LAND AUCTION
Timed Online
Absolute

MCKENZIE COUNTY
NORTH DAKOTA

Closes: Thursday, September 24 at 12PM

80+ acres

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

OPENs: Thursday, September 17 at 8AM

Land Located: From Watford City, east 3 miles on Hwy. 23, north 3-1/2 miles on Hwy. 1806, east 1 mile onto 30th St. northwest, south 1/2 mile on 121st Ave. northwest, land on left side of road

*MINERAL ACRES: Please note, the successful bidder shall have the option to purchase 80 mineral acres (20AC developed) for the August 2020 appraised value of $126,249. Additional information on mineral acres are available upon request or for download at SteffesGroup.com

Allen “Shorty” Johnson Revocable Trust, Owner. Dean Brown, Trustee/PR
At Steffes Group, contact Max Steffes, 701.237.9173 or 701.212.2849, or Terry Moe at 701.580.2426 or online at SteffesGroup.com

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

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**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 8AM, Thursday, September 17, 2020 and will end at 12PM Thursday, September 24, 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.

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**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.

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**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.

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**THE BIDDING STRATEGY**

1. Establish your highest and best bid before the bidding begins.
2. Have your financing arranged before the auction.
3. Make your bids promptly to force other bidders up or out without delay.
**Bidding Process**

**Timed Online 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.**

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**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!**

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**Aerial Map**

**Land Located:** From Watford City, east 3 miles on Hwy. 23, north 3-1/2 miles on Hwy. 1806, east 1 mile onto 30th St. northwest, south 1/2 mile on 121st Ave. northwest, land on left side of road.
**Tract 1 Details**

**Description:** S1/2SW1/4 Section 1-150-98  •  **Total Acres:** 80±  •  **Cropland Acres:** 57±  •  **Soil Productivity Index:** 42

**Soils:** Beisigl-Telfer loamy fine sands (30%), Lihen-Parshall complex (17%), & Farnuf loam (12%)

**PID #:** 20-00-00100  •  **Taxes (2019):** $97.47

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**Soils Map**

**Legend**

- **PI** (Productivity Index)
- **Non-Irr** (Non-Irrigated)
- **Range Production** (lbs/acre/yr)

**Weighted Average**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-Irr Class °C</th>
<th>Range Production (lbs/acre/yr)</th>
<th>Productivity Index</th>
<th>*n NCCPI Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1603D</td>
<td>Beisigl-Telfer loamy fine sands, 6 to 15 percent slopes</td>
<td>22.84</td>
<td>29.5%</td>
<td>Vle</td>
<td></td>
<td>2089</td>
<td>27</td>
<td>14</td>
</tr>
<tr>
<td>E1805B</td>
<td>Lihen-Parshall complex, 0 to 6 percent slopes</td>
<td>12.72</td>
<td>16.4%</td>
<td>Vle</td>
<td></td>
<td>2594</td>
<td>52</td>
<td>24</td>
</tr>
<tr>
<td>E2120B</td>
<td>Farnuf loam, 2 to 6 percent slopes</td>
<td>8.85</td>
<td>11.4%</td>
<td>Vle</td>
<td></td>
<td>2460</td>
<td>84</td>
<td>38</td>
</tr>
<tr>
<td>E1423F</td>
<td>Flasher-Vebbar-Parshall complex, 9 to 35 percent slopes</td>
<td>7.85</td>
<td>10.1%</td>
<td>Vle</td>
<td></td>
<td>1936</td>
<td>22</td>
<td>12</td>
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<tr>
<td>E3609F</td>
<td>Zahl-Cabba-Maschetah complex, 6 to 70 percent slopes</td>
<td>7.47</td>
<td>9.6%</td>
<td>Vle</td>
<td></td>
<td>1850</td>
<td>36</td>
<td>15</td>
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<tr>
<td>E3637D</td>
<td>Zahl-Beisigl-Tally complex, 9 to 15 percent slopes</td>
<td>6.87</td>
<td>8.9%</td>
<td>Vle</td>
<td></td>
<td>1992</td>
<td>34</td>
<td>28</td>
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<tr>
<td>E3637C</td>
<td>Dooley-Zahl complex, 6 to 9 percent slopes</td>
<td>6.02</td>
<td>7.8%</td>
<td>Vle</td>
<td></td>
<td>2250</td>
<td>53</td>
<td>37</td>
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<tr>
<td>E2737C</td>
<td>Chama-Cabba-Sen silt loams, 6 to 9 percent slopes</td>
<td>3.72</td>
<td>4.8%</td>
<td>Vle</td>
<td></td>
<td>1954</td>
<td>50</td>
<td>24</td>
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<tr>
<td>E3639C</td>
<td>Zahl-Williams-Cabba complex, 6 to 9 percent slopes</td>
<td>0.87</td>
<td>1.1%</td>
<td>Vle</td>
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<td>1966</td>
<td>53</td>
<td>34</td>
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<td>E1806B</td>
<td>Tally-Parshall fine sandy loams, 2 to 6 percent slopes</td>
<td>0.18</td>
<td>0.2%</td>
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<td>2468</td>
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<td>E1403D</td>
<td>Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes</td>
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<td>0.1%</td>
<td>Vle</td>
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<td>1935</td>
<td>26</td>
<td>12</td>
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**Weighted Average**

<table>
<thead>
<tr>
<th></th>
<th>Weighted Average</th>
<th>2172.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>*n NCCPI Overall</td>
<td>42.1 *n 22.1</td>
<td></td>
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</tbody>
</table>

*The aggregation method is "Weighted Average using major components"*

*Using Capabilities Class Dominant Condition Aggregation Method*
### 2019 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

#### Parcel Number:
20-00-00100

**Jurisdiction**
UNORG #4 150-98 SCHAER

**Physical Location**

**ALLEN JOHNSON REV TRUST**

**Legal Description**
SECT-01 TWP-150 RANG-098
S1/2SW1/4
80.00 ACRES

ACRES: 80.00

**ALLEN D JOHNSON REVOCABLE TRUST**

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

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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</thead>
<tbody>
<tr>
<td>Legislative tax relief</td>
<td>68.59</td>
<td>69.48</td>
<td>.00</td>
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**Tax distribution (3-year comparison):**

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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</thead>
<tbody>
<tr>
<td>True And Full Value</td>
<td>18,300</td>
<td>18,300</td>
<td>18,300</td>
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<tr>
<td>Taxable Value</td>
<td>915</td>
<td>915</td>
<td>915</td>
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<tr>
<td>Less: Homestead credit</td>
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<td></td>
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<tr>
<td>Net Taxable Value</td>
<td>915</td>
<td>915</td>
<td>915</td>
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<tr>
<td>Mill Levy</td>
<td>97.970</td>
<td>106.520</td>
<td>106.520</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>.92</td>
<td>.92</td>
<td>.92</td>
</tr>
<tr>
<td>County</td>
<td>16.42</td>
<td>16.42</td>
<td>16.42</td>
</tr>
<tr>
<td>School MCKENZIE COUNTY #1</td>
<td>53.77</td>
<td>61.74</td>
<td>61.74</td>
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<tr>
<td>CWID</td>
<td>.92</td>
<td>.92</td>
<td>.92</td>
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<tr>
<td>FIRE</td>
<td>3</td>
<td>4.58</td>
<td>4.58</td>
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<tr>
<td>SOIL</td>
<td>3</td>
<td>1.83</td>
<td>1.83</td>
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<tr>
<td>MISC</td>
<td>3</td>
<td>2.07</td>
<td>1.91</td>
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<tr>
<td>COMR</td>
<td>4</td>
<td>9.15</td>
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<tr>
<td>Consolidated Tax</td>
<td>89.66</td>
<td>97.47</td>
<td>97.47</td>
</tr>
<tr>
<td>Net consolidated tax</td>
<td>89.66</td>
<td>97.47</td>
<td>97.47</td>
</tr>
<tr>
<td>Net effective tax rate</td>
<td>.49%</td>
<td>.53%</td>
<td>.53%</td>
</tr>
</tbody>
</table>

**2019 TAX BREAKDOWN**

- Net consolidated tax: 97.47
- Total tax due: 97.47
- Less: 5% discount: 4.87
- if paid by Feb. 18th

**Amount due by Feb. 18th:** 92.60

Payment 1: Pay by Mar. 2nd
Payment 2: Pay by Oct. 15th

**FOR ASSISTANCE:**

Office: McKenzie County Treasurer
Phone: 701-444-3616 ext. 3
Email: treas@co.mckenzie.nd.us
Website: county.mckenziecounty.net
-Auditor/Treasurer Department-
Abbreviated 156 Forms

North Dakota
McKenzie

U.S. Department of Agriculture
Farm Service Agency

McKenzie County, ND

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.

Operator Name
ALLEN JOHNSON REVOCABLE TRUST

Farms Associated with Operator:
4976, 4977

ARC/PLC GI/I F Eligibility: Eligible

CRP Contract Number(s): None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
<th>Farm Status</th>
<th>Number of Tracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>77.5</td>
<td>56.66</td>
<td>56.66</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>Active</td>
<td>1</td>
</tr>
<tr>
<td>State Conservation</td>
<td>Other Conservation</td>
<td>Effective DCP Cropland</td>
<td>Double Cropped</td>
<td>MPL/FWP</td>
<td>Native Sod</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>56.66</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

PLC
WHEAT, OATS, BARLEY

ARC/PLC

<table>
<thead>
<tr>
<th>PLC</th>
<th>ARC-CO</th>
<th>ARC-IC</th>
<th>PLC-Default</th>
<th>ARC-CO-Default</th>
<th>ARC-IC-Default</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
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</tbody>
</table>

Crop

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC 505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHEAT</td>
<td>23.0</td>
<td>21</td>
<td>0.0</td>
</tr>
<tr>
<td>OATS</td>
<td>4.7</td>
<td>40</td>
<td>0.0</td>
</tr>
<tr>
<td>BARLEY</td>
<td>10.8</td>
<td>34</td>
<td>0.0</td>
</tr>
</tbody>
</table>

Total Base Acres: 38.5

Tract Number: 1437
Description: 591 S25 W1 150 98

FSA Physical Location: McKenzie, ND
ANSI Physical Location: McKenzie, 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

<table>
<thead>
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<th>Farmland</th>
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<td>4.7</td>
<td>40</td>
<td>0.0</td>
</tr>
</tbody>
</table>
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 the 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 receipted 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 BUYER’S 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 
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: ___________________________________________________________

______________________________________________________________

Steffes Group, Inc.

Seller: __________________________________________________________

______________________________________________________________

Seller’s Printed Name & Address:

MN, ND, SD Rev0418
McKenzie County, ND
Closing Thursday, September 24 at 12PM 2020

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

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

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

SteffesGroup.com