

WILLIAMS COUNTY  
NORTH DAKOTA



The Jct. of US Hwy. 2 & Co. Hwy. 42, 4 miles north of Epping, ND

# LAND AUCTION

Timed Online



Built on Trust.

— TUESDAY, NOVEMBER 24, 8AM - 12PM <sup>2020</sup> —



**336<sup>±</sup>**  
**acres**

To Be Sold in 2 Tracts!



**Auctioneers Note:** Excellent opportunity to purchase productive cropland with Hwy. 2 frontage. This land is available to farm for the 2021 crop year and will sell in two tracts!

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | [SteffesGroup.com](http://SteffesGroup.com)

**The Estate of Wanda Joyce Olson | Judy L. Johnson & Paul Jellison, Co-Executors**

At Steffes Group, contact Max Steffes, 701.237.9173, 701.212.2849, Terry Moe at Steffes Group, 701.580.2426 or visit [SteffesGroup.com](http://SteffesGroup.com)

Max Steffes ND999, Scott Steffes ND81, Brad Olstad ND319. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## **All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### **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 and will end at 12PM Tuesday, November 24, 2020.**

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

be forfeited. Balance of the purchase price must **be paid in full at closing in 45 days.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- **2020 Taxes to be 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



# Multi Tract Timed 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.**

CATALOG ORDER

EXTENDED

## #1 Cavalier County, ND Land Auction - 153.24± Acres

Description: NW ¼ Section 5-163-57  
Deeded Acres: 153.24+/-  
Cropland Acres: 124+/-  
Wooded Acres: 26+/-  
Soil Productivity Index: 75  
Taxes ('15): \$978.47



More Photos

00:04:00

US \$115,000.00 (5 bids)



EXTENDED

## #1 Cavalier County, ND Land Auction - 153.24± Acres

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Deeded Acres: 153.24+/-  
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Taxes ('15): \$978.47



More Photos



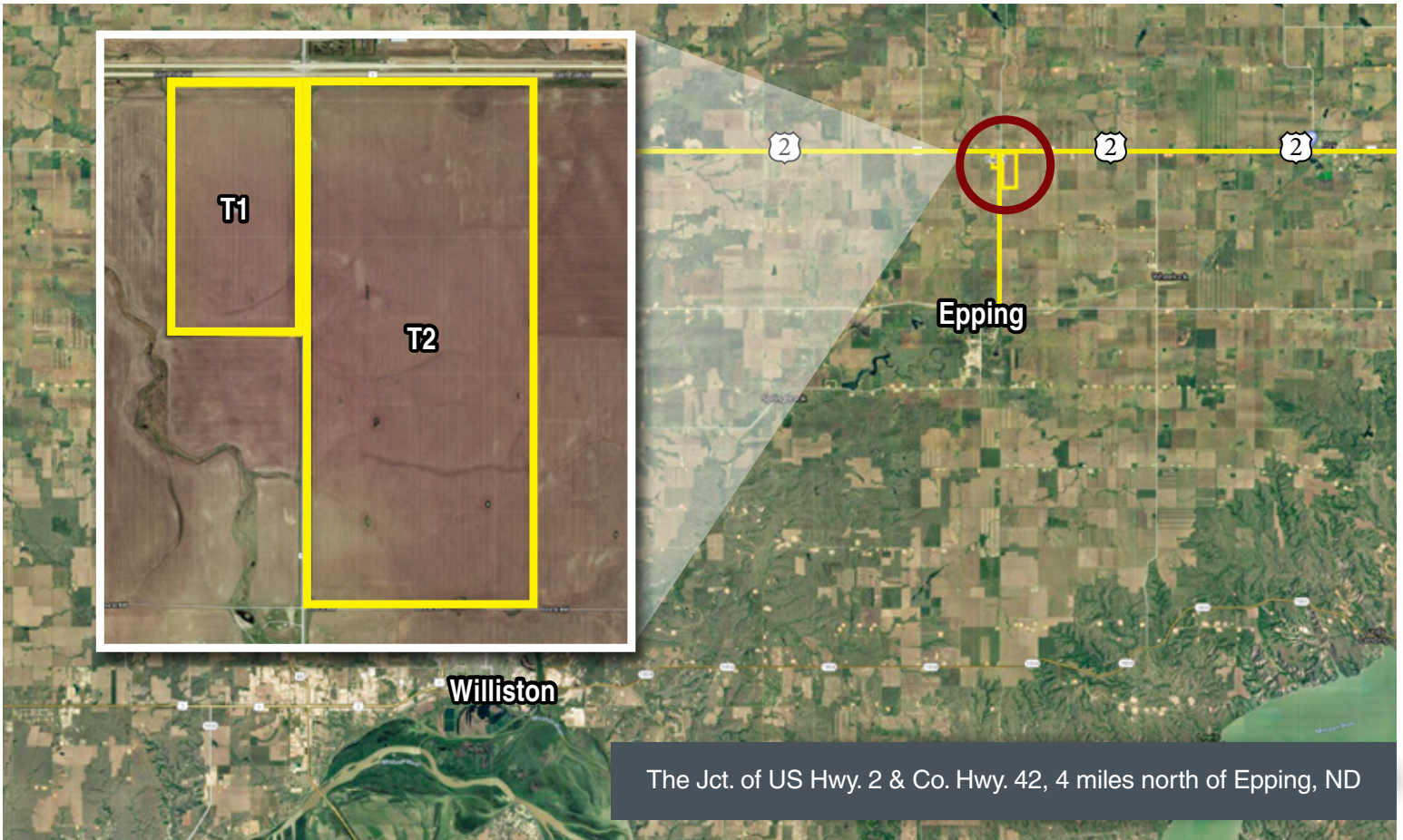
## This is an AUCTION! To the Highest Bidder.

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



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

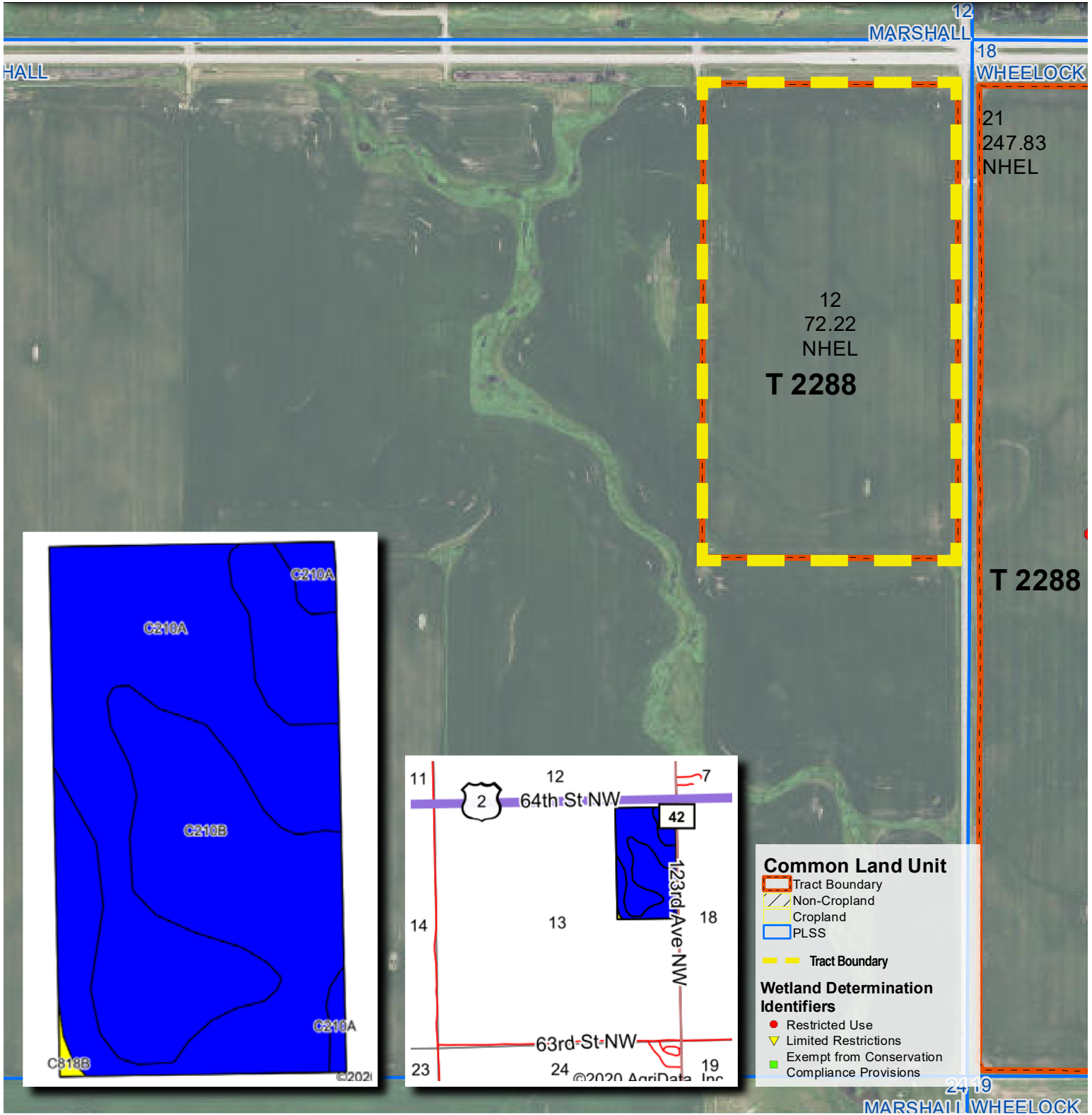
## Aerial Map - Marshall & Wheelock Townships [Sections 13 & 18] (Lines Approximate)



# Tract 1 Details (Lines Approximate)

Williams County, ND

Description: E1/2NE1/4 EX ST SECTION 13-156-99 • Total Acres: 74± • Cropland Acres: 73± • PID #: 35-156-99-00-13-050  
 Soil Productivity Index: 85 • Soils: Williams-Bowbells loams (99%), Lehr-Williams loams (1%) • Taxes (2019): \$379.15  
 NO US Fish & Wildlife Easement



Area Symbol: ND105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	36.81	51.0%		IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	35.12	48.6%		IIe	83
C818B	Lehr-Williams loams, 0 to 6 percent slopes	0.29	0.4%		IIIe	64
<b>Weighted Average</b>						<b>84.5</b>

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



2019 Williams County Real Estate Tax Statement

Statement No: 190222242

**Parcel Number**  
35-156-99-00-13-050

**Owner**  
OLSON, WANDA J

**Jurisdiction**  
Marshall Twp

**Physical Location**

**Legal Description**  
SCT:13 TWN:156 RNG:99  
E2NE EX ST  
SEC 13  
T156 R99 #639064

**Acres**  
73.280

**2019 TAX BREAKDOWN**

Net consolidated tax	379.15
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>379.15</b>
Less: 5% discount, if paid by February 18, 2020	-18.96
<b>Amount due by February 18, 2020</b>	<b>360.19</b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 2, 2020	189.58
Payment 2: Pay by October 15, 2020	189.57

**Legislative tax relief  
(3-year comparison)**

Legislative tax relief	<u>2017</u>	<u>2018</u>	<u>2019</u>
	0.00	0.00	0.00

**Tax distribution (3-year comparison):**

True and Full Value	44,678	48,550	48,550
Taxable Value	2,234	2,428	2,428
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<u>2,234</u>	<u>2,428</u>	<u>2,428</u>
<b>Total mill levy</b>	<u>143.650</u>	<u>149.290</u>	<u>156.160</u>

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

Ambulance	4.00	4.80	4.72
County	93.16	96.40	91.96
Fire	11.16	12.14	12.14
Garrison Conservancy	2.24	2.42	2.42
Npsd #2	163.28	195.86	216.97
Soil Conservation	2.34	2.22	2.40
Other	44.73	48.64	48.54

<b>Consolidated tax</b>	<u><b>320.91</b></u>	<u><b>362.48</b></u>	<u><b>379.15</b></u>
<b>Net effective tax rate</b>	<u><b>0.72%</b></u>	<u><b>0.75%</b></u>	<u><b>0.78%</b></u>

Penalty on 1st Installment & Specials:	
March 3, 2020 .....	3%
May 1, 2020 .....	6%
July 1, 2020 .....	9%
October 15, 2020 .....	12%
Penalty on 2nd Installment:	
October 16, 2020 .....	6%

**FOR ASSISTANCE, CONTACT:**

Office: Williams County Treasurer  
PO Box 2047  
206 East Broadway  
Williston, ND 58802

Phone: 701.577.4530

Email: treasurer@co.williams.nd.us

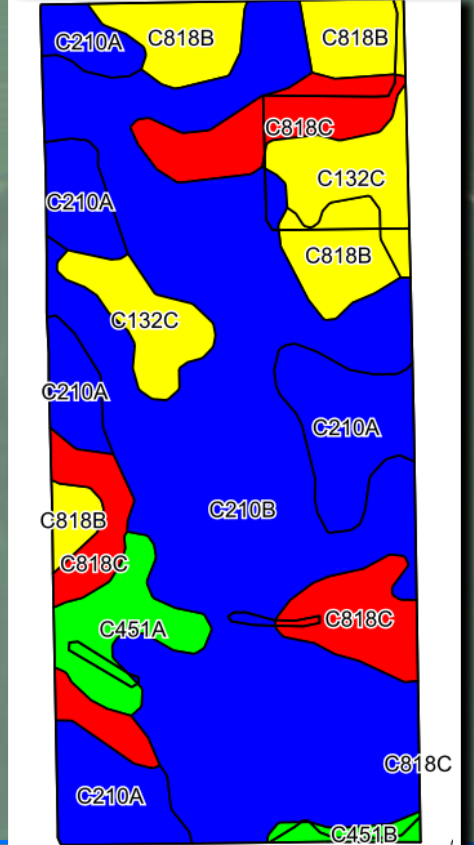
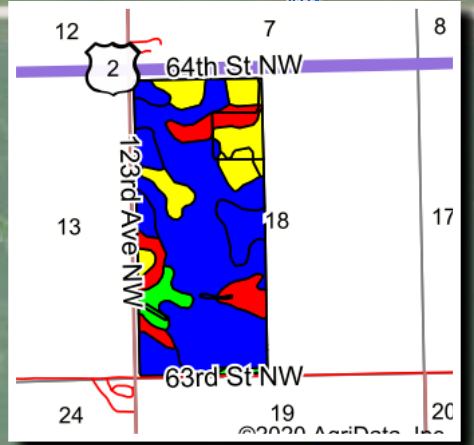
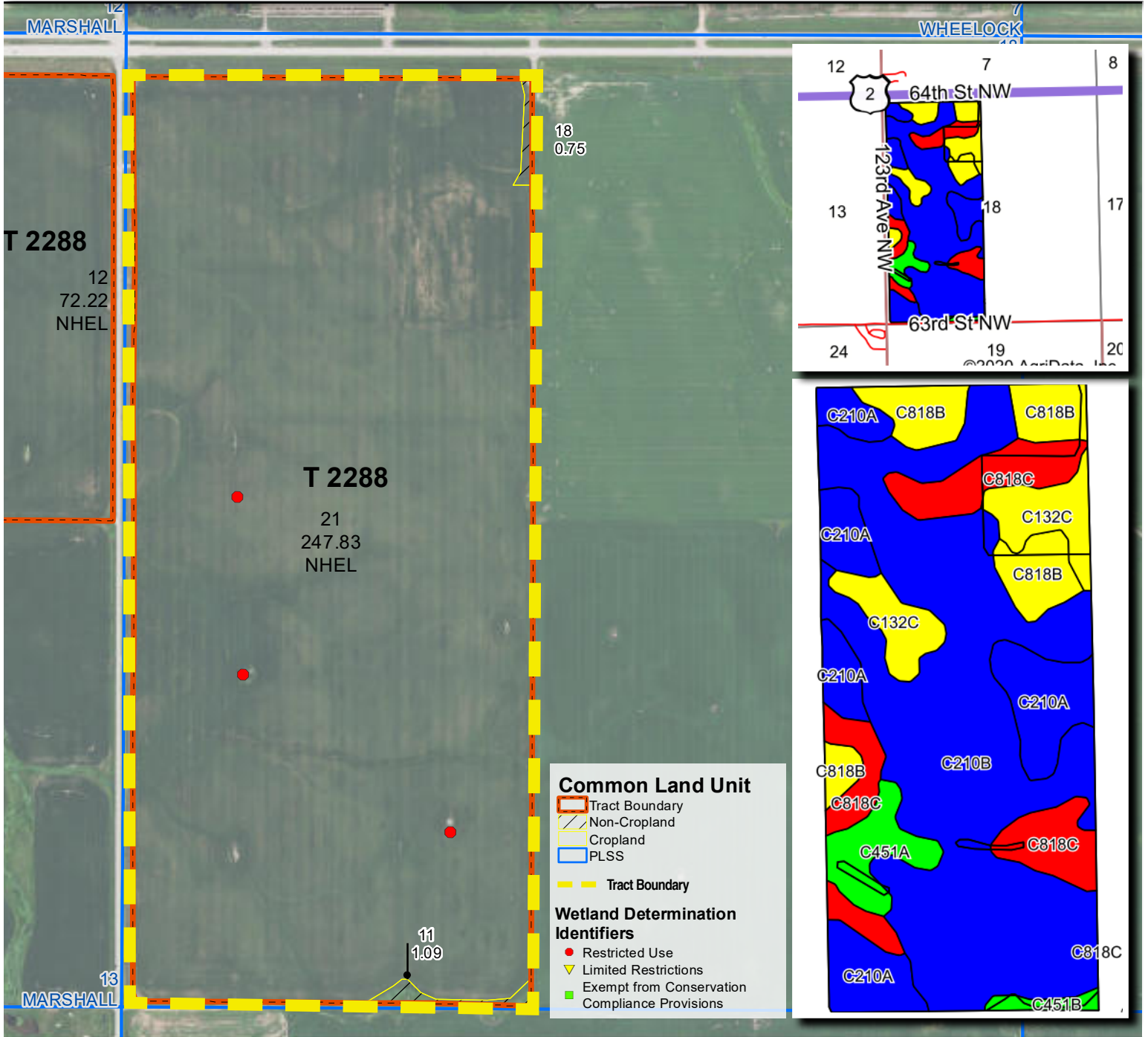


# Tract 2 Details (Lines Approximate)

Williams County, ND



**Description:** NE1/4NW1/4 L1 (28.25) EX ST; SE1/4NW1/4 NE1/4SW1/4 L2 (28.35) L3 28.45; L4 (28.55); SE1/4SW1/4 ALL IN SECTION 18-156-98 • **Total Acres:** 262±  
**Cropland Acres:** 248± • **PID #:** 29-156-98-00-18-030, 29-156-98-00-18-040, 29-156-98-00-18-050, & 29-156-98-00-18-060 • **Soil Productivity Index:** 77  
**Soils:** Williams-Bowbells loams (64%), Lehr-Williams loams (22%), Williams-Zahl-Zahill complex (7%) • **Taxes (2019):** \$1,064.74 • **NO US Fish & Wildlife Easement**



Area Symbol: ND105, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	128.66	51.5%		Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	36.83	14.8%		IIc	86
C818C	Lehr-Williams loams, 6 to 9 percent slopes	29.89	12.0%		IVe	47
C818B	Lehr-Williams loams, 0 to 6 percent slopes	23.95	9.6%		IIIe	64
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	17.72	7.1%		IIIe	61
C451A	Arnegard loam, 0 to 2 percent slopes	10.35	4.1%		IIc	98
C451B	Arnegard loam, 2 to 6 percent slopes	2.26	0.9%		Ile	93
<b>Weighted Average</b>						<b>76.5</b>

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

**2019 Williams County Real Estate Tax Statement**

Statement No: 190219905

**Parcel Number**  
29-156-98-00-18-040

**Owner**  
OLSON, WANDA J

**Jurisdiction**  
Wheelock Twp

**Physical Location**

**Legal Description**  
SCT:18 TWN:156 RNG:98  
NENW L1(28.25) EX ST  
SEC 18  
T156 R98 #639064

**Acres**  
56.780

**2019 TAX BREAKDOWN**

Net consolidated tax	200.13
Plus: Special Assessments	<u>0.00</u>
Total tax due	200.13
Less: 5% discount, if paid by February 18, 2020	<u>-10.01</u>
<b>Amount due by February 18, 2020</b>	<b><u>190.12</u></b>

Or pay in two installments (with no discount):

Payment 1: Pay by March 2, 2020	100.07
Payment 2: Pay by October 15, 2020	100.06

<b>Legislative tax relief (3-year comparison)</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Legislative tax relief	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

<b>Tax distribution (3-year comparison):</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
True and Full Value	26,338	28,448	28,568
Taxable Value	1,317	1,422	1,428
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	<u>1,317</u>	<u>1,422</u>	<u>1,428</u>
Total mill levy	<u>128.800</u>	<u>134.530</u>	<u>140.150</u>

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

Ambulance	2.36	2.82	2.78
County	54.96	56.47	54.09
Fire	6.58	7.10	7.14
Garrison Conservancy	1.32	1.42	1.42
Npsd #2	96.24	114.70	127.60
Soil Conservation	1.38	1.30	1.42
Other	<u>6.80</u>	<u>7.50</u>	<u>5.68</u>

**Consolidated tax** **169.64** **191.31** **200.13**

**Net effective tax rate** **0.64%** **0.67%** **0.70%**

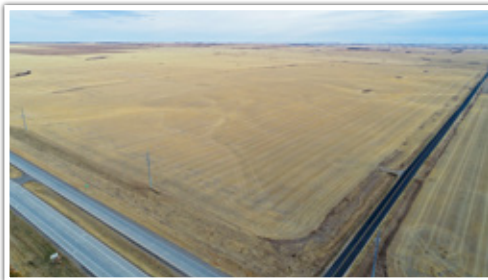
Penalty on 1st Installment & Specials:	
March 3, 2020	3%
May 1, 2020	6%
July 1, 2020	9%
October 15, 2020	12%
Penalty on 2nd Installment:	
October 16, 2020	6%

**FOR ASSISTANCE, CONTACT:**

Office: Williams County Treasurer  
PO Box 2047  
206 East Broadway  
Williston, ND 58802

Phone: 701.577.4530

Email: treasurer@co.williams.nd.us





2019 Williams County Real Estate Tax Statement

Statement No: 190219904

**Parcel Number**  
29-156-98-00-18-030

**Owner**  
OLSON, WANDA J

**Jurisdiction**  
Wheelock Twp

**Physical Location**

**2019 TAX BREAKDOWN**

Net consolidated tax	570.01
Plus: Special Assessments	0.00
Total tax due	570.01
Less: 5% discount, if paid by February 18, 2020	-28.50
<b>Amount due by February 18, 2020</b>	<b>541.51</b>

**Legal Description**

SCT:18 TWN:156 RNG:98  
SENEW NESW L2(28.35) L3(28.45)  
SEC 18  
T156 R98 #639064

**Acres**  
136.800

Or pay in two installments (with no discount):

Payment 1: Pay by March 2, 2020	285.01
Payment 2: Pay by October 15, 2020	285.00

**Legislative tax relief (3-year comparison)**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Legislative tax relief	0.00	0.00	0.00

**Tax distribution (3-year comparison):**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
True and Full Value	74,894	81,222	81,334
Taxable Value	3,745	4,061	4,067
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	3,745	4,061	4,067
Total mill levy	128.800	134.530	140.150

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

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Ambulance	6.70	8.04	7.90
County	156.20	161.22	154.03
Fire	18.72	20.30	20.34
Garrison Conservancy	3.74	4.06	4.06
Npsd #2	273.70	327.56	363.44
Soil Conservation	3.94	3.70	4.02
Other	19.36	21.44	16.22

Penalty on 1st Installment & Specials:	
March 3, 2020 .....	3%
May 1, 2020 .....	6%
July 1, 2020 .....	9%
October 15, 2020 .....	12%
Penalty on 2nd Installment:	
October 16, 2020 .....	6%

<b>Consolidated tax</b>	<b>482.36</b>	<b>546.32</b>	<b>570.01</b>
<b>Net effective tax rate</b>	<b>0.64%</b>	<b>0.67%</b>	<b>0.70%</b>

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Williston, ND 58802

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Email: treasurer@co.williams.nd.us





2019 Williams County Real Estate Tax Statement

Statement No: 190219908

Parcel Number  
29-156-98-00-18-060  
Owner  
OLSON, WANDA J

Jurisdiction  
Wheelock Twp  
Physical Location

**2019 TAX BREAKDOWN**

Net consolidated tax	119.97
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>119.97</b>
Less: 5% discount, if paid by February 18, 2020	-6.00
<b>Amount due by February 18, 2020</b>	<b>113.97</b>

Legal Description  
SCT:18 TWN:156 RNG:98  
L4(28.55)  
SEC 18  
T156 R98 #639064  
Acres  
28.550

Legislative tax relief (3-year comparison)

	2017	2018	2019
Legislative tax relief	0.00	0.00	0.00

Tax distribution (3-year comparison):

	2017	2018	2019
True and Full Value	15,774	17,088	17,126
Taxable Value	789	854	856
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>789</b>	<b>854</b>	<b>856</b>
Total mill levy	128.800	134.530	140.150

Taxes By District (in dollars):

Ambulance	1.42	1.69	1.66
County	32.92	33.92	32.42
Fire	3.94	4.26	4.28
Garrison Conservancy	0.79	0.86	0.86
Npsd #2	57.68	68.88	76.49
Soil Conservation	0.82	0.78	0.84
Other	4.06	4.50	3.42

<b>Consolidated tax</b>	<b>101.63</b>	<b>114.89</b>	<b>119.97</b>
<b>Net effective tax rate</b>	<b>0.64%</b>	<b>0.67%</b>	<b>0.70%</b>

Or pay in two installments (with no discount):  
Payment 1: Pay by March 2, 2020 59.99  
Payment 2: Pay by October 15, 2020 59.98

Penalty on 1st Installment & Specials:	
March 3, 2020	3%
May 1, 2020	6%
July 1, 2020	9%
October 15, 2020	12%
Penalty on 2nd Installment:	
October 16, 2020	6%

FOR ASSISTANCE, CONTACT:

Office: Williams County Treasurer  
PO Box 2047  
206 East Broadway  
Williston, ND 58802  
Phone: 701.577.4530  
Email: treasurer@co.williams.nd.us

2019 Williams County Real Estate Tax Statement

Statement No: 190219907

Parcel Number  
29-156-98-00-18-050  
Owner  
OLSON, WANDA J

Jurisdiction  
Wheelock Twp  
Physical Location

**2019 TAX BREAKDOWN**

Net consolidated tax	174.63
Plus: Special Assessments	0.00
<b>Total tax due</b>	<b>174.63</b>
Less: 5% discount, if paid by February 18, 2020	-8.73
<b>Amount due by February 18, 2020</b>	<b>165.90</b>

Legal Description  
SCT:18 TWN:156 RNG:98  
SESW  
SEC 18  
T156 R98 #639064  
Acres  
40.000

Legislative tax relief (3-year comparison)

	2017	2018	2019
Legislative tax relief	0.00	0.00	0.00

Tax distribution (3-year comparison):

	2017	2018	2019
True and Full Value	22,942	24,860	24,910
Taxable Value	1,147	1,243	1,246
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
<b>Net Taxable Value</b>	<b>1,147</b>	<b>1,243</b>	<b>1,246</b>
Total mill levy	128.800	134.530	140.150

Taxes By District (in dollars):

Ambulance	2.06	2.46	2.42
County	47.81	49.32	47.19
Fire	5.74	6.22	6.24
Garrison Conservancy	1.14	1.24	1.24
Npsd #2	83.84	100.26	111.34
Soil Conservation	1.20	1.14	1.24
Other	5.94	6.58	4.96

<b>Consolidated tax</b>	<b>147.73</b>	<b>167.22</b>	<b>174.63</b>
<b>Net effective tax rate</b>	<b>0.64%</b>	<b>0.67%</b>	<b>0.70%</b>

Or pay in two installments (with no discount):  
Payment 1: Pay by March 2, 2020 87.32  
Payment 2: Pay by October 15, 2020 87.31

Penalty on 1st Installment & Specials:	
March 3, 2020	3%
May 1, 2020	6%
July 1, 2020	9%
October 15, 2020	12%
Penalty on 2nd Installment:	
October 16, 2020	6%

FOR ASSISTANCE, CONTACT:

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PO Box 2047  
206 East Broadway  
Williston, ND 58802  
Phone: 701.577.4530  
Email: treasurer@co.williams.nd.us

FARM: 7611

North Dakota

U.S. Department of Agriculture

Prepared: 10/8/20 12:35 PM

Williams

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

DIV 7368

Farms Associated with Operator:

1677, 6251, 7610, 10499, 10757

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
321.89	320.05	320.05	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	320.05	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SOYBN, LENTI	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	180.66	32	0.00
SOYBEANS	14.69	14	0.00
LENTILS	65.05	1618	0.00
<b>Total Base Acres:</b>	260.4		

Tract Number: 2288 Description 341,342/L1;2;3;4;EW18 156 98;ENE13 156 99

FSA Physical Location : Williams, ND ANSI Physical Location: Williams, 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

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
321.89	320.05	320.05	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	320.05	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	180.66	32	0.00
SOYBEANS	14.69	14	0.00





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Williams County, ND  
**Tuesday, November 24 from 8AM-12PM** <sup>2020</sup>



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](http://SteffesGroup.com)