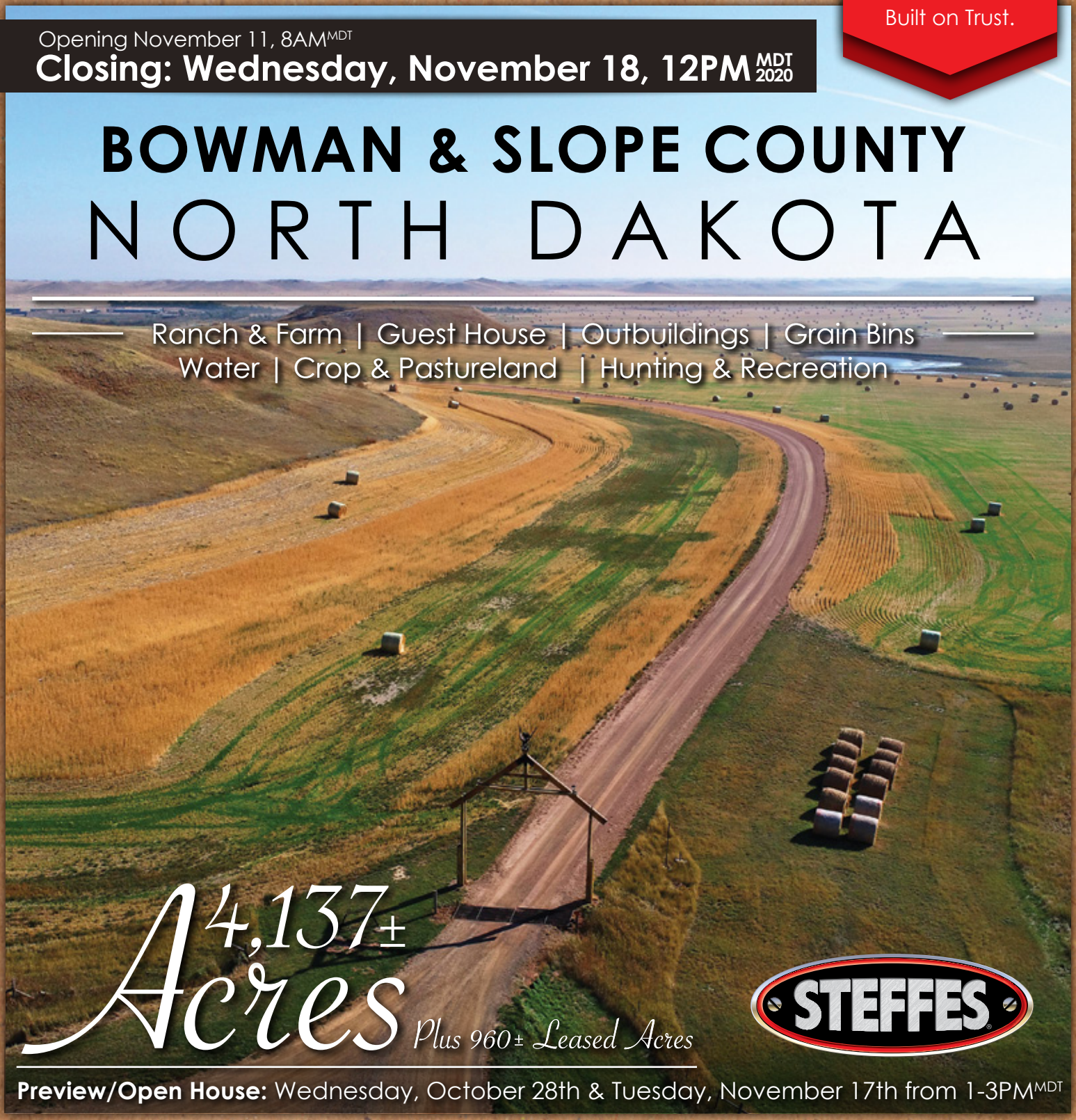
Farm & Ranch Rhame, North Dakota
LAND AUCTION

Steffes Group, Inc.
60 YEARS Since 1960
Built on Trust.

Opening November 11, 8AM MDT
Closing: Wednesday, November 18, 12PM MDT 2020

BOWMAN & SLOPE COUNTY
NORTH DAKOTA

Ranch & Farm | Guest House | Outbuildings | Grain Bins
Water | Crop & Pastureland | Hunting & Recreation



4,137± Acres *Plus 960± Leased Acres*

STEFFES

Preview/Open House: Wednesday, October 28th & Tuesday, November 17th from 1-3PM MDT

C. Berk Bowman, Owner

For more information contact Max Steffes, 701.212.2849 or 701.237.9173; 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 60 days.

Terms & Conditions

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 MDT on November 11, 2020 and will end at 12PM MDT Wednesday, November 18, 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 on or before Friday, January 15th, 2021**
- Closing will take place at a professional closing company agreeable to both buyer & 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.

MINERAL RIGHTS

The Seller reserves 100% of all mineral rights, if any.

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

Bidding Process

Multi-Tract Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

All bidding will be on a per tract basis. We will not have "per acre" bidding.

This is an AUCTION! To the Highest Bidder.

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

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

Check Out Exclusive Drone Footage!

View Complete Drone Footage, Aerial Photos, and Farm & Ranch Photos at SteffesGroup.com!

Our drone gives us an excellent birds-eye view of this beautiful property that you just can't miss! Visit SteffesGroup.com today!

All Tract Tax Documents & USDA Maps also available for download at SteffesGroup.com

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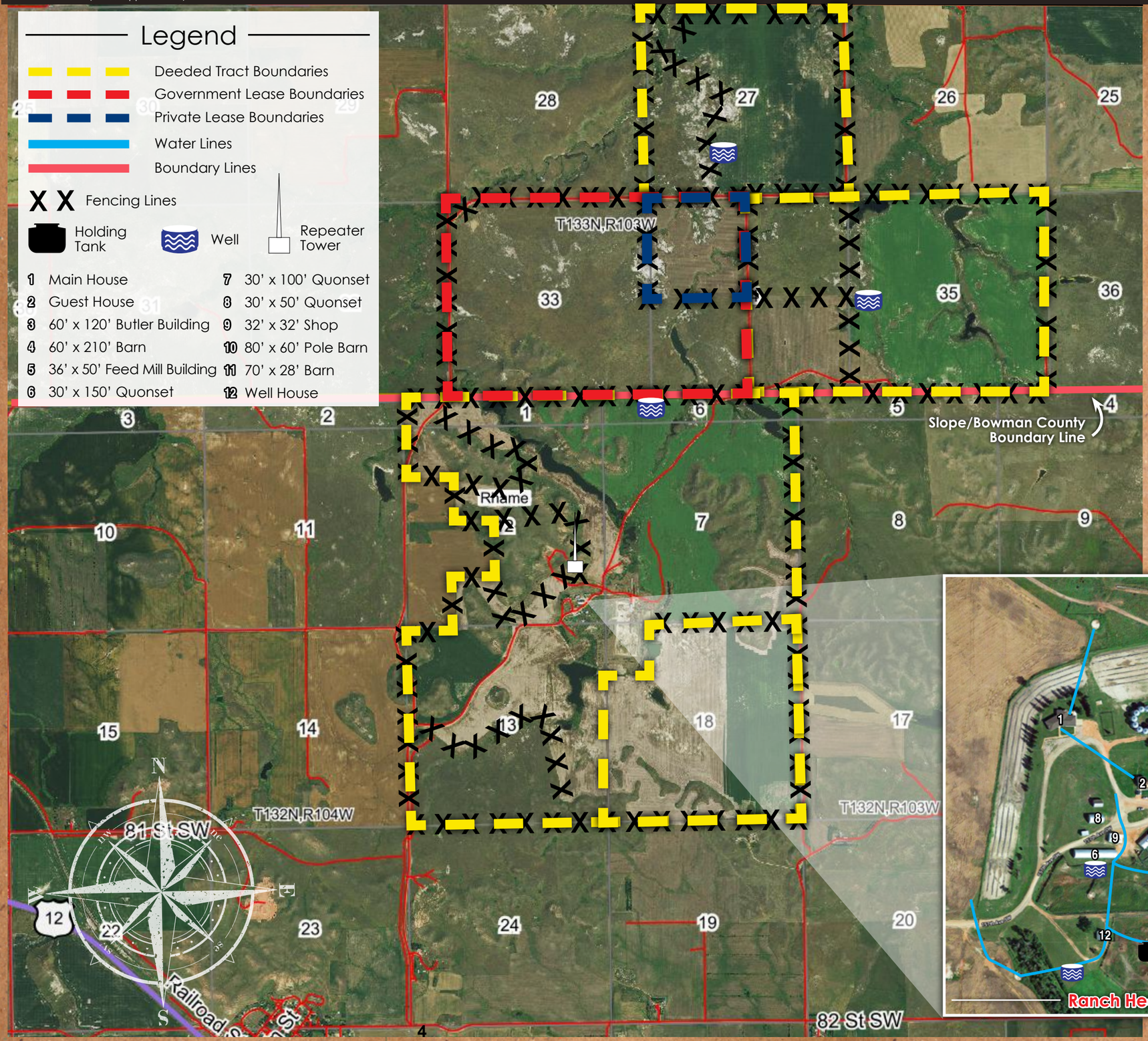
Overview (Lines Approximate)



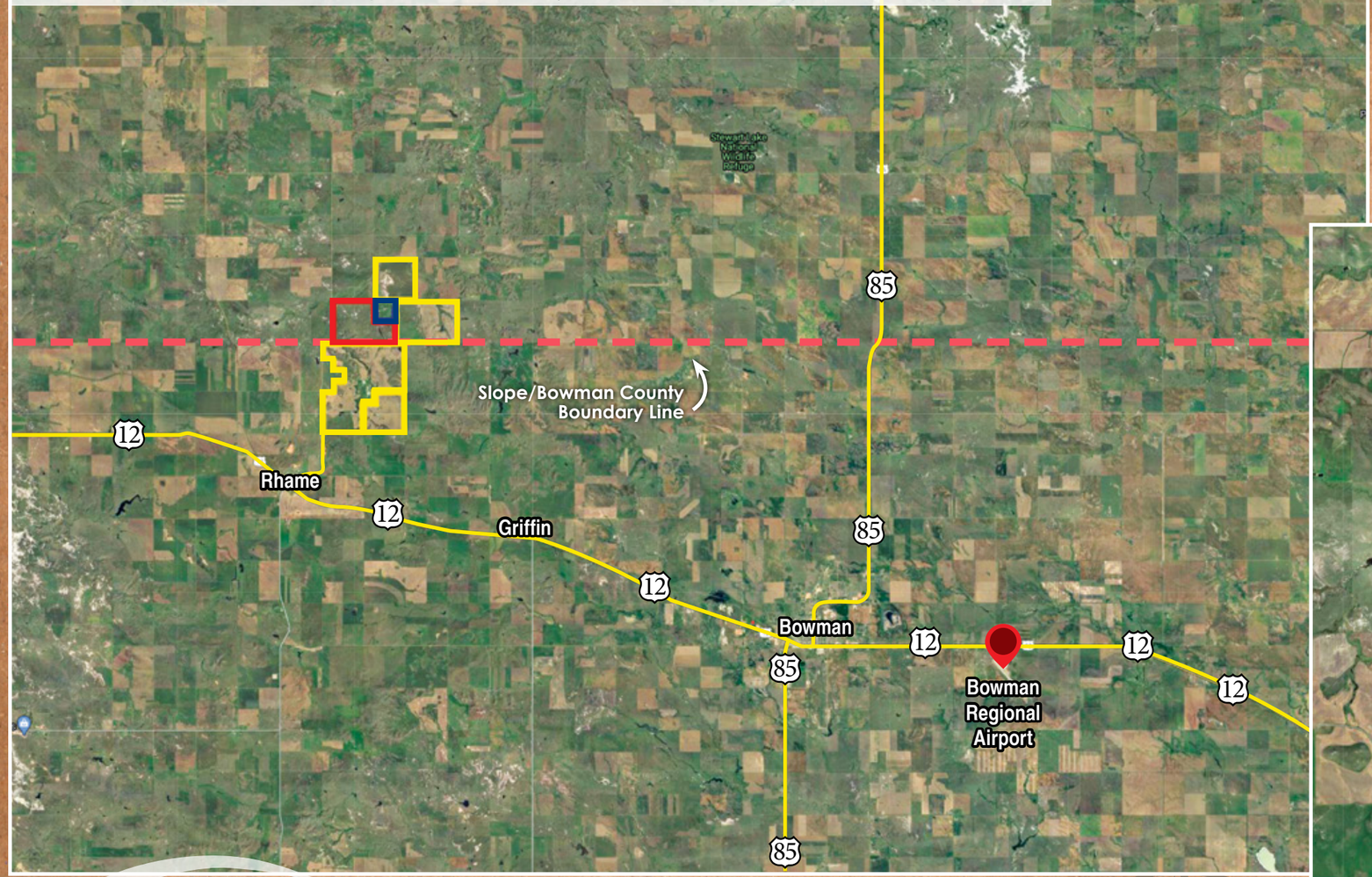
Overview & Executive Summary

This premier ranch and farm property is large, contiguous, and offers prospective buyers the opportunity to control miles of country in Western North Dakota. Large tracts in Western Country are often available but rarely provide the combination of alluring beauty and earning potential this property boasts. This working ranch and farm has versatile appeal, complete with a nearly even split of crop and pastureland. Water is everywhere, both naturally and through dugouts and various wells. The home at ranch headquarters is an updated 1970's Bowman County gem fit for an out-of-area purchaser who might enjoy the tranquility and escape written about in books and enjoyed by many American icons throughout history. When you consider the market for comparable properties with recent sales within this region, you will find these tracts within reach while offering many of the same attributes which attract people to Western Country.

This real estate is accessible and remote in ways many large adjoining tracts in this region are not. Well-maintained gravel roads define the boundaries of the property. As you traverse through the acreage, you'll find private roads maintained in a similar fashion and open section line prairie roads where they are needed. The Slope/Bowman County line lays adjacent to the north end of Tract 1, and a mile north from there, you will find yet another well-tended road which divides section 27 from the government leased land and the balance of the southern portion of the property.

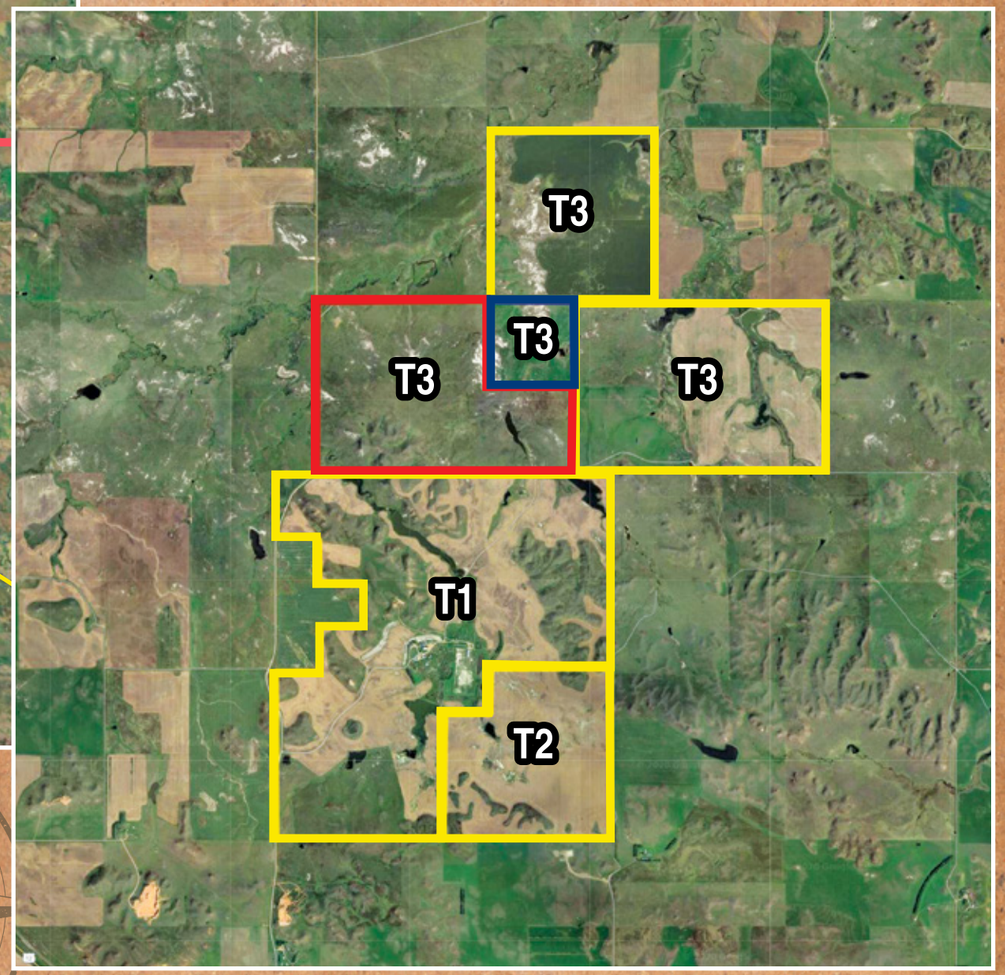
Aerial Maps

Deeded Acres: 4,137± • **Government Leased Acres:** 800± • **Private Leased Acres:** 160± • **Ranch Headquarters:** 110± Acres
Pasture Acres: 2,385± • **Total Cropland Acres:** 2,603.55± (***Tillable Acres:*** *2,269.8±* • ***Hayland Acres:*** *333.75±*)



Location

Ranch Headquarters: 8005 157th Ave SW Rhame, ND 58651
The driveway leading to Ranch HQ is within a mile and a half of Rhame, ND and US Hwy. 12. Bowman, ND, the hub of the region, is 15 miles southeast. Bowman Co. Regional Airport (KBWW) is 19 miles southeast with a recently constructed 5,700' x 75' concrete 13/31 runway.



Distance To:

Dickinson, ND: 90 Miles NNW
Bismarck, ND: 190 Miles NE
Fargo, ND: 380 Miles ENE
Sioux Falls, SD: 490 Miles SE
Billings, MT: 260 Miles W
Bozeman, MT: 400 Miles W
Rapid City, SD: 175 Miles S
Casper, WY: 355 Miles SW
Denver, CO: 530 Miles S

Deeded Tract Boundaries | Government Lease | Private Lease

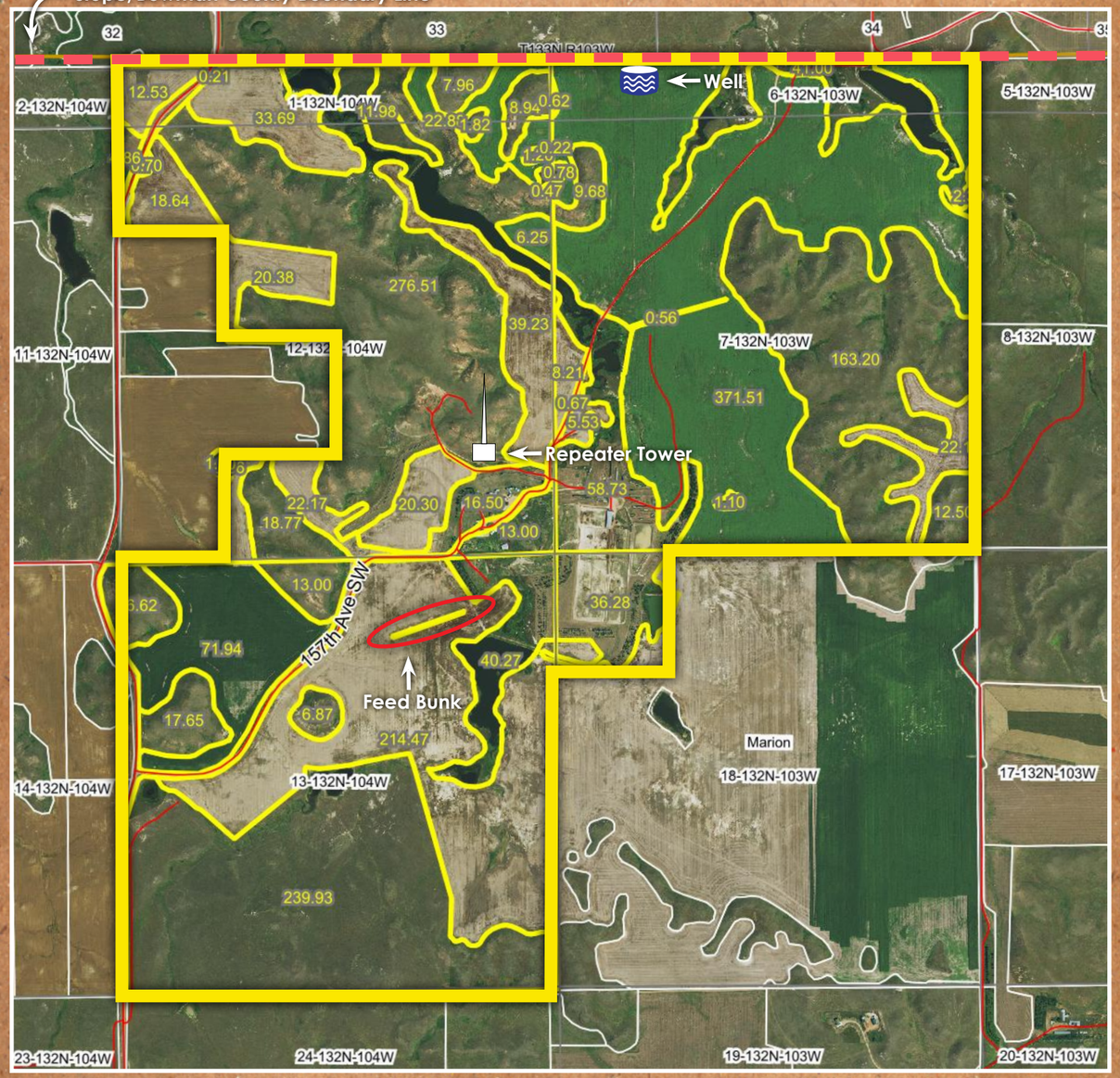
(All Lines Approximate)

Ranch Headquarters: 8005 157th Ave SW Rhame, ND 58651

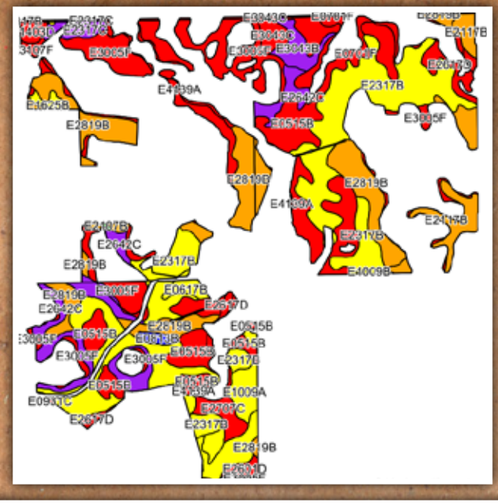
Description: Lots 1-4 (LESS 3.46A R/W) Section 1, E1/2, SE1/4SW1/4, N1/2NW1/4, SE1/4NW1/4 (LESS 4.62A R/W) Section 12, All 13 (Less 2.35A R/W), ALL IN 132N 104W; Lots 1-4 Section 6, Lots 1-4, E1/2SW1/4, E1/2NW1/4, E1/2 Section 7, NW1/4NW1/4 Section 18 ALL IN 132N-103W
Deeded Acres: 1950.11± • **Cropland Acres:** 905.88± • **Grassland/Pasture Acres:** 934± • **Ranch HQ Acres:** 110±
Soil Productivity Index: 53 • **Soils:** Sec. 6 & 7 – Reeder-Jansburg complex – 35%, Rhoades-Daglum complex 25%; Sec. 1 & 12 – Brandenburg-Cabba complex 51%, Reeder-Farnuf loams 22% • **Taxes (2019):** $4,083.25

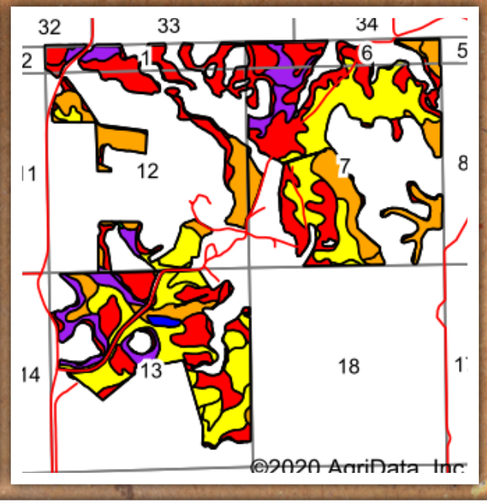
Includes Main House, Guest Home, Outbuildings, Grain Bins, & Wells

Details & Photos on Pages 10 - 15



NO US Fish & Wildlife Easement





Area Symbol: ND011, Soil Area Version: 20
Area Symbol: ND087, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	230.86	25.6%		IIe	68
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	141.21	15.6%		VIs	29
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	130.34	14.4%		IIe	78
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	119.14	13.2%		VIIs	22
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	57.71	6.4%		IIIe	59
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	36.66	4.1%		IIe	79
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	21.84	2.4%		VIIs	16
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	19.34	2.1%		IIIe	67
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	19.11	2.1%		VIe	34
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	17.37	1.9%		IIIe	66
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	15.43	1.7%		IIIe	57
E2707C	Cabba-Chama silt loams, 3 to 9 percent slopes	13.57	1.5%		VIe	44
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	13.31	1.5%		IIe	65
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	9.83	1.1%		VIw	43
E3043C	Searing-Ringling loams, 6 to 9 percent slopes	9.74	1.1%		IVe	44
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	9.55	1.1%		IIIe	52
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	5.96	0.7%		VIe	26
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	4.95	0.5%		IVe	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	4.51	0.5%		IIIe	63
E0813B	Grail-Savage silty clay loams, 2 to 6 percent slopes	4.45	0.5%		IIe	89
E3107F	Cabba-Badland complex, 6 to 70 percent slopes	4.42	0.5%		VIIe	13
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	3.45	0.4%		IIIe	61
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	2.50	0.3%		IIe	76
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	1.82	0.2%		IVs	35
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	1.32	0.1%		VIIs	22
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	0.74	0.1%		IIIe	52
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	0.59	0.1%		VIs	29
E2107B	Arnegard loam, 2 to 6 percent slopes	0.55	0.1%		IIe	93
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	0.53	0.1%		VIe	26
E3043C	Searing-Ringling loams, 6 to 9 percent slopes	0.43	0.0%		IVe	44
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	0.41	0.0%		IIe	78
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	0.39	0.0%		VIIs	16
E0931C	Wayden-Moreau silty clays, 3 to 9 percent slopes	0.38	0.0%		VIs	35
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	0.22	0.0%		IIe	79
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	0.16	0.0%		IIe	68
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	0.15	0.0%		IIIe	57
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.11	0.0%		VIw	43
					Weighted Average	**53**

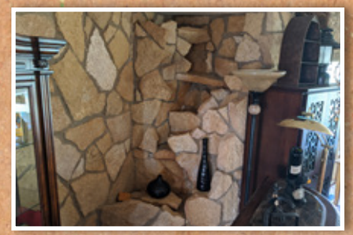
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

MAIN HOUSE

- 3 Bedroom, 3 Bath Rambler/Ranch Style
- Approx. 3,000 sq. ft.
- Built in early 1970s
- Large Master Suite w/walk-in closet & full bath w/jacuzzi bath & shower
- Formal dining area
- Living room w/stone wall waterfall & full-length Anderson windows
- Kitchen w/ cherry cabinets, Corian countertops, dining area & center island, 2-drawer dishwasher, electric range, microwave, refrigerator, garbage disposal, tile floor
- Sunken 18'x16-½' sunroom w/rock fireplace & sliding glass doors to concrete patio, full-length Anderson windows
- Office
- Mud room w/floor utility sink and adjacent laundry area
- Attached 2-stall garage, heated & insulated, floor drain
- Utilities: Floor heat, EFA, & ceiling heat, septic system, rural water (Southwest Water Authority 100,000 gal guarantee)
- Misc: Block foundation, crawl space with utility room, remodeled in 2009 including floor heat, roof replaced in 2012, new windows in 2007, window coverings in 2018

REMODEL INFO

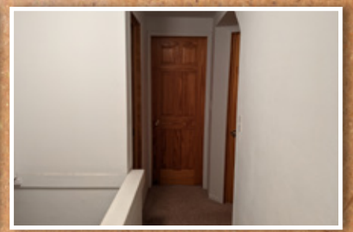
- 2009 Ranch House Remodel - Kitchen, office & two bathrooms, including new thermal line triple pane windows in these rooms.
- New tile flooring with floor heat in kitchen, office, the two bathrooms, & front entryway
- New laminate flooring with floor heat in living room and dining room
- 2012 new shingles
- 2017 new wrap around insulation & siding
- New Anderson double pane windows & professional window shade install.



View All Photos at SteffesGroup.com

GUEST HOUSE

- 2-Story, 3 Bedroom, 1-½ Bath, remodeled in 2009, electric base board heat, wrap around maintenance free deck, concrete apron
- 2008 Remodel with new Pella windows.
- 2017 new wrap around insulation & siding
- 2005 new shingles



View All Photos at SteffesGroup.com

FEED LOT

- Setup for 12 pens
- (2) 660' concrete feeding pads
- (2) 180' concrete U-Bunks w/ cables
- Waste Water pond
- Perimeter fence completed

Steel Barn

- 60'x210' 10' sidewall, steel frame, 32" concrete footings, (5) O/H doors, (5) walk doors, vet room w/(3) chamber heated calf warming concrete floors, 12' steel walking alley, opens to partially complete 1,000 head feed lot area

OUTBUILDINGS

- **Butler Building:** 60'x120, 16' sidewalls, steel frame, concrete floor, (2) O/H doors, walk door, grain storage sidewall kit, O/H Auger w/ electric motor, 60,000 bu. storage capacity
- **Steel Barn:** 60'x 210' 10' sidewall, steel frame, 32" concrete footings, (5) O/H doors, (5) walk doors, vet room w/ (3) chamber heated calf warming concrete floors, 12' steel walking alley, opens to partially complete 1,000 head feed lot area
- **Feed Mill Building:** 36'x50', drive through feed mill, 24' sidewall, wood frame, steel siding, concrete floors, (2) O/H doors, (4) 1,000 bu. wood hopper bins, (2) 2,000 bu. wood hopper bins, Viking hammermill, loading & unloading auger, (2) exterior storage bins feed to intake bin
- **Quonset:** 150'x30', wood frame, steel side, O/H door
- **Quonset:** 100'x30', wood frame, steel side
- **Quonset:** 50'x30' wood frame, steel side
- **Shop:** 32'x32' remodeled in 2010, wood frame, interior & exterior steel siding, insulated, heated, concrete floors, 15'Wx 9-½'H O/H door, large concrete apron
- **Pole Barn:** 80'x60', wood frame
- **Barn:** 70'x28'
- **Total Bin Storage:** 176,000 bu. +/-
  (1) 2,900 bu.
  (6) 3,500 bu.
  (1) 4,000 bu.
  (4) 4,700 bu. (2) w/full air floors w/attached Axial flow fans
  (11) 5,500 bu. (5) w/full air floors w/attached Axial flow fans
  (6) 11,500 bu. full air floors w/ attached Axial flow fans

View All Photos at SteffesGroup.com

Legend

1	Main House	7	30' x 100' Quonset
2	Guest House	8	30' x 50' Quonset
3	60' x 120' Butler Building	9	32' x 32' Shop
4	60' x 210' Barn	10	80' x 60' Pole Barn
5	36' x 50' Feed mill Building	11	70' x 28' Barn
6	30' x 150' Quonset	12	Well House

Well

Holding Tank

Water Lines

WELLS

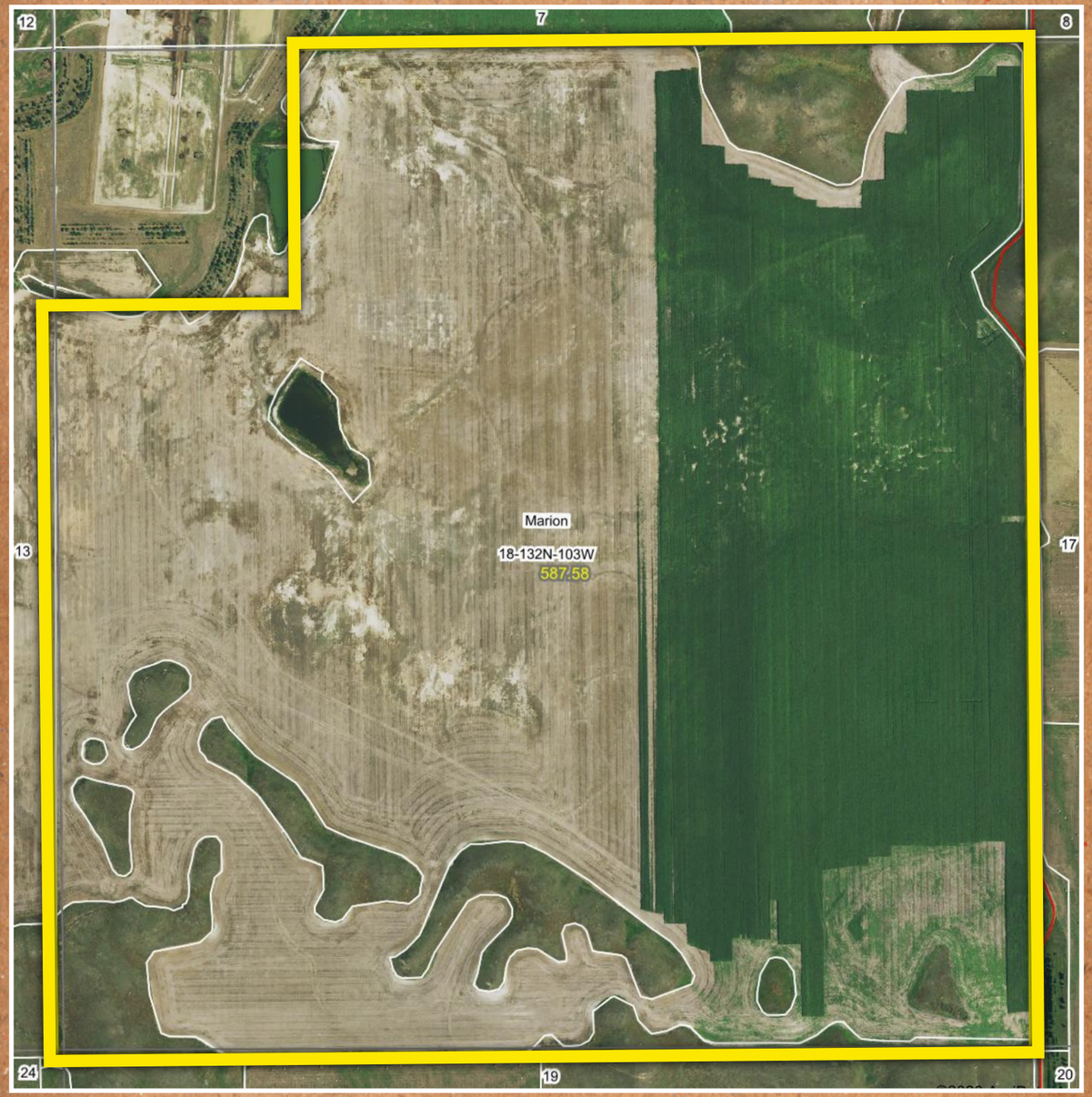
- **Well House:** 35'x25', houses pressure tanks and pump to water lines in basement
- Spring water, 2,000ga. spring fed concrete cistern to well house, jet jump to water line which feeds various hydrants and waterers throughout the yard
- **Well on Land:** Sec. 6 correction section. In NNW corner, 8-1/2" dia., 120' deep, drilled in 2018, solar powered pump, 10 GPM
- (4) Wells

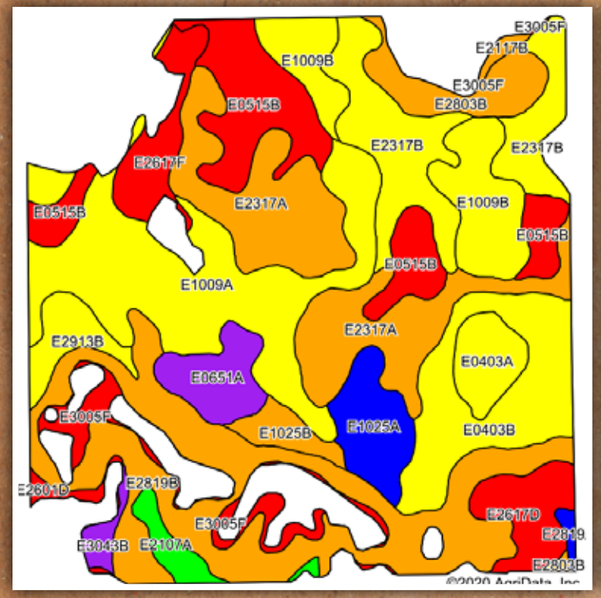
ADDITIONAL INFO

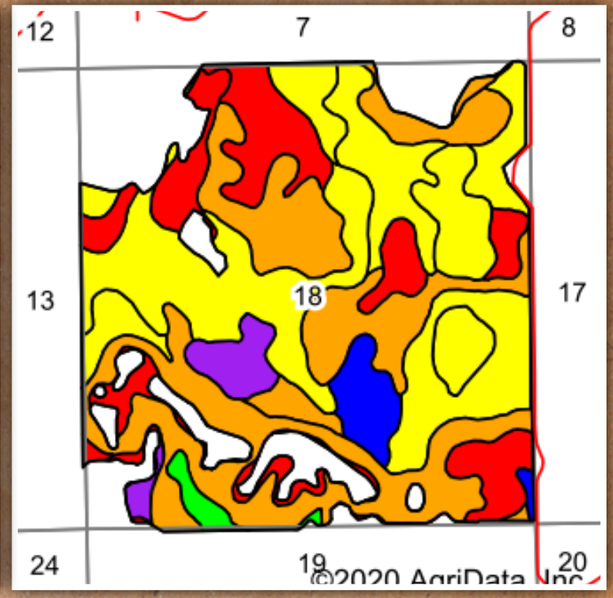
- **Radio Repeater Tower on Hill North of Home**
- **Feed bunk:** 490' section & 400' section, located in Sec. 13

Tract 2 - Marion Township [Section 18]

Description: All of Section 18 (LESS NW1/4NW1/4) 132N-103W • **Deeded Acres:** 587.68± • **Cropland Acres:** 515.67±
Grassland/Pasture Acres: 72± • **Soil Productivity Index:** 63 • **Soils:** Reeder-Farnuf loams (16%), Moreau-Barkof silty clays (15%), Reeder-Janesburg complex (13%) • **Taxes (2019):** $2,050.95







Area Symbol: ND011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	80.94	15.6%		IIe	78
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	75.94	14.7%		IIIe	66
E2317A	Reeder-Janesburg complex, 0 to 3 percent slopes	67.59	13.0%		IIs	71
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	47.62	9.2%		VIs	29
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	43.10	8.3%		IIe	68
E0403B	Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes	39.14	7.6%		IIe	64
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	31.89	6.2%		IIIe	61
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	16.66	3.2%		IIs	84
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	15.72	3.0%		IIe	76
E2617D	Cabba-Amor loams, 9 to 15 percent slopes	15.30	3.0%		VIe	34
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	14.04	2.7%		VIIe	27
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	14.02	2.7%		IIs	54
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	13.77	2.7%		VIIs	22
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	11.32	2.2%		IIs	66
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	10.09	1.9%		IIIe	67
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	6.90	1.3%		IIe	79
E2107A	Arnegard loam, 0 to 2 percent slopes	6.51	1.3%		IIc	97
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	3.54	0.7%		IIIe	57
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	1.53	0.3%		IIe	79
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	1.40	0.3%		IIs	84
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	1.19	0.2%		IVe	40
					Weighted Average	**62.8**

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

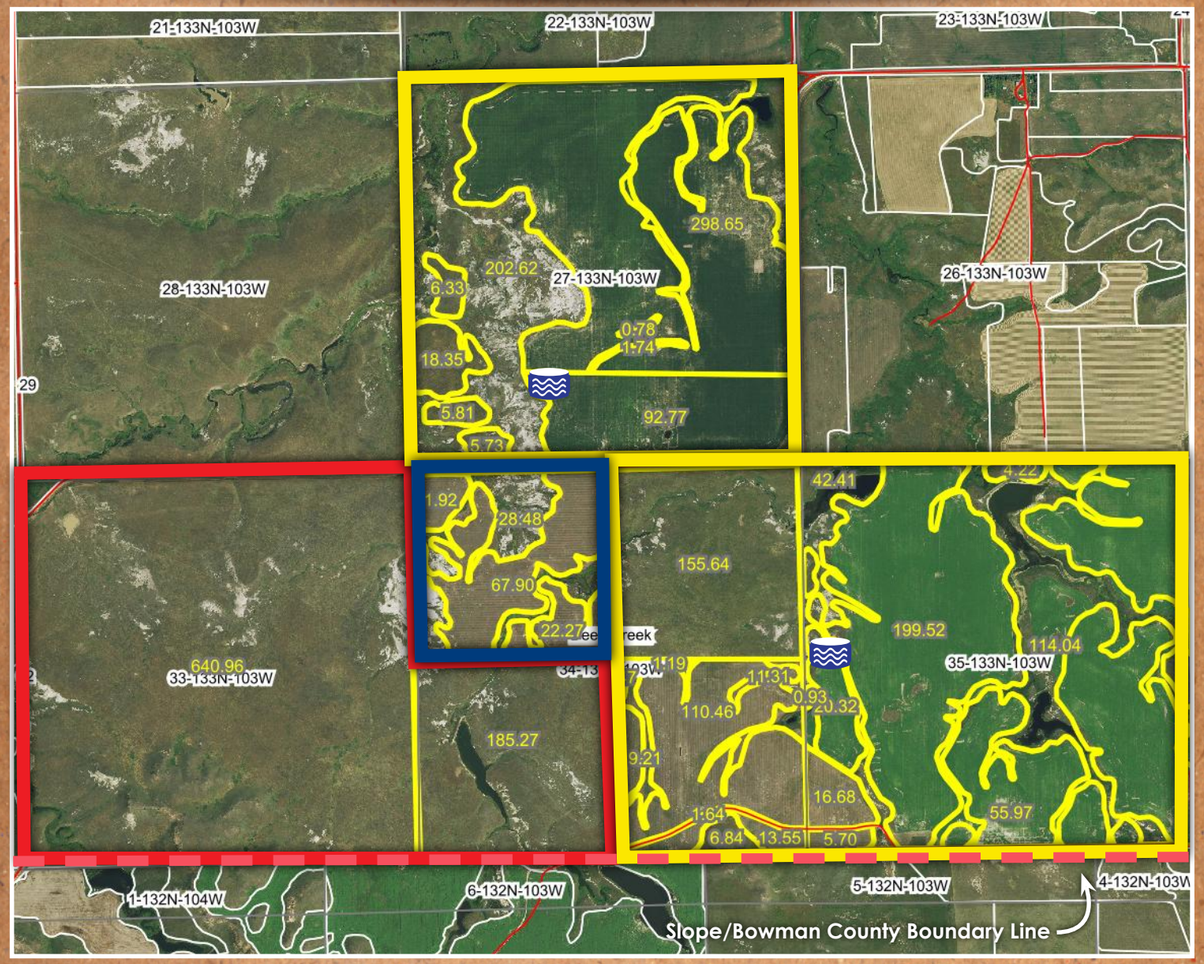
Tract 2 - Photos [Section 18]

View All Photos at SteffesGroup.com

Tract 3 - Deep Creek Township [Sections 27, 33, 34 & 35]

Description: All of Sections 27 & 35, E1/2 Section 34 ALL IN 133N-103W • **Cropland Acres:** 1,182± • **Deeded Acres:** 1,600±
Grassland/Pasture Acres: 1,378± • **Soil Productivity Index:** 54 • **Soils:** Sec. 27 – Doglum -Rhoades complex 45%, Rhoades-Daglum complex 15%, Section 34- Dogtooth-Janesburg-Cabba complex 15%, Sen-Chama silt loams 13%, Sec. 35 – Shambo loam 20%, Sen-Chamba silt loams 14%
Taxes (2019): $4,574.14

Private Leased Description: NW1/4 Section 34-133N-103W • **Private Leased Acres:** 160±
Government Leased Description: SW1/4 Section 34-133N-103W, All of Section 33-133N-103W • **Government Leased Acres:** 800±



Wells on Land

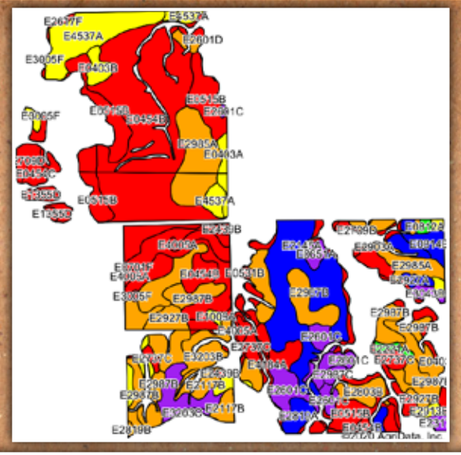
Section 35 on W side, 8-1/2" dia., 60' deep, drilled in 2018, solar powered pump, 8 GPM
Section 27 on W side, 8-1/2" dia., 220' deep, drilled in 2018, solar powered pump, 25 GPM

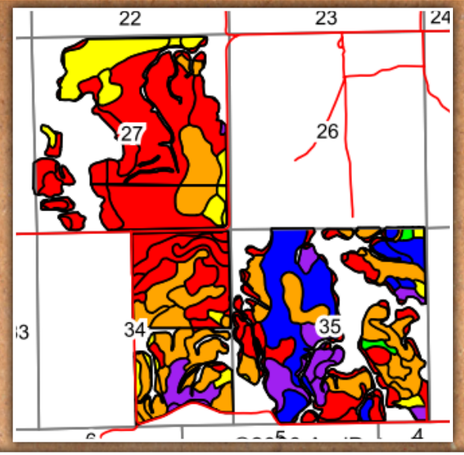
Section 27

Section 35

Legend

- Tract 3 Deeded Acres
- Government Lease
- Private Lease
- Boundary Line
- Well





Area Symbol: ND087, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	222.76	19.6%		IVs	35
E2987B	Sen-Chama silt loams, 3 to 6 percent slopes	105.20	9.2%		IIe	72
E2145A	Shambo loam, 0 to 2 percent slopes	94.01	8.3%		IIc	87
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	93.97	8.3%		IIs	78
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	92.99	8.2%		VIs	29
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	85.00	7.5%		VIIs	16
E4537A	Stady loam, 0 to 2 percent slopes	61.14	5.4%		IIe	61
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	53.81	4.7%		IIIe	53
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	39.64	3.5%		IVe	50
E2927B	Morton-Farland silt loams, 3 to 6 percent slopes	34.82	3.1%		IIe	77
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	25.00	2.2%		IIe	79
E3203B	Cherry silt loam, 0 to 6 percent slopes	19.16	1.7%		IIe	74
E0403B	Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes	18.59	1.6%		IIe	64
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	16.98	1.5%		VIs	27
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	13.41	1.2%		VIs	28
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	12.49	1.1%		IIe	76
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	11.76	1.0%		VIe	33
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	11.26	1.0%		IIs	66
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	11.18	1.0%		IIIe	67
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	11.04	1.0%		IIe	88
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	10.65	0.9%		IIIe	72
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	10.56	0.9%		IIs	84
E2927A	Morton-Farland silt loams, 0 to 3 percent slopes	8.61	0.8%		IIs	84
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	8.21	0.7%		VIe	36
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	7.94	0.7%		IIs	54
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	7.24	0.6%		IIe	51
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	4.66	0.4%		IIIe	57
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	4.56	0.4%		VIe	32
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	4.54	0.4%		IIs	84
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	4.16	0.4%		IIe	48
E4184A	Korchea, saline-Fluvaquents, channeled-Harriet complex, 0 to 2 percent slopes, frequently flooded	4.12	0.4%		VIs	17
E2221A	Grassna silt loam, 0 to 2 percent slopes	3.95	0.3%		IIc	96
E3101F	Badland-Cabba complex, 9 to 70 percent slopes	3.84	0.3%		VIIIe	8
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	3.48	0.3%		IIIe	52
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	3.31	0.3%		IIIe	58
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	3.11	0.3%		VIIs	22
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	2.53	0.2%		IIIe	66
E0812A	Grail silt loam, 0 to 2 percent slopes	2.41	0.2%		IIc	96
E3203C	Cherry silt loam, 6 to 9 percent slopes	2.40	0.2%		IIIe	57
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	1.57	0.1%		VIIe	27
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	1.14	0.1%		IIe	78
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	0.80	0.1%		VIs	18
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.30	0.0%		IVe	40
					Weighted Average	**54**

Tract 3 - Photos [Sections 27, 33, 34 & 35]

View All Photos at SteffesGroup.com

Tract 3 - Government Leased Land Grazing Permit

Member X

Turn-In X
Pvt. Allot. X

GRAZING PERMIT
LITTLE MISSOURI GRAZING ASSOCIATION
Amidon, North Dakota 58620

HeadQtrs. Pref. __200__ AU's __1.5___ Mos
Common Pref.: _____ AU's _____ Mos.

TERM OF PERMIT 5/1/20 to 4/30/21

BRANDS:

NAME: C. Berk Bowman
ADDRESS: 6 Box 247

DISTRICT: 2
HeadQtrs. ADP# 90
COMMON: ADP# 0

CITY & ST.: Rhame, ND 58651

********** ********** ********** ********** ********** ********** ********** ********** **********

This permit is based on the National Grasslands allocated to your base to be used on an inventory or turn in basis. Failure to meet the requirements for an inventory or turn-in permit cancels this permit. Private land and base property must be maintained according to the rules and regulations of the association.

The number, kind and class of livestock, period of use permitted are as follows:

HEADQUARTERS

	#OF HEAD	FACTOR	AU'S	ON DATE	OFF DATE
COW/CALF	72	1	72	16-Jun	15-Oct
BULLS	3	1	3	16-Jun	15-Oct
		1			

Total Permitted AUM's 301 Federal AUM's 300.8 Federal Head Months 300.8
% of Preference 100.27%

********** ********** ********** ********** ********** ********** ********** ********** **********

Mandatory Reduction applied to permit: 0%

Land Record - Use under permit.

Headquarters:	Acres	Aums
Owned Land Grazed	0	0
Leased land grazed	0	0
Federal Land	800	300
Association Controlled	0	0
Total Grazed	800	300
Feed Base	0	

Common Allotment:

Pasture:	Fed. Acres	Aums	Pvt. Acres	Aums

Trade Use:

% of Federal AUM's 100.00%

COMMENTS: _____

This permit may be modified at any time during the term of the permit to conform with needed changes brought about by rules and regulations, allotment management plans, land management planning, numbers permitted or season of use necessary because of resource conditions or other management needs. All changes in permitted numbers must be requested and approved of by June 1 of each year. Effective date of each permit year is May 1, to April 30. Permittees are not to exceed the total permitted number of season of use at any time during the life of the permit.

C Berk Bowman 4-21-20
MEMBER DATE

Majine Rasmussen 4-15-20
SECRETARY DATE

ZING APPLICATION
JRI GRAZING ASSOCIATION
RTH DAKOTA 58620

2020

ALLOTMENT NO. 90
COMMON ALLOTMENT NO. 0

District: 2
Turn-In X
Private Allocation: X

ESS: 6 [redacted]

Y & STATE: [redacted]

HeadQtrs. Pref. __200__ AU's __1.5___ Mos
Common Pref.: _____ AU's _____ Mos.

Mandatory Reduction: 0%

THIS APPLICATION MUST BE RETURNED BY: 31-Jan
No permit will be issued to anyone with an open account. No permit will be issued until payment is made.

$5.00 per day will be assessed for each day after the due date until the application is received by the Association

I HEREBY MAKE APPLICATION TO GRAZE THE FOLLOWING NUMBER OF LIVESTOCK.

Pasture #	Date On	Date Off	Livestock Typ	and Number	# of Days	AUM's
90	6-16-20	~~10-16~~-20	CK PAIRS	72	122	288.79
		1015	BULLS	3	122	12.03
						300.82

See attached

LIST BRAND & LOCATION OF BRAND BELOW:

Members brand & location of brand: 8 x LEFT RIB

Family members brand & location of brand: _____

Share agreements with other individuals:
Name: _____ Brand: _____ Location: _____
Name: _____ Brand: _____ Location: _____

LMGA President approving application [signature] 2-17-20

District Ranger approving application [signature] 3-27-20

LIVESTOCK GRAZING APPLICATION			2020	ALLOTMENT NO.			90
LITTLE MISSOURI GRAZING ASSOCIATION				COMMON ALLOTMENT NO.			0
AMIDON, NORTH DAKOTA 58620							
			District:	2			
			Turn-In	X	Private Allocation:		X
NAME:	6	C. Berk Bowman					
ADDRESS:		Box 247			HeadQtrs. Pref. 200 AU's 1.5 Mos		
CITY & STATE:		Rhame, ND 58651			Common Pref.: _____ AU's _____ Mos.		
			Mandatory Reduction:		0%		
THIS APPLICATION MUST BE RETURNED BY:			31-Jan				
No permit will be issued to anyone with an open account.			No permit				
will be issued until payment is made.							
$5.00 per day will be assessed for each day after the due date until the application is received by the Association							
I HEREBY MAKE APPLICATION TO GRAZE THE FOLLOWING NUMBER OF LIVESTOCK.							
Pasture #	Date On	Date Off	Livestock Typ	and Number		# of Days	AUM's
90	6-16-20	10-16-20	CC/CALVES	72			
			BULLS	3			

LIST BRAND & LOCATION OF BRAND BELOW:

Members brand & location of brand: 8 ⊠ LEFT RIB

Family members brand & location of brand: _____

Share agreements with other individuals:

Name: _____ Brand: _____ Location: _____

Name: _____ Brand: _____ Location: _____

LMGA President approving application _____

District Ranger approving application _____

08/12/2020
Page: 1 of 5

Multiple Peril Crop Insurance
Schedule of Insurance with Production Report
for the 2020 Crop Year

Policy Number: 2020-ND-084-1044576

GREAT AMERICAN INSURANCE COMPANY
Crop Insurance Division
Fargo
1402 43rd Street SW
Fargo, ND 58103

INSURED: C BERK BOWMAN
8005 157th Ave SW
PO Box 247
Rhame, ND 58651

SBI Name:
SBI Identification #:

AGENT: WESTERN FRONTIER INS AGCY INC-BOWMA
105 S MAIN ST
P O BOX 184
BOWMAN, ND 58623-4021

Code No: 223551
Phone: (701) 523-4333
Fax: (701) 523-4331

POA(s):
Added Acreage (CL):

Authorized Representative(s):
Limited Authorized Rep(s):

Assignment of Indemnity to: None — All Counties Option: No

INSURED CROP SUMMARY FOR STATE: North Dakota

Name of County	Name of Crop(s)	Type Code	BFR	EU DNQ	EP DNQ	Unit Struct	***New Producer	Plan	ARC	Cov Level	% Price Elect, Proj. Price, or Amt of Ins.	APH Yield Rate Yield	Guar/Acre Total Guar UOM Guar	Options/ Elections/ Endorsements	Fee	Named Peril Endorsement	Insured Premium	Liability	Acres
Slope (87)	Wheat	-	☐	☐	☐	EU	☐	RP (02)		70%	100% of Max	42 BU	EU 29.4 BU $65,878	PY/YA/YC	$30	None	$ 3,004	$ 141,738	890.29
Slope (87)	Canola	-	☐	☐	☐	EU	☑	RP (02)		75%	100% of Max	38 BU	11,848 BU	YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Oats	-	☐	☐	☐		☑	APH (90)		65%	100% of Max			YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Flax	-	☐	☐	☐		☑	APH (90)		65%	100% of Max			PY/YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Corn	-	☐	☐	☐	EU	☐	YP (01)		75%	100% of Max		EU 28.0 BU $75,860	YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Safflower	-	☐	☐	☐		☑	APH (90)		65%	100% of Max	40 BU	13,644 BU	YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Dry Peas	S	☐	☐	☐	EU	☑	RP (02)		75%	100% of Max	35 BU		YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Sunflowers	-	☐	☐	☐	EU	☑	RP (02)		70%	100% of Max			YA/YC	None	None	$ 0	$ 0	0.00
Slope (87)	Barley	-	☐	☐	☐	EU	☑	RP (02)		75%	100% of Max			PY/YA/YC	None	None	$ 0	$ 0	0.00
																Grand Total:	$ 3,004	$ 141,738	890.29

CROP ACREAGE SUMMARY (Review information for accuracy and report errors immediately. Revisions are subject to approval by company.)

Line	Unit / Structure Crop Coverage	Practice/Type/Variety County - Map Area Acreage Type	Line Note Legal Description, FSA Farm/Tract/Field	Base Rate/ Land Other Cnty?	Factors Map / Exp Opt / Unit	Acres Plant Date (Late - Factor)	Premium Base Insured's	2020 Production & Record Type *
56	0001-0012-EU Wheat 70%	Non-Irr/Spring Slope (87) 01-Insured	27-133N-103W / 4402-994-1,2,3,4,5	0.11475415 No	1.00 / 1.00 PYYA 1.020 / 0.65	403.01 5/23/2020	$6,826 $1,365	Commingled Prod ☐
57	0001-0013-EU Wheat 70%	Non-Irr/Spring Slope (87) 01-Insured	35-133N-103W / 4402-994-9,10,13,15,16,17,18,19,20,29,33, 119	0.12 No	1.00 / 1.00 PYYA 1.020 / 0.65	487.28 5/24/2020	$8,197 $1,639	Commingled Prod ☐

* Price Type Code Indicates type of price used for calculation of premium & coverages:
A=Average / B=Base / C=CAT / D=Dollar / E=Established / H=Projected Harvest / M=Market / N=Non-Quota / Q=Quota / P=Pre-Sales / S=Support / T=Contract / W=Written Agreement

* Record Types: (A)Harvested Production; unharvested acreage, (B)Harvested Production; farm stored/measured by insured, (C)Harvested Production; pick/daily sales records,, (D)Harvested Production; farm stored/measured by authorized representative,, (F)Harvested Production; livestock feeding records,, (H)Harvested Production; other,, (I)Unharvested and destroyed. (APH only), (J)Unharvested and put to another use. (APH only), (K)Unharvested production. (APH only), (M)Claim for indemnity, For CCIP policies only:, (N)Appraisal (min/max), For CCIP policies only:, (Q)UF or third party damage, (R)Unharvested with Harvest incomplete. (APH only), (Q)Zero production when no claim/appraisal/UF/3rd party or production record, For CCIP policies only:, (S)Zero Planted Acres

**Insurability: (A) Insurable, (B) Uninsurable, (C) Uninsured Acre, (D) Acreage where a PP payment was reduced due to planting of second crop, (E) Uninsurable cause of loss appraisal

*** I certify I have not produced this insured crop in the county for more than two years.

(Form M205) See Signature Page for Required Statements

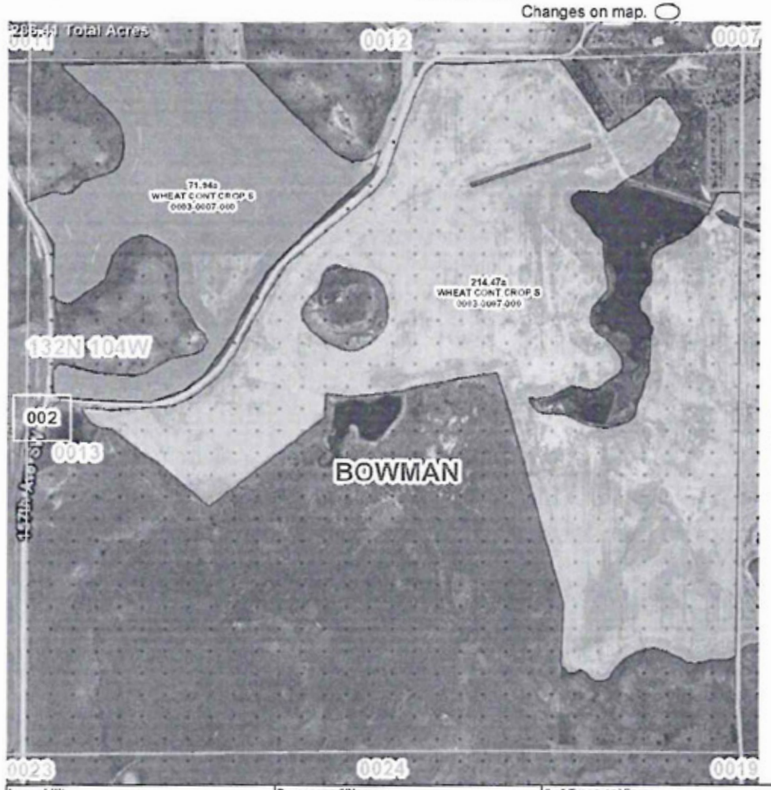
documents@naucountry.com Fax to: 763-233-4400

SCHEDULE OF INSURANCE

Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



0013

State: 38-ND
County: 011 - BOWMAN
Legal: 0013-132N104W

Agency/Agent Information:330258
LJS INSURANCE AGENCY LLC

Available Units for map view:

Unit	Crop	Pract/Type	APH Yld
0003-0007 OU Sub000	WHEAT 1.0000	CONT CROP/S	48.0

Insurability | Processor #/Name | # of Trees or Vines

Line# Unit#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
378 0003-0007 Sub 000 OU	WHEAT RP	CONT CROP/S	286.41 5/22/2020	48.0	33.6 $188.82	9,623 $53,505.97	$5.56	1.0000	$53,506 $187/Acre		$12,643	$7,459	$5,184
011	Opt(s): OUPYTAYAYCYE Yld Limit: 9 - Ya - 60% Tyield Adjusted			Rate Yield 38	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type ◯2nd Crop
					Other:	Farm Name:							
				Field Location Identification: f216 F4249-T10833-12 214.47A, f217 F4249-T10833-15 71.94A							2020 Total Prod	Yield	Prod Type

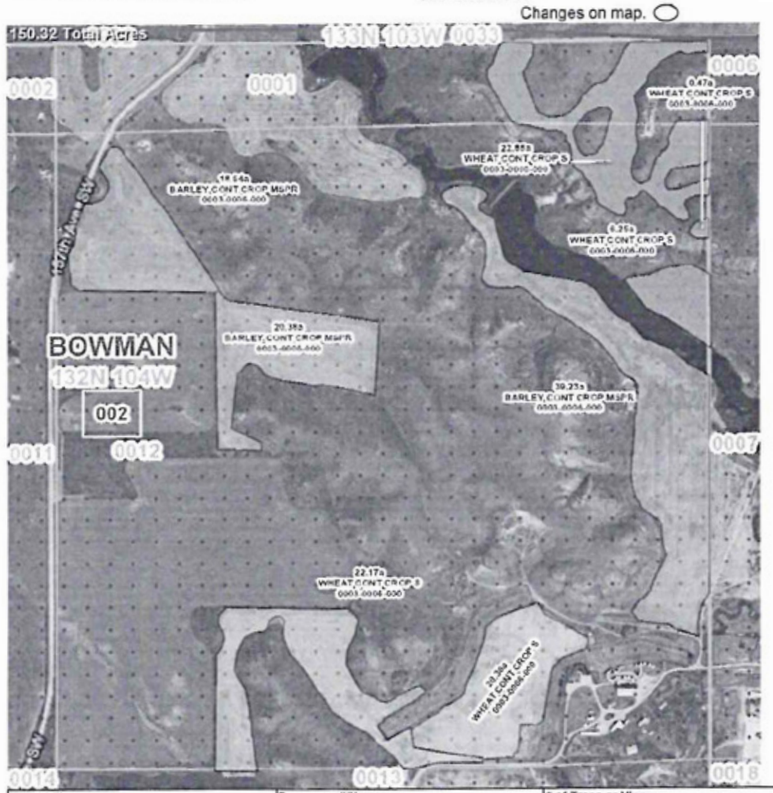
documents@naucountry.com Fax to: 763-233-4400

SCHEDULE OF INSURANCE

Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



0012

State: 38-ND
County: 011 - BOWMAN
Legal: 0012-132N104W

Agency/Agent Information:330258
LJS INSURANCE AGENCY LLC

Available Units for map view:

Unit	Crop	Pract/Type	APH Yld
0003-0006 OU Sub000	WHEAT 1.0000	CONT CROP/S	48.0
0003-0006 EU Sub000	BARLEY 1.0000	CONT CROP/MSPR	61.0

Insurability | Processor #/Name | # of Trees or Vines

Line# Unit#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
409 0003-0006 Sub 000 EU	BARLEY RP	CONT CROP/MSPR	78.25 4/25/2020	61.0	45.8 $143.81	3,584 $11,253.29	$3.14	1.0000	$11,253 $144/Acre		$1,814	$1,397	$417
011	Opt(s): EUPYYAYC Yld Limit: 4 - Yield With No Limitations			Rate Yield 61	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type ◯2nd Crop
					Other:	Farm Name:							
				Field Location Identification: f198 F4249-T10819-22 20.38A, f197 F4249-T10819-23 18.64A, f201 F4249-T10819-5 39.23A							2020 Total Prod	Yield	Prod Type
377 0003-0006 Sub 000 OU	WHEAT RP	CONT CROP/S	72.07 5/22/2020	48.0	33.6 $186.82	2,422 $13,463.83	$5.56	1.0000	$13,464 $187/Acre		$3,181	$1,877	$1,304
011	Opt(s): OUPYTAYAYCYE Yld Limit: 9 - Ya - 60% Tyield Adjusted			Rate Yield 38	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type ◯2nd Crop
					Other:	Farm Name:							
				Field Location Identification: f200 F4249-T10819-20 20.30A, f199 F4249-T10819-21 22.17A, f202 F4249-T10819-6 6.25A, f244 F4249-T10819-7 0.47A							2020 Total Prod	Yield	Prod Type
				Field Location Identifications Continued: f196 F4249-T10819-4 22.88A									

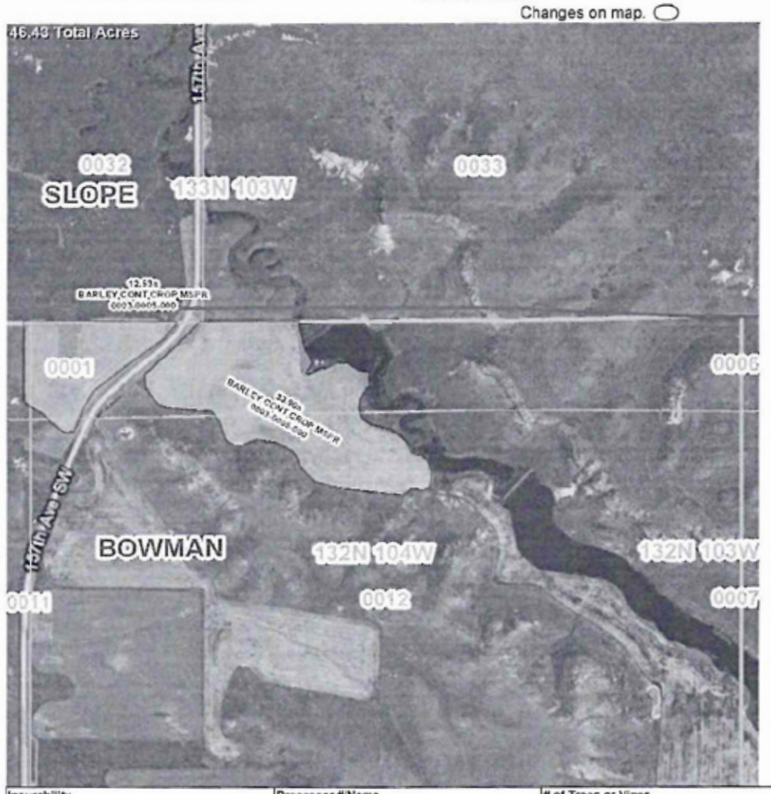
[redacted] documents@naucountry.com Fax to: 763-233-4400

SCHEDULE OF INSURANCE

Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



State: 38-ND **0001**
County: 011 - BOWMAN
Legal: 0001-132N104W

Agency/Agent Information:330258
LJS INSURANCE AGENCY LLC

Available Units for map view:

Unit	Crop	Pract/Type	APH Yld
0003-0005 EU Sub000	BARLEY 1.0000	CONT CROP/MSPR	61.0

Insurability | Processor #/Name | # of Trees or Vines

Line# Unit#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
408 0003-0005 Sub 000 EU	BARLEY RP	CONT CROP/MSPR	46.43 4/25/2020	61.0	45.8 $143.81	2,127 $6,677.19	$3.14	1.0000	$6,677 $144/Acre		$1,076	$829	$247
011	Opt(s): EUPYYAYC Yld Limit: 4 - Yield With No Limitations			Rate Yield 61	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type ◯ 2nd Crop
				Field Location Identification: f266 F4249-T10819-1 33.90A, f194 F4249-T10819-8 12.53A		Other:	Farm Name:				2020 Total Prod	Yield	Prod Type

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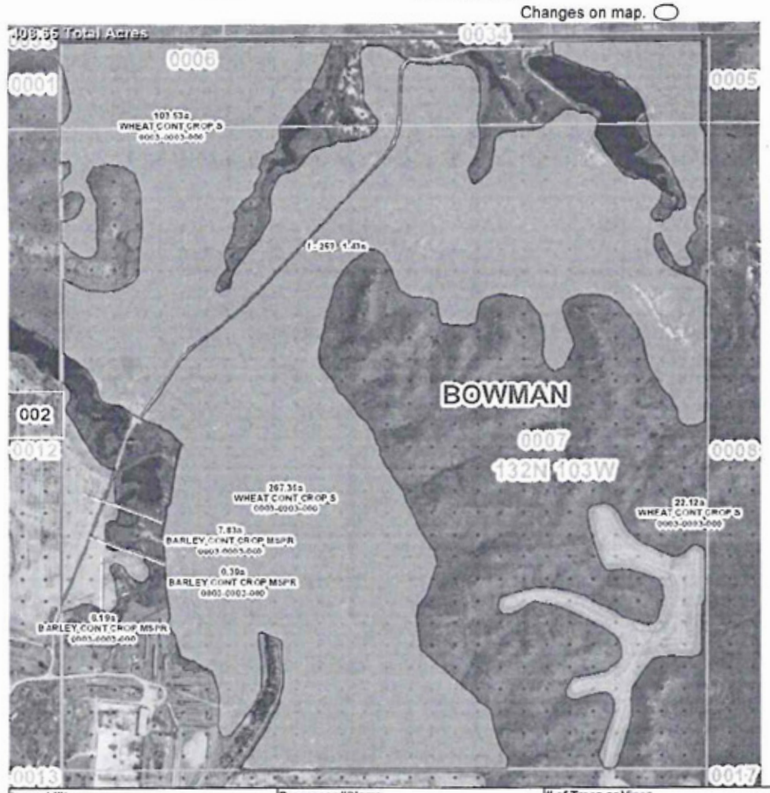
SCHEDULE OF INSURANCE

Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



State: 38-ND **0007**
County: 011 - BOWMAN
Legal: 0007-132N103W

Agency/Agent Information:330258
LJS INSURANCE AGENCY LLC

Available Units for map view:

Unit	Crop	Pract/Type	APH Yld
0003-0003 CU Sub000	WHEAT 1.0000	CONT CROP/S	49.0
0003-0003 EU Sub000	BARLEY 1.0000	CONT CROP/MSPR	61.0

Insurability | Processor #/Name | # of Trees or Vines

Line# Unit#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
407 0003-0003 Sub 000 EU	BARLEY RP	CONT CROP/MSPR	14.41 4/24/2020	61.0	45.8 $143.81	660 $2,072.33	$3.14	1.0000	$2,072 $144/Acre		$334	$257	$77
011	Opt(s): EUPYYAYC Yld Limit: 4 - Yield With No Limitations			Rate Yield 61	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type ◯ 2nd Crop
				Field Location Identification: f254 F4249-T10817-31 6.19A, f267 F4249-T10817-33 0.39A, f255 F4249-T10817-34 7.83A		Other:	Farm Name:				2020 Total Prod	Yield	Prod Type
375 0003-0003 Sub 000 OU	WHEAT RP	CONT CROP/S	393.01 5/24/2020	49.0	34.3 $190.71	13,480 $74,950.15	$5.56	1.0000	$74,950 $191/Acre		$18,753	$11,064	$7,686
011	Opt(s): OUPYTAYAYCYE Yld Limit: 9 - Ya - 60% Tyield Adjusted			Rate Yield 38	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type ◯ 2nd Crop
				Field Location Identification: f215 F4249-T10817-12 22.12A, f251 F4249-T10817-36 267.36A, f252 F4249-T10817-38 103.53A		Other:	Farm Name:				2020 Total Prod	Yield	Prod Type

Crop Insurance

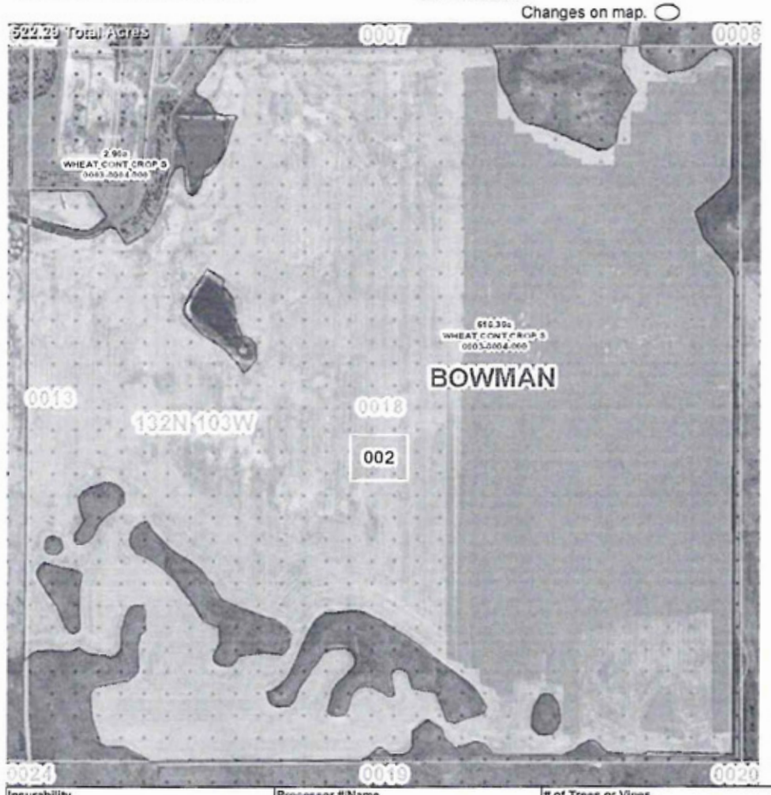
documents@nauicountry.com Fax to: 763-233-4400

SCHEDULE OF INSURANCE

Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



0018

State: 38-ND
County: 011 - BOWMAN
Legal: 0018-132N103W

Agency/Agent Information:330258
LJS INSURANCE AGENCY LLC

Available Units for map view:

Unit	Crop	Pract/Type	APH Yld
0003-0004 OU	WHEAT	CONT CROP/S	49.0
Sub000	1.0000		

Insurability	Processor #/Name	# of Trees or Vines

Line# Unit#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
376 0003-0004 Sub 000 OU	WHEAT RP	CONT CROP/S	522.29 5/22/2020	49.0	34.3 $190.71	17,915 $99,604.88	$5.56	1.0000	$99,605 $191/Acre		$24,922	$14,704	$10,218
011	Opt(s): OUPYTAYAYCYE Yld Limit: 9 - Ya - 60% Tyield Adjusted			Rate Yield 38	Tenant/ Landlord Other:	Other person(s) sharing in crop: Farm Name:							Acreage Type 2nd Crop

Field Location Identification: f246 F4249-T10833-14 2.90A, f212 F4249-T10833-40 519.39A

2020 Total Prod	Yield	Prod Type

Well Information - Section [6]

STATE OF NORTH DAKOTA
BOARD OF WATER WELL CONTRACTORS
900 E. BOULEVARD AVE., DEPT. 770 • BISMARCK, NORTH DAKOTA 58505-0850

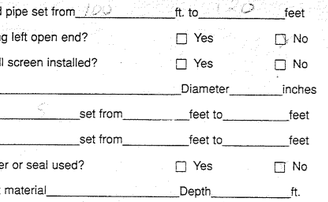
WELL DRILLER'S REPORT

State law requires that this report be filed with the State Board of Water Well Contractors within 30 days after completion or abandonment of the well.

(1)

1. WELL OWNER
Name Berky Bowman
Address

2. WELL LOCATION
Sketch map location must agree with written location. CORRECTION SECTION 6



County BOWMAN
~~LOT 3~~ ~~1/4~~ NW¼ ~~1/4~~ LOT 3 1/4 Sec. 6 Twp. 132 N.Rg. 103 W.

3. PROPOSED USE
☐ Domestic ☒ Stock ☐ Geothermal ☐ Irrigation ☐ Municipal ☐ Monitoring ☐ Industrial ☐ Test Hole

4. METHOD DRILLED
☐ Cable ☒ Forward Rotary ☐ Reverse Rotary ☐ Jetted ☐ Bored ☐ Auger
If other, specify

5. WATER QUALITY
Was a water sample collected for:
Chemical Analysis? ☐ Yes ☒ No
Bacteriological Analysis? ☐ Yes ☒ No
If so, to what laboratory was it sent?

6. WELL CONSTRUCTION
Diameter of hole 8¾ inches. Depth 190 feet.
Casing: ☐ Steel ☒ Plastic ☐ Concrete ☐ Threaded ☐ Welded ☐ Other
If other, specify

Pipe Weight:	Diameter:	From:	To:
lb/ft	inches	feet	180 feet
lb/ft	inches	feet	feet
lb/ft	inches	feet	feet

Was perforated pipe used? ☐ Yes ☐ No
Perforated pipe set from 160 ft. to 120 feet
Was casing left open end? ☐ Yes ☐ No
Was a well screen installed? ☐ Yes ☐ No
Material Diameter inches
Slot Size set from feet to feet
Slot Size set from feet to feet
Was packer or seal used? ☐ Yes ☐ No
If so, what material Depth ft.
Type of well: Straight screen ☐ Gravel packed ☐
Depth grouted: From surface To
Grouting Material: Cement Other Grout
If other, explain:
Well head completion: Pitless unit
12" above grade Other
If other, specify
Was pump installed? ☐ Yes ☐ No
Was well disinfected upon completion? ☐ Yes ☐ No

7. WATER LEVEL
Static water level 60 feet below surface
If flowing: closed-in pressure psi
GPM flow through inch pipe
Controlled by: ☐ Valve ☐ Reducers ☐ Other
If other, specify

8. WELL TEST DATA
☐ Pump ☐ Bailer ☒ Other
Pumping level below land surface:
100 ft. after 2 hrs. pumping 10 gpm
ft. after hrs. pumping gpm
ft. after hrs. pumping gpm

9. WELL LOG

Formation	Depth (ft.) From	To
sandy clay	0	25
Shale	25	41
sandy clay	41	110
Blue clay shale	110	190
coal	190	

(Use separate sheet if necessary)

10. DATE COMPLETED 8-19-20

11. WAS WELL PLUGGED OR ABANDONED?
☐ Yes ☒ No
If so, how

12. REMARKS:

13. DRILLER'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge.

Driller's or Firm's Name Certificate No.
Address
Signed by Date

Well Information - Section [35]

STATE OF NORTH DAKOTA
BOARD OF WATER WELL CONTRACTORS
900 E. BOULEVARD AVE., DEPT. 770 • BISMARCK, NORTH DAKOTA 58505-0850

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Board of Water Well Contractors within 30 days after completion or abandonment of the well.

(2)

1. WELL OWNER
Name: Berky Bowman
Address: Rhame

2. WELL LOCATION
Sketch map location must agree with written location.
NORTH
1 MILE
X
Sec. (1 mile)
County: SLOPE
NW 1/4 NW 1/4 SW 1/4 Sec. 35 Twp. 133 N. Rg. 103 W.

3. PROPOSED USE
☐ Domestic ☒ Stock ☐ Geothermal ☐ Irrigation ☐ Municipal ☐ Monitoring ☐ Industrial ☐ Test Hole

4. METHOD DRILLED
☐ Cable ☒ Forward Rotary ☐ Reverse Rotary ☐ Jetted ☐ Bored ☐ Auger
If other, specify:

5. WATER QUALITY
Was a water sample collected for:
Chemical Analysis? ☐ Yes ☒ No
Bacteriological Analysis? ☐ Yes ☒ No
If so, to what laboratory was it sent?

6. WELL CONSTRUCTION
Diameter of hole 8 5 inches. Depth ____ feet.
Casing: ☐ Steel ☒ Plastic ☐ Concrete ☐ Threaded ☐ Welded ☐ Other
If other, specify:

Pipe Weight:	Diameter:	From:	To:
200 lb/ft	4 inches	0 feet	60 feet
____ lb/ft	____ inches	____ feet	____ feet
____ lb/ft	____ inches	____ feet	____ feet

Was perforated pipe used? ☒ Yes ☐ No
Perforated pipe set from ____ ft. to ____ feet
Was casing left open end? ☐ Yes ☒ No
Was a well screen installed? ☐ Yes ☐ No
Material ____ Diameter 120 inches
Slot Size 15 set from ____ feet to ____ feet
Slot Size ____ set from ____ feet to ____ feet
Was packer or seal used? ☐ Yes ☐ No
If so, what material ____ Depth ____ ft.
Type of well: Straight screen ☐ Gravel packed ☐
Depth grouted: From ____ To ____
Grouting Material: Cement ____ Other Bentonite
If other, explain:
Well head completion: Pitless unit
12" above grade ____ Other ____
If other, specify:
Was pump installed? ☐ Yes ☐ No
Was well disinfected upon completion? ☒ Yes ☐ No

7. WATER LEVEL
Static water level 4' feet below surface
If flowing: closed-in pressure ____ psi
GPM flow ____ through ____ inch pipe
Controlled by: ☐ Valve ☐ Reducers ☐ Other
If other, specify:

8. WELL TEST DATA
☐ Pump ☐ Bailer ☒ Other
Pumping level below land surface:
40 ft. after 1 hrs. pumping 9 gpm
____ ft. after ____ hrs. pumping ____ gpm
____ ft. after ____ hrs. pumping ____ gpm

9. WELL LOG

Formation	Depth (ft.) From	To
Sand - Clay	0	40
Blue - Clay Sand	40	60

(Use separate sheet if necessary)

10. DATE COMPLETED 4-2-13

11. WAS WELL PLUGGED OR ABANDONED?
☐ Yes ☒ No
If so, how:

12. REMARKS:

13. DRILLER'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge.
Driller's or Firm's Name: [illegible] Certificate No. 1?
Address: [illegible]
Signed by: [illegible] Date 4-13

Well Information - Section [27]

STATE OF NORTH DAKOTA
BOARD OF WATER WELL CONTRACTORS
900 E. BOULEVARD AVE., DEPT. 770 • BISMARCK, NORTH DAKOTA 58505-0850

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Board of Water Well Contractors within 30 days after completion or abandonment of the well.

(3)

1. WELL OWNER
Name: Berky Bowman
Address: Rhame

2. WELL LOCATION
Sketch map location must agree with written location.
NORTH
1 MILE
X
Sec. (1 mile)
County: SLOPE
SW 1/4 NE 1/4 SW 1/4 Sec. 27 Twp. 133 N. Rg. 103 W.

3. PROPOSED USE
☐ Domestic ☒ Stock ☐ Geothermal ☐ Irrigation ☐ Municipal ☐ Monitoring ☐ Industrial ☐ Test Hole

4. METHOD DRILLED
☐ Cable ☒ Forward Rotary ☐ Reverse Rotary ☐ Jetted ☐ Bored ☐ Auger
If other, specify:

5. WATER QUALITY
Was a water sample collected for:
Chemical Analysis? ☐ Yes ☒ No
Bacteriological Analysis? ☐ Yes ☒ No
If so, to what laboratory was it sent?

6. WELL CONSTRUCTION
Diameter of hole 8 inches. Depth 220 feet.
Casing: ☐ Steel ☒ Plastic ☐ Concrete ☐ Threaded ☐ Welded ☐ Other
If other, specify:

Pipe Weight:	Diameter:	From:	To:
200 lb/ft	4 inches	0 feet	200 feet
____ lb/ft	____ inches	____ feet	____ feet
____ lb/ft	____ inches	____ feet	____ feet

Was perforated pipe used? ☒ Yes ☐ No
Perforated pipe set from 200 ft. to 220 feet
Was casing left open end? ☐ Yes ☒ No
Was a well screen installed? ☐ Yes ☒ No
Material ____ Diameter 220 inches
Slot Size 35 set from ____ feet to ____ feet
Slot Size ____ set from ____ feet to ____ feet
Was packer or seal used? ☐ Yes ☐ No
If so, what material ____ Depth ____ ft.
Type of well: Straight screen ☐ Gravel packed ☐
Depth grouted: From 200 To 0
Grouting Material: Cement Yes Other Bentonite
If other, explain:
Well head completion: Pitless unit
12" above grade ____ Other ____
If other, specify:
Was pump installed? ☒ Yes ☐ No
Was well disinfected upon completion? ☒ Yes ☐ No

7. WATER LEVEL
Static water level 65 feet below surface
If flowing: closed-in pressure ____ psi
GPM flow 22 through ____ inch pipe
Controlled by: ☐ Valve ☐ Reducers ☐ Other
If other, specify:

8. WELL TEST DATA
☐ Pump ☐ Bailer ☒ Other
Pumping level below land surface:
100 ft. after 2 hrs. pumping 25 gpm
____ ft. after ____ hrs. pumping ____ gpm
____ ft. after ____ hrs. pumping ____ gpm

9. WELL LOG

Formation	Depth (ft.) From	To
Sandy Clay	0	150
Sand - Lime	150	180
Coal	180	182
Sandy Clay	182	200
Blue Clay Sand	200	220

(Use separate sheet if necessary)

10. DATE COMPLETED 5-10-13

11. WAS WELL PLUGGED OR ABANDONED?
☐ Yes ☐ No
If so, how:

12. REMARKS:

13. DRILLER'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge.
Driller's or Firm's Name: [illegible] Certificate No. 1?
Address: Bowman ND
Signed by: [illegible] Date 5-13

FARM: 4246

North Dakota | U.S. Department of Agriculture | Prepared: 8/31/20 11:23 AM
Bowman | Farm Service Agency | Crop Year: 2020
Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 4 of 14

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.

Tract Number: 10816 **Description** All NC in S2S2S2 6-; 7-132-103
FSA Physical Location : Bowman, ND **ANSI Physical Location:** Bowman, ND
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None
Recon Number 2016 - 165

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
289.89	0.0	0.0	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	0.0	0.0	0.0	0.0

Owners: BOWMAN, CHARLES BERKLEY
Other Producers: None

Tract Number: 10818 **Description** AllNC S2S2S2 1;E2+11.98CL;N2NW;SENW;SESW12-132-104
FSA Physical Location : Bowman, ND **ANSI Physical Location:** Bowman, 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
Recon Number 2016 - 166

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
363.21	11.98	11.98	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	11.98	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	8.2	40	0.0
Total Base Acres:	8.2		

Owners: BOWMAN, CHARLES BERKLEY
Other Producers: None

FARM: 4249

North Dakota | U.S. Department of Agriculture | Prepared: 8/31/20 11:24 AM
Bowman | Farm Service Agency | Crop Year: 2020
Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 2 of 6

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.

Tract Number: 10817 **Description** All CL in S2S2S2 6-; 7-132-103
FSA Physical Location : Bowman, ND **ANSI Physical Location:** Bowman, 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
Recon Number 2016 - 165

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
408.85	407.03	407.03	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	407.03	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	233.2	40	0.0
Total Base Acres:	233.2		

Owners: BOWMAN, CHARLES BERKLEY
Other Producers: LAMBOURN, TRAVIS JUSTIN LAMBOURN, TARA CHERIE

Tract Number: 10819 **Description** AllCLS2S2S2 1;E2less11.98;N2NW;SENW;SESW12-132-104
FSA Physical Location : Bowman, ND **ANSI Physical Location:** Bowman, 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
Recon Number 2016 - 166

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
196.75	196.75	196.75	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	196.75	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	134.7	40	0.0
Total Base Acres:	134.7		

Owners: BOWMAN, CHARLES BERKLEY
Other Producers: LAMBOURN, TRAVIS JUSTIN LAMBOURN, TARA CHERIE

Abbreviated 156 Farm Records

North Dakota | U.S. Department of Agriculture | **FARM: 4246**
Bowman | Farm Service Agency | Prepared: 8/31/20 11:23 AM
Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Crop Year: 2020
Page: 7 of 14

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.

Tract Number: 10832 **Description** All CL 13-132-104; 18-132-103
FSA Physical Location : Bowman, ND **ANSI Physical Location:** Bowman, ND
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Recon Number 2016 - 173

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
433.9	0.0	0.0	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	0.0	0.0	0.0	0.0

Owners: BOWMAN, CHARLES BERKLEY
Other Producers: None

Tract Number: 994 **Description** SEC 27; 35; SE 34-133-103
FSA Physical Location : Slope, ND **ANSI Physical Location:** Slope, 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

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1424.3	1072.11	1072.11	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	1072.11	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	661.1	22	0.0
BARLEY	204.6	49	0.0
Total Base Acres:	865.7		

Owners: BOWMAN, CHARLES BERKLEY

North Dakota | U.S. Department of Agriculture | **FARM: 4249**
Bowman | Farm Service Agency | Prepared: 8/31/20 11:24 AM
Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Crop Year: 2020
Page: 6 of 6

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.

Tract Number: 10833 **Description** All NC 13-132-104; 18-132-103
FSA Physical Location : Bowman, ND **ANSI Physical Location:** Bowman, 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

Recon Number 2016 - 173

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
808.7	808.7	808.7	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	808.7	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	574.4	40	0.0
Total Base Acres:	574.4		

Owners: BOWMAN, CHARLES BERKLEY
Other Producers: LAMBOURN, TRAVIS JUSTIN LAMBOURN, TARA CHERIE

Tract Number: 8152 **Description** NE-34-133-103
FSA Physical Location : Slope, ND **ANSI Physical Location:** Slope, 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

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.63	109.97	109.97	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	109.97	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	61.6	22	0.0
BARLEY	19.1	49	0.0
Total Base Acres:	80.7		

Owners: BOWMAN, CHARLES BERKLEY

Equipment AUCTION Timed Online

Opens November 6 | CLOSES TUESDAY, NOVEMBER 17, 10AM MDT 2020

LOCATION: 8005 157th Ave SW, Rhame, ND 58651. From Rhame, ND, 3/4 mile east on North Ave, 1-1/2 miles north on 157th Ave SW, driveway on east side of road. | **PREVIEW:** By appointment. | **LOADOUT:** Removal is two weeks from auction date. For loadout contact Cliff, 701.440.8598

TO INCLUDE

Tractors & Loaders, Semi Tractors, Hopper Bottom Trailers, Other Trailers, Pickups & Vehicles, Tillage Equipment, Swather, Hay Equipment, Livestock Trailers & Equipment, Grain Handling Equipment, Other Equipment, Skid Steer Loaders & Attachments, UTV & ATV, Lawn & Garden Equipment, Shop Equipment, Tanks, Parts & Miscellaneous Items

C. Berk Bowman | 701.523.6892

or at Steffes Group; Brad Olstad, 701.237.9173 or 701.238.0240, or Tadd Skaurud, 701.237.9173 or 701.729.3644

Earnest Money Receipt & Purchase Agreement

STEFFES

SteffesGroup.com

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: _____

_____

Steffes Group, Inc.

_____

Seller: _____

_____

Seller's Printed Name & Address:

_____

_____

_____

MN, ND, SD Rev0418

BOWMAN & SLOPE COUNTY
NORTH DAKOTA

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

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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