

GRIGGS COUNTY
NORTH DAKOTA

Tuesday, November 3²⁰²⁰
From 8AM-12PM



LAND AUCTION

Timed Online



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 Olstad ND319. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 45 days.

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

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

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

The auction begins at 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?

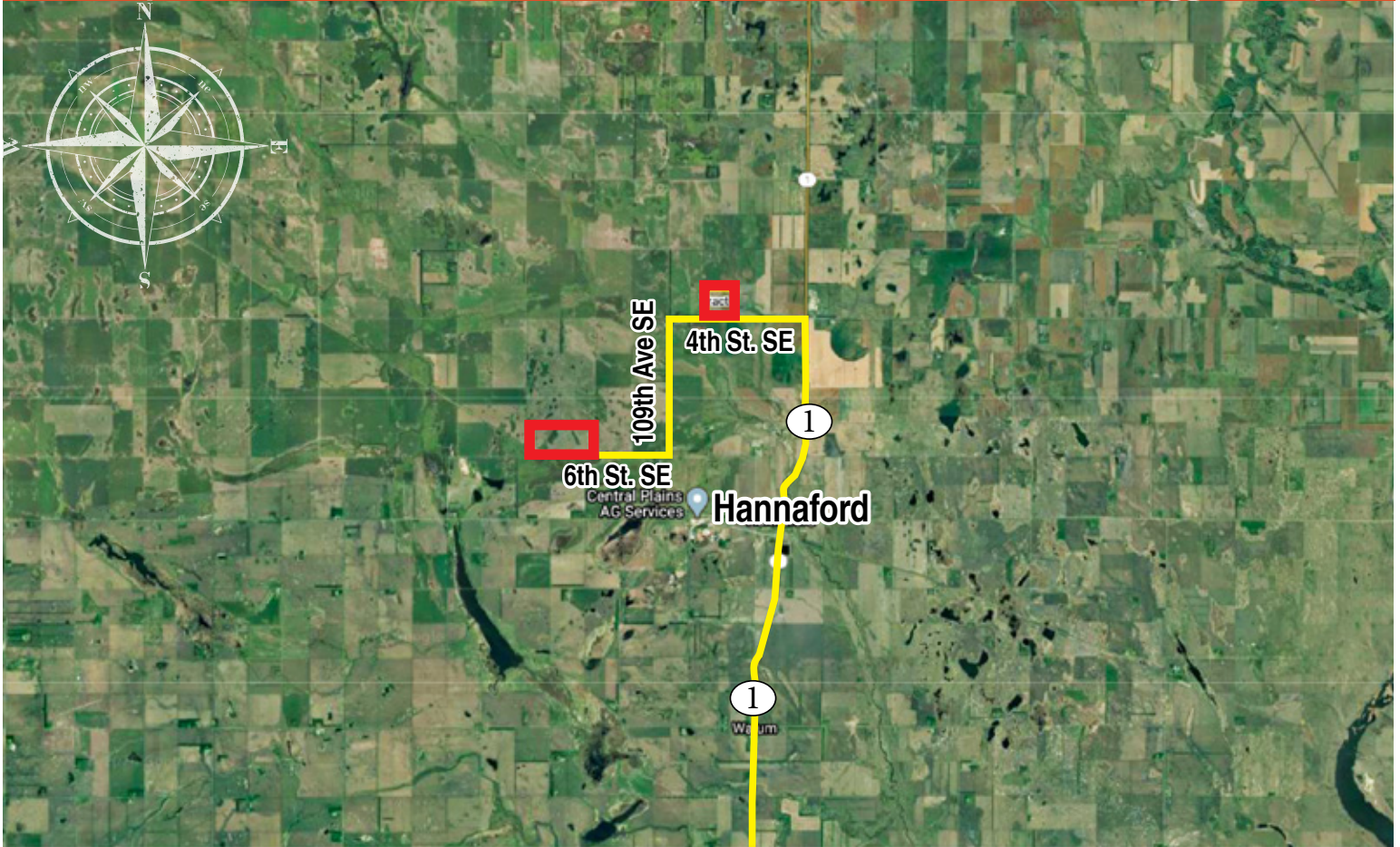
1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have 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



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.

2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
07-0000-02134-000

Jurisdiction
BALL HILL TOWNSHIP

Statement No: 1,317

Physical Location

Lot: Blk: Sec: 20 Twp: 145 Rng: 59
Addition: NO ADDITION 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

2019 TAX BREAKDOWN

Net consolidated tax 133.27
Plus: Special assessments
Total tax due 133.27
Less: 5% discount,
if paid by Feb.15th 6.66

Amount due by Feb.15th 126.61

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 66.64
Payment 2: Pay by Oct.15th 66.63

Legislative tax relief
(3-year comparison):

	2017	2018	2019
Legislative tax relief	371.27	386.89	413.69

Special assessments:
SPC# AMOUNT DESCRIPTION

Net taxable value

	2017	2018	2019
Net taxable value	2,641	2,724	2,916

Total mill levy 199.12 198.87 182.81

Taxes By District (in dollars):

COUNTY	61.68	54.10	54.26
TOWNSHIP	8.86	7.78	7.51
SCHOOL-consolidated	73.72	69.49	66.78
AMBULANCE	.75	.68	.73
STATE	.75	.68	.73
LIBRARY	3.00	2.70	2.72
FIRE	.64		.54
Consolidated tax	149.40	135.43	133.27
State-pd credit	17.93		
Total consolidated tax->	131.47	135.43	133.27
Total effective tax rate->	.25%	.24%	.22%

NOTE:

OWNERSHIP AS OF NOV. 15, 2019
SEE INSERT FOR OFFICE HOURS
AND ANNOUNCEMENTS.
FIND LEVY SHEET AT
www.griggscountynd.gov

FOR ASSISTANCE, CONTACT:
GRIGGS COUNTY TREASURER
P O BOX 340
COOPERSTOWN ND 58425-0340
701-797-2411



2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 07-0000-02134-020
 Jurisdiction BALL HILL TOWNSHIP

Statement No: 5,725

Physical Location

Lot: Blk: Sec: 20 Twp: 145 Rng: 59
 Addition: NO ADDITION Acres: 1.00

2019 TAX BREAKDOWN

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

Statement Name
 COOK, JOHN R & NATHAN J ET AL

Amount due by Feb.15th 9.03

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

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

Legislative tax relief
 3-year comparison):

	2017	2018	2019
Legislative tax relief	6.47	6.82	7.38

Special assessments:
 SPC# AMOUNT DESCRIPTION

	2017	2018	2019
Net taxable value	926	960	1,030
Homestead credit	46	48	52
Net taxable value->	46	48	52

Equalized mill levy 199.12 198.87 182.81

Taxes By District (in dollars):

COUNTY	4.30	3.81	3.87
TOWNSHIP	.62	.55	.54
SCHOOL-consolidated	5.14	4.90	4.77
AMBULANCE	.05	.05	.05
STATE	.05	.05	.05
LIBRARY	.21	.19	.19
FIRE	.04		.04

NOTE:
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Net consolidated tax 10.41 9.55 9.51
 Less: 12% state-pd credit 1.25

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 COOPERSTOWN ND 58425-0340
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Total consolidated tax-> 9.16 9.55 9.51

Total effective tax rate> .99% .99% .92%

2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 07-0000-02135-000
 Jurisdiction BALL HILL TOWNSHIP

Statement No: 1,318

Physical Location

Lot: Blk: Sec: 20 Twp: 145 Rng: 59
 Addition: NO ADDITION Acres: 30.00

2019 TAX BREAKDOWN

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

Statement Name
 COOK, JOHN R & NATHAN J ET AL

Amount due by Feb.15th 49.49

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

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

Legislative tax relief
 3-year comparison):

	2017	2018	2019
Legislative tax relief	145.08	151.26	161.73

Special assessments:
 SPC# AMOUNT DESCRIPTION

	2017	2018	2019
Net taxable value	20,644	21,290	22,800
Homestead credit	1,032	1,065	1,140
Net taxable value->	1,032	1,065	1,140

Equalized mill levy 199.12 198.87 182.81

Taxes By District (in dollars):

COUNTY	24.11	21.15	21.22
TOWNSHIP	3.46	3.04	2.94
SCHOOL-consolidated	28.81	27.17	26.11
AMBULANCE	.29	.27	.28
STATE	.29	.27	.28
LIBRARY	1.17	1.05	1.06
FIRE	.25		.21

NOTE:
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Net consolidated tax 58.38 52.95 52.10
 Less: 12% state-pd credit 7.01

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Total consolidated tax-> 51.37 52.95 52.10

Total effective tax rate> .25% .24% .22%

2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 07-0000-02136-000
 Jurisdiction BALL HILL TOWNSHIP

Statement No: 1,319

Physical Location

Lot: Blk: Sec: 20 Twp: 145 Rng: 59
 Addition: NO ADDITION Acres: 30.00

Statement Name
 COOK, JOHN R & NATHAN J ET AL

Legal Description
 N1/2 OF NW1/4 OF SE1/4 AND N1/2 OF S1/2 OF NW1/4 O
 F SE1/4 20-145-59 A-30.00

2019 TAX BREAKDOWN

Net consolidated tax	59.28
Plus:Special assessments	
Total tax due	59.28
Less: 5% discount, if paid by Feb.15th	2.96
Amount due by Feb.15th	56.32
Or pay in 2 installments (with no discount)	
Payment 1: Pay by Mar.1st	29.64
Payment 2: Pay by Oct.15th	29.64

Legislative tax relief
 3-year comparison):

	2017	2018	2019
Legislative tax relief	165.04	172.00	184.01

Net taxable value

	2017	2018	2019
Net taxable value	1,174	1,211	1,297

Local mill levy 199.12 198.87 182.81

Taxes By District (in dollars):

COUNTY	27.43	24.06	24.15
TOWNSHIP	3.94	3.46	3.34
SCHOOL-consolidated	32.77	30.89	29.70
AMBULANCE	.33	.30	.32
STATE	.33	.30	.32
LIBRARY	1.33	1.20	1.21
FIRE	.28		.24
Consolidated tax	66.41	60.21	59.28
State-pd credit	7.97		
Total consolidated tax->	58.44	60.21	59.28
Effective tax rate->	.25%	.24%	.22%

Special assessments:
 SPC# AMOUNT DESCRIPTION

NOTE:
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 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 No: 1,320

Physical Location

Lot: Blk: Sec: 20 Twp: 145 Rng: 59
 Addition: NO ADDITION Acres: 30.00

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 O
 F SE1/4 20-145-59 A-30.00

2019 TAX BREAKDOWN

Net consolidated tax	59.05
Plus:Special assessments	
Total tax due	59.05
Less: 5% discount, if paid by Feb.15th	2.95
Amount due by Feb.15th	56.10
Or pay in 2 installments (with no discount)	
Payment 1: Pay by Mar.1st	29.53
Payment 2: Pay by Oct.15th	29.52

Legislative tax relief
 3-year comparison):

	2017	2018	2019
Legislative tax relief	164.48	171.43	183.30

Net taxable value

	2017	2018	2019
Net taxable value	1,170	1,207	1,292

Local mill levy 199.12 198.87 182.81

Taxes By District (in dollars):

COUNTY	27.32	23.98	24.05
TOWNSHIP	3.93	3.45	3.33
SCHOOL-consolidated	32.66	30.79	29.59
AMBULANCE	.33	.30	.32
STATE	.33	.30	.32
LIBRARY	1.33	1.19	1.20
FIRE	.28		.24
Consolidated tax	66.18	60.01	59.05
State-pd credit	7.94		
Total consolidated tax->	58.24	60.01	59.05
Effective tax rate->	.25%	.24%	.22%

Special assessments:
 SPC# AMOUNT DESCRIPTION

NOTE:
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Tract 2 Details

Griggs County, ND

Description: S1/2 LESS 5 ACRES RR R/W 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-Wyard loams (56%), Vallers-Hamerly loams (18%), & Fram-Tonka complex (11%) • Taxes (2019): \$2,536.52 *No US Fish & Wildlife Easement



Common Land Unit

- Non-Cropland
- Cropland

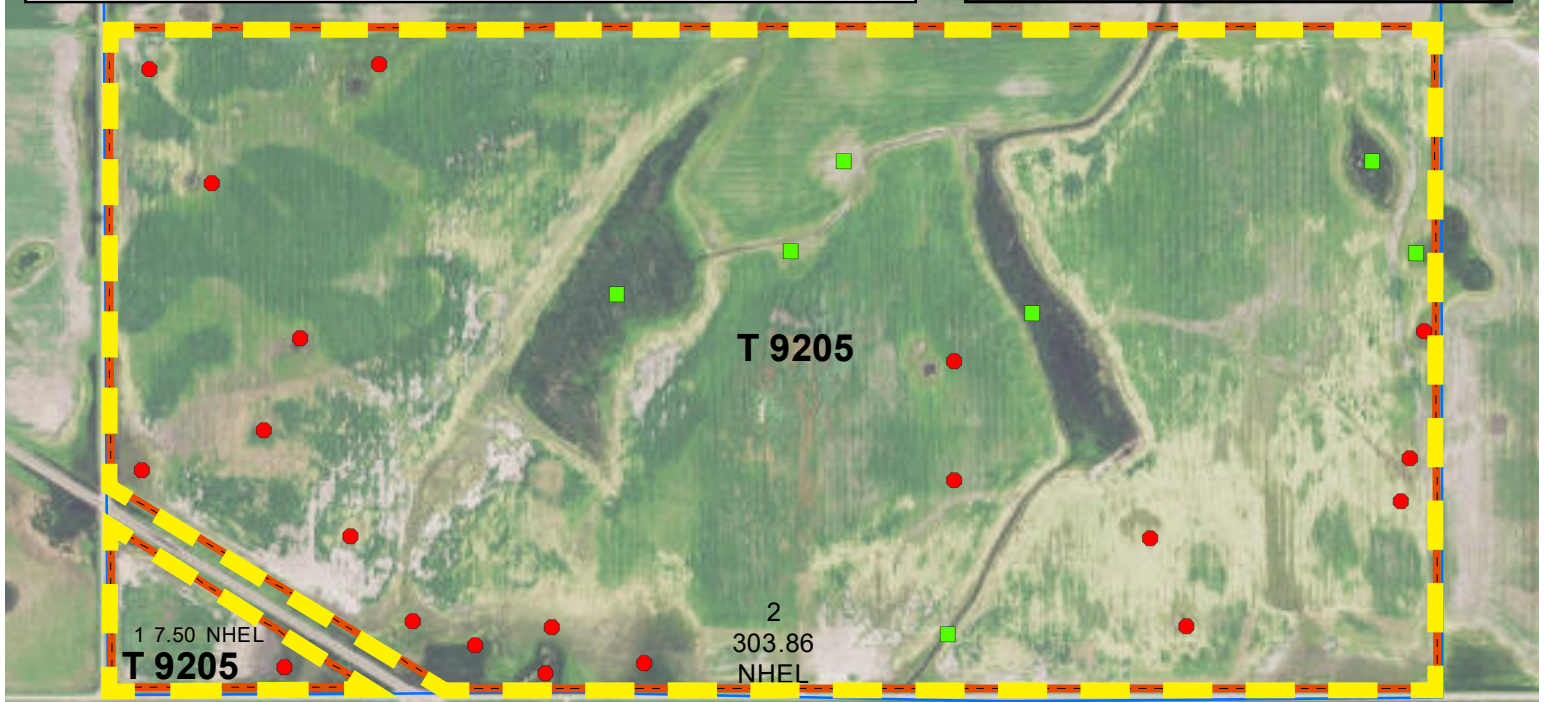
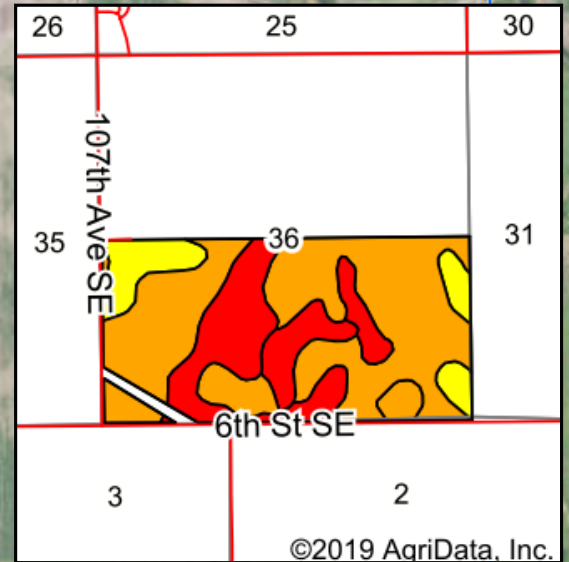
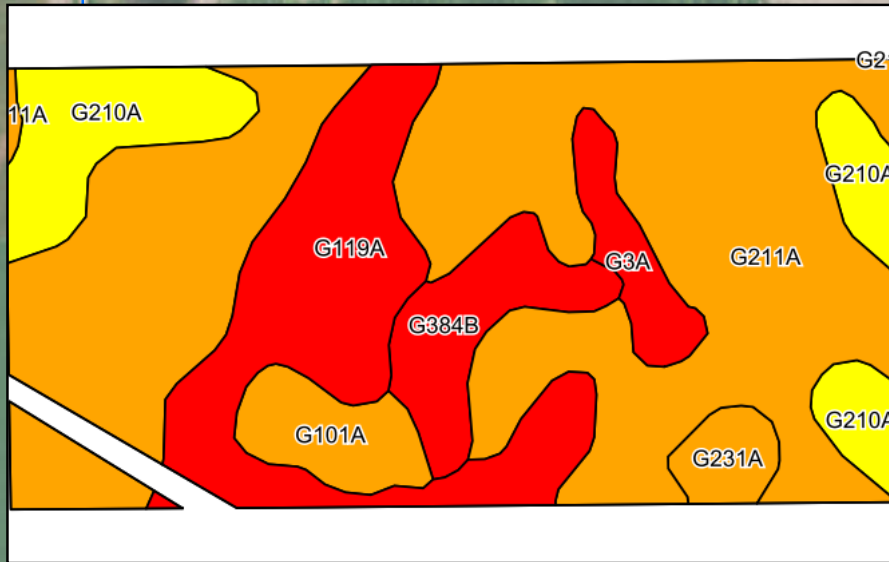
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Unless Otherwise Noted:

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



Area Symbol: ND039, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
G211A	Fram-Wyard loams, 0 to 3 percent slopes	172.53	55.4%		Ile	3992	77	49
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	55.33	17.8%		IVw	3777	45	32
G210A	Fram-Tonka complex, 0 to 3 percent slopes	34.37	11.0%		Ile	4082	62	38
G384B	Maddock-Hecla loamy fine sands, 0 to 6 percent slopes	18.88	6.1%		Ive	2944	46	27
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	13.20	4.2%		Ile	4014	77	58
G3A	Parnell silty clay loam, 0 to 1 percent slopes	10.29	3.3%		Vw	5336	25	20
G231A	Emdben-Heimdal complex, 0 to 3 percent slopes	6.76	2.2%		IIle	3408	72	46
Weighted Average						3932.9	66	*n 42.8

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

Statement No: 2,368

Physical Location

Lot: Blk: Sec: 36 Twp: 145 Rng: 60
 Addition: NO ADDITION Acres: 160.00

Statement Name
COOK, JOHN

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

2019 TAX BREAKDOWN

Net consolidated tax 1,433.38
 Plus:Special assessments
 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

Legislative tax relief
 3-year comparison):

	2017	2018	2019
Legislative tax relief	1,014.99	1,057.84	1,130.56

Special assessments:
 SPC# AMOUNT DESCRIPTION
 060.00 TOWNSHIP

x distribution

	2017	2018	2019
Net taxable value	7,220	7,448	7,969
Net taxable value->	7,220	7,448	7,969

Local mill levy 195.61 196.31 179.87

Taxes By District (in dollars):

	2017	2018	2019
COUNTY	674.42	591.67	593.21
TOWNSHIP	75.07	66.06	64.55
SCHOOL-consolidated	806.18	760.00	729.96
AMBULANCE	8.20	7.45	7.97
STATE	8.20	7.45	7.97
LIBRARY	32.82	29.49	29.72

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Net consolidated tax 1,604.89 1,462.12 1,433.38

Less: 12% state-pd credit 192.59

Total consolidated tax-> 1,412.30 1,462.12 1,433.38

Total effective tax rate-> .98% .98% .89%

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 COOPERSTOWN ND 58425-0340
 701-797-2411

2019 GRIGGS COUNTY REAL ESTATE TAX STATEMENT

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

Statement No: 2,367

Physical Location

Lot: Blk: Sec: 36 Twp: 145 Rng: 60
 Addition: NO ADDITION Acres: 155.00

Statement Name
COOK, JOHN

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

2019 TAX BREAKDOWN

Net consolidated tax 1,103.14
 Plus:Special assessments
 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

Legislative tax relief
 3-year comparison):

	2017	2018	2019
Legislative tax relief	781.20	814.12	870.09

Special assessments:
 SPC# AMOUNT DESCRIPTION
 060.00 TOWNSHIP

x distribution

	2017	2018	2019
Net taxable value	5,557	5,732	6,133
Net taxable value->	5,557	5,732	6,133

Local mill levy 195.61 196.31 179.87

Taxes By District (in dollars):

	2017	2018	2019
COUNTY	519.08	455.36	456.54
TOWNSHIP	57.78	50.84	49.68
SCHOOL-consolidated	620.49	584.89	561.78
AMBULANCE	6.31	5.73	6.13
STATE	6.31	5.73	6.13
LIBRARY	25.26	22.70	22.88

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Net consolidated tax 1,235.23 1,125.25 1,103.14

Less: 12% state-pd credit 148.23

Total consolidated tax-> 1,087.00 1,125.25 1,103.14

Total effective tax rate-> .98% .98% .89%

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 COOPERSTOWN ND 58425-0340
 701-797-2411

North Dakota U.S. Department of Agriculture Prepared: 5/18/20 4:08 PM
 Barnes Farm Service Agency Crop Year: 2020
 Report ID: FSA-156EZ Abbreviated 156 Farm Record 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 Farm Identifier: COMB 5752 & 5753
 Farms Associated with Operator: 3292, 4955, 4957, 4958, 5751, 6329, 6474, 6554, 7103, 8012, 8454

ARC/PLC GUV Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
83.51	83.51	83.51	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	83.51	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	41.6	126	0.0
SOYBEANS	41.6	28	0.0
Total Base Acres:	83.2		

Tract Number: 1068 Description: 166/ S2SE 34-141-58
 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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.66	79.66	79.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	79.66	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.68	126	0.0
SOYBEANS	39.68	28	0.0
Total Base Acres:	79.36		

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

North Dakota U.S. Department of Agriculture Prepared: 5/18/20 4:08 PM
 Barnes Farm Service Agency Crop Year: 2020
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Page: 2 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.

Other Producers: None

Tract Number: 8768 Description: 165/ SWSWSW (SW 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 on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
3.85	3.85	3.85	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	3.85	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	1.92	126	0.0
SOYBEANS	1.92	28	0.0
Total Base Acres:	3.84		

Owners: COOK, NATHAN
 Other Producers: None

North Dakota U.S. Department of Agriculture FARM: 6474
 Barnes Farm Service Agency Prepared: 5/18/20 4:08 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record 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 Farm Identifier: 2009 IT from Griggs (2104)
 Farms Associated with Operator: 3292, 4955, 4957, 4958, 5751, 5755, 6329, 6554, 7103, 8012, 8454

ARC/PLC G/M/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
311.36	311.36	311.36	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod			
0.0	0.0	311.36	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	78.15	42	0.0
CORN	78.15	77	0.0
SOYBEANS	123.8	30	0.0
Total Base Acres:	280.1		

Tract Number: 9205 Description: S2 36-145-60
 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: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
311.36	311.36	311.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod	
0.0	0.0	311.36	0.0	0.0	0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction			
WHEAT	78.15	42	0.0			
CORN	78.15	77	0.0			

North Dakota U.S. Department of Agriculture FARM: 6474
 Barnes Farm Service Agency Prepared: 5/18/20 4:08 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 Page: 2 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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	123.8	30	0.0
Total Base Acres:	280.1		

Owners: COOK, JOHN RUSSELL
 Other Producers: None

North Dakota
Barnes
Report ID: FSA-156EZ

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

FARM: 6554
Prepared: 5/18/20 4:08 PM
Crop Year: 2020
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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 Identifier: 09 In-transfer Griggs (452)

Farms Associated with Operator:
3292, 4955, 4957, 4958, 5751, 5755, 6329, 6474, 7103, 8012, 8454

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.55	154.55	154.55	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	154.55	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	75.39	44	0.0	
SOYBEANS	74.01	30	0.0	0
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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.55	154.55	154.55	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	154.55	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	75.39	44	0.0
SOYBEANS	74.01	30	0.0
Total Base Acres:	149.4		

Owners: SIEMS, MARJORIE DE HAAN, DOROTHY RAE
COOK, JOHN RUSSELL SKJERET, JEANETTE

FARM: 5751

North Dakota
Barnes
Report ID: FSA-156EZ

U.S. Department of Agriculture
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Abbreviated 156 Farm Record

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 Farm Identifier:

Farms Associated with Operator:
3292, 4955, 4957, 4958, 5755, 6329, 6474, 6554, 7103, 8012, 8454

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11169A, 11178

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
311.36	299.89	299.89	0.0	0.0	36.13	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	263.76	0.0	0.0	0.0			

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	152.26	120	0.0
SOYBEANS	111.47	29	2.84
BARLEY	0.0	0	28.7
CANOLA	0.0	0	4.2
Total Base Acres:	263.73		

Tract Number: 1073 Description: 166/ SE 35-141-58
 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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
163.44	151.97	151.97	0.0	0.0	22.67	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	129.3	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	73.83	120	0.0
SOYBEANS	55.44	29	0.0

North Dakota
 Barnes
 Report ID: FSA-156EZ

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

FARM: 5751
 Prepared: 5/18/20 4:08 PM
 Crop Year: 2020
 Page: 2 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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
BARLEY	0.0	0	18.9
CANOLA	0.0	0	3.4
Total Base Acres:	129.27		

Owners: DE HAAN, DOROTHY RAE
 Other Producers: None

Tract Number: 8767 Description 166/ SW 35(NE OF 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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
147.92	147.92	147.92	0.0	0.0	13.46	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	134.46	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.43	120	0.0
SOYBEANS	56.03	29	2.84
BARLEY	0.0	0	9.8
CANOLA	0.0	0	0.8
Total Base Acres:	134.46		

Owners: COOK, JOHN RUSSELL COOK, NATHAN
 Other Producers: None









Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of..... \$ _____

Earnest money hereinafter received for..... \$ _____

Balance to be paid as follows..... In Cash at Closing..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes: _____

7. South Dakota Taxes: _____

8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

9. Closing of the sale is to be on or before _____ Possession will be at closing.

10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.

11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.

12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

13: Any other conditions: _____

14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Seller: _____

Seller's Printed Name & Address:

Steffes Group, Inc.

Griggs County, ND
Tuesday, November 3, 8-12PM 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

SteffesGroup.com