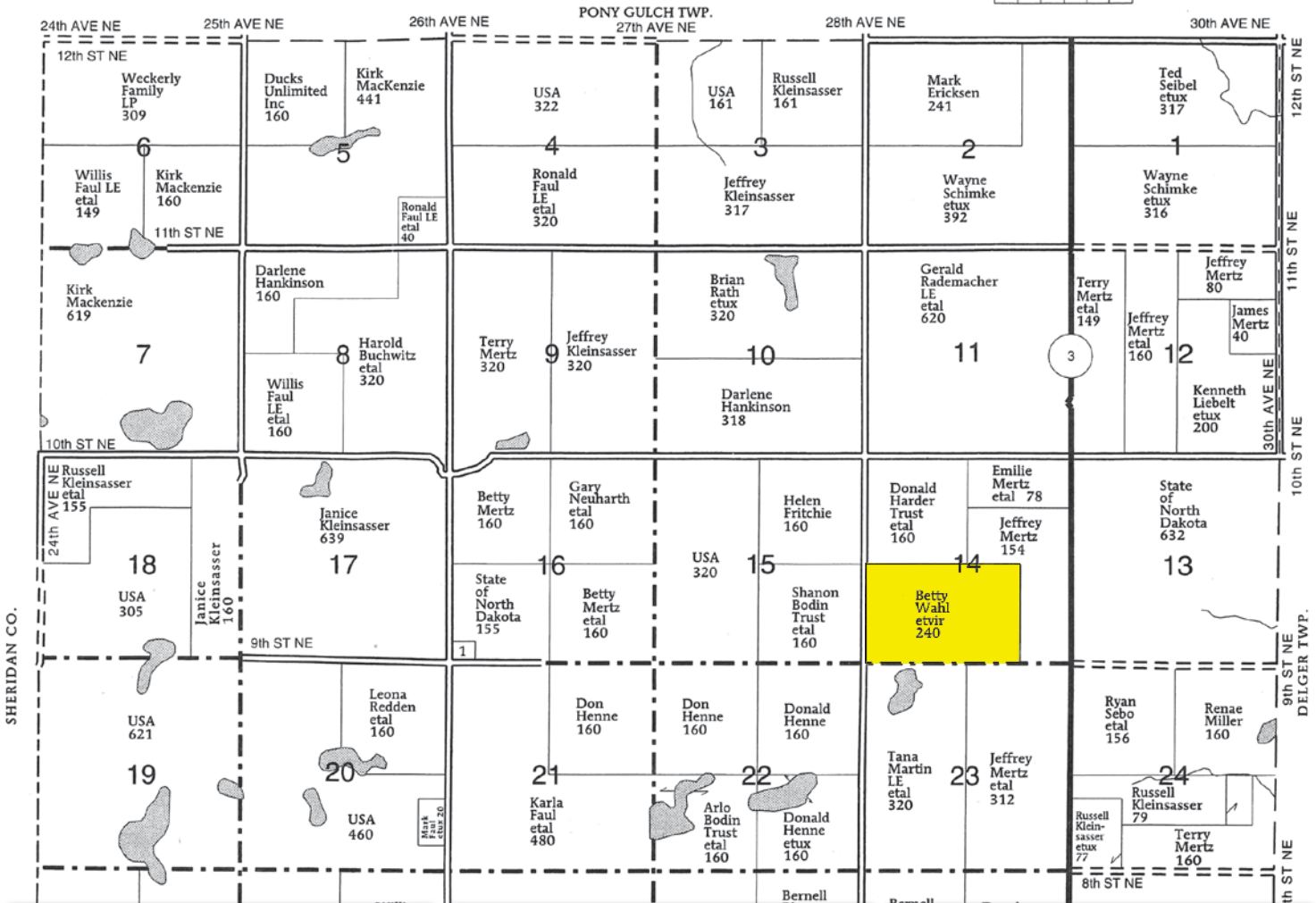
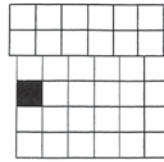
LAND LOCATED From the Jct. of US Hwy. 200 & State Hwy. 3, at Hurdsville, ND, north 8 miles, west 1 mile on 10th St. NE. From Harvey, ND, at the Jct. of US Hwy. 52 & State Hwy. 3, south 13 miles, west 1 mile on 10th St. NE, south 1/2 mile on 28th Ave. SE.



T-147-N

CRYSTAL LAKE PLAT
(Landowners)

R-73-W



EQUIPMENT AUCTION

TIMED
ONLINE

Friday, September 6 Starting at 10AM

916 28th Ave NE, Hurdsfield, ND 56451

Justin Ruth at
Steffes Group,
701.630.5583,
701.237.9173



Legal Description: SW1/4, W1/2SE1/4 Section 14-147-73 • **Total Acres:** 240± • **Cropland Acres:** 195.50± (Lease Income: \$10,422.60 or \$55/AC through 2021, April 1st payment) • **Non-Cropland Acres:** 34.47± • **Yard/Farmstead:** 10± Acres • **Soils:** Williams-Bowbells Loams & Williams-Zahl-Zahill Complex • **NO US Fish & Wildlife Easements** • **Soil Productivity Index:** 66.9 • **2018 Taxes:** \$1,412.24



AKE

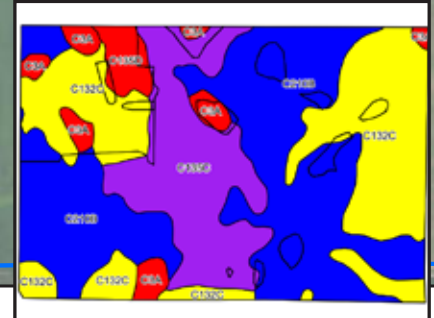
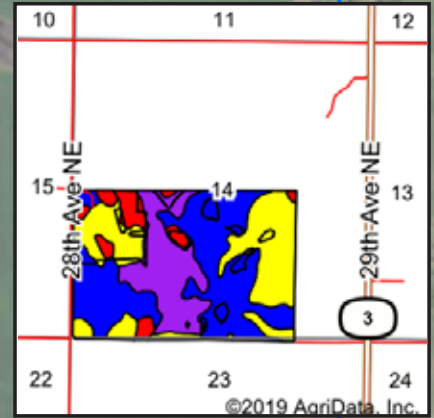
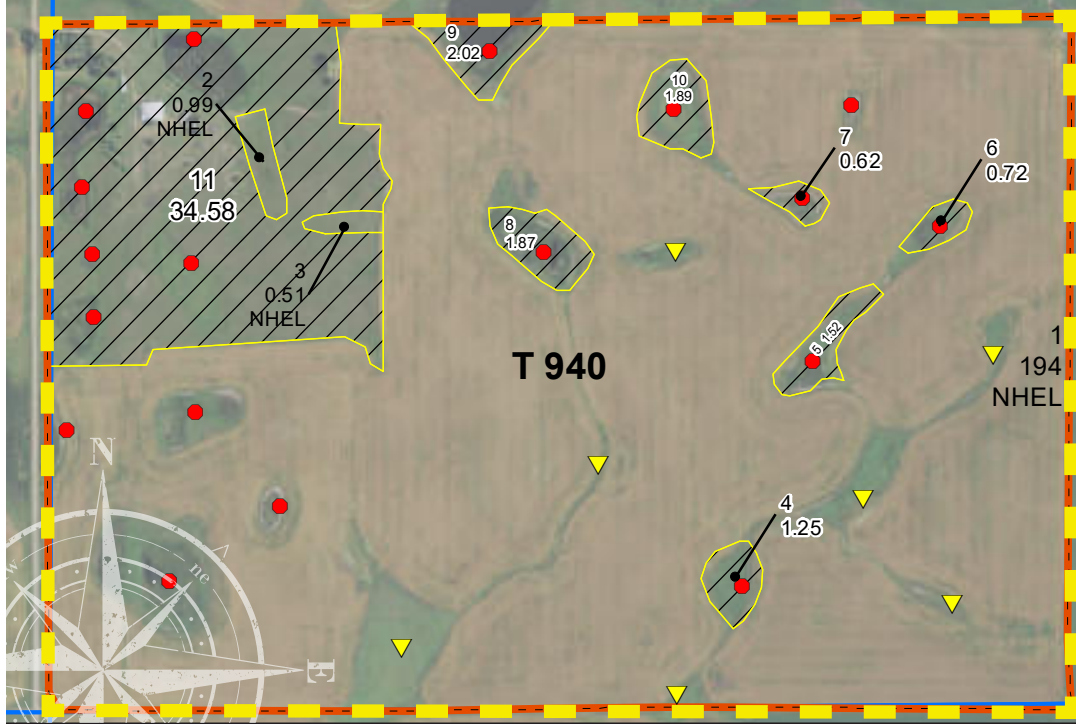
LAKE



77'x68' Building w/Shop & Living Quarters
 2 Bedrooms, 1 Bathroom, Loft/Bedroom above Shop, approx. 68' x 16' of living space
 Kitchen, Dining Area, Fireplace, Living Room
 Heated Shop w/12' x 12' & 12' x 14' O/H Doors
 GFA/Electric Heat & Central AC
 Utilities: Rural water, septic, fiber optics available, outhouse, well (not in use)



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



Area Symbol: ND103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	101.28	42.2%		Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	73.29	30.5%		IIle	61
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	48.07	20.0%		IVe	56
C3A	Parnell silty clay loam, 0 to 1 percent slopes	11.06	4.6%		Vw	20
C135D	Zahl-Williams loams, 9 to 15 percent slopes	6.27	2.6%		VIe	43
Weighted Average						66.9

*c: Using Capabilities Class Dominant Condition Aggregation Method.

2018 Wells County Real Estate Tax Statement

WAHL, BETTY LOU & BRUCE R

Taxpayer ID: 56620

Parcel Number
33066000

Owner
BRAUN, CINDY R/ WAHL,
LOYDEAN B& LOWELL, G

Jurisdiction
33-038-03-00-22

Physical Location
33 CRYSTAL LAKE
TOWNSHIP

Legal Description
S2SW4 SW4SE4 NE4SW4
(14-147-73)

Legislative tax relief (3-year comparison):	2016	2017	2018
Legislative tax relief	981.62	1,007.10	1,018.77
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>

Tax distribution (3-year comparison):	2016	2017	2018
True and full value	130,200	130,200	132,600
Taxable value	6,510	6,510	6,630
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	<hr/> 6,510 <hr/>	<hr/> 6,510 <hr/>	<hr/> 6,630 <hr/>
Total mill levy	<hr/> 214.89 <hr/>	<hr/> 195.69 <hr/>	<hr/> 164.14 <hr/>

Taxes By District (in dollars):			
State	13.02	13.02	0.00
County	727.04	598.87	413.84
City/Township	117.18	117.18	119.34
School (after state reduction)	477.05	468.72	480.94
Fire	16.27	32.09	21.15
Water	0.00	0.00	0.00
Ambulance	48.37	44.07	52.97

Consolidated tax	<hr/> 1,398.93 <hr/>	<hr/> 1,273.95 <hr/>	<hr/> 1,088.24 <hr/>
Less: 12% state-paid credit	167.87	0.00	0.00
Net consolidated tax	<hr/> 1,231.06 <hr/>	<hr/> 1,273.95 <hr/>	<hr/> 1,088.24 <hr/>
Net effective tax rate	<hr/> 0.95% <hr/>	<hr/> 0.98% <hr/>	<hr/> 0.82% <hr/>

2018 TAX BREAKDOWN

Net consolidated tax	1,088.24
Plus: Special assessments	<u>0.00</u>
Total tax due	1,088.24
Less 5% discount, if paid by Feb. 15th	<u>54.41</u>
Amount due by Feb. 15th	<u><u>1,033.83</u></u>

Or pay in two installments (with no discount)

Payment 1: Pay by Mar. 1st 544.12

Payment 2: Pay by Oct. 15th 544.12

Parcel Acres:

Agricultural 160.00 acres

Residential 0.00 acres

Commercial 0.00 acres

Special assessments:

No Special Assessment details available

Notes:

Penalty Dates for Specials & Payment 1

March 2: 3% May 1: 6%

July 1: 9% Oct 15: 12%

Penalty for Payment 2.....Oct 16: 6%

Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT

Office: Joyce R Larson, Treasurer

700 Railway St N #97

Fessenden, ND 58438-7419

Phone: (701) 547-3161



2018 Wells County Real Estate Tax Statement

Parcel Number
33068000

Jurisdiction
33-038-03-00-22

Owner
BRAUN, CINDY R/ WAHL,
LOYDEAN B& LOWELL, G

Physical Location
33 CRYSTAL LAKE
TOWNSHIP

Legal Description
NW4SE4
(14-147-73)

Legislative tax relief (3-year comparison):	2016	2017	2018
Legislative tax relief	229.20	235.14	238.17

Tax distribution (3-year comparison):	2016	2017	2018
True and full value	30,400	30,400	31,000
Taxable value	1,520	1,520	1,550
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	1,520	1,520	1,550
Total mill levy	214.89	195.69	164.14

Taxes By District (in dollars):			
State	3.04	3.04	0.00
County	169.76	139.84	96.76
City/Township	27.36	27.36	27.90
School (after state reduction)	111.39	109.44	112.44
Fire	3.80	7.49	4.94
Water	0.00	0.00	0.00
Ambulance	11.29	10.29	12.38

Consolidated tax	326.64	297.46	254.42
Less: 12% state-paid credit	39.20	0.00	0.00
Net consolidated tax	287.44	297.46	254.42
Net effective tax rate	0.95%	0.98%	0.82%

2018 TAX BREAKDOWN

Net consolidated tax	254.42
Plus: Special assessments	0.00
Total tax due	254.42
Less 5% discount, if paid by Feb. 15th	12.72
Amount due by Feb. 15th	241.70

Or pay in two installments (with no discount)

Payment 1: Pay by Mar. 1st	127.21
Payment 2: Pay by Oct. 15th	127.21

Parcel Acres:

Agricultural	40.00 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:
No Special Assessment details available

Notes:

Penalty Dates for Specials & Payment 1

 March 2: 3% May 1: 6%

 July 1: 9% Oct 15: 12%

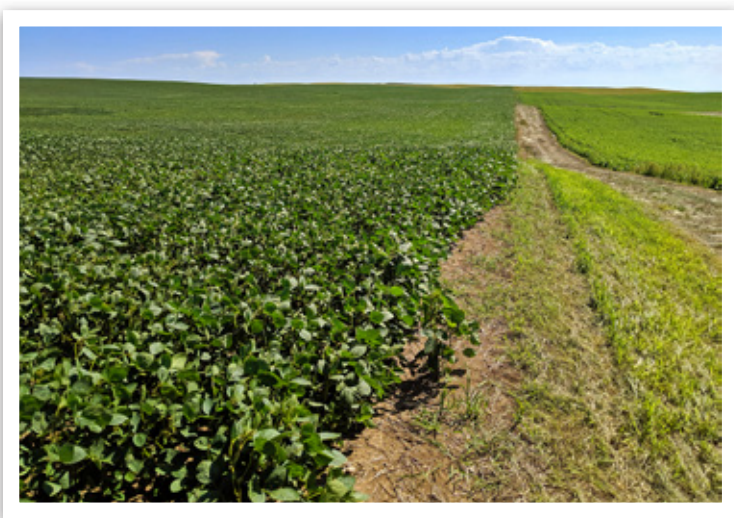
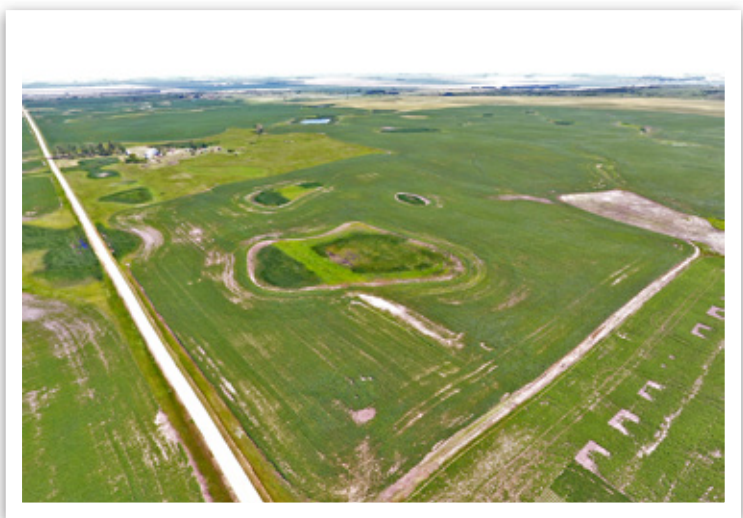
Penalty for Payment 2.....Oct 16: 6%

Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT

Office: Joyce R Larson, Treasurer
700 Railway St N #97
Fessenden, ND 58438-7419

Phone: (701) 547-3161



2018 Wells County Real Estate Tax Statement

Parcel Number

33067000

Jurisdiction

33-038-03-00-22

Owner

BRAUN, CINDY R/ WAHL,
LOYDEAN B& LOWELL, G

Physical Location

33 CRYSTAL LAKE
TOWNSHIP

Legal Description

NW4SW4
(14-147-73)

Legislative tax relief

(3-year comparison):

Legislative tax relief	2016	2017	2018
	64.09	65.75	66.07

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Tax distribution (3-year comparison):

	2016	2017	2018
True and full value	8,500	8,500	8,600
Taxable value	425	425	430
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	425	425	430
Total mill levy	214.89	195.69	164.14

Taxes By District (in dollars):

State	0.86	0.86	0.00
County	47.44	39.09	26.84
City/Township	7.65	7.65	7.74
School (after state reduction)	31.15	30.60	31.19
Fire	1.06	2.10	1.37
Water	0.00	0.00	0.00
Ambulance	3.16	2.88	3.44

Consolidated tax	91.32	83.18	70.58
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Less: 12% state-paid credit	10.96	0.00	0.00
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Net consolidated tax	80.36	83.18	70.58
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Net effective tax rate	0.95%	0.98%	0.82%
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2018 TAX BREAKDOWN

Net consolidated tax	70.58
Plus: Special assessments	0.00
Total tax due	70.58
Less 5% discount, if paid by Feb. 15th	3.53
Amount due by Feb. 15th	67.05

Or pay in two installments (with no discount)

Payment 1: Pay by Mar. 1st	35.29
Payment 2: Pay by Oct. 15th	35.29

Parcel Acres:

Agricultural	40.00 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:

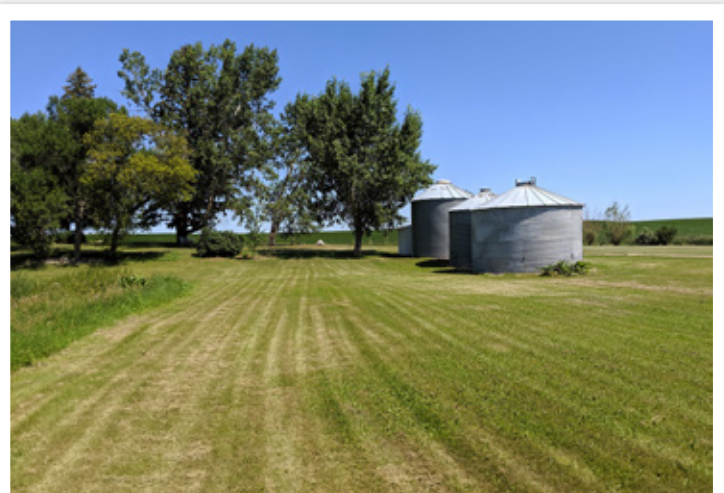
No Special Assessment details available

Notes:

Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
 Penalty for Payment 2.....Oct 16: 6%
 Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT

Office: Joyce R Larson, Treasurer
 700 Railway St N #97
 Fessenden, ND 58438-7419
 Phone: (701) 547-3161



North Dakota

U.S. Department of Agriculture

FARM: 770

Wells

Farm Service Agency

Prepared: 7/26/19 4:25 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 1 of 2

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
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Farms Associated with Operator:

599, 674, 678, 813, 5206, 7120, 7477

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
239.97	195.5	195.5	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	195.5	0.0	0.0	0.0			

ARC/PLC

ARC-IC
NONE

ARC-CO
WHEAT, SOYBN

PLC
NONE

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	50.5		41	0.0
SOYBEANS	50.3		24	0.0
Total Base Acres:	100.8			

Tract Number: 940 **Description** SW; W2SE-14-147-73

FSA Physical Location : Wells, ND

ANSI Physical Location: Wells, 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

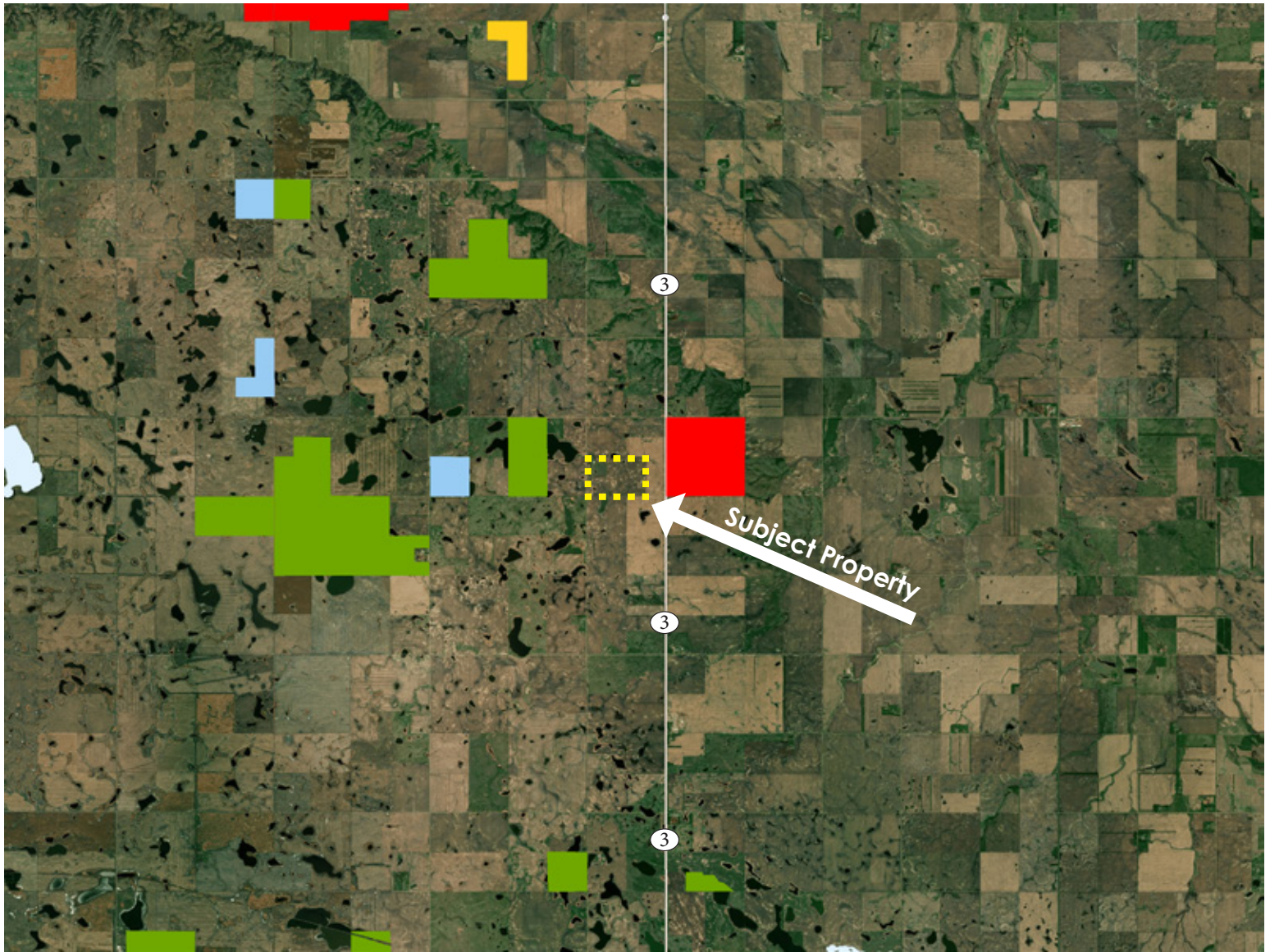
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
239.97	195.5	195.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	195.5	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	50.5		41	0.0
SOYBEANS	50.3		24	0.0
Total Base Acres:	100.8			

Owners: WAHL, BETTY LOU

WAHL, BRUCE

Other Producers:



MAP LEGEND

- 

North Dakota Game and Fish Private Land Open To Sportsmen
- Marks the boundary of Private Land Open To Sportsmen for walk-in hunting opportunities. Nontoxic shot is not required for upland game.
- 

North Dakota Game and Fish Wildlife Management Areas - Marks the boundary of lands open to hunting and fishing in accordance with state regulations. Nontoxic shot is not required for upland game.
- 

North Dakota Department of Trust Lands School Trust Lands - Marks the boundary of lands open to walk-in hunting unless otherwise posted with official Department of Trust Lands signs. Nontoxic shot is not required for upland game.
- 

U.S. Fish and Wildlife Service Waterfowl Production Areas - Marks the boundary of lands open to hunting and fishing in accordance with state regulations. Nontoxic shot is required when hunting on these areas.

- 

Interstate
- 

Federal
- 

State
- 

Paved Road
- 

Gravel or Graded and Maintained
- 

Unimproved Roads and Trails
- 

City Streets and Subdivisions
- 

Township Boundary
- 

County Boundary
- 

Utility Lines
- 

Section Corners
- 

Water Body
- 

River or Stream



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:

Land Auction

Wells County
NORTH DAKOTA
Crystal Lake Township

Thursday, September 5 | 8AM-12PM 2019



SteffesGroup.com



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800.726.8609 TF | 701.237.9173 P | 701.237.0976 F

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320.693.9371 P | 320.693.9373 F

308.217.4508 | Lexington, NE 68850

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319.385.2000 P | 319.385.4709 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

515.432.6000 P | Ames, IA 50010