475 ± acres
To Be Sold in 2 Tracts!

LOCATED: From Hannaford, ND, north 3 miles on ND-1, west 1 mile on 4th St., Tract 1 on north side, continue west 1 mile on 4th St., south 2 miles on 109th Ave. SE, east 1-1/2 miles, Tract 2 on north side.

AUCTIONEER’S NOTE: Great opportunity to purchase 3 quarters of cropland close to Hannaford. This land is available to farm for the 2021 crop year!

Cook Family. John Cook ETAL. Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or visit SteffesGroup.com
Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

Max Steffes ND999, Scott Steffes ND81, Brad Olistad 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 believed 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.

**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 and will end at 12PM Tuesday, November 3, 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 to 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 minimum bid raise will be $500.00
- **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.
Multi-Tract 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.

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!

Notes:

Lots with this symbol are linked together throughout the entire auction and will close together.
Land Located: From Hannaford, ND, north 3 miles on ND-1, west 1 mile on 4th St., Tract 1 on north side, continue west 1 mile on 4th St., south 2 miles on 109th Ave. SE, east 1-1/2 miles, Tract 2 on north side.
TRACT 1: Ball Hill Township
Description: SE1/4 Section 20-145-59

TRACT 2: Helena Township
Description: S1/2 LESS 5 ACRES RR
R/W Section 36-145-60
Soils data provided by USDA and NRCS.

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

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI</th>
<th>Non-Irr Class</th>
<th>Range Production (lbs/acre/yr)</th>
<th>Productivity Index</th>
<th>n NCCPI Overall</th>
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<td>Esmond-Heimdal-Darnen loams, 3 to 9 percent slopes</td>
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<td>Heimdal-Emrick loams, 0 to 3 percent slopes</td>
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<td>G384B</td>
<td>Maddock-Hecla loamy fine sands, 0 to 6 percent slopes</td>
<td>18.59</td>
<td>12.0%</td>
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<td>46</td>
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<tr>
<td>G27A</td>
<td>Maryland loam, shaly, 0 to 1 percent slopes</td>
<td>10.10</td>
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<td>G12A</td>
<td>Vallers, saline-Parnell complex, 0 to 1 percent slopes</td>
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<td>G304A</td>
<td>Binford-Coe complex, 0 to 2 percent slopes</td>
<td>4.89</td>
<td>3.2%</td>
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<td>G254A</td>
<td>Divide loam, shaly, 0 to 2 percent slopes</td>
<td>4.57</td>
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<td>3781</td>
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**Weighted Average**: 3326.3  63  *n 43.6
### Tract 1 2019 Tax Statements

**Griggs County, ND**

#### Parcel Number

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Jurisdiction</th>
</tr>
</thead>
<tbody>
<tr>
<td>07-0000-02134-000</td>
<td>BALL HILL TOWNSHIP</td>
</tr>
</tbody>
</table>

#### Physical Location

- **Lot:** Blk:  
  - Sec: 20  
  - Twp: 145  
  - Rng: 59  
  - Acres: 69.00

#### Statement Name

COOK, JOHN R & NATHAN J ET AL

#### Legal Description

- NE1/4 OF SE1/4 AND N1/2 OF SE1/4 OF SE1/4, N1/2 OF  
  - S1/2 OF SE1/4 OF SE1/4 LESS 1 ACRE SCHOOL 20-145- 
  - 59 A-69.00

#### Legislative Tax Relief

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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#### Tax Distribution

<table>
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<tr>
<th>Description</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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<tbody>
<tr>
<td>Due and Full Value</td>
<td>52,814</td>
<td>54,480</td>
<td>58,320</td>
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<tr>
<td>Homestead Credit</td>
<td>2,641</td>
<td>2,724</td>
<td>2,916</td>
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<tr>
<td>Extended Homestead Credit</td>
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<td></td>
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<tr>
<td>Exemptions</td>
<td>2,641</td>
<td>2,724</td>
<td>2,916</td>
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<tr>
<td>Net Taxable Value</td>
<td>199.12</td>
<td>198.87</td>
<td>182.81</td>
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#### Tax Levy By District (in Dollars)

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<thead>
<tr>
<th>District</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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<tbody>
<tr>
<td>COUNTY</td>
<td>61.68</td>
<td>54.10</td>
<td>54.26</td>
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<tr>
<td>TOWNSHIP</td>
<td>8.86</td>
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<tr>
<td>SCHOOL-CONSOLIDATED</td>
<td>73.72</td>
<td>69.49</td>
<td>66.78</td>
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<td>STATE</td>
<td>.75</td>
<td>.68</td>
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<tr>
<td>LIBRARY</td>
<td>3.00</td>
<td>2.70</td>
<td>2.72</td>
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<tr>
<td>FIRE</td>
<td>.64</td>
<td></td>
<td>.54</td>
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<tr>
<td>Consolidated Tax</td>
<td>149.40</td>
<td>135.43</td>
<td>133.27</td>
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<tr>
<td>SS:12% State-PD Credit</td>
<td>17.93</td>
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<tr>
<td>t Consolidated Tax</td>
<td>131.47</td>
<td>135.43</td>
<td>133.27</td>
</tr>
<tr>
<td>t Effective Tax Rate</td>
<td>.25%</td>
<td>.24%</td>
<td>.22%</td>
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#### Net Consolidated Tax

<table>
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<tr>
<th>Payment</th>
<th>Amount due by Feb.15th</th>
<th>With No Discount</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>126.61</td>
<td>66.64</td>
</tr>
<tr>
<td>2</td>
<td>66.64</td>
<td>66.63</td>
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</table>

#### Note:

- **Ownership as of Nov. 15, 2019**
- See insert for office hours and announcements.
- Find levy sheet at [www.griggscountync.gov](http://www.griggscountync.gov)

For Assistance, Contact:

- Griggs County Treasurer
- P O Box 340
- Cooperstown ND 58425-0340
- 701-797-2411
Tract 1  2019 Tax Statements  
Griggs County, ND

2019 GRIGGS COUNTY   REAL ESTATE TAX STATEMENT

Parcel Number  07-0060-02134-020   Jurisdiction  BALL HILL TOWNSHIP

Statement No:  5,725

Physical Location
Lot:  Blk:  Sec: 20 Twp: 145 Rng: 59  Acres: 1.00

Addition: NO ADDITION

Statement Name  COOK, JOHN R & NATHAN J ET AL

Legal Description
1 ACRE IN SE CORNER OF SE1/4 20-145-59 A-1.00

Net consolidated tax  9.51
Plus:Special assessments
Total tax due  9.51
Less: 5% discount,
  if paid by Feb.15th
  .48

Amount due by Feb.15th  9.03

Or pay in 2 installments(with no discount)
Payment 1:Pay by Mar.1st  4.76
Payment 2:Pay by Oct.15th  4.75

TAX BREAKDOWN

3-year comparison):

2017  6.47
2018  6.87
2019  7.38

Special assessments:

SPC#  AMOUNT DESCRIPTION

3-year comparison):

2017  9.16
2018  9.55
2019  9.51

For Assistance:Contact:
GRIGGS COUNTY TREASURER
P O BOX 340
COOPERSTOWN ND 58425-0340
701-797-2411

Net taxable value->  46
T effective tax rate>  .99%

2019 GRIGGS COUNTY   REAL ESTATE TAX STATEMENT

Parcel Number  07-0060-02135-000   Jurisdiction  BALL HILL TOWNSHIP

Statement No:  1,318

Physical Location
Lot:  Blk:  Sec: 20 Twp: 145 Rng: 59  Acres: 30.00

Addition: NO ADDITION

Statement Name  COOK, JOHN R & NATHAN J ET AL

Legal Description
1/2 OF S1/2 OF NW1/4 OF SE1/4 AND N1/2 OF SW1/4 0  OR
F SE1/4 20-145-59 A-30.00

Net consolidated tax  52.10
Plus:Special assessments
Total tax due  52.10
Less: 5% discount,
  if paid by Feb.15th
  2.61

Amount due by Feb.15th  49.49

Or pay in 2 installments(with no discount)
Payment 1:Pay by Mar.1st  26.05
Payment 2:Pay by Oct.15th  26.05

TAX BREAKDOWN

3-year comparison):

2017  145.08
2018  151.26
2019  161.73

Special assessments:

SPC#  AMOUNT DESCRIPTION

3-year comparison):

2017  20,644
2018  22,800
2019  22,800

Net taxable value->  1,032
T effective tax rate>  .99%

Net consolidated tax  58.39
Plus:Special assessments
Total tax due  52.10
Less: 5% discount,
  if paid by Feb.15th
  .20

Amount due by Feb.15th  51.90

Or pay in 2 installments(with no discount)
Payment 1:Pay by Mar.1st  26.05
Payment 2:Pay by Oct.15th  26.05

T effective tax rate>  .25%

2019 GRIGGS COUNTY   REAL ESTATE TAX STATEMENT

Parcel Number  07-0060-02134-020   Jurisdiction  BALL HILL TOWNSHIP

Statement No:  5,725

Physical Location
Lot:  Blk:  Sec: 20 Twp: 145 Rng: 59  Acres: 1.00

Addition: NO ADDITION

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Legal Description
1 ACRE IN SE CORNER OF SE1/4 20-145-59 A-1.00

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Plus:Special assessments
Total tax due  9.51
Less: 5% discount,
  if paid by Feb.15th
  .48

Amount due by Feb.15th  9.03

Or pay in 2 installments(with no discount)
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2018  6.87
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Special assessments:

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3-year comparison):

2017  9.16
2018  9.55
2019  9.51

For Assistance:Contact:
GRIGGS COUNTY TREASURER
P O BOX 340
COOPERSTOWN ND 58425-0340
701-797-2411

Net taxable value->  46
T effective tax rate>  .99%

2019 GRIGGS COUNTY   REAL ESTATE TAX STATEMENT

Parcel Number  07-0060-02135-000   Jurisdiction  BALL HILL TOWNSHIP

Statement No:  1,318

Physical Location
Lot:  Blk:  Sec: 20 Twp: 145 Rng: 59  Acres: 30.00

Addition: NO ADDITION

Statement Name  COOK, JOHN R & NATHAN J ET AL

Legal Description
1/2 OF S1/2 OF NW1/4 OF SE1/4 AND N1/2 OF SW1/4 0  OR
F SE1/4 20-145-59 A-30.00

Net consolidated tax  52.10
Plus:Special assessments
Total tax due  52.10
Less: 5% discount,
  if paid by Feb.15th
  2.61

Amount due by Feb.15th  49.49

Or pay in 2 installments(with no discount)
Payment 1:Pay by Mar.1st  26.05
Payment 2:Pay by Oct.15th  26.05

TAX BREAKDOWN

3-year comparison):

2017  145.08
2018  151.26
2019  161.73

Special assessments:

SPC#  AMOUNT DESCRIPTION

3-year comparison):

2017  20,644
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Net taxable value->  1,032
T effective tax rate>  .99%

Net consolidated tax  58.39
Plus:Special assessments
Total tax due  52.10
Less: 5% discount,
  if paid by Feb.15th
  .20

Amount due by Feb.15th  51.90

Or pay in 2 installments(with no discount)
Payment 1:Pay by Mar.1st  26.05
Payment 2:Pay by Oct.15th  26.05

T effective tax rate>  .25%
### 2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

**Parcel Number**: 07-0000-02136-000  
**Jurisdiction**: BALL HILL TOWNSHIP  
**Statement Name**: COOK, JOHN R & NATHAN J ET AL

#### Legal Description
- S1/2 OF NW1/4 OF SE1/4 AND S1/2 OF S1/2 OF NW1/4 0  
- F SE1/4 20-145-59 A-30.00

#### 2019 TAX BREAKDOWN
- **Net consolidated tax**: 59.28  
- **Plus: Special assessments**: 2.96  
- **Total tax due**: 62.24  
- **Less: % discount, if paid by Feb. 15th**: 2.96  
- **Amount due by Feb. 15th**: 59.28

#### Legislative Tax Relief
- **3-year comparison**: 2017, 2018, 2019  
- **x distribution
  - 3-year comparison**: 2017, 2018, 2019  
  - x value: 23,406, 24,120, 24,840  
  - xable value: 1,170, 1,207, 1,292  
- **Net taxable value**: 1,170, 1,207, 1,292

#### Tax Mill Levy
- **Note**: 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**: 07-0000-02137-000  
**Jurisdiction**: BALL HILL TOWNSHIP  
**Statement Name**: COOK, JOHN R & NATHAN J ET AL

#### Legal Description
- S1/2 OF SW1/4 OF SE1/4 AND S1/2 OF S1/2 OF SE1/4 0  
- F SE1/4 20-145-58 A-30.00

#### 2019 TAX BREAKDOWN
- **Net consolidated tax**: 59.05  
- **Plus: Special assessments**: 2.95  
- **Total tax due**: 62.00  
- **Less: % discount, if paid by Feb. 15th**: 2.95  
- **Amount due by Feb. 15th**: 59.05

#### Legislative Tax Relief
- **3-year comparison**: 2017, 2018, 2019  
- **x distribution
  - 3-year comparison**: 2017, 2018, 2019  
  - x value: 23,406, 24,120, 24,840  
  - xable value: 1,170, 1,207, 1,292  
- **Net taxable value**: 1,170, 1,207, 1,292

#### Tax Mill Levy
- **Note**: FOR ASSISTANCE, CONTACT:  
  - GRIGGS COUNTY TREASURER  
  - P O BOX 340  
  - COOPERSTOWN ND 58425-0340  
  - 701-797-2411
**Tract 2 Details**

**Description:** S1/2 LESS 5 ACRES RR RW Section 36-145-60 • **Total Acres:** 315± • **Cropland Acres:** 312± • **PID #:** 12-0000-03147-000 & 12-0000-03148-000

**Soil Productivity Index:** 66 • **Soils:** Fram-Wyrd loams (56%), Vallers-Hamerly loams (18%), & Fram-Tonka complex (11%) • **Taxes (2019):** $2,536.52 • No US Fish & Wildlife Easement

---

**Soils data provided by USDA and NRCS.**

- **c:** Using Capabilities Class Dominant Condition Aggregation Method
- **n:** The aggregation method is "Weighted Average using major components"

<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</th>
<th>Range Production (lbs/acre/yr)</th>
<th>Productivity Index</th>
<th>*n NCCPI Overall</th>
</tr>
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<tbody>
<tr>
<td>G211A</td>
<td>Fram-Wyrd loams, 0 to 3 percent slopes</td>
<td>172.53</td>
<td>55.4%</td>
<td>IIIe</td>
<td></td>
<td>3992</td>
<td>77</td>
<td>49</td>
</tr>
<tr>
<td>G119A</td>
<td>Vallers-Hamerly loams, 0 to 3 percent slopes</td>
<td>55.33</td>
<td>17.8%</td>
<td>IVw</td>
<td></td>
<td>3777</td>
<td>45</td>
<td>32</td>
</tr>
<tr>
<td>G210A</td>
<td>Fram-Tonka complex, 0 to 3 percent slopes</td>
<td>34.37</td>
<td>11.0%</td>
<td>IIe</td>
<td></td>
<td>4082</td>
<td>62</td>
<td>38</td>
</tr>
<tr>
<td>G384B</td>
<td>Maddock-Hecla loamy fine sands, 0 to 6 percent slopes</td>
<td>18.88</td>
<td>6.1%</td>
<td>IVe</td>
<td></td>
<td>2944</td>
<td>46</td>
<td>27</td>
</tr>
<tr>
<td>G101A</td>
<td>Hamerly-Wyrd loams, 0 to 3 percent slopes</td>
<td>13.20</td>
<td>4.2%</td>
<td>IIe</td>
<td></td>
<td>4014</td>
<td>77</td>
<td>58</td>
</tr>
<tr>
<td>G3A</td>
<td>Parnell silty clay loam, 0 to 1 percent slopes</td>
<td>10.29</td>
<td>3.3%</td>
<td>Vw</td>
<td></td>
<td>5336</td>
<td>25</td>
<td>20</td>
</tr>
<tr>
<td>G231A</td>
<td>Embden-Heimdal complex, 0 to 3 percent slopes</td>
<td>6.76</td>
<td>2.2%</td>
<td>IIe</td>
<td></td>
<td>3408</td>
<td>72</td>
<td>46</td>
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</table>

**Weighted Average:** 3932.9

---

**Legend:**
- CRP
- Non-Cropland
- Cropland
- PLSS
- Tract Boundary
- Wetland

**Compliance Provisions:**
- All crops are for grain
- All crops are non-irrigated
- Shares are 100% to Operator

---

**Soils Map:**

- Map Created January 28, 2020
- The imagery displayed on this map was collected in calendar year 2019.

---

**Wetland Determination Identifiers:**

- Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

---

**Soils Productivity Index:**

- USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery.

---

*The aggregation method is "Weighted Average using major components*"  
*Using Capabilities Class Dominant Condition Aggregation Method*  
*Soils data provided by USDA and NRCS.*
2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 12-0000-03148-000
Jurisdiction: HELENA TOWNSHIP

Physical Location
Lot: Blk: Sec: 36 Twp: 145 Rng: 60 Acres: 160.00

Statement Name
COOK, JOHN

Legal Description
SE1/4 36-145-60 A-160.00

Gisilative tax relief
3-year comparison:
2017 2018 2019

Net consolidated tax
1,433.38

Plus: Special assessments
1,433.38

Total tax due
1,433.38

Less: 5% discount,
if paid by Feb.15th
71.67

Amount due by Feb.15th
1,361.71

Or pay in 2 installments (with no discount)

Payment 1: Pay by Mar.1st
716.69
Payment 2: Pay by Oct.15th
716.69

Gisilative tax relief
3-year comparison:
2017 2018 2019

Net consolidated tax
1,433.38

Plus: Special assessments
1,433.38

Total tax due
1,433.38

Less: 5% discount,
if paid by Feb.15th
71.67

Amount due by Feb.15th
1,361.71

Or pay in 2 installments (with no discount)

Payment 1: Pay by Mar.1st
716.69
Payment 2: Pay by Oct.15th
716.69

1920 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 12-0000-03147-000
Jurisdiction: HELENA TOWNSHIP

Physical Location
Lot: Blk: Sec: 36 Twp: 145 Rng: 60 Acres: 155.00

Statement Name
COOK, JOHN

Legal Description
SW1/4 LESS 5 ACRES RR N/W 36-145-60 A-155.00

Gisilative tax relief
3-year comparison:
2017 2018 2019

Net consolidated tax
1,103.14

Plus: Special assessments
1,103.14

Total tax due
1,103.14

Less: 5% discount,
if paid by Feb.15th
55.16

Amount due by Feb.15th
1,047.98

Or pay in 2 installments (with no discount)

Payment 1: Pay by Mar.1st
551.57
Payment 2: Pay by Oct.15th
551.57
### Abbreviated 156 Farm Records

**Griggs County, ND**

**North Dakota**

**Barnes Farm Service Agency**

**Report D: FSA-156EZ**

**Prepared:** 5/18/20 4:05 PM  
**Crop Year:** 2020  
**Page:** 1 of 2

**Operator Name:**  
COOK FARMS  
COMB 5712 & 5713

**Farms Associated with Operator:**  
3292, 4655, 4957, 4518, 5161, 6320, 6471, 6504, 7703, 6012, 8454

**ARC/PLC GIP Eligibility:** Eligible

**CRP Contract Number(s):**

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP/EWP</th>
<th>CRP Cropland</th>
<th>GIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

**Base Conservation**  

<table>
<thead>
<tr>
<th>Effective</th>
<th>Double Cropped</th>
<th>MFL/FWP</th>
<th>Native Sod</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>0.5</td>
<td>0.5</td>
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</table>

**PLC**  

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

**Crop**  

<table>
<thead>
<tr>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CORN</td>
<td>1.15</td>
</tr>
<tr>
<td></td>
<td>SOYBEANS</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 81.2

**Tract Number:** 1088  
**Description:** 166/52SE 34.141-58

**FSA Physical Location:** Barnes, ND  
**ANSI Physical Location:** Barnes, ND

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted or undetermined fields

**Wetland Status:** Tract contains a wetland or wetland

**WL Violations:** None

**Cropland**  

<table>
<thead>
<tr>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CORN</td>
<td>1.16</td>
</tr>
<tr>
<td></td>
<td>SOYBEANS</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 79.36

**Owners:** COOK, JOHN RUSSELL  
COOK, WILLIAM JOHN  
COOK, BARBARA SUSANNE

**North Dakota**

**U.S. Department of Agriculture**

**Barnes Farm Service Agency**

**Report ID:** FSA-156EZ  
**Abbreviated 156 Farm Record**  
**Prepared:** 5/18/20 4:05 PM  
**Crop Year:** 2020

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

**Other Producers:** None

**Tract Number:** 4768  
**Description:** 16W SW/2SW (2W OF HWY) 35-141-58

**FSA Physical Location:** Barnes, ND  
**ANSI Physical Location:** Barnes, ND

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted or undetermined fields

**Wetland Status:** Tract contains a wetland or wetland

**WL Violations:** None

**Cropland**  

<table>
<thead>
<tr>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CORN</td>
<td>1.92</td>
</tr>
<tr>
<td></td>
<td>SOYBEANS</td>
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</tbody>
</table>

**Total Base Acres:** 1.54

**Owners:** COOK, NATHAN

**Other Producers:** None
### Abbreviated 156 Farm Records

**North Dakota**  
U.S. Department of Agriculture  
Farm Service Agency

**Griggs County, ND**

**Report ID:** FSA-156EZ  
**Prepared:** 5/18/20 4:08 PM  
**Crop Year:** 2020

**Abbreviated 156 Farm Record**

**Operator Name:** COOK FARMS  
**Farm Identifier:** 2009 IT from Griggs (1104)

**Farms Associated with Operator:**  
3292, 4935, 4961, 4658, 5751, 5755, 6329, 6551, 7103, 8012, 8454

**ARC/PLC G/M/F Eligibility:** Eligible

**CRP Contract Number(s):** None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WEP</th>
<th>WRP/EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
<th>Farm Status</th>
<th>Number of Tracts</th>
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<tbody>
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<table>
<thead>
<tr>
<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
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<td>311.36</td>
<td>0.0</td>
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</tbody>
</table>

**ARC/PLC**  
NONE, ARC-CO, ARC-IC, PLC-Default, ARC-CO-Default, ARC-IC-Default

<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>78.15</td>
<td>42</td>
<td>0.0</td>
</tr>
<tr>
<td>CORN</td>
<td>78.15</td>
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</tr>
<tr>
<td>SOYBEANS</td>
<td>123.8</td>
<td>30</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 280.1

**Tract Number:** 9235  
**Description:** S2 36-145-60

**FSA Physical Location:** Griggs, ND  
**ANSI Physical Location:** Griggs, ND

**BIA Range Unit Number:**

**HFL Status:** NHFL: no agricultural commodity planted on undetermined fields

**Wellland Status:** Tract contains a wetland or farmed wetland

**WeIl Violations:** None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WEP</th>
<th>WRP/EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
</tr>
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<tbody>
<tr>
<td>311.36</td>
<td>311.36</td>
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<td>0.0</td>
<td>0.0</td>
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<table>
<thead>
<tr>
<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>311.36</td>
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<td>0.0</td>
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</tbody>
</table>

<table>
<thead>
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<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>78.15</td>
<td>42</td>
<td>0.0</td>
</tr>
<tr>
<td>CORN</td>
<td>78.15</td>
<td>77</td>
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</table>

**North Dakota**  
U.S. Department of Agriculture  
Farm Service Agency

**Report ID:** FSA-156EZ  
**Prepared:** 5/18/20 4:08 PM  
**Crop Year:** 2020
Abbreviated 156 Farm Records

North Dakota

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

Griggs County, ND

FARM: 6554
Prepared: 5/18/20 4:08 PM
Crop Year: 2020
Page: 1 of 2

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: COOK FARMS

Farms Associated with Operator:
5292, 4935, 4957, 4995, 5751, 5755, 6320, 6474, 7103, 8012, 8454

ARC/PLC GI/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/EWP</th>
<th>CRP Cropland</th>
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<th>Farm Status</th>
<th>Number of Tracts</th>
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<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
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<tr>
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<td>0.0</td>
<td>154.55</td>
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ARC/PLC

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

Crop Base Acreage

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
<th>HIP</th>
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<tbody>
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<td>WHEAT</td>
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<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>SOYBEANS</td>
<td>74.01</td>
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</tbody>
</table>

Total Base Acres: 149.4

Tract Number: 9267
Description: SE 20-145-59

FSA Physical Location: Griggs, ND
ANSI Physical Location: Griggs, ND

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP/EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
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<tbody>
<tr>
<td>154.55</td>
<td>154.55</td>
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<tr>
<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
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Crop Base Acreage

<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>75.39</td>
<td>44</td>
<td>0.0</td>
</tr>
<tr>
<td>SOYBEANS</td>
<td>74.01</td>
<td>30</td>
<td>0.0</td>
</tr>
</tbody>
</table>

Total Base Acres: 149.4

Owners: SIEMS, MARJorie
DE HAAN, DOROTHY RAE

COOK, JOHN RUSSELL
SKJERET, JEANETTE
Abbreviated 156 Farm Records
Griggs County, ND

North Dakota
Barnes

FARM: 5751
Prepared: 5/19/20 4:08 PM
Crop Year: 2020

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: COOK FARMS
Farm Associated with Operator:
3202, 4956, 4957, 4956, 5755, 6326, 6474, 6554, 7103, 8012, 6454

ARC/PLC GII/F Eligibility: Eligible

CRP Contract Number(s): 11169A, 11178

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<th>Cropland</th>
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<th>WRP/EWP</th>
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<tbody>
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<tr>
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<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
</tr>
</thead>
<tbody>
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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>CORN, SOYBN</td>
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<td>NONE</td>
<td>NONE</td>
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</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>CORN</td>
<td>152.26</td>
<td>120</td>
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<td>SOYBEANS</td>
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<tr>
<td>BARLEY</td>
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<tr>
<td>CANOLA</td>
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<td>4.2</td>
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</table>

Total Base Acres: 263.76

Tract Number: 1073
Description: 166/8E 35-141-86
FSA Physical Location: Barnes, ND
ANSI Physical Location: Barnes, ND

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or former wetland

WL Violations: None

<table>
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<th>Farmland</th>
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<th>WRP/EWP</th>
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<tr>
<th>State Conservation</th>
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<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
</tr>
</thead>
<tbody>
<tr>
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<td>129.3</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</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>CORN</td>
<td>73.83</td>
<td>120</td>
<td>0.0</td>
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<tr>
<td>SOYBEANS</td>
<td>55.44</td>
<td>29</td>
<td>0.0</td>
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</tbody>
</table>
### Abbreviated 156 Farm Record

**Crop** | **Base Acreage** | **PLC Yield** | **CCC-505 CRP Reduction**
---|---|---|---
BARLEY | 0.0 | 0 | 10.0
CANOLA | 0.0 | 0 | 3.4

**Total Base Acres:** 129.27

**Owners:** DE HAAN, DOROTHY RAE
**Other Producers:** None

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**Tract Number:** 8767  **Description:** 166/ SW 35OF HWY)-141-58

**FSA Physical Location:** Barnes, ND  **ANSI Physical Location:** Barnes, ND

**BIA Range Unit Number:**
**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields
**Wetland Status:** Tract contains a wetland or farmed wetland
**WL Violations:** None

<table>
<thead>
<tr>
<th>Farmland</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP/EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
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<tr>
<td>147.92</td>
<td>147.92</td>
<td>147.92</td>
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<td>13.46</td>
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</table>

<table>
<thead>
<tr>
<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL/FWP</th>
<th>Native Sod</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>134.46</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Crop** | **Base Acreage** | **PLC Yield** | **CCC-505 CRP Reduction**
---|---|---|---
CORN | 78.43 | 120 | 0.0
SOYBEANS | 56.03 | 29 | 2.04
BARLEY | 0.0 | 0 | 0.8
CANOLA | 0.0 | 0 | 0.8

**Total Base Acres:** 134.46

**Owners:** COOK, JOHN RUSSELL  **COOK, NATHAN**
**Other Producers:** None
Earnest Money Receipt & Purchase Agreement

SteffesGroup.com

Griggs County, ND

Received of ________________________ 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 ________________________

____________________________________________________________________________________________________________________________________________________

and in part payment of the purchase of real estate sold by Auction and described as follows:

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 amount of ________________________ of which ________________________ are Homestead, ________________________ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

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 ________________________ SELLER warrants 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
Tuesday, November 3, 8-12PM