

NORMAN  
COUNTY

Opens March 15, 8AM

CLOSES: THURSDAY, MARCH 18, 12PM

2021

# LAND AUCTION

Timed Online

*Highly Productive RRV Land!*

**\*TRACT 2 BOUNDARIES UPDATED 3/16/2021\***

IMPORTANT NOTE: Previously advertised NE boundary line included land not owned by the SELLER and not included in this sale. Please see updated map on page 8

**498<sup>±</sup>  
acres**

**Offered in 6 Tracts!**

**AUCTIONEER'S NOTE:** Spectacular opportunity to purchase several tracts of high quality RRV farmland located adjacent to & north of Perley, MN! This farm is available for the 2021 crop year and includes a well-protected farmstead which would be a suitable building site for a new home.

📍 Lee Township - East of Perley, MN on Hwy. 75

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

**Aabye Family, Owners**

**Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or visit at [SteffesGroup.com](http://SteffesGroup.com)**

Max Steffes MN14-031, Scott Steffes MN14-51, Brad Olstad MN14-70. **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 on March 15, 2021, and will end at 12PM Thursday, March 18, 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.
- **2021 Taxes to be paid by BUYER. 2020 Taxes to be paid by SELLER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as

each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

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

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **POSSESSION**

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

### **MINERAL RIGHTS**

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 Multi-Tract Bidding Process

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes.

This is accomplished through the bid extension and lot linking features 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 on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **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 \$125,000.00 (2 bids)



More Photos

EXTENDED

## #2 Cavalier County, ND Land Auction - 150.44± Acres

Description: NE ¼ Section 5-163-57

Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes ('15): \$959.68



00:04:00

US \$100,000.00 (1 bids)



More Photos

EXTENDED

## #3 Cavalier County, ND Land Auction - 120± Acres

Description: W ½ SW ¼ & NE ¼ SW ¼  
Section 9-163-57

Deeded Acres: 120+/-

Cropland Acres: 103+/-

Soil Productivity Index: 80

Taxes ('15): \$957.62



00:04:00

US \$115,000.00 (5 bids)



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 MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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



Tract 2

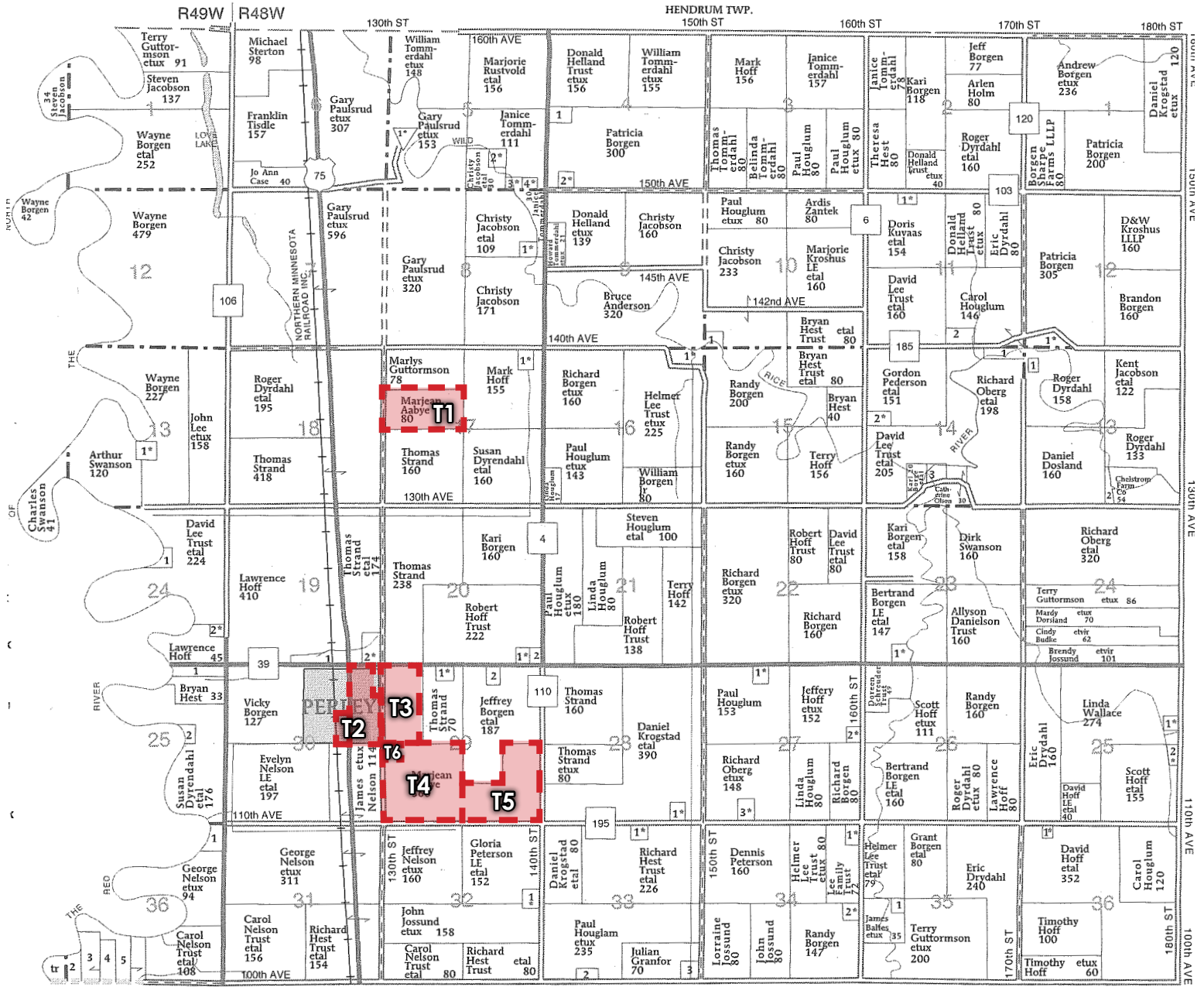
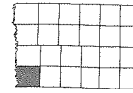


Tract 1

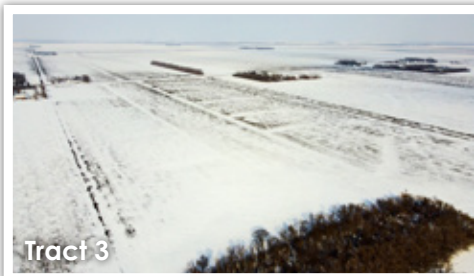
T-143-N

LEE PLAT  
(Landowners)

R-48-49-W



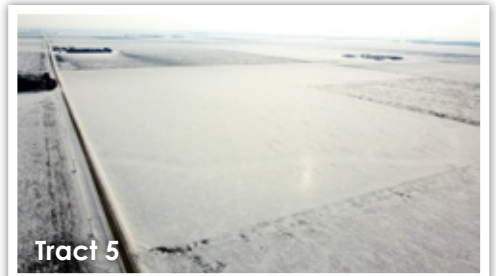
CLAY CO.



Tract 3



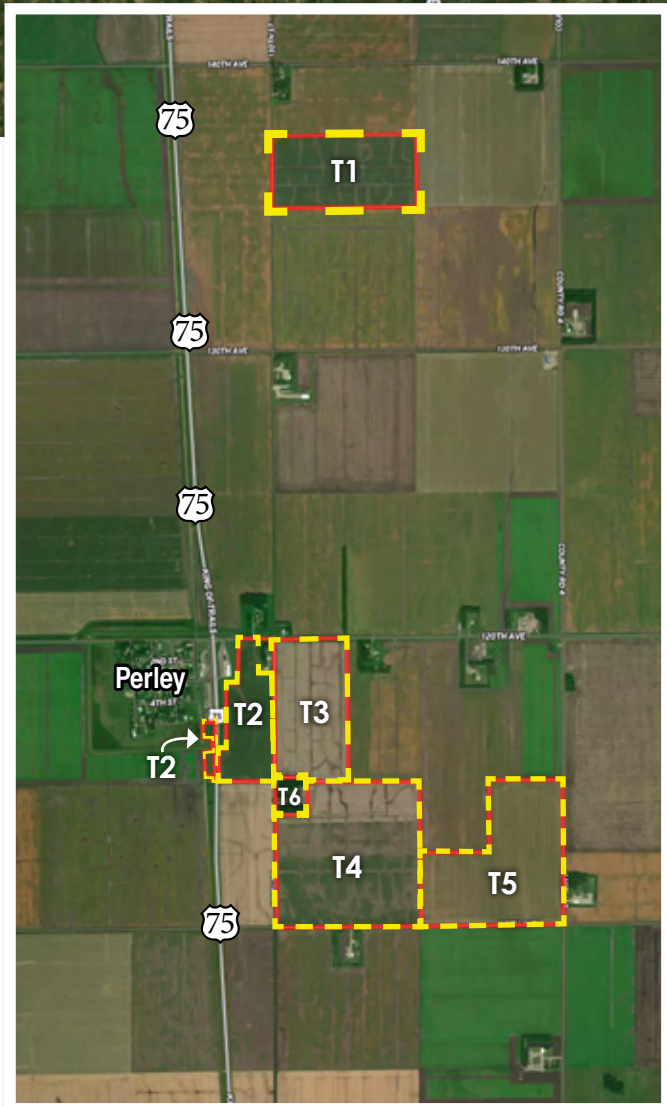
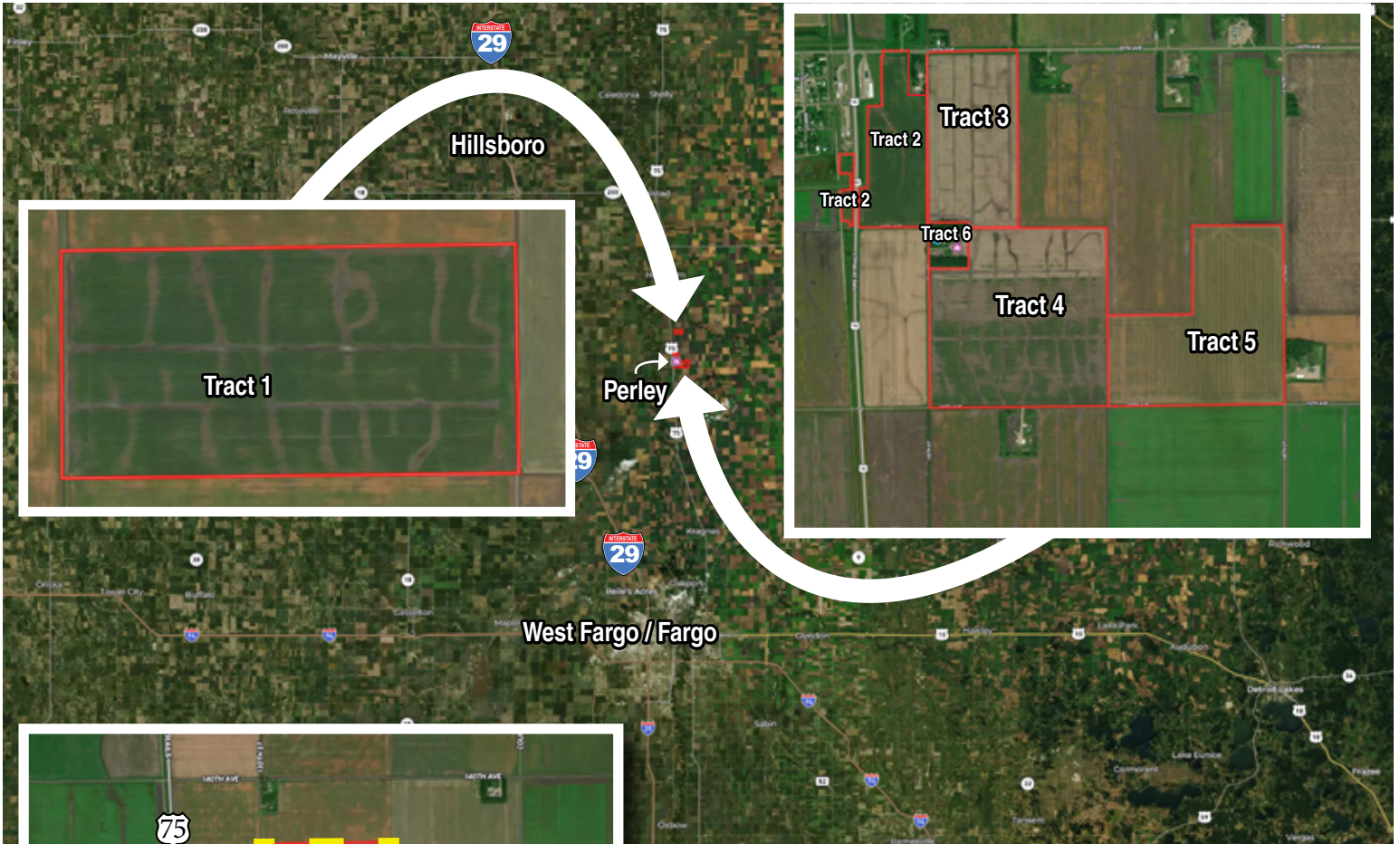
Tract 4



Tract 5

Lee Township - Sections 17, 29 & 30  
Total Acres: 498± • To Be Sold In 6 Tracts!





# Tract 1 Details (All Lines Approximate)

Norman County, MN

Description: S1/2NW1/4 Section 17-143-48 • Total Acres: 80± • Cropland Acres: 78.55±

PID #: 12-5296000 • Soil Productivity Index: 94 • Soils: Fargo silty clay (100%) • Taxes (2020): \$1,778.00



MN107

**Tract Note:** This 80 acre tract is nearly 100% tillable and is all one soil type. Located about 2 miles N of Perley and a quarter mile off Hwy 75.

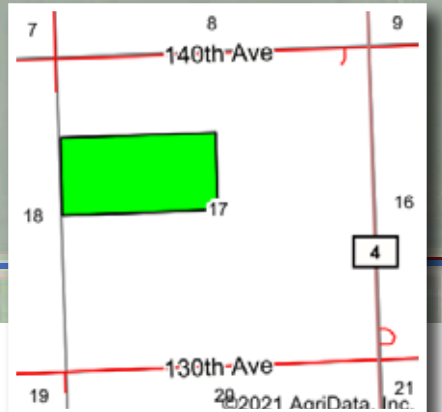
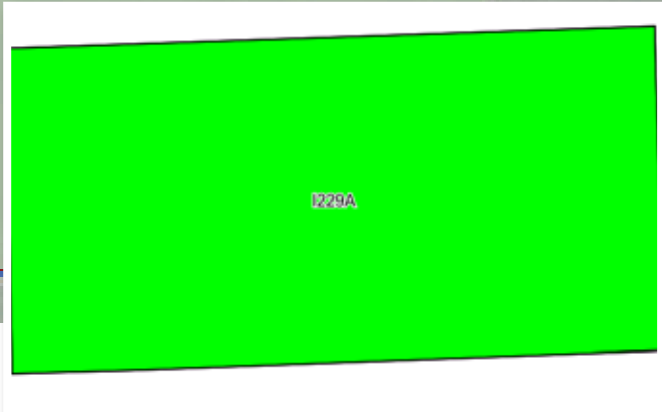


### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	78.55	100.0%		Ilw	94
<b>Weighted Average</b>						<b>94</b>

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



# Tract 1 2020 Tax Statements

# Norman County, MN

**DONNA J. HANSON**  
**NORMAN COUNTY AUD./TREAS.**  
 P.O. BOX 266  
 ADA, MINNESOTA 56510  
 218-784-5471  
 www.co.norman.mn.us

**2020**  
**PROPERTY TAX STATEMENT**

PRCL# 12-5296000 RCPT# 3098  
 TC 1.569 3.138

LEE TWP

**Property ID Number:** 12-5296000  
**Property Description:** SECT-17 TWP-143 RANG-48  
 AC 80.00 S1/2NW1/4

MARJEAN AABYE  
 1142 130TH ST  
 PERLEY MN 56574-9760

4363-T  
 ACRES 80.00

		Values and Classification		
		Taxes Payable Year	2019	2020
Step 1	<b>Estimated Market Value:</b>		313.800	313.800
	<b>Homestead Exclusion:</b>			
1	<b>Taxable Market Value:</b>		313.800	313.800
	<b>New Improve/Expired Excls:</b>			
		<b>Property Class:</b>	AGRI HSTD	AGRI NON-HSTD
Sent in March 2019				
Step 2		<b>Proposed Tax</b>		1.774.00
		* Does Not Include Special Assessments		
Sent in November 2019				
Step 3		<b>Property Tax Statement</b>		
		First half Taxes:		889.00
		Second half Taxes:		889.00
		<b>Total Taxes Due in 2020</b>		<b>1.778.00</b>

**\$\$\$**  
**REFUNDS?**

*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

		Taxes Payable Year:	
		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	1,011.00	1,769.60
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. <b>Property taxes after credits</b> .....	1,011.00	1,769.60
<b>Property Tax by Jurisdiction</b>	6. County .....	664.44	1,299.09
	7. City or Town .....	95.02	186.24
	8. State General Tax .....	.00	.00
	9. School District: 2527		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	146.86	114.57
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST) .....	3.28	6.56
	B. WILD RICE .....	101.40	163.14
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	1,011.00	1,769.60
<b>Special Assessments on Your Property</b>	13. A. 14005 DITCH 14 .....		7.20
	B. 54604 BECKER DETENTION .....		1.20
	C. ....		
PRIN 8.40	D. ....		
INT	E. ....		
TOT 8.40			
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		1,020.00	1,778.00



# Tract 2 Details (All Lines Approximate)

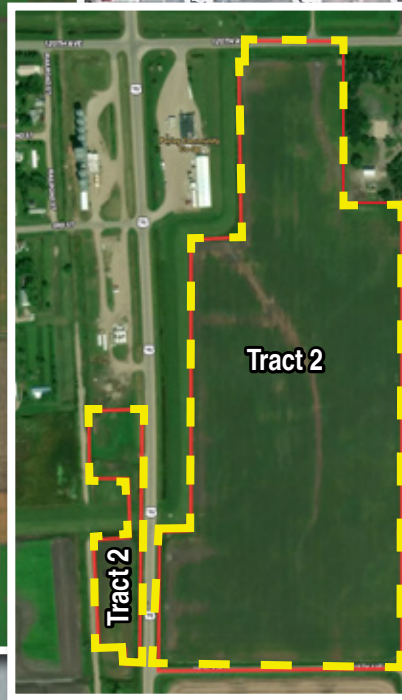
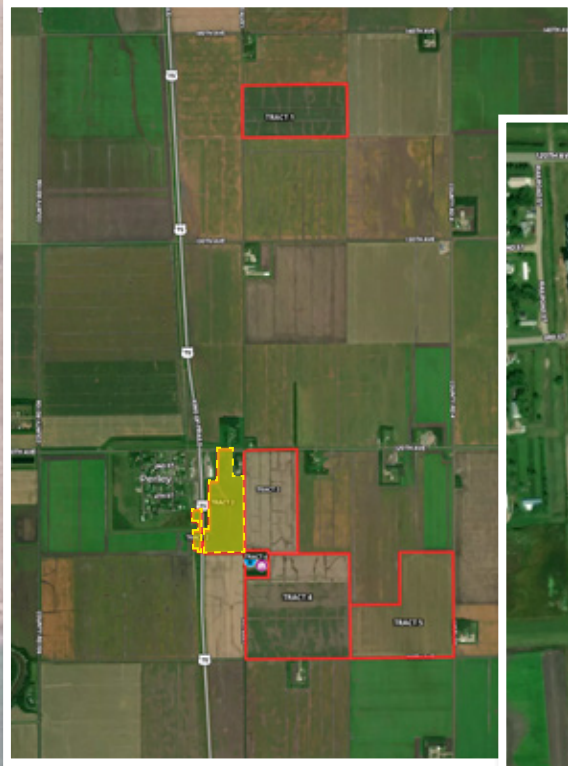
**\*TRACT BOUNDARIES UPDATED 3/16/2021\***

**Norman County, MN**

**Description:** E1/2NE1/4 (Less Acres) Section 30-143-48 • **Total Acres:** 58.47± • **Cropland Acres:** 50±  
**PID #:** 30-6305000 • **Soil Productivity Index:** 94 • **Soils:** Fargo silty clay (100%) • **Taxes (2020):** \$2,824.00



**Tract Note:** This tract is adjacent to Hwy 75 and County Rd 33. It is located directly behind the Perley COOP/West Central Ag. Note there is also a small portion of this tract on the west side of Hwy 75.

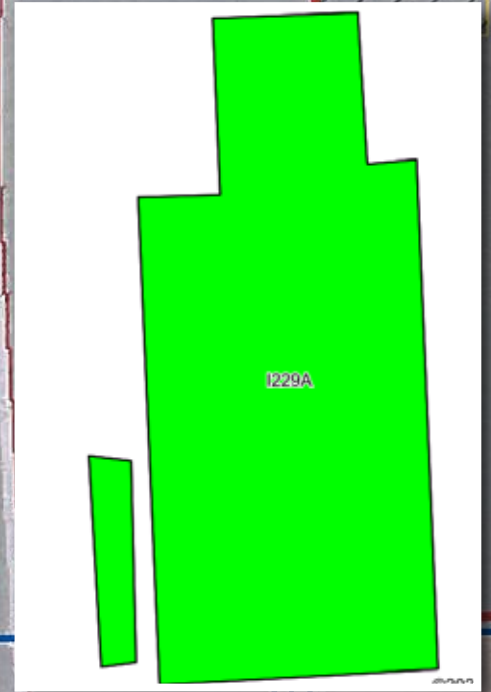
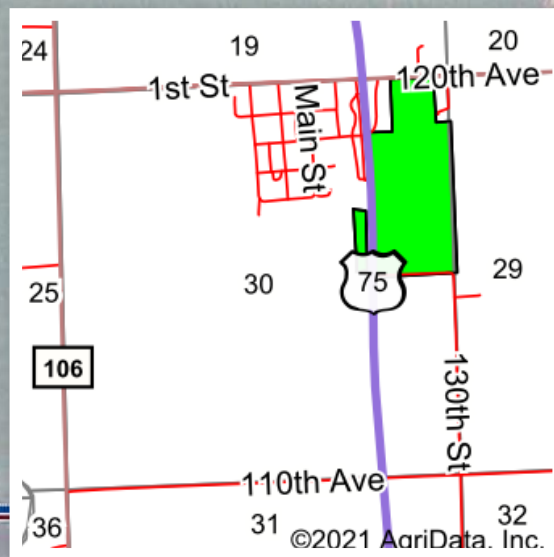


## Common Land Unit

- Cropland
- Tract Boundary

## Wetland Determination Identifiers

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



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	61.33	100.0%		IIw	94
<b>Weighted Average</b>						<b>94</b>

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



# Tract 2 2020 Tax Statements

Norman County, MN

**DONNA J. HANSON**  
**NORMAN COUNTY AUD./TREAS.**  
 P.O. BOX 266  
 ADA, MINNESOTA 56510  
 218-784-5471  
 www.co.norman.mn.us

**2020**

**PROPERTY TAX STATEMENT**

PRCL# 30-6305000 RCPT# 8393  
 TC 1.051 2.101

CITY OF PERLEY

**Property ID Number:** 30-6305000  
**Property Description:** SECT-30 TWP-143 RANG-48  
 AC 58.47 E1/2NE1/4 (LESS RY. & LESS  
 3.6 AC. IN PLATE 6306 & 5.31 AC IN

SCOTT AABYE ETAL  
 430 14TH STREET S  
 MOORHEAD MN 56560

6561-T

ACRES 58.47

		Values and Classification	
		Taxes Payable Year	
		2019	2020
Step 1	Estimated Market Value:	210.100	210.100
	Homestead Exclusion:		
	Taxable Market Value:	210.100	210.100
Step 2	New Improve/Expired Excls:		
	Propertv Class:	AGRI HSTD	AGRI NON-HSTD
Sent in March 2019			
Step 3	<b>Proposed Tax</b>		
	* Does Not Include Special Assessments		2,798.00
Sent in November 2019			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		1,412.00
	Second half Taxes:		1,412.00
	Total Taxes Due in 2020		2,824.00

**\$\$\$**  
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

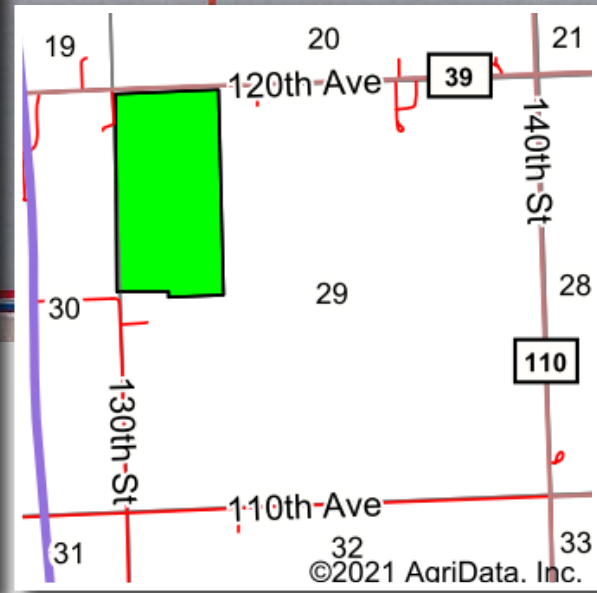
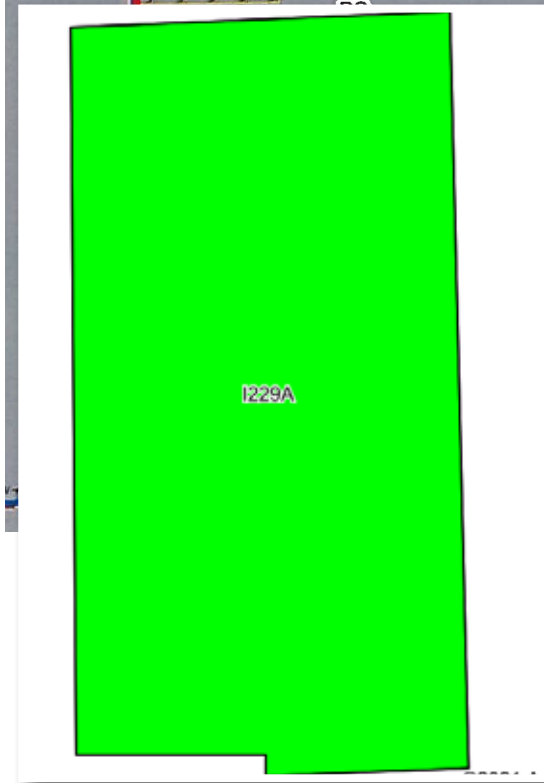
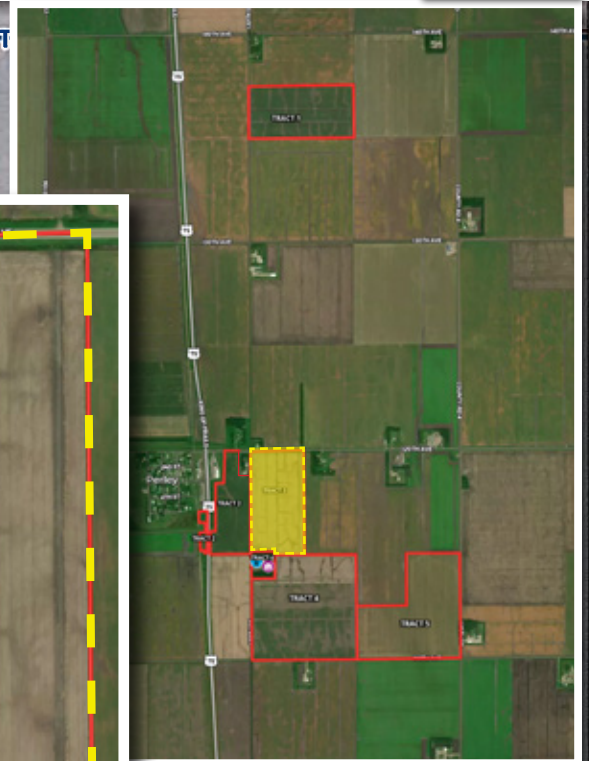
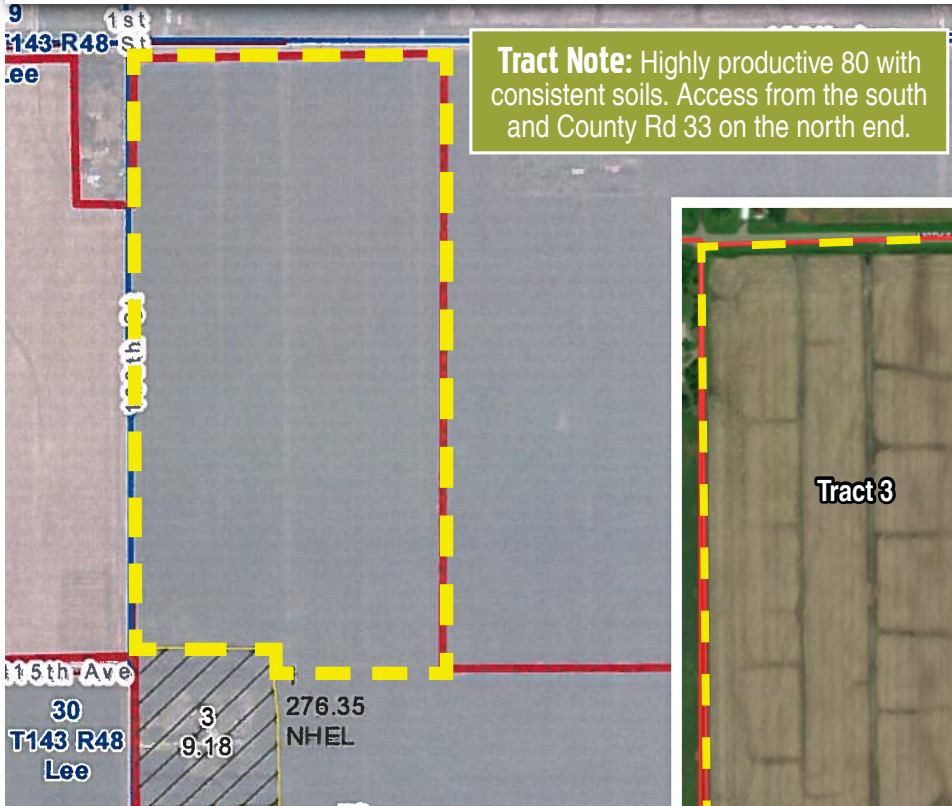
		Taxes Payable Year:		
		2019	2020	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00	
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00		
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	1,528.74	2,794.74	
	4. A. Agricultural and rural land tax credits .....	.00	.00	
	B. Other credits to reduce your property tax .....	.00	.00	
	5. <b>Property taxes after credits</b> .....	1,528.74	2,794.74	
	<b>Property Tax by Jurisdiction</b>	6. County .....	444.47	869.13
7. City or Town .....		915.77	1,735.28	
8. State General Tax .....		.00	.00	
9. School District: 2527		A. Voter approved levies .....	.00	.00
		B. Other local levies .....	98.37	76.71
10. Special Taxing Districts:		A. RDC (NORTHWEST) .....	2.20	4.39
		B. WILD RICE .....	67.93	109.23
		C. ....		
D. ....				
11. Non-school voter approved referenda levies .....				
12. Total property tax before special assessments .....		1,528.74	2,794.74	
<b>Special Assessments on Your Property</b>	13. A. 49003 DITCH 49 .....		23.40	
	B. 62007 DITCH 62 .....		5.86	
	PRIN 29.26 C. ....			
	INT D. ....			
	TOT 29.26 E. ....			
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		1,558.00	2,824.00	



# Tract 3 Details (All Lines Approximate)

Norman County, MN

**Description:** W1/2NW1/4 (Less Surveyed Portion of Farmstead) Section 29-143-48 • **Total Acres:** 80±  
**Cropland Acres:** 77± • **PID #:** 12-5352001 • **Soil Productivity Index:** 94 • **Soils:** Fargo silty clay (100%)  
**Taxes (2020):** \$1,816.00



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

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	76.51	100.0%		IIw	94
<b>Weighted Average</b>						<b>94</b>

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



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 218-784-5471  
 www.co.norman.mn.us

**2020**

**PROPERTY TAX STATEMENT**

LEE TWP

PRCL# 12-5352001 RCPT# 3179  
 TC 1.569 3.138

**Property ID Number:** 12-5352001  
**Property Description:** SECT-29 TWP-143 RANG-48  
 AC 80 W1/2NW1/4 SEC 29

SCOTT AABYE ETAL  
 430 14TH STREET S  
 MOORHEAD MN 56560

6561-T  
 ACRES 80.00

		Values and Classification		
		Taxes Payable Year	2019	2020
Step 1	Estimated Market Value:	313,800	313,800	
	Homestead Exclusion:			
	Taxable Market Value:	313,800	313,800	
	New Improve/Expired Excls:			
	Property Class:	AGRI HSTD	AGRI NON-HSTD	
Sent in March 2019				
Step 2	Proposed Tax			1,774.00
	* Does Not Include Special Assessments			
Sent in November 2019				
Step 3	Property Tax Statement			
	First half Taxes:		908.00	
	Second half Taxes:		908.00	
	Total Taxes Due in 2020			1,816.00

**\$\$\$ REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....			.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	1,011.00	1,770.00
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits .....	1,011.00	1,770.00
<b>Property Tax by Jurisdiction</b>	6. County .....	664.44	1,299.49
	7. City or Town .....	95.02	186.24
	8. State General Tax .....	.00	.00
	9. School District: 2527		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	146.86	114.57
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST) .....	3.28	6.56
	B. WILD RICE .....	101.40	163.14
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	1,011.00	1,770.00
<b>Special Assessments on Your Property</b>	13. A. 49003 DITCH 49 .....		32.00
	B. 54604 BECKER DETENTION .....		2.00
PRIN	46.00 C. 62007 DITCH 62 .....		12.00
INT	D. ....		
TOT	46.00 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		1,058.00	1,816.00

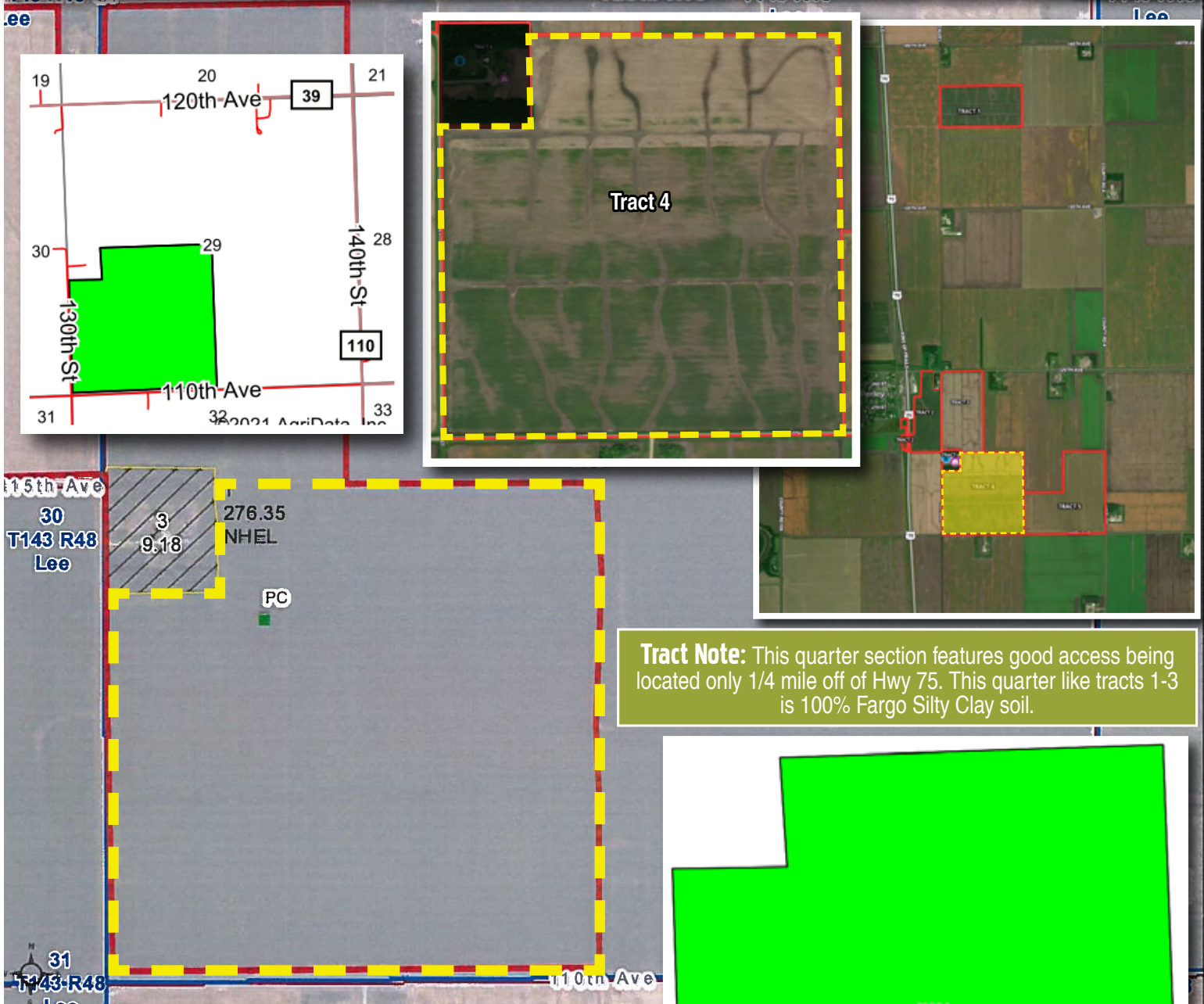


# Tract 4 Details (All Lines Approximate)

Norman County, MN



**Description:** SW1/4 (Less 9AC Farmstead) Section 29-143-48 • **Total Acres:** 151±  
**Cropland Acres:** 151± • **PID #:** 12-5352000 • **Soil Productivity Index:** 94 • **Soils:** Fargo silty clay (100%)  
**Taxes (2020):** \$4,240.00 (Includes Tract 6)



### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	150.11	100.0%		IIw	94
<b>Weighted Average</b>						<b>94</b>

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



**DONNA J. HANSON**  
**NORMAN COUNTY AUD./TREAS.**  
 P.O. BOX 266  
 ADA, MINNESOTA 56510  
 218-784-5471  
 www.co.norman.mn.us

**2020**  
**PROPERTY TAX STATEMENT**

PRCL# 12-5352000 RCPT# 3178  
 TC 3.422 6.683

LEE TWP

Property ID Number: 12-5352000  
 Property Description: SECT-29 TWP-143 RANG-48  
 AC 160.00 SW1/4 SEC 29

1142 130TH ST

MARJEAN AABYE  
 1142 130TH ST  
 PERLEY MN 56574-9760

4363-T  
 ACRES 160.00

Values and Classification			
Taxes Payable Year		2019	2020
Step 1	Estimated Market Value:	668.300	668.300
	Homestead Exclusion:	30.337	
	Taxable Market Value:	637.963	668.300
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI NON-HSTD RES NON-HSTD
Sent in March 2019			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			4.026.00
Sent in November 2019			
Step 3	Property Tax Statement		
First half Taxes:			2.120.00
Second half Taxes:			2.120.00
Total Taxes Due in 2020			4.240.00

**\$\$\$**  
 REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.  
 Read the back of this statement to find out how to apply.

Taxes Payable Year:		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		556.94	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....	2,464.00	4,016.00
	4. A. Agricultural and rural land tax credits .....	490.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits .....	1,974.00	4,016.00
<b>Property Tax by Jurisdiction</b>	6. County .....	1,127.66	2,766.03
	7. City or Town .....	161.22	396.63
	8. State General Tax .....	.00	.00
	9. School District: 2527		
	A. Voter approved levies .....	187.38	154.37
	B. Other local levies .....	320.12	337.56
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST) .....	5.57	13.96
	B. WILD RICE .....	172.05	347.45
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	1,974.00	4,016.00
<b>Special Assessments on Your Property</b>	13. A. 44449 NORMAN COUNTY EMS .....		65.00
	B. 49003 DITCH 49 .....		64.00
PRIN 224.00	C. 54604 BECKER DETENTION .....		4.00
INT	D. 62007 DITCH 62 .....		16.00
TOT 224.00	E. 88883 SOLID WASTE .....		75.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		2,200.00	4,240.00



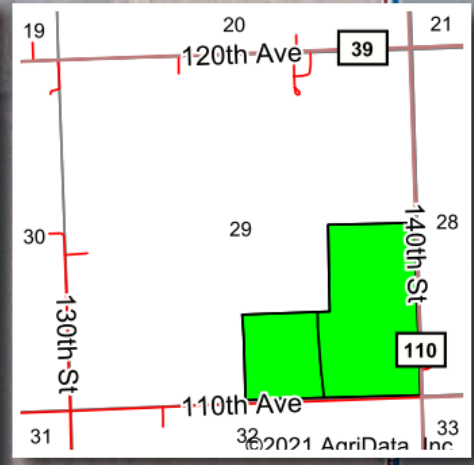
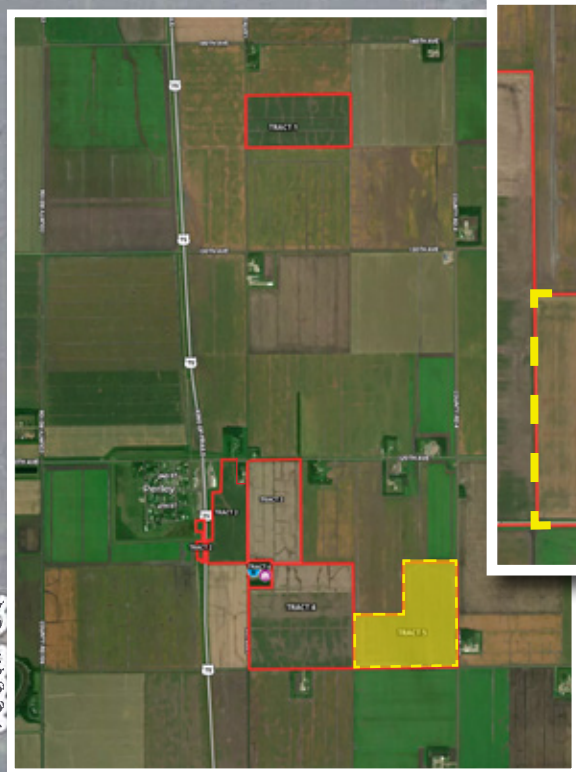
# Tract 5 Details (All Lines Approximate)

Norman County, MN



**Description:** SW1/4SE1/4 & E1/2SE1/4 Section 29-143-48 • **Total Acres:** 120±  
**Cropland Acres:** 118.22± • **PID #:** 12-5353000 • **Soil Productivity Index:** 95 • **Soils:** Fargo silty clay loam (71%), Fargo silty clay (29%) • **Taxes (2020):** \$2,622.00

**Tract Note:** This tract has a notably high soil productivity rating of 95 and good roads on the south and east end of the tract.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I233A	Fargo silty clay loam, 0 to 1 percent slopes	84.05	71.1%		IIw	95
I229A	Fargo silty clay, 0 to 1 percent slopes	34.17	28.9%		IIw	94
<b>Weighted Average</b>						<b>94.7</b>

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



**DONNA J. HANSON**  
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 P.O. BOX 266  
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 218-784-5471  
 www.co.norman.mn.us

**2020**  
**PROPERTY TAX**  
**STATEMENT**

PRCL# 12-5353000 RCPT# 3180  
 TC 2.304 4.608

LEE TWP

**Property ID Number:** 12-5353000  
**Property Description:** SECT-29 TWP-143 RANG-48  
 AC 120.00 SW1/4SE1/4 & E1/2SE1/4

SCOTT AABYE ETAL  
 430 14TH STREET S  
 MOORHEAD MN 56560

6561-T  
 ACRES 120.00

		Values and Classification		
		Taxes Payable Year	2019	2020
Step 1	Estimated Market Value:	460.800	460.800	
	Homestead Exclusion:			
1	Taxable Market Value:	460.800	460.800	
	New Improve/Expired Excls:			
Property Class:		AGRI HSTD	AGRI NON-HSTD	
Sent in March 2019				
Step 2	<b>Proposed Tax</b>			
* Does Not Include Special Assessments				2.606.00
Sent in November 2019				
Step 3	<b>Property Tax Statement</b>			
First half Taxes:				1.311.00
Second half Taxes:				1.311.00
Total Taxes Due in 2020				2.622.00

**\$\$\$**  
**REFUNDS?**

*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

		Taxes Payable Year:	2019	2020	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....				.00	
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>		<input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00		
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		1,485.70	2,599.20	
	4. A. Agricultural and rural land tax credits .....		.00	.00	
	B. Other credits to reduce your property tax .....		.00	.00	
	5. <b>Property taxes after credits</b> .....		1,485.70	2,599.20	
<b>Property Tax by Jurisdiction</b>	6. County .....		976.79	1,908.28	
	7. City or Town .....		139.53	273.48	
	8. State General Tax .....		.00	.00	
	9. School District: 2527	A. Voter approved levies .....		.00	.00
		B. Other local levies .....		215.65	168.24
	10. Special Taxing Districts:	A. RDC (NORTHWEST) .....		4.82	9.63
		B. WILD RICE .....		148.91	239.57
		C. ....			
		D. ....			
		11. Non-school voter approved referenda levies .....			
	12. Total property tax before special assessments .....		1,485.70	2,599.20	
<b>Special Assessments on Your Property</b>	13. A. 5005 DITCH 5 .....			19.80	
	B. 54604 BECKER DETENTION .....			3.00	
	PRIN 22.80 C. ....				
	INT D. ....				
	TOT 22.80 E. ....				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....			1,510.00	2,622.00	



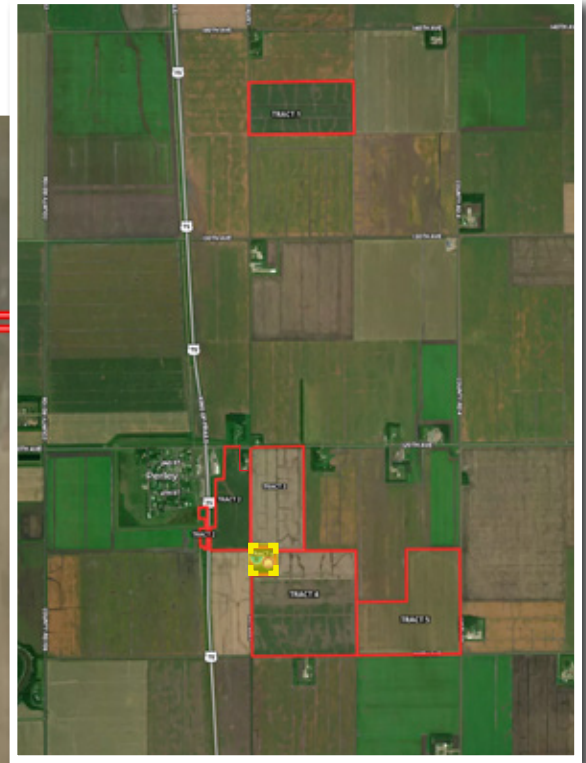
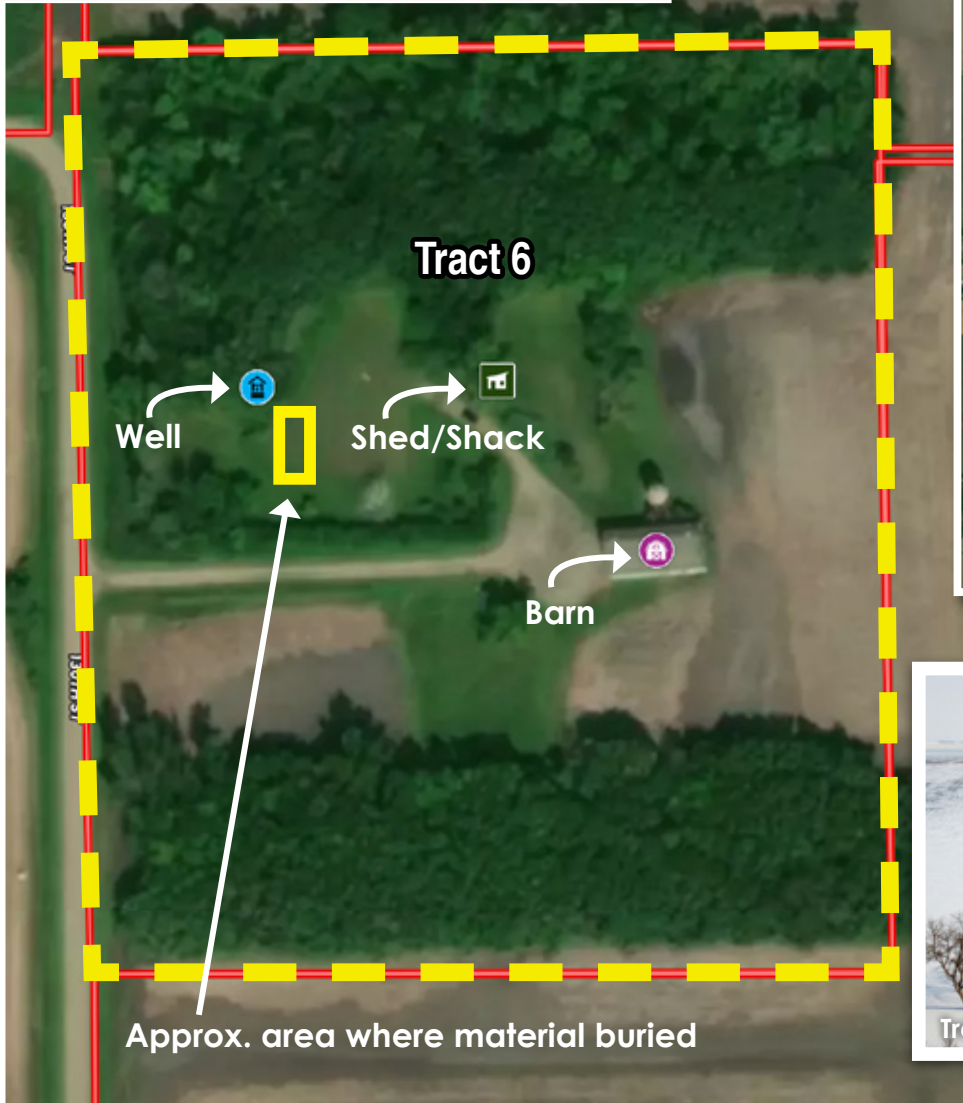
# Tract 6 Details (All Lines Approximate)

Norman County, MN

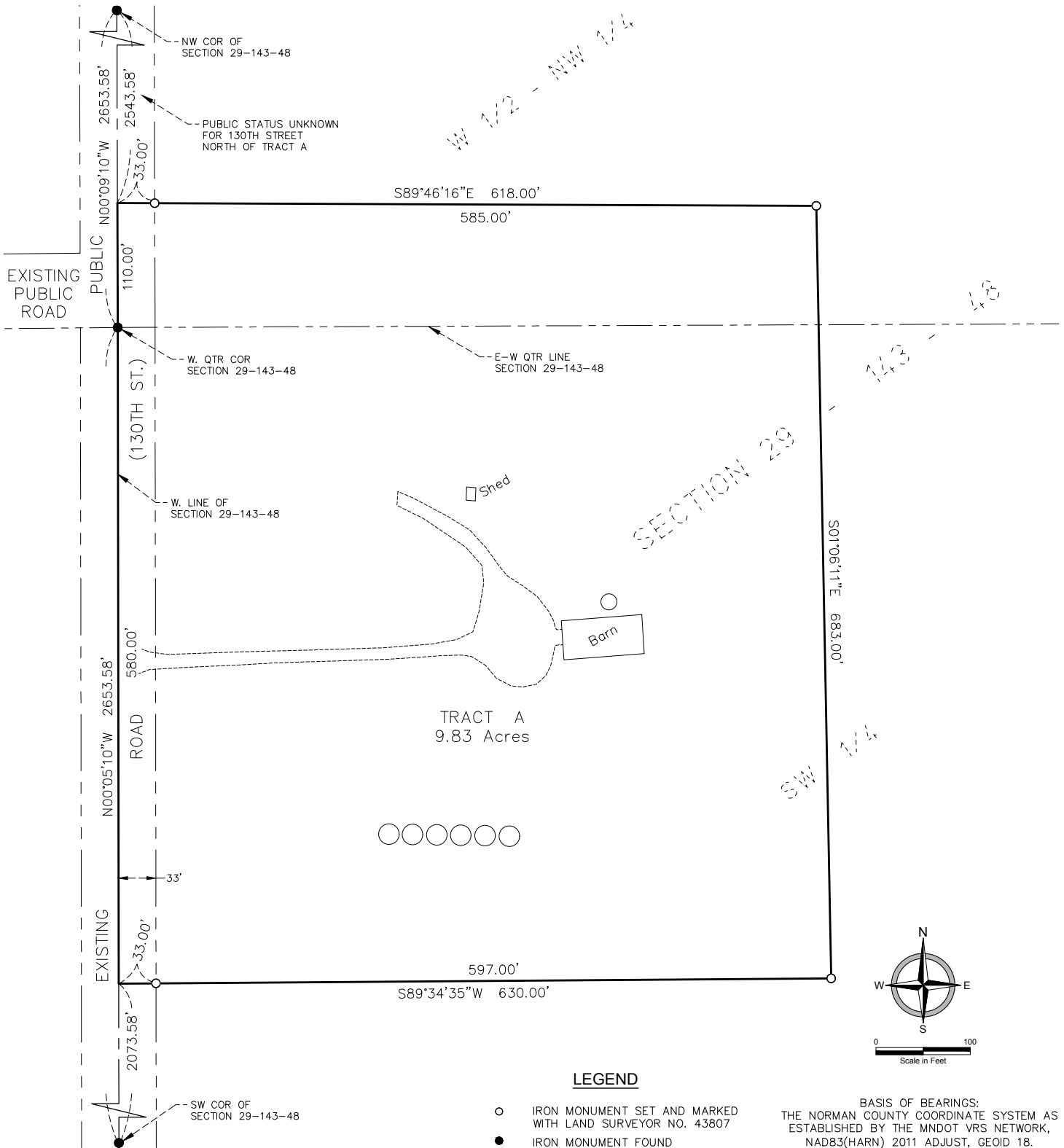
**Description:** 9AC Farmstead in SW1/4 (Subject to Survey) Section 29-143-48 • **Total Acres:** 9+ (Subject to Survey)  
**Barn:** 70'x30' (Located 1/4 mile off of Hwy. 75) • **Taxes (2020):** Taxes presently parceled with Tracts 3 & 4



**Tract Note:** This farmstead could be a blank slate for a new home, bin site, or hobby farm within 30 minutes of Fargo-Moorhead. Please note, there was previously a home on this tract which was burned and buried by a professional contractor.







**Legal Description:**

That part of the West Half of the Northwest Quarter and the part of the Southwest Quarter in Section 29, Township 143 North, Range 48 West of the Fifth Principal Meridian in Norman County, Minnesota, described as follows:

Beginning at a found iron monument which designates the west quarter corner of said Section 29; thence North 00 degrees 09 minutes 10 seconds West on an assumed bearing along the west line of said Section 29 for a distance of 110.00 feet; thence South 89 degrees 46 minutes 16 seconds East for a distance of 618.00 feet to an iron monument; thence South 01 degree 06 minutes 11 seconds East for a distance of 683.00 feet to an iron monument; thence South 89 degrees 34 minutes 35 seconds West for a distance of 630.00 feet to the west line of said Section 29; thence North 00 degrees 05 minutes 10 seconds West along the west line of said Section 29 for a distance of 580.00 feet to the point of beginning. The above described tract contains 9.83 acres.

**SUBJECT TO** the rights of the public in 130th Street.

**AND FURTHER SUBJECT TO** easements, restrictions, and reservations of record, if any.

# Tract 4 & Tract 6 2020 Tax Statements

# Norman County, MN

**DONNA J. HANSON**  
**NORMAN COUNTY AUD./TREAS.**  
 P.O. BOX 266  
 ADA, MINNESOTA 56510  
 218-784-5471  
 www.co.norman.mn.us

**2020**  
**PROPERTY TAX STATEMENT**

PRCL# 12-5352000 RCPT# 3178  
 TC 3.422 6.683

LEE TWP

**Property ID Number:** 12-5352000  
**Property Description:** SECT-29 TWP-143 RANG-48  
 AC 160.00 SW1/4 SEC 29

1142 130TH ST

MARJEAN AABYE  
 1142 130TH ST  
 PERLEY MN 56574-9760

4363-T  
 ACRES 160.00

Values and Classification			
Taxes Payable Year			
	2019	2020	
Step 1	<b>Estimated Market Value:</b>	668.300	668.300
	<b>Homestead Exclusion:</b>	30.337	
	<b>Taxable Market Value:</b>	637.963	668.300
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI HSTD	AGRI NON-HSTD RES NON-HSTD
Sent in March 2019			
Step 2	<b>Proposed Tax</b>		4.026.00
	* Does Not Include Special Assessments		
Sent in November 2019			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		2.120.00
	Second half Taxes:		2.120.00
	<b>Total Taxes Due in 2020</b>		<b>4.240.00</b>

**\$\$\$**  
**REFUNDS?**

*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

Taxes Payable Year:		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....	<input type="checkbox"/>		.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		556.94	
<b>Property Tax and Credits</b>			
3. Property taxes before credits .....		2,464.00	4,016.00
4. A. Agricultural and rural land tax credits .....		490.00	.00
B. Other credits to reduce your property tax .....		.00	.00
5. <b>Property taxes after credits</b> .....		1,974.00	4,016.00
<b>Property Tax by Jurisdiction</b>			
6. County .....		1,127.66	2,766.03
7. City or Town .....		161.22	396.63
8. State General Tax .....		.00	.00
9. School District: 2527			
A. Voter approved levies .....		187.38	154.37
B. Other local levies .....		320.12	337.56
10. Special Taxing Districts:			
A. RDC (NORTHWEST) .....		5.57	13.96
B. WILD RICE .....		172.05	347.45
C. ....			
D. ....			
11. Non-school voter approved referenda levies .....			
12. Total property tax before special assessments .....		1,974.00	4,016.00
<b>Special Assessments on Your Property</b>			
13. A. 44449 NORMAN COUNTY EMS .....			65.00
B. 49003 DITCH 49 .....			64.00
PRIN 224.00 C. 54604 BECKER DETENTION .....			4.00
INT INT 62007 DITCH 62 .....			16.00
TOT 224.00 E. 88883 SOLID WASTE .....			75.00
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		2,200.00	4,240.00





Minnesota  
 Norman  
 Report ID: FSA-156EZ

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

FARM: 6559  
 Prepared: 2/16/21 11:25 AM  
 Crop Year: 2021  
 Page: 1 of 3

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  
 02DIV6076=6559+6560+6561

Farms Associated with Operator:  
 6560, 9878, 10510

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
485.16	475.98	475.98	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	475.98	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT, CORN	SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	80.08	58	0.00
CORN	107.18	124	0.00
SOYBEANS	186.44	33	0.00
<b>Total Base Acres:</b>	<b>373.7</b>		

Tract Number: 1345 Description S2NW4-17 LE

FSA Physical Location : Norman, MN ANSI Physical Location: Norman, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.55	78.55	78.55	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	78.55	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	13.21	58	0.00
CORN	17.68	124	0.00
SOYBEANS	30.76	33	0.00

Minnesota  
Norman

U.S. Department of Agriculture  
Farm Service Agency

FARM: 6559  
Prepared: 2/16/21 11:25 AM  
Crop Year: 2021  
Page: 3 of 3

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: 3337      Description SW4,W2NW4-29,E2NE4-30 LE  
FSA Physical Location : Norman, MN      ANSI Physical Location: Norman, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
288.39	279.21	279.21	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	279.21	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	46.98	58	0.00
CORN	62.88	124	0.00
SOYBEANS	109.37	33	0.00
<b>Total Base Acres:</b>	<b>219.23</b>		

Owners: AABYE, MARJEAN  
AABYE, STEVEN G  
AABYE, LARRY G

JETVIG, KRISTY A  
AABYE, SCOTT C  
LARSON, KATHY L

Other Producers: None





Minnesota  
Norman

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

**FARM: 6559**  
Prepared: 2/16/21 11:25 AM  
Crop Year: 2021  
Page: 2 of 3

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.

<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
<b>Total Base Acres:</b>	61.65		

Owners: AABYE, MARJEAN  
Other Producers: None

Tract Number: 3336      Description: E2SE4,SW4SE4-29 LE  
FSA Physical Location : Norman, MN      ANSI Physical Location: Norman, MN

BIA Range Unit Number:  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Tract does not contain a wetland  
WL Violations: None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
118.22	118.22	118.22	0.0	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>	<b>Native Sod</b>		
0.0	0.0	118.22	0.0	0.0	0.0		

<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
WHEAT	19.89	58	0.00
CORN	26.62	124	0.00
SOYBEANS	46.31	33	0.00
<b>Total Base Acres:</b>	92.82		

Owners: JETVIG, KRISTY A      AABYE, STEVEN G  
AABYE, SCOTT C      AABYE, LARRY G  
LARSON, KATHY 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:

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# Norman County, MN

**Closing Thursday, March 18 at 12PM** 2021



● Upcoming Real Estate Auctions



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