

ATTENTION HOME BUILDERS, DEVELOPERS, FARMERS, INVESTORS, & TAX DEFERRED EXCHANGE LAND BUYERS!

# Land Auction Timed Online

BUYER'S PROSPECTUS

OPENS: MONDAY, NOVEMBER 11 | 8AM  
THURSDAY, NOVEMBER 14 | 10AM & 12PM <sup>2019</sup>  
Ring 1 Ring 2

**827<sup>±</sup>**  
**acres**  
*offered in 10 tracts*

**Oxbow-Hickson**  
NORTH DAKOTA  
Cass County

Estate of Arthur B. Mathison, Owner  
Nancy Mathison, PR  
The Mathison Family, Owners

**LAND PREVIEW & INSPECTION DATE:**

Thursday, October 31, 2019, from 12:00PM – 3:00PM



# Terms & Conditions

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 Monday, November 11, 2019. Ring #1 will end at 10:00AM & Ring #2 will end at 12PM, both on Thursday, November 14, 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 at closing in 45 days.**
- 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.
- **2019 Taxes will be paid by SELLER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- 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.



## CONTACT

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or online at SteffesGroup.com

TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days. Max Steffes ND999, Scott Steffes ND81, Brad Olstad ND319.

**Take note of this significant land auction** which includes perhaps the last remaining large parcels of undeveloped land within the Oxbow-Hickson-Bakke Levee!

Additionally, there are several tracts of Red River Valley farmland with interstate frontage. This land is being sold to settle the Estate of Arthur B. Mathison.

**LAND PREVIEW & INSPECTION DATE:**

Thursday, October 31, 2019, from 12PM – 3PM.

Meet Steffes representatives at the Oxbow Country Club Clubhouse for an informal lunch. We will be available to answer any questions about the property or the auction process. Oxbow Country Club, 40 Clubhouse Drive, Oxbow, ND

**100± Acres of Land within OHB Levee**

- 23 Acres on Clubhouse Dr.
- 76 Acres adjacent to Bakke
- 1.61 Acre Lot north of Knickerbocker

**726± Acres of Farmland – Pleasant Township**

Interstate Frontage | Hwy. 81 Frontage | 10-15 Miles from Fargo




**BIDDING PROCESS**

**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.**

**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!

**Ring #1 Start at 10AM**

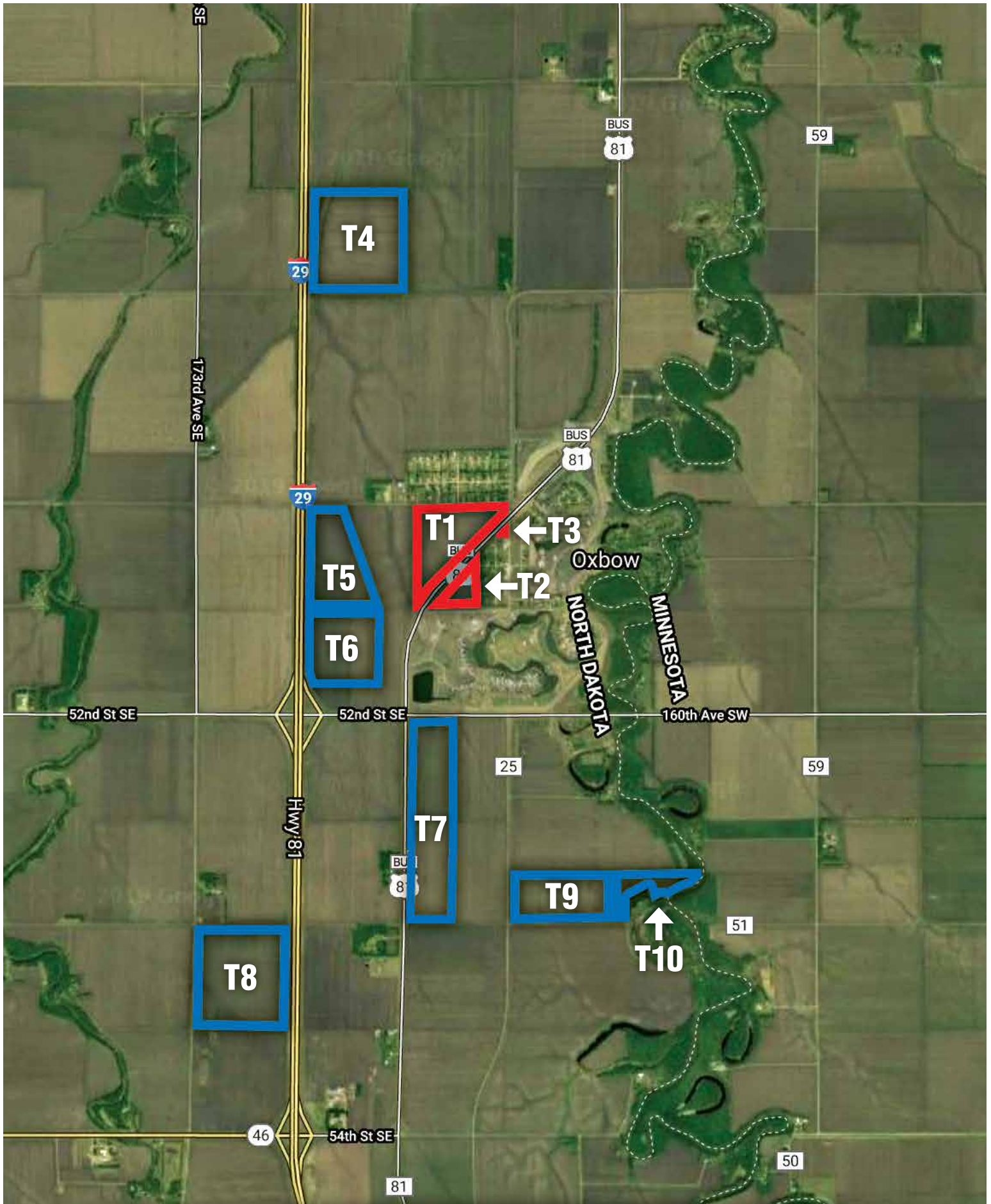
|          |  |
|----------|--|
| EXTENDED | <p><b>#1 Cavalier County, ND</b><br/> <b>Land Auction - 153.24± Acres</b><br/>                 Description: NW ¼ Section 5-163-57<br/>                 Cropland Acres: 124+/-<br/>                 Wooded Acres: 26+/-<br/>                 Soil Productivity Index: 75<br/>                 Taxes ('15): \$978.47</p>  <p>00:04:00 <b>US \$125,000.00</b> (2 bids) <a href="#">More Photos</a></p> |
|          | <p><b>#2 Cavalier County, ND</b><br/> <b>Land Auction - 150.44± Acres</b><br/>                 Description: NE ¼ Section 5-163-57<br/>                 Cropland Acres: 110+/-<br/>                 Wooded Acres: 40+/-<br/>                 Soil Productivity Index: 82<br/>                 Taxes ('15): \$959.68</p>  <p>00:04:00 <b>US \$100,000.00</b> (1 bids) <a href="#">More Photos</a></p> |
|          | <p><b>#3 Cavalier County, ND</b><br/> <b>Land Auction - 120± Acres</b><br/>                 Description: W ½ SW ¼ &amp; NE ¼ SW ¼ Section 9-163-57<br/>                 Cropland Acres: 103+/-<br/>                 Soil Productivity Index: 80<br/>                 Taxes ('15): \$957.62</p>  <p>00:04:00 <b>US \$115,000.00</b> (5 bids) <a href="#">More Photos</a></p>                         |

**Ring #2 Start at 12PM**

|          |  |
|----------|--|
| EXTENDED | <p><b>#1 Cavalier County, ND</b><br/> <b>Land Auction - 153.24± Acres</b><br/>                 Description: NW ¼ Section 5-163-57<br/>                 Cropland Acres: 124+/-<br/>                 Wooded Acres: 26+/-<br/>                 Soil Productivity Index: 75<br/>                 Taxes ('15): \$978.47</p>  <p>00:04:00 <b>US \$125,000.00</b> (2 bids) <a href="#">More Photos</a></p> |
|          | <p><b>#2 Cavalier County, ND</b><br/> <b>Land Auction - 150.44± Acres</b><br/>                 Description: NE ¼ Section 5-163-57<br/>                 Cropland Acres: 110+/-<br/>                 Wooded Acres: 40+/-<br/>                 Soil Productivity Index: 82<br/>                 Taxes ('15): \$959.68</p>  <p>00:04:00 <b>US \$100,000.00</b> (1 bids) <a href="#">More Photos</a></p> |
|          | <p><b>#3 Cavalier County, ND</b><br/> <b>Land Auction - 120± Acres</b><br/>                 Description: W ½ SW ¼ &amp; NE ¼ SW ¼ Section 9-163-57<br/>                 Cropland Acres: 103+/-<br/>                 Soil Productivity Index: 80<br/>                 Taxes ('15): \$957.62</p>  <p>00:04:00 <b>US \$115,000.00</b> (5 bids) <a href="#">More Photos</a></p>                         |

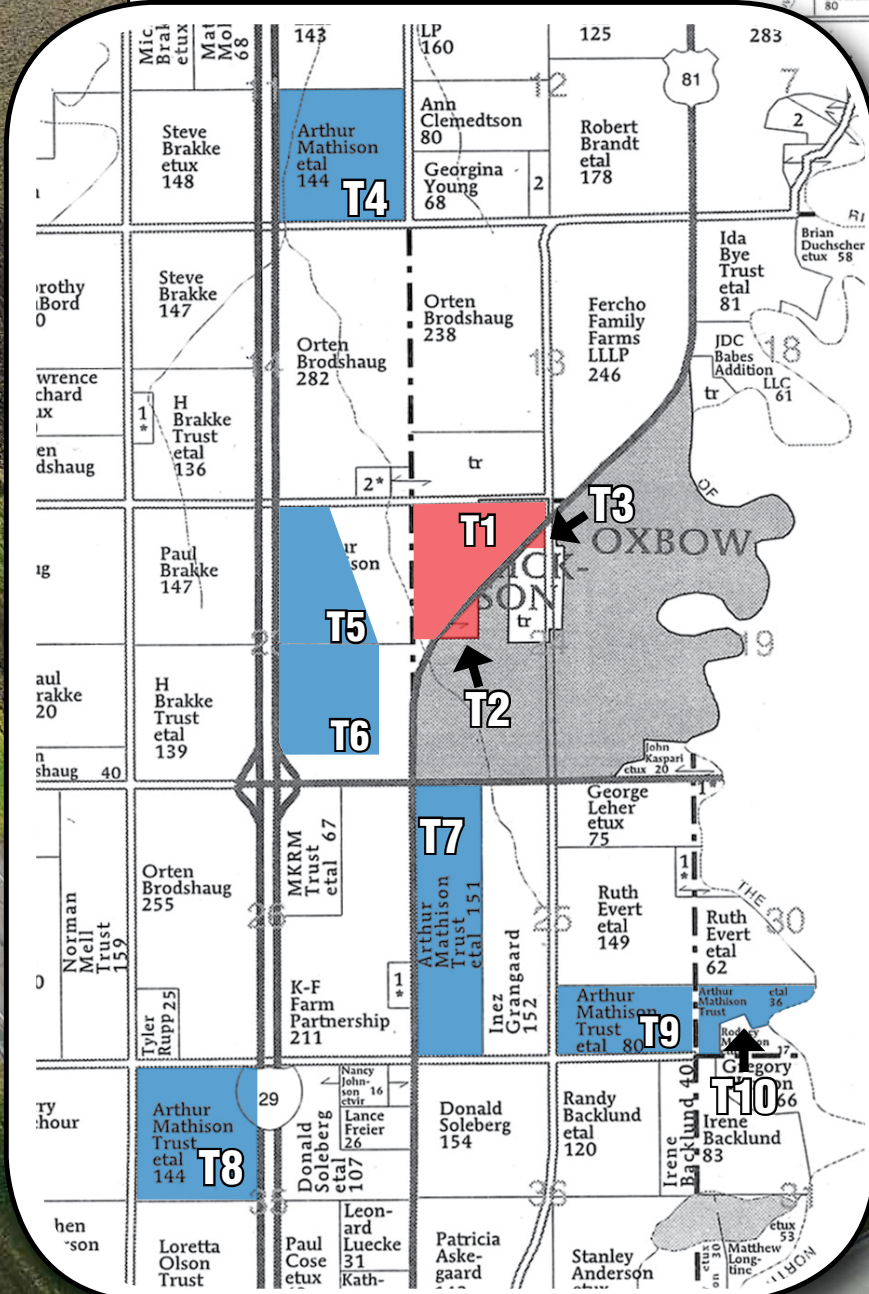
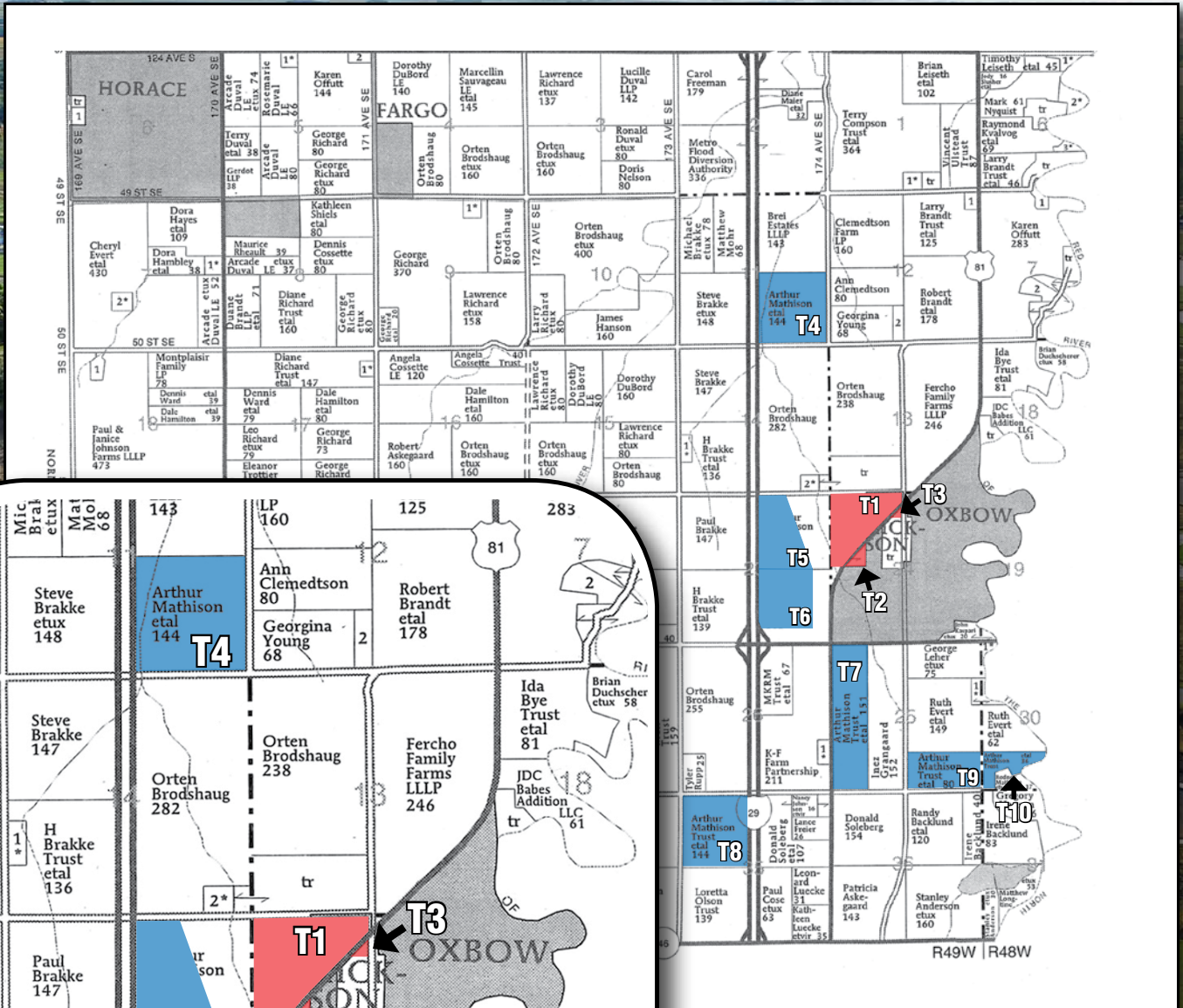


Lots with this symbol are linked together throughout the entire auction and will close together.

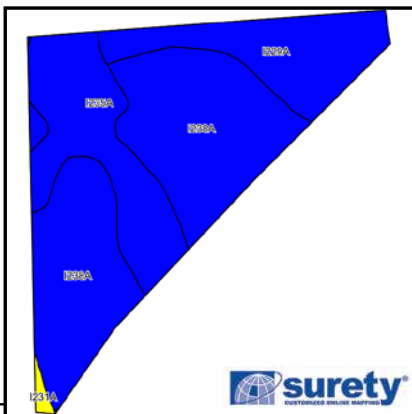
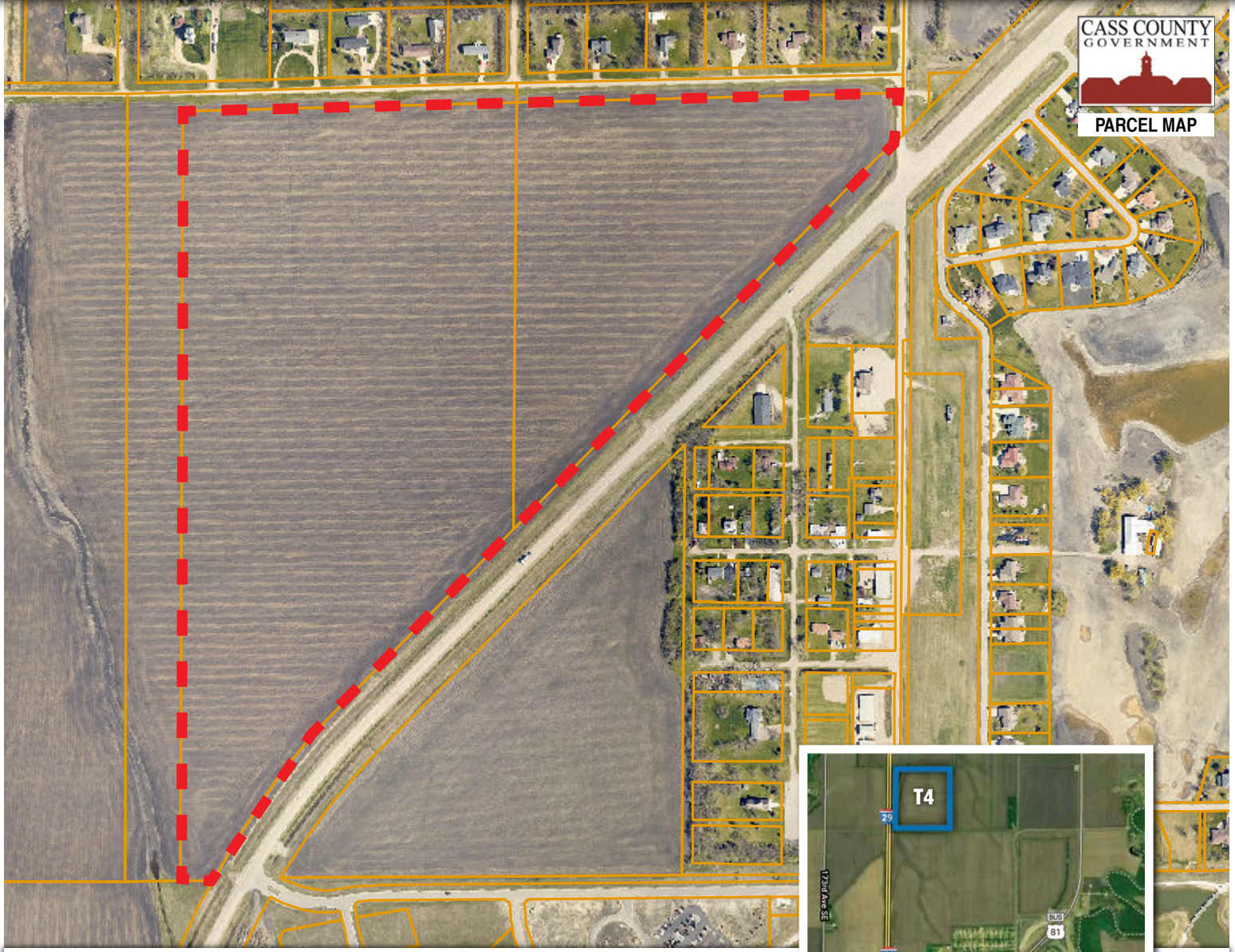


**LOCATION**

Interstate Frontage | Hwy. 81 Frontage | 10-15 Miles from Fargo | To Be Sold in 10 Tracts!



76± acres adjacent to Bakke • Description: 76± Acres in NW1/4 N of Hwy. 81 Section 24-137-49 • Total Acres: 76±  
 Cropland Acres: 75.59± • PID#: Part of 78-3500-00020-010 & 78-0000-10357-020

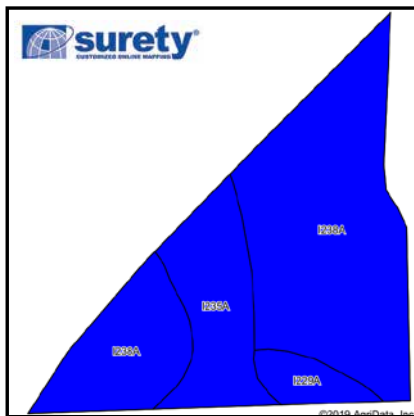
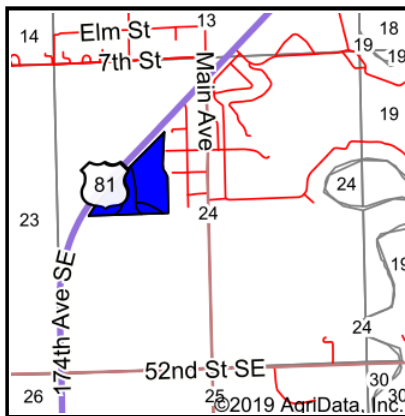
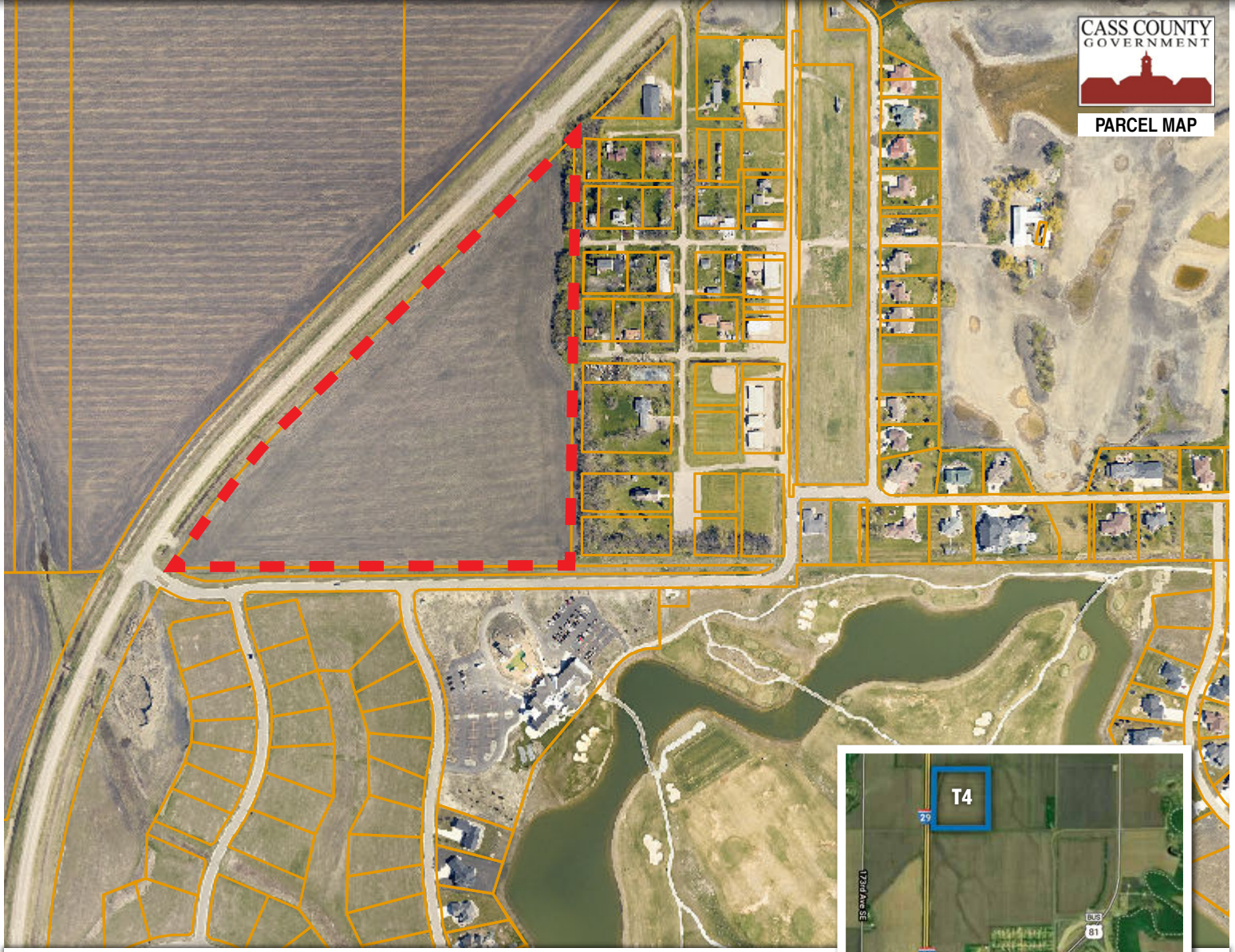


Area Symbol: ND017, Soil Area Version: 18

| Code  | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c        | Productivity Index |
|-------|---|-------|------------------|-----------|-------------------------|--------------------|
| I238A | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 41.63 | 55.1%            |           | IIw                     | 84                 |
| I235A | Fargo silty clay, depressional, 0 to 1 percent slopes | 18.46 | 24.4%            |           | IIIw                    | 86                 |
| I229A | Fargo silty clay, 0 to 1 percent slopes               | 14.93 | 19.8%            |           | IIw                     | 86                 |
| I231A | Dovray silty clay, 0 to 1 percent slopes              | 0.57  | 0.8%             |           | IIIw                    | 64                 |
|       |   |       |                  |           | <b>Weighted Average</b> | <b>84.7</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

**23± acres on Clubhouse Drive • Description: 23± Acres in NW1/4 S of Hwy. 81 Section 24-137-49 • Total Acres: 23±**  
**PID#: Part of 78-3500-00020-010**

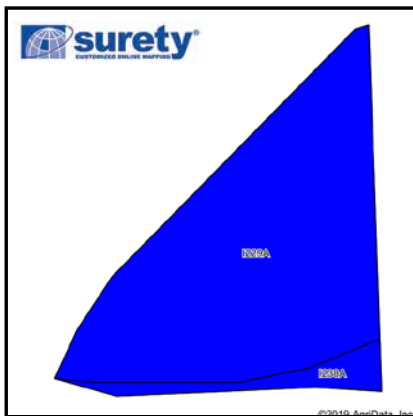
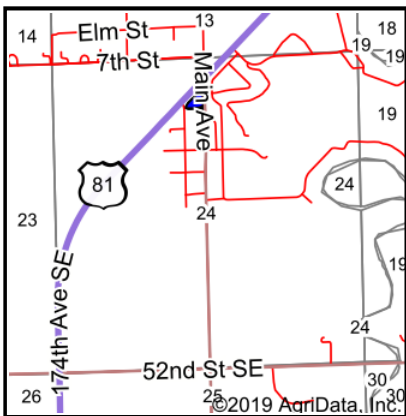
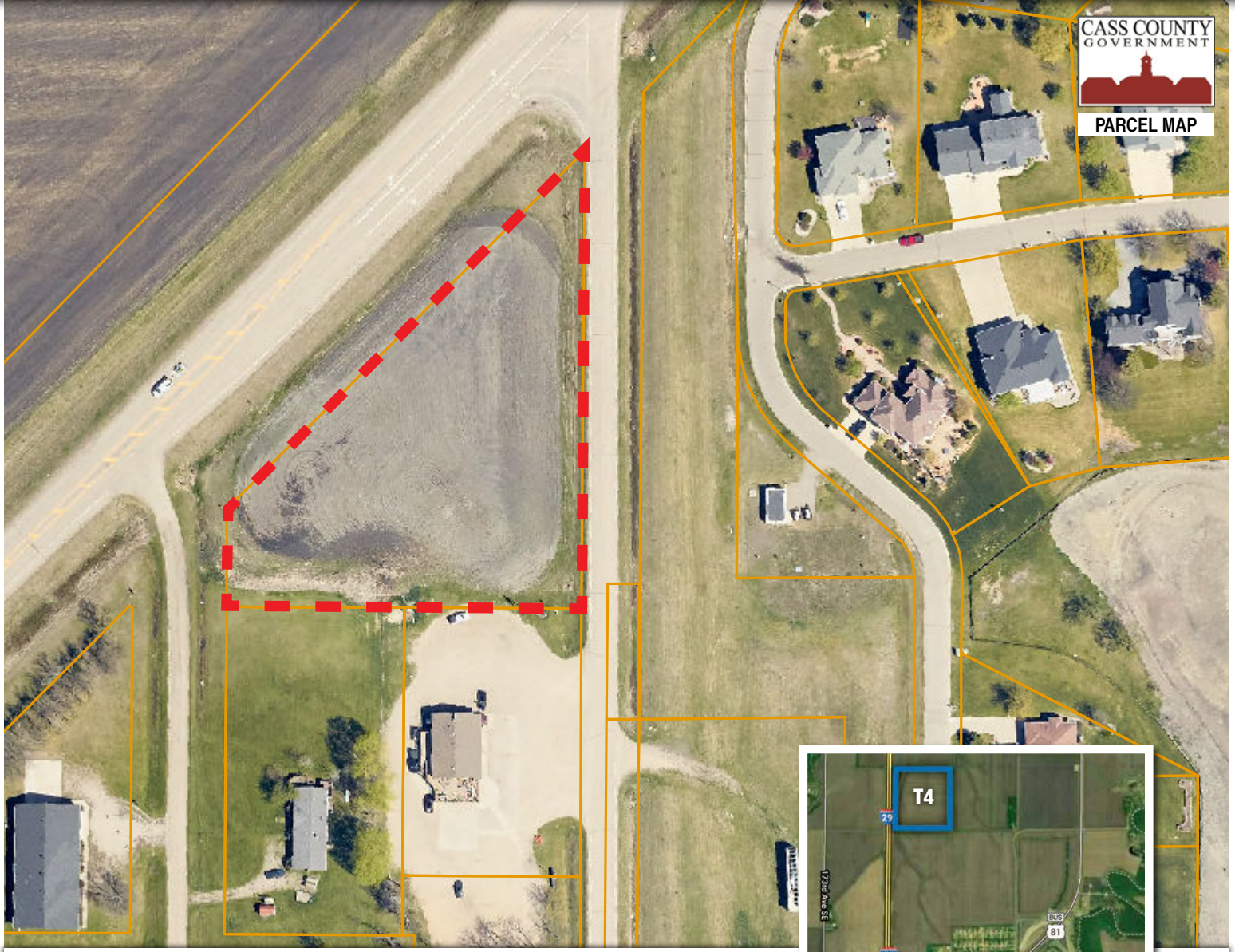


Area Symbol: ND017. Soil Area Version: 18

| Code  | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c        | Productivity Index |
|-------|---|-------|------------------|-----------|-------------------------|--------------------|
| I238A | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 17.09 | 74.1%            |           | IIw                     | 84                 |
| I235A | Fargo silty clay, depressional, 0 to 1 percent slopes | 4.64  | 20.1%            |           | IIIw                    | 86                 |
| I229A | Fargo silty clay, 0 to 1 percent slopes               | 1.32  | 5.7%             |           | IIw                     | 86                 |
|       |   |       |                  |           | <b>Weighted Average</b> | <b>84.5</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

1.61 acre lot north of Knickerbocker • Description: 1.61± Acres in NE1/4NW1/4 lying E of Co. Rd. 81 Section 24-137-49  
 Total Acres: 1.61± • PID#: 57-0000-10357-050 • 2018 Taxes: \$19.80

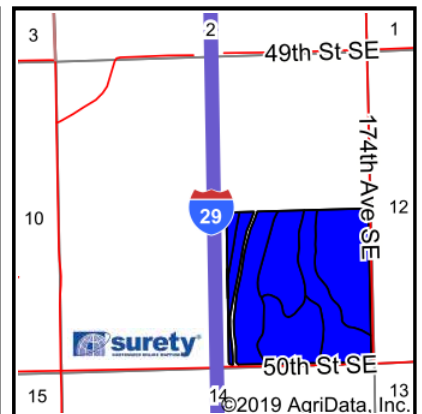
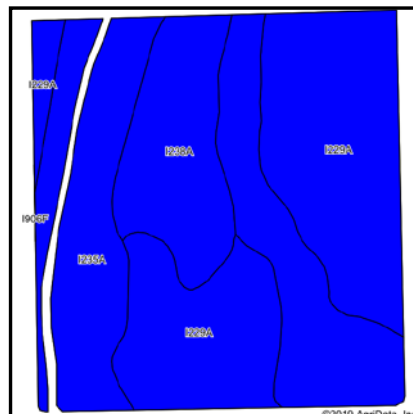


| Area Symbol: ND017. Soil Area Version: 18 |  |       |                  |           |                         |                    |
|---|--|-------|------------------|-----------|-------------------------|--------------------|
| Code                                      | Soil Description                               | Acres | Percent of field | PI Legend | Non-Irr Class *c        | Productivity Index |
| I229A                                     | Fargo silty clay, 0 to 1 percent slopes        | 1.29  | 92.1%            |           | IIw                     | 86                 |
| I238A                                     | Fargo-Hegne silty clays, 0 to 1 percent slopes | 0.11  | 7.9%             |           | IIw                     | 84                 |
|   |  |       |                  |           | <b>Weighted Average</b> | <b>85.8</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.



Description: SE1/4 Less R/W & Less Drain R/W Section 11-137-49 • Total Acres: 144.32± • Cropland Acres: 140.35±  
 PID#: 57-0000-10285-000 • Soil Productivity Index: 85.7 • 2018 Taxes: \$1,742.67

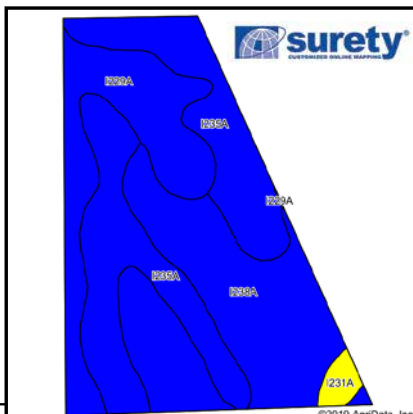
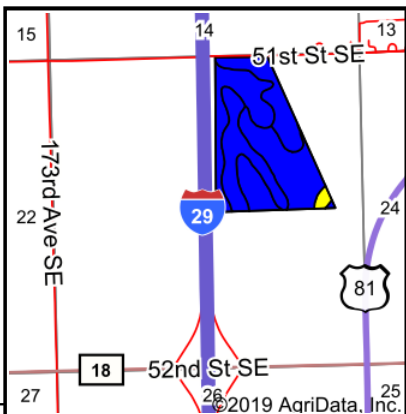


Area Symbol: ND017, Soil Area Version: 18

| Code                    | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| I229A                   | Fargo silty clay, 0 to 1 percent slopes               | 62.48 | 44.5%            |           | IIw              | 86                 |
| I235A                   | Fargo silty clay, depressional, 0 to 1 percent slopes | 55.11 | 39.3%            |           | IIIw             | 86                 |
| I238A                   | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 22.76 | 16.2%            |           | IIw              | 84                 |
| <b>Weighted Average</b> |   |       |                  |           |                  | <b>85.7</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

Description: 90± Acres in NE1/4 Section 23-137-49 • Total Acres: 90± • Cropland Acres: 89.2±  
 PID#: 57-0000-10352-020 • Soil Productivity Index: 84.8 • 2018 Taxes: \$1,089.50

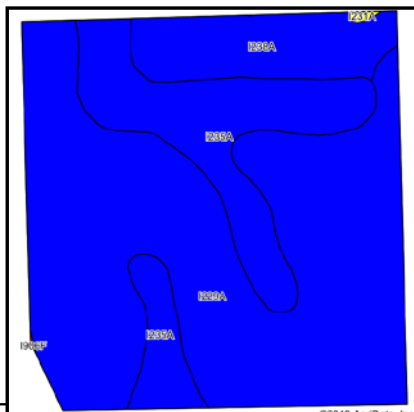
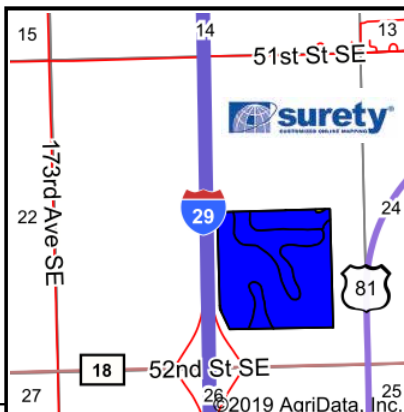


Area Symbol: ND017, Soil Area Version: 18

| Code                    | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| I235A                   | Fargo silty clay, depressional, 0 to 1 percent slopes | 34.16 | 38.7%            |           | IIIw             | 86                 |
| I238A                   | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 32.68 | 37.1%            |           | IIw              | 84                 |
| I229A                   | Fargo silty clay, 0 to 1 percent slopes               | 19.66 | 22.3%            |           | IIw              | 86                 |
| I231A                   | Dovray silty clay, 0 to 1 percent slopes              | 1.67  | 1.9%             |           | IIIw             | 64                 |
| <b>Weighted Average</b> |   |       |                  |           |                  | <b>84.8</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

Description: 88± Acres in SE1/4 Section 23-137-49 • Total Acres: 88± • Cropland Acres: 88.16±  
 PID#: 57-0000-10355-030 • Soil Productivity Index: 85.7 • 2018 Taxes: \$1,087.21 • Recorded access easement for access from the south

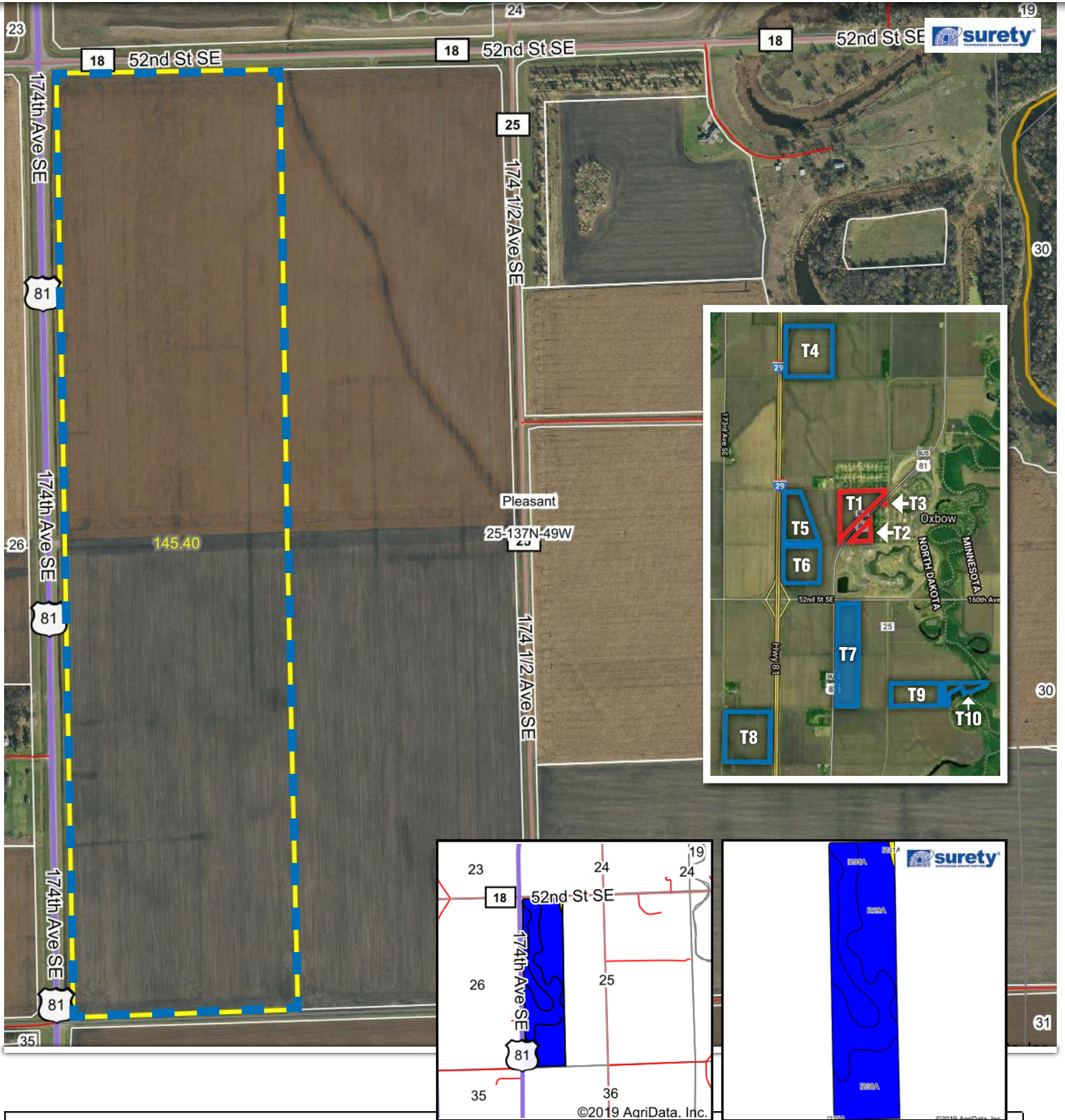


Area Symbol: ND017, Soil Area Version: 18

| Code  | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c        | Productivity Index |
|-------|---|-------|------------------|-----------|-------------------------|--------------------|
| I229A | Fargo silty clay, 0 to 1 percent slopes               | 58.16 | 66.0%            | Blue      | IIw                     | 86                 |
| I235A | Fargo silty clay, depressional, 0 to 1 percent slopes | 20.06 | 22.8%            | Blue      | IIIw                    | 86                 |
| I238A | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 9.80  | 11.1%            | Blue      | IIw                     | 84                 |
| I231A | Dovray silty clay, 0 to 1 percent slopes              | 0.14  | 0.2%             | Yellow    | IIIw                    | 64                 |
|       |   |       |                  |           | <b>Weighted Average</b> | <b>85.7</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

Description: W1/2W1/2 Less R/W Section 25-137-49 • Total Acres: 144.17 ± • Cropland Acres: 145.4 ±  
 PID#: 57-0000-10363-010 • Soil Productivity Index: 85.4 • 2018 Taxes: \$1,774.84

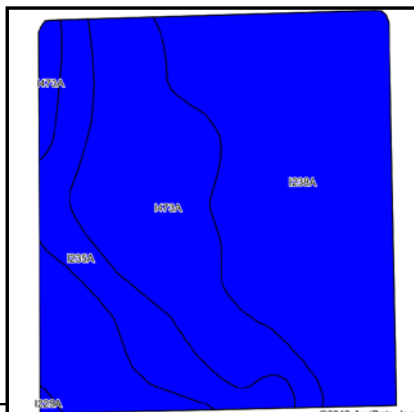
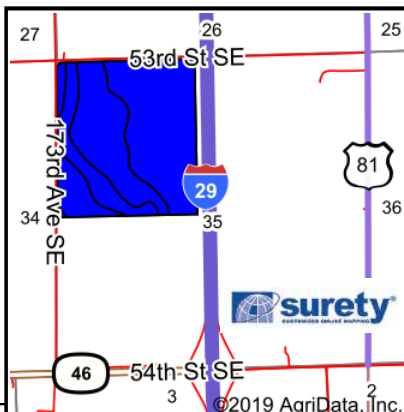
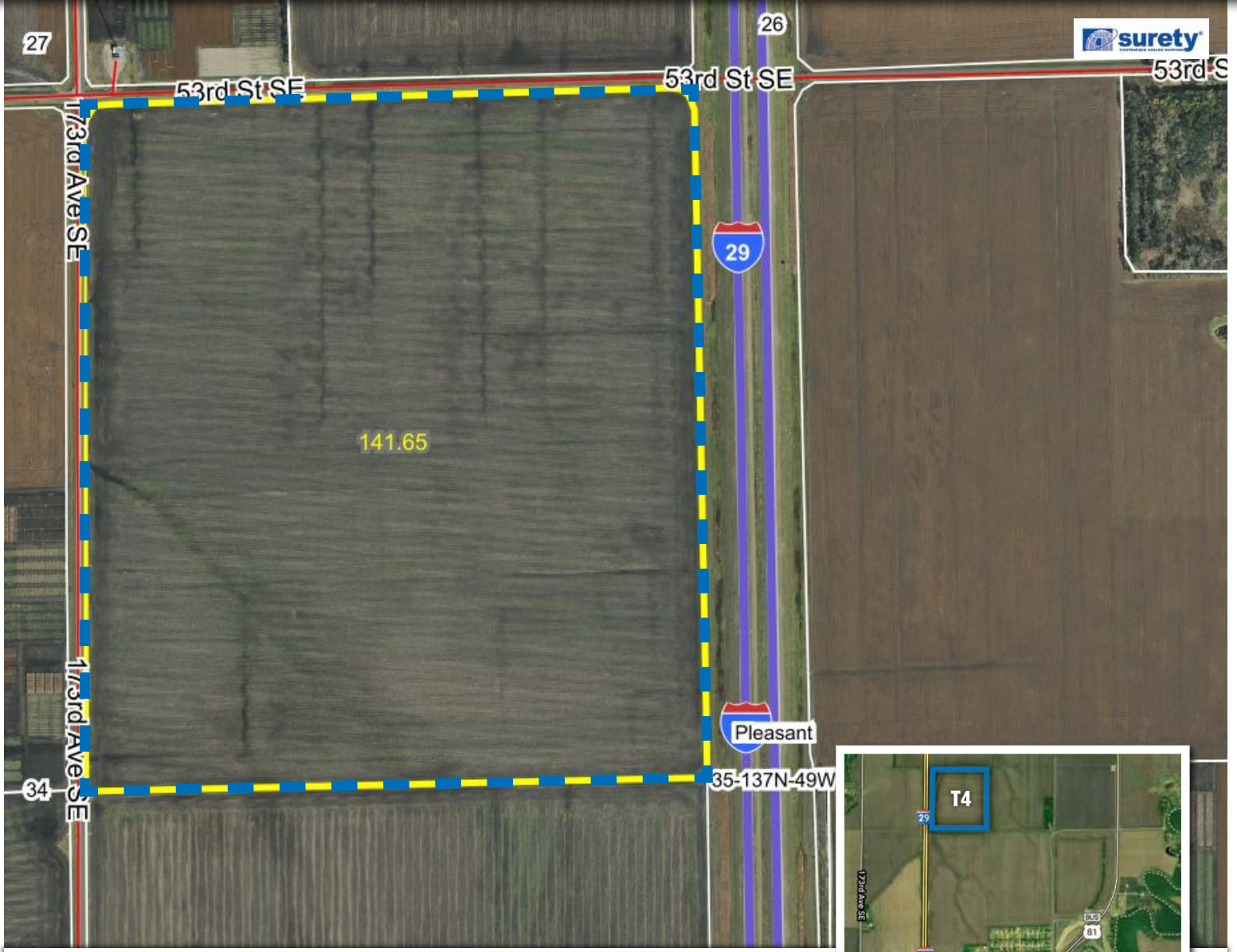


Area Symbol: ND017, Soil Area Version: 18

| Code                    | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| I229A                   | Fargo silty clay, 0 to 1 percent slopes               | 61.42 | 42.2%            |           | IIw              | 86                 |
| I235A                   | Fargo silty clay, depressional, 0 to 1 percent slopes | 50.04 | 34.4%            |           | IIIw             | 86                 |
| I238A                   | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 33.18 | 22.8%            |           | IIw              | 84                 |
| I231A                   | Dovray silty clay, 0 to 1 percent slopes              | 0.76  | 0.5%             |           | IIIw             | 64                 |
| <b>Weighted Average</b> |   |       |                  |           |                  | <b>85.4</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

Description: NW1/4 Less R/W Section 35-137-49 • Total Acres: 144.44± • Cropland Acres: 141.65±  
 PID#: 57-0000-10418-000 • Soil Productivity Index: 85.2 • 2018 Taxes: \$1,759.20

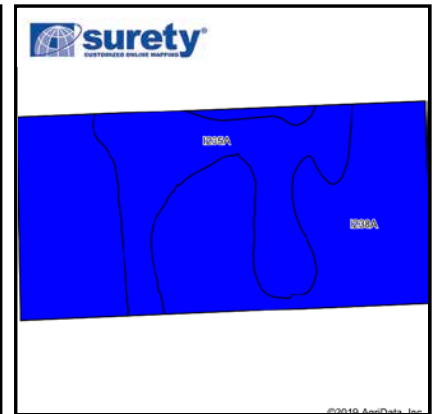
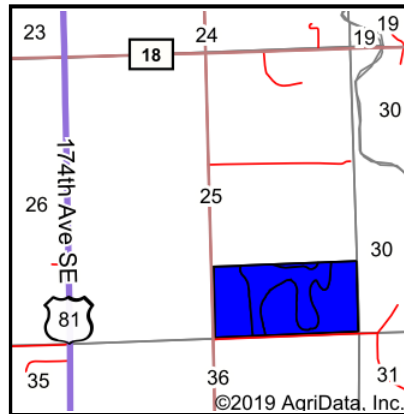


Area Symbol: ND017\_Soil Area Version: 18

| Code  | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c        | Productivity Index |
|-------|---|-------|------------------|-----------|-------------------------|--------------------|
| I238A | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 79.68 | 56.3%            |           | IIw                     | 84                 |
| I473A | Hegne-Fargo silty clay loams, 0 to 1 percent slopes   | 42.39 | 29.9%            |           | IIw                     | 87                 |
| I235A | Fargo silty clay, depressional, 0 to 1 percent slopes | 19.22 | 13.6%            |           | IIIw                    | 86                 |
| I229A | Fargo silty clay, 0 to 1 percent slopes               | 0.36  | 0.3%             |           | IIw                     | 86                 |
|       |   |       |                  |           | <b>Weighted Average</b> | <b>85.2</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

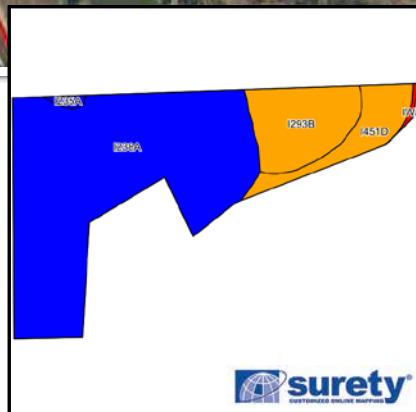
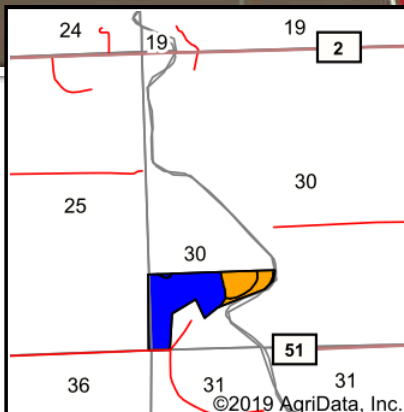
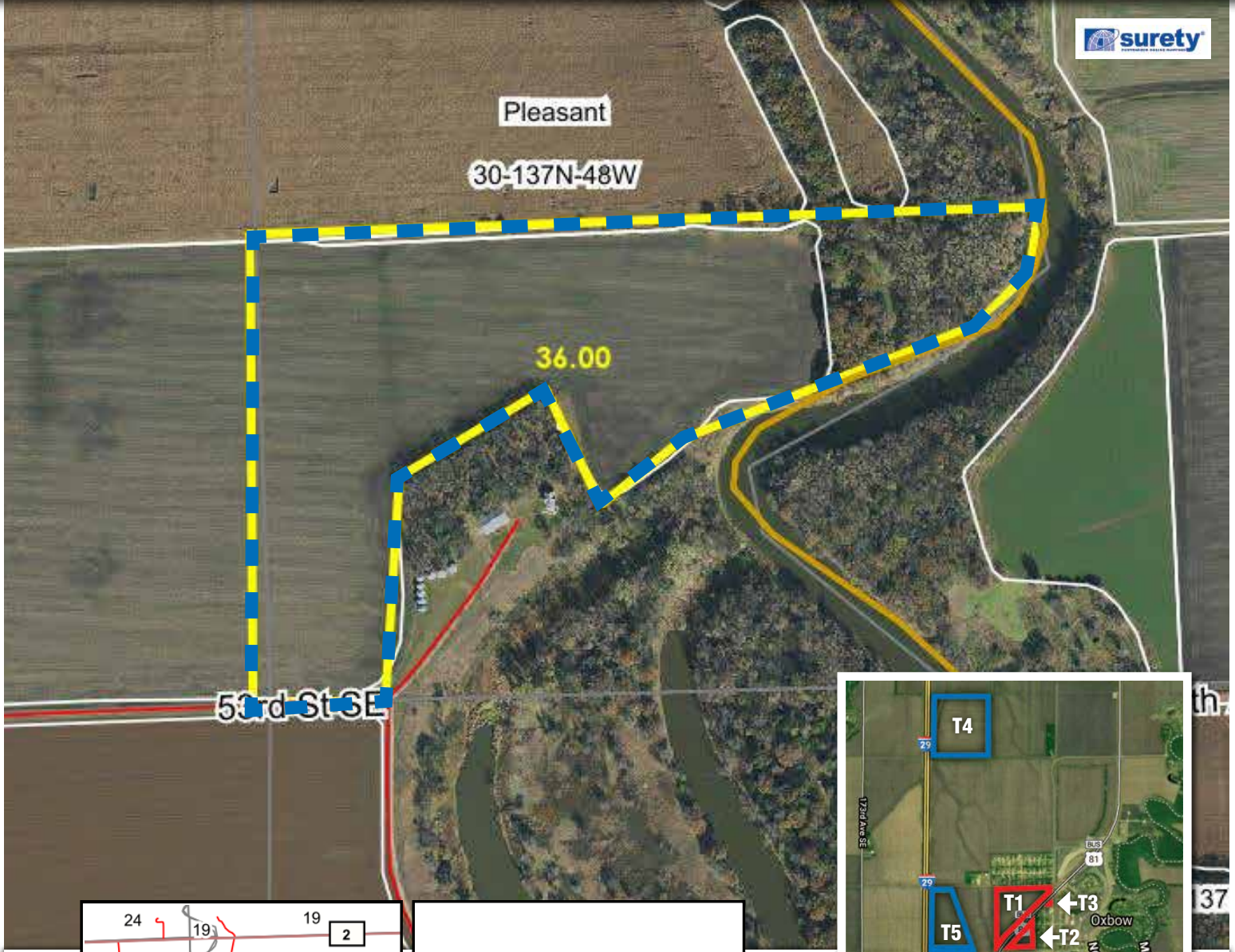
Description: 80± Acres in S1/2SE1/4 Section 25-137-49 • Total Acres: 80± • Cropland Acres: 79±  
 PID#: 57-0000-10364-000 • Soil Productivity Index: 84.6 • 2018 Taxes: \$961.14



| Area Symbol: ND017, Soil Area Version: 18 |   |       |                  |           |                         |                    |
|---|---|-------|------------------|-----------|-------------------------|--------------------|
| Code                                      | Soil Description                                      | Acres | Percent of field | PI Legend | Non-Irr Class *c        | Productivity Index |
| I238A                                     | Fargo-Hegne silty clays, 0 to 1 percent slopes        | 54.86 | 69.8%            |           | IIw                     | 84                 |
| I235A                                     | Fargo silty clay, depressional, 0 to 1 percent slopes | 23.75 | 30.2%            |           | IIIw                    | 86                 |
|   |   |       |                  |           | <b>Weighted Average</b> | <b>84.6</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

Description: 36± Acres Govt. lot 4 in S1/2SW1/4 Section 30-137-48 • Total Acres: 36± • Cropland Acres: 27± • Tree Acres: 10±  
 PID#: 57-0000-10217-030 • Soil Productivity Index: 82 • 2018 Taxes: \$359.47



| Area Symbol: ND017, Soil Area Version: 18 |   |       |                  |           |                  |                    |
|---|---|-------|------------------|-----------|------------------|--------------------|
| Code                                      | Soil Description  | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
| I238A                                     | Fargo-Hegne silty clays, 0 to 1 percent slopes                                    | 25.54 | 73.9%            | Blue      | IIw              | 84                 |
| I293B                                     | Cashel silty clay, 0 to 6 percent slopes, occasionally flooded                    | 5.40  | 15.6%            | Orange    | IIe              | 77                 |
| I451D                                     | Wahpeton-Cashel silty clays, wooded, 1 to 15 percent slopes, occasionally flooded | 3.21  | 9.3%             | Orange    | IIe              | 78                 |
| I235A                                     | Fargo silty clay, depressional, 0 to 1 percent slopes                             | 0.25  | 0.7%             | Blue      | IIIw             | 86                 |
| IWa                                       | Water   | 0.15  | 0.4%             | Red       |                  | 0                  |
| <b>Weighted Average</b>                   |   |       |                  |           |                  | <b>82</b>          |

\*c: Using Capabilities Class Dominant Condition Aggregation Method. Soils data provided by USDA and NRCS.

| TRACT: 1 |                                      |
|----------|--------------------------------------|
| Owner:   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| Address: | OXBOW ND 58047                       |

|                    |   |
|--------------------|---|
| Legal Description: | LOT: 0 BLOCK: 24 24-137-49 NW 1/4 LESS R/W & TOWN & LESS PART ANNEXED TO OXBOW CITY FOR 2015; & LESS THE FOLL: THE N 65' OF SD NW1/4 AS MEAS AT A RT ANG TO & PARA W/THE N LN OF SD NW1/4 & CONTS 3.96 AC, SUBJ TO EASEMENTS OF REC. **2-1-17 ANNEXED INTO OXBOW FOR 2017 FRM 57-0000-10357-020 PER ANNE XATION PLAT DOC#1500979-SEE AREA B |
|--------------------|---|

|               |                   |
|---------------|-------------------|
| Parcel #:     | 78-0000-10357-020 |
| Jurisdiction: | Oxbow City        |

Statements

| Year | Statement # | Type        | Tax      | Penalty | Interest | Discount * | Paid     | Balance | PAID |
|------|-------------|-------------|----------|---------|----------|------------|----------|---------|------|
| 2018 | 180168209   | Real Estate | \$745.25 | \$0.00  | \$0.00   | \$36.73    | \$708.52 | \$0.00  | Paid |
| 2017 | 170167385   | Real Estate | \$868.89 | \$0.00  | \$0.00   | \$42.91    | \$825.98 | \$0.00  | Paid |

Assessments

| Year | Agricultural |        | Residential |        | Commercial |             | Total      | Taxable Value Before Credits | Credits    | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|-------------|------------|------------------------------|------------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |             |            |                              |            |                   |
| 2018 | \$68,500.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$68,500.00 | \$3,425.00 | \$0.00                       | \$3,425.00 |                   |
| 2017 | \$66,400.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$66,400.00 | \$3,320.00 | \$0.00                       | \$3,320.00 |                   |



| 2018 Statement #180168209 |          |
|---------------------------|----------|
| Mill Levy Rate:           | 214.46   |
| Consolidated:             | \$734.53 |
| Specials:                 | \$0.00   |
| Drains:                   | \$10.72  |
| Other:                    | \$0.00   |
| Discounts:                | \$36.73  |
| Pen/Int:                  | \$0.00   |
| 1st Due:                  | \$0.00   |
| 2nd Due:                  | \$0.00   |
| Amount Due:               | \$0.00   |
| Grand Total Due:          | \$0.00   |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

| TRACTS: 1 & 2 |                                      |
|---------------|--------------------------------------|
| Owner:        | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| Address:      | RURAL ADDRESS PLEASANT TWP ND 99999  |

|                    |   |
|--------------------|---|
| Legal Description: | LOT: 0 BLOCK: 24 24-137-49 THAT PT OF NW1/4 ANNEXE D FOR 2015 EXC THERE-FROM THE N 65' AS MEAS AT RT A NG TO & PARA W/THE N LN OF SD NW1/4. SUBJ TO EASE MENTS OF REC. **1-19-16 SPL FRM 78-3500-00020-000 PERDOC#1466675 |
|--------------------|---|

|               |                   |
|---------------|-------------------|
| Parcel #:     | 78-3500-00020-010 |
| Jurisdiction: | Oxbow City        |

Statements

| Year | Statement # | Type        | Tax      | Penalty | Interest | Discount * | Paid     | Balance | PAID |
|------|-------------|-------------|----------|---------|----------|------------|----------|---------|------|
| 2018 | 180168497   | Real Estate | \$673.25 | \$0.00  | \$0.00   | \$33.35    | \$639.90 | \$0.00  | Paid |
| 2017 | 170167673   | Real Estate | \$785.66 | \$0.00  | \$0.00   | \$38.97    | \$746.69 | \$0.00  | Paid |
| 2016 | 160167600   | Real Estate | \$782.82 | \$0.00  | \$0.00   | \$38.83    | \$743.99 | \$0.00  | Paid |

Assessments

| Year | Agricultural |        | Residential |        | Commercial |             | Total      | Taxable Value Before Credits | Credits    | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|-------------|------------|------------------------------|------------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |             |            |                              |            |                   |
| 2018 | \$62,200.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$62,200.00 | \$3,110.00 | \$0.00                       | \$3,110.00 |                   |
| 2017 | \$60,300.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$60,300.00 | \$3,015.00 | \$0.00                       | \$3,015.00 |                   |
| 2016 | \$60,300.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$60,300.00 | \$3,015.00 | \$0.00                       | \$3,015.00 |                   |



| 2018 Statement #180168497 |          |
|---------------------------|----------|
| Mill Levy Rate:           | 214.46   |
| Consolidated:             | \$666.96 |
| Specials:                 | \$0.00   |
| Drains:                   | \$6.29   |
| Other:                    | \$0.00   |
| Discounts:                | \$33.35  |
| Pen/Int:                  | \$0.00   |
| 1st Due:                  | \$0.00   |
| 2nd Due:                  | \$0.00   |
| Amount Due:               | \$0.00   |
| Grand Total Due:          | \$0.00   |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.



|                 |                                      |
|-----------------|--------------------------------------|
| <b>TRACT: 3</b> |                                      |
| <b>Owner:</b>   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b> | PLEASANT TWP ND 99999                |

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | LOT: 0 BLOCK: 24 24-137-49 PT NE1/4 OF NW 1/4 LYIN G E OF CO RD 81 LESS R/W & TOWN & LESS PART ANNEXE D TO OXBOW CITY FOR 2015; LESS PT ANNEXED FOR 2017 & LESS THE FOLL: THE N 65' OF SD NW1/4 AS MEAS A T A RT ANG TO & PARA W/THE N LN OF SD NW1/4 & CONT S 3.96 AC, SUBJ TO EASEMENTS OF REC. **2-1-17 S PL FRM 57-0000-10357-020 PER ANNEXATION PLAT DOC#1 500979 |
|---------------------------|--|

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10357-050 |
| <b>Jurisdiction:</b> | Pleasant Township |

## Statements

| Year | Statement # | Type        | Tax     | Penalty | Interest | Discount * | Paid    | Balance | PAID |
|------|-------------|-------------|---------|---------|----------|------------|---------|---------|------|
| 2018 | 180162581   | Real Estate | \$20.82 | \$0.00  | \$0.00   | \$1.02     | \$19.80 | \$0.00  | Paid |
| 2017 | 170161651   | Real Estate | \$0.33  | \$0.00  | \$0.00   | \$0.00     | \$0.33  | \$0.00  | Paid |

## Assessments

| Year | Agricultural |        | Residential |        | Commercial |            | Total    | Taxable Value Before Credits | Credits  | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|------------|----------|------------------------------|----------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |            |          |                              |          |                   |
| 2018 | \$2,100.00   | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$2,100.00 | \$105.00 | \$0.00                       | \$105.00 |                   |
| 2017 | \$0.00       | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00     | \$0.00   | \$0.00                       | \$0.00   |                   |



|                                  |         |
|----------------------------------|---------|
| <b>2018 Statement #180162581</b> |         |
| <b>Mill Levy Rate:</b>           | 195.05  |
| <b>Consolidated:</b>             | \$20.49 |
| <b>Specials:</b>                 | \$0.00  |
| <b>Drains:</b>                   | \$0.33  |
| <b>Other:</b>                    | \$0.00  |
| <b>Discounts:</b>                | \$1.02  |
| <b>Pen/Int:</b>                  | \$0.00  |
| <b>1st Due:</b>                  | \$0.00  |
| <b>2nd Due:</b>                  | \$0.00  |
| <b>Amount Due:</b>               | \$0.00  |
| <b>Grand Total Due:</b>          | \$0.00  |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                 |                       |
|-----------------|-----------------------|
| <b>TRACT: 4</b> |                       |
| <b>Owner:</b>   | ARTHUR MATHISON ETAL  |
| <b>Address:</b> | PLEASANT TWP ND 99999 |

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | LOT: 0 BLOCK: 11 11-137-49 SE 1/4 LESS R/W & LESS DRAIN R/W A 144.32 |
|---------------------------|--|

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10285-000 |
| <b>Jurisdiction:</b> | Pleasant Township |

## Statements

| Year | Statement # | Type        | Tax        | Penalty | Interest | Discount * | Paid       | Balance | PAID |
|------|-------------|-------------|------------|---------|----------|------------|------------|---------|------|
| 2018 | 180162469   | Real Estate | \$1,832.49 | \$0.00  | \$0.00   | \$89.82    | \$1,742.67 | \$0.00  | Paid |
| 2017 | 170161540   | Real Estate | \$1,817.20 | \$0.00  | \$0.00   | \$89.06    | \$1,817.20 | \$0.00  | Paid |
| 2016 | 160161520   | Real Estate | \$1,743.56 | \$0.00  | \$0.00   | \$85.37    | \$1,658.19 | \$0.00  | Paid |
| 2015 | 150160869   | Real Estate | \$1,765.87 | \$0.00  | \$0.00   | \$86.49    | \$1,679.38 | \$0.00  | Paid |
| 2014 | 140159680   | Real Estate | \$1,666.36 | \$0.00  | \$0.00   | \$81.51    | \$1,584.85 | \$0.00  | Paid |
| 2013 | 130159168   | Real Estate | \$1,565.31 | \$0.00  | \$0.00   | \$76.46    | \$1,565.33 | \$0.00  | Paid |
| 2012 | 120257521   | Real Estate | \$1,923.05 | \$0.00  | \$0.00   | \$94.35    | \$1,923.05 | \$0.00  | Paid |
| 2011 | 110256962   | Real Estate | \$2,046.90 | \$0.00  | \$0.00   | \$100.54   | \$1,946.36 | \$0.00  | Paid |

## Assessments

| Year | Agricultural |        | Residential |        | Commercial |              | Total      | Taxable Value Before Credits | Credits    | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|--------------|------------|------------------------------|------------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |              |            |                              |            |                   |
| 2018 | \$184,200.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$184,200.00 | \$9,210.00 | \$0.00                       | \$9,210.00 |                   |
| 2017 | \$178,700.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$178,700.00 | \$8,935.00 | \$0.00                       | \$8,935.00 |                   |
| 2016 | \$178,700.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$178,700.00 | \$8,935.00 | \$0.00                       | \$8,935.00 |                   |
| 2015 | \$173,500.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$173,500.00 | \$8,675.00 | \$0.00                       | \$8,675.00 |                   |
| 2014 | \$160,600.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$160,600.00 | \$8,030.00 | \$0.00                       | \$8,030.00 |                   |
| 2013 | \$147,200.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$147,200.00 | \$7,360.00 | \$0.00                       | \$7,360.00 |                   |
| 2012 | \$133,800.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$133,800.00 | \$6,690.00 | \$0.00                       | \$6,690.00 |                   |
| 2011 | \$137,300.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$137,300.00 | \$6,865.00 | \$0.00                       | \$6,865.00 |                   |

|                                  |            |
|----------------------------------|------------|
| <b>2018 Statement #180162469</b> |            |
| <b>Mill Levy Rate:</b>           | 195.05     |
| <b>Consolidated:</b>             | \$1,796.41 |
| <b>Specials:</b>                 | \$0.00     |
| <b>Drains:</b>                   | \$36.08    |
| <b>Other:</b>                    | \$0.00     |
| <b>Discounts:</b>                | \$89.82    |
| <b>Pen/Int:</b>                  | \$0.00     |
| <b>1st Due:</b>                  | \$0.00     |
| <b>2nd Due:</b>                  | \$0.00     |
| <b>Amount Due:</b>               | \$0.00     |
| <b>Grand Total Due:</b>          | \$0.00     |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                 |                                      |
|-----------------|--------------------------------------|
| <b>TRACT: 5</b> |                                      |
| <b>Owner:</b>   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b> | RURAL ADDRESS PLEASANT TWP ND 99999  |

**Legal Description:** LOT: 0 BLOCK: 23 23-137-49 NE 1/4 LESS R/W & LESS THAT PT ANNEXED INTO OXBOW CITY FOR 2016 & LESS P ART FOR CASS COUNTY JOINT WATER RESOURCE DISTRICT DESC AS FOLL: BEG AT A FND IRON MON WHICH DESIGNATES THE SE COR OF NE1/4; THN S 87DG30'01" W ON AN ASSM BRG ALG THE S LN OF SD NE1/4 OF R A DIST OF 4 60'; THN N 24DG04'08" W FOR A DIST OF 2850.58' TO THE N LN OF SD NE1/4; THN N 87DG21'35" E ALG SD N LN FOR A DIST OF 1500' TO A FND IRON MON WHICH DESIG THE NE COR OF SD NE1/4; THN S 02DG40'16" E ALG

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10352-020 |
| <b>Jurisdiction:</b> | Pleasant Township |

|                                  |            |
|----------------------------------|------------|
| <b>2018 Statement #180162574</b> |            |
| <b>Mill Levy Rate:</b>           | 195.05     |
| <b>Consolidated:</b>             | \$1,134.22 |
| <b>Specials:</b>                 | \$0.00     |
| <b>Drains:</b>                   | \$11.99    |
| <b>Other:</b>                    | \$0.00     |
| <b>Discounts:</b>                | \$56.71    |
| <b>Pen/Int:</b>                  | \$0.00     |
| <b>1st Due:</b>                  | \$0.00     |
| <b>2nd Due:</b>                  | \$0.00     |
| <b>Amount Due:</b>               | \$0.00     |
| <b>Grand Total Due:</b>          | \$0.00     |

**Statements**

| Year | Statement # | Type        | Tax        | Penalty | Interest | Discount * | Paid       | Balance | PAID |
|------|-------------|-------------|------------|---------|----------|------------|------------|---------|------|
| 2018 | 180162574   | Real Estate | \$1,146.21 | \$0.00  | \$0.00   | \$56.71    | \$1,089.50 | \$0.00  | Paid |
| 2017 | 170161644   | Real Estate | \$1,136.28 | \$0.00  | \$0.00   | \$56.21    | \$1,080.07 | \$0.00  | Paid |
| 2016 | 160161623   | Real Estate | \$1,089.80 | \$0.00  | \$0.00   | \$53.89    | \$1,035.91 | \$0.00  | Paid |

**Assessments**

| Year | Agricultural |        | Residential |        | Commercial |        | Total        | Taxable Value Before Credits | Credits | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|--------|--------------|------------------------------|---------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |        |              |                              |         |                   |
| 2018 | \$116,300.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00 | \$116,300.00 | \$5,815.00                   | \$0.00  | \$5,815.00        |
| 2017 | \$112,800.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00 | \$112,800.00 | \$5,640.00                   | \$0.00  | \$5,640.00        |
| 2016 | \$112,800.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00 | \$112,800.00 | \$5,640.00                   | \$0.00  | \$5,640.00        |



**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                 |                                      |
|-----------------|--------------------------------------|
| <b>TRACT: 6</b> |                                      |
| <b>Owner:</b>   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b> | RURAL ADDRESS PLEASANT TWP ND 99999  |

**Legal Description:** LOT: 0 BLOCK: 23 23-137-49 88.00 AC THAT PT OF TH E SE1/4 OF SEC 23 DESC AS FOLL: COMM AT A FND IRO N MON WHICH DESIG THE NE COR OF SD SE1/4; THN S 87 DG30'01" W ASSM BRG ALG THE N LN OF SD SE1/4 FOR A DIST OF 460' TO THE PT OF BEG OF THE LAND TO BE DESC; THN S 02DG40'00" E FOR A DIST OF 1892.50'; T HN S 87DG30'01" W FOR A DIST OF 1953.55' TO THE EL Y R/W LN OF I-29; THN N 18DG01'43" W ALG SD ELY R/W LN FOR A DIST OF 324.13'; THN N 02DG04'40" W CON T ALG SD ELY R/W LN FOR A DIST OF 1580.23' TO THE

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10355-030 |
| <b>Jurisdiction:</b> | Pleasant Township |

|                                  |            |
|----------------------------------|------------|
| <b>2018 Statement #180162578</b> |            |
| <b>Mill Levy Rate:</b>           | 195.05     |
| <b>Consolidated:</b>             | \$1,121.55 |
| <b>Specials:</b>                 | \$0.00     |
| <b>Drains:</b>                   | \$21.74    |
| <b>Other:</b>                    | \$0.00     |
| <b>Discounts:</b>                | \$56.08    |
| <b>Pen/Int:</b>                  | \$0.00     |
| <b>1st Due:</b>                  | \$0.00     |
| <b>2nd Due:</b>                  | \$0.00     |
| <b>Amount Due:</b>               | \$0.00     |
| <b>Grand Total Due:</b>          | \$0.00     |

**Statements**

| Year | Statement # | Type        | Tax        | Penalty | Interest | Discount * | Paid       | Balance | PAID |
|------|-------------|-------------|------------|---------|----------|------------|------------|---------|------|
| 2018 | 180162578   | Real Estate | \$1,143.29 | \$0.00  | \$0.00   | \$56.08    | \$1,087.21 | \$0.00  | Paid |
| 2017 | 170161648   | Real Estate | \$1,133.07 | \$0.00  | \$0.00   | \$55.57    | \$1,077.50 | \$0.00  | Paid |
| 2016 | 160161629   | Real Estate | \$1,087.15 | \$0.00  | \$0.00   | \$53.27    | \$1,033.88 | \$0.00  | Paid |

**Assessments**

| Year | Agricultural |        | Residential |        | Commercial |        | Total        | Taxable Value Before Credits | Credits | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|--------|--------------|------------------------------|---------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |        |              |                              |         |                   |
| 2018 | \$115,000.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00 | \$115,000.00 | \$5,750.00                   | \$0.00  | \$5,750.00        |
| 2017 | \$111,500.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00 | \$111,500.00 | \$5,575.00                   | \$0.00  | \$5,575.00        |
| 2016 | \$111,500.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$0.00 | \$111,500.00 | \$5,575.00                   | \$0.00  | \$5,575.00        |



**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                 |                                      |
|-----------------|--------------------------------------|
| <b>TRACT: 7</b> |                                      |
| <b>Owner:</b>   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b> | RURAL ADDRESS PLEASANT TWP ND 99999  |

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | LOT: 0 BLOCK: 25 25-137-49 DESC TRACT A 150.70 W 1/2 OF W 1/2 LESS R/W & LESS A .02 AC TRACT DESC AS FOLL: COMM AT A FND IRON MON WHICH DESIG THE NW COR OF SD NW1/4 THN N 87DG12'50" E ON AN ASSM BRG ALG THE N LN OF SD NW1/4 FOR A DIST OF 149.34'; TH N S 02DG47'10" E FOR A DIST OF 75' TO THE SLY R/W LN OF CASS CNTY HWY 18 THE PT OF BEG; THN CONT S 0 2DG47'10" E FOR A DIST OF 10'; THN S 87DG12'50" W FOR A DIST OF 40.09'; THN S 02DG16'45" E FOR A DIST OF 31.08'; THN S 87DG43'15" W FOR A DIST OF 10' |
|---------------------------|--|

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10363-010 |
| <b>Jurisdiction:</b> | Pleasant Township |

|                                  |            |
|----------------------------------|------------|
| <b>2018 Statement #180162587</b> |            |
| <b>Mill Levy Rate:</b>           | 195.05     |
| <b>Consolidated:</b>             | \$1,828.61 |
| <b>Specials:</b>                 | \$0.00     |
| <b>Drains:</b>                   | \$37.66    |
| <b>Other:</b>                    | \$0.00     |
| <b>Discounts:</b>                | \$91.43    |
| <b>Pen/Int:</b>                  | \$0.00     |
| <b>1st Due:</b>                  | \$0.00     |
| <b>2nd Due:</b>                  | \$0.00     |
| <b>Amount Due:</b>               | \$0.00     |
| <b>Grand Total Due:</b>          | \$0.00     |

**Statements**

| Year | Statement # | Type        | Tax        | Penalty | Interest | Discount * | Paid       | Balance | PAID |
|------|-------------|-------------|------------|---------|----------|------------|------------|---------|------|
| 2018 | 180162587   | Real Estate | \$1,866.27 | \$0.00  | \$0.00   | \$91.43    | \$1,774.84 | \$0.00  | Paid |
| 2017 | 170161657   | Real Estate | \$1,849.67 | \$0.00  | \$0.00   | \$90.60    | \$1,759.07 | \$0.00  | Paid |

**Assessments**

| Year | Agricultural | Residential |          | Commercial |          | Total        | Taxable Value Before Credits | Credits | Net Taxable Value |
|------|--------------|-------------|----------|------------|----------|--------------|------------------------------|---------|-------------------|
|      | Land         | Land        | Building | Land       | Building |              |                              |         |                   |
| 2018 | \$187,500.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$187,500.00 | \$9,375.00                   | \$0.00  | \$9,375.00        |
| 2017 | \$181,800.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$181,800.00 | \$9,090.00                   | \$0.00  | \$9,090.00        |



**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                 |                                      |
|-----------------|--------------------------------------|
| <b>TRACT: 8</b> |                                      |
| <b>Owner:</b>   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b> | RURAL ADDRESS PLEASANT TWP ND 99999  |

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | LOT: 0 BLOCK: 35 35-137-49 NW 1/4 LESS R/W A 144.4 4 |
|---------------------------|--|

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10418-000 |
| <b>Jurisdiction:</b> | Pleasant Township |

|                                  |            |
|----------------------------------|------------|
| <b>2018 Statement #180162666</b> |            |
| <b>Mill Levy Rate:</b>           | 195.05     |
| <b>Consolidated:</b>             | \$1,841.27 |
| <b>Specials:</b>                 | \$0.00     |
| <b>Drains:</b>                   | \$9.99     |
| <b>Other:</b>                    | \$0.00     |
| <b>Discounts:</b>                | \$92.06    |
| <b>Pen/Int:</b>                  | \$0.00     |
| <b>1st Due:</b>                  | \$0.00     |
| <b>2nd Due:</b>                  | \$0.00     |
| <b>Amount Due:</b>               | \$0.00     |
| <b>Grand Total Due:</b>          | \$0.00     |

**Statements**

| Year | Statement # | Type        | Tax        | Penalty | Interest | Discount * | Paid       | Balance | PAID |
|------|-------------|-------------|------------|---------|----------|------------|------------|---------|------|
| 2018 | 180162666   | Real Estate | \$1,851.26 | \$0.00  | \$0.00   | \$92.06    | \$1,759.20 | \$0.00  | Paid |
| 2017 | 170161736   | Real Estate | \$1,834.96 | \$0.00  | \$0.00   | \$91.25    | \$1,834.96 | \$0.00  | Paid |
| 2016 | 160161720   | Real Estate | \$1,759.53 | \$0.00  | \$0.00   | \$87.48    | \$1,759.53 | \$0.00  | Paid |
| 2015 | 150161067   | Real Estate | \$1,782.65 | \$0.00  | \$0.00   | \$88.63    | \$1,694.02 | \$0.00  | Paid |
| 2014 | 140159883   | Real Estate | \$1,680.87 | \$0.00  | \$0.00   | \$83.54    | \$1,597.33 | \$0.00  | Paid |
| 2013 | 130159373   | Real Estate | \$1,577.67 | \$0.00  | \$0.00   | \$78.38    | \$1,577.66 | \$0.00  | Paid |
| 2012 | 120257723   | Real Estate | \$1,944.93 | \$0.00  | \$0.00   | \$96.75    | \$1,944.93 | \$0.00  | Paid |
| 2011 | 110257165   | Real Estate | \$1,998.86 | \$0.00  | \$0.00   | \$99.44    | \$1,899.41 | \$0.00  | Paid |

**Assessments**

| Year | Agricultural | Residential |          | Commercial |          | Total        | Taxable Value Before Credits | Credits | Net Taxable Value |
|------|--------------|-------------|----------|------------|----------|--------------|------------------------------|---------|-------------------|
|      | Land         | Land        | Building | Land       | Building |              |                              |         |                   |
| 2018 | \$188,800.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$188,800.00 | \$9,440.00                   | \$0.00  | \$9,440.00        |
| 2017 | \$183,100.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$183,100.00 | \$9,155.00                   | \$0.00  | \$9,155.00        |
| 2016 | \$183,100.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$183,100.00 | \$9,155.00                   | \$0.00  | \$9,155.00        |
| 2015 | \$177,800.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$177,800.00 | \$8,890.00                   | \$0.00  | \$8,890.00        |
| 2014 | \$164,600.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$164,600.00 | \$8,230.00                   | \$0.00  | \$8,230.00        |
| 2013 | \$150,900.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$150,900.00 | \$7,545.00                   | \$0.00  | \$7,545.00        |
| 2012 | \$137,200.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$137,200.00 | \$6,860.00                   | \$0.00  | \$6,860.00        |
| 2011 | \$135,800.00 | \$0.00      | \$0.00   | \$0.00     | \$0.00   | \$135,800.00 | \$6,790.00                   | \$0.00  | \$6,790.00        |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                 |                                      |
|-----------------|--------------------------------------|
| <b>TRACT: 9</b> |                                      |
| <b>Owner:</b>   | ARTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b> | PLEASANT TWP ND 99999                |

|                           |  |
|---------------------------|--|
| <b>Legal Description:</b> | LOT: 0 BLOCK: 25 25-137-49 S 1/2 OF SE 1/4 A 80.00 |
|---------------------------|--|

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10364-000 |
| <b>Jurisdiction:</b> | Pleasant Township |

**Statements**

| Year | Statement # | Type        | Tax        | Penalty | Interest | Discount * | Paid       | Balance | PAID |
|------|-------------|-------------|------------|---------|----------|------------|------------|---------|------|
| 2018 | 180162589   | Real Estate | \$1,011.46 | \$0.00  | \$0.00   | \$50.32    | \$961.14   | \$0.00  | Paid |
| 2017 | 170161659   | Real Estate | \$1,002.70 | \$0.00  | \$0.00   | \$49.89    | \$952.81   | \$0.00  | Paid |
| 2016 | 160161643   | Real Estate | \$961.47   | \$0.00  | \$0.00   | \$47.82    | \$913.65   | \$0.00  | Paid |
| 2015 | 150160990   | Real Estate | \$974.08   | \$0.00  | \$0.00   | \$48.45    | \$925.63   | \$0.00  | Paid |
| 2014 | 140159806   | Real Estate | \$918.62   | \$0.00  | \$0.00   | \$45.68    | \$872.94   | \$0.00  | Paid |
| 2013 | 130159296   | Real Estate | \$862.08   | \$13.01 | \$0.00   | \$0.00     | \$875.11   | \$0.00  | Paid |
| 2012 | 120257647   | Real Estate | \$1,062.73 | \$0.00  | \$0.00   | \$52.89    | \$1,009.82 | \$0.00  | Paid |
| 2011 | 110257088   | Real Estate | \$1,109.27 | \$0.00  | \$0.00   | \$55.21    | \$1,054.04 | \$0.00  | Paid |

**Assessments**

| Year | Agricultural |        | Residential |        | Commercial |              | Total      | Taxable Value Before Credits | Credits    | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|--------------|------------|------------------------------|------------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |              |            |                              |            |                   |
| 2018 | \$103,200.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$103,200.00 | \$5,160.00 | \$0.00                       | \$5,160.00 |                   |
| 2017 | \$100,100.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$100,100.00 | \$5,005.00 | \$0.00                       | \$5,005.00 |                   |
| 2016 | \$100,100.00 | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$100,100.00 | \$5,005.00 | \$0.00                       | \$5,005.00 |                   |
| 2015 | \$97,200.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$97,200.00  | \$4,860.00 | \$0.00                       | \$4,860.00 |                   |
| 2014 | \$90,000.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$90,000.00  | \$4,500.00 | \$0.00                       | \$4,500.00 |                   |
| 2013 | \$82,500.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$82,500.00  | \$4,125.00 | \$0.00                       | \$4,125.00 |                   |
| 2012 | \$75,000.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$75,000.00  | \$3,750.00 | \$0.00                       | \$3,750.00 |                   |
| 2011 | \$75,400.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$75,400.00  | \$3,770.00 | \$0.00                       | \$3,770.00 |                   |

|                                  |            |
|----------------------------------|------------|
| <b>2018 Statement #180162589</b> |            |
| <b>Mill Levy Rate:</b>           | 195.05     |
| <b>Consolidated:</b>             | \$1,006.46 |
| <b>Specials:</b>                 | \$0.00     |
| <b>Drains:</b>                   | \$5.00     |
| <b>Other:</b>                    | \$0.00     |
| <b>Discounts:</b>                | \$50.32    |
| <b>Pen/Int:</b>                  | \$0.00     |
| <b>1st Due:</b>                  | \$0.00     |
| <b>2nd Due:</b>                  | \$0.00     |
| <b>Amount Due:</b>               | \$0.00     |
| <b>Grand Total Due:</b>          | \$0.00     |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

|                  |                                     |
|------------------|-------------------------------------|
| <b>TRACT: 10</b> |                                     |
| <b>Owner:</b>    | RTHUR MATHISON REVOCABLE TRUST ETAL |
| <b>Address:</b>  | PLEASANT TWP ND 99999               |

|                           |   |
|---------------------------|---|
| <b>Legal Description:</b> | LOT: 4 BLOCK: 30S 30-137-48 36 ACR GOVT LT 4 LESS THE FOLL: COMM AT THE IRON MON MARKING THE SW CO R OF SEC 30, THN ON AN ASSM BRG S 89DG41'29" E ON & ALG THE S LN OF SEC 30, A DIST OF 480.56' TO THE PT OF BEG, THN N 03DG56'01" W A DIST OF 619.78', THN N 61DG08'10" E A DIST OF 546.41', THN S 13DG22'25" E A DIST OF 347.95', THN N 65DG00'41" E A DIST OF 294.42' TO AN IRON MON ON THE HIGH WLY BNK OF RED RIVER OF THE N, THN CONT N 65DG00'41" E A DIST OF 126' MORE OR LESS, TO THE ORDINARY HIGH WAT |
|---------------------------|---|

|                      |                   |
|----------------------|-------------------|
| <b>Parcel #:</b>     | 57-0000-10217-030 |
| <b>Jurisdiction:</b> | Pleasant Township |

**Statements**

| Year | Statement # | Type        | Tax      | Penalty | Interest | Discount * | Paid     | Balance | PAID |
|------|-------------|-------------|----------|---------|----------|------------|----------|---------|------|
| 2018 | 180162377   | Real Estate | \$378.39 | \$0.00  | \$0.00   | \$18.92    | \$359.47 | \$0.00  | Paid |
| 2017 | 170161449   | Real Estate | \$374.76 | \$0.00  | \$0.00   | \$18.74    | \$356.02 | \$0.00  | Paid |
| 2016 | 160161431   | Real Estate | \$359.25 | \$0.00  | \$0.00   | \$17.96    | \$341.29 | \$0.00  | Paid |
| 2015 | 150160781   | Real Estate | \$363.92 | \$0.00  | \$0.00   | \$18.20    | \$345.72 | \$0.00  | Paid |
| 2014 | 140159593   | Real Estate | \$343.11 | \$0.00  | \$0.00   | \$17.16    | \$325.95 | \$0.00  | Paid |
| 2013 | 130159081   | Real Estate | \$322.05 | \$4.83  | \$0.00   | \$0.00     | \$326.89 | \$0.00  | Paid |
| 2012 | 120257434   | Real Estate | \$397.70 | \$0.00  | \$0.00   | \$19.89    | \$377.82 | \$0.00  | Paid |
| 2011 | 110256875   | Real Estate | \$505.26 | \$0.00  | \$0.00   | \$25.26    | \$479.98 | \$0.00  | Paid |

**Assessments**

| Year | Agricultural |        | Residential |        | Commercial |             | Total      | Taxable Value Before Credits | Credits    | Net Taxable Value |
|------|--------------|--------|-------------|--------|------------|-------------|------------|------------------------------|------------|-------------------|
|      | Land         | Land   | Building    | Land   | Building   |             |            |                              |            |                   |
| 2018 | \$38,800.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$38,800.00 | \$1,940.00 | \$0.00                       | \$1,940.00 |                   |
| 2017 | \$37,600.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$37,600.00 | \$1,880.00 | \$0.00                       | \$1,880.00 |                   |
| 2016 | \$37,600.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$37,600.00 | \$1,880.00 | \$0.00                       | \$1,880.00 |                   |
| 2015 | \$36,500.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$36,500.00 | \$1,825.00 | \$0.00                       | \$1,825.00 |                   |
| 2014 | \$33,800.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$33,800.00 | \$1,690.00 | \$0.00                       | \$1,690.00 |                   |
| 2013 | \$31,000.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$31,000.00 | \$1,550.00 | \$0.00                       | \$1,550.00 |                   |
| 2012 | \$28,200.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$28,200.00 | \$1,410.00 | \$0.00                       | \$1,410.00 |                   |
| 2011 | \$34,500.00  | \$0.00 | \$0.00      | \$0.00 | \$0.00     | \$34,500.00 | \$1,725.00 | \$0.00                       | \$1,725.00 |                   |

|                                  |          |
|----------------------------------|----------|
| <b>2018 Statement #180162377</b> |          |
| <b>Mill Levy Rate:</b>           | 195.05   |
| <b>Consolidated:</b>             | \$378.39 |
| <b>Specials:</b>                 | \$0.00   |
| <b>Drains:</b>                   | \$9.99   |
| <b>Other:</b>                    | \$0.00   |
| <b>Discounts:</b>                | \$18.92  |
| <b>Pen/Int:</b>                  | \$0.00   |
| <b>1st Due:</b>                  | \$0.00   |
| <b>2nd Due:</b>                  | \$0.00   |
| <b>Amount Due:</b>               | \$0.00   |
| <b>Grand Total Due:</b>          | \$0.00   |

**SPECIAL ASSESSMENTS:** If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

**FARM: 6075**

North Dakota

U.S. Department of Agriculture

Prepared: 9/10/19 2:36 PM

Cass

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 2 of 3

**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: 15605 Description NW 24-137-49 LESS W 14.82 FIELD  
 FSA Physical Location : Cass, ND ANSI Physical Location: Cass, ND

# Tracts 1, 2, & 3

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 114.22             | 100.47             | 100.47                 | 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                | 100.47                 | 0.0            | 0.0     | 0.0          |     |

| Crop                     | Base Acreage  | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------------|-----------|-----------------------|
| WHEAT                    | 48.76         |                 | 56        | 0.0                   |
| SOYBEANS                 | 51.32         |                 | 41        | 0.0                   |
| <b>Total Base Acres:</b> | <b>100.08</b> |                 |           |                       |

Tract Number: 4118 Description SE 11-137-49  
 FSA Physical Location : Cass, ND ANSI Physical Location: Cass, ND

# Tract 4

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 140.35             | 140.35             | 140.35                 | 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                | 140.35                 | 0.0            | 0.0     | 0.0          |     |

| Crop                     | Base Acreage  | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------------|-----------|-----------------------|
| WHEAT                    | 51.93         |                 | 53        | 0.0                   |
| SOYBEANS                 | 67.95         |                 | 36        | 0.0                   |
| <b>Total Base Acres:</b> | <b>119.88</b> |                 |           |                       |

**FARM: 11581**

Prepared: 9/10/19 2:37 PM

Crop Year: 2019

Page: 3 of 4

North Dakota

U.S. Department of Agriculture

Cass

Farm Service Agency

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

**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.

Owners: ARTHUR MATHISON REV TRUST

Other Producers: None

Tract Number: 16035 Description 177.36 FIELD W2E2 23-137-49

FSA Physical Location : Cass, ND

ANSI Physical Location: Cass, ND

# Tracts 5 & 6

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 177.36             | 177.36             | 177.36                 | 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                | 177.36                 | 0.0            | 0.0     | 0.0          |     |

| Crop  | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 77.68        |                 | 49        | 0.0                   |

| Crop                     | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN                     | 17.15        |                 | 86        |                       |
| SOYBEANS                 | 62.82        |                 |           | 0.0                   |
| <b>Total Base Acres:</b> | 157.65       |                 |           |                       |

Owners: ARTHUR MATHISON REV TRUST

Other Producers: None



FARM: 11581

North Dakota

U.S. Department of Agriculture

Prepared: 9/10/19 2:37 PM

Cass

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 4

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

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

# Tract 7

Tract Number: 3999 Description W2W2 25-137-49

FSA Physical Location : Cass, ND

ANSI Physical Location: Cass, ND

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 145.4              | 145.4              | 145.4                  | 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                | 145.4                  | 0.0            | 0.0     | 0.0          |     |

| Crop                     | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| WHEAT                    | 70.85        |                 | 56        | 0.0                   |
| SOYBEANS                 | 74.55        |                 | 41        | 0.0                   |
| <b>Total Base Acres:</b> | <b>145.4</b> |                 |           |                       |



North Dakota

Cass

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.

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6075

Prepared: 9/10/19 2:36 PM

Crop Year: 2019

Page: 1 of 3

Tract Number: 4117 Description NW 35-

FSA Physical Location : Cass, ND

ANSI Physical Location: Cass, ND

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

# Tract 8

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 141.65             | 141.65             | 141.65                 | 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                | 141.65                 | 0.0            | 0.0     | 0.0          |     |

| Crop                     | Base Acreage  | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------------|-----------|-----------------------|
| WHEAT                    | 52.41         |                 | 53        | 0.0                   |
| SOYBEANS                 | 68.57         |                 | 36        | 0.0                   |
| <b>Total Base Acres:</b> | <b>120.98</b> |                 |           |                       |





FARM: 11581

North Dakota

U.S. Department of Agriculture

Prepared: 9/10/19 2:37 PM

Cass

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 4

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

Owners: ARTHUR MATHISON REV TRUST

Other Producers: None

Tract Number: 4116 Description S2SE 25-137-49; S2S2 30 W OF RIVER 137-48  
 FSA Physical Location: Cass, ND ANSI Physical Location: Cass, ND

# Tract 9 & 10

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 107.11             | 106.26             | 106.26                 | 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                | 106.26                 | 0.0            | 0.0     | 0.0          |     |

| Crop                     | Base Acreage  | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------------|-----------|-----------------------|
| WHEAT                    | 51.77         |                 | 56        | 0.0                   |
| SOYBEANS                 | 54.49         |                 | 41        | 0.0                   |
| <b>Total Base Acres:</b> | <b>106.26</b> |                 |           |                       |

Owners: ARTHUR MATHISON REV TRUST

Other Producers: None



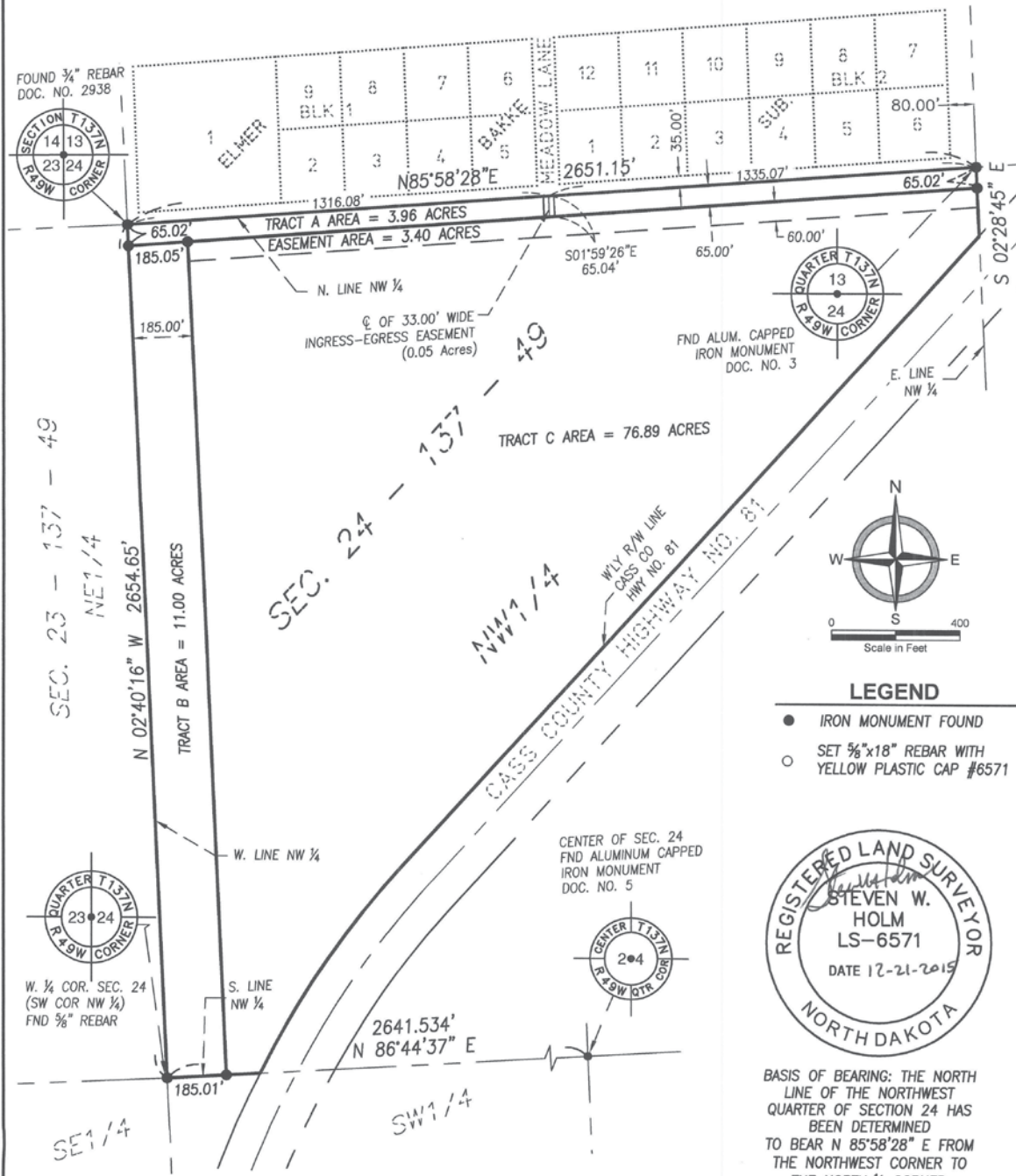
Tract 9



Tract 10

## CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER,  
SECTION 24, TOWNSHIP 137 NORTH, RANGE 49 WEST,  
CASS COUNTY, NORTH DAKOTA



### LEGEND

- IRON MONUMENT FOUND
- SET 3/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571



BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24 HAS BEEN DETERMINED TO BEAR N 85°58'28" E FROM THE NORTHWEST CORNER TO THE NORTH 1/4 CORNER.

### 33.00' INGRESS-EGRESS EASEMENT ACROSS TRACT A

That part of the Northwest Quarter of Section 24, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, which lies within 16.50 feet of the following described centerline:

Commencing at the northwest corner of said Northwest Quarter; thence North 85 degrees 58 minutes 28 seconds East, assumed bearing, along the north line of said Northwest Quarter for a distance of 1316.08 feet to the point of beginning of the centerline to be described; thence South 01 degree 59 minutes 26 seconds East for a distance of 65.04 feet and said centerline there terminates. The sidelines of said 33.00 foot wide ingress-egress easement shall be prolonged or shortened to terminate on a line which bears North 85 minutes 28 seconds East and South 85 degrees 58 minutes 28 seconds West from the point of beginning and termination of said centerline.

Said easement contains 0.05 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

| HMG                                 |  | CERTIFICATE OF SURVEY |                  |          |             |
|-------------------------------------|--|-----------------------|------------------|----------|-------------|
| FOR: FARGO MOORHEAD METRO DIVERSION |  | DATE                  | LAST DAY ON SITE | CH'D BY  | PROJECT NO. |
|                                     |  | 7/03/14               | 2/7/14           | SWH      | 17033       |
|                                     |  | REVISED               | SCALE            | DRAWN BY | SHEET       |
|                                     |  | 12/21/15              | 1" = 400'        | CDH      | 1 OF 2      |

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER,  
SECTION 24, TOWNSHIP 137 NORTH, RANGE 49 WEST,  
CASS COUNTY, NORTH DAKOTA

**TRACT A - LEGAL DESCRIPTION**

That part of the Northwest Quarter of Section 24, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

The north 65.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the north line of said Northwest Quarter.

Said tract contains 3.96 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

**TRACT B - LEGAL DESCRIPTION**

That part of the Northwest Quarter of Section 24, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

The west 185.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the west line of said Northwest Quarter.

Excepting therefrom the north 65.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the north line of said Northwest Quarter.

Said tract contains 11.00 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

**EASEMENT DESCRIPTION**

An easement over, under and across that part of the Northwest Quarter of Section 24, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

The south 60.00 feet of the north 125.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the north line of said Northwest Quarter.

Excepting therefrom the west 185.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the west line of said Northwest Quarter.

Said easement contains 3.40 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

**TRACT C - LEGAL DESCRIPTION (REMNANT AREA AND EASEMENT AREA)**

That part of the Northwest Quarter of Section 24, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

All that portion of said Northwest Quarter lying north and west of the westerly right-of-way line of Cass County Highway No. 81, less the north 65.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the north line of said Northwest Quarter and less the west 185.00 feet of said Northwest Quarter as measured at a right angle to and parallel with the west line of said Northwest Quarter.

Said tract contains 76.89 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

**ORIGINAL PARCEL - LEGAL DESCRIPTION**

That part of the Northwest Quarter of Section 24, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

All that portion of the said Northwest Quarter lying north and west of the westerly right-of-way line of Cass County Highway No. 81

Said tract contains 91.85 acres, more or less.

**CERTIFICATION**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.


  
Steven W. Holm,  
Registered Land Surveyor  
N.D. License No. 6571

Date: 12-21-2015



State of North Dakota)  
County of Cass )

On this 21 day of DECEMBER, 2015, before me, a Notary Public in and for said county and state, personally appeared Steven W. Holm, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing certificate and acknowledged to me that he executed the same as his free act and deed.

  
Notary Public, Cass County, North Dakota  
My Commission Expires: Dec. 7, 2021

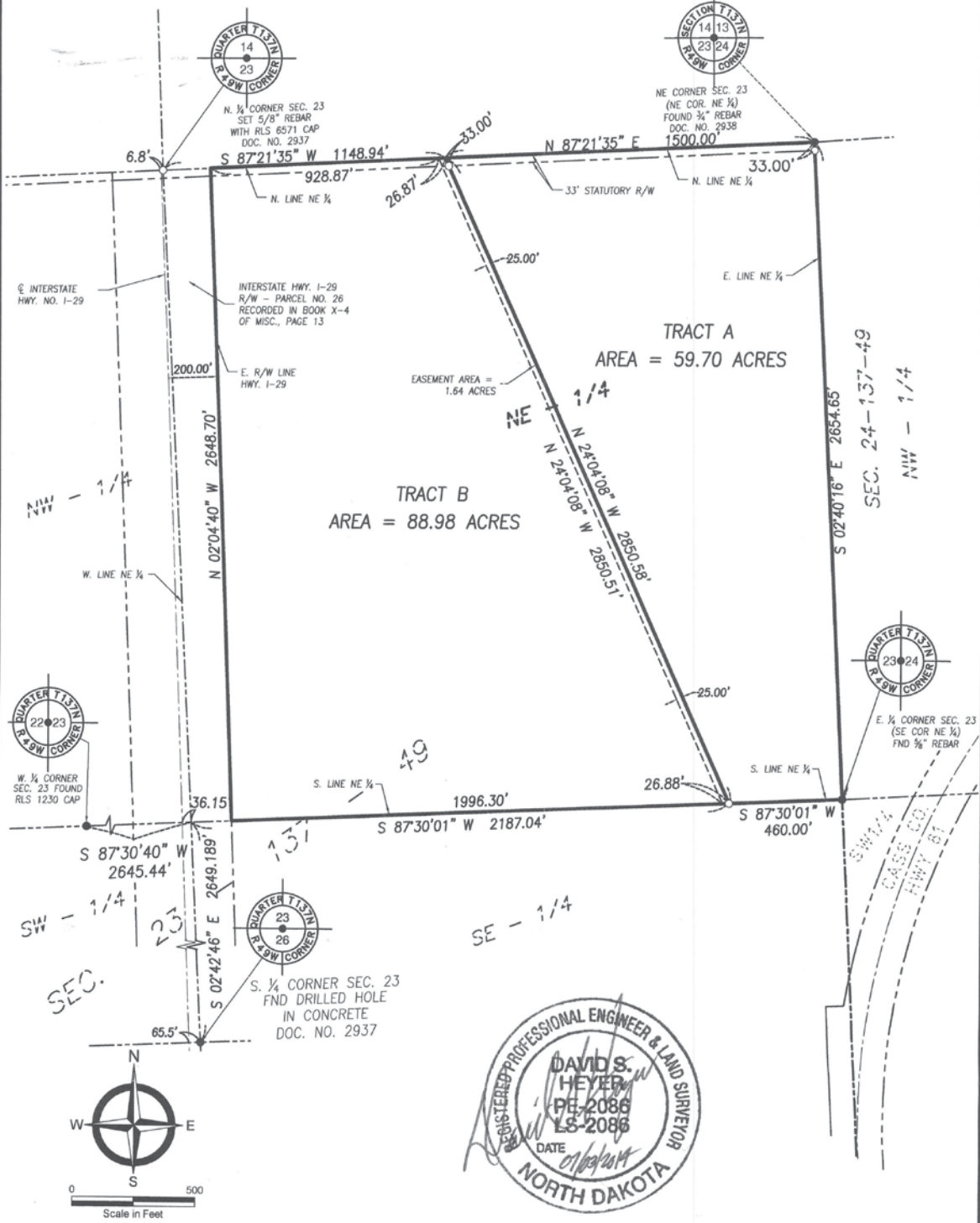
MARA L. RORVIG  
Notary Public  
State of North Dakota  
My Commission Expires Dec. 7, 2021

|   |   |          |                  |          |             |
|---|---|----------|------------------|----------|-------------|
|  | <b>CERTIFICATE OF SURVEY</b><br>FOR: FARGO MOORHEAD METRO DIVERSION | DATE     | LAST DAY ON SITE | CH'D BY  | PROJECT NO. |
|   |   | 7/03/14  | 2/7/14           | CDH      | 17033       |
|   |   | REVISED  | SCALE            | DRAWN BY | SHEET       |
|   |   | 12/21/15 | 1" = 400'        | DSH      | 2 OF 2      |

# Tract 5 Survey & Descriptions

## CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER,  
SECTION 23, TOWNSHIP 137 NORTH, RANGE 49 WEST,  
CASS COUNTY, NORTH DAKOTA



- LEGEND**
- IRON MONUMENT FOUND
  - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #2086

BASIS OF BEARING: THE SOUTH LINE THE NORTHEAST QUARTER OF SECTION 23 HAS BEEN DETERMINED TO BEAR S 87°30'01" W FROM THE EAST 1/4 CORNER TO THE WEST 1/4 CORNER.

|  |   |  |                 |                            |                 |                      |
|--|---|--|-----------------|----------------------------|-----------------|----------------------|
|  | <b>CERTIFICATE OF SURVEY</b><br>FOR: FARGO MOORHEAD METRO DIVERSION |  | DATE<br>7/02/14 | LAST DAY ON SITE<br>2/7/14 | CH'D BY<br>CDH  | PROJECT NO.<br>17033 |
|  |   |  | REVISED         | SCALE<br>1" = 500'         | DRAWN BY<br>DSH | SHEET<br>1 OF 2      |

**TRACT B - LEGAL DESCRIPTION (REMNANT AREA)**

That part of the Northeast Quarter of Section 23, Township 137 North, Range 49 West of the Fifth Principal Meridian in Cass County, North Dakota, described as follows:

Commencing at a found iron monument which designates the southeast corner of said Northeast Quarter; thence South 87 degrees 30 minutes 01 second West on an assumed bearing along the south line of said Northeast Quarter for a distance of 486.88 feet to the Point of Beginning of the tract to be described; thence continuing South 87 degrees 30 minutes 01 second West along the south line of said Northeast Quarter for a distance of 1996.30 feet to the east Right-of-Way line of Interstate Highway No. 1-29; thence North 02 degrees 04 minutes 40 seconds West along the said east Right-of-Way line for a distance of 2648.70 feet to the north line of said Northeast Quarter; thence North 87 degrees 21 minutes 35 seconds East along said north line for a distance of 928.87 feet; thence South 24 degrees 04 minutes 08 seconds West for a distance of 2850.51 feet to the point of beginning.

Said tract contains 88.98 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

**EASEMENT DESCRIPTION**

An easement over, under and across that part of the Northeast Quarter of Section 23, Township 137 North, Range 49 West of the Fifth Principal Meridian in Cass County, North Dakota, being a strip of land 25.00 feet wide, the easterly line of said strip is described as follows:

Commencing at a found iron monument which designates the southeast corner of said Northeast Quarter; thence South 87 degrees 30 minutes 01 second West on an assumed bearing along the south line of said Northeast Quarter for a distance of 460.00 feet to the point of beginning of the line to be described; thence North 24 degrees 04 minutes 08 seconds West for a distance of 2850.58 feet to the north line of said Northeast Quarter and said line there terminates. The westerly sideline of said 25.00 foot wide easement is to be lengthened or shortened to terminate on the north and south lines of said Northeast Quarter.

Said easement contains 1.64 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.



Tract 1



Tract 1



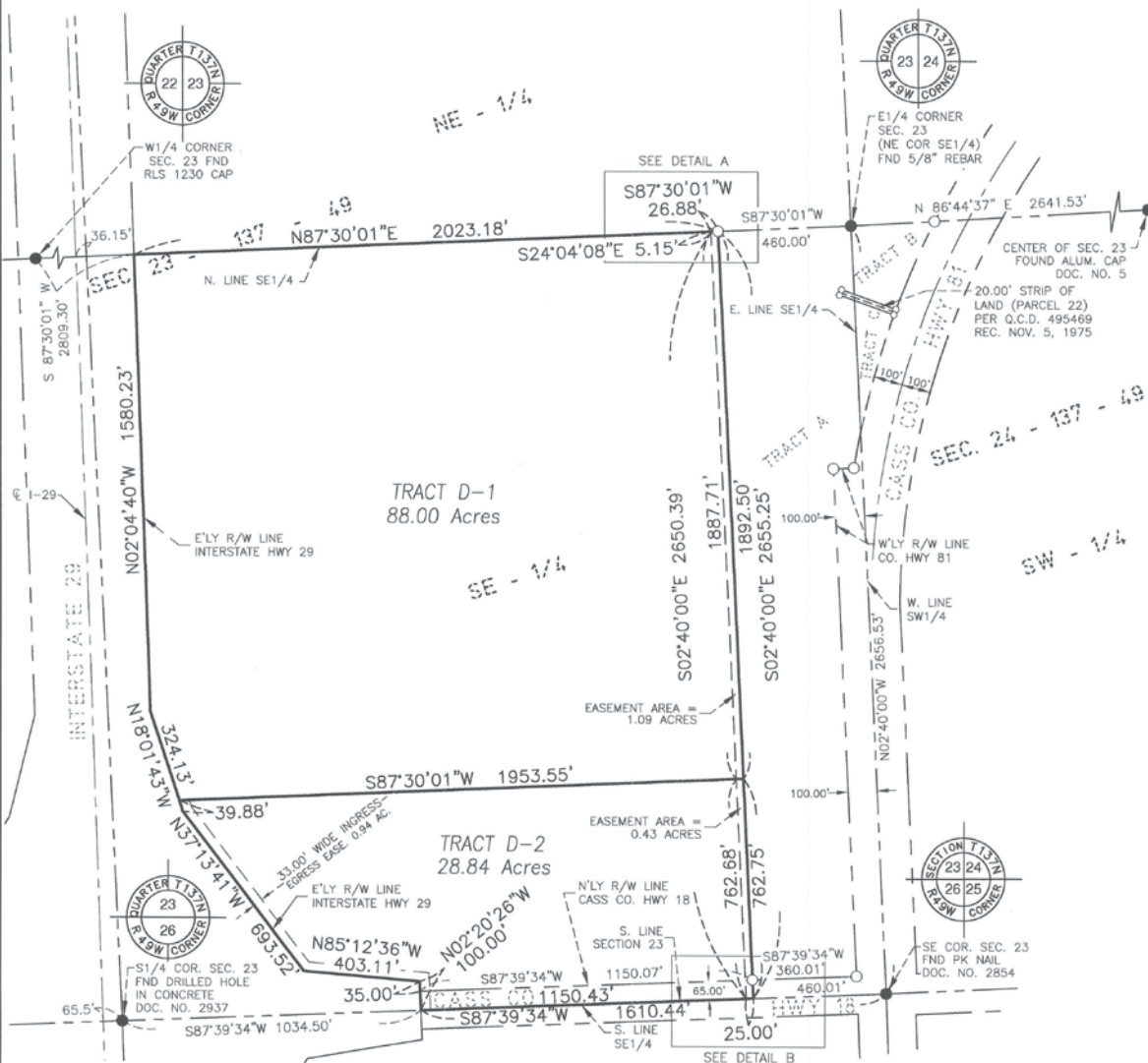
Tracts 5&6



Tracts 5&6

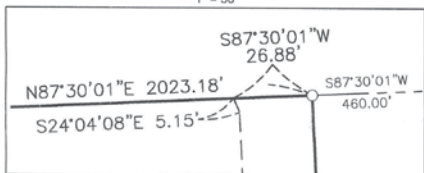
## CERTIFICATE OF SURVEY

PART OF THE SE 1/4 OF SECTION 23,  
IN TOWNSHIP 137 NORTH, RANGE 49 WEST,  
CASS COUNTY, NORTH DAKOTA



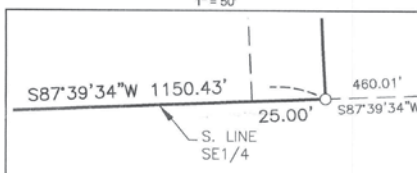
**DETAIL A**

1" = 50'



**DETAIL B**

1" = 50'



### LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571

BASIS OF BEARING: THE NORTH LINE THE SOUTHEAST QUARTER OF SECTION 23 HAS BEEN DETERMINED TO BEAR S87°30'01"W FROM THE EAST 1/4 CORNER TO THE WEST 1/4 CORNER.



Scale in Feet



|            |                                     |                  |          |             |
|------------|-------------------------------------|------------------|----------|-------------|
| <b>HMG</b> | <b>CERTIFICATE OF SURVEY</b>        |                  |          |             |
|            | FOR: FARGO MOORHEAD METRO DIVERSION |                  |          |             |
|            | DATE                                | LAST DAY ON SITE | CH'D BY  | PROJECT NO. |
|            | 12/03/15                            | 2/7/14           | CDH      | 17033       |
|            | REVISED                             | SCALE            | DRAWN BY | SHEET       |
|            |                                     | 1" = 500'        | SWH      | 1 OF 3      |

**TRACT D-1 - LEGAL DESCRIPTION**

That part of the Southeast Quarter of Section 23, Township 137 North, Range 49 West of the Fifth Principal Meridian in Cass County, North Dakota described as follows:

Commencing at a found iron monument which designates the northeast corner of said Southeast Quarter; thence South 87 degrees 30 minutes 01 second West, assumed bearing, along the north line of said Southeast Quarter for a distance of 460.00 feet to the point of beginning of the land to be described; thence South 02 degrees 40 minutes 00 seconds East for a distance of 1892.50 feet; thence South 87 degrees 30 minutes 01 second West for a distance of 1953.55 feet to the easterly right of way line of Interstate Highway No. 29; thence North 18 degrees 01 minute 43 seconds West along said easterly right of way line for a distance of 324.13 feet; thence North 02 degrees 04 minutes 40 seconds West continuing along said easterly right of way line for a distance of 1580.23 feet to the north line of said Southeast Quarter; thence North 87 degrees 30 minutes 01 second East along the north line of said Southeast Quarter for a distance of 2023.18 feet to the point of beginning.

Said tract contains 88.00 acres, more or less and is subject to all easements, restrictions and reservations of record, if any.

And Further Subject to an easement over, under and across that part of the above described tract which lies easterly of the following described sideline:

Commencing at a found iron monument at the aforementioned northeast corner of the Southeast Quarter; thence South 87 degrees 30 minutes 01 second West along the north line of said Southeast Quarter for a distance of 486.88 feet to the point of beginning of the sideline to be described; thence South 24 degrees 04 minutes 08 seconds East for a distance of 5.15 feet; thence South 02 degrees 40 minutes 00 seconds East for a distance of 1887.71 feet and said sideline there terminates.

**33.00' WIDE INGRESS-EGRESS DESCRIPTION**

A 33.00 foot wide easement for ingress and egress purposes over, under and across that part of the Southeast Quarter of Section 23, Township 137 North, Range 49 West of the Fifth Principal Meridian in Cass County, North Dakota. The westerly sideline of said 33.00 foot wide ingress and egress easement is described as follows:

Commencing at a found iron monument which designates the northeast corner of said Southeast Quarter; thence South 87 degrees 30 minutes 01 second West, assumed bearing, along the north line of said Southeast Quarter for a distance of 460.00 feet; thence South 02 degrees 40 minutes 00 seconds East for a distance of 2655.25 feet to the south line of said Southeast Quarter; thence South 87 degrees 39 minutes 34 seconds West along said south line for a distance of 1150.43 feet to the easterly right of way line of Interstate Highway No. 29, the point of beginning of the westerly sideline to be described; thence North 02 degrees 20 minutes 26 seconds West along said easterly right of way line for a distance of 100.00 feet; thence North 85 degrees 12 minutes 36 seconds West continuing along said easterly right of way line for a distance of 403.11 feet; thence North 37 degrees 13 minutes 41 seconds West continuing along said easterly right of way line for a distance of 693.52 feet; thence North 18 degrees 01 minute 43 seconds West continuing along said easterly right of way line for a distance of 39.88 feet and said westerly sideline there terminates. The easterly sideline of said 33.00 foot wide ingress and egress easement shall be lengthened or shortened to terminate on the south line of said Southeast Quarter and on a line which bears North 87 degrees 30 minutes 01 second East from the point of termination of said westerly sideline.

Said easement contains 0.94 acres, more or less and is subject to the rights of the public in Cass County Highway No. 18 and all easements, restrictions and reservations of record, if any.



Tracts 5&6



# Informational Sheet OHB Ring Levee Construction

## PROJECT UPDATE

Construction of the levee along the eastern side of Oxbow, along with a large storm water pump station and internal drainage features, will resume later this year after final design and bidding is complete.

When combined with future construction efforts planned after resolution of the litigation, Oxbow, Hickson, and Bakke will be fully protected against both natural flooding and the water that would be stored temporarily upstream of Fargo-Moorhead by the Diversion Project.

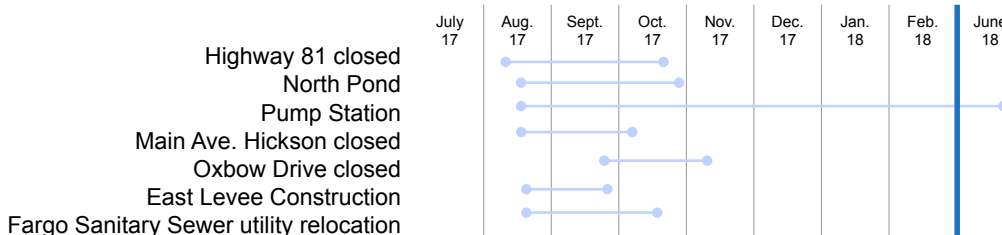


### Bidding

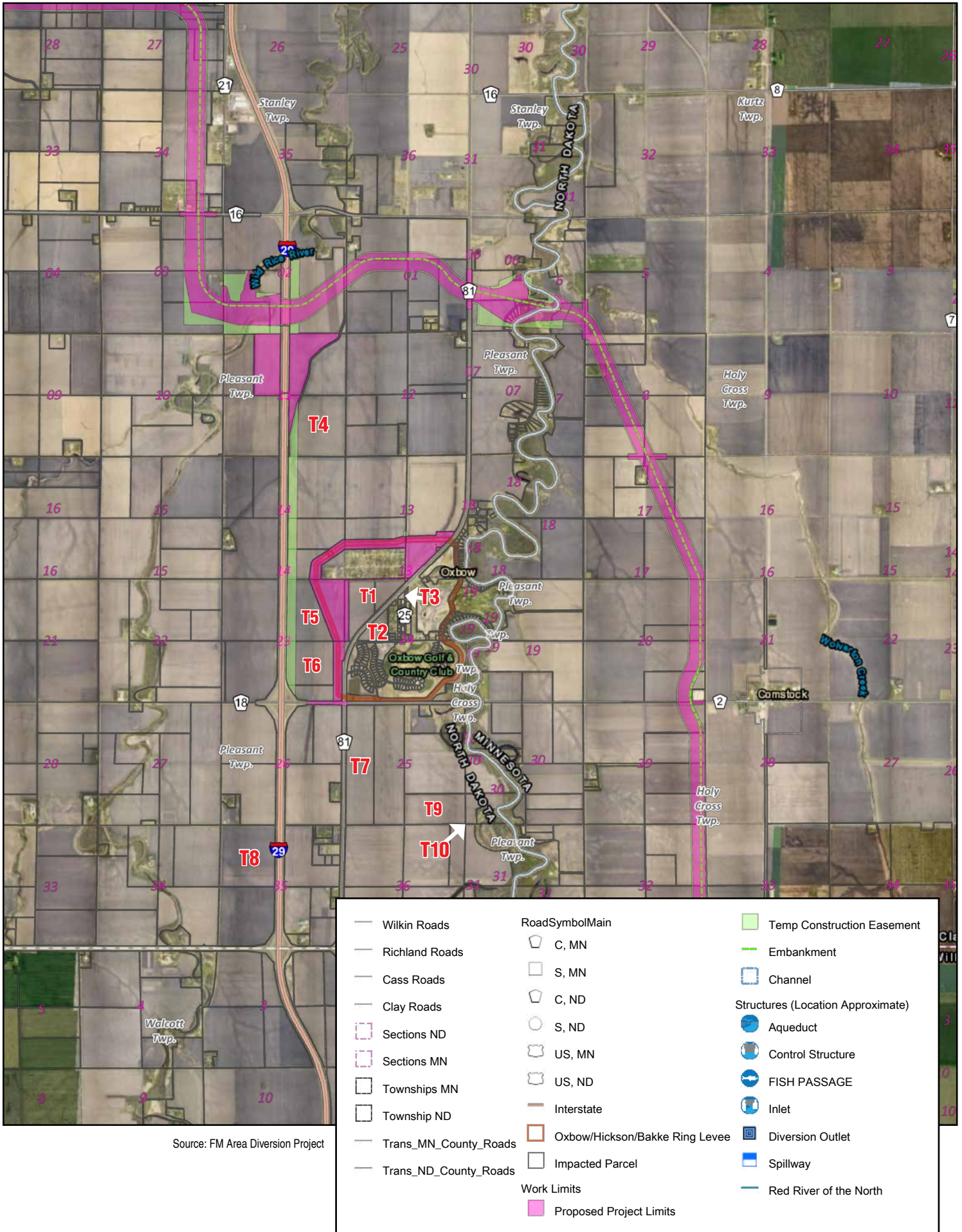
|   |                |
|---|----------------|
| Bid Opening                                       | Early July     |
| Award/ Contracting/ Preliminary matters (30 days) | July to August |
| Notice to Proceed                                 | Early August   |

### Construction (2017)

|                              |                                 |
|------------------------------|---------------------------------|
| Highway 81                   | Early August to Late October    |
| North Pond                   | Mid. August to Late October     |
| Pump Station                 | Mid August June 2018            |
| Hickson Main Ave             | Mid August to Early October     |
| Oxbow Drive                  | Mid September to early November |
| East Levee                   | Mid August to late September    |
| Fargo Sanitary Sewer Utility | Mid August to Mid October       |







# Oxbow, ND

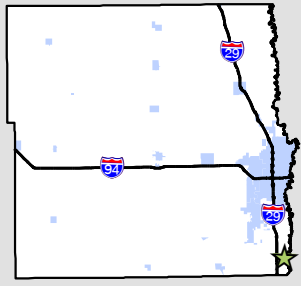
-  City Limits
-  Parcels

\*NOTE: Not all house numbers are shown.

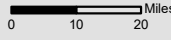
Map Updated 1/19/2017

Cass County GIS  
[www.casscountynd.gov/county/depts/GIS/](http://www.casscountynd.gov/county/depts/GIS/)

DISCLAIMER: This map is made available as a public service. Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



Location of Oxbow within Cass County

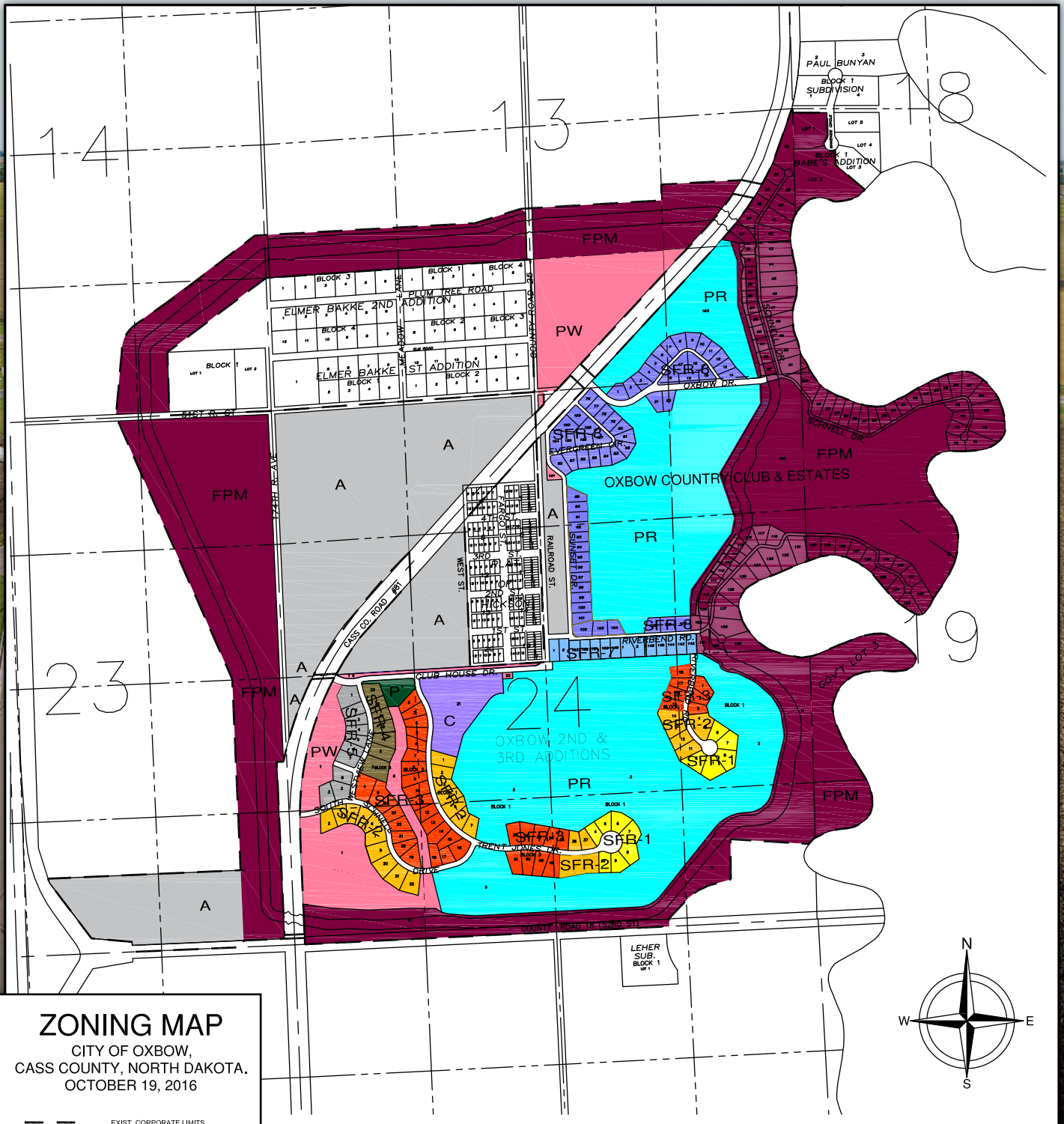


City limits encompasses 20' tract

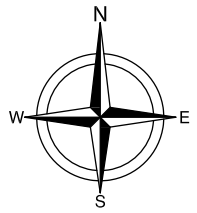
Annexed in 2017

City limits encompasses 20' tract



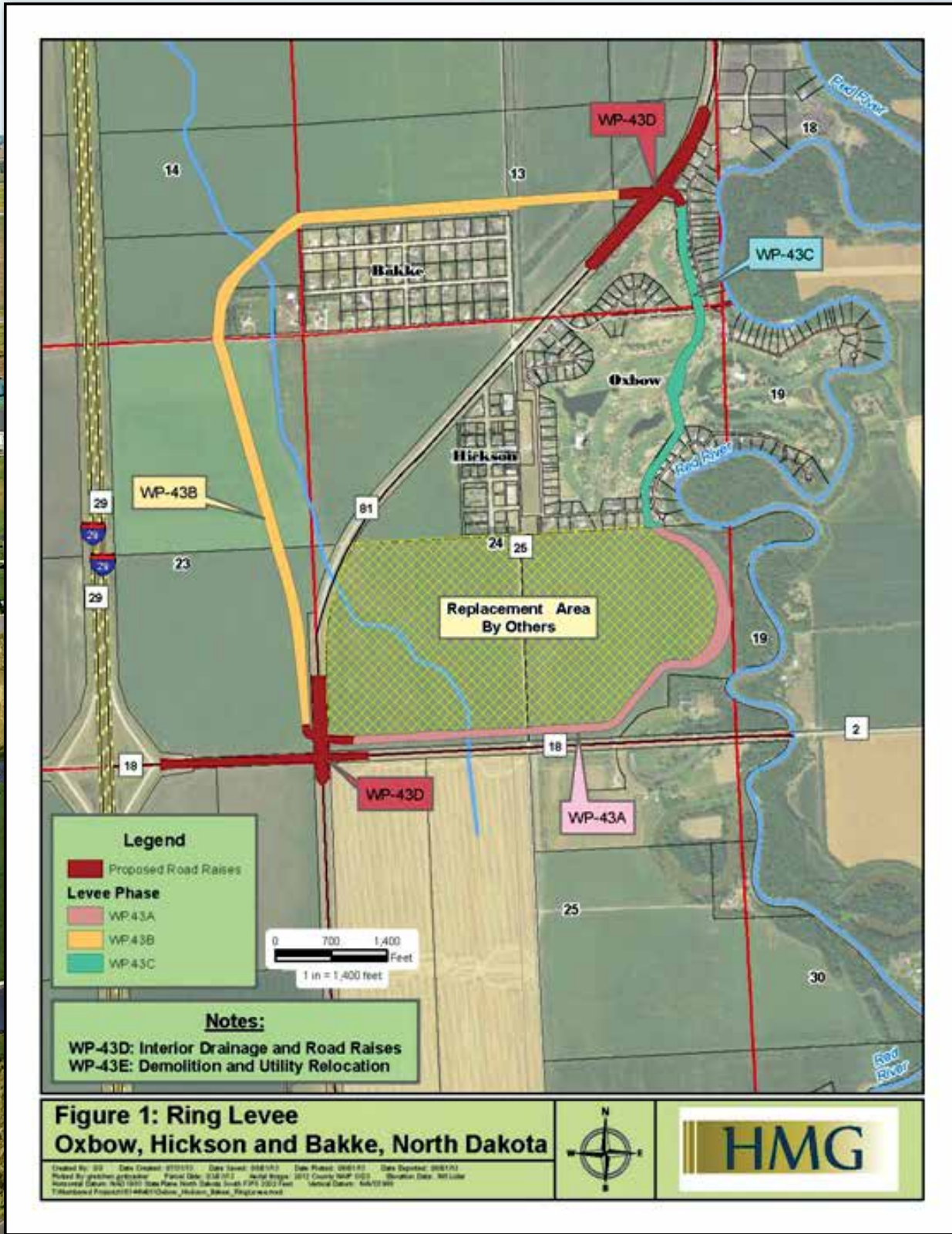


**ZONING MAP**  
 CITY OF OXBOW,  
 CASS COUNTY, NORTH DAKOTA,  
 OCTOBER 19, 2016



|  |                               |
|--|-------------------------------|
|  | EXIST. CORPORATE LIMITS       |
|  | AGRICULTURE                   |
|  | SINGLE FAMILY RESIDENTIAL - 1 |
|  | SINGLE FAMILY RESIDENTIAL - 2 |
|  | SINGLE FAMILY RESIDENTIAL - 3 |
|  | SINGLE FAMILY RESIDENTIAL - 4 |
|  | SINGLE FAMILY RESIDENTIAL - 5 |
|  | SINGLE FAMILY RESIDENTIAL - 6 |
|  | SINGLE FAMILY RESIDENTIAL - 7 |
|  | SINGLE FAMILY RESIDENTIAL - 8 |
|  | RURAL RESIDENTIAL             |
|  | MULTIPLE FAMILY               |
|  | HIGHWAY COMMERCIAL            |
|  | COMMERCIAL                    |
|  | INDUSTRIAL                    |
|  | FLOOD PLAIN MANAGEMENT        |
|  | PARK                          |
|  | PRIVATE RECREATION            |
|  | PUBLIC WORKS                  |

moore  
 CONSULTING ENGINEERS  
 1111 17th St S  
 Bismarck, ND 58503  
 701.223.1111





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:

# Development & Farmland **AUCTION** Oxbow-Hickson, ND



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

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

515.432.6000 P | Ames, IA 50010

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