

BENSON COUNTY  
NORTH DAKOTA

Thursday, March 12 | 8AM-12PM <sup>2020</sup>

# LAND AUCTION

Timed Online



Built on Trust.

*Irrigated Farmland!*



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



**346<sub>±</sub>**  
**acres**  
*offered in 2 tracts*

This auction includes two irrigated quarters of cropland and an adjoining 40 acre parcel located on the west side of Warwick, ND off of Hwy. 20. This land sells free and clear of any lease agreements for 2020. This auction represents the rare opportunity to purchase irrigated farmland in the Devils Lake area.

**PREVIEW DATE:** Tuesday, March 3rd from 1:00PM-3:00PM. Meet a Steffes Representative at Mr. & Mrs. J's Restaurant (318 US-2, Devils Lake, ND) with any questions about the property or the auction process.

**LAND LOCATED** West of Warwick, ND

**Brian Kraft, Owner**

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or online at [SteffesGroup.com](http://SteffesGroup.com)

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | [SteffesGroup.com](http://SteffesGroup.com)

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

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## **All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



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

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

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

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

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

**The auction begins at 8:00AM and will end at 12:00PM Thursday, March 12, 2020.**

- 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.

- 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.

- **2019 Taxes to be paid by SELLER. 2020 Taxes to be paid by BUYER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.

- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- The minimum bid raise will be \$1,000.00

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

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

for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

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

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **POSSESSION**

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

### **MINERAL RIGHTS**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### **ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### **EASEMENTS AND SURVEY**

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

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

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

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

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

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

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

### **THE BIDDING STRATEGY**

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

# Timed Online Bidding Process

of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes

CATALOG ORDER

EXTENDED

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


Description: NW ¼ Section 5-163-57

Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47 

00:04:00

US \$115,000.00 (5 bids)



[More Photos](#)

EXTENDED

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Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47 



[More Photos](#)

EXTENDED

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Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47 



[More Photos](#)

# This is an AUCTION! To the Highest Bidder.

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

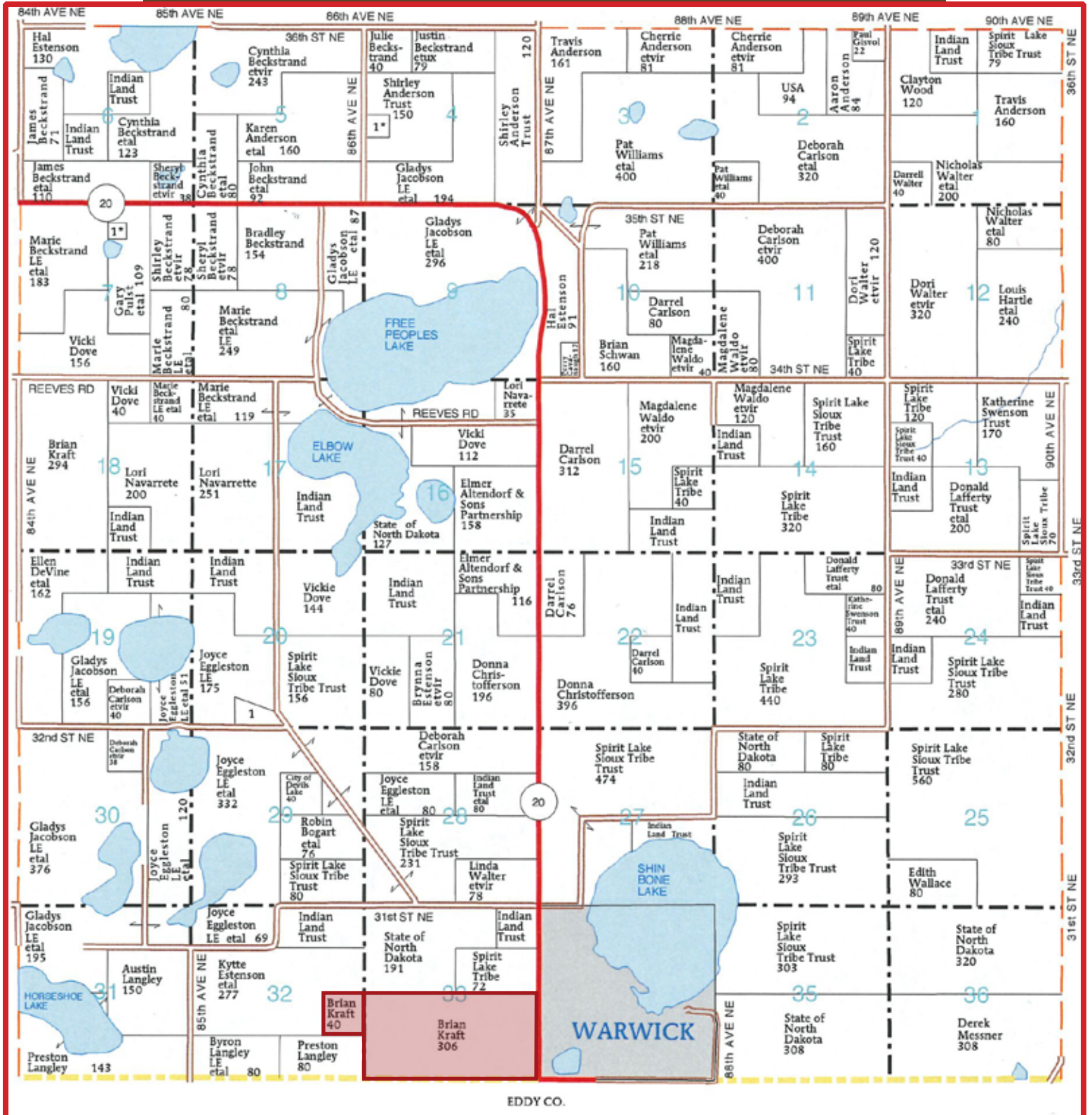


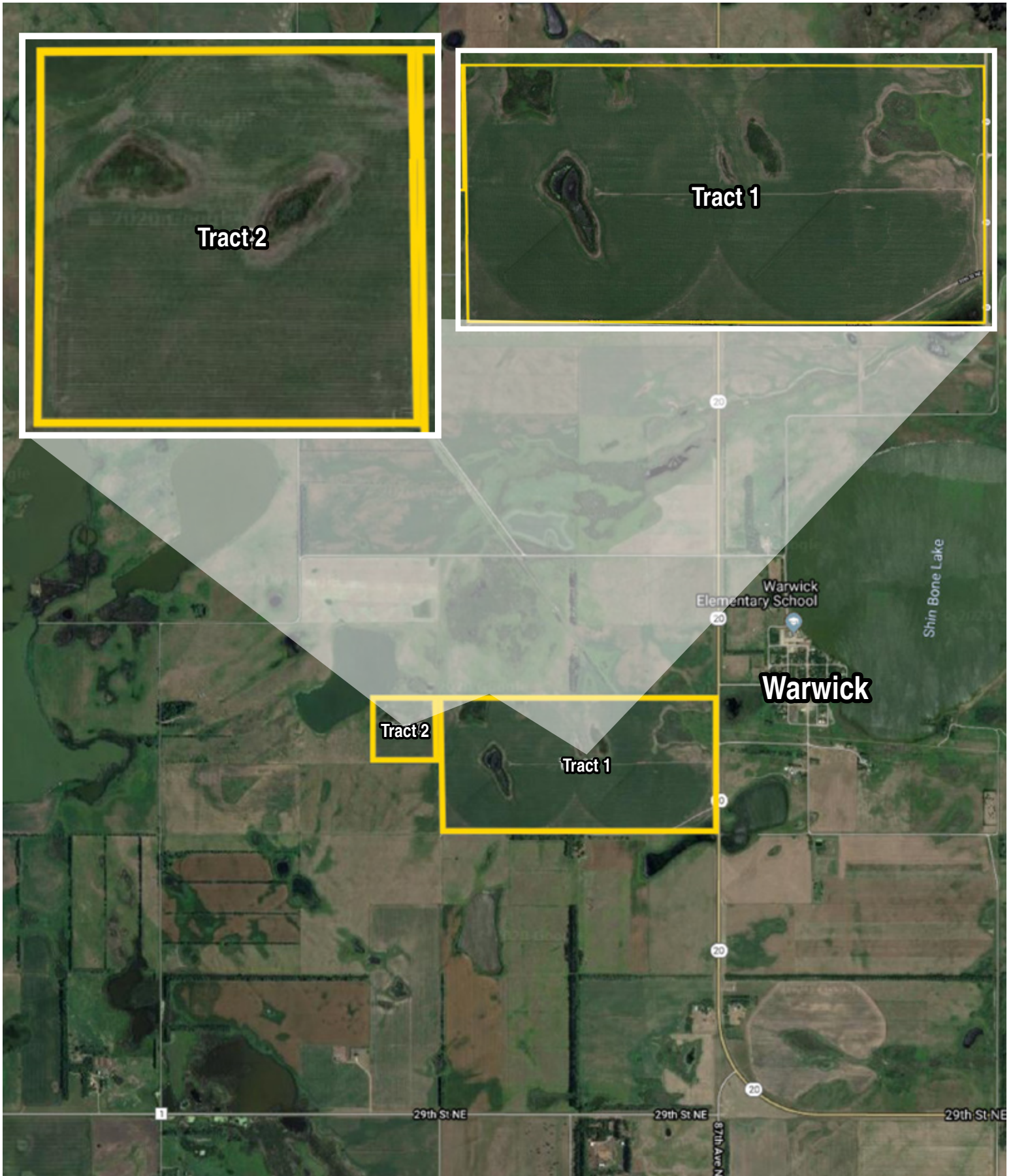
Lots with this symbol are linked together throughout the entire auction and will close together.



**BENSON COUNTY, ND – WARWICK TOWNSHIP**

Description: S1/2 Less RW Section 33-151-63 & NE1/4SE1/4 Section 32-151-63  
Total Acres: 346± • Cropland Acres: 341±  
Available to Farm for the 2020 Crop year! To Be Sold in 2 Tracts!





# Tract 1 Details

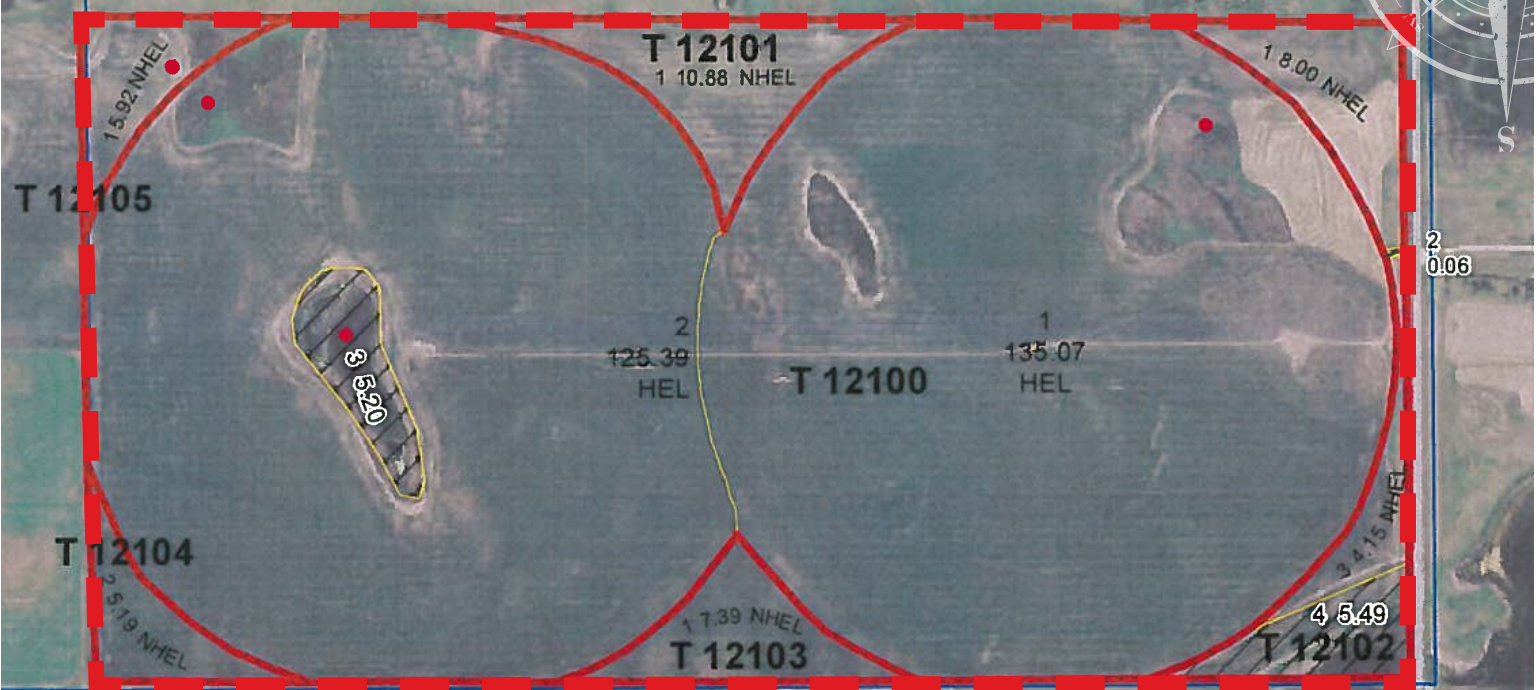
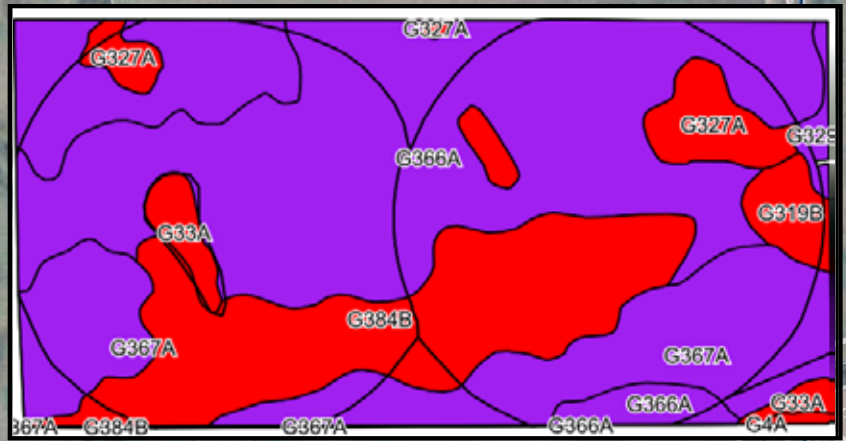
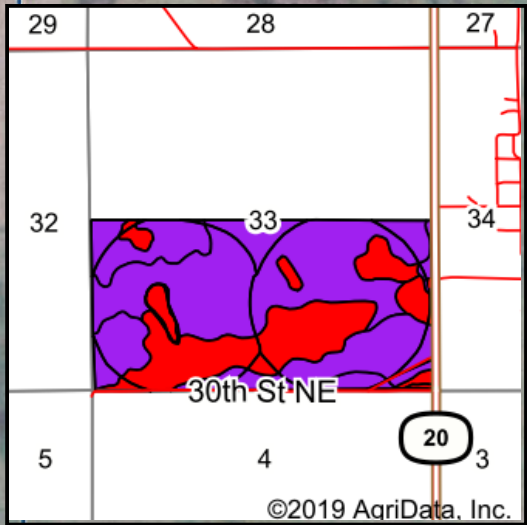
Benson County, ND

Description: S1/2 (LESS 13.97A RW) Section 33-151-63 • Total Acres: 306± • Cropland Acres: 302±

PID #s: 29-0000-07100-000, 29-0000-07101-000, 29-0000-07102-000, & 29-0000-07103-000 • Soil Productivity Index: 51.2

Soils: Hecla Loamy Fine Sand (43% of field), Hecla Fine Sandy Loam (27% of field), Maddock-Hecla Loamy Fine Sands (20% of field)

Taxes (2019): \$1,045.59



Area Symbol: ND005, Soil Area Version: 23

Area Symbol: ND027, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	134.36	43.0%		IVe	52
G367A	Hecla fine sandy loam, 0 to 2 percent slopes	84.54	27.0%		IIIe	57
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	61.05	19.5%		IVe	46
G327A	Garborg loamy sand, 0 to 2 percent slopes	15.50	5.0%		IVe	49
G319B	Lohnes-Claire loamy coarse sands, 0 to 6 percent slopes	6.52	2.1%		VIe	35
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	6.47	2.1%		IVw	30
G329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	2.62	0.8%		IIIe	60
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.65	0.2%		VIIIw	9
G367A	Hecla fine sandy loam, 0 to 2 percent slopes	0.54	0.2%		IIIe	57
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	0.35	0.1%		IVe	46
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	0.11	0.0%		IVe	52
<b>Weighted Average</b>						<b>51.2</b>

## Irrigation Description

**2013 Valley Model 8000 7-tower pivot**, 1256', 800 GPM sprinkler package with Nelson rotators & drops, Slow reverse end gun with 2 hp. boost pump, high speed center drives, Valley gear boxes, Valley Select 2 computer panel, high voltage surge protection, 14.9x24 tires with tubes, run light

**2007 Valley Model 8000 7-tower pivot**, 1256', 800 GPM sprinkler package with Nelson rotators & drops, Slow reverse end gun with 2 hp. boost pump, high speed center drives, Valley gearboxes, Valley Classic Plus panel with end gun shut off, high voltage surge protection, 11.2x24 & 14.9x24 tires with tubes, run light

### Water Permit & Wells

- Water Permit No. 3098, perfected, 260 approved acres, 368 Acre-Feet, 1500 approved rate
- 62', 12" diameter, drilled in 2019, 190 GPM, Gould 8RJHC-3 50 hp. submersible pump
- 70', 12" diameter, drilled in 1979, 950 GPM, 60 hp. submersible pump

### Fertilizer Equipment

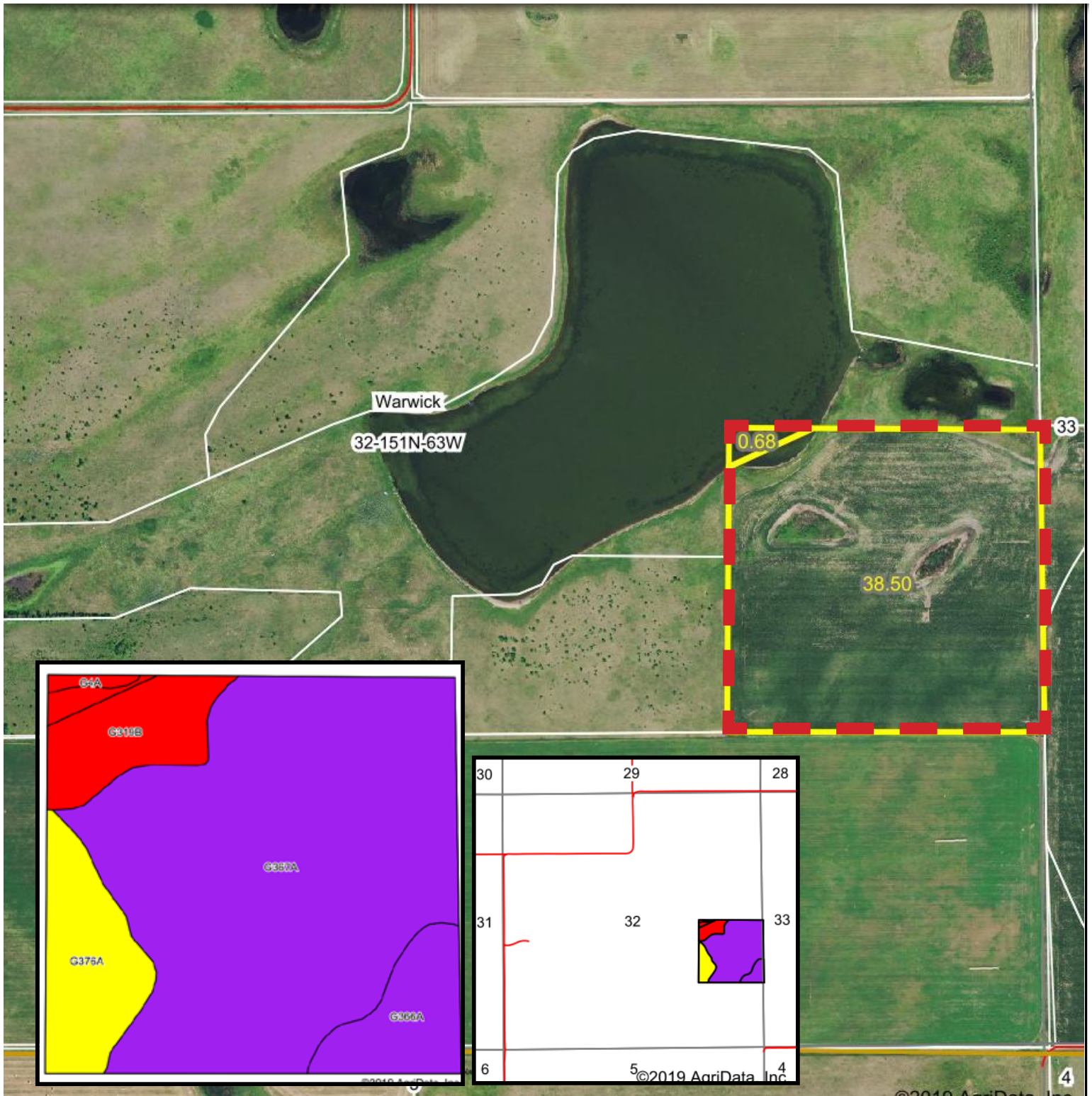
- (4) 1,500 gal. poly tanks, approx. 600 gal. of 28% Nitrogen in one tank
- Agri-Inject injector pump, 1/4 HP



# Tract 2 Details

Benson County, ND

**Description:** NE1/4SE1/4 Section 32-151-63 • **Total Acres:** 40± • **Cropland Acres:** 39± • **PID #:** 29-0000-07098-000  
**Soil Productivity Index:** 55.4 • **Soils:** Hecla Fine Sandy Loam (69% of field), Embden Fine Sandy Loam (12% of field), Lohnes-Claire Loamy Coarse Sands (10% of field) • **Taxes (2019):** \$168.55



Area Symbol: ND005. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G367A	Hecla fine sandy loam, 0 to 2 percent slopes	27.18	69.4%		IIIe	57
G376A	Embden fine sandy loam, 0 to 2 percent slopes	4.49	11.5%		IIIe	69
G319B	Lohnes-Claire loamy coarse sands, 0 to 6 percent slopes	3.93	10.0%		VIe	35
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	3.31	8.4%		IVe	52
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.27	0.7%		VIIIw	9
<b>Weighted Average</b>						<b>55.4</b>



**2019 Benson County Real Estate Tax Statement**

Statement No: 6486

**Parcel Number**  
29-0000-07103-000

**Jurisdiction**  
Warwick Township

**Owner**  
KRAFT, BRIAN

**Physical Location (WW WF)**  
0

**2019 TAX BREAKDOWN**

Net consolidated tax	136.
Plus: Special Assessments	0.
<b>Total tax due</b>	<b>136.</b>
Less: 5% discount, if paid by February 18, 2020	-6.
<b>Amount due by February 18, 2020</b>	<b>129.</b>

**Legal Description**  
SCT:33 TWN:151 RNG:63  
33-151-63 SW4SE4

**Acres**  
40.000

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2020	68.
Payment 2: Pay by October 15, 2020	68.

**Legislative tax relief  
(3-year comparison)**

	2017	2018	2019
Legislative tax relief	75.15	79.03	82.62

**Tax distribution (3-year comparison):**

	2017	2018	2019
True and Full Value	16,138	17,268	18,304
Taxable Value	807	863	915
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>807</b>	<b>863</b>	<b>915</b>
<b>Total mill levy</b>	<b>173.070</b>	<b>155.920</b>	<b>149.030</b>

**Taxes By District (in dollars):**

County	75.32	66.02	64.28
Fire/ambulance	4.04	4.12	4.10
School (after State Reductions)	56.39	60.40	63.88
State	0.80	0.86	0.92
Township	3.12	3.16	3.18

**Consolidated tax** **139.67**    **134.56**    **136.36**

**Net effective tax rate** **0.87%**    **0.78%**    **0.74%**

Penalty on 1st Installment & Specials:	
March 2, 2020	3%
May 1, 2020	6%
July 1, 2020	9%
October 15, 2020	12%
Penalty on 2nd Installment:	
October 15, 2020	6%

**FOR ASSISTANCE, CONTACT:**

Office: Benson County Treasurer  
PO Box 204  
Minnewaukan, ND 58351

Phone: 701.473.5458

Email: [bensontreasurer@nd.gov](mailto:bensontreasurer@nd.gov)

Website: [bensoncountynd.com](http://bensoncountynd.com)



**2019 Benson County Real Estate Tax Statement**

Statement No: 6485

**Parcel Number**  
29-0000-07102-000

**Jurisdiction**  
Warwick Township

**Owner**  
KRAFT, BRIAN

**Physical Location (WW WF)**  
0

**Legal Description**  
SCT:33 TWN:151 RNG:63  
33-151-63 E2SE4 (LESS 9.80A RW)

**Acres**  
70.200

**2019 TAX BREAKDOWN**

Net consolidated tax	244.11
Plus: Special Assessments	<u>0.00</u>
Total tax due	244.11
Less: 5% discount, if paid by February 18, 2020	<u>-12.21</u>
<b>Amount due by February 18, 2020</b>	<b><u><u>231.90</u></u></b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2020	122.06
Payment 2: Pay by October 15, 2020	122.05

<b>Legislative tax relief (3-year comparison)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Legislative tax relief	<u>134.46</u>	<u>141.49</u>	<u>147.91</u>
<b>Tax distribution (3-year comparison):</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
True and Full Value	28,886	30,908	32,760
Taxable Value	1,444	1,545	1,638
Less: Homestead credit	0	0	0
Disabled Veteran credit	<u>0</u>	<u>0</u>	<u>0</u>
Net Taxable Value	<u>1,444</u>	<u>1,545</u>	<u>1,638</u>
Total mill levy	<u>173.070</u>	<u>155.920</u>	<u>149.030</u>
<b>Taxes By District (in dollars):</b>			
County	134.78	118.16	115.05
Fire/ambulance	7.22	7.38	7.36
School (after State Reductions)	100.89	108.16	114.36
State	1.44	1.54	1.64
Township	<u>5.58</u>	<u>5.66</u>	<u>5.70</u>
<b>Consolidated tax</b>	<b><u>249.91</u></b>	<b><u>240.90</u></b>	<b><u>244.11</u></b>
<b>Net effective tax rate</b>	<b><u>0.87%</u></b>	<b><u>0.78%</u></b>	<b><u>0.75%</u></b>

Penalty on 1st Installment & Specials:	
March 2, 2020 .....	3%
May 1, 2020 .....	6%
July 1, 2020 .....	9%
October 15, 2020 .....	12%
Penalty on 2nd Installment:	
October 15, 2020 .....	6%

**FOR ASSISTANCE, CONTACT:**

Office: Benson County Treasurer  
PO Box 204  
Minnewaukan, ND 58351  
Phone: 701.473.5458  
Email: [bensontreasurer@nd.gov](mailto:bensontreasurer@nd.gov)  
Website: [bensoncountynd.com](http://bensoncountynd.com)



2019 Benson County Real Estate Tax Statement

Statement No: 6484

Parcel Number  
29-0000-07101-000

Jurisdiction  
Warwick Township

Owner  
KRAFT, BRIAN

Physical Location (WW WF)  
0

Legal Description  
SCT:33 TWN:151 RNG:63  
33-151-63 S2SW4

Acres  
80.000

2019 TAX BREAKDOWN

Net consolidated tax	277.49
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>277.49</b>
Less: 5% discount, if paid by February 18, 2020	-13.87
<b>Amount due by February 18, 2020</b>	<b>263.62</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2020	138.75
Payment 2: Pay by October 15, 2020	138.74

Legislative tax relief  
(3-year comparison)

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Legislative tax relief	152.90	160.90	168.14

Tax distribution (3-year comparison):

	<b>2017</b>	<b>2018</b>	<b>2019</b>
True and Full Value	32,830	35,130	37,238
Taxable Value	1,642	1,757	1,862
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 1,642      1,757      1,862

Total mill levy 173.070      155.920      149.030

Taxes By District (in dollars):

County	153.24	134.38	130.79
Fire/ambulance	8.22	8.40	8.36
School (after State Reductions)	114.72	122.99	130.00
State	1.64	1.76	1.86
Township	6.36	6.42	6.48

Consolidated tax **284.18      273.95      277.49**

Net effective tax rate **0.87%      0.78%      0.75%**

Penalty on 1st Installment & Specials:	
March 2, 2020 .....	3%
May 1, 2020 .....	6%
July 1, 2020 .....	9%
October 15, 2020 .....	12%
Penalty on 2nd Installment:	
October 15, 2020 .....	6%

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Minnewaukan, ND 58351  
  
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Email: [bensontreasurer@nd.gov](mailto:bensontreasurer@nd.gov)  
Website: [bensoncountynd.com](http://bensoncountynd.com)



**2019 Benson County Real Estate Tax Statement**

Statement No: 6483

**Parcel Number**  
29-0000-07100-000

**Jurisdiction**  
Warwick Township

**Owner**  
KRAFT, BRIAN

**Physical Location (WW WF)**  
0

**2019 TAX BREAKDOWN**

Net consolidated tax	387.63
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>387.63</b>
Less: 5% discount, if paid by February 18, 2020	-19.38
<b>Amount due by February 18, 2020</b>	<b>368.25</b>

**Legal Description**  
SCT:33 TWN:151 RNG:63  
33-151-63 N2SW4 NW4SE4 (LESS 4.17A RW)

**Acres**  
115.830

Or pay in two installments (with no discount):  
Payment 1: Pay by March 1, 2020 193.82  
Payment 2: Pay by October 15, 2020 193.81

<b>Legislative tax relief (3-year comparison)</b>			
Legislative tax relief	2017 <u>213.62</u>	2018 <u>224.74</u>	2019 <u>234.86</u>

<b>Tax distribution (3-year comparison):</b>			
True and Full Value	2017 45,870	2018 49,082	2019 52,026
Taxable Value	2,294	2,454	2,601
Less: Homestead credit	0	0	0
Disabled Veteran credit	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Taxable Value</b>	<b><u>2,294</u></b>	<b><u>2,454</u></b>	<b><u>2,601</u></b>

Total mill levy 173.070    155.920    149.030

<b>Taxes By District (in dollars):</b>			
County	214.10	187.68	182.69
Fire/ambulance	11.46	11.73	11.68
School (after State Reductions)	160.28	171.78	181.60
State	2.30	2.46	2.60
Township	<u>8.88</u>	<u>8.98</u>	<u>9.06</u>

**Consolidated tax** 397.02    382.63    387.63

**Net effective tax rate** 0.87%    0.78%    0.75%

<b>Penalty on 1st Installment &amp; Specials:</b>	
March 2, 2020 .....	3%
May 1, 2020 .....	6%
July 1, 2020 .....	9%
October 15, 2020 .....	12%
<b>Penalty on 2nd Installment:</b>	
October 15, 2020 .....	6%

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**2019 Benson County Real Estate Tax Statement**

Statement No: 6481

**Parcel Number**  
29-0000-07098-000

**Jurisdiction**  
Warwick Township

**Owner**  
KRAFT, BRIAN

**Physical Location (WW WF)**  
0

**Legal Description**  
SCT:32 TWN:151 RNG:63  
32-151-63 NE4SE4

**Acres**  
40.000

**2019 TAX BREAKDOWN**

Net consolidated tax	168.
Plus: Special Assessments	0.
<b>Total tax due</b>	<b>168.</b>
Less: 5% discount, if paid by February 18, 2020	-8.
<b>Amount due by February 18, 2020</b>	<b>160.</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2020	84.
Payment 2: Pay by October 15, 2020	84.

**Legislative tax relief  
(3-year comparison)**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Legislative tax relief	92.83	97.71	102.13

**Tax distribution (3-year comparison):**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
True and Full Value	19,948	21,342	22,626
Taxable Value	997	1,067	1,131
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>997</b>	<b>1,067</b>	<b>1,131</b>
<b>Total mill levy</b>	<b>173.070</b>	<b>155.920</b>	<b>149.030</b>

**Taxes By District (in dollars):**

County	93.05	81.62	79.43
Fire/ambulance	4.98	5.10	5.08
School (after State Reductions)	69.66	74.69	78.96
State	1.00	1.06	1.14
Township	3.86	3.90	3.94

**Consolidated tax** **172.55**    **166.37**    **168.55**

**Net effective tax rate** **0.86%**    **0.78%**    **0.74%**

Penalty on 1st Installment & Specials:	
March 2, 2020	3%
May 1, 2020	6%
July 1, 2020	9%
October 15, 2020	12%
Penalty on 2nd Installment:	
October 15, 2020	6%

**FOR ASSISTANCE, CONTACT:**

Office: Benson County Treasurer  
PO Box 204  
Minnewaukan, ND 58351  
Phone: 701.473.5458  
Email: [bensontreasurer@nd.gov](mailto:bensontreasurer@nd.gov)  
Website: [bensoncountynnd.com](http://bensoncountynnd.com)



# Abbreviated 156 Farm Records - Tract 1

# Benson County, ND

FARM: 5276

North Dakota  
 Ramsey  
 Report ID: FSA-156EZ

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

Prepared: 2/3/20 1:31 PM  
 Crop Year: 2020  
 Page: 1 of 5

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

Operator Name: GINTHER/KRAFT JV Farm Identifier: 7047 InTransfer Benson Recon Number: [blank]

Farms Associated with Operator:  
 740, 1056, 5239

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
312.74	301.99	301.99	0.0	0.0	0.0	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	301.99	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	15.68	43	0.0
CORN	180.75	133	0.0
SOYBEANS	103.97	27	0.0
<b>Total Base Acres:</b>	<b>300.4</b>		

Tract Number: 12100 Description: Irrigation Acres in S33-151-53

FSA Physical Location: Benson, ND ANSI Physical Location: Benson, ND

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
265.66	260.46	260.46	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	260.46	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	13.53	43	0.0
CORN	155.89	133	0.0
SOYBEANS	89.67	27	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
<b>Total Base Acres:</b>	<b>259.09</b>		

Owners: KRAFT, BRIAN ANDREW

Other Producers: GINTHER, DOUGLAS JAMES KRAFT, OLIVIA

Tract Number: 12101 Description: NonIrr ac in NENESW-NWNWSE33-151-53

FSA Physical Location: Benson, ND ANSI Physical Location: Benson, 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
10.88	10.88	10.88	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	10.88	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.56	43	0.0
CORN	6.51	133	0.0
SOYBEANS	3.74	27	0.0

**Total Base Acres:** 10.81

Owners: KRAFT, BRIAN ANDREW

Other Producers: GINTHER, DOUGLAS JAMES KRAFT, OLIVIA

Complete 156 Farm Records Available for Download at [SteffesGroup.com](http://SteffesGroup.com)



# Abbreviated 156 Farm Records - Tract 1

# Benson County, ND

FARM: 5276

North Dakota  
Ramsey

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 2/3/20 1:31 PM  
Crop Year: 2020

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 2 of 5

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Complete 156 Farm Records Available for Download at [SteffesGroup.com](http://SteffesGroup.com)

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres: 259.09			

Owners: KRAFT, BRIAN ANDREW  
Other Producers: GINTHER, DOUGLAS JAMES KRAFT, OLIVIA

Tract Number: 12101 Description Nonlr ac in NENESW-NWNWSE33-151-63  
FSA Physical Location : Benson, ND ANSI Physical Location: Benson, 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
10.88	10.88	10.88	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	10.88	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.56	43	0.0
CORN	6.51	133	0.0
SOYBEANS	3.74	27	0.0
Total Base Acres: 10.81			

Owners: KRAFT, BRIAN ANDREW  
Other Producers: GINTHER, DOUGLAS JAMES KRAFT, OLIVIA



Tract Number: 12102 Description NONIRR AC IN EESE 33-151-63  
FSA Physical Location : Benson, ND ANSI Physical Location: Benson, 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
17.7	12.15	12.15	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	12.15	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.63	43	0.0
CORN	7.27	133	0.0
SOYBEANS	4.18	27	0.0
Total Base Acres: 12.08			

Owners: KRAFT, BRIAN ANDREW  
Other Producers: GINTHER, DOUGLAS JAMES KRAFT, OLIVIA



Tract Number: 12103 Description NONIRR AC IN SWSWSE & SESESW33-151-63  
FSA Physical Location : Benson, ND ANSI Physical Location: Benson, 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
7.39	7.39	7.39	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	7.39	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.38	43	0.0
CORN	4.43	133	0.0
SOYBEANS	2.55	27	0.0



North Dakota  
Ramsey

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

FARM: 5276  
Prepared: 2/3/20 1:31 PM  
Crop Year: 2020  
Page: 4 of 5

Report ID: FSA-156EZ

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	7.36		

Owners: KRAFT, BRIAN ANDREW

Other Producers: GINTHER, DOUGLAS JAMES

KRAFT, OLIVIA

Tract Number: 12104 Description NONIRR AC IN SWSWSW33-151-63

FSA Physical Location : Benson, ND

ANSI Physical Location: Benson, 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
5.19	5.19	5.19	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	5.19	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.27	43	0.0
CORN	3.11	133	0.0
SOYBEANS	1.79	27	0.0
Total Base Acres:	5.17		

Owners: KRAFT, BRIAN ANDREW

Other Producers: GINTHER, DOUGLAS JAMES

KRAFT, OLIVIA

Tract Number: 9780 Description NESE 32-151-63

FSA Physical Location : Benson, ND

ANSI Physical Location: Benson, 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
39.18	38.5	38.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	38.5	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	5.24	44	0.0
CORN	15.09	84	0.0
SOYBEANS	2.54	20	0.0



Permit Information [Permit Number - 3098]			
Permit Holder:	KRAFT, LOUIS P.	Priority Date:	1978-05-03
		Use Type:	Irrigation
	ST. MICHAEL, ND	Status Code:	Perfected
Requested Acre-Feet:	368	Approved Acre-Feet:	368
Requested Acres:	260	Approved Acres:	260
Requested Rate:	1500	Approved Rate:	1500
Requested Storage:	0	Approved Storage:	0

Well Drilling Reports Available for Download at [SteffesGroup.com](http://SteffesGroup.com)

Point of Diversion Information

**Beneficial Use Date 1983-07-01**

County	Benson
Basin	Devils Lake
Aquifer	Warwick
Status	Active
Source	Ground Water
Req. Acre Feet	184
Req. Acres	130
Req. Pumping Rate	750
Req. Storage	0
App. Acre Feet	184
App. Acres	130
App. Pumping Rate	750
App. Storage	0

**Reported Water Use**

Year	Acre Feet	Acres	Rate
2019	95.8	230	1500
2018	124.6	230	1500
2017	157.5	210	1400
2016	53.8	215	1500
2015	133	200	1400
2014	87.5	210	0
2013	158.4	210	900
2012	38.4	230	900
2011	133.3	200	900
2010	122.5	210	900
2009	91.7	200	900
2008	145.8	250	900
2007	37.5	45	900
2006	54.2	65	900
2005	63.7	95	900
2004	95	95	900
2003	50	60	900
2002	30.7	60	900
2001	0	0	0
2000	10.4	125	900
1999	25.9	125	900

Year	Acre Feet	Acres	Rate
1998	162.7	300	900
1997	160.3	300	900
1996	9	113.5	900
1995	113.5	300	900
1994	104	126	900
1993	80.3	300	900
1992	160	300	900
1991	133.9	300	900
1990	191.7	0	900
1989	248	300	900
1988	51.4	300	900
1987	54.4	300	900
1986	83.5	300	900
1985	167	300	900
1984	242	300	900
1983	33.4	300	900
1982	0	0	0
1981	2.7	300	900
1980	0	0	0
1979	0	0	0

15106333C

**Beneficial Use Date 1983-07-01**

County	Benson
Basin	Devils Lake
Aquifer	Warwick
Status	InActive
Source	Ground Water
Req. Acre Feet	184
Req. Acres	130
Req. Pumping Rate	750
Req. Storage	0
App. Acre Feet	184
App. Acres	130
App. Pumping Rate	750
App. Storage	0

**Reported Water Use**

Year	Acre Feet	Acres	Rate
1999	0	0	0
1998	0	0	0
1997	0	0	0
1996	0	0	0
1995	0	0	0
1994	0	0	0
1993	0	0	0
1992	0	0	0
1991	0	0	0
1990	0	0	0
1989	0	0	0

Year	Acre Feet	Acres	Rate
1988	0	0	0
1987	0	0	0
1986	0	0	0
1985	0	0	0
1984	0	0	0
1983	0	0	0
1982	0	0	0
1981	0	0	0
1980	0	0	0
1979	0	0	0

**MAIN OFFICE**

1124 West Main Avenue  
West Fargo, ND 58078  
701-281-9418  
Fax: 701-281-1217  
info@ktirrigation.com



**SERVICE CENTER**

411 3rd St. S.  
Carrington, ND 58421  
701-793-3871  
Fax: 701-652-1161  
jamesb@ktirrigation.com

Brian Kraft Irrigation Spec's

**2007 Valley Model 8000**

- 7 spans Length of 1256'
- High Speed Center Drives
- Valley Gearboxes
- Valley Classic Plus Panel with End Gun Shut off
- High Voltage Surge Protection
- Tires consist of a combination of 11.2 x 24, and 14.9 x 24 with tubes
- Slow reverse end gun with 2 HP boost pump
- 800 GPM sprinkler package with Nelson rotators and drops
- Run Light

**2013 Valley Model 8000**

- 7 Spans with a length of 1256'
- High Speed Center Drives
- Valley Gear boxes
- Valley Select 2 Computer panel
- High Voltage Surge protection
- 14.9 x 24 Tires with tubes
- Slow reverse end gun with 2 HP boost pump
- 800 GPM sprinkler package with Nelson rotators and drops
- Run Light

This is the original equipment that was installed by K&T Irrigation and something may have been changed or replaced since original installation.

James Wolsky  
K&T Irrigation





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:



**BENSON COUNTY  
NORTH DAKOTA**  
**March 12, 2020**

# LAND AUCTION Timed Online



2000 Main Avenue East West Fargo, ND 58078 701.237.9173 P   701.237.0976 F	24400 MN Hwy 22 South Litchfield, MN 55355 320.693.9371 P   320.693.9373 F	2245 East Bluegrass Road Mt. Pleasant, IA 52641 319.385.2000 P   319.385.4709 F
701.203.8400 P   Grand Forks, ND 58201	1688 Hwy 9   Larchwood, IA 51241 712.477.2144 P   712.477.2577 F	641.423.1947   Mason City, IA 50401
701.580.2426   Watford City, ND 58854	308.217.4508   Lexington, NE 68850	515.432.6000 P   Ames, IA 50401

SteffesGroup.com