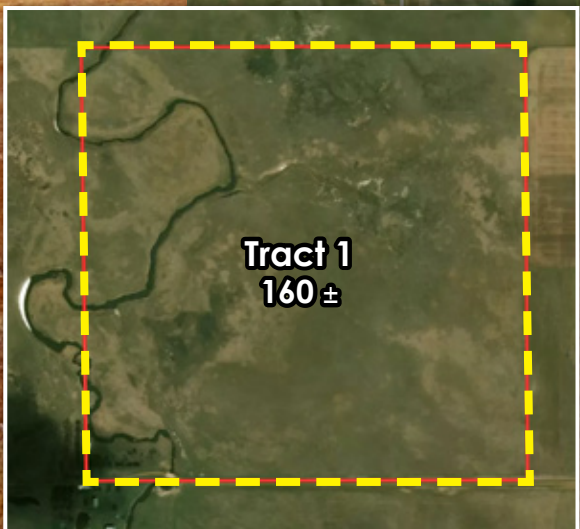
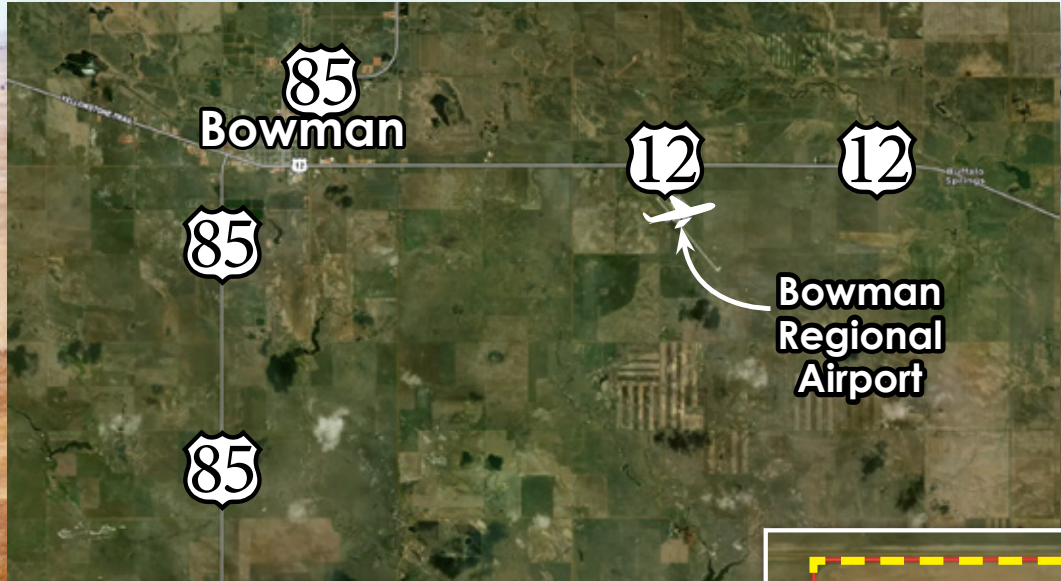


BOWMAN COUNTY  
NORTH DAKOTA

Opens February 24, 8AM  
**CLOSES: Wednesday, February 24, 12PM<sup>MST</sup>** 2021

# LAND AUCTION

Timed Online



# 267 ± acres

**AUCTIONEERS NOTE:** Opportunity to purchase two tracts of accessible pasture and cropland! This land is available to graze and farm for the 2021 season. Spring Creek meanders through tract 1. Please note, the fence line on the west end of Tract 1 does not follow the section line.

**LOCATION:** From Bowman, east 1 mile on US-12, south 4 miles on 144th Ave. SW, east 2 miles on 90th St., south 2 miles on 142nd St., west 1 mile on 92nd St.

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

**Renee Hansen, Owner**

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or visit at 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<sup>MST</sup> and will end at 12PM<sup>MST</sup> Wednesday, February 24, 2021.**

- 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 SELLER. 2021 Taxes to be paid by BUYER.** 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 guaranties 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**

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

# 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  00:04:00 **US \$115,000.00 (5 bids)**




More Photos


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EXTENDED

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Taxes (\*15): \$978.47  00:04:00



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.

### Notes:

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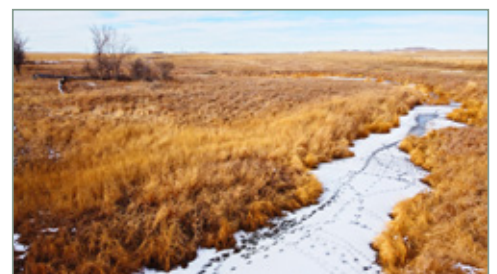
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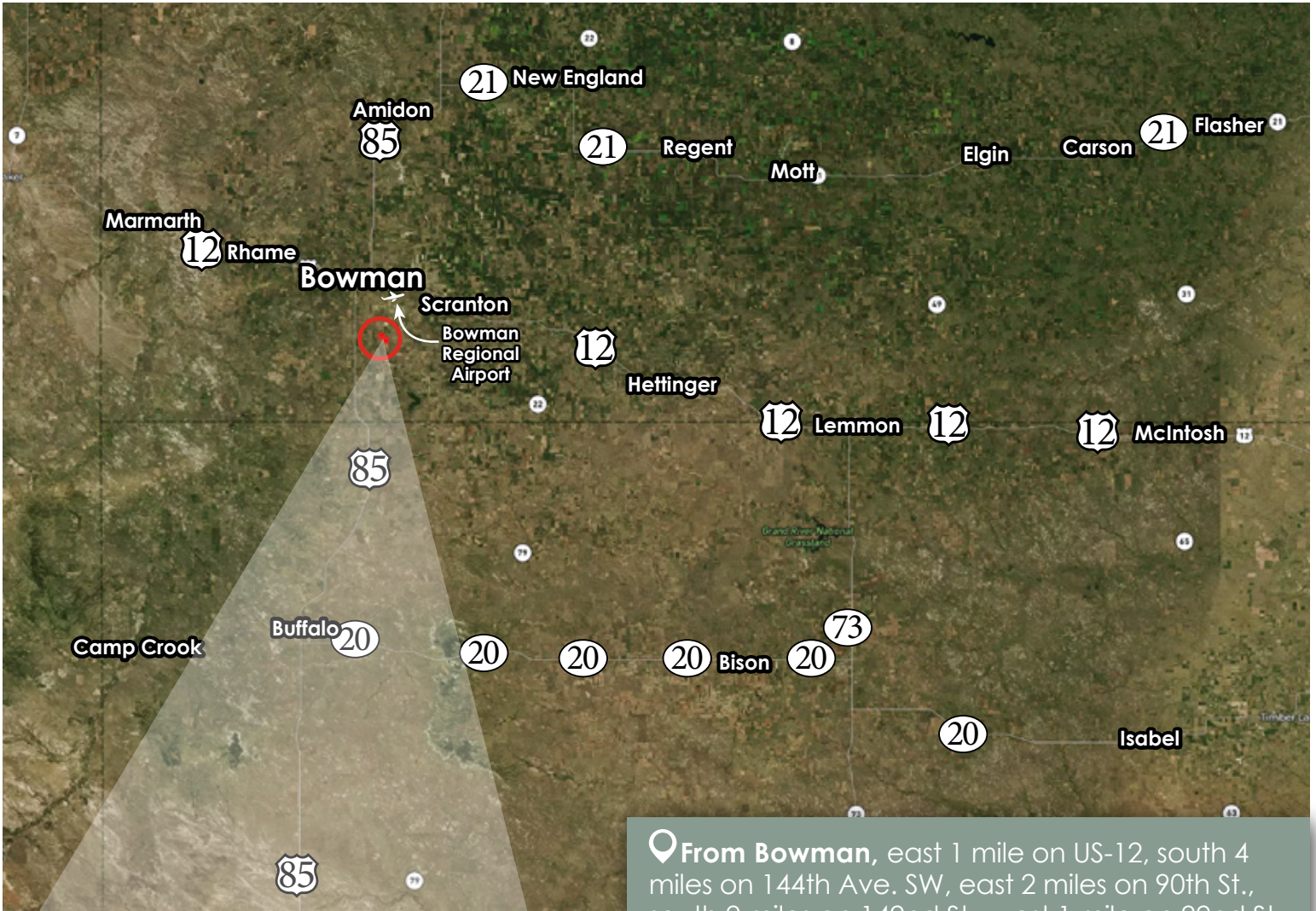
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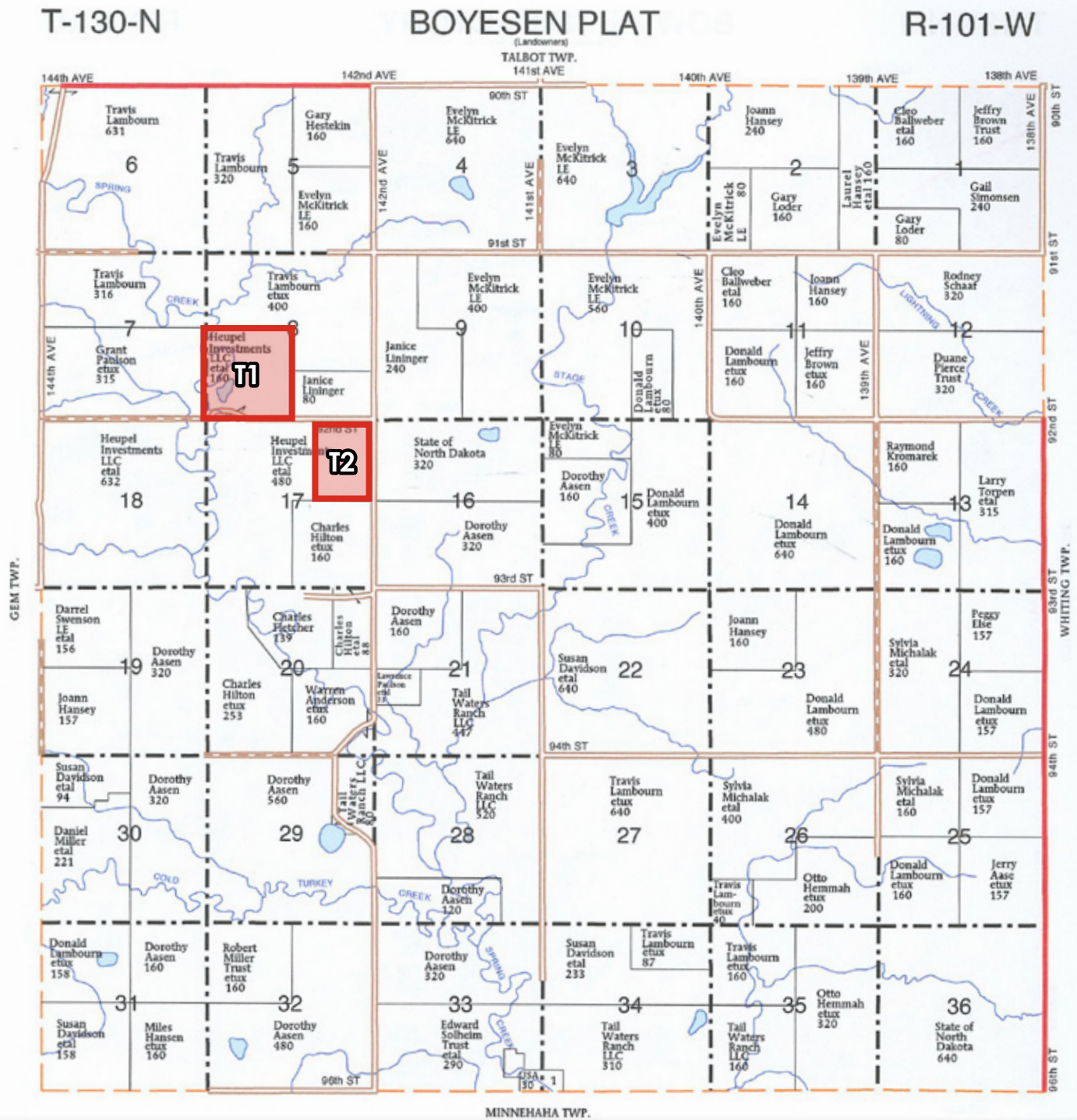
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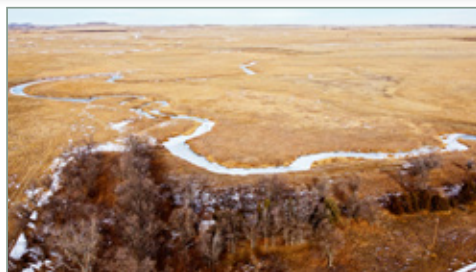






**Boyesen Township, Sections 8 & 17**

Total Acres: 267± • Cropland Acres: 101± • Pasture Acres: 159± • To Be Sold In 2 Tracts!



Description: SW1/4 Section 8-130-101 • Total Acres: 160± • Pasture Acres: 159± • PID #: 12-0000-01503-000

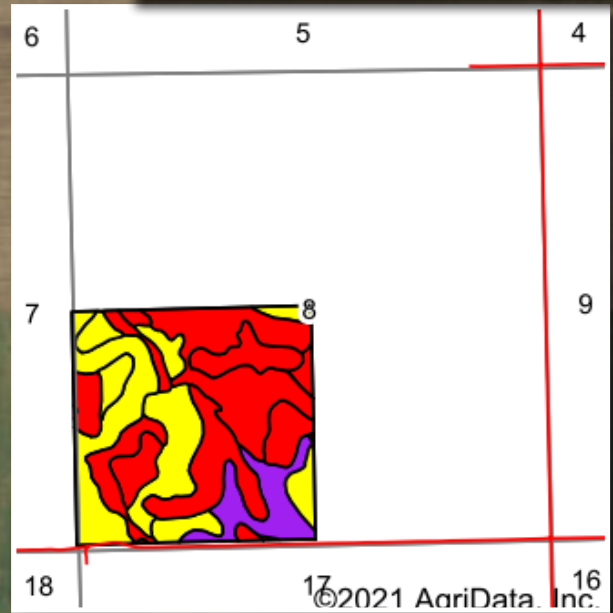
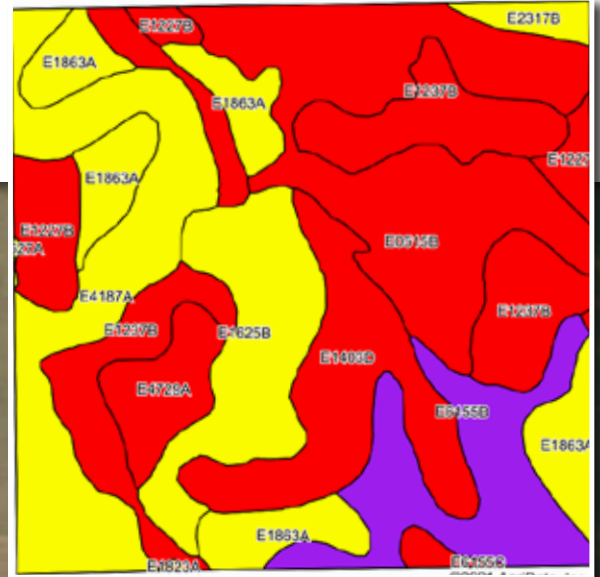
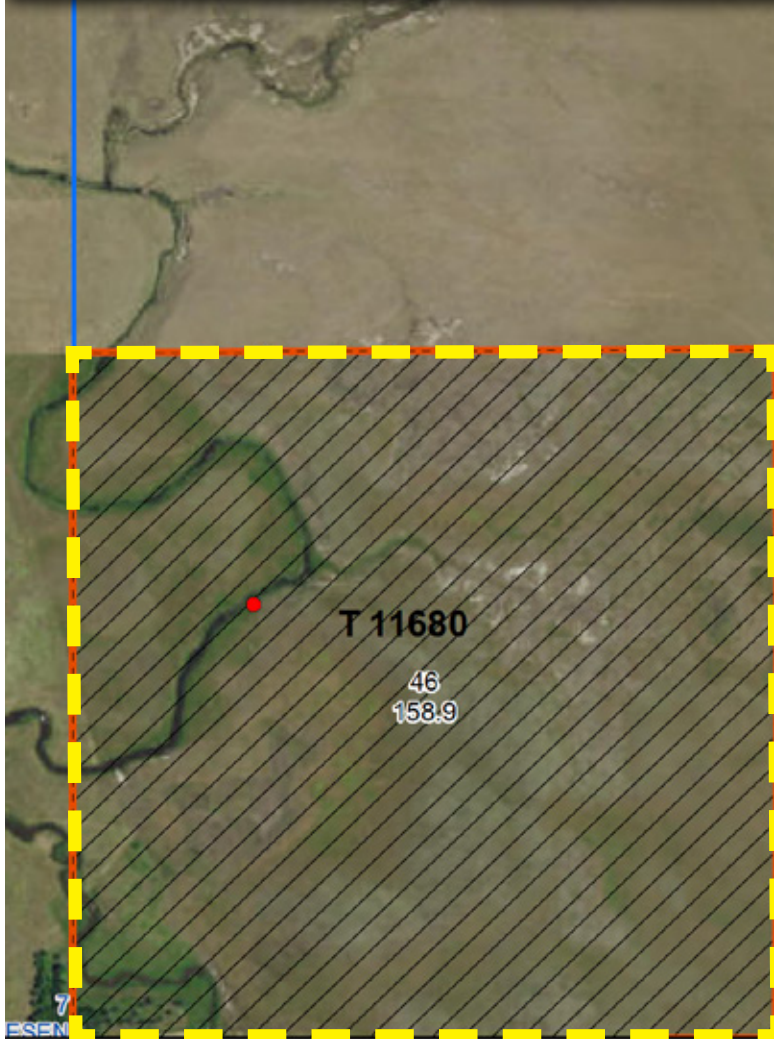
Taxes (2020): \$336.19

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

**Common Land Unit**

- ▭ Tract Boundary
- ▨ Non-Cropland
- ▭ PLSS



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	31.36	19.7%	■	VIs	29
E4187A	Trembles fine sandy loam, 0 to 2 percent slopes, occasionally flooded	22.63	14.2%	■	IIIe	62
E1237B	Ekalaka-Seroco-Lakota loamy fine sands, 0 to 6 percent slopes	22.13	13.9%	■	IVe	28
E1863A	Tally fine sandy loam, 0 to 2 percent slopes	17.54	11.0%	■	IIIe	67
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	15.75	9.9%	■	Vle	26
E6155B	Lefor-Vebar fine sandy loams, 3 to 6 percent slopes	15.24	9.6%	■	IIIe	57
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	14.98	9.4%	■	IIIe	63
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	7.41	4.7%	■	IVs	46
E4729A	Heil silty clay loam, 0 to 1 percent slopes	5.71	3.6%	■	VIs	35
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	2.98	1.9%	■	VIIe	22
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	1.96	1.2%	■	Ile	68
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	0.86	0.5%	■	IVe	26
E6155C	Lefor-Vebar fine sandy loams, 6 to 9 percent slopes	0.15	0.1%	■	IVe	44
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	0.11	0.1%	■	IIIe	71
E0627A	Farnuf-Belfield-Rhoades complex, 0 to 2 percent slopes	0.09	0.1%	■	IIc	70
<b>Weighted Average</b>						<b>44.8</b>

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

**2020 BOWMAN COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number  
12-0000-01503-000

Jurisdiction  
BOYESEN TOWNSHIP

Statement No: 1,516

Physical Location

1201000100  
Lot: Blk: Sec: 8 Twp: 130 Rng: 101  
Addition: BOYESEN TOWNSHIP Acres: 160.00

2020 TAX BREAKDOWN

Net consolidated tax 336.19  
Plus: Special assessments  
Total tax due 336.19  
Less: 5% discount,  
if paid by Feb.15th 16.81

Statement Name  
**HANSEN, RENEE**

**Amount due by Feb.15th 319.38**

Legal Description

SW1/4 SEC. 8-130-101 HANSEN, RENEE L.

Or pay in 2 installments (with no discount)  
Payment 1: Pay by Mar.1st 168.10  
Payment 2: Pay by Oct.15th 168.09

Legislative tax relief  
(3-year comparison):

	2018	2019	2020
Legislative tax relief	268.16	266.37	290.44

Special assessments:  
SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2018	2019	2020
True and full value	44,659	44,659	46,005
Taxable value	2,233	2,233	2,300
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,233	2,233	2,300
Total mill levy	140.79	142.08	146.17

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY	101.54	105.13	117.69
TOWNSHIP	20.81	20.10	20.70
SCHOOL	189.80	189.80	195.50
STATE	2.23	2.23	2.30

NOTE:

Consolidated tax 314.38 317.26 336.19

FOR ASSISTANCE, CONTACT:  
BOWMAN CO TREAS.  
104 1st St NW Suite 2  
Bowman ND 58623  
701-523-3665  
Closed Dec 24-27, 2020

Net effective tax rate> .70% .71% .73%



**Description:** 106.58AC Surveyed Tract in NE1/4 Section 17-130-101 • **Total Acres:** 106.58 Surveyed Acres

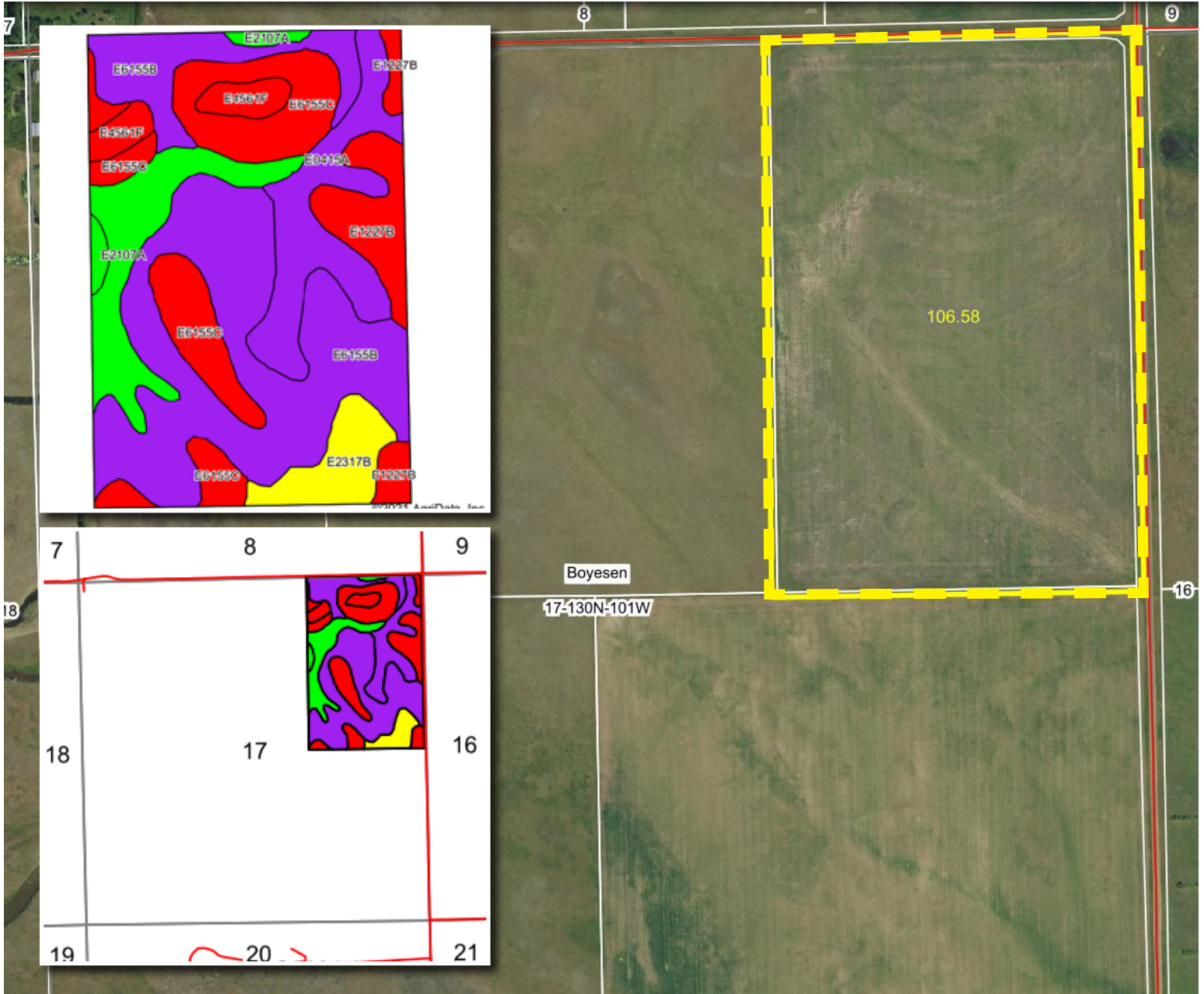
**Cropland Acres:** 101± • **PID #:** 12-0000-01539-001 • **Soil Productivity Index:** 58 • **Soils:** Lefor-Vebar fine sandy loams (59%), Belfield-Daglum complex (13%), Arnegard loam (11%) • **Taxes (2020):** \$365.28

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Common Land Unit**

- ▭ Tract Boundary
- ▭ Non-Cropland
- ▭ PLSS



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E6155B	Lefor-Vebar fine sandy loams, 3 to 6 percent slopes	43.83	41.1%	■	IIIe	57
E6155C	Lefor-Vebar fine sandy loams, 6 to 9 percent slopes	18.98	17.8%	■	IVe	44
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	13.22	12.4%	■	IIIs	60
E2107A	Arnegard loam, 0 to 2 percent slopes	11.50	10.8%	■	IIc	97
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	8.82	8.3%	■	IVs	46
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	5.69	5.3%	■	IIe	68
E4561F	Manning-Schaller-Wabek complex, 6 to 35 percent slopes	3.78	3.5%	■	IVe	26
E0812A	Grail silt loam, 0 to 2 percent slopes	0.76	0.7%	■	IIc	96
<b>Weighted Average</b>						<b>58.2</b>

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



2020 BOWMAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 12-0000-01539-001  
 Jurisdiction BOYESEN TOWNSHIP

Statement No: 8,513

Physical Location

1201000100  
 Lot: Blk: Sec: 17 Twp: 130 Rng: 101  
 Addition: BOYESEN TOWNSHIP Acres: 106.58

2020 TAX BREAKDOWN

Net consolidated tax 365.28  
 Plus: Special assessments  
 Total tax due 365.28  
 Less: 5% discount,  
 if paid by Feb.15th 18.26

Statement Name  
**HANSEN, RENEE**

**Amount due by Feb.15th 347.02**

Legal Description  
 TRACT IN NE1/4 SEC. 17-130-101 - HANSEN, RENEE

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 182.64  
 Payment 2: Pay by Oct.15th 182.64

Legislative tax relief (3-year comparison):  
 2018 2019 2020

Legislative tax relief \_\_\_\_\_ 315.57

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution (3-year comparison):  
 2018 2019 2020  
 True and full value 49,975  
 Taxable value 2,499  
 Less: Homestead credit  
 Disabled Veteran credit  
 Net taxable value-> 2,499

Total mill levy \_\_\_\_\_ 146.17

ESCROW COMPANY NAME:

Taxes By District (in dollars):  
 COUNTY 127.87  
 TOWNSHIP 22.49  
 SCHOOL 212.42  
 STATE 2.50

NOTE:

Consolidated tax \_\_\_\_\_ 365.28

FOR ASSISTANCE, CONTACT:  
 BOWMAN CO TREAS.  
 104 1st St NW Suite 2  
 Bowman ND 58623  
 701-523-3665  
 Closed Dec 24-27, 2020

Net effective tax rate> \_\_\_\_\_ % \_\_\_\_\_ % .73%



Tract Number: 11077 Description E2NE m/1 17-130-101

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

2017- 169

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
101.06	101.06	101.06	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	101.06	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	31.75	38	0.00				
CORN	26.27	42	0.00				
<b>Total Base Acres:</b>	58.02						

Owners: HANSEN, RENEE L

Tract Number: 11680 Description SW 8-130-101

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

2021- 39

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.9	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: HANSEN, RENEE L

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:

**BOWMAN COUNTY  
NORTH DAKOTA**



**SteffesGroup.com**

2000 Main Avenue East  
**West Fargo, ND 58078**  
701.237.9173 P  
701.237.0976 F

**Grand Forks, ND 58201**  
701.203.8400 P

**Watford City, ND 58854**  
701.580.2426 P

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

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

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

**Ames, IA 50010**  
515.432.6000 P

**Mason City, IA 50401**  
641.423.1947

**Lexington, NE 68850**  
308.217.4508