

WALSH COUNTY
NORTH DAKOTA

Opens June 10
Closes: Thursday, June 17, 1PM 2021

LAND AUCTION

Timed Online

*Hideaway Lodge &
Recreational Land!*

Property Address:

7728 121st Ave NE Edinburg, ND 58227
(PINS INCORRECTLY ON GPS)

📍 From the Jct. of Hwy. 32 & Co. Hwy. 1 (3 miles N of Edinburg), west 7-1/2 miles on Co. Hwy. 1, south 3/4 mile on 121st Dr. NE. Proceed right (west) on township road approximately 3/4 mile through the farmstead to property.

Inspection & Open House Dates:

- Wednesday, May 5 from 12-3PM -
- Saturday, June 5 from 9AM-12PM -
- Thursday, June 10 from 12-3PM -



AUCTIONEER'S NOTE: This is an unusual opportunity to purchase a turnkey hunting property in the Edinburg area! Properties comparable to this in the region rarely become available for sale to the public and are often tightly held for generations. The Torgerson family has enjoyed this property for decades. Linda and Peter have decided to retire and move to town and are offering this property at public auction to the highest bidder!

This property boasts a charming 3-bedroom lodge, a fully finished shop, and a large garage. The buildings on this property are set back on the central portion of the property with a long private drive offering seclusion and privacy. The acres surrounding the buildings feature some of the best habitat for big game in the region. The south branch of the Park River meanders along the south side of the property and turns to north along the western portion of the property. The cropland could be hayed as it has been in the past, rented out, or planted for food plots!

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

Peter & Linda Torgerson, Owners.

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.

**88±
acres**

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 on June 10 and will end at 1PM Thursday, June 17, 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

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 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.

CATALOG ORDER

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

EXTENDED

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)

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!

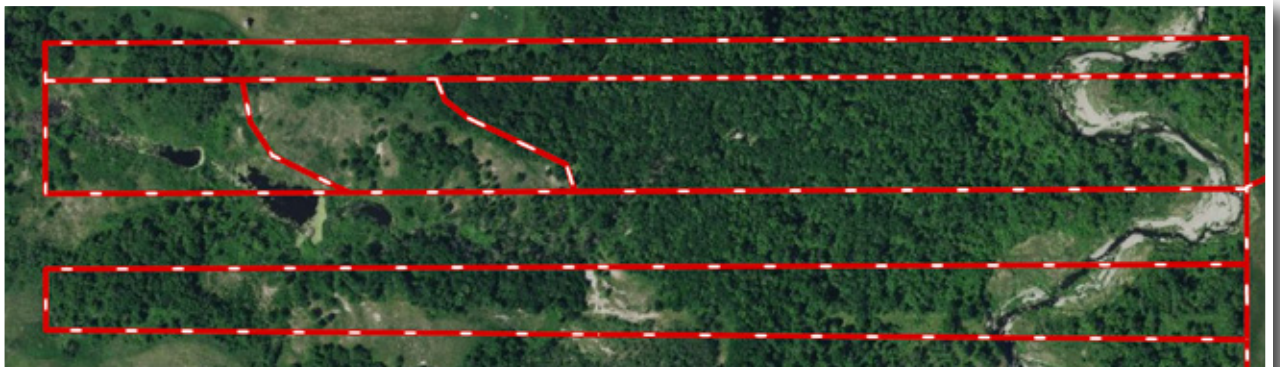
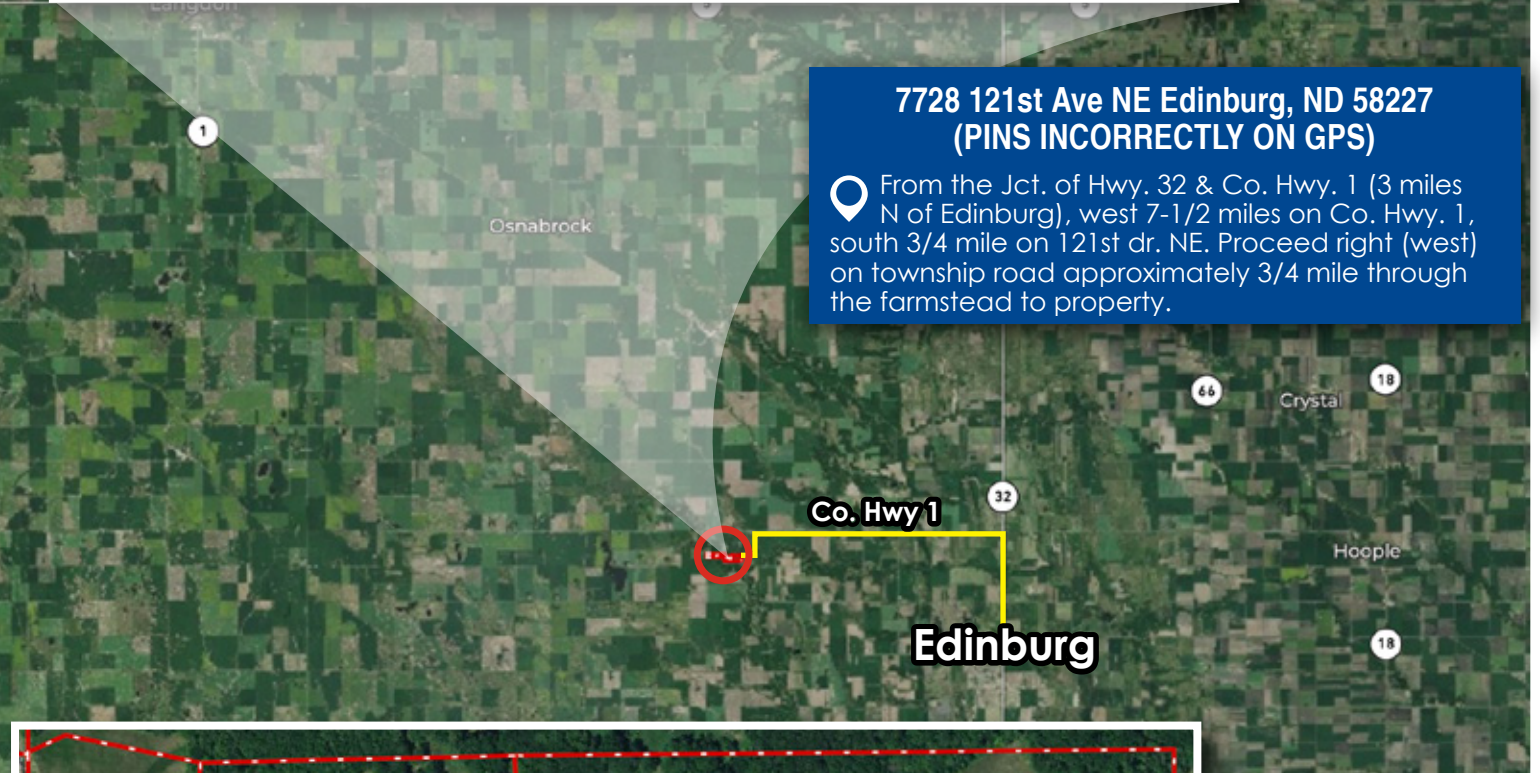
Notes:





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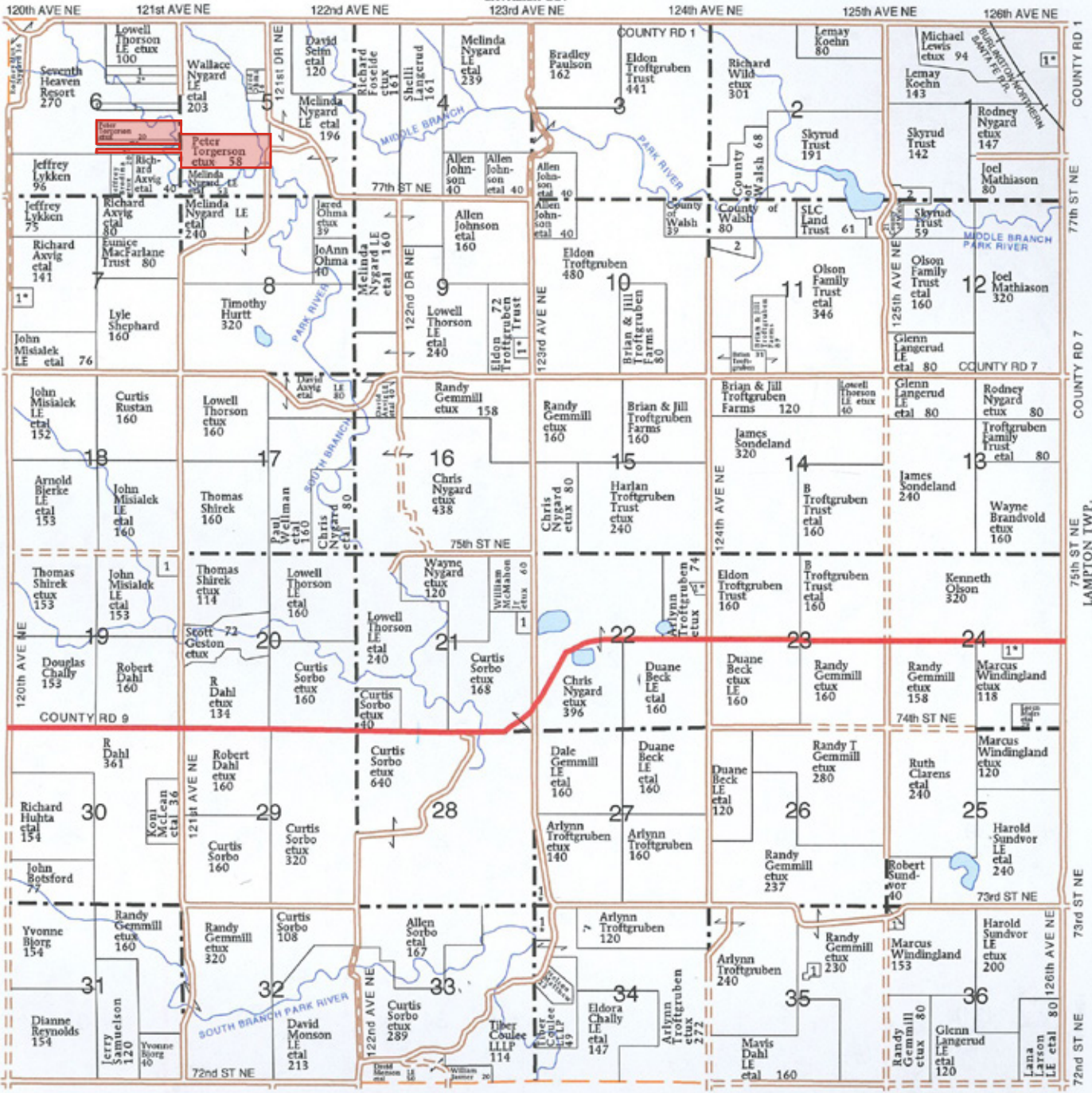
T-158-N

TIBER PLAT

R-57-W

(Landowners)

CAVALIER CO.



VESTA TWP.



Tiber Township, Sections 5 & 6

Total Acres: 88± • Cropland Acres: 20± • Timber/Recreational Acres: 68± • Taxes (2020): \$1,231.29

Torgerson hideaway hardly a hut

By Giora Halliday

Pete Torgerson comes up with a bright idea. His family helps him out, and before long they will have something they're all going to enjoy.

Many names have been tacked on Torgerson's recently constructed cabin nestled in the beautiful Tiber Coulee, west of Edinburg. But whatever they decide to call it, the Torgerson family has had a good time building it. And they'll have just as much fun using it.

Torgerson discovered the area last summer while building a barn for Tiber Coulee farmers Joe and Lon Nygard. "We talked about sunning in the coulee and how successful it was there," said Torgerson, a general contractor until last year when he sold out to take on more farming north of Fairdale.

Dreaming of a hunting hideaway in the woods, Pete purchased 15 acres of wooded coulee from Wally Nygard, and napped out his plans. But then the rest of the family caught hold of the idea and the project grew to be point where they'd build a family retreat.

This summer Lon Nygard bulldozed down the original Herman Floem home and old granary situated in a small opening in the wooded coulee where Pete decided to build. "We wanted to keep the area just as natural as possible," Pete said. "We only cut down three trees."

With a lot of help from relatives and friends, the shell for the

Torgerson retreat was completed just 10 days after the footings were in place. The family project attracted as many as 12 people donating their time.

Pete's brother-in-law, Jack Scott, came all the way from California to pound nails. Jack's cousin, Ken Coffman of Travers City, Mich., whom Pete had never met, lent a helping hand. And not a single day went by that Pete's father, Clinton, 83, didn't show up.

The project is now on hold until harvest is over but Pete and a friend, Loren Tollefson of Os nabrook intend to do the finishing work as a winter project.

The 28x40 structure with full basement has two bedrooms, kitchen, a great room (living and family room combination), bathroom, storage-utility room,

plus a loft, screened porch and deck half way around the cabin. Pete said it will have gas lights and gas refrigerator and they're going to put in a cistern, sewer and a standby plant for electricity.

"We don't intend to have sidewalks, just paths, maybe a board walk." In time they may have a volleyball court and an observation deck from the loft looking north where four original pine trees stand.

The Torgerson family appreciates the interest and generosity the Nygards have taken in the project. Lon and Joe have loaned them tools and tractors. They have brought them coffee and lunch. The family thanks Wally for giving up some of the original land. "Wally did a favor for Pete. He's been very cooperative, plus he's worked," said Scott.

Pete, one of Verna and Clinton

Torgerson's 10 children, said a family reunion is planned for early next summer and when the all get together there's over 60 people.

Family members will also use the retreat for a week or a weekend, depending on its availability, but they might need to make reservations. Just call Ken's Cabin or Jack's Shack or Pete's Palace. "No, it's really Dad's Pad," Pete said.



Pete Torgerson (right) and his 14-year-old son Dean take time off for lunch.



Under construction in Tiber Coulee is a cabin to be used for a Torgerson Family Retreat. It was Pete Torgerson's idea, but family and friends helped build it.

Torgerson Family Builds Retreat Lodge At Edinburg

by Holly Larson

It's a family related project. As a family they'll put it up and as a family they'll enjoy it. And according to Pete Torgerson, "the boss", reservations will just about have to be taken, because there's a lot of family! Torgerson refers to their project as a "Family Retreat Center", but it was originally going to be a hunting lodge for Torgerson and his fourteen year old son, but the rest of the family caught hold of the idea and the project grew. And, it's growing beautifully!

It's definitely off the beaten path, but Torgerson assured me that it will be a great place for hunting. The "lodge" is located along the Park River behind the Joe Nygard, of Edinburg, farm. The setting is beautiful, with the building built on a hill, with patios and decks overlooking the land. "I really love the trees and coulees, and Nygards were nice enough to let me in on some. It was really a favor from them. They've been very supportive," said Torgerson. Torgerson, who now farms, did some work for Nygards when he was still in the construction business and decided to talk to them

about some land. Nygards not only let Torgerson in on their land but have helped out in every other way imaginable, such as construction work and even bringing the crew out lunch and snacks. Now that's what I call a good neighbor! Torgerson said that if it wasn't for them, none of it would have been possible. The project is moving right



The quiet woods have momentary construction goes on for their family

son, who is from Fairdale, is not alone on this project. Relatives from all over are coming to help, including some from California. "We've even got my father out here and he's 83 and he's doing the hard work!" Torgerson smiles.

Construction will have to take a backseat around harvest time, but the family hopes to have everything ready to go by Easter. So, if



LODGE

- 3-bedroom, 1 bath, 28'x40' log-style home, 2'x6' stud wall, built in 1991
- 20' x 16' attached single stall finished garage (no heat), w/10'x7' O/H door, 20'x15' entryway deck, 30' x 8' overhang deck, observation deck, 12'x14' attached sunroom

Interior:

- Knotty pine floors/walls throughout
- Full kitchen w/cabinets constructed w/oak from Coulee, Refrigerator, dishwasher, range, microwave
- Mudroom entryway w/ washer & dryer area (washer/dryer excluded)
- 28' x 15' family room w/stone gas insert fireplace, (2) sliding glass doors to overhang deck, sliding glass door to sunroom
- 22' x 24' loft w/ walkout observation deck
- (2) 11' x 10' bedrooms
- Partially finished basement w/ 16' x 13' living room, 18' x 13' office/sitting area, 17' x 7' storage room, 14' x 13' drive out garage w/ floor drain & small 6' W x 5-1/2' H O/H door for snowmobiles & ATVs

Exterior:

- Soffit, Fascia, siding w/high quality stain applied, entry doors, patio doors with storms & shingles all replaced in 2015, overhang & observation deck replaced in 2015, entryway deck re-stained in 2015

Utilities/Heating:

- Rheem "classic 90" GFA & wood heat sources
- Septic system to west of house, drain field to west, rural water, (1) 500 gal. owned tank, (1) 500 gal. leased through Northdale, gas lanterns in house

SHOP

- 40'x 48' stud wall construction, 12' sidewalks, concrete floors, propane & wood heat, wall A/C
- 12' x 12' O/H door, 20' x 15' concrete apron
- 40' x 12' overhead loft area, 7'x7' restroom w/ hot water, sink, & shower
- (1) 250 gal. propane tank

GARAGE

- 24' x 40' 4-stall garage, (2) 16'x9' O/H doors w/openers & remotes, stud wall construction, concrete floors

GARDEN SHED

- 9' x 7', concrete floors, log style construction

South Property Boundary: Please note the south property boundary does not follow the river. The neighbor to the south grazes land owned by the Torgersons on the E end of the property and the Torgersons have historically hayed land owned by the neighbor on the south side of the subject property. No formal agreement is in place



2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 28-0000-06766-020
 Jurisdiction TIBER TWP.
 Physical Location 2810060001
 Lot: Blk: Sec: 5 Twp: 158 Rng: 57
 Addition: TIBER NO ADDITION Acres: 41.66
 Legal Description
 PT SW1/4 LESS 8.9A FOREST STEWARDSHIP 41.09A 5-158
 -57

2020 TAX BREAKDOWN

Net consolidated tax 1,217.10
 Plus: Special assessments
 Total tax due 1,217.10
 Less: 5% discount,
 if paid by Feb.15th 60.86

Amount due by Feb.15th 1,156.24

TORGERSON PETER & LINDA
 7728 121ST AVE NE
 EDINBURG ND 58227

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 608.55
 Payment 2: Pay by Oct.15th 608.55

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	98.72	115.03	760.83
Tax distribution			
(3-year comparison):	2018	2019	2020
True and full value	13,236	13,782	116,569
Taxable value	662	689	5,316
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	662	689	5,316
Total mill levy	232.52	230.67	228.95

Special assessments:
 SPC# AMOUNT DESCRIPTION

Taxes By District (in dollars):
 COUNTY 79.11 82.34 628.62
 TOWNSHIP 16.23 16.17 121.20
 SCHOOL-consolidated 52.96 55.12 425.28
 FIRE 3.31 3.58 28.71
 WATER 1.66 1.03 7.97
 STATE .66 .69 5.32

NOTE:
 PAYMENTS: DROP BOX LOCATED
 SOUTH SIDE OF COURTHOUSE;
 MAIL TO ADDRESS BELOW; OR
 BY CREDIT CARD FOR A FEE AT
 www.walshcounty.nd/treasurer

Consolidated tax 153.93 158.93 1,217.10
 Net effective tax rate> 1.16% 1.15% 1.04%

FOR ASSISTANCE, CONTACT:
 WALSH COUNTY TREASURER
 600 COOPER AVE
 GRAFTON ND 58237
 PHONE 701-352-2541

2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 28-0000-06783-000
 Jurisdiction TIBER TWP.
 Physical Location 2810060001
 Lot: Blk: Sec: 6 Twp: 158 Rng: 57
 Addition: TIBER NO ADDITION Acres:
 Legal Description
 U169NRAF IN N1/2SE1/4 LESS 5.0A FOREST STEWARDSHIP
 0.0A 6-158-57

2020 TAX BREAKDOWN

Net consolidated tax 6.64
 Plus: Special assessments
 Total tax due 6.64
 Less: 5% discount,
 if paid by Feb.15th .33

Amount due by Feb.15th 6.31

TORGERSON PETER T & LINDA L
 7728 121ST AVE NE
 EDINBURG ND 58227-9344

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 3.32
 Payment 2: Pay by Oct.15th 3.32

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	4.32	4.84	4.15
Tax distribution			
(3-year comparison):	2018	2019	2020
True and full value	571	579	579
Taxable value	29	29	29
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	29	29	29
Total mill levy	232.52	230.67	228.95

Special assessments:
 SPC# AMOUNT DESCRIPTION

Taxes By District (in dollars):
 COUNTY 3.47 3.47 3.43
 TOWNSHIP .71 .68 .66
 SCHOOL-consolidated 2.32 2.32 2.32
 FIRE .14 .15 .16
 WATER .07 .04 .04
 STATE .03 .03 .03

NOTE:
 PAYMENTS: DROP BOX LOCATED
 SOUTH SIDE OF COURTHOUSE;
 MAIL TO ADDRESS BELOW; OR
 BY CREDIT CARD FOR A FEE AT
 www.walshcounty.nd/treasurer

Consolidated tax 6.74 6.69 6.64
 Net effective tax rate> 1.18% 1.15% 1.14%

FOR ASSISTANCE, CONTACT:
 WALSH COUNTY TREASURER
 600 COOPER AVE
 GRAFTON ND 58237
 PHONE 701-352-2541

2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 28-0000-06779-000 Jurisdiction TIBER TWP.
 Physical Location 2810060001
 Lot: Blk: Sec: 6 Twp: 158 Rng: 57
 Addition: TIBER NO ADDITION Acres: 9.40
 Legal Description
 U169NRAF IN N1/2SE1/4 LESS 5.6A FOREST STEWARDSHI
 P 9.4A 6-158-57

2020 TAX BREAKDOWN

Net consolidated tax 3.66
 Plus: Special assessments
 Total tax due 3.66
 Less: 5% discount,
 if paid by Feb.15th .18

Amount due by Feb.15th 3.48

TORGERSON PETER T & LINDA L
 7728 121ST AVE NE
 EDINBURG ND 58227-9344

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 1.83
 Payment 2: Pay by Oct.15th 1.83

Legislative tax relief (3-year comparison):	2018	2019	2020	Special assessments: SPC# AMOUNT DESCRIPTION
Legislative tax relief	.60	.67	2.29	
Tax distribution				
(3-year comparison):	2018	2019	2020	
True and full value	78	78	321	
Taxable value	4	4	16	
Less: Homestead credit				
Disabled Veteran credit				
Net taxable value->	4	4	16	
Total mill levy	232.52	230.67	228.95	
Taxes By District (in dollars):				NOTE:
COUNTY	.48	.48	1.89	PAYMENTS: DROP BOX LOCATED
TOWNSHIP	.10	.09	.36	SOUTH SIDE OF COURTHOUSE;
SCHOOL-consolidated	.32	.32	1.28	MAIL TO ADDRESS BELOW; OR
FIRE	.02	.02	.09	BY CREDIT CARD FOR A FEE AT
WATER	.01	.01	.02	www.walshcounty.nd/treasurer
STATE			.02	
Consolidated tax	.93	.92	3.66	FOR ASSISTANCE, CONTACT:
Net effective tax rate>	1.19%	1.17%	1.14%	WALSH COUNTY TREASURER 600 COOPER AVE GRAFTON ND 58237 PHONE 701-352-2541

2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 28-0000-06782-000 Jurisdiction TIBER TWP.
 Physical Location 2810060001
 Lot: Blk: Sec: 6 Twp: 158 Rng: 57
 Addition: TIBER NO ADDITION Acres: 10.00
 Legal Description
 U169NRAF IN N1/2SE1/4 10A 6-158-57

2020 TAX BREAKDOWN

Net consolidated tax 3.89
 Plus: Special assessments
 Total tax due 3.89
 Less: 5% discount,
 if paid by Feb.15th .19

Amount due by Feb.15th 3.70

TORGERSON PETER T & LINDA L
 7728 121ST AVE NE
 EDINBURG ND 58227-9344

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 1.95
 Payment 2: Pay by Oct.15th 1.94

Legislative tax relief (3-year comparison):	2018	2019	2020	Special assessments: SPC# AMOUNT DESCRIPTION
Legislative tax relief	2.54	2.84	2.43	
Tax distribution				
(3-year comparison):	2018	2019	2020	
True and full value	340	340	340	
Taxable value	17	17	17	
Less: Homestead credit				
Disabled Veteran credit				
Net taxable value->	17	17	17	
Total mill levy	232.52	230.67	228.95	
Taxes By District (in dollars):				NOTE:
COUNTY	2.03	2.02	2.00	PAYMENTS: DROP BOX LOCATED
TOWNSHIP	.42	.40	.39	SOUTH SIDE OF COURTHOUSE;
SCHOOL-consolidated	1.36	1.36	1.36	MAIL TO ADDRESS BELOW; OR
FIRE	.08	.09	.09	BY CREDIT CARD FOR A FEE AT
WATER	.04	.03	.03	www.walshcounty.nd/treasurer
STATE	.02	.02	.02	
Consolidated tax	3.95	3.92	3.89	FOR ASSISTANCE, CONTACT:
Net effective tax rate>	1.16%	1.15%	1.14%	WALSH COUNTY TREASURER 600 COOPER AVE GRAFTON ND 58237 PHONE 701-352-2541

2020 WALSH COUNTY IN-LIEU OF TAX STATEMENT

Parcel Number 28-0000-06779-001
 Jurisdiction TIBER TWP.

Statement No: 15,859

Physical Location

2810060001
 Lot: Blk: Sec: 6 Twp: 158 Rng: 57
 Addition: TIBER NO ADDITION Acres: 5.60

2020 TAX BREAKDOWN

Net consolidated tax 2.80
 Plus: Special assessments
 Total tax due 2.80

Statement Name

TORGERSON PETER T & LINDA L

Amount due by Mar.1st 2.80

Legal Description

5.6A FOREST STEWARDSHIP IN N1/2SE1/4-6-158-57

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 1.40
 Payment 2: Pay by Oct.15th 1.40

Legislative tax relief (3-year comparison):

	2018	2019	2020
Legislative tax relief			

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

	2018	2019	2020
(3-year comparison):			
True and full value			
Taxable value			
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->			

Total mill levy 232.52 230.67 228.95

Taxes By District (in dollars):

WALSH COUNTY	1.44
TOWNSHIP	.28
SCHOOL-consolidated	.98
FIRE	.07
WATER	.02
STATE	.01
Consolidated tax	2.80

NOTE:
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 600 COOPER AVE
 GRAFTON ND 58237
 PHONE 701-352-2541

2020 WALSH COUNTY IN-LIEU OF TAX STATEMENT

Parcel Number 28-0000-06766-011
 Jurisdiction TIBER TWP.

Statement No: 15,858

2020 TAX BREAKDOWN

Physical Location 2810060001
 Lot: Blk: Sec: 5 Twp: 158 Rng: 57
 Addition: TIBER NO ADDITION Acres: 8.90
 Net consolidated tax 4.45
 Plus: Special assessments
 Total tax due 4.45

Statement Name
 TORGERSON PETER & LINDA

Amount due by Mar.1st	4.45
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Legal Description
 8.90A FOREST STEWARDSHIP IN W1/2SW1/4-5-158-57

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 2.23
 Payment 2: Pay by Oct.15th 2.22

Legislative tax relief (3-year comparison):	2018	2019	2020
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Legislative tax relief			
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Tax distribution (3-year comparison):	2018	2019	2020
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True and full value			
Taxable value			
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->			

Total mill levy	232.52	230.67	228.95
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Taxes By District (in dollars):
 COUNTY
 TOWNSHIP
 SCHOOL-consolidated
 FIRE
 WATER
 STATE

NOTE:
 2.31 PAYMENTS; DROP BOX LOCATED
 .44 SOUTH SIDE OF COURTHOUSE;
 1.55 MAIL TO ADDRESS BELOW; OR
 .10 BY CREDIT CARD FOR A FEE AT
 .03 www.walshcounty.nd/treasurer
 .02

Consolidated tax			4.45
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FOR ASSISTANCE, CONTACT:
 WALSH COUNTY TREASURER
 600 COOPER AVE
 GRAFTON ND 58237
 PHONE 701-352-2541

2020 WALSH COUNTY IN-LIEU OF TAX STATEMENT

Parcel Number 28-0000-06783-001
 Jurisdiction TIBER TWP.

Statement No: 18,081

2020 TAX BREAKDOWN

Physical Location

Lot: Blk: Sec: Twp: Rng: Acres: 5.00
 Addition: TIBER NO ADDITION

2810060001
 Net consolidated tax 2.50
 Plus: Special assessments
 Total tax due 2.50

Statement Name
 TORGERSON PETER T & LINDA L

Amount due by Mar.1st 2.50

Legal Description

5.0A FOREST STEWARDSHIP IN N1/2SE1/4 6-158-57

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 1.25
 Payment 2: Pay by Oct.15th 1.25

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief			

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

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

Total mill levy 230.67 228.95

Taxes By District (in dollars):

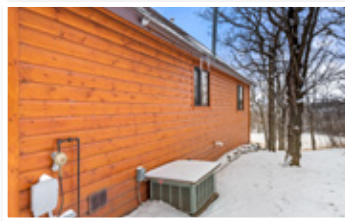
COUNTY	1.29
TOWNSHIP	.25
SCHOOL-consolidated	.87
FIRE	.06
WATER	.02
STATE	.01

NOTE:

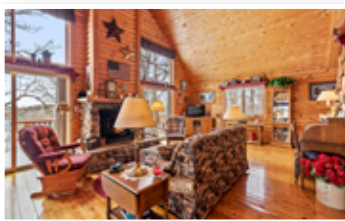
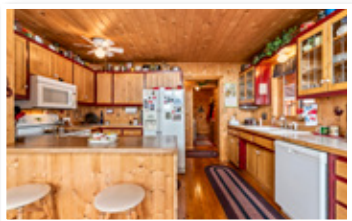
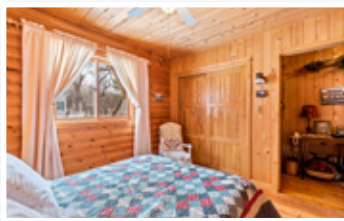
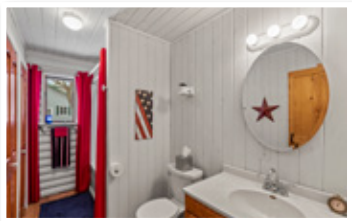
PAYMENTS: DROP BOX LOCATED SOUTH SIDE OF COURTHOUSE; MAIL TO ADDRESS BELOW; OR BY CREDIT CARD FOR A FEE AT www.walshcounty.nd/treasurer

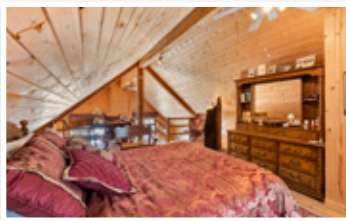
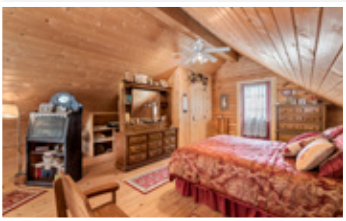
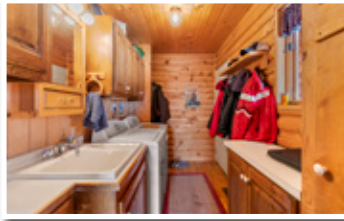
Consolidated tax 2.50

FOR ASSISTANCE, CONTACT:
 WALSH COUNTY TREASURER
 600 COOPER AVE
 GRAFTON ND 58237
 PHONE 701-352-2541













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:

Walsh County, ND

Closes Thursday, June 17 from 1PM ²⁰²¹



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