

NORMAN COUNTY  
MINNESOTA

WEDNESDAY, SEPTEMBER 30 | 8AM-12PM <sup>2020</sup>



Built on Trust.

# LAND AUCTION

Timed Online



**AUCTIONEER'S NOTE:** Great opportunity to purchase close to 400 acres of high quality and accessible farmland located between Borup & Twin Valley! Tract 1 features 80 acres of highly productive soil and is almost entirely tillable. Tract 2 features 318 acres of productive cropland with some recreational appeal on the west side of the tract and a secluded yard complete with a Quonset. This land is being sold to settle the estate of Bette Eastvold and is available to farm for the 2021 crop year!

**LOCATED:** From Borup, 5-1/2 miles east on 120th Ave., 1 mile north on 320th St., Tract 1 to the west, continue east on 120th Ave for 1 mile, south on 330th St., Tract 2 on the west side  
Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173

**398<sup>±</sup>**  
**acres**  
offered in 2 tracts

**The Estate of Bette Eastvold, Michael W. Ness, PR**

At Steffes Group, contact Max Steffes, 701.237.9173 or 701.212.2849 or visit [SteffesGroup.com](http://SteffesGroup.com)

Max Steffes MN14-031, Scott Steffes MN14-51, Brad Olstad MN14-70. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 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, Wednesday, September 30 and will end at 12PM, Wednesday, September 30, 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 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.

### **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



More Photos

US \$125,000.00 (2 bids)

EXTENDED

## #2 Cavalier County, ND Land Auction - 150.44± Acres

Description: NE ¼ Section 5-163-57

Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes ('15): \$959.68



00:04:00



More Photos

US \$100,000.00 (1 bids)

## 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 MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



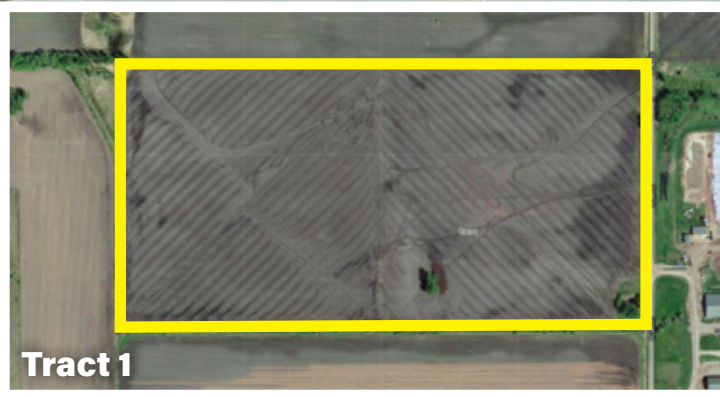
Lots with this symbol are linked together throughout the entire auction and will close together.

## Aerial Map (Lines Approximate)

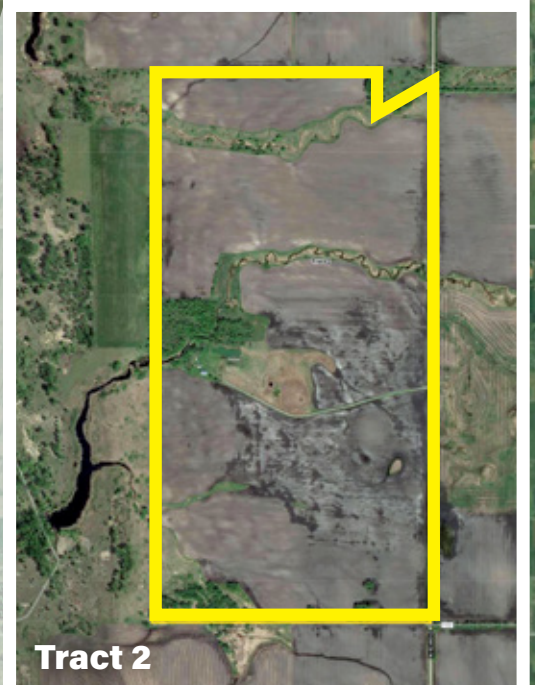
Description: E1/2 (Less 1.97AC) Section 34-143-45 & N1/2NE1/4 Section 21-143-45

Total Acres: 398± • Cropland Acres: 326±

Borup



Tract 1



Tract 2



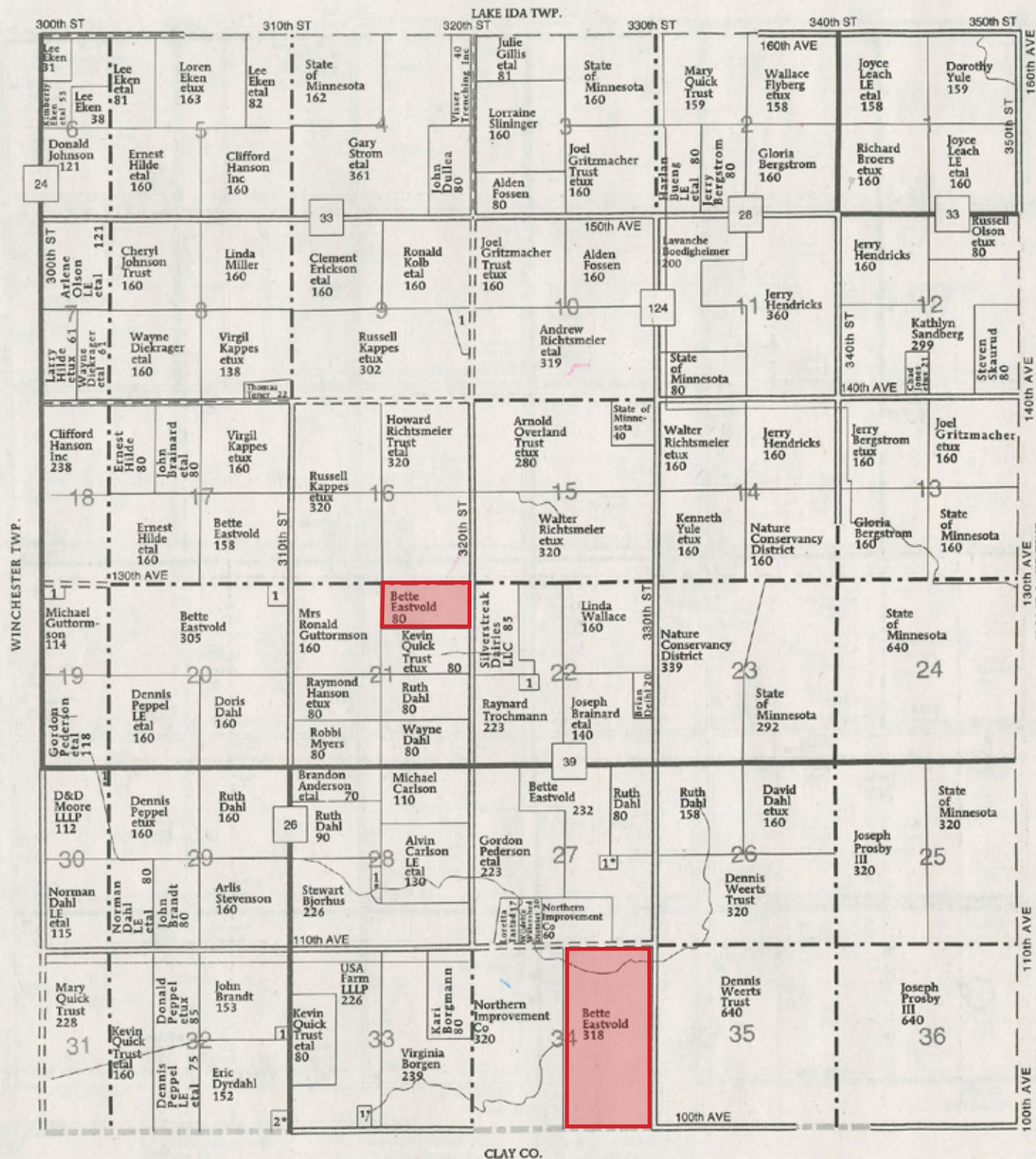
T-143-N

ROCKWELL PLAT

(Landowners)



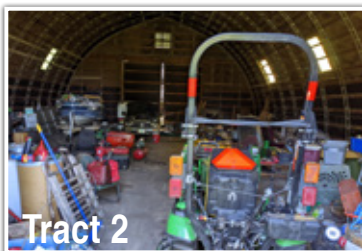
R-45-W



Tract 1: N1/2NE1/4 Section 21-143-45

Tract 2: E1/2 (Less 1.97AC) Section 34-143-45







# Tract 1 Details

Norman County, MN

Description: N1/2NE1/4 Section 21-143-45 • Total Acres: 80± • Cropland Acres: 79± • PID #: 17-6675000  
 Soil Productivity Index: 92 • Soils: Kittson loam (38%), Rockwell fine sandy loam (28%), Vallery loam (19%) • Taxes (2020): \$1,756.00

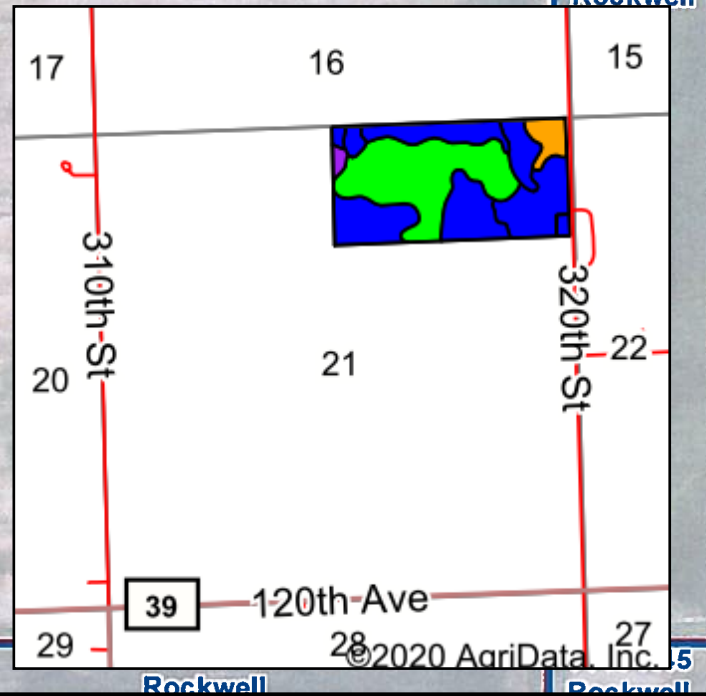
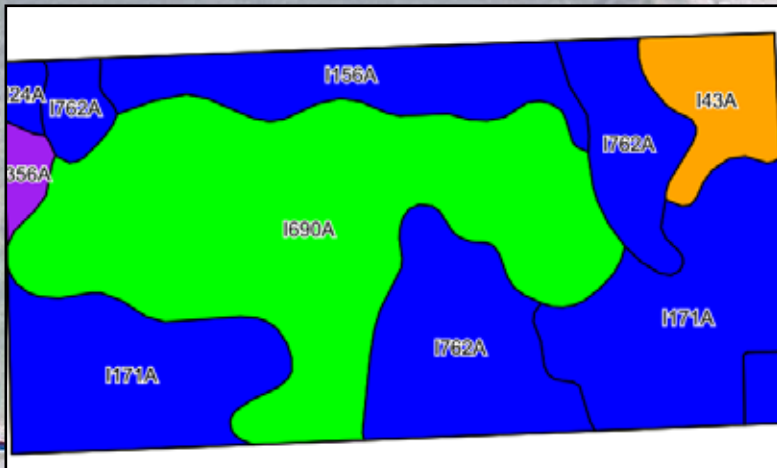


## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

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



Area Symbol: MN107, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I690A	Kittson loam, wet, 0 to 2 percent slopes	29.77	37.5%		IIc	100
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	21.51	27.1%		IIw	87
I762A	Vallery loam, lake plain, 0 to 1 percent slopes	14.87	18.7%		IIw	90
I156A	Antler silt loam, 0 to 2 percent slopes	7.42	9.3%		IIe	89
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	4.08	5.1%		IIIw	75
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	1.02	1.3%		IIIe	55
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	0.72	0.9%		IIs	88
<b>Weighted Average</b>						<b>91.6</b>

**DONNA J. HANSON**  
**NORMAN COUNTY AUD./TREAS.**  
 P.O. BOX 266  
 ADA, MINNESOTA 56510  
 218-784-5471  
 www.co.norman.mn.us

**2020**

**PROPERTY TAX STATEMENT**

PRCL# 17-6675000 RCPT# 4399

TC 2.359 2.359

ROCKWELL TWP

**Property ID Number:** 17-6675000  
**Property Description:** SECT-21 TWP-143 RANG-45  
 AC 80.00 N1/2NE1/4

BETTE DELORES EASTVOLD  
 201 9TH STREET W APT 106  
 ADA MN 56510

4523-T

ACRES 80.00

		Values and Classification	
		Taxes Payable Year	
		2019	2020
Step 1	<b>Estimated Market Value:</b>	235.900	235.900
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	235.900	235.900
	<b>New Improve/Expired Excls:</b>		
	<b>Propertv Class:</b> AGRI NON-HSTD AGRI NON-HSTD		
Sent in March 2019			
Step 2	<b>Proposed Tax</b>		1,532.00
	* Does Not Include Special Assessments		
Sent in November 2019			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		878.00
	Second half Taxes:		878.00
	<b>Total Taxes Due in 2020</b>		<b>1,756.00</b>

**\$\$\$**  
 REFUNDS?

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

Taxes Payable Year:	2019	2020
<input type="checkbox"/>		.00
	.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	1,683.74	1,823.33
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	67.54	188.53
5. <b>Property taxes after credits</b>	1,616.20	1,634.80
<b>Property Tax by Jurisdiction</b>		
6. County	1,000.74	975.51
7. City or Town	212.17	212.19
8. State General Tax	.00	.00
9. School District: 2854		
A. Voter approved levies	66.25	161.62
B. Other local levies	179.65	157.91
10. Special Taxing Districts:		
A. RDC (NORTHWEST)	4.93	4.93
B. WILD RICE	152.46	122.64
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,616.20	1,634.80
<b>Special Assessments on Your Property</b>		
13. A. 35161 PROJECT 19		120.00
B. 54604 BECKER DETENTION		1.20
PRIN 121.20 C.		
INT D.		
TOT 121.20 E.		
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	1,738.00	1,756.00





# Tract 2 Details

Norman County, MN

Description: E1/2 (LESS 1.97AC) Section 34-143-45 • Total Acres: 318± • Cropland Acres: 247± • PID #: 17-6724000  
 Soil Productivity Index: 86 • Soils: Vallers loam (27%), Kittson loam (18%), Antler silt loam (16%)  
 Quonset: 60'x40', concrete floors • Taxes (2020): \$4,580.00

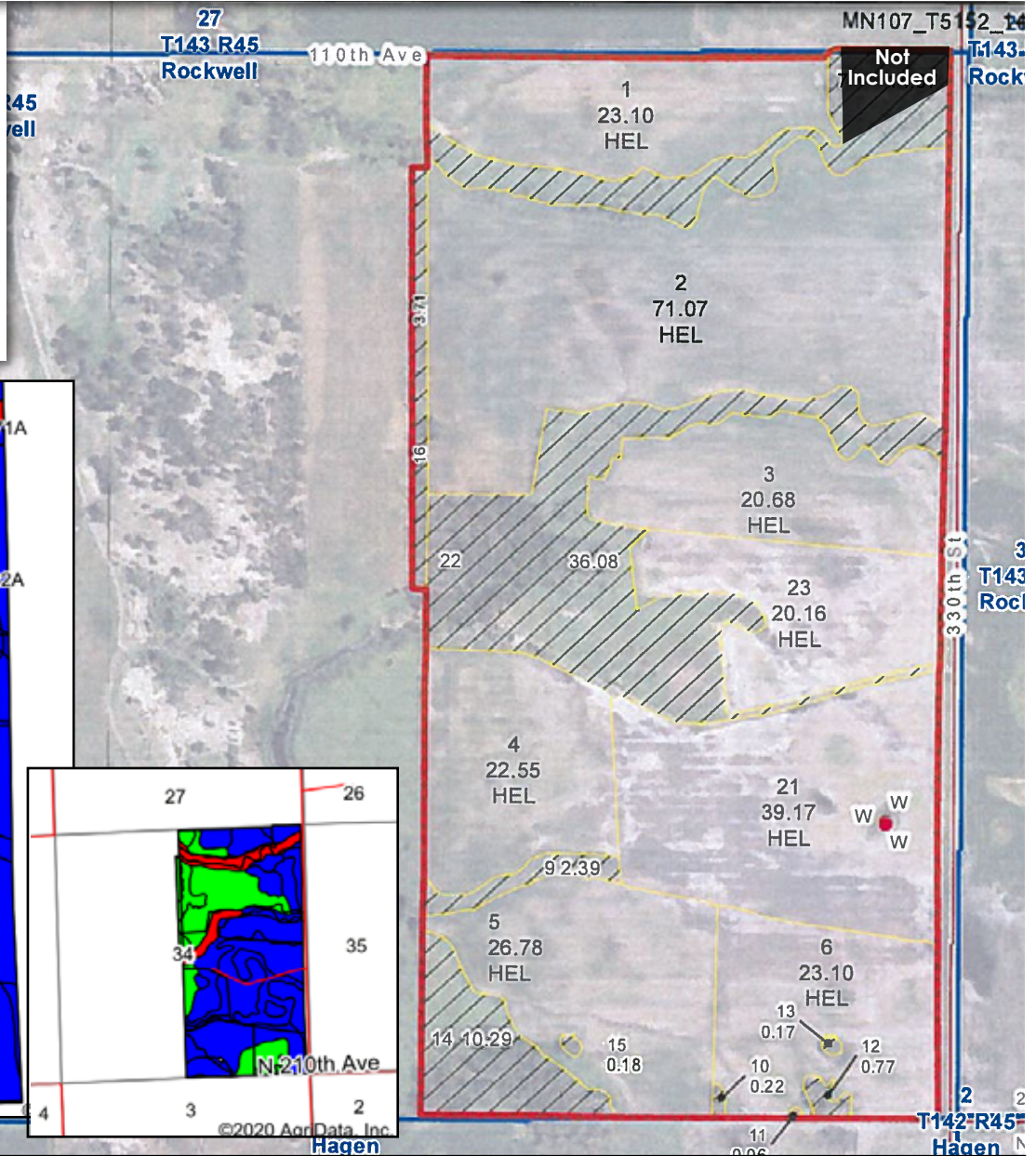
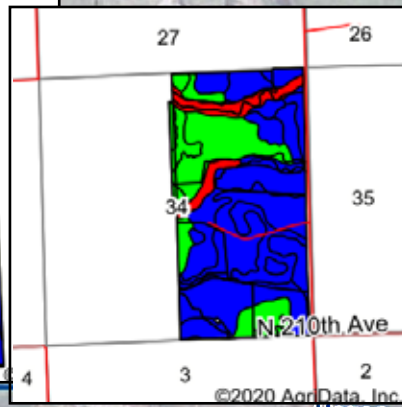
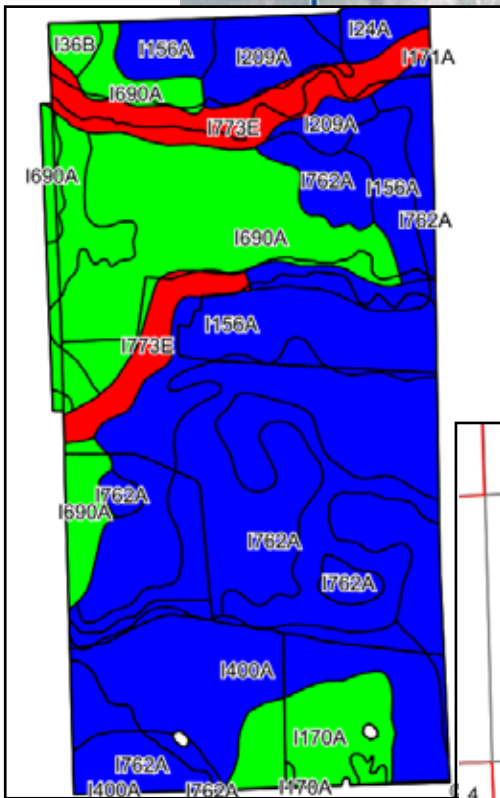


## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

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



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	84.11	26.7%		IIw	90
I690A	Kittson loam, wet, 0 to 2 percent slopes	54.68	17.4%		IIc	100
I156A	Antler silt loam, 0 to 2 percent slopes	48.84	15.5%		Ile	89
I400A	Gilby loam, 0 to 2 percent slopes	39.44	12.5%		Ile	89
I773E	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 30 percent slopes	23.27	7.4%		Ile	5
I54A	Roliss loam, very poorly drained, 0 to 1 percent slopes	19.36	6.2%		IIIw	86
I170A	Swenoda loam, 0 to 3 percent slopes	15.96	5.1%		IIIe	95
I209A	Swenoda fine sandy loam, 0 to 2 percent slopes	12.70	4.0%		IIIe	90
I683A	Flom clay loam, 0 to 1 percent slopes	8.92	2.8%		IIw	92
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	4.83	1.5%		IIs	88
I36B	Kittson loam, 2 to 6 percent slopes	2.25	0.7%		Ile	99
I170A	Swenoda loam, 0 to 3 percent slopes	0.17	0.1%		IIIe	95
I400A	Gilby loam, 0 to 2 percent slopes	0.13	0.0%		Ile	89
<b>Weighted Average</b>						<b>85.3</b>



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**2020**

**PROPERTY TAX STATEMENT**

PRCL# 17-6724000 RCPT# 4462  
 TC 6.541 6.541

ROCKWELL TWP

**Property ID Number:** 17-6724000  
**Property Description:** SECT-34 TWP-143 RANG-45  
 AC 318.03 E1/2 (LESS 1.97 AC.)

BETTE DELORES EASTVOLD 4523-T  
 201 9TH STREET W APT 106  
 ADA MN 56510 ACRES 318.03

		Values and Classification	
		Taxes Payable Year	
		2019	2020
Step 1	<b>Estimated Market Value:</b>	654,100	654,100
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	654,100	654,100
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2019			
Step 2	<b>Proposed Tax</b>		4,246.00
	* Does Not Include Special Assessments		
Sent in November 2019			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		2,290.00
	Second half Taxes:		2,290.00
	<b>Total Taxes Due in 2020</b>		<b>4,580.00</b>

**\$\$\$**  
**REFUNDS?**

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

		Taxes Payable Year: 2019 2020	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	4,665.10	5,058.96
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	187.28	522.76
	5. <b>Property taxes after credits</b> .....	4,477.82	4,536.20
<b>Property Tax by Jurisdiction</b>	6. County .....	2,771.29	2,708.12
	7. City or Town .....	588.30	588.36
	8. State General Tax .....	.00	.00
	9. School District: 2854		
	A. Voter approved levies .....	183.71	448.15
	B. Other local levies .....	498.11	437.83
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST) .....	13.67	13.67
	B. WILD RICE .....	422.74	340.07
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	4,477.82	4,536.20
<b>Special Assessments on Your Property</b>	13. A. 35161 PROJECT 19 .....		39.02
	B. 54604 BECKER DETENTION .....		4.78
PRIN	43.80 C. ....		
INT	D. ....		
TOT	43.80 E. ....		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		4,524.00	4,580.00





Minnesota  
Norman

U.S. Department of Agriculture  
Farm Service Agency

FARM: 9962  
Prepared: 8/26/20 11:02 AM  
Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: MATTSON, RONALD DEAN

MATTSON, MELISSA MARION

Tract Number: 2041 Description N2NE4-21 RO

FSA Physical Location : Norman, MN

ANSI Physical Location: Norman, MN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
79.39	78.55	78.55	0.0	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	78.55	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.6	108	0.0
SOYBEANS	36.6	27	0.0
<b>Total Base Acres:</b>	<b>73.2</b>		

Owners: EASTVOLD, BETTE

Tract Number: 5152 Description E2-34 RO

FSA Physical Location : Norman, MN

ANSI Physical Location: Norman, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
315.15	246.61	246.61	0.0	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	246.61	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.87	86	0.0
SOYBEANS	110.83	28	0.0
<b>Total Base Acres:</b>	<b>147.7</b>		

Owners: EASTVOLD, BETTE





Date: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

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

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

Earnest money hereinafter receipted for..... \$ \_\_\_\_\_

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

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

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

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

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

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

6. North Dakota Taxes: \_\_\_\_\_

7. South Dakota Taxes: \_\_\_\_\_

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

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

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

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

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

13: Any other conditions: \_\_\_\_\_

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

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Norman County, MN  
Wednesday, September 30, 8AM - 12PM<sup>2020</sup>

MINNESOTA



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West Fargo, ND 58078  
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308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road  
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319.385.2000 P | 319.385.4709 F

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

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