

Farm & Ranch Rhame, North Dakota LAND AUCTION

Steffes Group, Inc.



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



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:

- Purchasing the property.
- Purchasing the property at a price you can afford.

How is this accomplished?

- Estimate comparative value.
- Experienced buyers always decide what to pay before the bidding begins.
- Inspect the property carefully.
- Compare with other properties available in the area.
- Check the selling price of previously sold properties.
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- 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

Table Of Contents

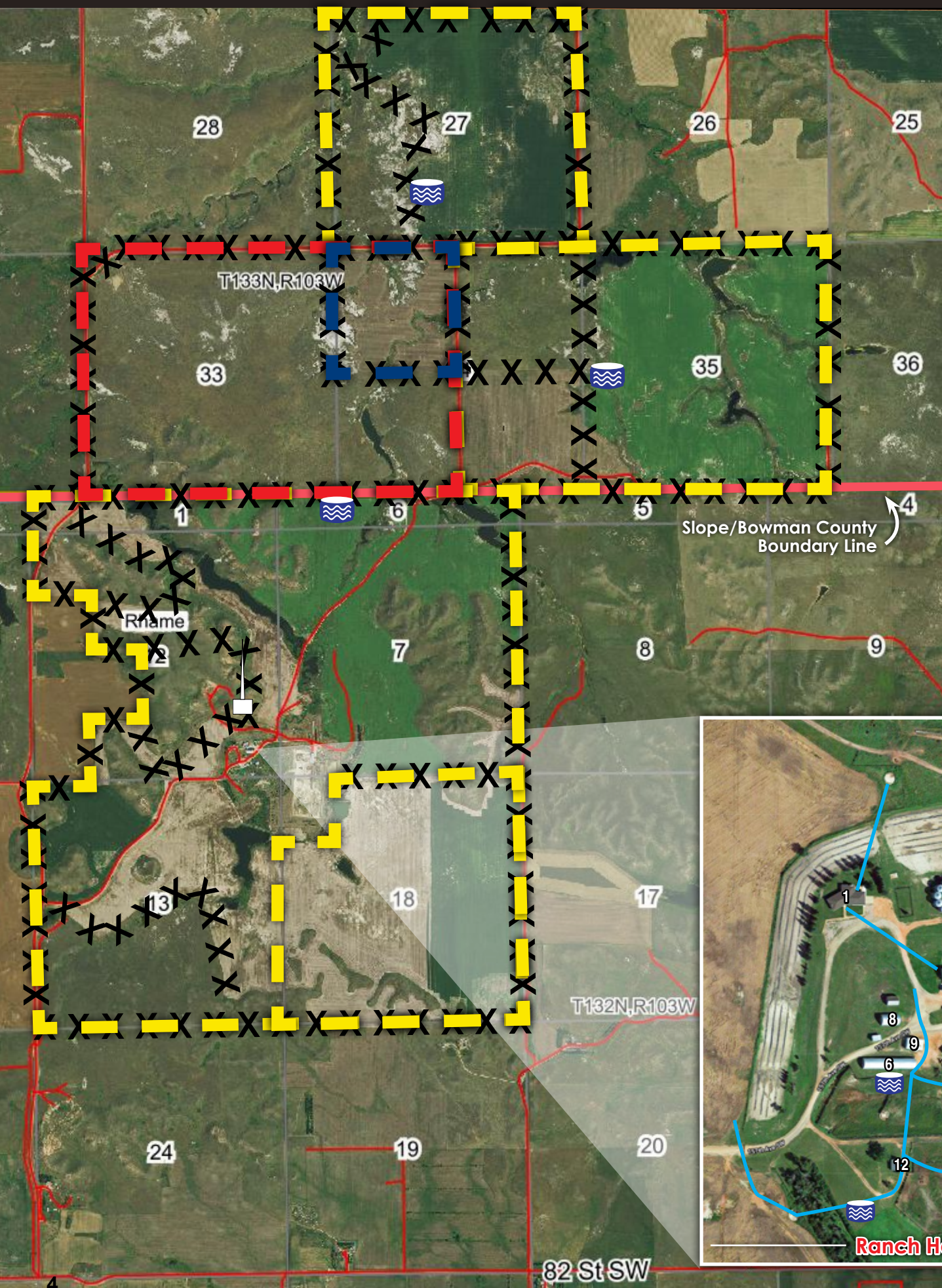
Overview Map & Executive Summary.....	4-5	Tract 3 Details & Soil Maps.....	20-21
Aerial Map & Location	6-7	Tract 3 Photos.....	22-23
Tract 1 Details & Soil Maps.....	8-9	Tract 3 - Gov. Leased Land Grazing Permit	24-26
Tract 1 - Main House Details & Photos	10-11	Crop Insurance	27-32
Tract 1 - Guest House Details & Photos.....	12	Well Information	33-35
Tract 1 - Outbuildings Details & Photos.....	13-15	Abbreviated 156 Farm Records	36-39
Tract 2 Details & Soil Maps.....	16-17	Nov. 17 Equipment Auction Details & Photos.....	40
Tract 2 Photos.....	18-19	Earnest Money Receipt & Purchase Agreement.....	41

Overview (Lines Approximate)

Legend

- — — — — Deeded Tract Boundaries
- — — — — Government Lease Boundaries
- — — — — Private Lease Boundaries
- — — — — Water Lines
- — — — — Boundary Lines
- X X Fencing Lines
-  Holding Tank
-  Well
-  Repeater Tower

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



— 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.

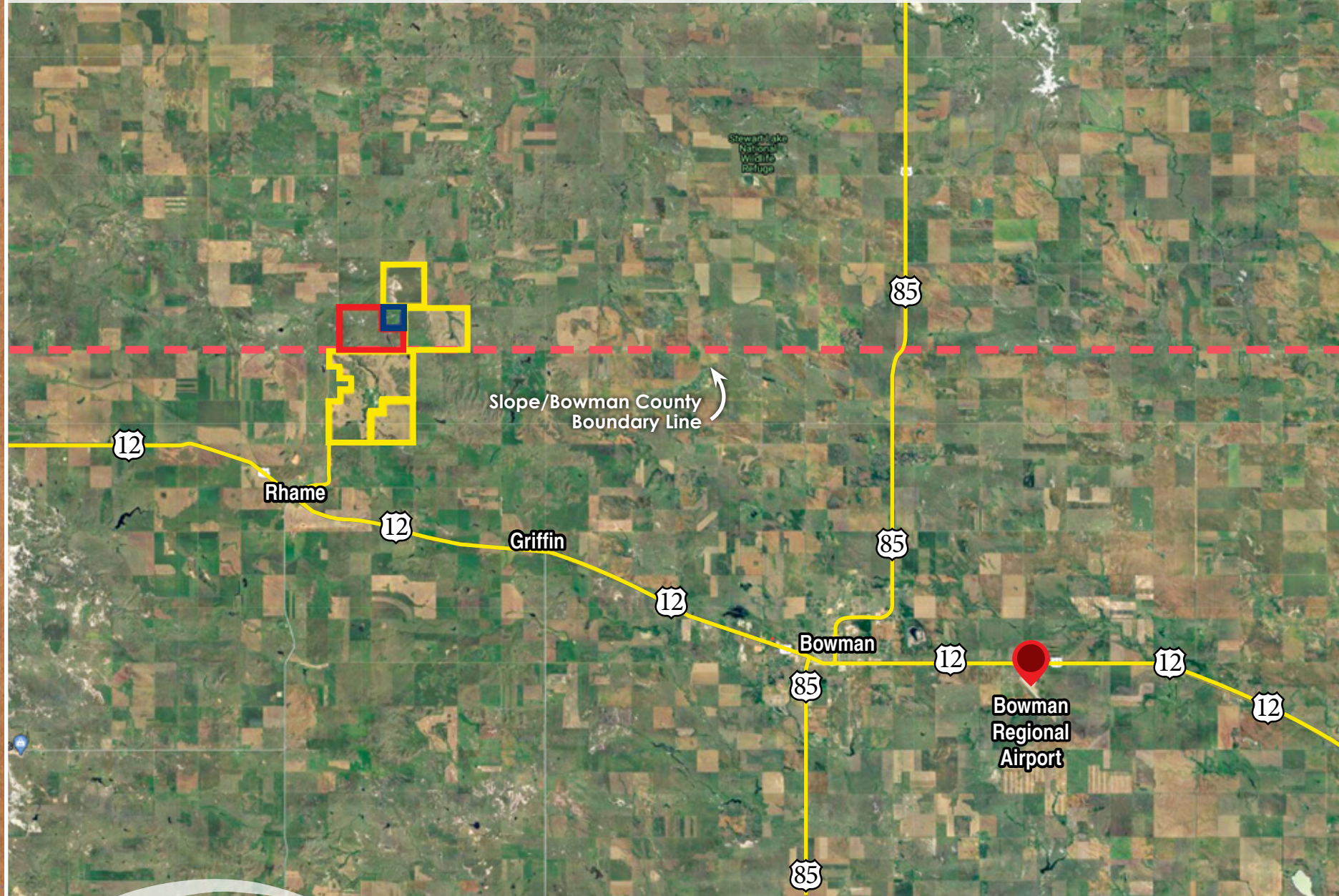
This real estate is accessible and remote in ways many large adjoining tracts in this region are not. Well-maintained gravel roads define the boundaries of the property. As you traverse through the acreage, you'll find private roads maintained in a similar fashion and open section line prairie roads 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.



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

Aerial Maps

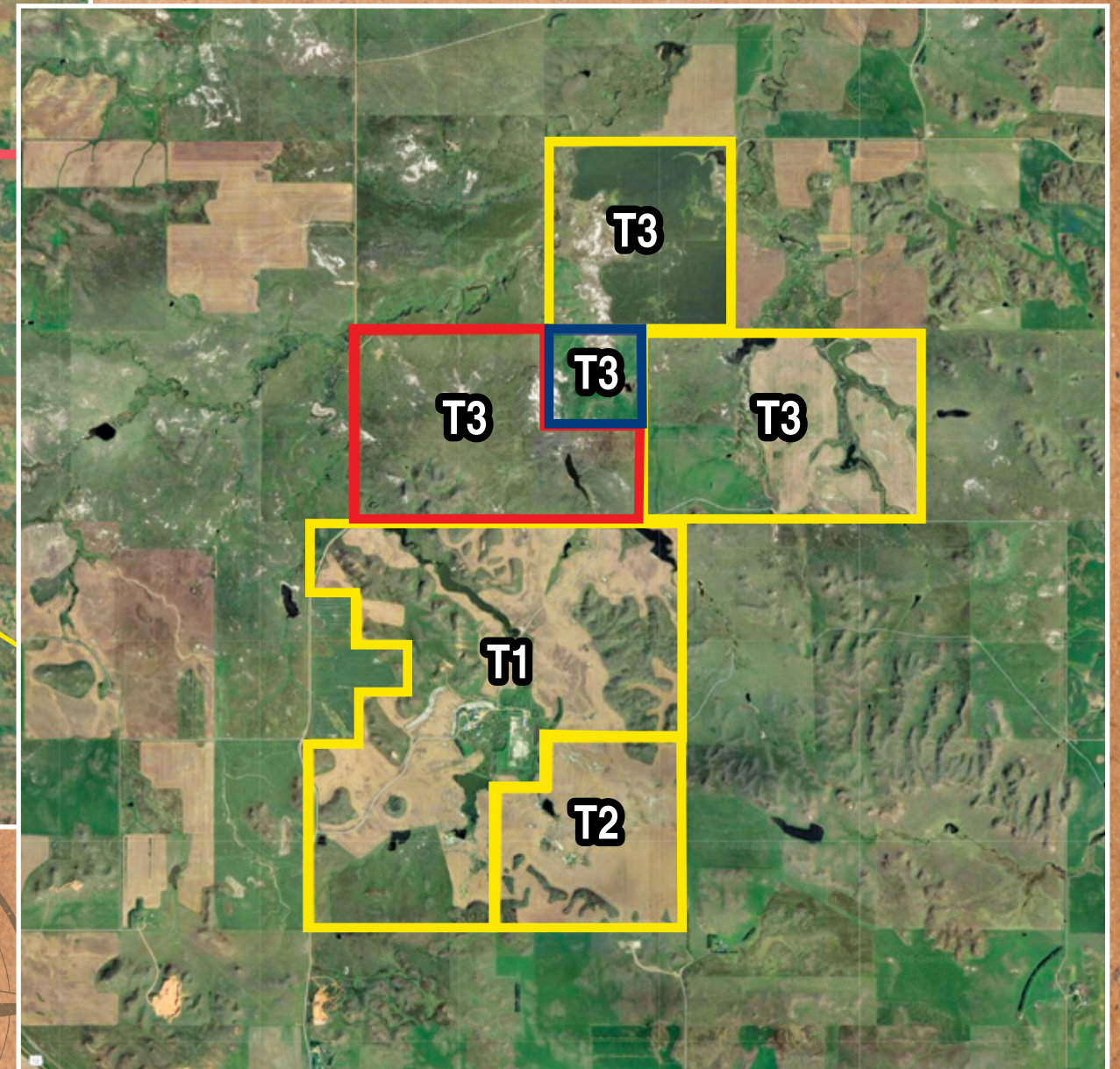
Deeded Acres: 4,137± • Government Leased Acres: 800± • Private Leased Acres: 160± • Ranch Headquarters: 110± Acres
 Pasture Acres: 2,385± • Total Cropland Acres: 2,603.55± (Tillable Acres: 2,269.8± • Hayland Acres: 333.75±)



Location

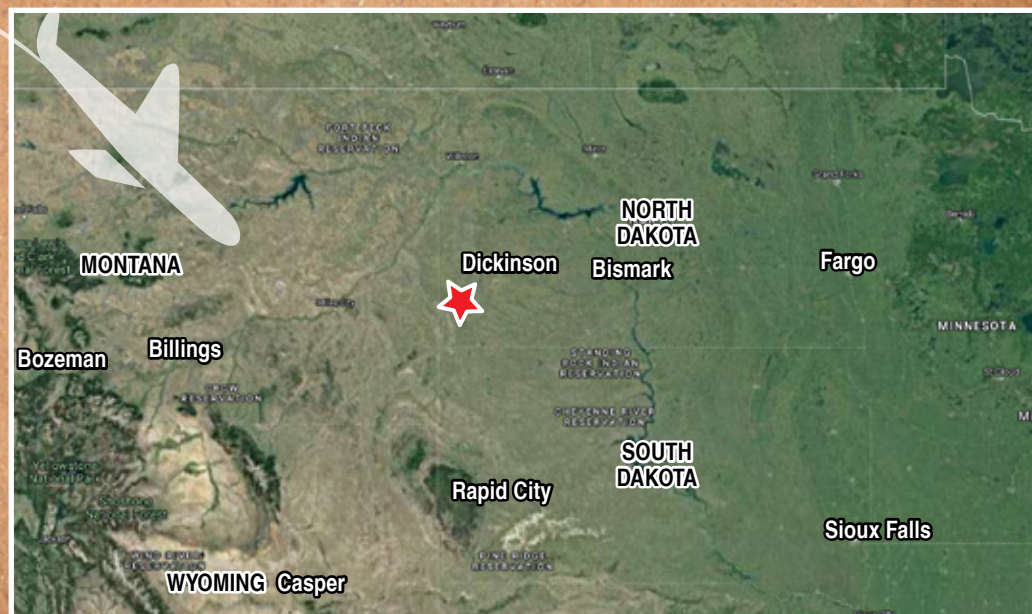
Ranch Headquarters: 8005 157th Ave SW Rhame, ND 58651

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



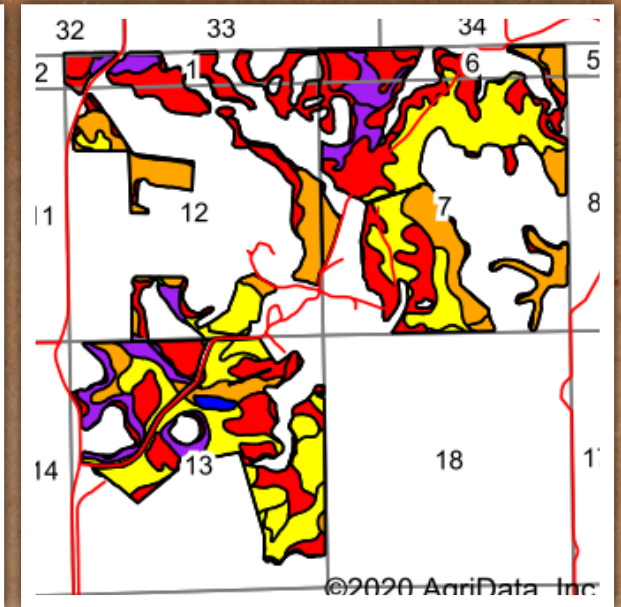
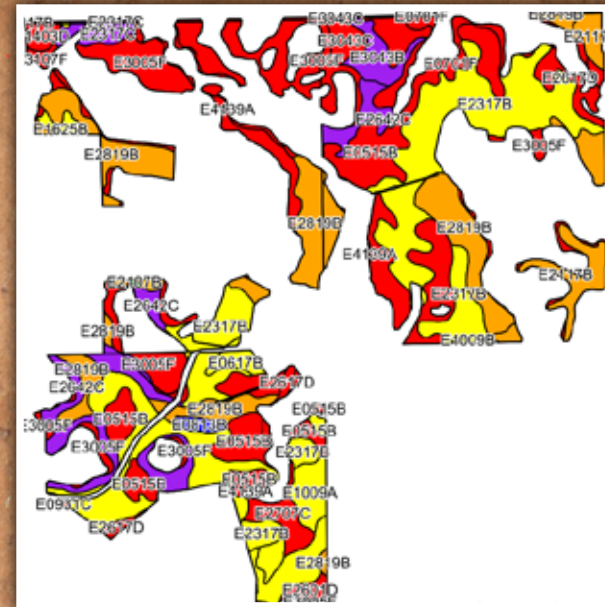
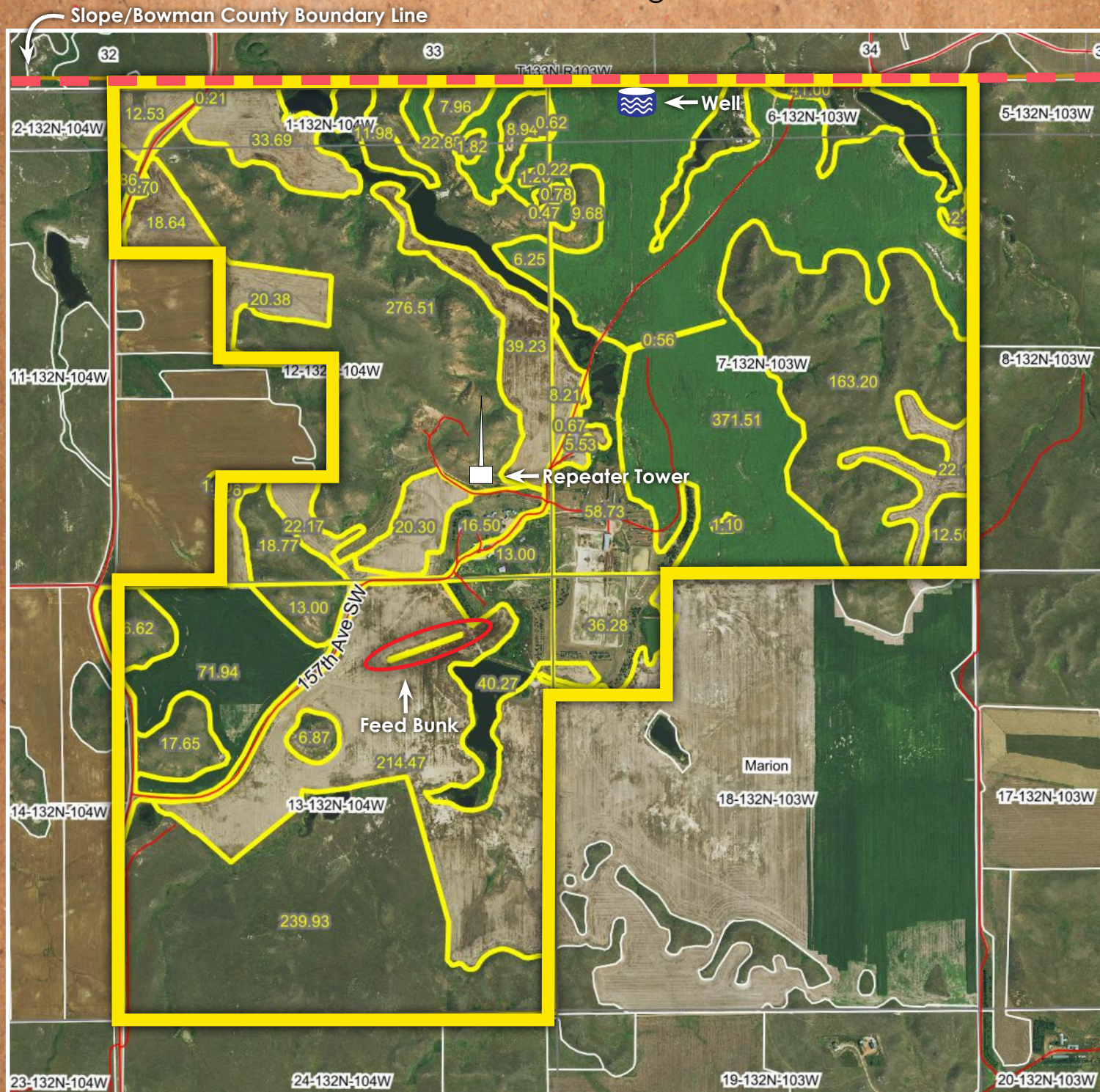
Deeded Tract Boundaries Government Lease Private Lease

(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-Janesburg 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



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%		Ile	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%		Ile	78
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	119.14	13.2%		VIIIs	22
E2642C	Reeder-Cabba loams, 6 to 9 percent slopes	57.71	6.4%		IIle	59
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	36.66	4.1%		Ile	79
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	21.84	2.4%		VIIIs	16
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	19.34	2.1%		IIle	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%		IIle	66
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	15.43	1.7%		IIle	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%		Ile	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%		IIle	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%		IIle	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%		IIle	61
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	2.50	0.3%		Ile	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%		VIIIs	22
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	0.74	0.1%		IIle	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%		Ile	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%		Ile	78
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	0.39	0.0%		VIIIs	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%		Ile	79
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	0.16	0.0%		Ile	68
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	0.15	0.0%		IIle	57
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	0.11	0.0%		VIW	43
Weighted Average						53

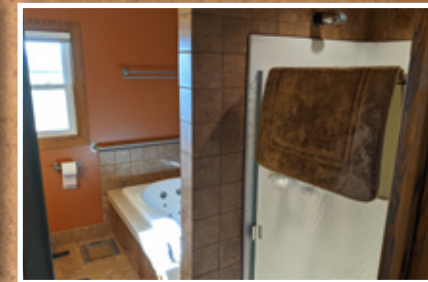
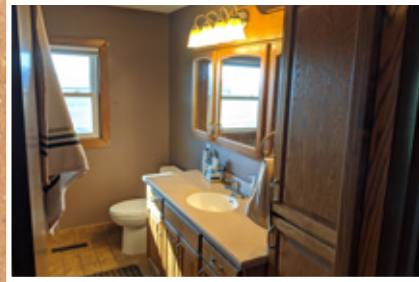
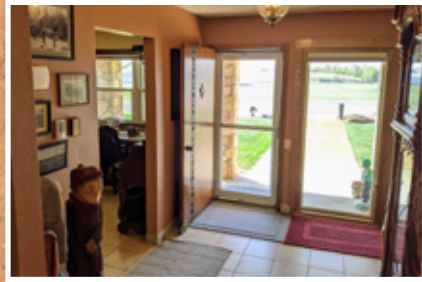
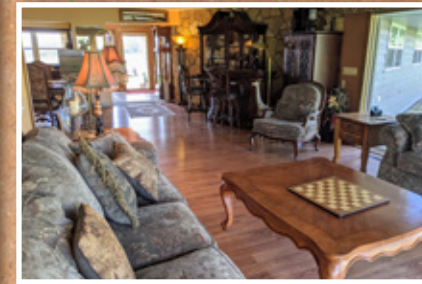
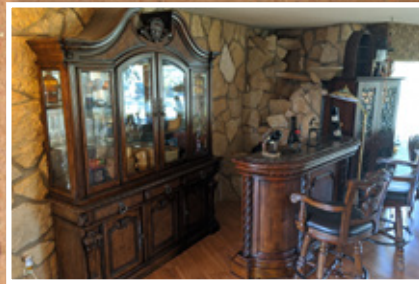
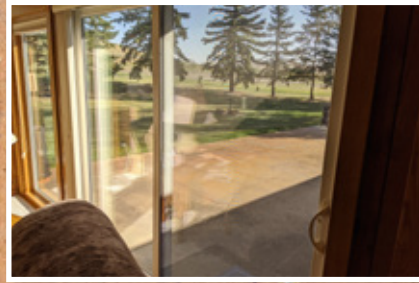
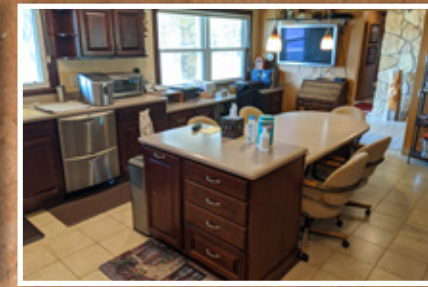
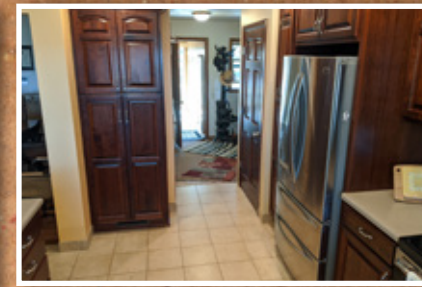
Tract 1 - Main House

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'x16-1/2' 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

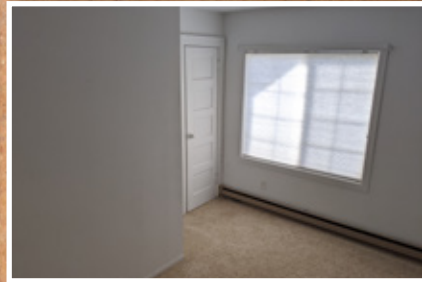
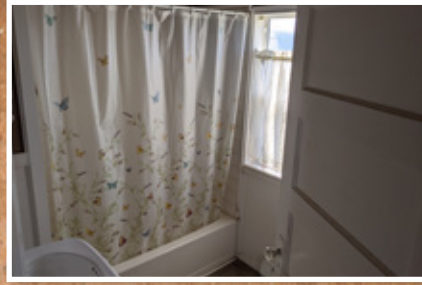
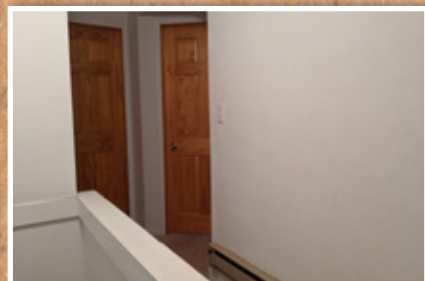
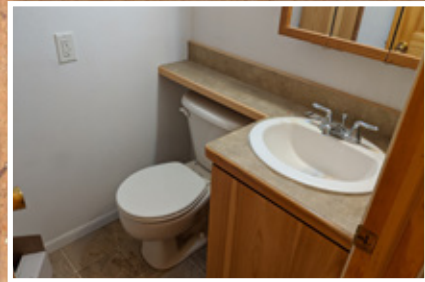
- 2009 Ranch House Remodel - Kitchen, office & two bathrooms, including new thermal line triple pane windows in these rooms.
- New tile flooring with floor heat in kitchen, office, the two bathrooms, & front entryway
- New laminate flooring with floor heat in living room and dining room
- 2012 new shingles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



Tract 1 - Guest House

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



Tract 1 - Feed Lot & Steel Barn Outbuilding

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

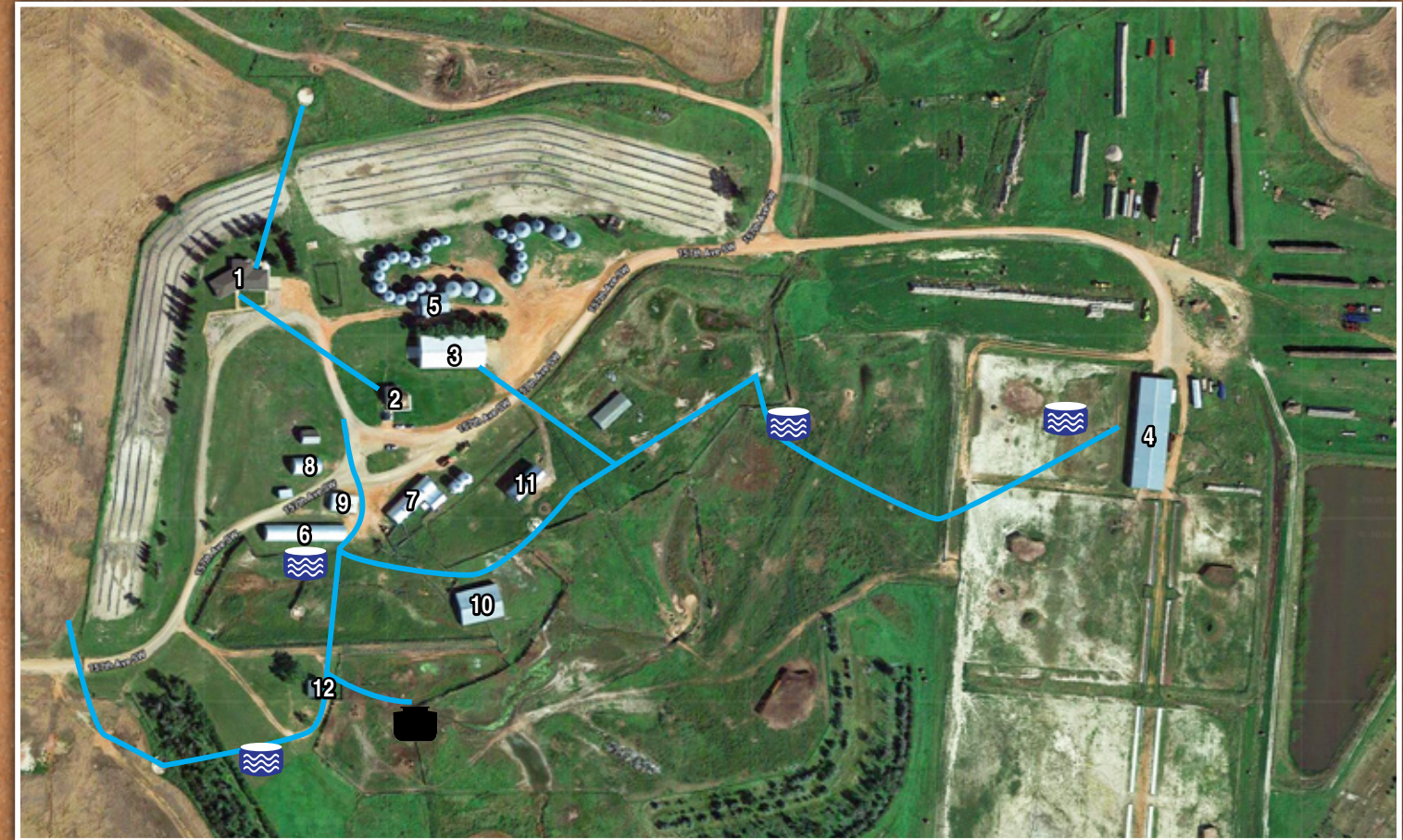
- 60'x210' 10' sidewall, steel frame, 32" concrete footings, (5) O/H doors, (5) walk doors, vet room w/(3) chamber heated calf warming concrete floors, 12' steel walking alley, opens to partially complete 1,000 head feed lot area



Tract 1 - Outbuildings, Grain Bins, & Wells

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'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
- **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 9-1/2'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



Legend		
1 Main House	7 30' x 100' Quonset	Well
2 Guest House	8 30' x 50' Quonset	
3 60' x 120' Butler Building	9 32' x 32' Shop	Holding Tank
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	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

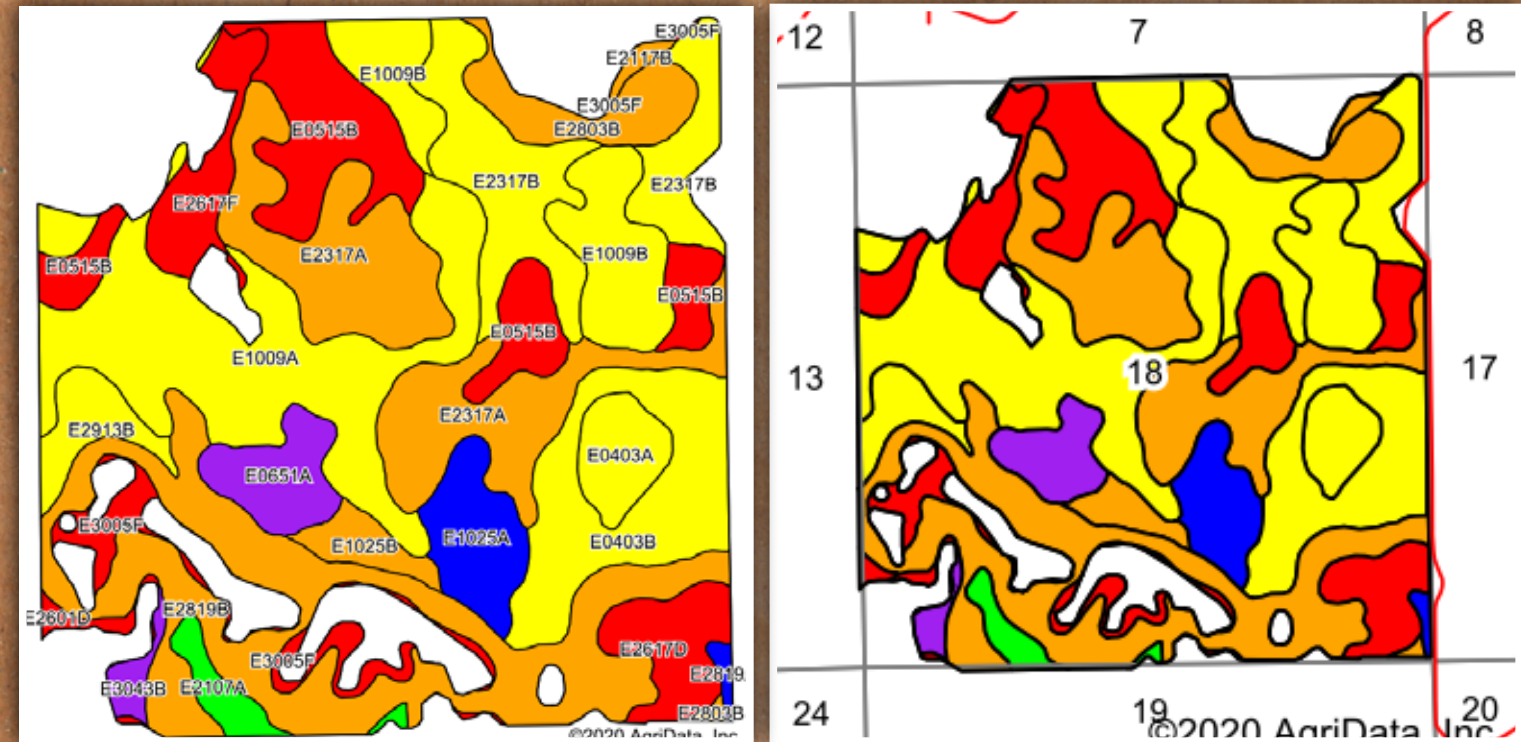
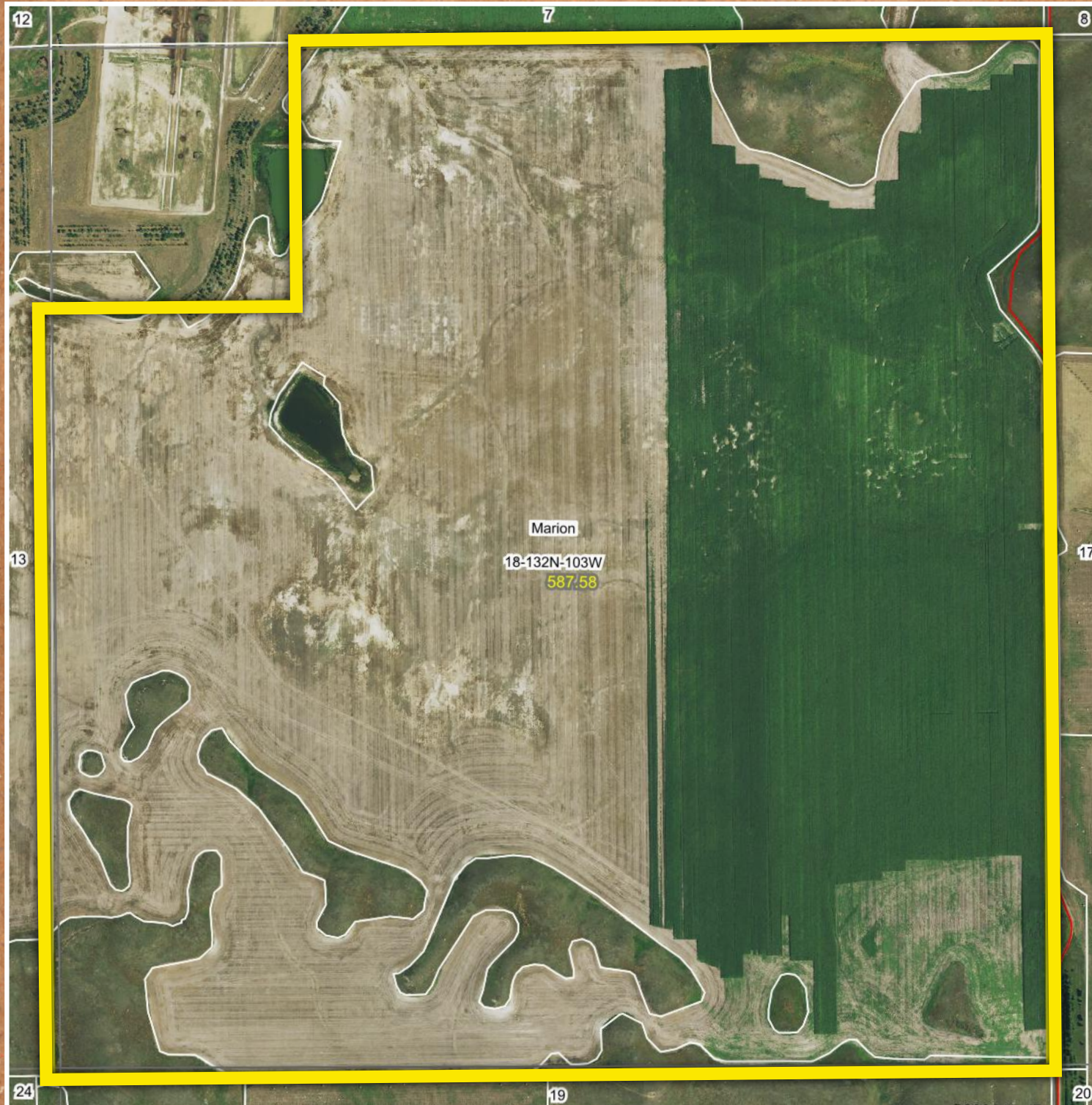
ADDITIONAL INFO

- **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

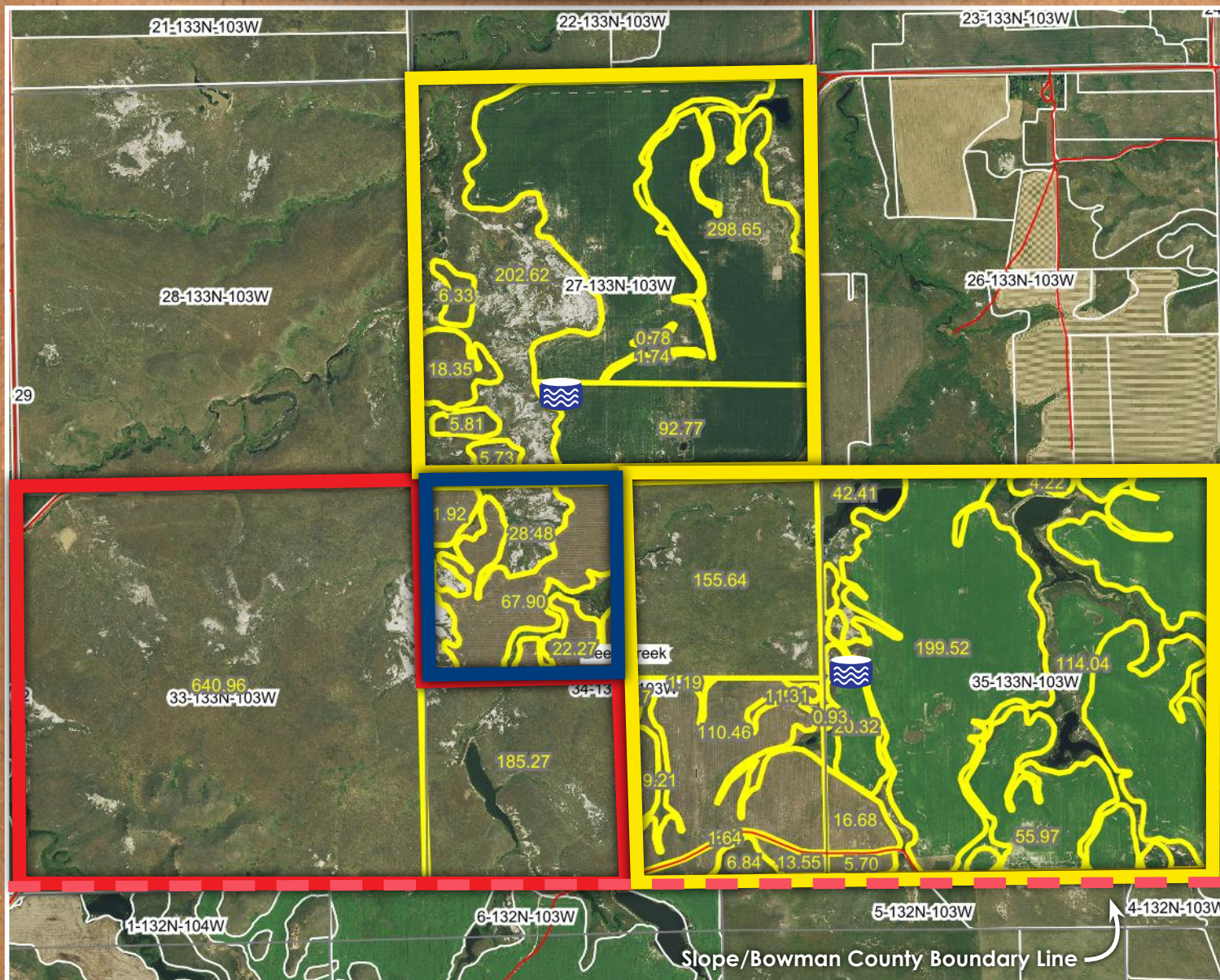
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	80.94	15.6%		Ile	78
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	75.94	14.7%		IIle	66
E2317A	Reeder-Janesburg complex, 0 to 3 percent slopes	67.59	13.0%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



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±

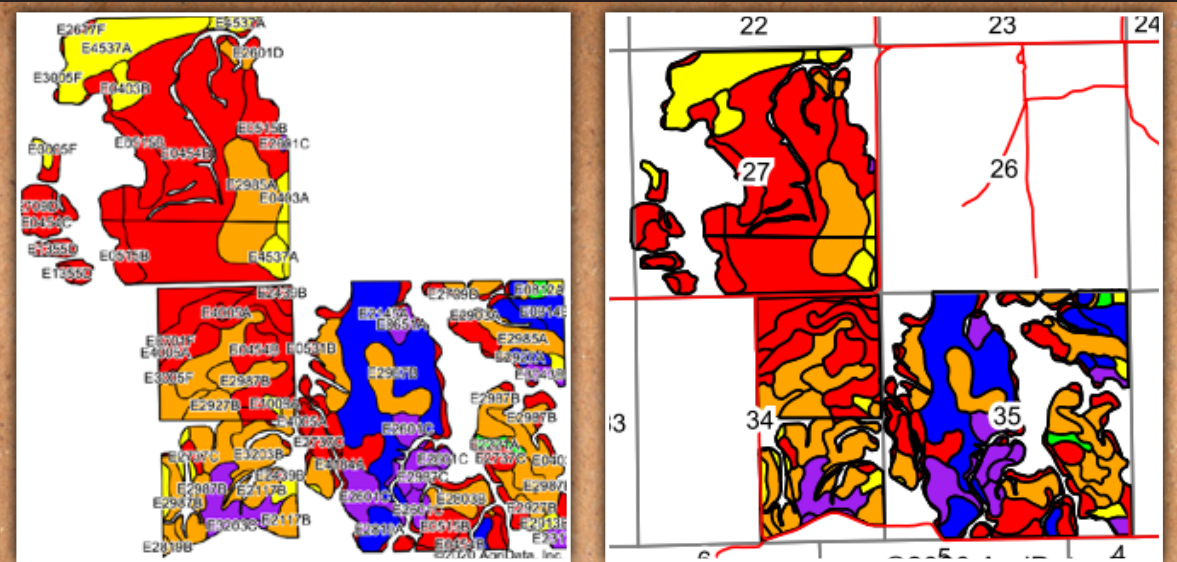


Wells on Land
 Section 35 on W side, 8-1/2" dia., 60' deep, drilled in 2018, solar powered pump, 8 GPM
 Section 27 on W side, 8-1/2" dia., 220' deep, drilled in 2018, solar powered pump, 25 GPM



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%		Ile	72
E2145A	Shambo loam, 0 to 2 percent slopes	94.01	8.3%		Ilc	87
E2985A	Sen-Golva silt loams, 0 to 3 percent slopes	93.97	8.3%		Ils	78
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	92.99	8.2%		Vls	29
E0701F	Dogtooth-Janesburg-Cabba complex, 6 to 35 percent slopes	85.00	7.5%		Vlls	16
E4537A	Stady loam, 0 to 2 percent slopes	61.14	5.4%		Ile	61
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	53.81	4.7%		Ille	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%		Ile	77
E2117B	Shambo-Arnegard loams, 2 to 6 percent slopes	25.00	2.2%		Ile	79
E3203B	Cherry silt loam, 0 to 6 percent slopes	19.16	1.7%		Ile	74
E0403B	Belfield-Daglum-Farland silt loams, 2 to 6 percent slopes	18.59	1.6%		Ile	64
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	16.98	1.5%		Vls	27
E0454C	Daglum-Rhoades complex, 6 to 9 percent slopes	13.41	1.2%		Vls	28
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	12.49	1.1%		Ile	76
E2709D	Cabba-Chama silt loams, 9 to 15 percent slopes	11.76	1.0%		Vle	33
E0403A	Belfield-Daglum-Farland silt loams, 0 to 2 percent slopes	11.26	1.0%		Ils	66
E2913B	Chama-Sen-Cabba silt loams, 3 to 6 percent slopes	11.18	1.0%		Ille	67
E0814B	Grail-Farland silt loams, 2 to 6 percent slopes	11.04	1.0%		Ile	88
E2903A	Chama-Sen silt loams, 0 to 3 percent slopes	10.65	0.9%		Ille	72
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	10.56	0.9%		Ils	84
E2927A	Morton-Farland silt loams, 0 to 3 percent slopes	8.61	0.8%		Ils	84
E2741D	Cabba-Chama-Sen silt loams, 9 to 15 percent slopes	8.21	0.7%		Vle	36
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	7.94	0.7%		Ils	54
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	7.24	0.6%		Ile	51
E3043B	Searing-Ringling loams, 3 to 6 percent slopes	4.66	0.4%		Ille	57
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	4.56	0.4%		Vle	32
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	4.54	0.4%		Ils	84
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	4.16	0.4%		Ile	48
E4184A	Korchea, saline-Fluvaquents, channeled-Harriet complex, 0 to 2 percent slopes, frequently flooded	4.12	0.4%		Vls	17
E2221A	Grassna silt loam, 0 to 2 percent slopes	3.95	0.3%		Ilc	96
E3101F	Badland-Cabba complex, 9 to 70 percent slopes	3.84	0.3%		Vllle	8
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	3.48	0.3%		Ille	52
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	3.31	0.3%		Ille	58
E3005F	Brandenburg-Cabba complex, 6 to 70 percent slopes	3.11	0.3%		Vlls	22
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	2.53	0.2%		Ille	66
E0812A	Grail silt loam, 0 to 2 percent slopes	2.41	0.2%		Ilc	96
E3203C	Cherry silt loam, 6 to 9 percent slopes	2.40	0.2%		Ille	57
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	1.57	0.1%		Vlle	27
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	1.14	0.1%		Ile	78
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	0.80	0.1%		Vls	18
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.30	0.0%		Ive	40
Weighted Average						54



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

NAME: 6 C. Berk Bowman
 ADDRESS: Box 247

BRANDS:
 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:

#OF HEAD	FACTOR	HEADQUARTERS 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
% of Preference	100.27%			300.8

 Mandatory Reduction applied to permit: 0%

Land Record - Use under permit.

Headquarters:	Acres	Aums	Common Allotment:	Pasture:	Fed. Acres	Aums	Pvt. Acres	Aums
Owned Land Grazed	0	0						
Leased land grazed	0	0						
Federal Land	800	300						
Association Controlled	0	0						
Trade Use:								
Total Grazed	800	300						
Feed Base	0							
						% 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

Martin Rasmussen 4-15-20
 SECRETARY DATE

GRAZING APPLICATION	2020	ALLOTMENT NO.	90		
LITTLE MISSOURI GRAZING ASSOCIATION		COMMON ALLOTMENT NO.	01		
NORTH DAKOTA 58620		District: <u>2</u>			
		Turn-In: <u>X</u>	Private Allocation: <u>X</u>		
ASS: <u>6</u>		HeadQtrs. Pref. <u>200</u> AU's <u>1.5</u> Mos			
CITY & STATE: <u> </u>		Common Pref.: <u> </u> AU's <u> </u> Mos.			
		Mandatory Reduction: <u>0%</u>			
THIS APPLICATION MUST BE RETURNED BY: <u>31-Jan</u>					
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 Type and Number	# of Days	AUM's
<u>90</u>	<u>6-16-20</u>	<u>10-15-20</u>	<u>CB PARS 72</u>	<u>122</u>	<u>288.79</u>
		<u>10-15</u>	<u>BULLS 3</u>	<u>122</u>	<u>12.03</u>
					<u>300.82</u>
<i>See attached</i>					
LIST BRAND & LOCATION OF BRAND BELOW:					
Members brand & location of brand: <u>800 LEFT PARS</u>					
Family members brand & location of brand: _____					
Share agreements with other individuals:					
Name:	Brand:	Location:			
Name:	Brand:	Location:			
LMGA President approving application <u>Clad A</u> <u>2-17-20</u>					
District Ranger approving application <u>Martin Rasmussen</u> <u>3-5-20</u>					

LIVESTOCK GRAZING APPLICATION		2020	ALLOTMENT NO.	90
LITTLE MISSOURI GRAZING ASSOCIATION			COMMON ALLOTMENT NO.	0
AMIDON, NORTH DAKOTA 58620				
NAME:	6	C. Berk Bowman	District:	2
ADDRESS:		Box 247	Turn-In:	X
			Private Allocation:	X
CITY & STATE:	Rhame, ND 58651		HeadQtrs. Pref.:	200 AU's 1.5 Mos
			Common Pref.:	AU's Mos.
THIS APPLICATION MUST BE RETURNED BY:		31-Jan	Mandatory Reduction:	0%
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 Type and Number	# of Days
90	6-16-20	10-16-20	CR PARS BULLS	12 M
AUM's				
LIST BRAND & LOCATION OF BRAND BELOW:				
Members brand & location of brand: 810 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

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

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

Policy Number: 2020-ND-084-1044576

Name of County	Slope (87)	Name of Crop(s)	Type Code	BFR	EP	EU	DNG	DNG	Unit Struct	***New Producer	Plan	ARC	Cov Level	% Price Elect, Proj. Price, or Amt of Ins.	Price Elect, Proj. Price, or Amt of Ins.	Fee	Options/ Elections/ Endorsements	Named Peril Endorsement	Insured Premium	Liability	Acres	All Counties Option: No	
																						Grand Total:	\$ 3,004
Slope (87)		Wheat	-						EU		RP (02)		70%	100% of Max	\$30	None	PY/YAYC	None	\$ 3,004	\$ 141,738	890.29		
Slope (87)		Canola	-						EU		RP (02)		75%	100% of Max	None	None	YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Oats	-						EU		APH (90)		65%	100% of Max	None	None	YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Flax	-						EU		APH (90)		65%	100% of Max	None	None	YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Corn	-						EU		YP (01)		75%	100% of Max	None	None	PY/YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Safflower	-						EU		APH (90)		65%	100% of Max	None	None	YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Dry Peas	S						EU		RP (02)		75%	100% of Max	None	None	YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Sunflowers	-						EU		RP (02)		70%	100% of Max	None	None	YAYC	None	\$ 0	\$ 0	0.00		
Slope (87)		Barley	-						EU		RP (02)		75%	100% of Max	None	None	PY/YAYC	None	\$ 0	\$ 0	0.00		
Grand Total:																			\$ 3,004	\$ 141,738	890.29		

Unit / Structure Crop Coverage	Practice/Type/Variety County - Map Area Acreage Type	Line Note	Legal Description, FSA Farm/Tract/Field	Factors Map / Exp Opt / Unit	Base Rate/ Land Other Cnty?	APH Yield Rate Yield	Guar/Acre Total Guar UOM Guar	Price * Liability	Share % / Others Sharing	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	1.00 / 1.00 PYVA	0.11475415	42 BU 38 BU	29.4 BU \$65,878	5.56 E	1.0000	403.01 5/23/2020	\$6,826	Commingled Prod
57	0001-0013-EU Wheat 70%	Non-Irr/Spring Slope (87) 01-Insured	4402-994-9,10,13,15,16,17,18,19,20,29,33, 119	1.00 / 1.00 PYVA	0.12	40 BU 35 BU	28.0 BU \$75,860	5.56 E	1.0000	487.28 5/24/2020	\$8,197	Commingled Prod

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

* Price Type Code indicates type of price used for calculation of premium & coverage: A-Average / B-Base / C-CAT / D-Dollar / E-Established / F-Projected Harvest / M-Market / H-Non-Quote / I-Non-Quote / Q-Quote / P-Pre-Sale / S-Support / T-Contract / W-Written Agreement

** Record Type: (A) Harvested Production: add/commercial storage; (B) Harvested Production: item stored/measured by insured; (C) Harvested Production: item stored/measured by authorized representative; (D) Harvested Production: item stored/measured by authorized representative; (E) Harvested Production: item stored/measured by authorized representative; (F) Harvested Production: item stored/measured by authorized representative; (G) Harvested Production: item stored/measured by authorized representative; (H) Harvested Production: item stored/measured by authorized representative; (I) Harvested Production: item stored/measured by authorized representative; (J) Harvested Production: item stored/measured by authorized representative; (K) Harvested Production: item stored/measured by authorized representative; (L) Harvested Production: item stored/measured by authorized representative; (M) Harvested Production: item stored/measured by authorized representative; (N) Harvested Production: item stored/measured by authorized representative; (O) Harvested Production: item stored/measured by authorized representative; (P) Harvested Production: item stored/measured by authorized representative; (Q) Harvested Production: item stored/measured by authorized representative; (R) Harvested Production: item stored/measured by authorized representative; (S) Harvested Production: item stored/measured by authorized representative; (T) Harvested Production: item stored/measured by authorized representative; (U) Harvested Production: item stored/measured by authorized representative; (V) Harvested Production: item stored/measured by authorized representative; (W) Harvested Production: item stored/measured by authorized representative; (X) Harvested Production: item stored/measured by authorized representative; (Y) Harvested Production: item stored/measured by authorized representative; (Z) Harvested Production: item stored/measured by authorized representative.

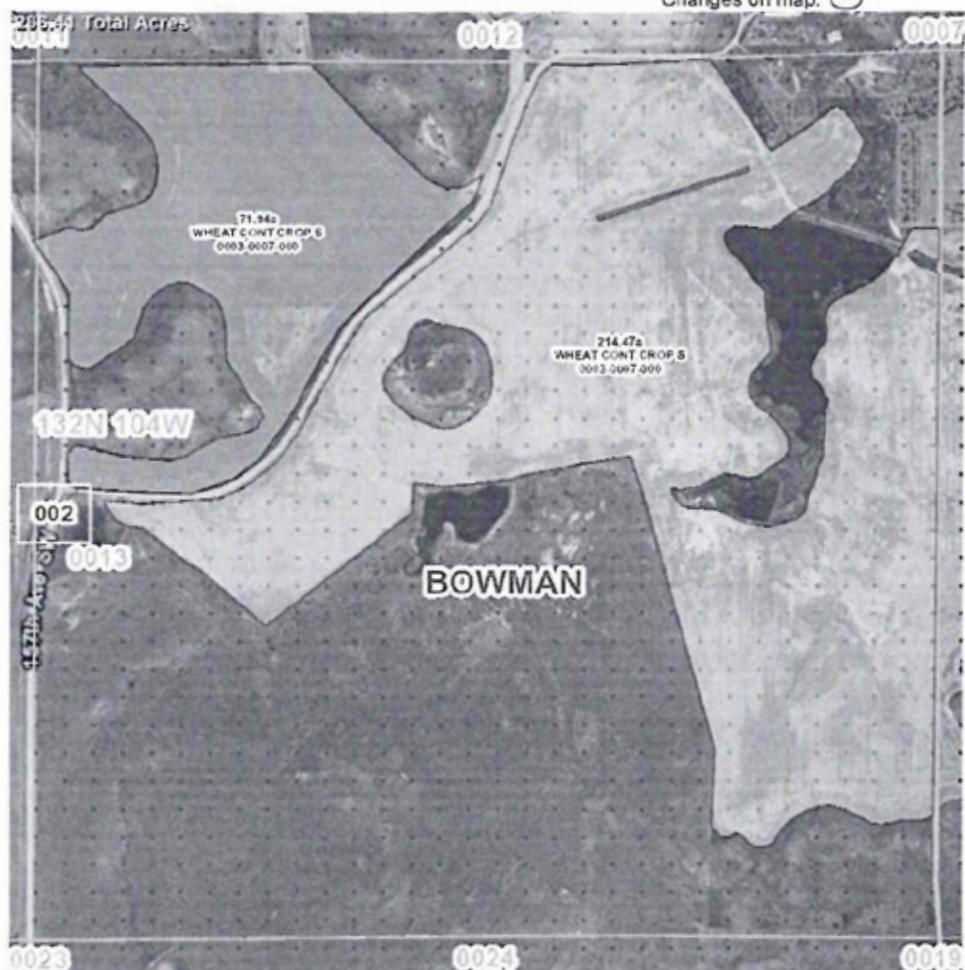
*** Insurable: (A) Insurable; (B) Uninsurable; (C) Uninsurable; (D) Average when a BP payment was reduced due to planting of second crop; (E) Uninsurable cause of loss appraisal; (F) Insurable; (G) Insurable; (H) Insurable; (I) Insurable; (J) Insurable; (K) Insurable; (L) Insurable; (M) Insurable; (N) Insurable; (O) Insurable; (P) Insurable; (Q) Insurable; (R) Insurable; (S) Insurable; (T) Insurable; (U) Insurable; (V) Insurable; (W) Insurable; (X) Insurable; (Y) Insurable; (Z) Insurable.



SCHEDULE OF INSURANCE
Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



State: 38-ND **0013**
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 WHEAT CONT CROP S 48.0
Sub000 1.0000

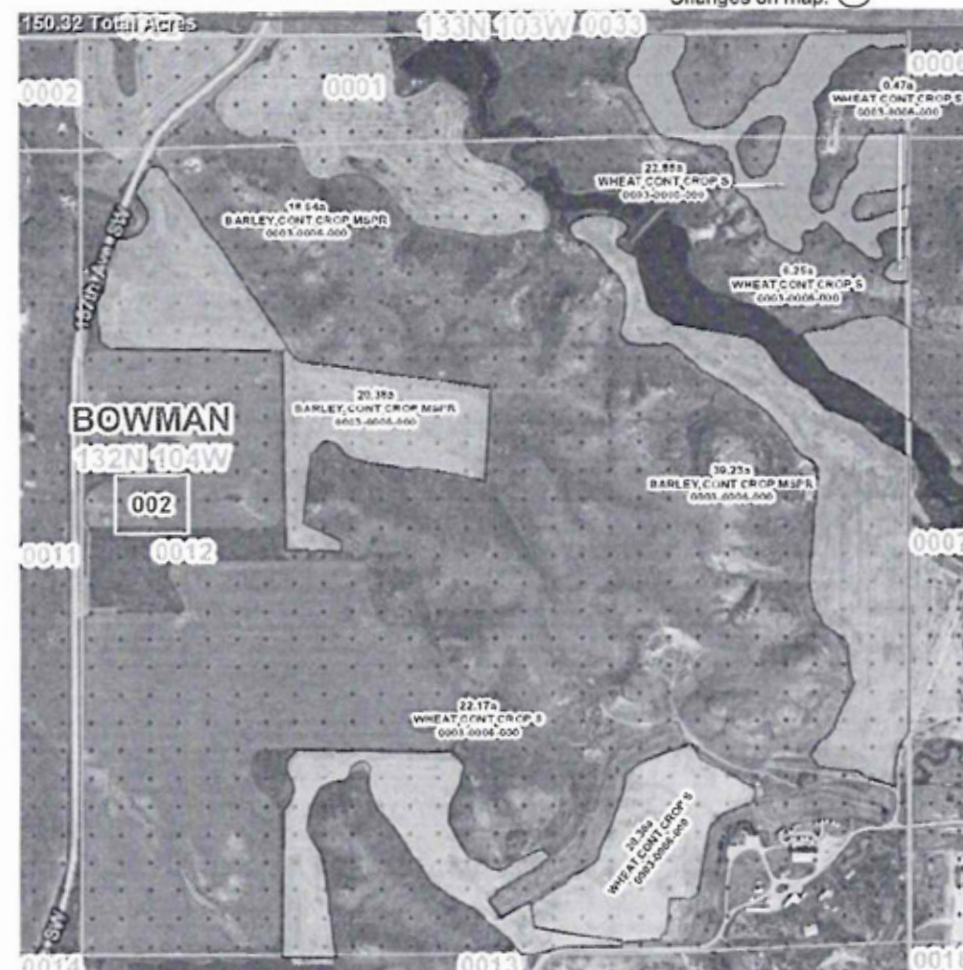
Line#	Crop Plan	Practice/Type/T-Yield Map/Other	Acres	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
378	WHEAT RP	CONT CROP S	286.41	48.0	33.6	9,623	\$5.56	1.0000	\$53,506		\$12,643	\$7,459	\$5,184
0003-0007	Sub 000 OU		5/22/2020		\$186.82	\$53,505.97			\$187/Acre				
011	Opt(s):	OUPYAYAYC											
	Yld Limit:	9 - Ya - 60% Yield Adjusted											
Field Location Identification: f216 F4249-T10833-12 214.47A, f217 F4249-T10833-15 71.94A											2020 Total Prod	Yield	Prod Type



SCHEDULE OF INSURANCE
Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



State: 38-ND **0012**
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 WHEAT CONT CROP S 48.0
Sub000 1.0000
0003-0006 EU BARLEY CONT CROP MSPR 61.0
Sub000 1.0000

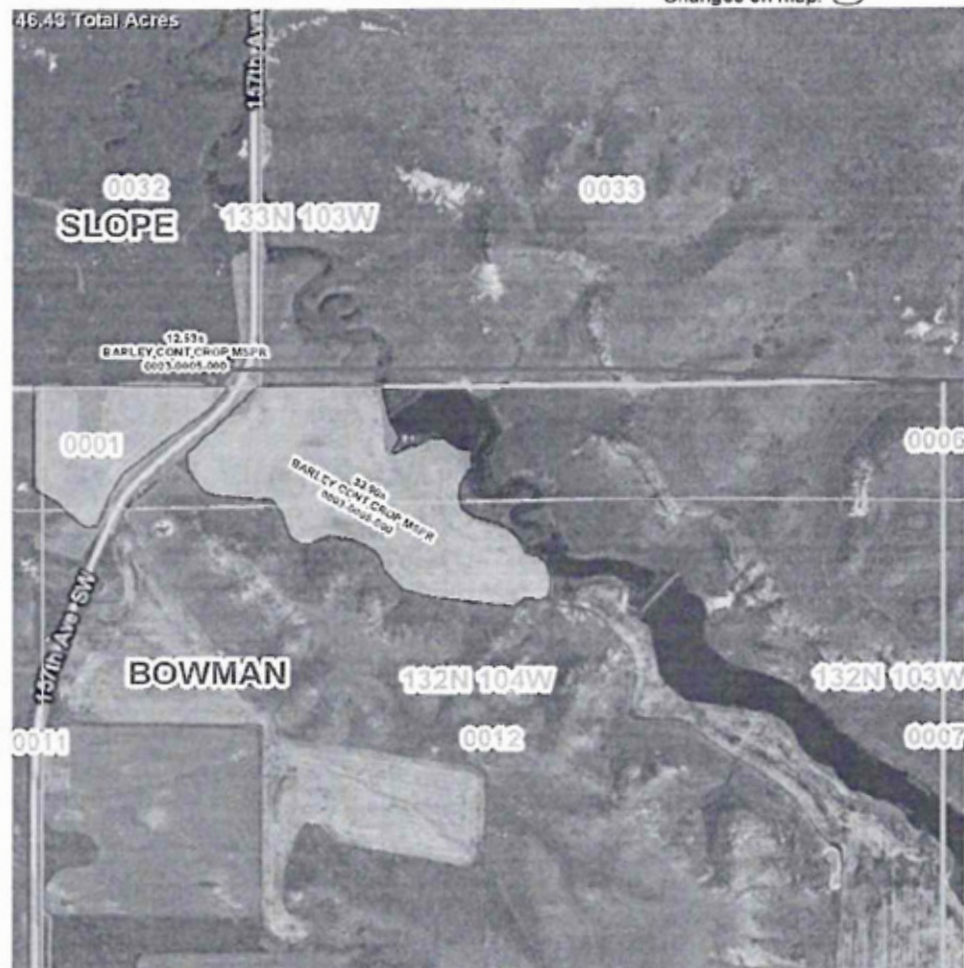
Line#	Crop Plan	Practice/Type/T-Yield Map/Other	Acres	Approved Yield	Acre Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
409	BARLEY RP	CONT CROP MSPR	78.25	61.0	45.8	3,584	\$3.14	1.0000	\$11,253		\$1,814	\$1,397	\$417
0003-0006	Sub 000 EU		4/25/2020		\$143.91	\$11,253.29			\$144/Acre				
011	Opt(s):	EUPYAYC											
	Yld Limit:	4 - Yield With No Limitations											
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	WHEAT RP	CONT CROP S	72.07	48.0	33.6	2,422	\$5.56	1.0000	\$13,464		\$3,181	\$1,877	\$1,304
0003-0006	Sub 000 OU		5/22/2020		\$186.82	\$13,463.83			\$187/Acre				
011	Opt(s):	OUPYAYAYC											
	Yld Limit:	9 - Ya - 60% Yield Adjusted											
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													



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	BARLEY CONT CROP MSFR 61.0
Sub000	1.0000

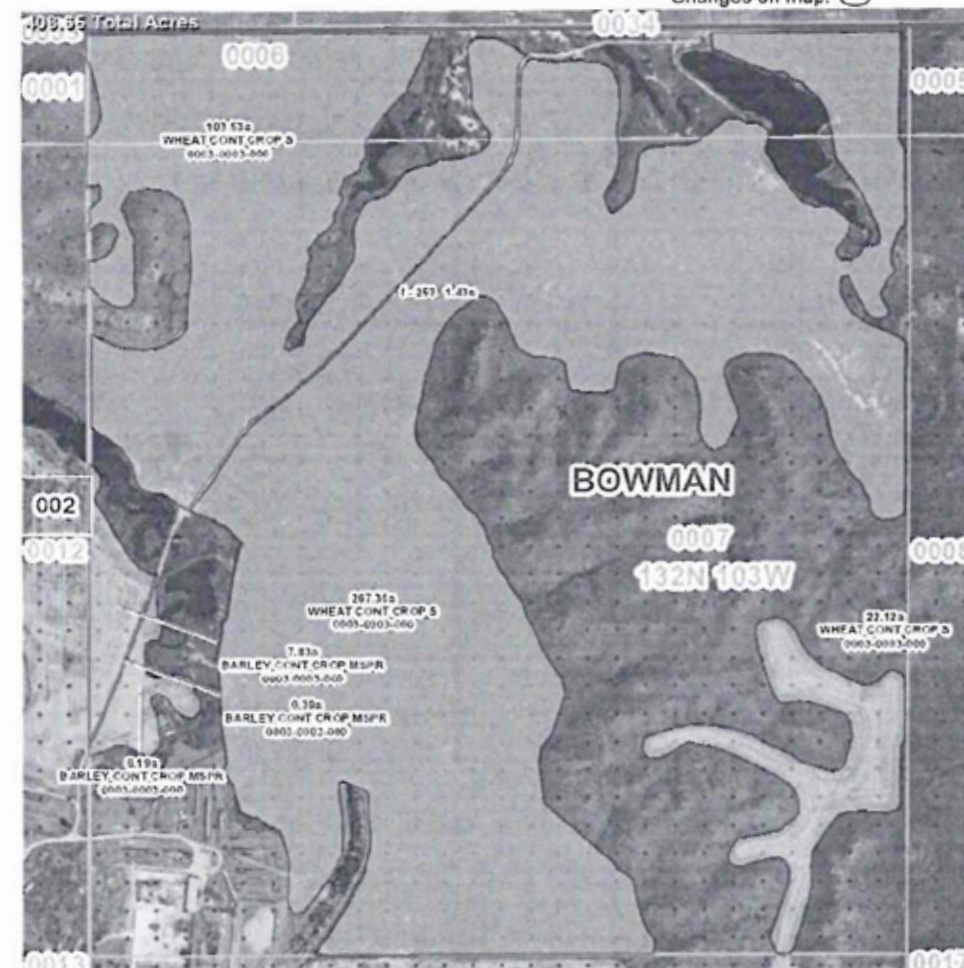
Line#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acres Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
408 0003-0005 Sub 000 EU	BARLEY RP	CONT CROP MSFR	46.43 4/25/2020	61.0	45.8	2,127	\$3.14	1.0000	\$6,677 \$144/Acre		\$1,076	\$829	\$247
011	Opt(s): EUPYYAYC Yld Limit: 4 - Yield With No Limitations		Rate Yield	Tenant/ Landlord	Other person(s) sharing in crop:			Acreage Type		61			
		Other:		Farm Name:		<input type="radio"/> 2nd Crop							
Field Location Identification: f266 F4249-T10819-1 33.90A, f184 F4249-T10819-8 12.53A											2020 Total Prod	Yield	Prod Type



SCHEDULE OF INSURANCE
Acreage Report & Production Report
Multiple Peril Crop Insurance

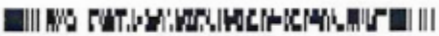
Created By: ND0258LS
Created: 08/25/2020

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 OU	WHEAT CONT CROP'S 49.0
Sub000	1.0000
0003-0003 EU	BARLEY CONT CROP MSFR 61.0
Sub000	1.0000

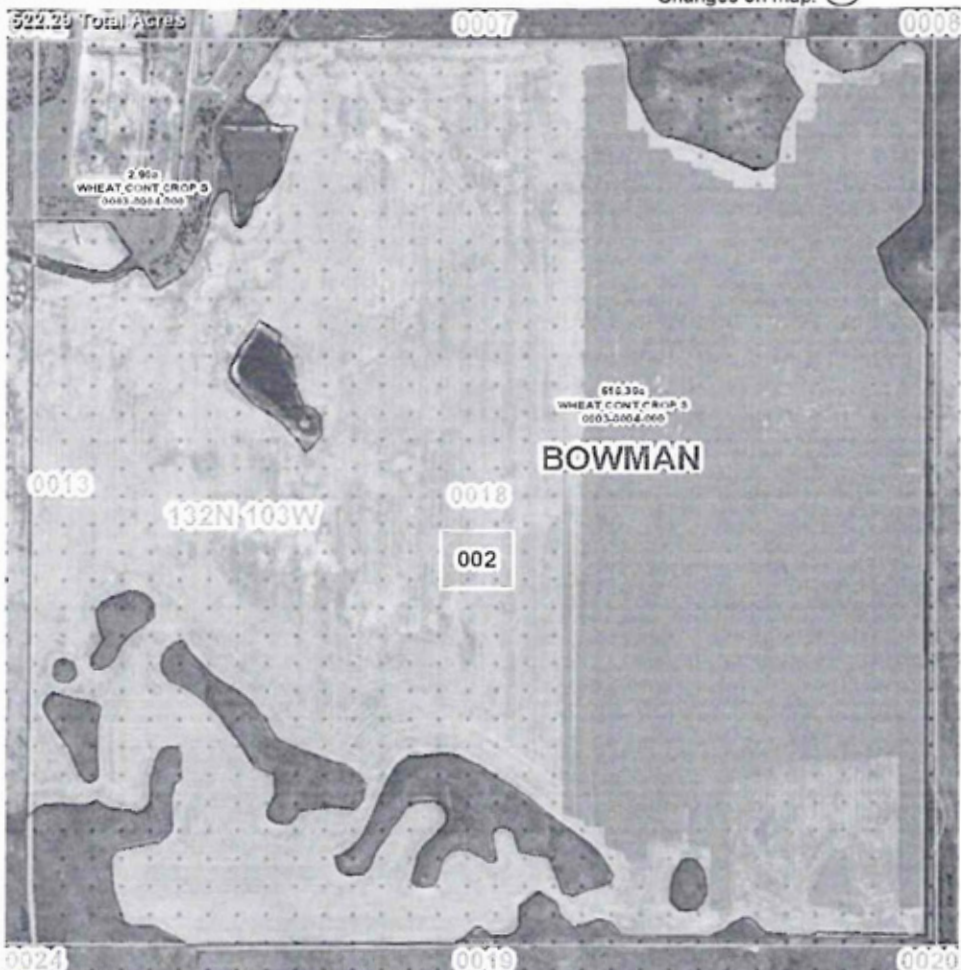
Line#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres Plant Date	Approved Yield	Acres Guarantee	Guarantee or Amt. of Cov.	Price	Int	Liability	Area Class	Gross Premium	Premium Subsidy	Insured Premium
407 0003-0003 Sub 000 EU	BARLEY RP	CONT CROP MSFR	14.41 4/24/2020	61.0	45.8	660	\$3.14	1.0000	\$2,072 \$144/Acre		\$334	\$257	\$77
011	Opt(s): EUPYYAYC Yld Limit: 4 - Yield With No Limitations		Rate Yield	Tenant/ Landlord	Other person(s) sharing in crop:			Acreage Type		61			
		Other:		Farm Name:		<input type="radio"/> 2nd Crop							
Field Location Identification: f254 F4249-T10817-31 6.19A, f267 F4249-T10817-33 0.39A, f255 F4249-T10817-34 7.83A											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	13,480	\$5.56	1.0000	\$74,950 \$191/Acre		\$18,753	\$11,064	\$7,689
011	Opt(s): OUPYAYAYCYE Yld Limit: 9 - Ya - 60% Tyield Adjusted		Rate Yield	Tenant/ Landlord	Other person(s) sharing in crop:			Acreage Type		38			
		Other:		Farm Name:		<input type="radio"/> 2nd Crop							
Field Location Identification: f215 F4249-T10817-12 22.12A, f261 F4249-T10817-36 267.36A, f252 F4249-T10817-38 103.53A											2020 Total Prod	Yield	Prod Type



SCHEDULE OF INSURANCE
Acreage Report & Production Report
Multiple Peril Crop Insurance

Created By: ND0258LS
Created: 08/25/2020

Changes on map.



State: 38-ND **0018**
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

Line#	Unit#	Crop Plan	Practice/Type/ T-Yield Map/Other	Acres	Approved Yield	Acres 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	49.0	34.3	17,915	\$5.56	1.0000	\$99,605		\$24,922	\$14,704	\$10,218
				5/22/2020			\$190.71	\$99,604.88		\$191/Acre				
					Rate Yield	Tenant/ Landlord	Other person(s) sharing in crop:							Acreage Type
			Opt(s): OUPYTAAYCYE											
			Yld Limit: 9 - Ya - 60% Yield Adjusted											2nd Crop
							Field Location Identification: f246 F4249-T10833-14 2.90A, f212 F4249-T10833-40					2020 Total Prod	Yield	Prod Type
							519.39A							

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. **WELL OWNER**
Name: Berky Bowman
Address: _____

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

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

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

4. **METHOD DRILLED**
 Cable Reverse Rotary Bored
 Forward Rotary Jetted 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 1/2 inches. Depth 190 feet.
Casing: Steel Plastic Concrete
 Threaded Welded Other
If other, specify _____
Pipe Weight: _____ Diameter: _____ From: _____ To: _____
_____ lb/ft _____ inches _____ feet _____ feet
_____ lb/ft _____ inches _____ feet _____ feet
_____ lb/ft _____ inches _____ feet _____ feet
Was perforated pipe used? Yes No
Perforated pipe set from 100 ft. to 190 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 9 1/2 To _____
Grouting Material: Cement _____ Other Gravel
If other, explain: _____
Well head completion: Pitless unit 3
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:
110 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
<u>Hard clay</u>	<u>0</u>	<u>35</u>
<u>Hard sand</u>	<u>35</u>	<u>45</u>
<u>Hard clay</u>	<u>45</u>	<u>100</u>
<u>Blue clay sand</u>	<u>100</u>	<u>190</u>

(Use separate sheet if necessary)

10. **DATE COMPLETED** 8/25/2020

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 Berky Bowman Date _____

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: 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 Recon Number
 Wetland Status: Tract contains a wetland or farmed wetland 2016-165
 WL Violations: None

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 All NC 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 Recon Number
 Wetland Status: Tract contains a wetland or farmed wetland 2016-166
 WL Violations: None

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

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: 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 Recon Number
 Wetland Status: Tract contains a wetland or farmed wetland 2016-165
 WL Violations: None

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 All CL S2S2S2 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 Recon Number
 Wetland Status: Tract contains a wetland or farmed wetland 2016-166
 WL Violations: None

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

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 Recon Number

Wetland Status: Tract contains a wetland or farmed wetland 2016-173

WL Violations: None

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

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 Recon Number

Wetland Status: Tract contains a wetland or farmed wetland 2016-173

WL Violations: None

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: 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

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

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



Date: _____

Received of _____

Whose address is _____

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

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

Earnest money hereinafter received for _____ \$

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

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

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

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

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

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

6. North Dakota Taxes: _____

7. South Dakota Taxes: _____

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

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

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

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

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

13: Any other conditions: _____

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

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

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

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com