

SARGENT COUNTY
NORTH DAKOTA

OPENS: Tuesday, September 22 at 8AM
CLOSES: THURSDAY, SEPTEMBER 24 AT 2PM²⁰²⁰

Absolute

GRAIN FACILITY AUCTION

Timed Online



Built on Trust.



294,000± Bu.

Land Located: Crete, ND

AUCTIONER'S NOTE: Columbia Grain is liquidating their 294,000 bu. grain handling facility and shop located in Crete, ND. This auction features two tracts of real estate with the grain facility, office, and railroad property selling as one tract, and the fuel bay and shop selling as another. There is also an above ground storage tank which will be sold!

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



COLUMBIA GRAIN INTERNATIONAL, LLC

At Steffes Group, contact Max Steffes, 701.237.9173 or 701.212.2849; or Brad Olstad, 701.238.0240 or visit 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 guarantees 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, Tuesday, September 22, 2020 and will end at 2PM Thursday, September 24, 2020.

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing in 45 days.**

- 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 prorated to the date of closing.

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 ABSOLUTE REGARDLESS OF PRICE AFTER THE OPENING BID.**

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 Multi-Tract Bidding Process

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes.


This is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

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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Soil Productivity Index: 75
Taxes (*15): \$978.47 

This is an AUCTION! To the Highest Bidder.

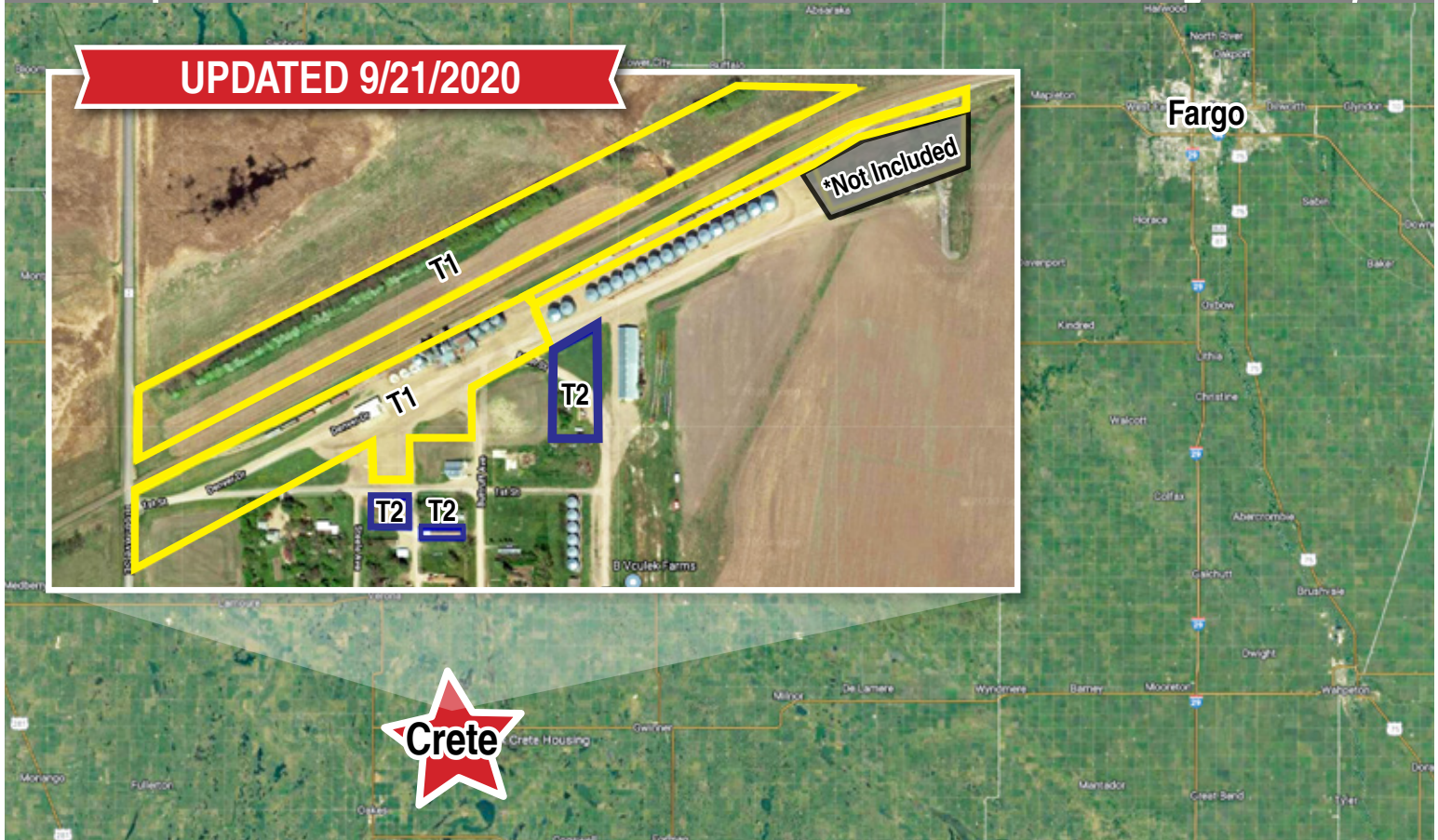
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



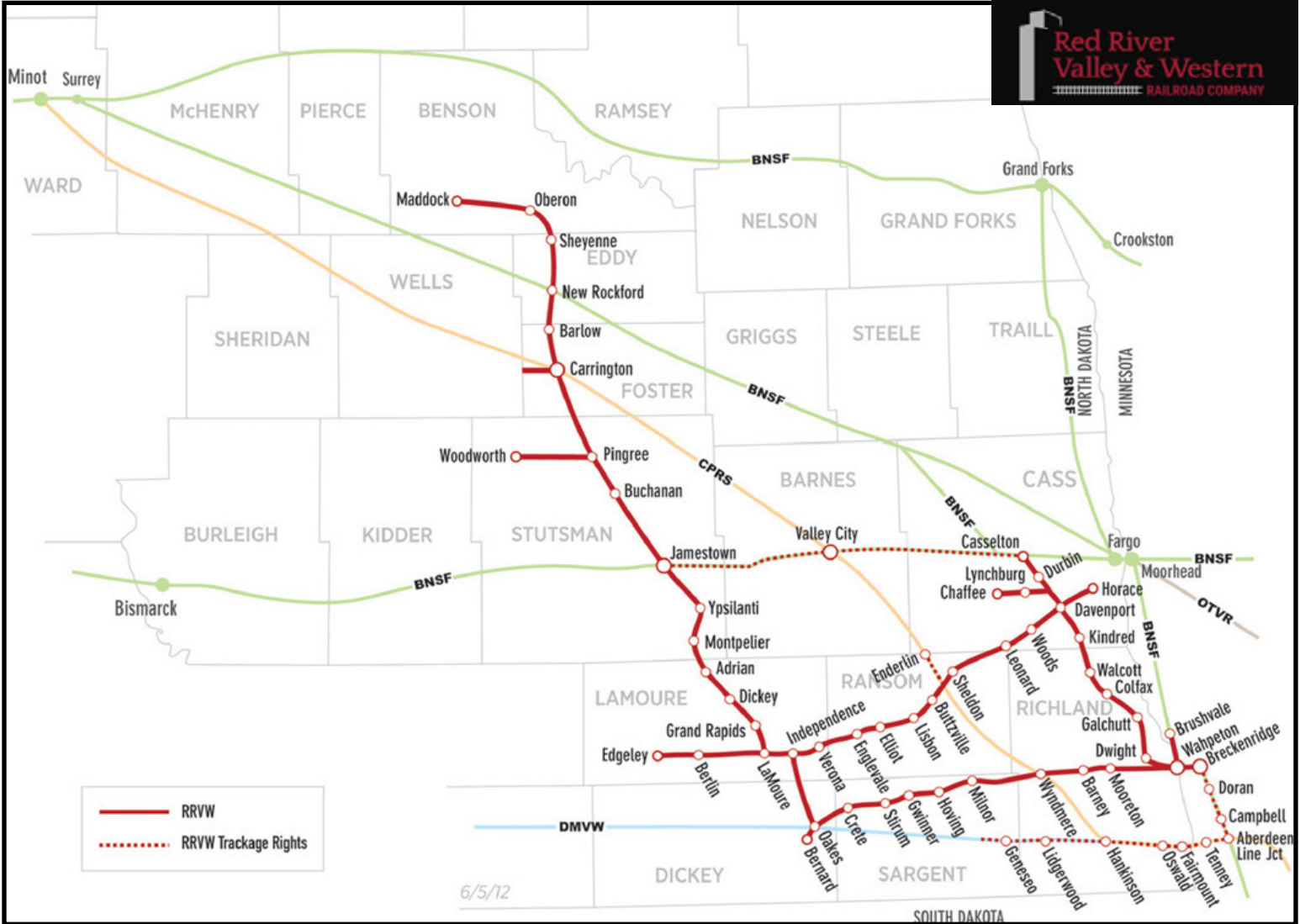
Lots with this symbol are linked together throughout the entire auction and will close together.

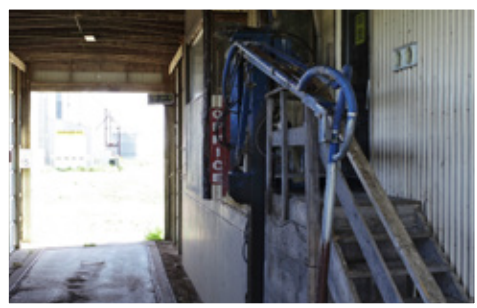
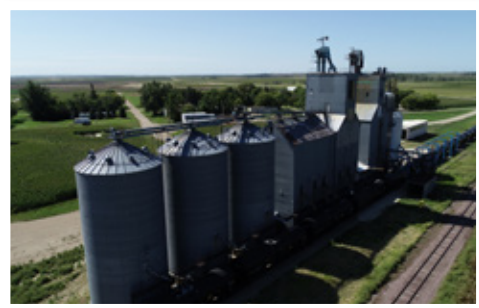
Aerial Map (Lines Approximate)

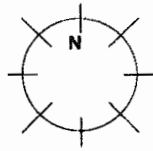
Sargent County, ND



*Previously advertised NE boundary line included land not owned by the SELLER and not included in this sale. Please see updated map. Updated 9/21/2020







WA-134

U.S. DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

WAREHOUSE DIAGRAM

LICENSE NO.
3-9974

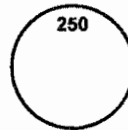
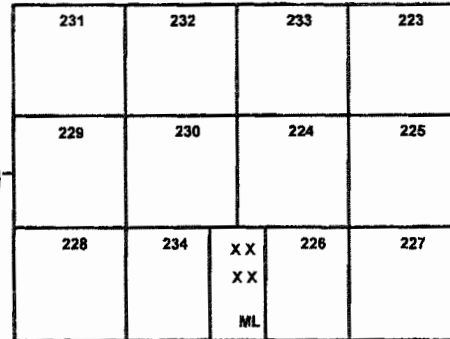
NAME AND LOCATION OF WAREHOUSE
COLUMBIA GRAIN ELEVATORS

LARIMORE, ND

CODE NO.
2-4366
2-4756

***** RRV&W RAILROAD *****
***** SPUR TRACK *****

ELEVATOR # 2



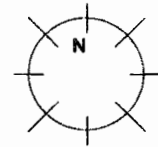
SCALE & DRIVEWAY

SCALE

MAIN OFFICE

SECTION H (Part 1)

ZERO POINTS: ELEVATOR - FLOOR OVER BINS
METAL TANKS - TOP OF SIDEWALL



WA-134

U.S. DEPARTMENT OF AGRICULTURE
FARM SERVICE AGENCY

WAREHOUSE DIAGRAM

LICENSE NO.
3-9974

NAME AND LOCATION OF WAREHOUSE
COLUMBIA GRAIN ELEVATORS

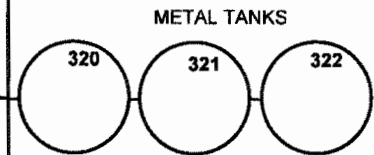
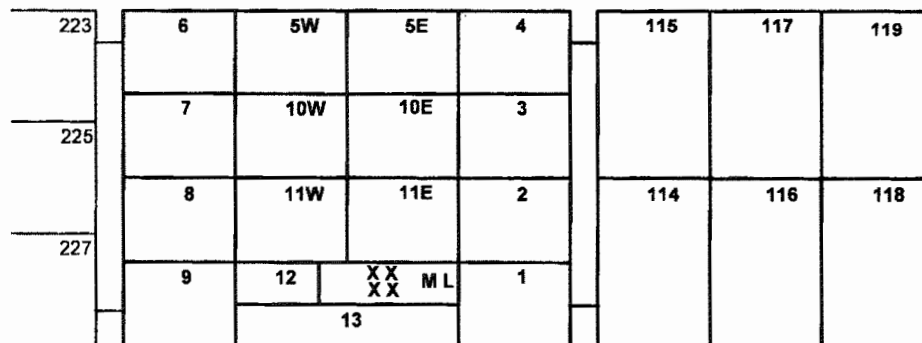
LARIMORE, ND

CODE NO.
2-4366
2-4756

***** RRV&W RAILROAD *****
***** SPUR TRACK *****

ELEVATOR # 1

ANNEX



METAL TANKS

SCALE & DRIVEWAY

SECTION H (Part 2)

ZERO POINTS: ELEVATOR - FLOOR OVER BINS
METAL TANKS - TOP OF SIDEWALL

WA-310	U.S. DEPARTMENT OF AGRICULTURE Farm Service Agency BIN CHART	LICENSE / CODE NO.:
Name : COLUMBIA GRAIN ELEVATORS	(Post conspicuously in main office)	3-9974
Location : LARIMORE ND		

226B	1,321	10.0			132.1		6.5		
301	126,752	84.3			1,448.6		10.0		
29,559		Add	6.9225 %	442	to even.		Section Code: 2-1026		
457,000		Total Capacity of Section			F	Location : SHELLY, MN, NORMAN			

Section Number : G Container	Capacity	Effective Depth	Air Space	Grain	BU Per Foot	Test Wt. Per	Base Pack	Grain	Kind	Kind
								PkFactor	Grade	Grade
001	240,715	141.0			1,707.2		10.0			
002	252,666	148.0			1,707.2		10.0			
003	249,251	148.0			1,707.2		10.0			
003A	5,530	140.0			39.5		3.0			
004	249,251	146.0			1,707.2		10.0			
004A	7,006	139.0			50.4		4.5			
005	8,258	134.5			61.4		4.8			
006	8,258	134.5			61.4		4.8			
007	120,138	139.0			864.3		10.0			
008	9,896	97.5			101.5		6.0			
009	9,896	97.5			101.5		6.0			
010	11,476	97.5			117.7		6.2			
011	11,476	97.5			117.7		6.2			
012	9,456	80.0			157.6		7.0			
013	674,282	90.8			6,894.5		10.0			
014	674,282	90.8			6,894.5		10.0			

250,605		Add	9.8592 %	558	to even.		Section Code: 2-4756		
2,793,000		Total Capacity of Section			G	Location : OAKES, ND, DICKEY			

Section Number : H Container	Capacity	Effective Depth	Air Space	Grain	BU Per Foot	Test Wt. Per	Base Pack	Grain	Kind	Kind
								PkFactor	Grade	Grade
001	4,037	58.0			69.6		5.2			
002	4,037	58.0			69.6		5.2			
003	4,089	58.0			70.5		5.2			
004	4,089	58.0			70.5		5.2			
005E	1,560	47.0			33.2		2.5			
005W	1,560	47.0			33.2		2.5			
006	4,089	58.0			70.5		5.2			
007	4,199	58.0			72.4		5.2			
008	4,037	58.0			69.6		5.2			
009	4,037	58.0			69.6		5.2			
010E	1,632	48.0			34.0		2.5			

WA-310	U.S. DEPARTMENT OF AGRICULTURE Farm Service Agency BIN CHART	LICENSE / CODE NO.:
Name : COLUMBIA GRAIN ELEVATORS	(Post conspicuously in main office)	3-9974
Location : LARIMORE ND		

Section Number	Capacity	Effective Depth	Air Space	Grain	BU Per Foot	Test Wt. Per	Base Pack	Grain	Kind	Kind
010W	1,632	48.0			34.0		2.5			
011E	1,080	48.0			22.5		2.0			
011W	1,080	48.0			22.5		2.0			
012	1,272	48.0			26.5		2.5			
013	1,714	48.0			35.7		3.0			
114 T	9,099	49.0			185.7		7.0			
114B	968	6.0			161.3		7.0			
115 T	9,099	49.0			185.7		7.0			
115B	968	6.0			161.3		7.0			
116 T	9,222	49.0			188.2		7.0			
116B	980	6.0			163.4		7.0			
117 T	9,222	49.0			188.2		7.0			
117B	980	6.0			163.4		7.0			
118 T	8,982	49.0			183.3		7.0			
118B	955	6.0			159.2		7.0			
119 T	8,982	49.0			183.3		7.0			
119B	955	6.0			159.2		7.0			
223	4,620	55.0			84.0		5.8			
224	1,768	40.0			44.2		3.5			
225	3,624	41.0			88.4		5.8			
226	1,068	40.0			26.7		2.5			
227	4,620	55.0			84.0		5.8			
228	4,620	55.0			84.0		5.8			
229	3,624	41.0			88.4		5.8			
230	1,928	40.0			48.2		4.2			
231	4,620	55.0			84.0		5.8			
232	1,832	40.0			45.8		4.0			
233	1,680	40.0			42.0		3.5			
234	1,068	40.0			26.7		2.5			
250	28,952	50.1			555.7		9.0			
320	41,250	58.0			687.5		9.5			
321	41,250	58.0			687.5		9.5			
322	41,250	58.0			687.5		9.5			

22,393		Add	7.5603 %	277	to even.		Section Code: 2-4756		
315,000		Total Capacity of Section			H	Location : CRETE, ND, SARGENT			

Section Number : I Container	Capacity	Effective Depth	Air Space	Grain	BU Per Foot	Test Wt. Per	Base Pack	Grain	Kind	Kind
								PkFactor	Grade	Grade
001	39,160	33.0			1,103.1		10.0			
002	39,160	33.0			1,103.1		10.0			
004	39,160	33.0			1,103.1		10.0			



Description: Grain Facility located at 220 Denver Drive, Crete, ND 58040

PID #'s: 03.1507001, 03.1527000, 03.1528000, 03.1532000, 03.1776002, 03.1778000, & 03.1779000

Total Storage Capacity: 294,000± Bu., "Section H" w/Brock bin, Elevators 1 & 2, and Annex

- Brock Bins: 29,000± Bu., full floor, side ladder, roof vents
- Elevator #2: 35,000± Bu., 12-compartment
- Elevator #1: 44,000± Bu., 16-compartment
- Annex: 60,000± Bu., 12-compartment
- Butler bins: (3) 42,000± Bu. bins, floor aeration

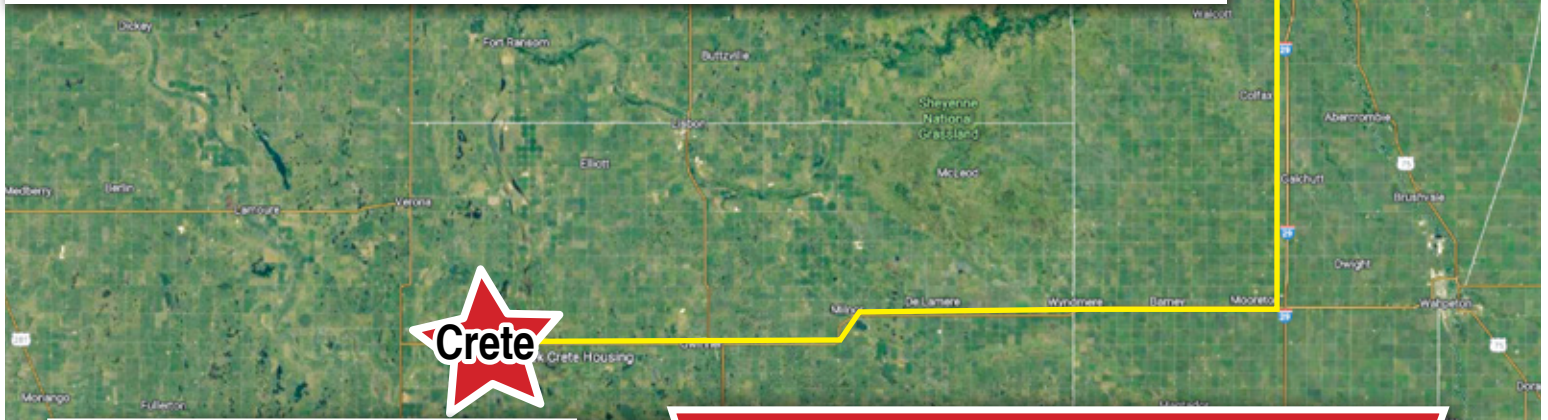
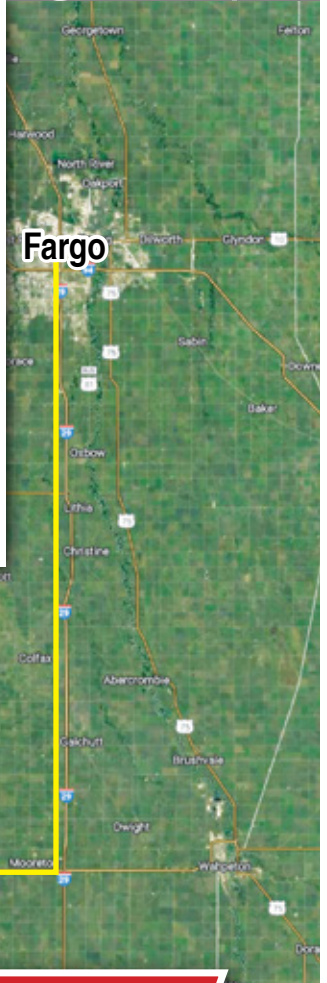
Scale: 10'x40', 50 ton

Railroad Spur: Owned, Approx. 1/2 mile, (2) double switch lines w/double switch back to mainline, Red River Valley & Western Railroad, Railcar Fall Protection System

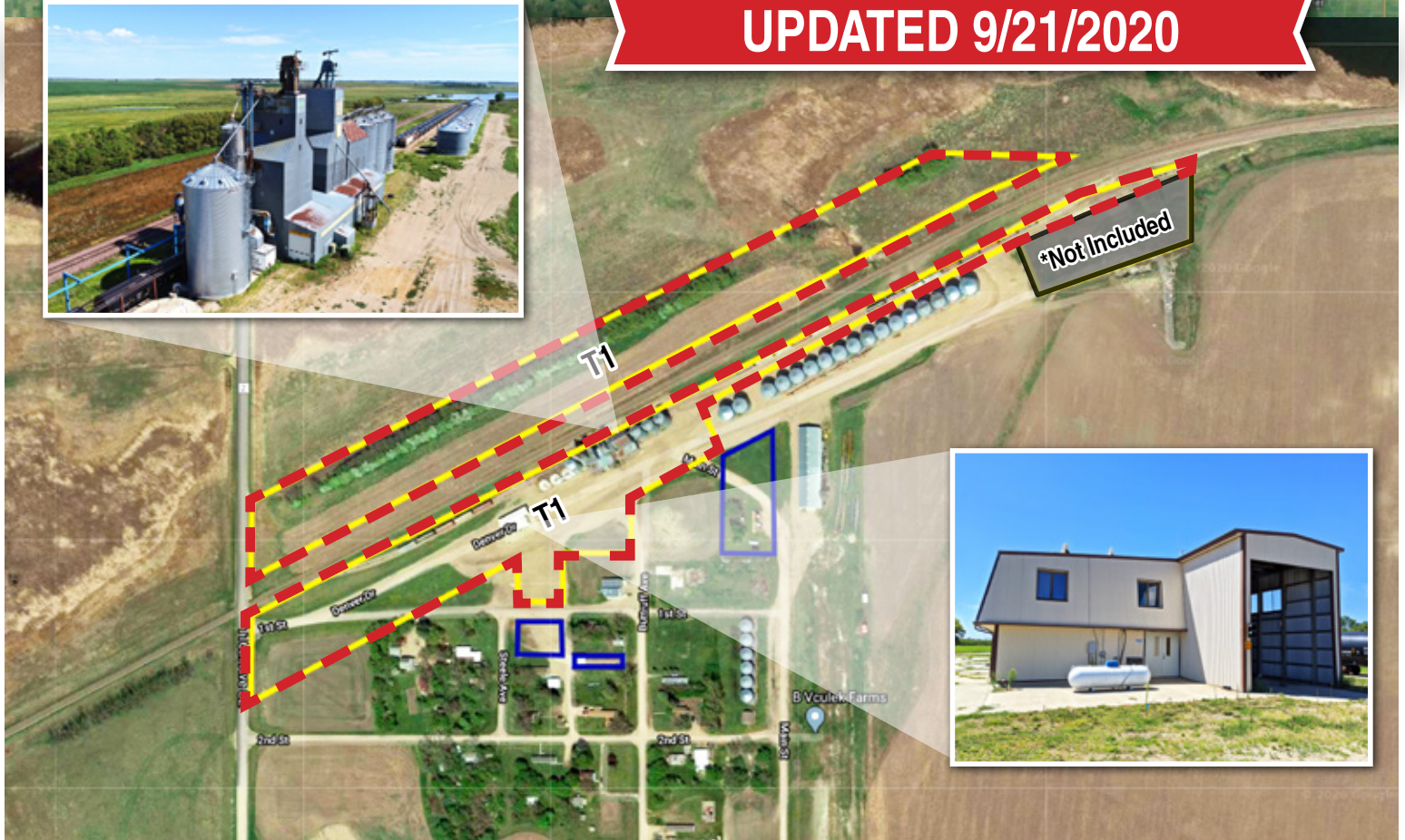
Meyers 2000 Tower Dryer: 2,000 bph

Office & Scale:

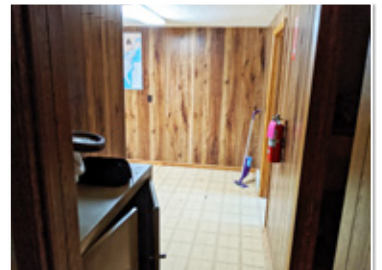
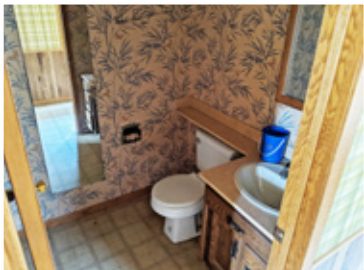
- 3,472 sq. ft., 62'x25' office, well, 1,000 gal. propane tank
- 88'x16' scale house, 10'x80' 60-ton scale, track probe



UPDATED 9/21/2020



*Previously advertised NE boundary line included land not owned by the SELLER and not included in this sale. Please see updated map. Updated 9/21/2020



Tract 2 Details - Shop & Fuel Containment Lot (Lines Approximate)

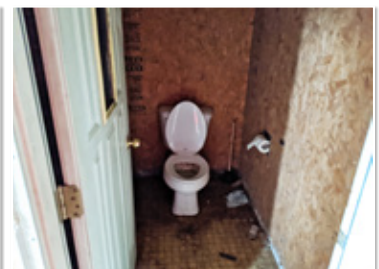
Sargent County, ND

Description: LOTS 5-6 & 17-18 BLOCK 6 & LOTS 16-17-18-19-20-21 BLOCK 1 All of Auditor's Plat No. 1, 1907, Village of Crete, ND

PID #'s: 03.1551000, 03.1546000, 03.1535000, & 03.1534000

Shop: 142'x34', concrete floors, heat, 24'x14' overhead door, concrete apron

Fuel Containment Lot: (2) 8,000 gal. tanks, 500 gal. tank, no power, concrete containment wall



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Tract 3 Details - Propane Tank

Sargent County, ND

1952 Beard propane tank: 6,000 gal. above ground storage tank, 50', SN: W-4551-8



Tract 2 Photos

Sargent County, ND



2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1507001	Jurisdiction DENVER TOWNSHIP	Statement No: 547	
2019 TAX BREAKDOWN			
Net consolidated tax 141.43			
Plus: Special Assessments 9.48			
Total tax due 150.91			
Less: 5% discount 7.07			
if paid by Feb. 18th 143.84			
Amount due by Feb. 18th 143.84			
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd 80.20			
Payment 2: Pay by Oct. 15th 70.71			
COLUMBIA GRAIN INTERNATIONAL, I Physical Location			
Legal Description SECT-33 TWP-132 RANG-058 11.85 ACRE PARCEL IN SW1/4 & PART OF PARCEL IN NW1/4 BEG NW COR OF CRETE GRAIN ACRES: 11.85			
Legislative tax relief (3-year comparison):	2017 60.63	2018 97.28	2019 97.02
Legislative tax relief			
Special Assessments 9.48			
Tax distribution (3-year comparison):			
True And Full Value	2017 9,700	2018 14,100	2019 14,100
Taxable Value	485	705	705
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	485	705	705
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.49	.71	.71
County	38.27	56.23	64.31
City/Twp DENVER TOWNSHIP	7.88	10.69	11.44
School OAKES	38.76	56.56	56.94
Co Wide	2.98	4.65	4.71
Fire Dist 7	2.27	3.37	3.32
FOR ASSISTANCE, CONTACT Office: Sargent County Treasurer Phone: 701-724-6241 X3 Website: www.sargentnd.com Pay property tax online at www.officialpayments.com or 1-800-272-9829 and use jurisdiction code 4407 Convenience fee will apply			
Consolidated Tax	90.65	132.21	141.43
Net consolidated tax	90.65	132.21	141.43
Net effective tax rate	.93%	.94%	1.00%

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1527000	Jurisdiction DENVER TOWNSHIP	Statement No: 570	
2019 TAX BREAKDOWN			
Net consolidated tax 3.60			
Plus: Special Assessments 3.60			
Total tax due 7.20			
Less: 5% discount .18			
if paid by Feb. 18th 7.02			
Amount due by Feb. 18th 7.02			
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd 3.60			
Payment 2: Pay by Oct. 15th 3.60			
COLUMBIA GRAIN INTERNATIONAL, I Physical Location			
Legal Description LOT- 1 BLK-002 ORIGINAL ADDITION LOT 1 BLOCK 2			
Legislative tax relief (3-year comparison):	2017 2.25	2018 2.90	2019 2.48
Legislative tax relief			
Special Assessments 9.48			
Tax distribution (3-year comparison):			
True And Full Value	2017 400	2018 458	2019 400
Taxable Value	18	21	18
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	18	21	18
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.02	.02	.02
County	1.42	1.67	1.64
City/Twp DENVER TOWNSHIP	.29	.32	.29
School OAKES	1.44	1.68	1.45
Co Wide	.11	.14	.12
Fire Dist 7	.08	.10	.08
FOR ASSISTANCE, CONTACT Office: Sargent County Treasurer Phone: 701-724-6241 X3 Website: www.sargentnd.com Pay property tax online at www.officialpayments.com or 1-800-272-9829 and use jurisdiction code 4407 Convenience fee will apply			
Consolidated Tax	3.36	3.93	3.60
Net consolidated tax	3.36	3.93	3.60
Net effective tax rate	.84%	.86%	.90%

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1528000	Jurisdiction DENVER TOWNSHIP	Statement No: 571	
2019 TAX BREAKDOWN			
Net consolidated tax 3.01			
Plus: Special Assessments 3.01			
Total tax due 6.02			
Less: 5% discount .15			
if paid by Feb. 18th 5.87			
Amount due by Feb. 18th 5.87			
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd 3.01			
Payment 2: Pay by Oct. 15th 3.01			
COLUMBIA GRAIN INTERNATIONAL, I Physical Location			
Legal Description LOT- 3 BLK-002 ORIGINAL ADDITION LOTS 2-3 BLOCK 2			
Legislative tax relief (3-year comparison):	2017 1.88	2018 2.07	2019 2.06
Legislative tax relief			
Special Assessments			
Tax distribution (3-year comparison):			
True And Full Value	2017 300	2018 300	2019 300
Taxable Value	15	15	15
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	15	15	15
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.02	.02	.02
County	1.18	1.20	1.37
City/Twp DENVER TOWNSHIP	.24	.23	.24
School OAKES	1.20	1.20	1.21
Co Wide	.09	.10	.10
Fire Dist 7	.07	.07	.07
FOR ASSISTANCE, CONTACT Office: Sargent County Treasurer Phone: 701-724-6241 X3 Website: www.sargentnd.com Pay property tax online at www.officialpayments.com or 1-800-272-9829 and use jurisdiction code 4407 Convenience fee will apply			
Consolidated Tax	2.80	2.82	3.01
Net consolidated tax	2.80	2.82	3.01
Net effective tax rate	.93%	.94%	1.00%

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1532000	Jurisdiction DENVER TOWNSHIP	Statement No: 574	
2019 TAX BREAKDOWN			
Net consolidated tax 9.02			
Plus: Special Assessments 9.02			
Total tax due 18.04			
Less: 5% discount .45			
if paid by Feb. 18th 17.59			
Amount due by Feb. 18th 17.59			
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd 9.02			
Payment 2: Pay by Oct. 15th 9.02			
COLUMBIA GRAIN INTERNATIONAL, I Physical Location			
Legal Description LOT- 12 BLK-002 ORIGINAL ADDITION LOTS 9-12 INCLUSIVE BLOCK 2			
Legislative tax relief (3-year comparison):	2017 5.63	2018 7.17	2019 6.19
Legislative tax relief			
Special Assessments			
Tax distribution (3-year comparison):			
True And Full Value	2017 1,000	2018 1,145	2019 1,000
Taxable Value	45	52	45
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	45	52	45
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.05	.05	.05
County	3.55	4.15	4.10
City/Twp DENVER TOWNSHIP	.73	.79	.73
School OAKES	3.60	4.17	3.63
Co Wide	.28	.34	.30
Fire Dist 7	.21	.25	.21
FOR ASSISTANCE, CONTACT Office: Sargent County Treasurer Phone: 701-724-6241 X3 Website: www.sargentnd.com Pay property tax online at www.officialpayments.com or 1-800-272-9829 and use jurisdiction code 4407 Convenience fee will apply			
Consolidated Tax	8.42	9.75	9.02
Net consolidated tax	8.42	9.75	9.02
Net effective tax rate	.84%	.85%	.90%



2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1776002	Jurisdiction DENVER TOWNSHIP	Statement No.: 625
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2019 TAX BREAKDOWN

Net consolidated tax	21.06
Plus: Special Assessments	
Total tax due	21.06
Less: 5% discount	1.05
if paid by Feb. 18th	
Amount due by Feb. 18th	20.01
Or pay in two installments (with no discount)	
Payment 1: Pay by Mar. 2nd	10.53
Payment 2: Pay by Oct. 15th	10.53

Physical Location
COLUMBIA GRAIN INTERNATIONAL, I

Legal Description
SECT-33 TWP-132 RANG-058
TRACT 6 ADA ALL THAT PART OF N1/2 OF SW1/4
COM AT IRON MONUMENT MARKING SW COR OF 33;

ACRES: 1.69

Legislative tax relief (3-year comparison):

	2017	2018	2019
Legislative tax relief	12.50	14.49	14.45

Special Assessments

Penalty on 1st Installment & Specials	
March 3.....	3%
May 1.....	6%
July 1.....	9%
October 15.....	12%
Penalty on 2nd Installment	
October 16.....	6%

FOR ASSISTANCE, CONTACT
Office: Sargent County Treasurer
Phone: 701-724-6241 X3
Website: www.sargentnd.com
Pay property tax online at www.officialpayments.com
or 1-800-272-9829 and use jurisdiction code 4407
Convenience fee will apply

Tax distribution (3-year comparison):

	2017	2018	2019
True And Full Value	2,000	2,100	2,100
Taxable Value	100	105	105
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	100	105	105
Mill Levy	186.900	187.510	200.610

Taxes By District (in dollars):

State	.10	.11	.11
County	7.89	8.37	9.58
City/Twp DENVER TOWNSHIP	1.63	1.59	1.70
School OAKES	7.99	8.42	8.48
Co Wide	.61	.69	.70
Fire Dist 7	.47	.50	.49

Consolidated Tax

	2017	2018	2019
Consolidated Tax	18.69	19.68	21.06
Net consolidated tax	.00	.00	.00
Net effective tax rate	.93%	.94%	1.00%

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1778000	Jurisdiction DENVER TOWNSHIP	Statement No.: 627
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2019 TAX BREAKDOWN

Net consolidated tax	59.19
Plus: Special Assessments	
Total tax due	59.19
Less: 5% discount	2.95
if paid by Feb. 18th	
Amount due by Feb. 18th	56.24
Or pay in two installments (with no discount)	
Payment 1: Pay by Mar. 2nd	29.60
Payment 2: Pay by Oct. 15th	29.59

Physical Location
COLUMBIA GRAIN INTERNATIONAL, I

Legal Description
SECT-33 TWP-132 RANG-058
AUDITOR'S PLAT
THAT PART OF BN RR CO STATION GROUNDS OF

Legislative tax relief (3-year comparison):

	2017	2018	2019
Legislative tax relief	580.63	640.92	40.60

Special Assessments

Penalty on 1st Installment & Specials	
March 3.....	3%
May 1.....	6%
July 1.....	9%
October 15.....	12%
Penalty on 2nd Installment	
October 16.....	6%

FOR ASSISTANCE, CONTACT
Office: Sargent County Treasurer
Phone: 701-724-6241 X3
Website: www.sargentnd.com
Pay property tax online at www.officialpayments.com
or 1-800-272-9829 and use jurisdiction code 4407
Convenience fee will apply

Tax distribution (3-year comparison):

	2017	2018	2019
True And Full Value	92,900	92,900	5,900
Taxable Value	4,645	4,645	295
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	4,645	4,645	295
Mill Levy	186.900	187.510	200.610

Taxes By District (in dollars):

State	4.65	4.65	.30
County	366.54	370.49	26.91
City/Twp DENVER TOWNSHIP	75.48	70.42	4.79
School OAKES	371.18	372.62	23.83
Co Wide	28.52	30.61	1.97
Fire Dist 7	21.79	22.20	1.39

Consolidated Tax

	2017	2018	2019
Consolidated Tax	868.16	870.99	59.19
Net consolidated tax	.00	.00	.00
Net effective tax rate	.93%	.94%	1.00%

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1779000	Jurisdiction DENVER TOWNSHIP	Statement No.: 628
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2019 TAX BREAKDOWN

Net consolidated tax	1,997.09
Plus: Special Assessments	
Total tax due	1,997.09
Less: 5% discount	99.85
if paid by Feb. 18th	
Amount due by Feb. 18th	1,897.24
Or pay in two installments (with no discount)	
Payment 1: Pay by Mar. 2nd	998.55
Payment 2: Pay by Oct. 15th	998.54

Physical Location
COLUMBIA GRAIN INTERNATIONAL, I

Legal Description
SECT-33 TWP-132 RANG-058
AUDITOR'S PLAT
STRIP 200' X 1400' WIDE PARALLEL WITH BN

Legislative tax relief (3-year comparison):

	2017	2018	2019
Legislative tax relief	2,326.25	2,567.81	1,370.01

Special Assessments

Penalty on 1st Installment & Specials	
March 3.....	3%
May 1.....	6%
July 1.....	9%
October 15.....	12%
Penalty on 2nd Installment	
October 16.....	6%

FOR ASSISTANCE, CONTACT
Office: Sargent County Treasurer
Phone: 701-724-6241 X3
Website: www.sargentnd.com
Pay property tax online at www.officialpayments.com
or 1-800-272-9829 and use jurisdiction code 4407
Convenience fee will apply

Tax distribution (3-year comparison):

	2017	2018	2019
True And Full Value	372,200	372,200	199,100
Taxable Value	18,610	18,610	9,955
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	18,610	18,610	9,955
Mill Levy	186.900	187.510	200.610

Taxes By District (in dollars):

State	18.61	18.61	9.96
County	1,468.52	1,484.33	908.10
City/Twp DENVER TOWNSHIP	302.41	282.13	161.57
School OAKES	1,487.13	1,492.89	804.07
Co Wide	114.27	122.64	66.50
Fire Dist 7	87.28	88.96	46.89

Consolidated Tax

	2017	2018	2019
Consolidated Tax	3,478.22	3,489.56	1,997.09
Net consolidated tax	.00	.00	.00
Net effective tax rate	.93%	.94%	1.00%

Tax Statements Available for Download at SteffesGroup.com



2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1534000	Jurisdiction DENVER TOWNSHIP	Statement No.: 576	
2019 TAX BREAKDOWN			
Net consolidated tax		10.03	
Plus: Special Assessments			
Total tax due		10.03	
Less: 5% discount		.50	
If paid by Feb. 18th			
Amount due by Feb. 18th		9.53	
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd		5.02	
Payment 2: Pay by Oct. 15th		5.01	
Physical Location			
COLUMBIA GRAIN INTERNATIONAL, I			
Legal Description			
LOT- 17 BLK-001			
AUDITOR'S PLAT			
LOTS 16-17-18 BLOCK 1			
Legislative tax relief (3-year comparison):			
	2017	2018	2019
Legislative tax relief	6.25	6.90	6.88
Special Assessments			
Tax distribution (3-year comparison):			
	2017	2018	2019
True And Full Value	1,000	1,000	1,000
Taxable Value	50	50	50
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	50	50	50
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.05	.05	.05
County	3.95	3.99	4.56
City/Twp DENVER TOWNSHIP	.81	.76	.81
School OAKES	4.00	4.01	4.04
Co Wide	.31	.33	.33
Fire Dist 7	.23	.24	.24
FOR ASSISTANCE, CONTACT			
Office: Sargent County Treasurer			
Phone: 701-724-6241 X 3			
Website: www.sargentnd.com			
Pay property tax online at www.officialpayments.com			
or 1-800-272-9829 and use jurisdiction code 4407			
Convenience fee will apply			

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1535000	Jurisdiction DENVER TOWNSHIP	Statement No.: 577	
2019 TAX BREAKDOWN			
Net consolidated tax		11.04	
Plus: Special Assessments			
Total tax due		11.04	
Less: 5% discount		.55	
If paid by Feb. 18th			
Amount due by Feb. 18th		10.49	
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd		5.52	
Payment 2: Pay by Oct. 15th		5.52	
Physical Location			
COLUMBIA GRAIN INTERNATIONAL, I			
Legal Description			
LOT- 20 BLK-001			
AUDITOR'S PLAT			
LOTS 19-20-21 BLOCK 1			
Legislative tax relief (3-year comparison):			
	2017	2018	2019
Legislative tax relief	6.88	7.59	7.57
Special Assessments			
Tax distribution (3-year comparison):			
	2017	2018	2019
True And Full Value	1,100	1,100	1,100
Taxable Value	55	55	55
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	55	55	55
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.06	.06	.06
County	4.34	4.39	5.02
City/Twp DENVER TOWNSHIP	.89	.83	.89
School OAKES	4.40	4.41	4.44
Co Wide	.34	.36	.37
Fire Dist 7	.26	.26	.26
FOR ASSISTANCE, CONTACT			
Office: Sargent County Treasurer			
Phone: 701-724-6241 X 3			
Website: www.sargentnd.com			
Pay property tax online at www.officialpayments.com			
or 1-800-272-9829 and use jurisdiction code 4407			
Convenience fee will apply			

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1546000	Jurisdiction DENVER TOWNSHIP	Statement No.: 588	
2019 TAX BREAKDOWN			
Net consolidated tax		210.64	
Plus: Special Assessments			
Total tax due		210.64	
Less: 5% discount		10.53	
If paid by Feb. 18th			
Amount due by Feb. 18th		200.11	
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd		105.32	
Payment 2: Pay by Oct. 15th		105.32	
Physical Location			
COLUMBIA GRAIN INTERNATIONAL, I			
Legal Description			
LOT- 6 BLK-006			
AUDITOR'S PLAT			
LOTS 5-6 BLOCK 6			
Legislative tax relief (3-year comparison):			
	2017	2018	2019
Legislative tax relief	132.50	146.26	144.50
Special Assessments			
Tax distribution (3-year comparison):			
	2017	2018	2019
True And Full Value	21,200	21,200	21,000
Taxable Value	1,060	1,060	1,050
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,060	1,060	1,050
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	1.06	1.06	1.05
County	83.64	84.55	95.78
City/Twp DENVER TOWNSHIP	17.23	16.07	17.04
School OAKES	84.70	85.03	84.81
Co Wide	6.51	6.99	7.01
Fire Dist 7	4.97	5.07	4.95
FOR ASSISTANCE, CONTACT			
Office: Sargent County Treasurer			
Phone: 701-724-6241 X 3			
Website: www.sargentnd.com			
Pay property tax online at www.officialpayments.com			
or 1-800-272-9829 and use jurisdiction code 4407			
Convenience fee will apply			

2019 SARGENT COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 03-1551000	Jurisdiction DENVER TOWNSHIP	Statement No.: 592	
2019 TAX BREAKDOWN			
Net consolidated tax		107.52	
Plus: Special Assessments			
Total tax due		107.52	
Less: 5% discount		5.37	
If paid by Feb. 18th			
Amount due by Feb. 18th		102.15	
Or pay in two installments (with no discount)			
Payment 1: Pay by Mar. 2nd		53.76	
Payment 2: Pay by Oct. 15th		53.76	
Physical Location			
COLUMBIA GRAIN INTERNATIONAL, I			
Legal Description			
LOT- 18 BLK-006			
AUDITOR'S PLAT			
LOTS 17-18 BLOCK 6			
Legislative tax relief (3-year comparison):			
	2017	2018	2019
Legislative tax relief	67.00	82.10	73.76
Special Assessments			
Tax distribution (3-year comparison):			
	2017	2018	2019
True And Full Value	11,900	13,250	11,900
Taxable Value	536	595	536
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	536	595	536
Mill Levy	186.900	187.510	200.610
Taxes By District (in dollars):			
State	.54	.60	.54
County	42.30	47.46	48.89
City/Twp DENVER TOWNSHIP	9.71	9.02	8.70
School OAKES	42.83	47.73	43.29
Co Wide	3.29	3.92	3.58
Fire Dist 7	2.51	2.84	2.52
FOR ASSISTANCE, CONTACT			
Office: Sargent County Treasurer			
Phone: 701-724-6241 X 3			
Website: www.sargentnd.com			
Pay property tax online at www.officialpayments.com			
or 1-800-272-9829 and use jurisdiction code 4407			
Convenience fee will apply			





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.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

Sargent County, ND

Closing Thursday, September 24 at 2PM²⁰²⁰



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