Attention - Ranchers, Farmers & Hunters! Awesome opportunity to purchase a large tract of land featuring predominately pasture with some cropland! This picturesque land is available to graze and crop during the 2021 growing season and includes attractive recreational attributes suitable for waterfowl and deer hunting. Hunters, take note of tracts 3 & 5. Ranchers, take note of the natural topography and water features on this land.

1,456± acres
To be Sold in 5 Tracts!

Auction Location: American Legion, 23 east 2nd Ave, Turtle Lake, ND 58575
Land Location: Turtle Lake, ND. See page 4 for driving directions.

RUTTER FAMILY TRUST. Shirley A. Rutter, Trustee.
For more information please contact our office at 701.237.9173, or Max Steffes, 701.212.2849, 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 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.

- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. 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 the Steffes Group Auction Trust Account as good faith money until closing.
- 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 with cashier’s check at closing or before Friday, December 4th, 2020.
- Seller will provide up-to-date date abstracts at their expense and will convey property by Trustee/Warranty Deed.
- 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.
- 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 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.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER 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, express 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 to either 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.
- **CLOSING**
  The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price must be paid in full at closing. Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.
- **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.
- **POSSSESSION**
  Possession will be at closing 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 wells.
- **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**
  1. Always bid on a property toward a price.
  2. 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**
  1. Research and know the value of the property.
  2. Have your financing arranged before the auction.
  3. Establish your highest and best bid before the bidding begins.
  4. Make your bids promptly to force other bidders up or out without delay.
Bidding Process

Selling Choice with the Privilege

Tracts #1-5 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

<table>
<thead>
<tr>
<th>Tract</th>
<th>Multiplier</th>
<th>High Bidder Price</th>
<th>Purchase Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Multiplier</td>
<td>X</td>
<td>TBD</td>
</tr>
<tr>
<td>#2</td>
<td>Multiplier</td>
<td>X</td>
<td>TBD</td>
</tr>
<tr>
<td>#3</td>
<td>Multiplier</td>
<td>X</td>
<td>TBD</td>
</tr>
<tr>
<td>#4</td>
<td>Multiplier</td>
<td>X</td>
<td>TBD</td>
</tr>
<tr>
<td>#5</td>
<td>Multiplier</td>
<td>X</td>
<td>TBD</td>
</tr>
</tbody>
</table>
**Description:**
Horseshoe Valley Township
Sections 10, 11, 13, 14, 23, & 25

**Acres:**

Total Acres: 1,456±
Cropland Acres: 413±
Non-Cropland/Pasture Acres: 1,038±

**Directions:**

From Turtle Lake;
T1: north 15-1/2 miles on ND-41, tract 1 east 1/4 mile on 22nd St NW, tract 1 on north side;
T2 & T3: from ND-41, east 1.3 miles on 20th St., north on township road 1 mile, east 1/2 mile on 21st St. NW, curve north, Tract 2 to the west, Tract 3 to the east;
T4: from ND-41, east 1 mile on 20th St., tract 4 to the north;
T5: from ND-41, east 3 miles on 20th St., 1/2 mile south on 12th Ave., tract 5 to the west.

(Lines Approximate)
**Description:** E1/2SW1/4; W1/2SE1/4 Section 10-149-80 • **Total Acres:** 160± • **Non-Cropland/Pasture Acres:** 160± • **PID #:** 47-0010-06051-000

**Soil Productivity Index:** 46 • **Soils:** Zahi-Max-Arnegard loams (45%), Williams-Zahl-Zahill complex (37%), Williams-Bowbells loams (11%) • **Taxes (2019):** $666.30

---

**Common Land Unit**
- **Tract Boundary**
- **Non-Cropland**
- **Cropland**

**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:** ND055, **Soil Area Version:** 25

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-Irr Class *c</th>
<th>Productivity Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>C155F</td>
<td>Zahi-Max-Arnegard loams, 15 to 60 percent slopes</td>
<td>71.62</td>
<td>44.4%</td>
<td>IIe</td>
<td>83</td>
<td>25</td>
</tr>
<tr>
<td>C132C</td>
<td>Williams-Zahl-Zahill complex, 6 to 9 percent slopes</td>
<td>59.15</td>
<td>36.7%</td>
<td>IIIe</td>
<td>61</td>
<td>61</td>
</tr>
<tr>
<td>C210B</td>
<td>Williams-Bowbells loams, 3 to 6 percent slopes</td>
<td>17.10</td>
<td>10.6%</td>
<td>VIIe</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>C165F</td>
<td>Zahl-Max-Parnell complex, 0 to 35 percent slopes</td>
<td>8.31</td>
<td>5.2%</td>
<td>VIIe</td>
<td>63</td>
<td>63</td>
</tr>
<tr>
<td>C751B</td>
<td>Parshall fine sandy loam, 2 to 6 percent slopes</td>
<td>4.43</td>
<td>2.7%</td>
<td>IIIe</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>C850A</td>
<td>Ruso coarse sandy loam, 0 to 2 percent slopes</td>
<td>0.71</td>
<td>0.4%</td>
<td>IIIe</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average** 45.7

---

* *c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.
2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 47-0010-06051-000

Jurisdiction: HORSESHOE VALLEY TOWNSHIP

Statement No: 7,533

Physical Location
Lot: 10
Blk: 149
Sec: 1
Twp: 80
Rng: 80
Acres: 160.00

RUTTER FAMILY TRUST

Legal Description
E2SW4, W2SE4 10-149-80

2019 TAX BREAKDOWN

<table>
<thead>
<tr>
<th>Description</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net consolidated tax</td>
<td>666.30</td>
<td></td>
<td>666.30</td>
</tr>
<tr>
<td>Plus: Special assessments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total tax due</td>
<td>666.30</td>
<td></td>
<td>666.30</td>
</tr>
<tr>
<td>Less: 5% discount, if paid by Feb.15th</td>
<td>33.32</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Amount due by Feb.17th</strong></td>
<td><strong>632.98</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 333.15
Payment 2: Pay by Oct.15th 333.15

Legislative tax relief

<table>
<thead>
<tr>
<th>(3-year comparison):</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legislative tax relief</td>
<td>411.53</td>
<td>420.10</td>
<td>432.50</td>
</tr>
</tbody>
</table>

Tax distribution

<table>
<thead>
<tr>
<th>(3-year comparison):</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>69,200</td>
<td>71,500</td>
<td>73,800</td>
</tr>
<tr>
<td>Taxable value</td>
<td>3,460</td>
<td>3,575</td>
<td>3,690</td>
</tr>
<tr>
<td>Less: Homestead credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled Veteran credit</td>
<td>3,460</td>
<td>3,575</td>
<td>3,690</td>
</tr>
<tr>
<td>Net taxable value-&gt;</td>
<td>3,460</td>
<td>3,575</td>
<td>3,690</td>
</tr>
<tr>
<td>Total mill levy</td>
<td>157.80</td>
<td>164.82</td>
<td>180.57</td>
</tr>
</tbody>
</table>

Taxes By District (in dollars):  

| COUNTY & STATE                        | 156.25     | 160.70     | 195.14     |
| COUNTY ROADS                          | 78.64      | 71.50      | 73.80      |
| SPECIAL DIST.                         | 45.77      | 40.90      | 52.10      |
| TOWNSHIP                              | 27.60      | 25.06      | 27.67      |
| SCHOOL DIST.                          | 283.17     | 265.37     | 291.58     |
| FIRE DIST.                            | 16.00      | 14.05      | 14.24      |
| AMBULANCE                              | 13.01      | 11.65      | 11.77      |
| Consolidated tax                      | 620.44     | 589.23     | 666.30     |

| Less: 12% state-pd credit             | 74.45      |            |            |
| Net consolidated tax->                | 545.99     | 589.23     | 666.30     |

| Net effective tax rate>               | .79%       | .82%       | .90%       |

Note:

ESCROW COMPANY NAME:

NOTE:

FOR ASSISTANCE, CONTACT:

MC LEAN COUNTY AUDITOR
PO BOX 1108
WASHBURN ND 58577-1108
701-462-8541
www.mcleancountynd.gov
HORSESHOE VALLEY

Common Land Unit
Non-Cropland
Croppeland

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

Description: SE1/4; S1/2SW1/4 Section 11-149-80 & N1/2; N1/2S1/2 Section 14-149-80 • Total Acres: 720± • Non-Cropland/Pasture Acres: 720±
PID #: 47-0011-06058-000, 47-0011-06059-000, 47-0014-06071-000, 47-0014-06073-000, & 47-0014-06075-000 • Soil Productivity Index: 32
Soils: Zaahl-Max-Parnell complex (82%), Williams-Zahl-Zahill complex (8%), Parnell silty clay loam (5%) • Taxes (2019): $1,983.56

Area Symbol: ND055, Soil Area Version: 25

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-Irr Class °c</th>
<th>Productivity Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>C165F</td>
<td>Zah-Max-Parnell complex, 0 to 35 percent slopes</td>
<td>594.25</td>
<td>82.0%</td>
<td>IIIe</td>
<td>28</td>
<td>30</td>
</tr>
<tr>
<td>C132C</td>
<td>Williams-Zahl-Zahill complex, 6 to 9 percent slopes</td>
<td>55.57</td>
<td>7.7%</td>
<td>IIIe</td>
<td>14.5</td>
<td>61</td>
</tr>
<tr>
<td>C3A</td>
<td>Parnell silty clay loam, 0 to 1 percent slopes</td>
<td>32.97</td>
<td>4.5%</td>
<td>IVw</td>
<td>24</td>
<td>20</td>
</tr>
<tr>
<td>C155F</td>
<td>Zah-Max-Arnegard loams, 15 to 60 percent slopes</td>
<td>31.44</td>
<td>4.3%</td>
<td>IIIe</td>
<td>14</td>
<td>25</td>
</tr>
<tr>
<td>C6A</td>
<td>Tonka-Parnell complex, 0 to 1 percent slopes</td>
<td>8.96</td>
<td>1.2%</td>
<td>IVw</td>
<td>14</td>
<td>37</td>
</tr>
<tr>
<td>C210B</td>
<td>Williams-Bowbells loams, 3 to 6 percent slopes</td>
<td>1.66</td>
<td>0.2%</td>
<td>Ile</td>
<td>14</td>
<td>83</td>
</tr>
</tbody>
</table>

Weighted Average 31.9

* Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

*Please Note: View US Fish & Wildlife Wetland Easement at SteffesGroup.com
### 2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

#### Statement No: 7,539

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Jurisdiction</th>
<th>Statement No:</th>
</tr>
</thead>
<tbody>
<tr>
<td>47-0011-06058-000</td>
<td>HORSESHOE VALLEY TOWNSHIP</td>
<td>7,539</td>
</tr>
</tbody>
</table>

#### Physical Location

- **Lot:** 477218A
- **Blk:** Sec: 11 Twp: 149 Rng: 80
- **Acres:** 160.00

#### Statement Name

- **RUTTER FAMILY TRUST**

#### Legal Description

- **SE4 11-149-80**

### 2019 TAX BREAKDOWN

#### Net consolidated tax

- **398.16**

- **Less: 5% discount, if paid by Feb.15th:** 19.91

#### Or pay in 2 installments (with no discount)

- **Payment 1:** Pay by Mar.1st 199.08
- **Payment 2:** Pay by Oct.15th 199.08

#### Legislative tax relief

- **(3-year comparison):**
  - **2017:** 247.40
  - **2018:** 245.01
  - **2019:** 258.45

#### Tax distribution

- **(3-year comparison):**
  - **True and full value:**
    - **2017:** 41,600
    - **2018:** 41,700
    - **2019:** 44,100
  - **Taxable value:**
    - **2017:** 2,080
    - **2018:** 2,085
    - **2019:** 2,205
  - **Less: Homestead credit:**
    - **2017:**
    - **2018:**
    - **2019:**
  - **Disabled Veteran credit:**
    - **2017:**
    - **2018:**
    - **2019:**
  - **Net taxable value->:**
    - **2017:** 2,080
    - **2018:** 2,085
    - **2019:** 2,205

#### Total mill levy

- **2017:** 157.80
- **2018:** 164.82
- **2019:** 180.57

#### Taxes By District (in dollars):

- **COUNTY & STATE:** 93.94
- **COUNTY ROADS:** 47.27
- **SPECIAL DIST.:** 27.51
- **TOWNSHIP:** 16.59
- **SCHOOL DIST.:** 170.23
- **FIRE DIST.:** 9.62
- **AMBULANCE:** 7.82

#### Consolidated tax

- **372.98**

#### Less: 12% state-pd credit

- **44.76**

#### Net consolidated tax->

- **328.22**

#### Net effective tax rate>

- **.79%**

---

###NOTE:

- **FOR ASSISTANCE, CONTACT:**
  - **MC LEAN COUNTY AUDITOR**
  - **PO BOX 1108**
  - **WASHINGTON ND 58577-1108**
  - **701-462-8541**

---

**www.mcleancountynd.gov**
2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 47-0011-06059-000
Jurisdiction: HORSESHOE VALLEY TOWNSHIP

Statement No: 7,540

2019 TAX BREAKDOWN

Net consolidated tax: 219.39
Plus: Special assessments
Total tax due: 219.39
Less: 5% discount, if paid by Feb.15th: 10.97

Amount due by Feb.17th: 208.42

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st: 109.70
Payment 2: Pay by Oct.15th: 109.69

Legislative tax relief (3-year comparison):

<table>
<thead>
<tr>
<th>Year</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>136.19</td>
<td>135.72</td>
<td>142.41</td>
<td></td>
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Tax distribution (3-year comparison):

<table>
<thead>
<tr>
<th>District</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY &amp; STATE</td>
<td>51.70</td>
<td>51.91</td>
<td>64.24</td>
</tr>
<tr>
<td>COUNTY ROADS</td>
<td>26.02</td>
<td>23.10</td>
<td>24.30</td>
</tr>
<tr>
<td>SPECIAL DIST.</td>
<td>15.15</td>
<td>13.21</td>
<td>17.16</td>
</tr>
<tr>
<td>TOWNSHIP</td>
<td>9.13</td>
<td>8.10</td>
<td>9.11</td>
</tr>
<tr>
<td>SCHOOL DIST.</td>
<td>93.71</td>
<td>85.74</td>
<td>96.01</td>
</tr>
<tr>
<td>FIRE DIST.</td>
<td>5.30</td>
<td>4.54</td>
<td>4.69</td>
</tr>
<tr>
<td>AMBULANCE</td>
<td>4.31</td>
<td>3.77</td>
<td>3.88</td>
</tr>
<tr>
<td>Consolidated tax</td>
<td>205.32</td>
<td>190.37</td>
<td>219.39</td>
</tr>
<tr>
<td>Less: 12% state-pd credit</td>
<td>24.64</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net consolidated tax-&gt;</td>
<td>180.68</td>
<td>190.37</td>
<td>219.39</td>
</tr>
<tr>
<td>Net effective tax rate&gt;</td>
<td>.79%</td>
<td>.82%</td>
<td>.90%</td>
</tr>
</tbody>
</table>

ESCROW COMPANY NAME:

NOTE:

FOR ASSISTANCE, CONTACT:
MC LEAN COUNTY AUDITOR
PO BOX 1108
WASHBURN ND 58577-1108
701-462-8541
www.mcleancountynd.gov
2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 47-0014-06071-000
Jurisdiction: HORSESHOE VALLEY TOWNSHIP
Statement No: 7,553

2019 TAX BREAKDOWN

Net consolidated tax: 408.09
Plus: Special assessments
Total tax due: 408.09
Less: 5% discount,
if paid by Feb.15th: 20.40

Amount due by Feb.17th: 387.69
Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st: 204.05
Payment 2: Pay by Oct.15th: 204.04

Legislative tax relief (3-year comparison):

<table>
<thead>
<tr>
<th>Year</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>253.94</td>
<td>252.06</td>
<td>264.89</td>
</tr>
</tbody>
</table>

Tax distribution (3-year comparison):

- Less: Homestead credit
- Disabled Veteran credit


Total mill levy: 2017 - 157.80, 2018 - 164.82, 2019 - 180.57

Taxes By District (in dollars):
- COUNTY & STATE: 2017 - 96.42, 2018 - 96.42, 2019 - 119.51
- COUNTY ROADS: 2017 - 48.52, 2018 - 42.90, 2019 - 45.20
- TOWNSHIP: 2017 - 17.03, 2018 - 15.04, 2019 - 16.95
- SCHOOL DIST.: 2017 - 174.73, 2018 - 159.22, 2019 - 178.59

Consolidated tax: 2017 - 382.84, 2018 - 353.54, 2019 - 408.09

Net consolidated tax: 2017 - 336.90, 2018 - 353.54, 2019 - 408.09

Net effective tax rate: 2017 - .79%, 2018 - .82%, 2019 - .90%

For assistance, contact: MC LEAN COUNTY AUDITOR
PO BOX 1108
WASHBURN ND 58577-1108
701-462-8541

www.mcleancountynd.gov
2019 Tax Breakdown

<table>
<thead>
<tr>
<th>Description</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>56,700</td>
<td>58,100</td>
<td>60,400</td>
</tr>
<tr>
<td>Taxable value</td>
<td>2,835</td>
<td>2,905</td>
<td>3,020</td>
</tr>
<tr>
<td>Less: Homestead credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled Veteran credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net taxable value</td>
<td>2,835</td>
<td>2,905</td>
<td>3,020</td>
</tr>
<tr>
<td>Total mill levy</td>
<td>157.80</td>
<td>164.82</td>
<td>180.57</td>
</tr>
<tr>
<td>Taxes By District(in dollars):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COUNTY &amp; STATE</td>
<td>128.02</td>
<td>130.58</td>
<td>159.70</td>
</tr>
<tr>
<td>COUNTY ROADS</td>
<td>64.43</td>
<td>58.10</td>
<td>60.40</td>
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<tr>
<td>SPECIAL DIST.</td>
<td>37.50</td>
<td>33.23</td>
<td>42.64</td>
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<tr>
<td>TOWNSHIP</td>
<td>22.62</td>
<td>20.36</td>
<td>22.65</td>
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<tr>
<td>SCHOOL DIST.</td>
<td>232.02</td>
<td>215.64</td>
<td>238.64</td>
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<tr>
<td>FIRE DIST.</td>
<td>13.11</td>
<td>11.42</td>
<td>11.66</td>
</tr>
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<td>AMBULANCE</td>
<td>10.66</td>
<td>9.47</td>
<td>9.63</td>
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<tr>
<td>Consolidated tax</td>
<td>508.36</td>
<td>478.80</td>
<td>545.32</td>
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<tr>
<td>Less:12%state-pd credit</td>
<td>61.00</td>
<td></td>
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<tr>
<td>Net consolidated tax</td>
<td>447.36</td>
<td>478.80</td>
<td>545.32</td>
</tr>
<tr>
<td>Net effective tax rate</td>
<td>.79%</td>
<td>.82%</td>
<td>.90%</td>
</tr>
</tbody>
</table>
**2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT**

**Parcel Number:** 47-0014-06075-000  
**Jurisdiction:** HORSESHOE VALLEY TOWNSHIP  
**Statement No.:** 7,557

### 2019 TAX BREAKDOWN

<table>
<thead>
<tr>
<th>Description</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net consolidated tax</td>
<td>412.60</td>
<td>412.60</td>
<td>412.60</td>
</tr>
<tr>
<td>Plus: Special assessments</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total tax due</td>
<td>412.60</td>
<td>412.60</td>
<td>412.60</td>
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<tr>
<td>Less: 5% discount,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>if paid by Feb.15th</td>
<td>20.63</td>
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<tr>
<td>Amount due by Feb.17th</td>
<td>391.97</td>
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**Legal Description:** NW4 14-149-80

**Statement Name:** RUTTER FAMILY TRUST

<table>
<thead>
<tr>
<th>Legislative tax relief</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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<tr>
<td>(3-year comparison)</td>
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<tr>
<td>Legislative tax relief</td>
<td>256.91</td>
<td>255.00</td>
<td>267.82</td>
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**Tax distribution**

<table>
<thead>
<tr>
<th>Description</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>43,200</td>
<td>43,400</td>
<td>45,700</td>
</tr>
<tr>
<td>Taxable value</td>
<td>2,160</td>
<td>2,170</td>
<td>2,285</td>
</tr>
<tr>
<td>Less: Homestead credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled Veteran credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net taxable value</td>
<td>2,160</td>
<td>2,170</td>
<td>2,285</td>
</tr>
</tbody>
</table>

| Total mill levy                  | 157.80| 164.82| 180.57|

**Taxes By District (in dollars):**

- **COUNTY & STATE:** 97.55 97.55 120.83
- **COUNTY ROADS:** 49.09 43.40 45.70
- **SPECIAL DIST.:** 28.57 24.82 32.26
- **TOWNSHIP:** 17.23 15.21 17.14
- **SCHOOL DIST.:** 176.78 161.08 180.56
- **FIRE DIST.:** 9.99 8.53 8.82
- **AMBULANCE:** 8.12 7.07 7.29

**Consolidated tax:** 387.33 357.66 412.60

**Less: 12% state-pd credit:** 46.48

**Net consolidated tax->:** 340.85 357.66 412.60

**Net effective tax rate->:** .79% .82% .90%

**ESCROW COMPANY NAME:**

**NOTE:**

**For Assistance, Contact:**

- **MC LEAN COUNTY AUDITOR**
  - PO BOX 1108
  - WASHBURN ND 58577-1108
  - 701-462-8541

**www.mcleancountynd.gov**
Description: NW1/4SW1/4; SW1/4NW1/4 Including Lots 1, 2, 3, & 4 Section 13-149-80 • Total Acres: 219± • Cropland Acres: 115± • Non-Cropland/Pasture Acres: 104± • Machine Shed: 80’x40’, pole frame, dirt floors • House: 35x30’, 2-story, well, septic, needs work

Soils data provided by USDA and NRCS.

Horseshoe Valley

Horseshoe Valley Township:

County:

State:

Horseshoe Valley Township:

County:

State:

Soils Map

Common Land Unit

Non-Cropland

Cropland

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

Personal Property Included: 1952 Farmall H w/John Deere Sickle Mower, wide front, 2WD, 540 PTO, does not run, S/N:FBH384652XI; 14’ Aluminum boat & trailer (no title); Craftsman Riding Lawn Mower, does not run

Map Created May 10, 2020

* Please Note: There are NO US Fish & Wildlife Easements on this tract
2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

 Parcel Number: 47-0013-06066-000

Jurisdiction: HORSESHOE VALLEY TOWNSHIP

Statement No: 7,547

Physical Location
1291 21ST ST NW 477218A
Lot: 1  Sec: 13  Twp: 149  Rng: 80
Addition: Acres: 133.00

RUTTER FAMILY TRUST

Legal Description
SW4NW4, NW4SW4, LOT 1 13-149-80

Net consolidated tax 900.32
Total tax due 900.32
Less: 5% discount, if paid by Feb.15th 45.02

Amount due by Feb.17th 855.30
Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 450.16
Payment 2: Pay by Oct.15th 450.16

Legislative tax relief
(3-year comparison):
2017  2018  2019

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legislative tax relief</td>
<td>569.25</td>
<td>575.33</td>
<td>584.41</td>
</tr>
</tbody>
</table>

Tax distribution
(3-year comparison):
2017  2018  2019

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>99,800</td>
<td>102,000</td>
<td>103,800</td>
</tr>
<tr>
<td>Taxable value</td>
<td>4,786</td>
<td>4,896</td>
<td>4,986</td>
</tr>
<tr>
<td>Less: Homestead credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled Veteran credit</td>
<td>4,786</td>
<td>4,896</td>
<td>4,986</td>
</tr>
<tr>
<td>Net taxable value</td>
<td>4,786</td>
<td>4,896</td>
<td>4,986</td>
</tr>
</tbody>
</table>

Total mill levy
157.80  164.82  180.57

Taxes By District (in dollars):

<table>
<thead>
<tr>
<th>District</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY &amp; STATE</td>
<td>216.13</td>
<td>220.08</td>
<td>263.66</td>
</tr>
<tr>
<td>COUNTY ROADS</td>
<td>108.77</td>
<td>97.92</td>
<td>99.72</td>
</tr>
<tr>
<td>SPECIAL DIST.</td>
<td>63.31</td>
<td>56.01</td>
<td>70.40</td>
</tr>
<tr>
<td>TOWNSHIP</td>
<td>38.18</td>
<td>34.32</td>
<td>37.39</td>
</tr>
<tr>
<td>SCHOOL DIST.</td>
<td>391.69</td>
<td>363.43</td>
<td>393.99</td>
</tr>
<tr>
<td>FIRE DIST.</td>
<td>22.14</td>
<td>19.24</td>
<td>19.25</td>
</tr>
<tr>
<td>AMBULANCE</td>
<td>18.00</td>
<td>15.96</td>
<td>15.91</td>
</tr>
</tbody>
</table>

Consolidated tax 858.22  806.96  900.32
Less: 12% state-pd credit 102.99

Net consolidated tax 755.23  806.96  900.32
Net effective tax rate .76%  .79%  .86%

For Assistance, Contact:
MC LEAN COUNTY AUDITOR
PO BOX 1108
WASHBURN ND 58577-1108
701-462-8541

www.mcleancountync.gov
2019 Tax Statements

Tract 3 - 2019 Tax Statements McLean County, ND

2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Jurisdiction</th>
<th>Statement No:</th>
</tr>
</thead>
<tbody>
<tr>
<td>47-0013-06067-000</td>
<td>HORSESHOE VALLEY TOWNSHIP</td>
<td>7,548</td>
</tr>
</tbody>
</table>

Physical Location

Lot: 2-3-4 Blk: 13 Twp: 149 Rng: 80
Sec: 13 Twp: 149 Rng: 80
Acres: 85.80

Statement Name

RUTTER FAMILY TRUST

Legal Description

LOTS 2-3-4 13-149-80

2019 TAX BREAKDOWN

Net consolidated tax: 272.66
Plus: Special assessments:
Total tax due: 272.66
Less: 5% discount, if paid by Feb.15th: 13.63
Amount due by Feb.17th: 259.03

Legislative tax relief:
(3-year comparison): 168.89 172.15 176.99

Tax distribution:
(3-year comparison): 2017 2018 2019
True and full value: 28,400 29,300 30,200
Taxable value: 1,420 1,465 1,510
Less: Homestead credit
Disabled Veteran credit:
Net taxable value: 1,420 1,465 1,510

Total mill levy: 157.80 164.82 180.57

Taxes By District (in dollars):
- COUNTY & STATE: 64.13 65.84 79.85
- COUNTY ROADS: 32.27 29.30 30.20
- SPECIAL DIST.: 18.78 16.76 21.32
- TOWNSHIP: 11.33 10.27 11.32
- SCHOOL DIST.: 116.22 108.75 119.32
- FIRE DIST.: 6.57 5.76 5.83
- AMBULANCE: 5.34 4.78 4.82

Consolidated tax: 254.64 241.46 272.66
Less: 12% state-pd credit: 30.56
Net consolidated tax: 224.08 241.46 272.66

Net effective tax rate: .79% .82% .90%

For assistance, contact:
MC LEAN COUNTY AUDITOR
PO BOX 1108
WASHBURN ND 58577-1108
701-462-8541
www.mclean county nd.gov
Soil Productivity Index: 53  •  Soils: Parshall fine sandy loam (42%), Wabek-Lehr-Appam complex (20%), Russo coarse sandy loam (11%)  •  Taxes (2019): $842.36

Unless Otherwise Noted:
All crops are for grain
All crops are non-irrigated
Shares are 100% to Operator

**Restricted Use**

Exempt from Conservation Compliance Provisions

*USDA assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user’s reliance on this data outside FSA ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data ‘as is’ and

Soils data provided by USDA and NRCS.

`*c:` Using Capabilities Class Dominant Condition Aggregation Method

Area Symbol: ND055, Soil Area Version: 25
**2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT**

**Parcel Number:** 47-0023-06118-000  
**Jurisdiction:** HORSESHOE VALLEY TOWNSHIP  
**Statement No:** 7,606

**Physical Location**  
Lot: Blk: Sec: 23 Twp: 149 Rng: 80  
Addition: Acres: 156.83

**Statement Name**  
RUTTER FAMILY TRUST

**Legal Description**  
SENW, E2SW, SWSW 23-149-80

**Tax Breakdown**

<table>
<thead>
<tr>
<th>2019 TAX BREAKDOWN</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net consolidated tax</td>
<td>842.36</td>
<td>842.36</td>
<td>842.36</td>
</tr>
<tr>
<td>Plus: Special assessments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total tax due</td>
<td>842.36</td>
<td>842.36</td>
<td>842.36</td>
</tr>
<tr>
<td>Less: 5% discount, if paid by Feb.15th</td>
<td>42.12</td>
<td></td>
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</tr>
<tr>
<td>Amount due by Feb.17th</td>
<td>800.24</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Or pay in 2 installments (with no discount)  
Payment 1: Pay by Mar.1st | 421.18  
Payment 2: Pay by Oct.15th | 421.18

**Special Assessments:**

<table>
<thead>
<tr>
<th>SPC#</th>
<th>AMOUNT DESCRIPTION</th>
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<tbody>
<tr>
<td>518.58</td>
<td>535.26</td>
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**Tax Distribution**

<table>
<thead>
<tr>
<th>3-year comparison</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY &amp; STATE</td>
<td>196.89</td>
<td>204.75</td>
<td>246.68</td>
</tr>
<tr>
<td>COUNTY ROADS</td>
<td>99.09</td>
<td>91.10</td>
<td>93.30</td>
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<tr>
<td>SPECIAL DIST.</td>
<td>57.67</td>
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<td>65.87</td>
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<td>34.78</td>
<td>31.93</td>
<td>34.99</td>
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<td>SCHOOL DIST.</td>
<td>356.83</td>
<td>338.12</td>
<td>368.63</td>
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<td>FIRE DIST.</td>
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<tr>
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<td>16.40</td>
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<tr>
<td><strong>Consolidated tax</strong></td>
<td>781.83</td>
<td>750.76</td>
<td>842.36</td>
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<tr>
<td><strong>Less: 12% state-pd credit</strong></td>
<td>93.82</td>
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<td></td>
</tr>
<tr>
<td><strong>Net consolidated tax</strong></td>
<td>688.01</td>
<td>750.76</td>
<td>842.36</td>
</tr>
<tr>
<td><strong>Net effective tax rate</strong></td>
<td>.79%</td>
<td>.82%</td>
<td>.90%</td>
</tr>
</tbody>
</table>

**For Assistance, Contact:**  
MC LEAN COUNTY AUDITOR  
PO BOX 1108  
WASHBURN ND 58577-1108  
701-462-8541  
www.mcleancountynd.gov
Description: SE1/4SW1/4; SE1/4 Section 25-149-80 • Total Acres: 200± • Cropland Acres: 154± • PID #: 47-0025-06134-000 & 47-0025-06135-000
Soil Productivity Index: 63 • Soils: Williams-Zahl-Zahill complex (69%), Williams-Bowbells loams (20%), Zahl-Williams loams (9%) • Taxes (2019): $1,156.55

Soils data provided by USDA and NRCS.

*Please Note: View US Fish & Wildlife Wetland Easement at SteffesGroup.com
2019 Tax Statements

Tract 5 - 2019 Tax Statements McLean County, ND

Parcel Number: 47-0025-06134-000

Physical Location
Parcel Number: 47-0025-06134-000
Jurisdiction: HORSESHOE VALLEY TOWNSHIP
Statement No: 7,623

2019 TAX BREAKDOWN

Amount due by Feb.17th: 218.72

Legislative tax relief

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>23,800</td>
<td>25,000</td>
<td>25,500</td>
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<tr>
<td>Taxable value</td>
<td>1,190</td>
<td>1,250</td>
<td>1,275</td>
</tr>
</tbody>
</table>

Net consolidated tax: 230.23

Total tax due: 230.23

Less: 5% discount, if paid by Feb.15th: 11.51

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st: 115.12
Payment 2: Pay by Oct.15th: 115.11

Legislative tax relief

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>23,800</td>
<td>25,000</td>
<td>25,500</td>
</tr>
<tr>
<td>Taxable value</td>
<td>1,190</td>
<td>1,250</td>
<td>1,275</td>
</tr>
</tbody>
</table>

Net consolidated tax: 230.23

Total tax due: 230.23

Less: 5% discount, if paid by Feb.15th: 11.51

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st: 115.12
Payment 2: Pay by Oct.15th: 115.11

True and full value: 23,800
Taxable value: 1,190
Less: Homestead credit

Net taxable value: 1,190

Taxes By District (in dollars):

<table>
<thead>
<tr>
<th>District</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY &amp; STATE</td>
<td>53.74</td>
<td>56.19</td>
<td>67.43</td>
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<tr>
<td>COUNTY ROADS</td>
<td>27.05</td>
<td>25.00</td>
<td>25.50</td>
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<tr>
<td>SPECIAL DIST.</td>
<td>15.74</td>
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<td>18.00</td>
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<td>TOWNSHIP</td>
<td>9.49</td>
<td>8.76</td>
<td>9.56</td>
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<td>SCHOOL DIST.</td>
<td>97.39</td>
<td>92.79</td>
<td>100.75</td>
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<tr>
<td>FIRE DIST.</td>
<td>5.50</td>
<td>4.91</td>
<td>4.92</td>
</tr>
<tr>
<td>AMBULANCE</td>
<td>4.48</td>
<td>4.08</td>
<td>4.07</td>
</tr>
</tbody>
</table>

Consolidated tax: 213.39
Less: 12% state-pd credit: 25.61
Net consolidated tax: 187.78

Net effective tax rate: .79%

For assistance, contact:
MC LEAN COUNTY AUDITOR
PO BOX 1108
WASHBURN ND 58577-1108
701-462-8541
www.mcleancountynd.gov
**2019 MCLANE COUNTY REAL ESTATE TAX STATEMENT**

**Parcel Number:** 47-0025-06135-000  
**Jurisdiction:** HORSESHOE VALLEY TOWNSHIP  
**Statement No:** 7,624

**Physical Location**

<table>
<thead>
<tr>
<th>Lot:</th>
<th>Blk:</th>
<th>Sec:</th>
<th>Twp:</th>
<th>Rng:</th>
<th>Acres:</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>25</td>
<td>149</td>
<td>80</td>
<td>160.00</td>
</tr>
</tbody>
</table>

**Statement Name:** RUTTER FAMILY TRUST

**Legal Description**

SE4 25-149-80

---

**2019 TAX BREAKDOWN**

<table>
<thead>
<tr>
<th>Description</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>True and full value</td>
<td>95,900</td>
<td>100,300</td>
<td>102,600</td>
</tr>
<tr>
<td>Taxable value</td>
<td>4,795</td>
<td>5,015</td>
<td>5,130</td>
</tr>
<tr>
<td>Less: Homestead credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled Veteran credit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net taxable value</td>
<td>4,795</td>
<td>5,015</td>
<td>5,130</td>
</tr>
<tr>
<td>Total mill levy</td>
<td>157.80</td>
<td>164.82</td>
<td>180.57</td>
</tr>
<tr>
<td>Taxes By District(in dollars):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COUNTY &amp; STATE</td>
<td>216.53</td>
<td>225.42</td>
<td>271.28</td>
</tr>
<tr>
<td>COUNTY ROADS</td>
<td>108.98</td>
<td>100.30</td>
<td>102.60</td>
</tr>
<tr>
<td>SPECIAL DIST.</td>
<td>63.42</td>
<td>57.37</td>
<td>72.44</td>
</tr>
<tr>
<td>TOWNSHIP</td>
<td>38.25</td>
<td>35.16</td>
<td>38.47</td>
</tr>
<tr>
<td>SCHOOL DIST.</td>
<td>392.43</td>
<td>372.26</td>
<td>405.37</td>
</tr>
<tr>
<td>FIRE DIST.</td>
<td>22.18</td>
<td>19.71</td>
<td>19.80</td>
</tr>
<tr>
<td>AMBULANCE</td>
<td>18.04</td>
<td>16.35</td>
<td>16.36</td>
</tr>
<tr>
<td>Consolidated tax</td>
<td>859.83</td>
<td>826.57</td>
<td>926.32</td>
</tr>
<tr>
<td>Less:12%state-pd credit</td>
<td>103.18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net consolidated tax</td>
<td>756.65</td>
<td>826.57</td>
<td>926.32</td>
</tr>
<tr>
<td>Net effective tax rate</td>
<td>.79%</td>
<td>.82%</td>
<td>.90%</td>
</tr>
</tbody>
</table>

---

**Amount due by Feb.17th**

- **880.00**
- **46.32**

**Total tax due:** 926.32

- **Payment 1:** Pay by Mar. 1st - 463.16
- **Payment 2:** Pay by Oct. 15th - 463.16

**Special assessments:**

<table>
<thead>
<tr>
<th>SPC#</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ESCROW COMPANY NAME:**

MC LEAN COUNTY AUDITOR

PO BOX 1108

WASHBURN ND 58577-1108

701-462-8541

**NOTE:** FOR ASSISTANCE, CONTACT:

MC LEAN COUNTY AUDITOR

PO BOX 1108

WASHBURN ND 58577-1108

701-462-8541

**www.mcleancountynd.gov**
**Operator Name: 2000 DIV OF 6845**

**Farms Associated with Operator:**
7450, 8045, 8530, 9327, 10194, 10196, 10772, 10773, 10820, 11231, 12801, 13557

**ARC/PLC Contract Number(s):** None

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHEAT</td>
<td>78.12</td>
<td>52</td>
<td>0.0</td>
</tr>
<tr>
<td>FLAX</td>
<td>38.22</td>
<td>19</td>
<td>0.0</td>
</tr>
<tr>
<td>SUNFLOWERS</td>
<td>17.84</td>
<td>1253</td>
<td>0.0</td>
</tr>
<tr>
<td>CANOLA</td>
<td>19.12</td>
<td>1611</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 153.3

---

**Tract Number:** 3181  
**Description:** SE,SESW 25 149 80

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

**BIA Range Unit Number:**

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

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

**WL Violations:** None
## Abbreviated 156 Farm Records

### North Dakota

**U.S. Department of Agriculture**

**McLean**

**Farm Service Agency**

### Prepared:

**Report ID:** FSA-156EZ

**Crop Year:** 2020

**Page:** 1 of 2

---

**Report ID:** FSA-156EZ

**Crop Year:** 2020

**State:** North Dakota

**Conservation:** McLean, ND

**Description:** SENW,E2SW,SWSW23 149 80

**FSA Physical Location:** McLean, ND

**ANSI Physical Location:** McLean, ND

**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

---

### Farms Associated with Operator:

11332, 11335, 12205, 13079, 13080, 13116, 13144, 13397

**ARC/PLC G/IF Eligibility:** Eligible

---

### ARC/PLC

**WHEAT, OATS, CORN, BARLEY**

**Number of Tracts:** 1

---

### Crop

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHEAT</td>
<td>29.7</td>
<td>23</td>
<td>0.0</td>
</tr>
<tr>
<td>OATS</td>
<td>8.1</td>
<td>44</td>
<td>0.0</td>
</tr>
<tr>
<td>CORN</td>
<td>7.6</td>
<td>39</td>
<td>0.0</td>
</tr>
<tr>
<td>BARLEY</td>
<td>24.4</td>
<td>35</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 69.8

---

**Report ID:** FSA-156EZ

**Crop Year:** 2020

**Page:** 2 of 2

---

**Owners:** RUTTER FAMILY TRUST

**Other Producers:** None

---

**Crop**

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
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<td>0.0</td>
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<tr>
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<td>39</td>
<td>0.0</td>
</tr>
<tr>
<td>BARLEY</td>
<td>24.4</td>
<td>35</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 69.8

---

**Report ID:** FSA-156EZ

**Crop Year:** 2020

**Page:** 2 of 2

---

**Owners:** RUTTER FAMILY TRUST

**Other Producers:** None

---

**Crop**

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
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<td>8.1</td>
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<td>0.0</td>
</tr>
<tr>
<td>CORN</td>
<td>7.6</td>
<td>39</td>
<td>0.0</td>
</tr>
<tr>
<td>BARLEY</td>
<td>24.4</td>
<td>35</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 69.8
## Abbreviated 156 Farm Record

**FARM:** 13115

**North Dakota**

**U.S. Department of Agriculture**

**McLean**

**Farm Service Agency**

**Report ID:** FSA-156EZ

**Crop Year:** 2020

**Prepared:** 9/1/20 5:30 PM

**Page:** 1 of 1

**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

**Operator Name:** BOYKO, ROGER ALLEN

**Farm Identifier:** 2018 div 12212

**Tract Number:** 3120

**Description:** E2SW,W2SE 10 149 80

**FSA Physical Location:** McLean, ND

**ANSI Physical Location:** McLean, ND

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

### CRP Contract Number(s):

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

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

### ARC/PLC G/I/F Eligibility

<table>
<thead>
<tr>
<th>State</th>
<th>Cropland</th>
<th>DCP Cropland</th>
<th>WBP</th>
<th>WRP</th>
<th>EWP</th>
<th>CRP Cropland</th>
<th>GRP</th>
<th>Farm Status</th>
<th>Number of Tracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>Active</td>
<td>1</td>
</tr>
</tbody>
</table>

### Crop

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>OATS</td>
<td>7.9</td>
<td>45</td>
<td>0.0</td>
</tr>
<tr>
<td>CORN</td>
<td>7.5</td>
<td>57</td>
<td>0.0</td>
</tr>
<tr>
<td>BARLEY</td>
<td>23.9</td>
<td>41</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Total Base Acres:** 41.7

**Owners:** RUTTER FAMILY TRUST

**Other Producers:** None
North Dakota                  U.S. Department of Agriculture
McLean                          Farm Service Agency

Report ID: FSA-156EZ

FARM: 13116
North Dakota McLean, ND

Crop Year: 2020

Prepared: 9/1/20 5:30 PM

Report ID: FSA-156EZ

Crop

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acreage</th>
<th>PLC Yield</th>
<th>CCC-505 CRP Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>WHEAT</td>
<td>2.4</td>
<td>23</td>
<td>0.0</td>
</tr>
<tr>
<td>OATS</td>
<td>7.9</td>
<td>45</td>
<td>0.0</td>
</tr>
<tr>
<td>CORN</td>
<td>7.5</td>
<td>57</td>
<td>0.0</td>
</tr>
<tr>
<td>BARLEY</td>
<td>23.9</td>
<td>41</td>
<td>0.0</td>
</tr>
</tbody>
</table>

Total Base Acres: 41.7

Tract Number: 14808

FSA Physical Location: McLean, ND

Description: W2 13 149 80

ANSI Physical Location: McLean, ND

BIA Range Unit Number:

HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland Cropland DCP Cropland WBP WRP EWP CRP Cropland GRP
238.99 114.53 114.53 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 0.0 114.53 0.0 0.0 0.0

PLC ARC-CO ARC-IC PLC-Default ARC-CO-Default ARC-IC-Default
WHEAT, OATS, CORN, BARLEY NONE NONE NONE NONE

CRP Contract Number(s): None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Number of Tracts: 1

Farm Status: Active
### Abbreviated 156 Farm Records

**North Dakota**

**U.S. Department of Agriculture**

**McLean**

**Farm Service Agency**

**Abbreviated 156 Farm Record**

**Report ID:** FSA-156EZ

**Crop Year:** 2020

---

**FARM:** 13117

**Prepared:** 9/1/20 5:30 PM

**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:** RUTTER FAMILY TRUST

**FSA Physical Location:** McLean, ND

**ANSI Physical Location:** McLean, ND

---

**Farms Associated with Operator:**

8506, 11958, 12877

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

---

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

---

**Tract Number:** 3121

**Description:** SE,S2SW11 149 80

**FSA Physical Location:** McLean, ND

**ANSI Physical Location:** McLean, ND

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

---

**Owners:** RUTTER FAMILY TRUST

**Other Producers:** None

---

**FARM:** 13117

**Prepared:** 9/1/20 5:30 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.

---

**Farms Associated with Operator:**

8506, 11958, 12877

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

---

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

---

**Tract Number:** 14809

**Description:** NWNW 13,N2,N2S2 14 14 80

**FSA Physical Location:** McLean, ND

**ANSI Physical Location:** McLean, ND

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

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

**WL Violations:** None
Earnest Money Receipt & Purchase Agreement

SteffesGroup.com

McLean County, ND

Date: ______________________

Received of ______________________

Whose address is ______________________

SS #: ______________________ Phone #: ______________________ the sum of ______________________ in the form of ______________________ as earnest money

Earnest money hereinafter receipted for ______________________ In Cash at Closing ______________________

Balance to be paid as follows ______________________

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERs default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer’s Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER’s damages upon BUYERs breach; that SELLER’s actual damages upon BUYERs 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 SELLERs 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 BUYERs 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 ______________________, and SELLER agrees to pay ______________________ of the real estate taxes and installments and special assessments due and payable in ______________________. SELLER warrants taxes for ______________________ are Homestead, ______________________ are 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: ______________________

MN, ND, SD Rev0418

31
McLean County, ND
Wednesday, October 21 at 11AM