

MCLEAN COUNTY
NORTH DAKOTA

Wednesday, October 21 at 11AM²⁰²⁰

LAND AUCTION



Built on Trust.



Auction Location: American Legion, 23 east 2nd Ave, Turtle Lake, ND 58575

Land Location: Turtle Lake, ND. See page 4 for driving directions.

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

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | SteffesGroup.com

RUTTER FAMILY TRUST. Shirley A. Rutter, Trustee.

For more information please contact our office at 701.237.9173, or Max Steffes, 701.212.2849, or visit SteffesGroup.com

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

**1,456±
acres**

To be Sold in 5 Tracts!

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 guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Friday, December 4th, 2020**.
- Seller will provide up-to-date date abstracts at their expense and will convey property by **Trustee/Warranty Deed**.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects
- **2020 Taxes to be paid by the seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property

is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price must **be paid in full at closing**. Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- 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.

**Selling Choice
with
the Privilege**

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

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

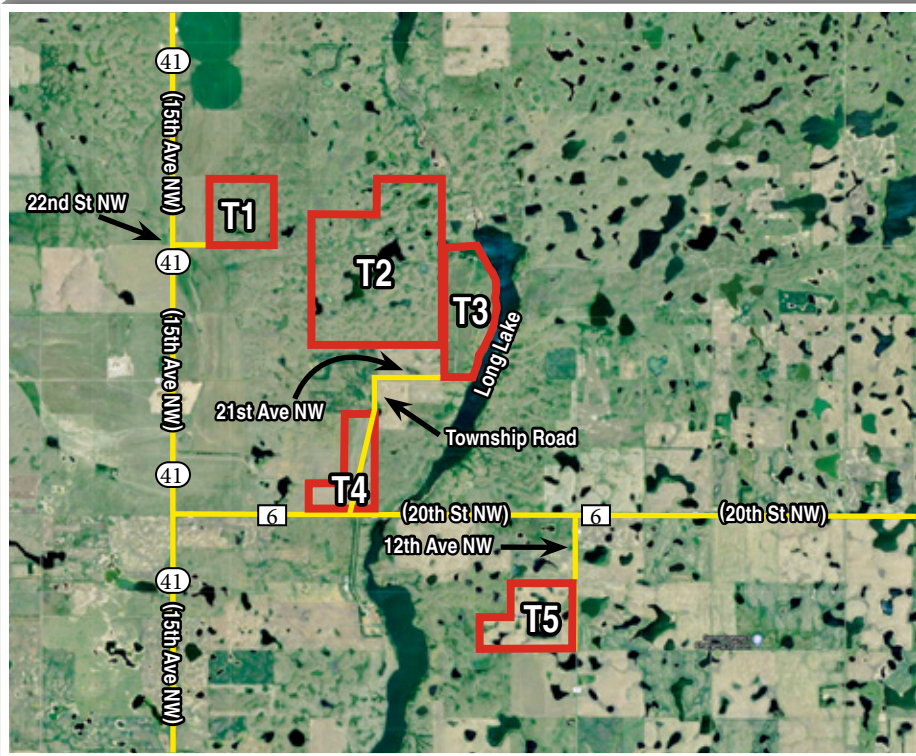
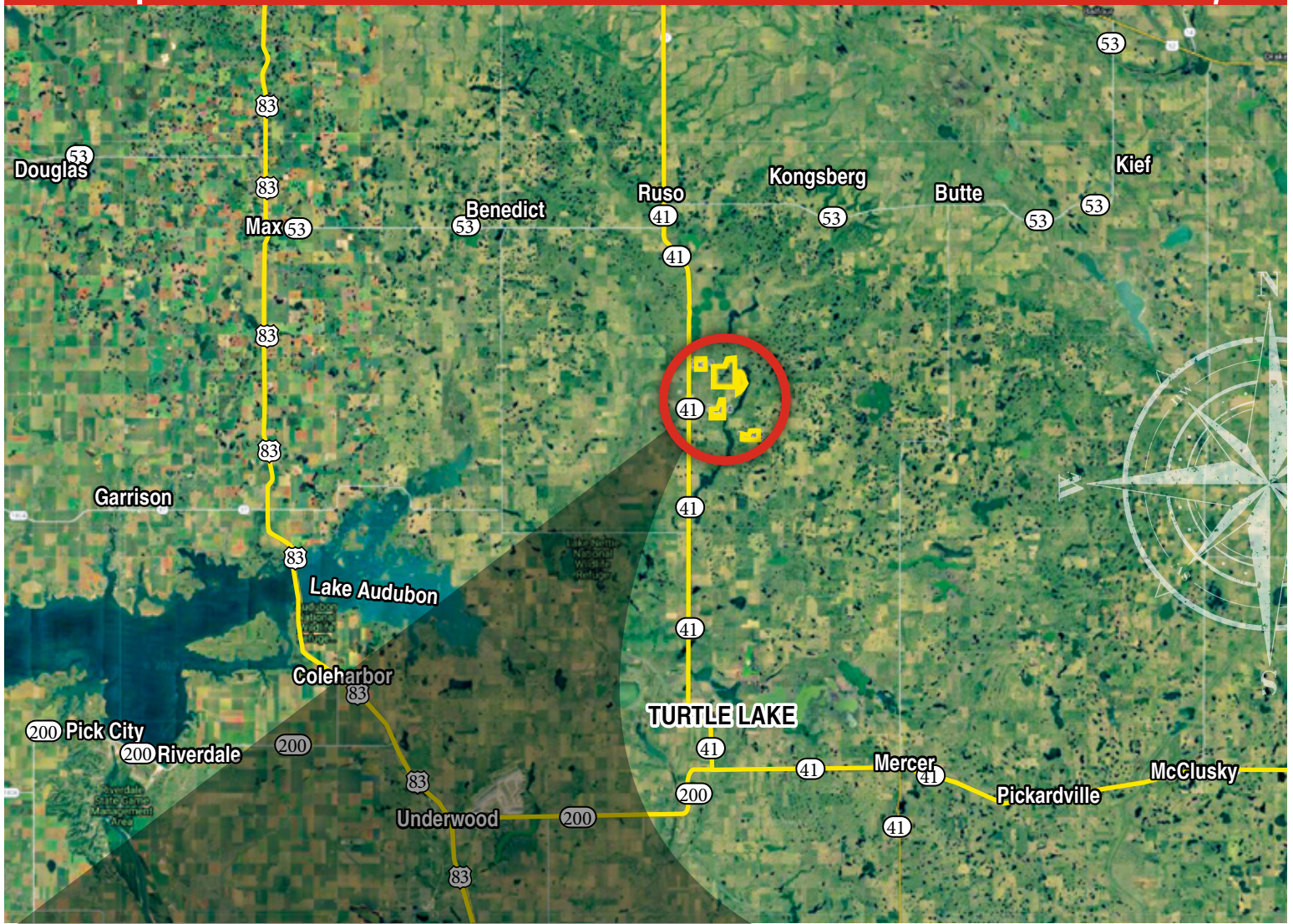
Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	X	TBD	TBD
Tract #2	Multiplier	X	TBD	TBD
Tract #3	Multiplier	X	TBD	TBD
Tract #4	Multiplier	X	TBD	TBD
Tract #5	Multiplier	X	TBD	TBD



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Description:

Horseshoe Valley Township
Sections 10, 11, 13, 14, 23, & 25

Acres:

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

Directions:

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

T-149-N

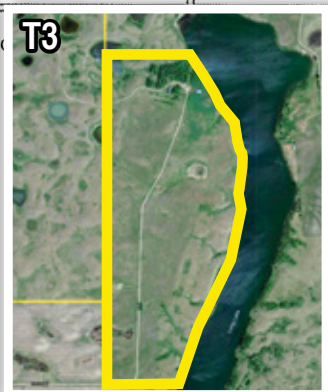
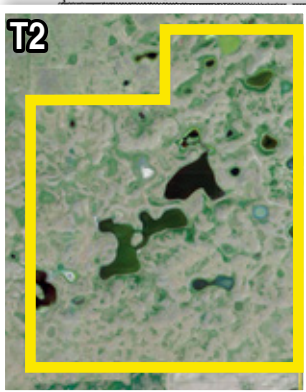
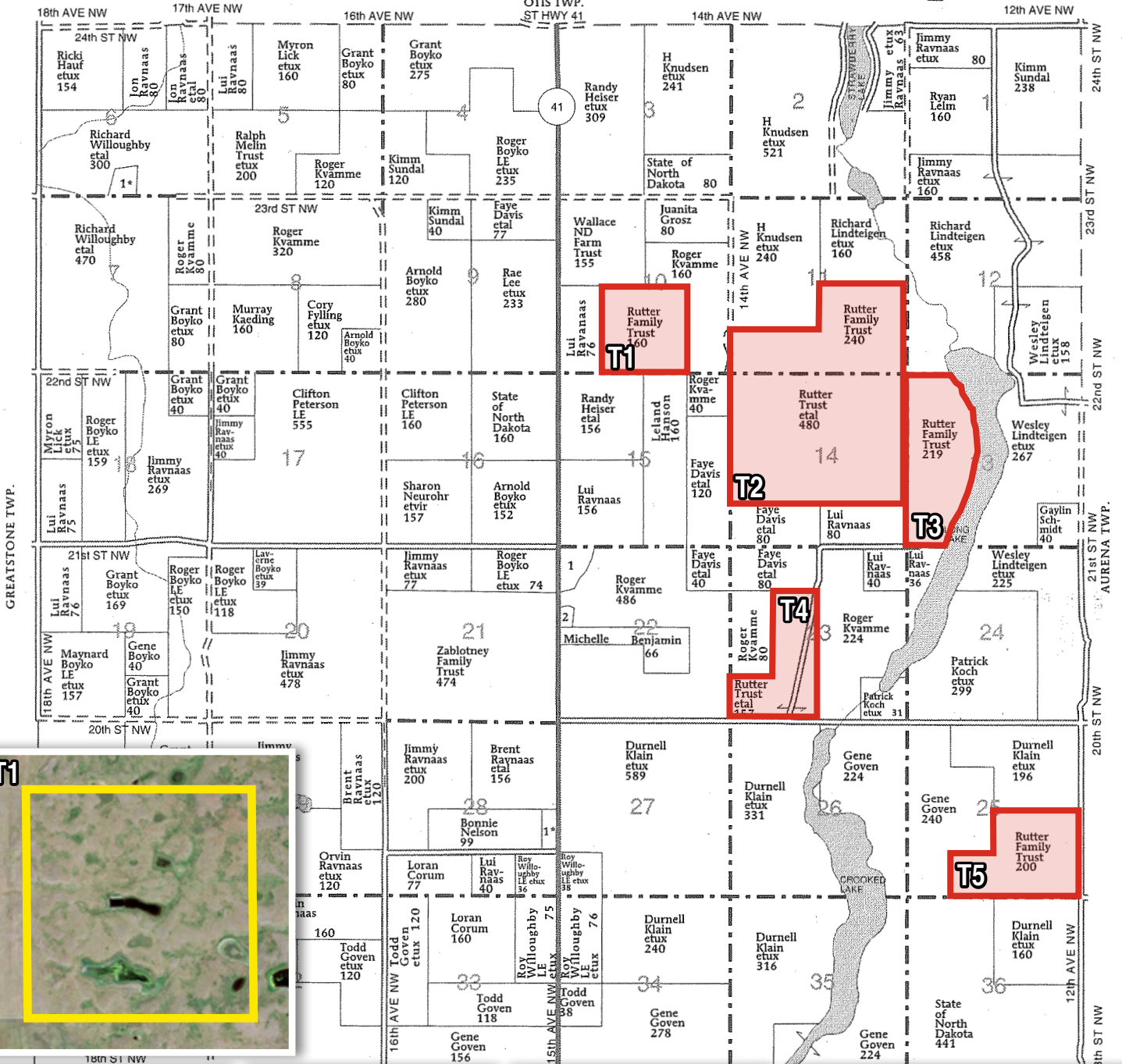
HORSESHOE VALLEY PLAT

R-80-W

(Landowners)






OTIS TWP.

ST HWY 41

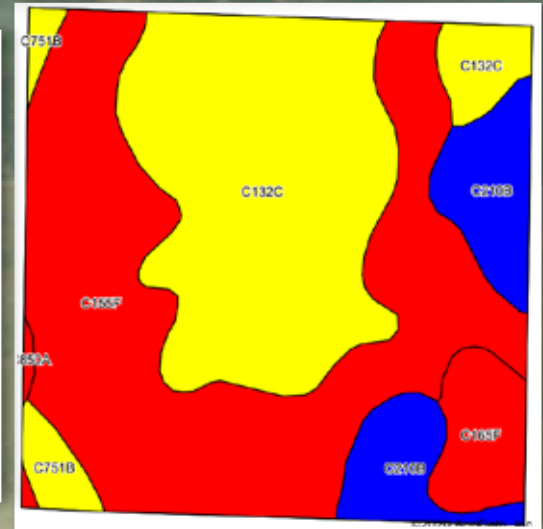
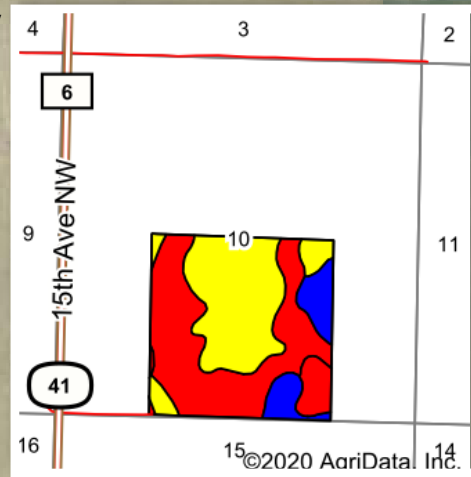


(Lines Approximate)

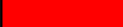





Description: E1/2SW1/4; W1/2SE1/4 Section 10-149-80 • Total Acres: 160± • Non-Cropland/Pasture Acres: 160± • PID #: 47-0010-06051-000
 Soil Productivity Index: 46 • Soils: Zahi-Max-Amegard loams (45%), Williams-Zahl-Zahill complex (37%), Willaims-Bowbells loams (11%) • Taxes (2019): \$666.30

- Common Land Unit**
-  Non-Cropland
 -  Cropland
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

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



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C155F	Zahl-Max-Amegard loams, 15 to 60 percent slopes	71.62	44.4%		VIIe	25
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	59.15	36.7%		IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	17.10	10.6%		IIe	83
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	8.31	5.2%		VIIe	30
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	4.43	2.7%		IIIe	63
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	0.71	0.4%		IIIe	40
Weighted Average						45.7

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

2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
47-0010-06051-000

Jurisdiction
 HORSESHOE VALLEY TOWNSHIP

Statement No: 7,533

Physical Location

Lot: Blk: Sec: 10 Twp: 149 Rng: 80
 Addition: Acres: 160.00

477218A

2019 TAX BREAKDOWN

Net consolidated tax 666.30
 Plus:Special assessments
 Total tax due 666.30
 Less: 5% discount,
 if paid by Feb.15th 33.32

Statement Name
RUTTER FAMILY TRUST

Amount due by Feb.17th 632.98

Legal Description
 E2SW4, W2SE4 10-149-80

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

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	411.53	420.10	432.50

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	69,200	71,500	73,800
Taxable value	3,460	3,575	3,690
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	3,460	3,575	3,690

Total mill levy	157.80	164.82	180.57
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ESCROW COMPANY NAME:

Taxes By District (in dollars):

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

NOTE:

Consolidated tax	620.44	589.23	666.30
Less: 12% state-pd credit	74.45		

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

Net consolidated tax->	545.99	589.23	666.30
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Net effective tax rate>	.79%	.82%	.90%
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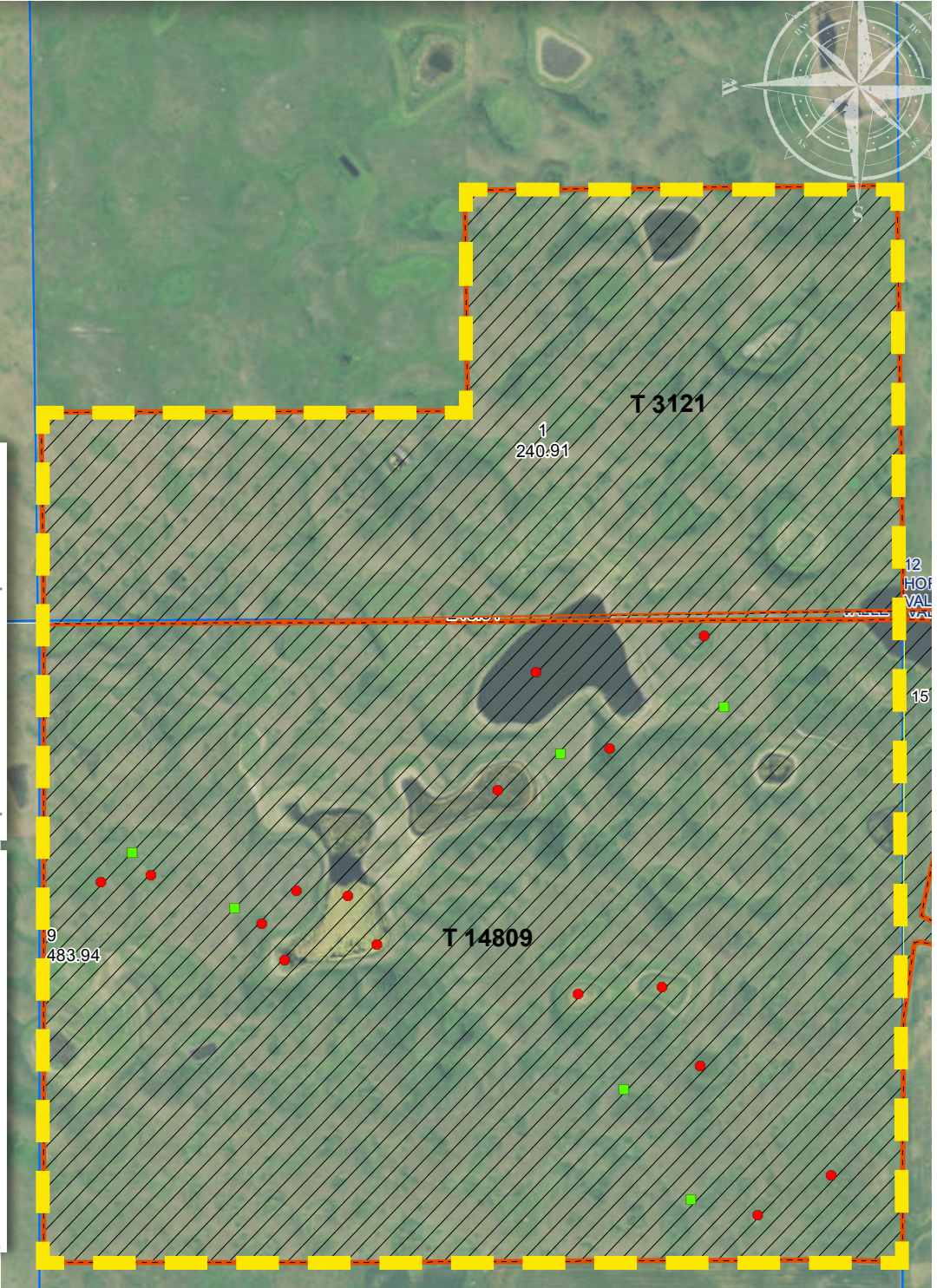
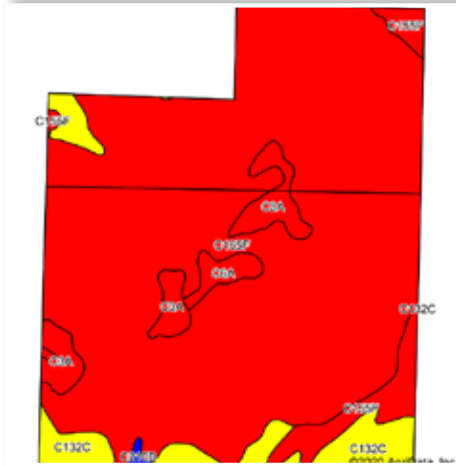
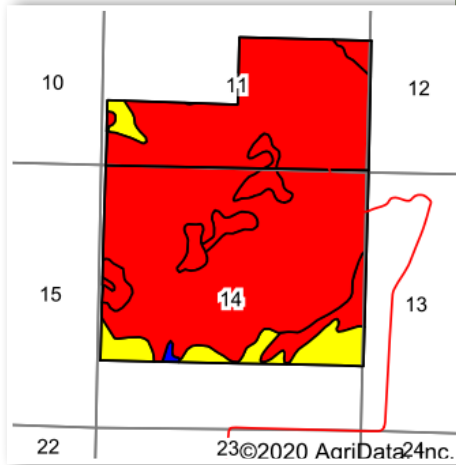
Tract 2 Details

McLean County, ND







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

- Common Land Unit**
-  Tract Boundary
 -  Non-Cropland
 -  Cropland
 -  PLSS
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation
 -  Compliance Provisions

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



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	594.25	82.0%		VIIe	30
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	55.57	7.7%		IIIe	61
C3A	Parnell silty clay loam, 0 to 1 percent slopes	32.97	4.5%		Vw	20
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	31.44	4.3%		VIIe	25
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	8.96	1.2%		IVw	37
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.66	0.2%		Ile	83
Weighted Average						31.9

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

2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0011-06058-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,539

Physical Location

Lot: Blk: Sec: 11 Twp: 149 Rng: 80
 Addition: Acres: 160.00

477218A

Statement Name
RUTTER FAMILY TRUST

Legal Description

SE4 11-149-80

2019 TAX BREAKDOWN

Net consolidated tax 398.16
 Plus: Special assessments
 Total tax due 398.16
 Less: 5% discount,
 if paid by Feb.15th 19.91

Amount due by Feb.17th	378.25
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Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 199.08
 Payment 2: Pay by Oct.15th 199.08

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	247.40	245.01	258.45

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

	2017	2018	2019
True and full value	41,600	41,700	44,100
Taxable value	2,080	2,085	2,205
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,080	2,085	2,205
Total mill levy	157.80	164.82	180.57

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	93.94	93.72	116.61
COUNTY ROADS	47.27	41.70	44.10
SPECIAL DIST.	27.51	23.85	31.13
TOWNSHIP	16.59	14.62	16.54
SCHOOL DIST.	170.23	154.77	174.24
FIRE DIST.	9.62	8.19	8.51
AMBULANCE	7.82	6.80	7.03
Consolidated tax	372.98	343.65	398.16
Less: 12% state-pd credit	44.76		
Net consolidated tax->	328.22	343.65	398.16
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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



2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

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

Statement No: 7,540

Physical Location

Lot: Blk: Sec: 11 Twp: 149 Rng: 80
 Addition: Acres: 80.00

477218A

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

2019 TAX BREAKDOWN

Statement Name
RUTTER FAMILY TRUST

Amount due by Feb.17th 208.42

Legal Description
 S2SW 11-149-80

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

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	136.19	135.72	142.41

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	22,900	23,100	24,300
Taxable value	1,145	1,155	1,215
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	1,145	1,155	1,215
Total mill levy	157.80	164.82	180.57

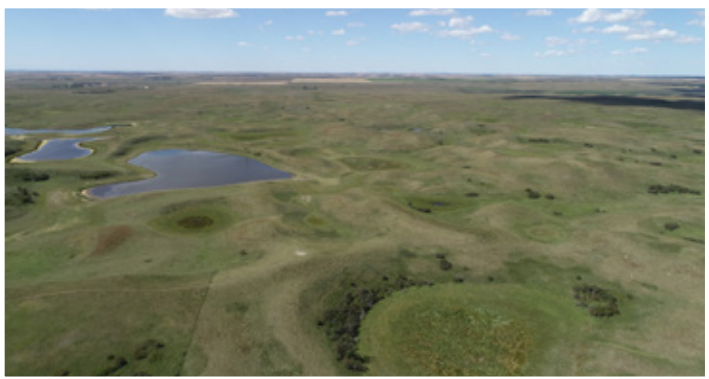
ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	51.70	51.91	64.24
COUNTY ROADS	26.02	23.10	24.30
SPECIAL DIST.	15.15	13.21	17.16
TOWNSHIP	9.13	8.10	9.11
SCHOOL DIST.	93.71	85.74	96.01
FIRE DIST.	5.30	4.54	4.69
AMBULANCE	4.31	3.77	3.88
Consolidated tax	205.32	190.37	219.39
Less: 12% state-pd credit	24.64		
Net consolidated tax->	180.68	190.37	219.39
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0014-06071-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,553

Physical Location

Lot: Blk: Sec: 14 Twp: 149 Rng: 80
 Addition: Acres: 160.00

477218A

2019 TAX BREAKDOWN

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

Amount due by Feb.17th 387.69

Statement Name
RUTTER FAMILY TRUST

Legal Description

NE4 14-149-80

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

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	253.94	252.06	264.89

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	42,700	42,900	45,200
Taxable value	2,135	2,145	2,260
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,135	2,145	2,260
Total mill levy	157.80	164.82	180.57

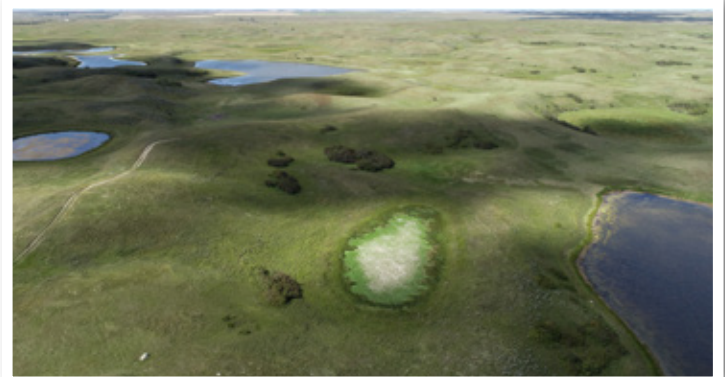
ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	96.42	96.42	119.51
COUNTY ROADS	48.52	42.90	45.20
SPECIAL DIST.	28.24	24.54	31.91
TOWNSHIP	17.03	15.04	16.95
SCHOOL DIST.	174.73	159.22	178.59
FIRE DIST.	9.87	8.43	8.72
AMBULANCE	8.03	6.99	7.21
Consolidated tax	382.84	353.54	408.09
Less: 12% state-pd credit	45.94		
Net consolidated tax->	336.90	353.54	408.09
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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 www.mcleancountynd.gov



2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0014-06073-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,555

Physical Location

Lot: Blk: Sec: 14 Twp: 149 Rng: 80
 Addition: Acres: 160.00

477218A

Statement Name
RUTTER FAMILY TRUST

Legal Description
 N2SE, N2SW 14-149-80

2019 TAX BREAKDOWN

Net consolidated tax 545.32
 Plus: Special assessments
 Total tax due 545.32
 Less: 5% discount,
 if paid by Feb.15th 27.27

Amount due by Feb.17th 518.05

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 272.66
 Payment 2: Pay by Oct.15th 272.66

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	337.19	341.37	353.97

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	56,700	58,100	60,400
Taxable value	2,835	2,905	3,020
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,835	2,905	3,020
Total mill levy	157.80	164.82	180.57

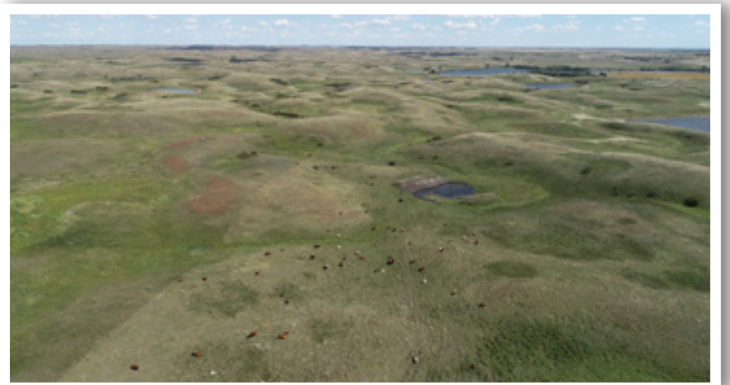
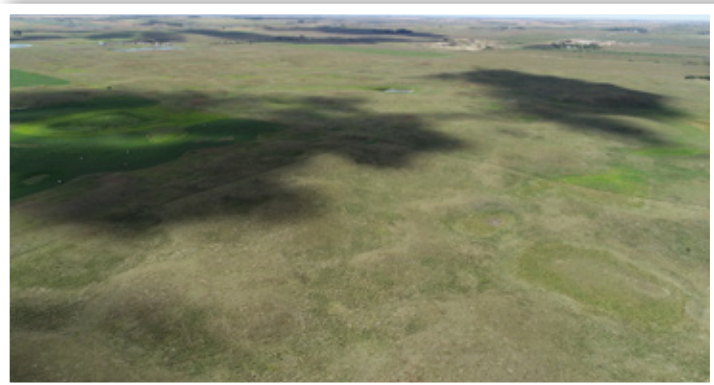
ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	128.02	130.58	159.70
COUNTY ROADS	64.43	58.10	60.40
SPECIAL DIST.	37.50	33.23	42.64
TOWNSHIP	22.62	20.36	22.65
SCHOOL DIST.	232.02	215.64	238.64
FIRE DIST.	13.11	11.42	11.66
AMBULANCE	10.66	9.47	9.63
Consolidated tax	508.36	478.80	545.32
Less: 12% state-pd credit	61.00		
Net consolidated tax->	447.36	478.80	545.32
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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



2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0014-06075-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,557

Physical Location

Lot: Blk: Sec: 14 Twp: 149 Rng: 80
 Addition: Acres: 160.00

477218A

Net consolidated tax 412.60
 Plus:Special assessments
 Total tax due 412.60
 Less: 5% discount,
 if paid by Feb.15th 20.63

2019 TAX BREAKDOWN

Statement Name
RUTTER FAMILY TRUST

Amount due by Feb.17th 391.97

Legal Description
 NW4 14-149-80

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 206.30
 Payment 2: Pay by Oct.15th 206.30

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	256.91	255.00	267.82

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	43,200	43,400	45,700
Taxable value	2,160	2,170	2,285
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,160	2,170	2,285
Total mill levy	157.80	164.82	180.57

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	97.55	97.55	120.83
COUNTY ROADS	49.09	43.40	45.70
SPECIAL DIST.	28.57	24.82	32.26
TOWNSHIP	17.23	15.21	17.14
SCHOOL DIST.	176.78	161.08	180.56
FIRE DIST.	9.99	8.53	8.82
AMBULANCE	8.12	7.07	7.29
Consolidated tax	387.33	357.66	412.60
Less: 12% state-pd credit	46.48		
Net consolidated tax->	340.85	357.66	412.60
Net effective tax rate>	.79%	.82%	.90%

NOTE:

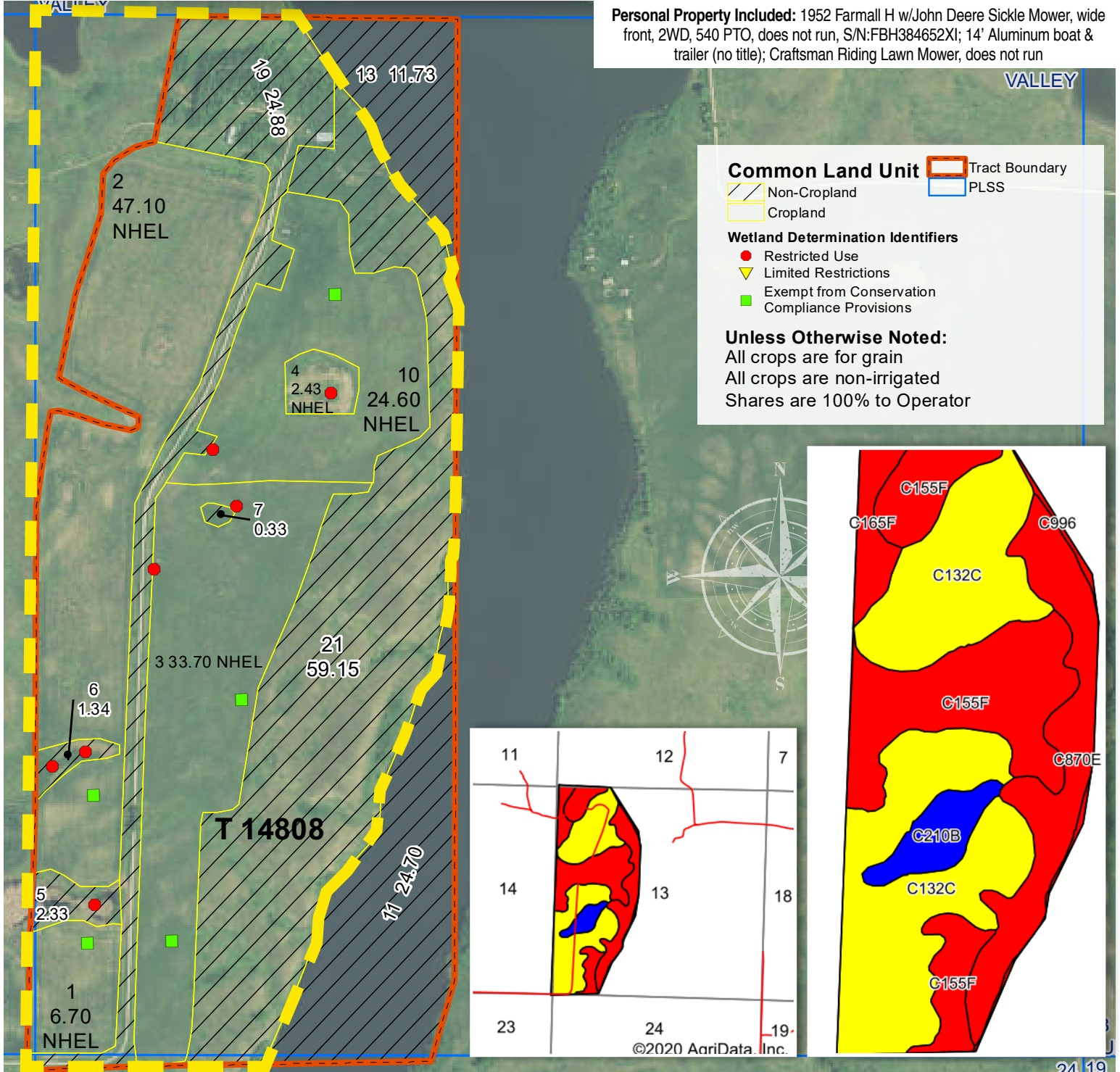
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Tract 3 Details

Description: NW1/4SW1/4; SW1/4NW1/4 Including Lots 1, 2, 3, & 4 Section 13-149-80 • **Total Acres:** 219± • **Cropland Acres:** 115± • **Non-Cropland/Pasture Acres:** 104±
PID #: 47-0013-06066-000 & 47-0013-06067-000 • **Machine Shed:** 80'x40', pole frame, dirt floors • **House:** 35'x30', 2-story, well, septic, needs work
Soil Productivity Index: 44 • **Soils:** Williams-Zahl-Zahill complex (46%), Zahl-Max-Arnegard loams (29%), Wabek-Lehr-Appam complex (17%) • **Taxes (2019):** \$1,172.98

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



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	99.66	45.4%	Yellow	IIIe	61
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	61.75	28.2%	Red	VIIe	25
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	36.22	16.5%	Red	VIIIs	23
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	10.23	4.7%	Blue	IIe	83
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	9.13	4.2%	Red	VIIe	30
C996	Water	2.32	1.1%	Red	VIIIw	0
Weighted Average						43.7

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

2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0013-06066-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,547

2019 TAX BREAKDOWN

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

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

Statement Name
RUTTER FAMILY TRUST

Amount due by Feb.17th 855.30

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

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

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	569.25	575.33	584.41

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	99,800	102,000	103,800
Taxable value	4,786	4,896	4,986
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,786	4,896	4,986
Total mill levy	157.80	164.82	180.57

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	216.13	220.08	263.66
COUNTY ROADS	108.77	97.92	99.72
SPECIAL DIST.	63.31	56.01	70.40
TOWNSHIP	38.18	34.32	37.39
SCHOOL DIST.	391.69	363.43	393.99
FIRE DIST.	22.14	19.24	19.25
AMBULANCE	18.00	15.96	15.91
Consolidated tax	858.22	806.96	900.32
Less: 12% state-pd credit	102.99		
Net consolidated tax->	755.23	806.96	900.32
Net effective tax rate>	.76%	.79%	.86%

NOTE:

FOR ASSISTANCE, CONTACT:
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 PO BOX 1108
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 701-462-8541
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2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0013-06067-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,548

2019 TAX BREAKDOWN

Physical Location
 477218A
 Lot: 2-3-4 Blk: Sec: 13 Twp: 149 Rng: 80
 Addition: Acres: 85.80

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

Statement Name
RUTTER FAMILY TRUST

Amount due by Feb.17th 259.03

Legal Description
 LOTS 2-3-4 13-149-80

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 136.33
 Payment 2: Pay by Oct.15th 136.33

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	<u>168.89</u>	<u>172.15</u>	<u>176.99</u>

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	28,400	29,300	30,200
Taxable value	1,420	1,465	1,510
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	<u>1,420</u>	<u>1,465</u>	<u>1,510</u>
Total mill levy	<u>157.80</u>	<u>164.82</u>	<u>180.57</u>

ESCROW COMPANY NAME:

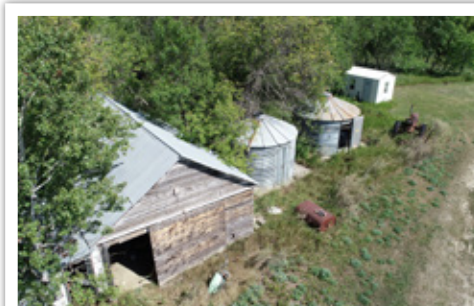
Taxes By District (in dollars):

COUNTY & STATE	64.13	65.84	79.85
COUNTY ROADS	32.27	29.30	30.20
SPECIAL DIST.	18.78	16.76	21.32
TOWNSHIP	11.33	10.27	11.32
SCHOOL DIST.	116.22	108.75	119.32
FIRE DIST.	6.57	5.76	5.83
AMBULANCE	5.34	4.78	4.82
Consolidated tax	<u>254.64</u>	<u>241.46</u>	<u>272.66</u>
Less: 12% state-pd credit	<u>30.56</u>		
Net consolidated tax->	<u>224.08</u>	<u>241.46</u>	<u>272.66</u>
Net effective tax rate>	<u>.79%</u>	<u>.82%</u>	<u>.90%</u>

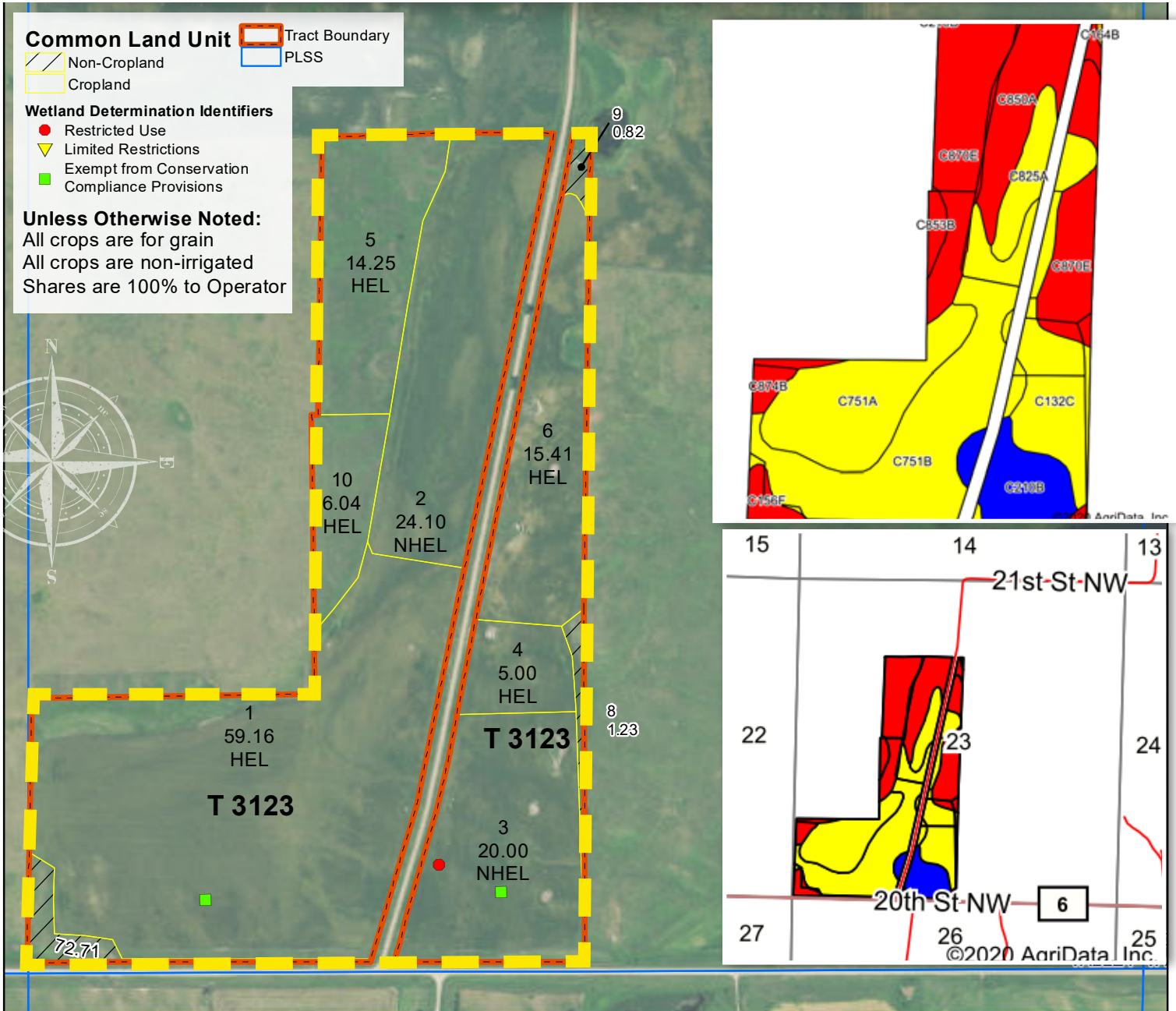
NOTE:

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Description: SE1/4NW1/4; NE1/4SW1/4; S1/2S1/4 Section 23-149-80 • **Total Acres:** 157± • **Cropland Acres:** 144± • **PID #:** 47-0023-06118-000
Soil Productivity Index: 53 • **Soils:** Parshall fine sandy loam (42%), Wabek-Lehr-Appam complex (20%), Ruso coarse sandy loam (11%) • **Taxes (2019):** \$842.36



Area Symbol: ND055_Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	39.85	26.8%		IIIe	63
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	29.87	20.1%		VIIIs	23
C751A	Parshall fine sandy loam, 0 to 2 percent slopes	21.85	14.7%		IIIe	67
C850A	Ruso coarse sandy loam, 0 to 2 percent slopes	16.79	11.3%		IIIe	40
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	14.19	9.5%		IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	10.88	7.3%		Ile	83
C825A	Divide loam, 0 to 2 percent slopes	8.76	5.9%		IIs	62
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	2.34	1.6%		VIIe	36
C874B	Wabek-Appam complex, 2 to 6 percent slopes	1.85	1.2%		VIIs	32
C853B	Ruso-Appam complex, 2 to 6 percent slopes	1.71	1.1%		IIIe	39
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	0.49	0.3%		VIIe	25
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	0.14	0.1%		Ile	79
Weighted Average						53

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

2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: **47-0023-06118-000**
 Jurisdiction: **HORSESHOE VALLEY TOWNSHIP**

Statement No: **7,606**

Physical Location

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

Statement Name
RUTTER FAMILY TRUST

Legal Description

SENW, E2SW, SWSW 23-149-80

2019 TAX BREAKDOWN

Net consolidated tax 842.36
 Plus: Special assessments
 Total tax due 842.36
 Less: 5% discount, if paid by Feb.15th 42.12

Amount due by Feb.17th 800.24

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

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	518.58	535.26	546.78

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	87,200	91,100	93,300
Taxable value	4,360	4,555	4,665
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,360	4,555	4,665
Total mill levy	157.80	164.82	180.57

ESCROW COMPANY NAME:

Taxes By District (in dollars):

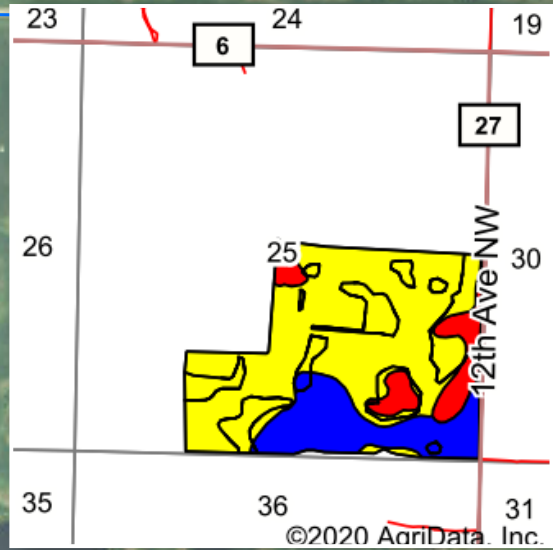
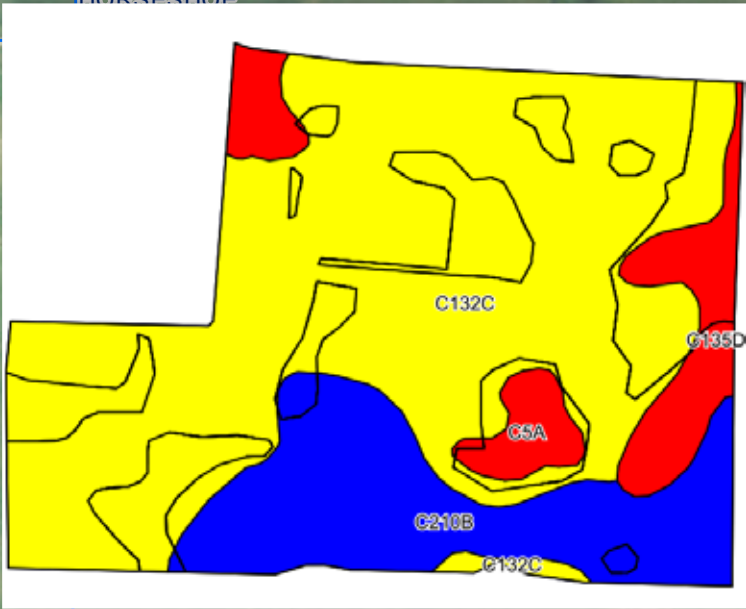
COUNTY & STATE	196.89	204.75	246.68
COUNTY ROADS	99.09	91.10	93.30
SPECIAL DIST.	57.67	52.11	65.87
TOWNSHIP	34.78	31.93	34.99
SCHOOL DIST.	356.83	338.12	368.63
FIRE DIST.	20.17	17.90	18.01
AMBULANCE	16.40	14.85	14.88
Consolidated tax	781.83	750.76	842.36
Less: 12% state-pd credit	93.82		
Net consolidated tax->	688.01	750.76	842.36
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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



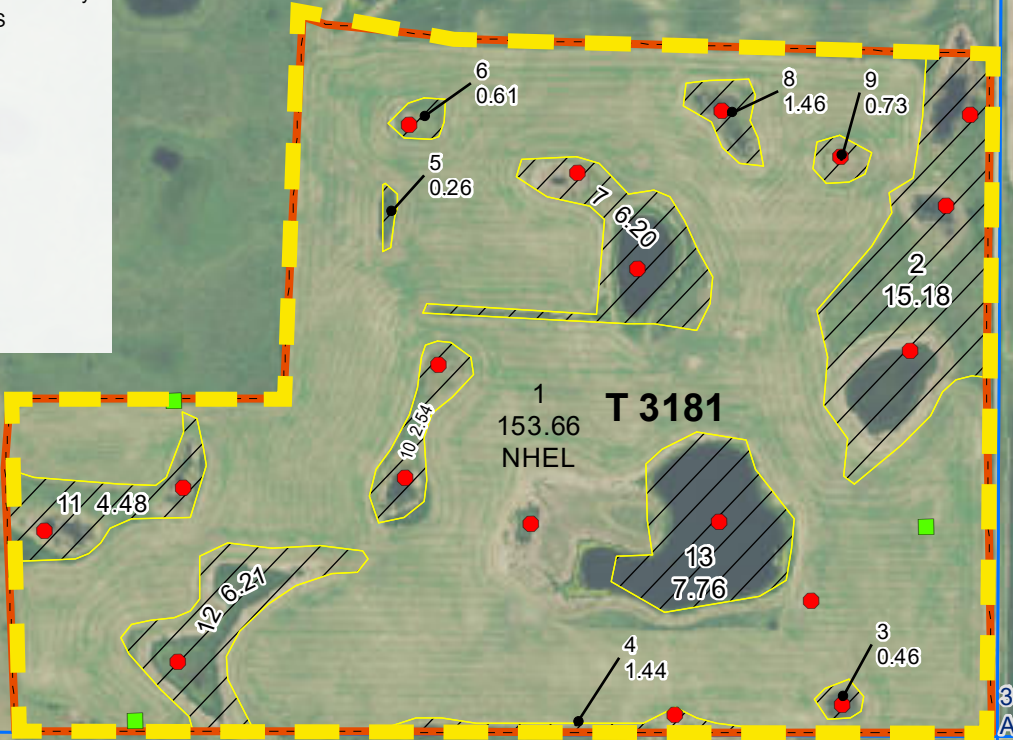
Common Land Unit

- Tract Boundary (dashed orange line)
- PLSS (blue outline)
- Non-Cropland (hatched yellow)
- Cropland (yellow)

Wetland Determination Identifiers

- Restricted Use (red dot)
- Limited Restrictions (yellow triangle)
- Exempt from Conservation Compliance Provisions (green square)

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



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	137.33	68.8%		IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	40.11	20.1%		Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	16.75	8.4%		VIe	43
C5A	Southam silty clay loam, 0 to 1 percent slopes	5.36	2.7%		VIIIw	5
Weighted Average						62.4

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

2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 47-0025-06134-000 Jurisdiction HORSESHOE VALLEY TOWNSHIP

Statement No: 7,623

Physical Location

Lot: Blk: Sec: 25 Twp: 149 Rng: 80
 Addition: Acres: 40.00

Statement Name
RUTTER FAMILY TRUST

Legal Description
 SE4SW4 25-149-80

2019 TAX BREAKDOWN

Net consolidated tax 230.23
 Plus: Special assessments
 Total tax due 230.23
 Less: 5% discount,
 if paid by Feb.15th 11.51

Amount due by Feb.17th 218.72

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

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	141.54	146.89	149.44

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	23,800	25,000	25,500
Taxable value	1,190	1,250	1,275
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	1,190	1,250	1,275
Total mill levy	157.80	164.82	180.57

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	53.74	56.19	67.43
COUNTY ROADS	27.05	25.00	25.50
SPECIAL DIST.	15.74	14.30	18.00
TOWNSHIP	9.49	8.76	9.56
SCHOOL DIST.	97.39	92.79	100.75
FIRE DIST.	5.50	4.91	4.92
AMBULANCE	4.48	4.08	4.07
Consolidated tax	213.39	206.03	230.23
Less: 12% state-pd credit	25.61		
Net consolidated tax->	187.78	206.03	230.23
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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2019 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: **47-0025-06135-000**
 Jurisdiction: **HORSESHOE VALLEY TOWNSHIP**

Statement No: **7,624**

Physical Location

477218A
 Lot: Blk: Sec: 25 Twp: 149 Rng: 80
 Addition: Acres: 160.00

Statement Name
RUTTER FAMILY TRUST

Legal Description

SE4 25-149-80

2019 TAX BREAKDOWN

Net consolidated tax 926.32
 Plus: Special assessments
 Total tax due 926.32
 Less: 5% discount,
 if paid by Feb.15th 46.32

Amount due by Feb.17th 880.00

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 463.16
 Payment 2: Pay by Oct.15th 463.16

Legislative tax relief
 (3-year comparison):

	2017	2018	2019
Legislative tax relief	570.32	589.31	601.29

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2017	2018	2019
True and full value	95,900	100,300	102,600
Taxable value	4,795	5,015	5,130
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,795	5,015	5,130
Total mill levy	157.80	164.82	180.57

ESCROW COMPANY NAME:

Taxes By District (in dollars):

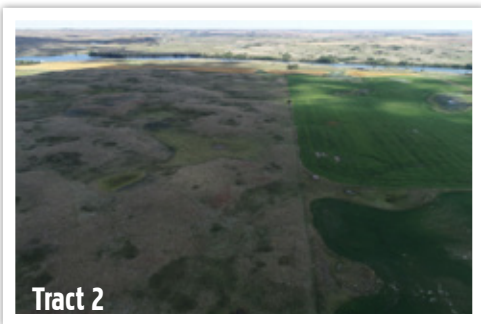
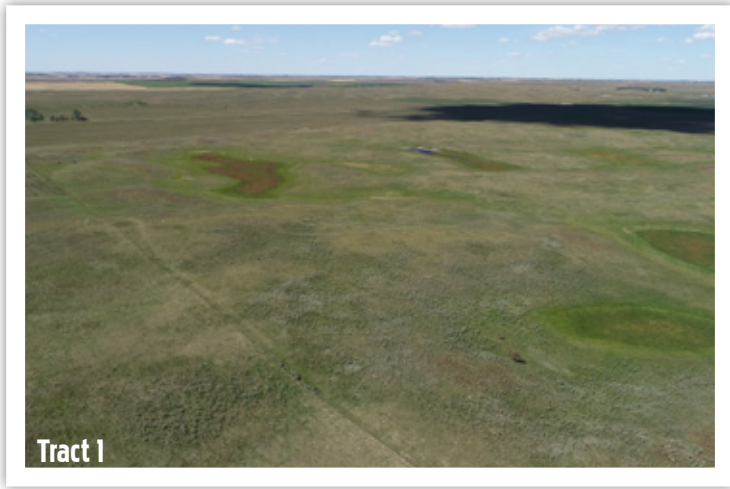
COUNTY & STATE	216.53	225.42	271.28
COUNTY ROADS	108.98	100.30	102.60
SPECIAL DIST.	63.42	57.37	72.44
TOWNSHIP	38.25	35.16	38.47
SCHOOL DIST.	392.43	372.26	405.37
FIRE DIST.	22.18	19.71	19.80
AMBULANCE	18.04	16.35	16.36
Consolidated tax	859.83	826.57	926.32
Less: 12% state-pd credit	103.18		
Net consolidated tax->	756.65	826.57	926.32
Net effective tax rate>	.79%	.82%	.90%

NOTE:

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North Dakota U.S. Department of Agriculture FARM: 7545
 McLean Farm Service Agency Prepared: 9/1/20 5:30 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 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
 2000 DIV OF 6845

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

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
200.99	153.66	153.66	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	153.66	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT, FLAX, SNFLR, CANOL	NONE	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	78.12	52	0.0
FLAX	38.22	19	0.0
SUNFLOWERS	17.84	1253	0.0
CANOLA	19.12	1611	0.0
Total Base Acres:	153.3		

Tract Number: 3181 Description SE,SESW 25 149 80
 FSA Physical Location : McLean, ND ANSI Physical Location: McLean, ND
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
200.99	153.66	153.66	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	153.66	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	78.12	52	0.0

North Dakota U.S. Department of Agriculture FARM: 7545
 McLean Farm Service Agency Prepared: 9/1/20 5:30 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 Page: 2 of 2

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
FLAX	38.22	19	0.0
SUNFLOWERS	17.84	1253	0.0
CANOLA	19.12	1611	0.0
Total Base Acres:	153.3		

Owners: RUTTER FAMILY TRUST
 Other Producers: None

FARM: 12211

North Dakota

U.S. Department of Agriculture

Prepared: 9/1/20 5:30 PM

McLean

Farm Service Agency

Crop Year: 2020

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	Recon Number
	2014 Div 7559	2014 - 217

Farms Associated with Operator:
11332, 11335, 12205, 13079, 13080, 13116, 13144, 13397

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
148.72	143.96	143.96	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod				
0.0	0.0	143.96	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT, OATS, CORN, BARLY	NONE	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	29.7	23	0.0
OATS	8.1	44	0.0
CORN	7.6	39	0.0
BARLEY	24.4	35	0.0
Total Base Acres:	69.8		

Tract Number: 3123 **Description:** SENW,E2SW,SWSW23 149 80
FSA Physical Location: McLean, ND **ANSI Physical Location:** McLean, ND
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
148.72	143.96	143.96	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	143.96	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	29.7	23	0.0

FARM: 12211

North Dakota

U.S. Department of Agriculture

Prepared: 9/1/20 5:30 PM

McLean

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	8.1	44	0.0
CORN	7.6	39	0.0
BARLEY	24.4	35	0.0
Total Base Acres:	69.8		

Owners: RUTTER FAMILY TRUST
Other Producers: None

North Dakota U.S. Department of Agriculture FARM: 13115
 McLean Farm Service Agency Prepared: 9/1/20 5:30 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
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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
 2018 div 12212 7

Farms Associated with Operator:
 4026, 4505, 8496, 10187

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
161.32	0.0	0.0	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	0.0	0.0	0.0	0.0				

Tract Number: 3120 Description E2SW,W2SE 10 149 80
 FSA Physical Location : McLean, ND ANSI Physical Location: McLean, ND

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
161.32	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: RUTTER FAMILY TRUST
 Other Producers: None

North Dakota U.S. Department of Agriculture FARM: 13116
 McLean Farm Service Agency Prepared: 9/1/20 5:30 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2020
 Page: 2 of 2

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	7.9	45	0.0
CORN	7.5	57	0.0
BARLEY	23.9	41	0.0
Total Base Acres:	41.7		

Owners: RUTTER FAMILY TRUST
 Other Producers: None

North Dakota
McLean

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 13116
Prepared: 9/1/20 5:30 PM
Crop Year: 2020
Page: 1 of 2

Report ID: FSA-156EZ

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	Recon Number
	2018 div 12212 7	2018 - 7

Farms Associated with Operator:
11332, 11335, 12205, 12211, 13079, 13080, 13144, 13397

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
238.99	114.53	114.53	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	114.53	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT, OATS, CORN BARLY	NONE	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.4	23	0.0
OATS	7.9	45	0.0
CORN	7.5	57	0.0
BARLEY	23.9	41	0.0
Total Base Acres:	41.7		

Tract Number: 14808 Description W2 13 149 80

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

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number
2018- 6

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
238.99	114.53	114.53	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	114.53	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.4	23	0.0

North Dakota
McLean

U.S. Department of Agriculture
Farm Service Agency

FARM: 13117
Prepared: 9/1/20 5:30 PM
Crop Year: 2020
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Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

Operator Name		Farm Identifier							
		2018 div 12212		7					
Farms Associated with Operator:									
8506, 11958, 12877									
ARC/PLC G/I/F Eligibility: Eligible									
CRP Contract Number(s): None									
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
743.27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Active	2
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				

Tract Number: 3121 **Description:** SE,S2SW11 149 80
FSA Physical Location : McLean, ND **ANSI Physical Location:** McLean, ND

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
240.91	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: RUTTER FAMILY TRUST

Other Producers: None

FARM: 13117
Prepared: 9/1/20 5:30 PM
Crop Year: 2020
Page: 2 of 2

North Dakota
McLean

U.S. Department of Agriculture
Farm Service Agency

FARM: 13117
Prepared: 9/1/20 5:30 PM
Crop Year: 2020
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

Tract Number: 14809 **Description:** NWNW 13,N2,N2S2 14 14 80
FSA Physical Location : McLean, ND **ANSI Physical Location:** McLean, ND

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
502.36	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: RUTTER FAMILY TRUST

Other Producers: None



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:

McLean County, ND
Wednesday, October 21 at 11AM ²⁰²⁰



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