

WHEATON
MN

OPENS: July 17

CLOSES: WEDNESDAY, JULY 22 2020

REAL ESTATE
& EQUIPMENT

AUCTION
Timed Online



Built on Trust.



Real Estate
Closing at 12PM
Equipment
Closing at 1PM



PREVIEW DATE: Thursday, July 16 from 1:00PM – 3:30PM

LOADOUT: Wednesday, July 22 – Friday, July 24 from 9AM-5PM or through Friday, July 31 by appointment. Contact Brennan, 507.476.3978 or Jordan, 320.808.7167 for appointment.

LAND LOCATED: 15 N 10th St, Wheaton MN 56296

For a detailed Buyer's Prospectus with complete terms and conditions contact our office at 701.237.9173; or Dave Benedict 701-238-5062, or Rodney Steffes, 701.238.1865

Max Steffes MN14-031, Scott Steffes MN14-51, Brad Olstad MN14-70. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 30 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 Friday, July 17, and will end at 12PM Wednesday, July 22, 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 Dave Benedict at 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 30 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.
- Seller will convey property by Warranty Deed.
- **2020 Taxes to be prorated to the date of close between buyer & 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.**

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.

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

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!

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

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Taxes ('15): \$978.47



More Photos



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

Main House: Corner of 1st Ave N & 10th Street N
Lot & Warehouse: Corner of 2nd Ave S & Front Street S



EQUIPMENT

TRACTORS & LOADER

1982 John Deere 4240 quad range, 2 hyd., 3 pt., PTO, w/John Deere 148 loader, joystick loader control, (3) front weights, 18.4-34 single tires, shows 10,352 hrs., S/N011386

1961 Farmall 460, wide front, gas, 1 hyd., PTO, 15.5-38 tires, S/N28334

FORKLIFTS & MAN BASKET

2001 Toyota 7FGU30 forklift, 48", 4-3/4" wide, 42" carriage, propane, side shift, 187" lift, 5,600 lbs., 10,202 hrs., S/N62046

1997 Toyota 42-6FGU25 forklift, propane, side shift, 3,750 lb. cap., 2,562 hrs., S/N64310

MAN BASKET, 4', for forklift

PLOT PLANTER
John Deere 7000 plot planter, 4x30", w/Almaco electronics, 12v battery powered, markers

BOX TRUCKS

2002 GMC single axle, 8.3L, automatic, C7500 propane, A/C, 14'x8'x8" wood box, 22.5 front & rear tires on steel rims, 176,626 miles

1988 Volvo White tri-axle tandem, L10 Cummins, diesel, 350 hp., 9 spd., spring ride, 22'x100" Reiten aluminum box, 72" sides, triple gate, roll tarp, 3rd axle air lift, 24.5 front & rear tires, steel wheels, 399,809 miles

PICKUPS

2009 Chevrolet Silverado LT, Z71, 4-door, ext. cab. 5.3L gas, 4WD, bed mat, tonneau cover, 160,126 miles

1999 Chevrolet 1500, LS, ext. cab, Z71, 4-door, 5.7L gas, automatic, 218,577 miles

1995 Ford F350 Super Duty, XLT, 360 gas, 5 spd. manual, 2WD, w/Bert's staked grain body w/hoist, wood floor, 10-1/2'x8' box, 40" sides w/grain gate, gooseneck ball, steel wheels, 56,357 miles

1969 Chevrolet C30 dually, 1 ton, 350 gas, 4 spd. manual, 10'x8' box, 45" sides, hoist, shows 55,000 miles

SEED TENDER

1992 Unverferth 150 single axle seed tender, roll tarp, Onan 16 hp. gas

SEED CLEANING & PROCESSING EQUIPMENT

(2) Warehouse roller tables, 10' Small bagging belt, 10", 120v

Seed tender box opener, w/charger & remotes

Marken 5000 Series digital label maker, ink jet printing head not included

King Line bagger sewing machine

Pallet stretch wrap machine, turn table, 5' plastic rolls

(9) Rolls of 5' stretch wrap

Howe Beam scale

Truck dock ramp, 4'x5'

Ramp, 9-1/2'x3', vented center

GRAIN HANDLING EQUIPMENT

Handlair 560 grain vac w/5" pipe, S/N19325

Westfield WC15-70 belted conveyor, 70", 15" belt, 540 PTO, S/N139169

Westfield WC13-35 belted conveyor, 35", 13" belt, 240v, 1 phase, S/N147589

Rapat belt conveyor hopper unloader, approx. 57' w/ (3) inlets, 18" belt

Rapat belt conveyor, 20', 11" belt, electric

Rapat belt conveyor, 20', 11-1/2" belt, electric

Bag-O-Matic small conveyor, 7', 12" belt, 110v

Westfield MK10-61 mechanical swing hopper auger, 61'x10", 540 PTO

Allied loadout auger, 30'x8", 5 hp., 3 phase

Rapat truck unloader, 240v

BINS & BIN EQUIPMENT

(3) 3,800± bu. Butler bins w/Micada hoppers

Bean ladders, (2) 14-1/2', (1) 10', (1) 6'

(2) Keho Super-Dyne air fan, 5 hp., 3 phase

(3) Aeration fans, screw in MaxxAir floor fan

OTHER EQUIPMENT

IHC snowblower, 87", 3 pt., 2 stage, 28" impeller, hyd. spout

2005 ABU tandem axle car trailer, 18'x2' dovetail, ramp, rear stands, 8-bolt rims, deck is bowed

TANKS & SHOP EQUIPMENT

Fuel service tank, 2 compartment, only one pump

(2) Propane tanks

(2) 55 gal. shop vacs w/hoses

(3) HD hand trucks

Digital pallet scale

Pallet jack

Small air tank

TRACT 1 (WAREHOUSE & VACANT LOT):

Description: W1/2 LOT 6, ALL LOTS 7, 8, 9, 10, & PART OF LOTS 11 & 12 AND LOTS 4, 5 & EAST HALF OF LOT 6

Warehouse & Office Space:

- 11,000± square ft.
- Concrete dock high loading ramp
- 600± square ft heated office, restroom, bagging area

Exterior grain leg w/45± bushel pit:

- (4) 700± bushel overhead bins to feed treating & screening system
- Overhead spiral bean cleaning system
- Gustafson drum seed treater, Model 6X36-HEX

Bagging Room:

- Taylor bagging scale, Model: TE100, SN: TE-100-1149
- McCullough & Co. MC860 12' conveyor belt, SN: 13938
- Union Special sewing unit
- Gustafson 55 mix tank w/ (2) Sotera chemical pumps
- Campbell Hausfeld 5 hp., 240V, 60 gal. air compressor

TRACT 2 (MAIN PLANT):

Address: 15 North 10th St., Wheaton, MN 56296

Description: LOTS 1, 2, 3, 4, 5 & ALL EXCEPT WEST 12 FT. OF LOT 6

- 3900± square ft. original building w/1260± square ft. office area
- 3200± square ft. annex w/digital scale

ANNEX:

- (4) 580± bushel overhead bins
- 34' digital scale

MAIN HOUSE:

- 1,000± bushel screening bin
- 1,800± capacity w/8 overhead bins

EXTERIOR BINS:

- (4) 1,100± bushel hopper bins
- (4) MFS steel bins, full floor air, 5,000± bushel, no fans
- Exterior hoppers w/leg & take out conveyor
- (5) 2,200± bushel hopper bins w/leg & U-Trough unloader

CLEANING EQUIPMENT:

- 1994 Oliver Hi Cap model 240 gravity separator
- 1987 Carter Day Screen cleaner, Type: 116, SN: 5108, Model: 1987
- Carter Uniflow cylinder separator with Carter Scalperator



KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
P.O. BOX 428
WHEATON, MN 56296
(320) 422-7740

2020

PROPERTY TAX STATEMENT

PRCL# 23-0065000 RCPT# 2878

TC	117	117
Values and Classification		
Taxes Payable Year		
	2019	2020
Step 1	Estimated Market Value:	7.800 7.800
	Homestead Exclusion:	
	Taxable Market Value:	7.800 7.800
	New Improve/Expired Excls:	COMM NON-HST COMM NON-HST
	Property Class:	
Sent in March 2019		
Step 2	Proposed Tax	244.00
	* Does Not Include Special Assessments	
Sent in November 2019		
Step 3	Property Tax Statement	
	First half Taxes:	118.00
	Second half Taxes:	118.00
	Total Taxes Due in 2020	236.00

Property ID Number: 23-0065000
Property Description: BLK-008
ORIGINAL PLAT LOTS 4,5 & EAST HALF
LOT 6
1005 1ST AVE S

AB LUNDQUIST INC.
15 N 10TH ST
WHEATON MN 56296

6120-T

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply.

Taxes Payable Year: 2019 2020

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits		
3. Property taxes before credits	246.00	236.00
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	.00	.00
5. Property taxes after credits	246.00	236.00
Property Tax by Jurisdiction		
6. County	35.48	35.91
7. City or Town	165.32	158.15
8. State General Tax	.00	.00
9. School District: 803		
A. Voter approved levies	18.12	14.26
B. Other local levies	19.92	22.23
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	7.16	5.45
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	246.00	236.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	246.00	236.00

Lot

KIT JOHNSON
TRAVERSE COUNTY AUDITOR-TREASURER
P.O. BOX 428
WHEATON, MN 56296
(320) 422-7740

2020

PROPERTY TAX STATEMENT

PRCL# 23-0066000 RCPT# 2879

TC	917	917
Values and Classification		
Taxes Payable Year		
	2019	2020
Step 1	Estimated Market Value:	61.100 61.100
	Homestead Exclusion:	
	Taxable Market Value:	61.100 61.100
	New Improve/Expired Excls:	COMM NON-HST COMM NON-HST
	Property Class:	
Sent in March 2019		
Step 2	Proposed Tax	1,912.00
	* Does Not Include Special Assessments	
Sent in November 2019		
Step 3	Property Tax Statement	
	First half Taxes:	941.00
	Second half Taxes:	941.00
	Total Taxes Due in 2020	1,882.00

Property ID Number: 23-0066000
Property Description: BLK-008
ORIGINAL PLAT W1/2 LOT 6, ALL LOTS
7,8,9,10, & PART OF LOTS 11,12

AB LUNDQUIST INC.
15 N 10TH ST
WHEATON MN 56296

6120-T

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply.

Taxes Payable Year: 2019 2020

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits		
3. Property taxes before credits	1,933.00	1,847.00
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	.00	.00
5. Property taxes after credits	1,933.00	1,847.00
Property Tax by Jurisdiction		
6. County	283.09	278.93
7. City or Town	1,295.72	1,239.52
8. State General Tax	.00	.00
9. School District: 803		
A. Voter approved levies	141.94	111.69
B. Other local levies	156.12	174.14
10. Special Taxing Districts:		
A. BOIS DE SIOUX WATERSHED	56.13	42.72
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,933.00	1,847.00
Special Assessments on Your Property		
13. A. 80918 SOLID WASTE		35.00
B.		
PRIN 35.00		
INT		
TOT 35.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,958.00	1,882.00

Warehouse

*Lot & Warehouse to be sold as one

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 P.O. BOX 428
 WHEATON, MN 56296
 (320) 422-7740

2020
PROPERTY TAX
STATEMENT

PRCL# 23-0010000 RCPT# 2877

TC 1.382 1.382

Property ID Number: 23-0010000
Property Description: BLK-002
 ORIGINAL PLAT LOTS 1,2,3,4,5 & ALL
 EXCEPT WEST 12 FT. OF LOT 6

AB LUNDQUIST INC.
 15 N 10TH ST
 WHEATON MN 56296

6120-T

		Values and Classification	
		2019	2020
Taxes Payable Year			
Step 1	Estimated Market Value:	92,100	92,100
	Homestead Exclusion:		
	Taxable Market Value:	92,100	92,100
	New Improve/Expired Excls:		
	Property Class:	COMM NON-HST	COMM NON-HST
Sent in March 2019			
Step 2	Proposed Tax		2,884.00
	* Does Not Include Special Assessments		
Sent in November 2019			
Step 3	Property Tax Statement		
	First half Taxes:		1,409.00
	Second half Taxes:		1,409.00
	Total Taxes Due in 2020		2,818.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund
Property Tax and Credits
 3. Property taxes before credits
 4. A. Agricultural and rural land tax credits
 B. Other credits to reduce your property tax

Property Tax by Jurisdiction
 6. County
 7. City or Town
 8. State General Tax
 9. School District: 803 A. Voter approved levies
 B. Other local levies
 10. Special Taxing Districts: A. BOIS DE SIOUX WATERSHED
 B.
 C.
 D.
 11. Non-school voter approved referenda levies
 12. Total property tax before special assessments

Special Assessments on Your Property
 13. A. 80918 SOLID WASTE
 B.
 PRIN 35.00 C.
 INT D.
 TOT 35.00 E.
 14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**

Taxes Payable Year:	2019	2020
		.00
	.00	
	2,913.00	2,783.00
	.00	.00
	.00	.00
	2,913.00	2,783.00
	426.38	419.72
	1,952.77	1,868.06
	.00	.00
	213.95	168.36
	235.31	262.47
	84.59	64.39
	2,913.00	2,783.00
		35.00
	2,938.00	2,818.00





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 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 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:

AB LUNDQUIST SEED INC, **JULY 22, 2020**



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

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