

GRIGGS COUNTY
NORTH DAKOTA

Bryan Township

Wednesday, September 16 2020
from 8AM-12PM



Built on Trust.

LAND AUCTION

Timed Online



640[±]
acres

LOCATED: From Binford, ND, west 1 mile on Co. Hwy. 8, south 2 miles on 102nd Ave. land on right side of road.



Charles E. Gruman Residual Trust, Owner. Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or online at SteffesGroup.com
Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | 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 on Wednesday, September 16 at 8AM and will end Wednesday, September 16 at 12PM, 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.
- **2020 taxes will be paid by the 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 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 guaranties as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

CRP CONTRACTS

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP.

Timed Online Bidding Process

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

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

CATALOG ORDER

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

Description: NW ¼ Section 5-163-57

Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47

00:04:00

US \$115,000.00 (5 bids)

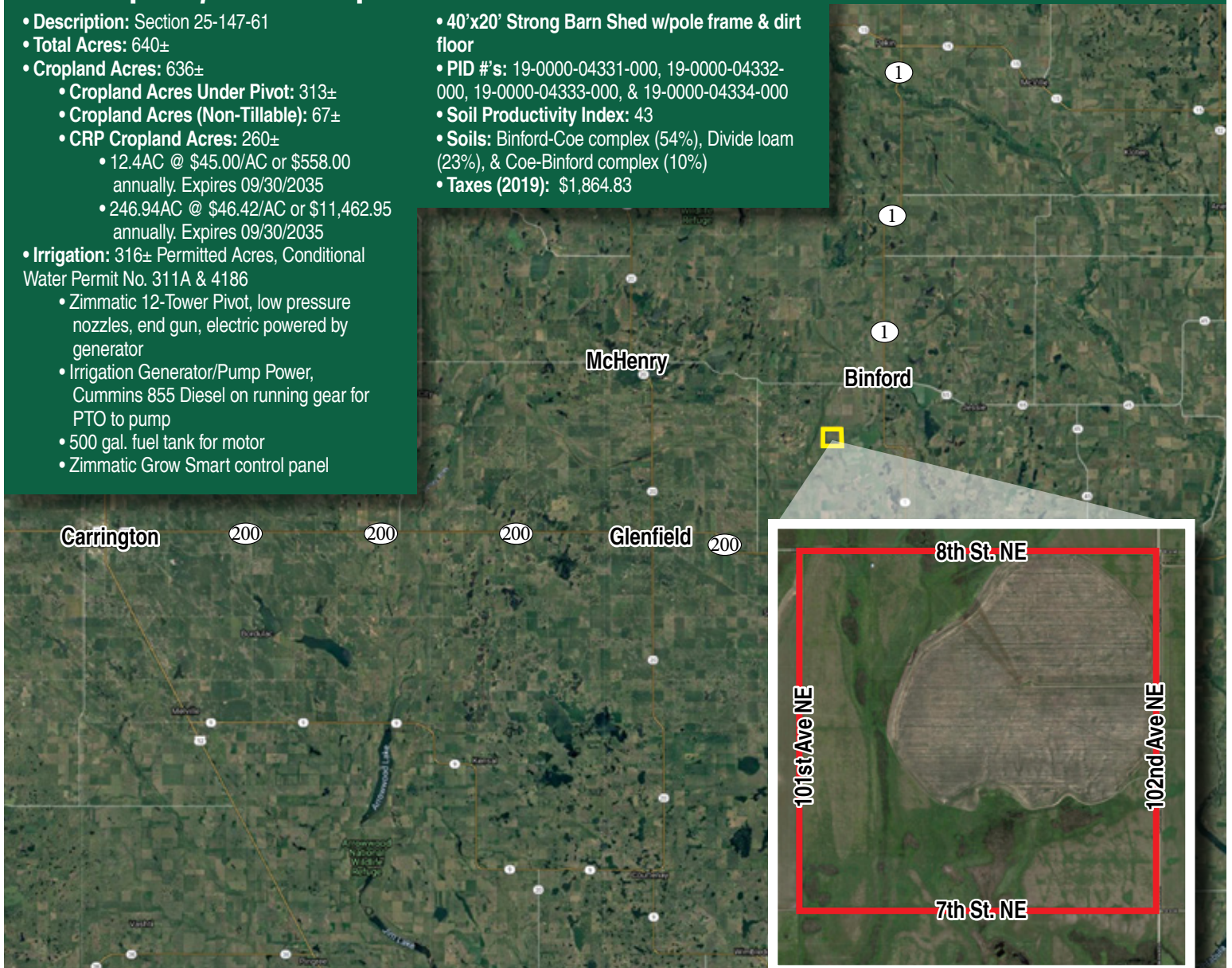


This is an AUCTION! To the Highest Bidder.



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




Aerial Map - Bryan Township

- Description: Section 25-147-61
- Total Acres: 640±
- Cropland Acres: 636±
 - Cropland Acres Under Pivot: 313±
 - Cropland Acres (Non-Tillable): 67±
 - CRP Cropland Acres: 260±
 - 12.4AC @ \$45.00/AC or \$558.00 annually. Expires 09/30/2035
 - 246.94AC @ \$46.42/AC or \$11,462.95 annually. Expires 09/30/2035
- Irrigation: 316± Permitted Acres, Conditional Water Permit No. 311A & 4186
 - Zimmatic 12-Tower Pivot, low pressure nozzles, end gun, electric powered by generator
 - Irrigation Generator/Pump Power, Cummins 855 Diesel on running gear for PTO to pump
 - 500 gal. fuel tank for motor
 - Zimmatic Grow Smart control panel
- 40'x20' Strong Barn Shed w/pole frame & dirt floor
- PID #'s: 19-0000-04331-000, 19-0000-04332-000, 19-0000-04333-000, & 19-0000-04334-000
- Soil Productivity Index: 43
- Soils: Binford-Coe complex (54%), Divide loam (23%), & Coe-Binford complex (10%)
- Taxes (2019): \$1,864.83






Common Land Unit

-  Non-Cropland
-  Cropland

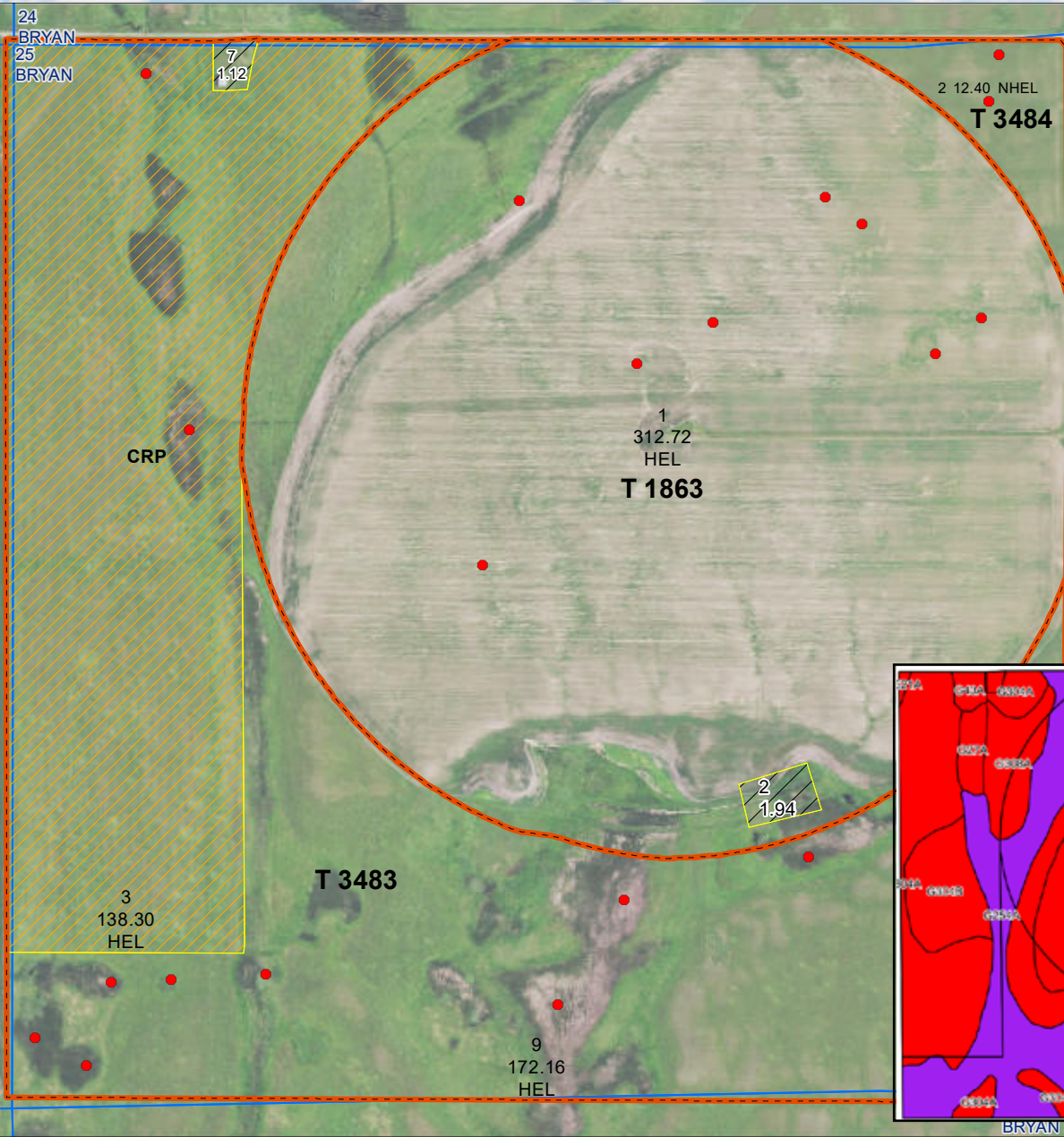
-  CRP
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

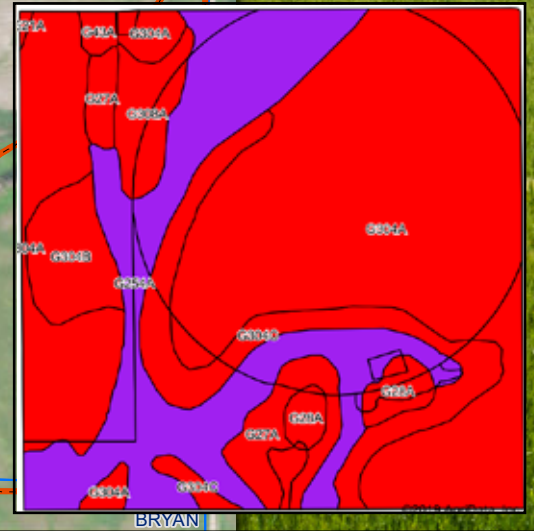
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Unless Otherwise Noted:

- All crops are for grain
- All crops are non-irrigated
- Shares are 100% to Operator

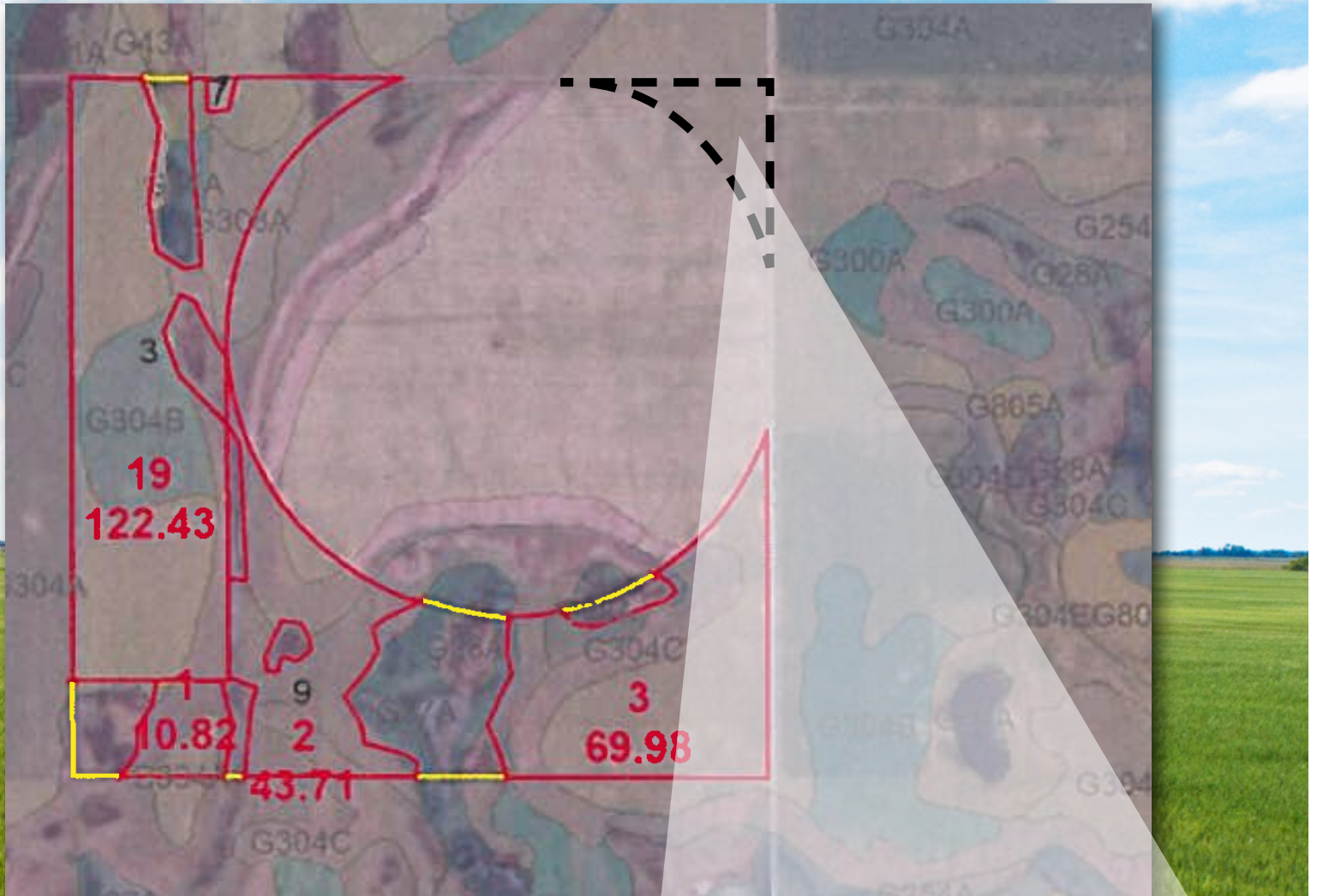


***Please Note:**
 CRP Map is expired.
 Please reference
 scenario map on
 page 5. New map
 available October 1st.



Area Symbol: ND039. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
G304A	Binford-Coe complex, 0 to 2 percent slopes	341.55	53.5%		IIIe	2075	40	22
G254A	Divide loam, shaly, 0 to 2 percent slopes	142.74	22.3%		IIIs	3781	58	40
G304C	Coe-Binford complex, 6 to 9 percent slopes	58.97	9.2%		VIIs	1840	29	20
G27A	Marysland loam, shaly, 0 to 1 percent slopes	31.15	4.9%		IVw	4569	33	22
G304B	Binford-Coe complex, 2 to 6 percent slopes	25.52	4.0%		IIIe	2028	38	20
G308A	Brantford loam, 0 to 2 percent slopes	20.22	3.2%		IVs	2228	48	29
G28A	Marysland loam, shaly, 0 to 1 percent slopes, frequently ponded	14.09	2.2%		Vw	6032	19	20
G43A	Colvin silt loam, 0 to 1 percent slopes	3.69	0.6%		IVw	4519	45	32
G521A	Low loam, 0 to 1 percent slopes, occasionally flooded	0.73	0.1%		IVw	4535	41	30
Weighted Average						2663.4	42.4	*n 26



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- **Irrigation:** 316± Permitted Acres, Conditional Water Permit No. 311A & 4186
 - Zimmatic 12-Tower Pivot, low pressure nozzles, end gun, electric powered by generator
 - Irrigation Generator/Pump Power, Cummins 855 Diesel on running gear for PTO to pump
 - 500 gal. fuel tank for motor
 - Zimmatic Grow Smart control panel
- **40'x20' Strong Barn Shed w/pole frame & dirt floor**
- **PID #'s:** 19-0000-04331-000, 19-0000-04332-000, 19-0000-04333-000, & 19-0000-04334-000
- **Soil Productivity Index:** 43
- **Soils:** Binford-Coe complex (54%), Divide loam (23%), & Coe-Binford complex (10%)
- **Taxes (2019):** \$1,864.83



2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 19-0000-04331-000
 Jurisdiction BRYAN TOWNSHIP

Statement No: 3,625

Physical Location

Lot: Blk: Sec: 25 Twp: 147 Rng: 61
 Addition: NO ADDITION Acres: 160.00

Statement Name
 RIPPCHEN, KARLA GRUMAN ET AL

Legal Description
 NE1/4 25-147-61 A-160.00

2019 TAX BREAKDOWN

Net consolidated tax 254.73
 Plus: Special assessments
 Total tax due 254.73
 Less: 5% discount,
 if paid by Feb.15th 12.74

Amount due by Feb.15th 241.99

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 127.37
 Payment 2: Pay by Oct.15th 127.36

Legislative tax relief (3-year comparison):

	2017	2018	2019
Legislative tax relief	188.66	196.57	210.11

Special assessments:

SPC#	AMOUNT	DESCRIPTION
	188.66	Legislative tax relief

Net taxable value (3-year comparison):

	2017	2018	2019
Net taxable value	26,834	27,680	29,620
Exempt value	1,342	1,384	1,481
Net taxable value->	1,342	1,384	1,481

	2017	2018	2019
Net taxable value	26,834	27,680	29,620
Exempt value	1,342	1,384	1,481
Net taxable value->	1,342	1,384	1,481

Consolidated mill levy: 2017: 175.43, 2018: 176.61, 2019: 172.00

Taxes By District (in dollars):

District	2017	2018	2019
COUNTY	125.36	109.95	110.25
TOWNSHIP	23.23	20.28	20.07
SCHOOL consolidated	106.75	103.19	112.97
FIRE	3.05	2.77	2.96
AMBULANCE	1.52	1.38	1.48
STATE	1.52	1.38	1.48
LIBRARY	6.10	5.48	5.52
Consolidated tax	267.53	244.43	254.73
State 12% credit	32.10		
Total consolidated tax->	235.43	244.43	254.73
Effective tax rate->	.88%	.88%	.85%

NOTE:
 OWNERSHIP AS OF NOV. 15, 2019
 SEE INSERT FOR OFFICE HOURS
 AND ANNOUNCEMENTS.
 FIND LEVY SHEET AT
www.griggscountynd.gov
 FOR ASSISTANCE, CONTACT:
 GRIGGS COUNTY TREASURER
 P O BOX 340
 COOPERSTOWN ND 58425-0340
 701-797-2411



2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 19-0000-04332-000
 Jurisdiction: BRYAN TOWNSHIP

Statement No: 3,626

Physical Location

Lot: Blk: Sec: 25 Twp: 147 Rng: 61
 Addition: NO ADDITION Acres: 160.00

Statement Name: RIPPCHEN, KARLA GRUMAN ET AL

Legal Description: NW1/4 25-147-61 A-160.00

2019 TAX BREAKDOWN

Net consolidated tax 643.11
 Plus: Special assessments
 Total tax due 643.11
 Less: 5% discount, if paid by Feb.15th 32.16

Amount due by Feb.15th 610.95

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 321.56
 Payment 2: Pay by Oct.15th 321.55

Legislative tax relief (3-year comparison):

	2017	2018	2019
Legislative tax relief	476.14	496.25	530.45

Assessment distribution (3-year comparison):

	2017	2018	2019
Assessed and full value	67,748	69,880	74,770
Assessable value	3,387	3,494	3,739
Less: Homestead credit			
Less: Disabled Veteran credit			
Net taxable value->	3,387	3,494	3,739

Local mill levy: 2017: 175.43, 2018: 176.61, 2019: 172.00

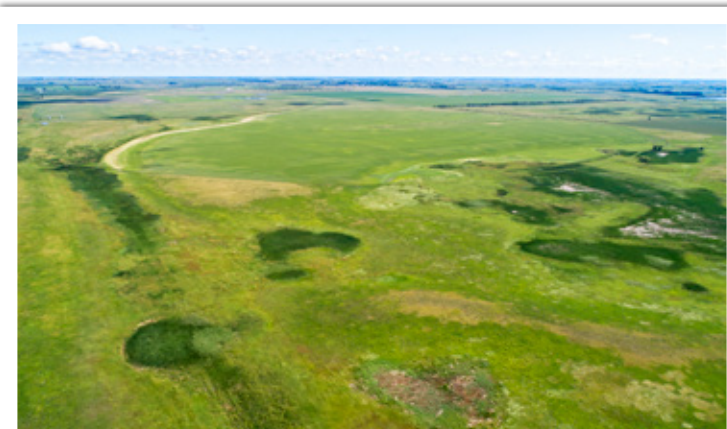
Taxes By District (in dollars):

District	2017	2018	2019
COUNTY	316.36	277.57	278.33
TOWNSHIP	58.62	51.19	50.66
SCHOOL consolidated	269.42	260.51	285.21
FIRE	7.70	6.99	7.48
AMBULANCE	3.85	3.49	3.74
STATE	3.85	3.49	3.74
LIBRARY	15.40	13.84	13.95
Consolidated tax	675.20	617.08	643.11
Less: 12% state-pd credit	81.02		
Total consolidated tax->	594.18	617.08	643.11
Total effective tax rate->	.88%	.88%	.86%

Special assessments: SPC# AMOUNT DESCRIPTION

NOTE: OWNERSHIP AS OF NOV. 15, 2019
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2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 19-0000-04333-000
 Jurisdiction BRYAN TOWNSHIP

Statement No: 3,627

Physical Location

Lot: Blk: Sec: 25 Twp: 147 Rng: 61
 Addition: NO ADDITION Acres: 160.00

Statement Name
 RIPPCHEN, KARLA GRUMAN ET AL

Legal Description
 SW1/4 25-147-61 A-160.00

2019 TAX BREAKDOWN

Net consolidated tax 590.48
 Plus: Special assessments
 Total tax due 590.48
 Less: 5% discount,
 if paid by Feb.15th 29.52

Amount due by Feb.15th 560.96

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 295.24
 Payment 2: Pay by Oct.15th 295.24

Legislative tax relief (3-year comparison):

	2017	2018	2019
Legislative tax relief	437.34	455.77	487.04

Legislative tax relief 2017 2018 2019

Value distribution (3-year comparison):

	2017	2018	2019
Assessed and full value	62,210	64,170	68,660
Assessable value	3,111	3,209	3,433
Excess: Homestead credit			
Excess: Disabled Veteran credit			
Net taxable value->	3,111	3,209	3,433

Total mill levy 2017 2018 2019

Taxes By District (in dollars):

	2017	2018	2019
COUNTY	290.59	254.92	255.55
TOWNSHIP	53.84	47.01	46.52
SCHOOL consolidated	247.46	239.26	261.87
FIRE	7.07	6.42	6.87
AMBULANCE	3.54	3.21	3.43
STATE	3.54	3.21	3.43
LIBRARY	14.14	12.71	12.81
Consolidated tax	620.18	566.74	590.48
State: 12% state-pd credit	74.42		
Total consolidated tax->	545.76	566.74	590.48
Total effective tax rate->	.88%	.88%	.86%

Special assessments:
 SPC# AMOUNT DESCRIPTION

NOTE:
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2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 19-0000-04334-000
 Jurisdiction BRYAN TOWNSHIP

Statement No: 3,628

Physical Location

Lot: Blk: Sec: 25 Twp: 147 Rng: 61
 Addition: NO ADDITION Acres: 160.00

Statement Name
 RIPPCHEN, KARLA GRUMAN ET AL

Legal Description

SE1/4 25-147-61 A-160.00

2019 TAX BREAKDOWN

Net consolidated tax 376.51
 Plus:Special assessments
 Total tax due 376.51
 Less: 5% discount,
 if paid by Feb.15th 18.83

Amount due by Feb.15th 357.68

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 188.26
 Payment 2: Pay by Oct.15th 188.25

gislative tax relief (3-year comparison):

	2017	2018	2019
gislative tax relief	278.63	290.45	310.55

x distribution (3-year comparison):

	2017	2018	2019
ue and full value	39,648	40,900	43,770
xable value	1,982	2,045	2,189
ss: Homestead credit			
sabled Veteran credit			
Net taxable value->	1,982	2,045	2,189

	2017	2018	2019
tal mill levy	175.43	176.61	172.00

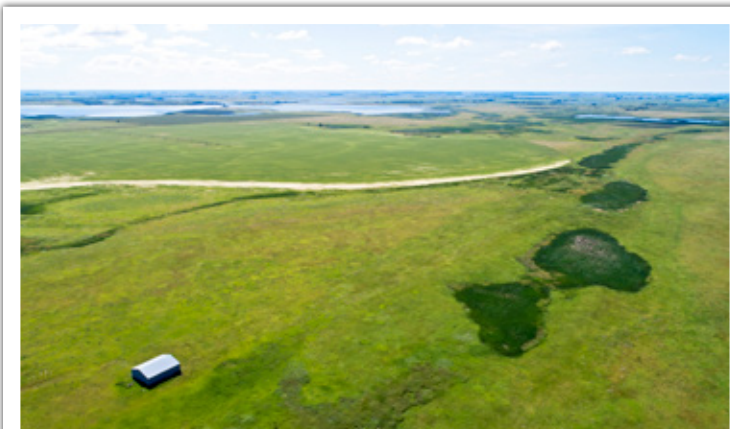
es By District (in dollars):

	2017	2018	2019
COUNTY	185.14	162.44	162.94
TOWNSHIP	34.30	29.96	29.66
SCHOOLconsolidated	157.66	152.48	166.98
FIRE	4.50	4.09	4.38
AMBULANCE	2.25	2.05	2.19
STATE	2.25	2.05	2.19
LIBRARY	9.01	8.10	8.17
nsolidated tax	395.11	361.17	376.51
ss:12%state-pd credit	47.41		
t consolidated tax->	347.70	361.17	376.51
t effective tax rate>	.88%	.88%	.86%

Special assessments:
 SPC# AMOUNT DESCRIPTION

NOTE:
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North Dakota
Griggs

U.S. Department of Agriculture
Farm Service Agency

FARM: 4034
Prepared: 7/9/20 12:29 PM
Crop Year: 2020
Page: 1 of 3

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.

Operator Name ELDER, BENJAMIN LEE	Farm Identifier Div of 3494	Recon Number 2019 - 6
---	---------------------------------------	---------------------------------

Farms Associated with Operator:
703, 3450

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 1267E

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
638.64	635.58	635.58	0.0	0.0	138.3	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	497.28	0.0	0.0	0.0			

ARC/PLC

PLC NONE	ARC-CO CORN , SOYBN	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE
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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0	0	50.3
OATS	0.0	0	1.9
CORN	193.96	101	0.0
SOYBEANS	117.12	25	0.0
BARLEY	0.0	0	72.2
Total Base Acres:	311.08		

Tract Number: 1863 **Description:** 312.7 AC UNDER PIVOT SEC (25) 147-61
FSA Physical Location : Griggs, ND **ANSI Physical Location:** Griggs, ND

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
314.66	312.72	312.72	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	312.72	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	189.42	101	0.0

North Dakota

U.S. Department of Agriculture

FARM: 4034

Griggs

Farm Service Agency

Prepared: 7/9/20 12:29 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	114.38	25	0.0
Total Base Acres:	303.8		

Owners: CHARLES E GRUMAN RESIDUARY TRUST

Other Producers: None

Tract Number: 3483 **Description** S & W outside of Pivot (25) 147-61

FSA Physical Location : Griggs, ND

ANSI Physical Location: Griggs, ND

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2018- 65

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
311.58	310.46	310.46	0.0	0.0	138.3	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	172.16	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.0	0	50.3
OATS	0.0	0	1.9
CORN	4.23	101	0.0
SOYBEANS	2.56	25	0.0
BARLEY	0.0	0	72.2
Total Base Acres:	6.79		

Owners: CHARLES E GRUMAN RESIDUARY TRUST

Other Producers: None

North Dakota
Griggs

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

FARM: 4034
Prepared: 7/9/20 12:29 PM
Crop Year: 2020
Page: 3 of 3

Report ID: FSA-156EZ

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

Tract Number: 3484 Description NE Corner of NE (25) 147-61
FSA Physical Location : Griggs, ND ANSI Physical Location: Griggs, ND

BIA Range Unit Number:

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

Recon Number
2018 - 65

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
12.4	12.4	12.4	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	12.4	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	0.31	101	0.0
SOYBEANS	0.18	25	0.0
Total Base Acres:	0.49		

Owners: CHARLES E GRUMAN RESIDUARY TRUST

Other Producers: None



Permit Number – 3111A

PERMIT INFORMATION

Permit Holder:	CHARLES E. GRUMAN RESIDUARY TRUST	Priority Date:	1978-06-21
		Use Type:	Irrigation
	HANNAFORD, ND		
Status Code:	Perfected		
Requested Acre-Feet:	280	Approved Acre-Feet:	280
Requested Acres:	270	Approved Acres:	270
Requested Rate:	1200	Approved Rate:	1000
Requested Storage:	0	Approved Storage:	0



Point of Diversion Information

14706125A

BENEFICIAL USE DATE...1983-07-01

County	Griggs
Basin	Middle Sheyenne
Aquifer	Spiritwood
Status	Active
Source	Ground Water
Req. Acre Feet	280
Req. Acres	270
Req. Pumping Rate	1200
Req. Storage	0
App. Acre Feet	280
App. Acres	270
App. Pumping Rate	1000
App. Storage	0

REPORTED WATER USE

YEAR	ACRE FEET	ACRES	RATE
2019	0	0	0
2018	0	0	0
2017	56.6	312.7	1600
2016	0	0	0
2015	28.01	224.1	1600
2014	168.1	224.1	1600
2013	192.5	231.1	1600
2012	107	214	1600
2011	0	0	0
2010	113.9	244	1600
2009	40.7	244	1600
2008	117.9	244	1600
2007	113.6	244	1600
2006	105.7	244	1600
2005	71.2	244.1	0
2004	101.7	244.1	1100
2003	122	244.1	1100
2002	119	204.1	1100
2001	25.5	204.1	1100
2000	40.7	244	1100

REPORTED WATER USE

YEAR	ACRE FEET	ACRES	RATE
1999	0	0	0
1998	162.7	244.1	1100
1997	78	234.1	1100
1996	97.5	234.1	1100
1995	58.5	234.1	1100
1994	45	270	1200
1993	33.8	270	1200
1992	177.8	270	1200
1991	170	270	1200
1990	221	280	1200
1989	285	265	1200
1988	170	170	1200
1987	78.2	268	1000
1986	104.2	250	1200
1985	163.1	250	1200
1984	165.3	248	1200
1983	22.5	270	1100
1982	72.9	270	1100

Permit Number – 4186

Permit Information

Permit Holder:	CHARLES E. GRUMAN RESIDUARY TRUST	Priority Date:	1989-12-20
Use Type:	Irrigation	Use Type:	Irrigation
HANNAFORD, ND	HANNAFORD, ND		
	Perfected		
Status Code:	Perfected	Approved Acre-Feet:	280
Requested Acre-Feet:	192.9	Approved Acre-Feet:	192.9
Requested Acres:	45.9	Approved Acres:	45.9
Requested Rate:	800	Approved Rate:	600
Requested Storage:	0	Approved Storage:	0



Point of Diversion Information

14706125A

BENEFICIAL USE DATE...1993-07-01

County	Griggs
Basin	Middle Sheyenne
Aquifer	Spiritwood
Status	Active
Source	Ground Water
Req. Acre Feet	192.9
Req. Acres	45.9
Req. Pumping Rate	800
Req. Storage	0
App. Acre Feet	192.9
App. Acres	45.9
App. Pumping Rate	600
App. Storage	0

Reported Water Use

Year	Acre Feet	Acres	Rate
2019	0	0	0
2018	0	0	0
2017	24	45.9	1600
2016	0	0	0
2015	5.74	45.9	1600
2014	34.4	45.9	1600
2013	38.3	45.9	1600
2012	23	45.9	1600
2011	0	0	0
2010	21.1	46	1600
2009	7.6	45.9	1600
2008	22.2	45.9	1600
2007	21.6	45	1600
2006	19.9	45.9	1600
2005	13.4	45.9	0
2004	19.1	45.9	1100
2003	22.9	45.9	1100
2002	26.8	45.9	1100
2001	5.7	45.9	1100
2000	7.7	45.9	1100

REPORTED WATER USE

YEAR	ACRE FEET	ACRES	RATE
1999	0	0	0
1998	30.6	45.9	1100
1997	15.3	45.9	1100
1996	19.1	45.9	1100
1995	11.5	45.9	1100
1994	5.3	32	1200
1993	4	32	1200
1992	21.1	32	1200
1991	28.9	45.9	1200



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.

Seller: _____

Seller's Printed Name & Address:

Steffes Group, Inc.

Griggs County, ND
Wednesday, September 16, 8-12PM²⁰²⁰



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

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

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

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

308.217.4508 | Lexington, NE 68850

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

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com