

CLAY  
COUNTY

Opens March 30, 8AM  
**CLOSES: THURSDAY, APRIL 1, 12PM** 2021

# LAND AUCTION

Timed Online



**320<sub>±</sub>**  
acres



**AUCTIONEER'S NOTE:** Prime opportunity to purchase a half section of high-quality farmland located on the south side of Moorhead less than 1/2 mile from existing developments! This farm will be sold in two tracts and is selling subject to an existing lease for 2021. Buyer and seller to split rent payment 50/50.

**LOCATION:** From the Jct. of Hwy. 75 & Co. Rd. 76 (40th Ave. S) on the south side of Moorhead 1-1/2 miles east, 1/2 mile south on 28th St. S.

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

**Brandt Proprietary, LLP**

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 Tuesday, March 30 and will end at 12PM on Thursday, April 1, 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 split 50/50 between Buyer & 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 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

# Multi-Tract Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

CATALOG ORDER

EXTENDED

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

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



More Photos

00:04:00

US \$115,000.00 (5 bids)



EXTENDED

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

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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!

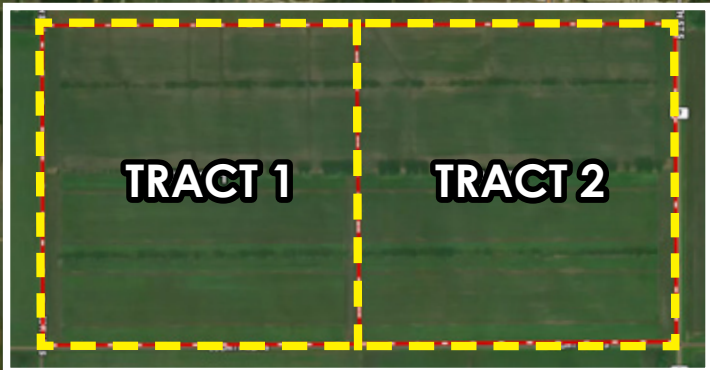


Lots with this symbol are linked together throughout the entire auction and will close together.

### Notes:









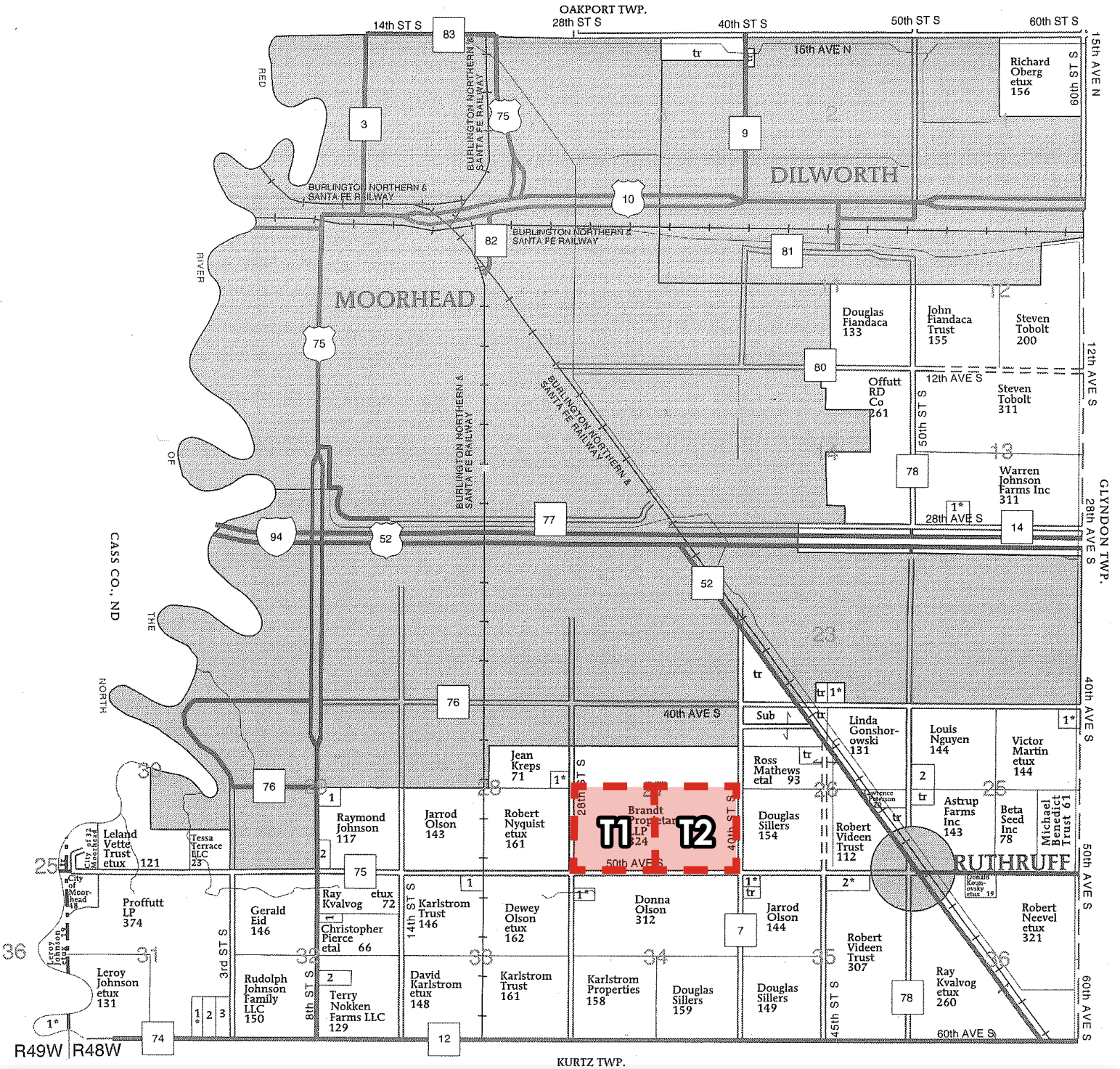
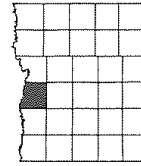
T-139-N

MOORHEAD PLAT

(Landowners)

R-48-49-W

GLYNDON TWP.

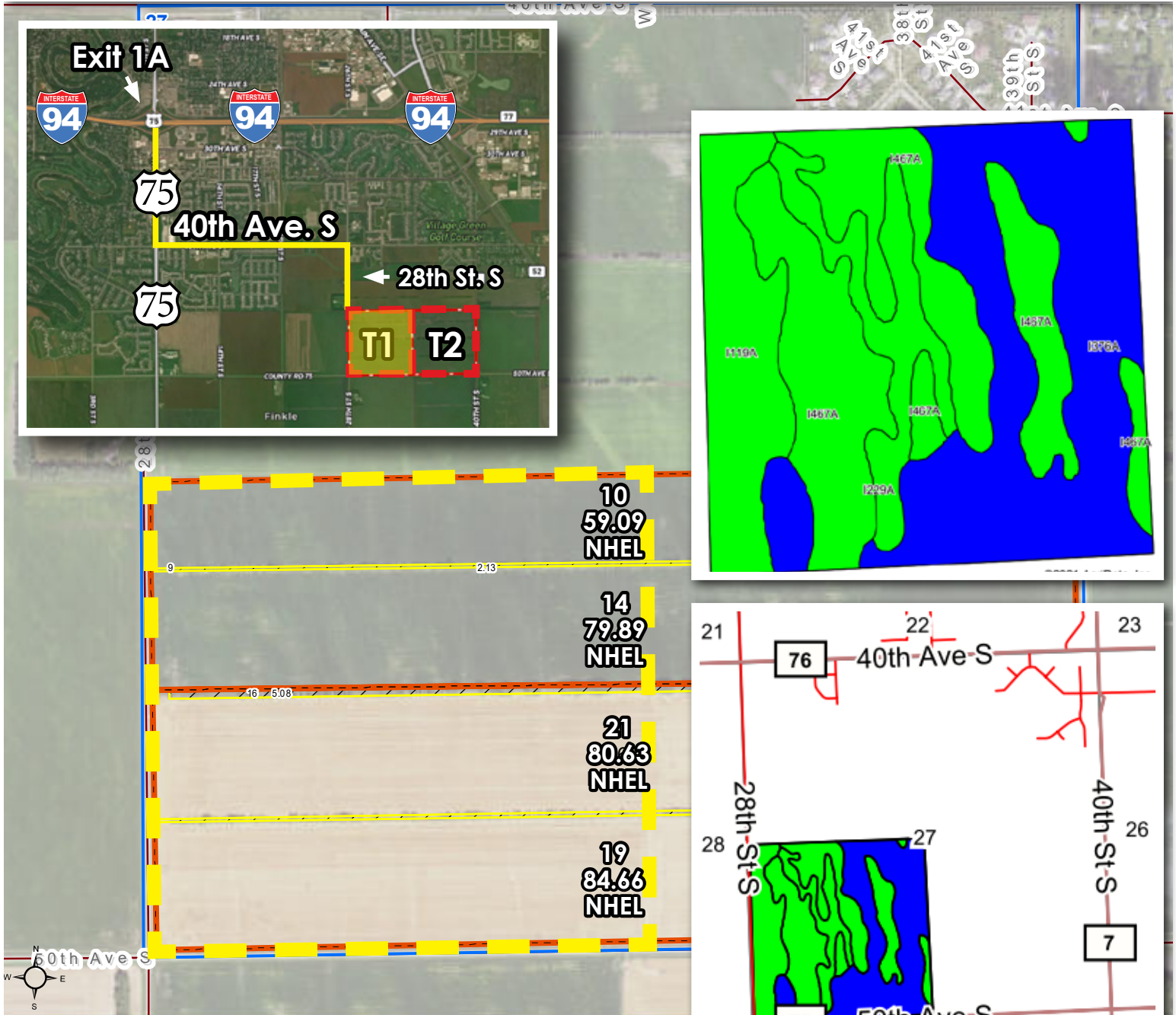


Moorhead Township - Section 27

Tract 1 - SW1/4 Section 27-139-48 • Tract 2 - SE1/4 Section 27-139-48

Total Acres: 320± • Cropland Acres: 304± • To Be Sold In 2 Tracts!

**Legal Description:** SW1/4 Section 27-139-48 • **Total Acres:** 160± • **Cropland Acres:** 152± • **Soil Productivity Index:** 92  
**Soils:** Colvin silty clay loam (40%), Bearden silt loam (36%), Bearden silty clay loam (15%) • **Taxes (2020):** \$5,408.00  
**PID #:** 21.027.3000



**Common Land Unit cropland\_indicator\_3CM**

- Non\_Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I376A	Colvin silty clay loam, 0 to 1 percent slopes	62.09	39.5%		Ilw	89
I467A	Bearden silt loam, 0 to 2 percent slopes	56.41	35.9%		Ile	93
I119A	Bearden silty clay loam, 0 to 2 percent slopes	23.72	15.1%		Ile	93
I229A	Fargo silty clay, 0 to 1 percent slopes	15.10	9.6%		Ilw	94
<b>Weighted Average</b>						<b>91.5</b>

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



**LORI J. JOHNSON**  
 CLAY COUNTY AUDITOR-TREASURER  
 807 11TH STREET NORTH  
 P.O. BOX 280  
 MOORHEAD, MN 56561-0280  
 218-299-5011  
 www.claycountymn.gov

Bill#: 322831  
 Owner Name: BRANDT PROPIETARY LLP

Property ID Number: 21.027.3000

2020 Property Tax Statement			
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2019	2020
Step <b>1</b>	Estimated Market Value:	657,200.00	679,400.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	657,200.00	679,400.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Ag Non-Hstd	Ag Non-Hstd
Step <b>2</b>	PROPOSED TAX		
		\$5,198.00	
PROPERTY TAX STATEMENT			
Step <b>3</b>	First half taxes due:	5/15/2020	2,704.00
	Second half taxes due:	11/16/2020	2,704.00
	Total Taxes Due in 2020:		5,408.00

**\$\$\$  
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.

**Property Description:**

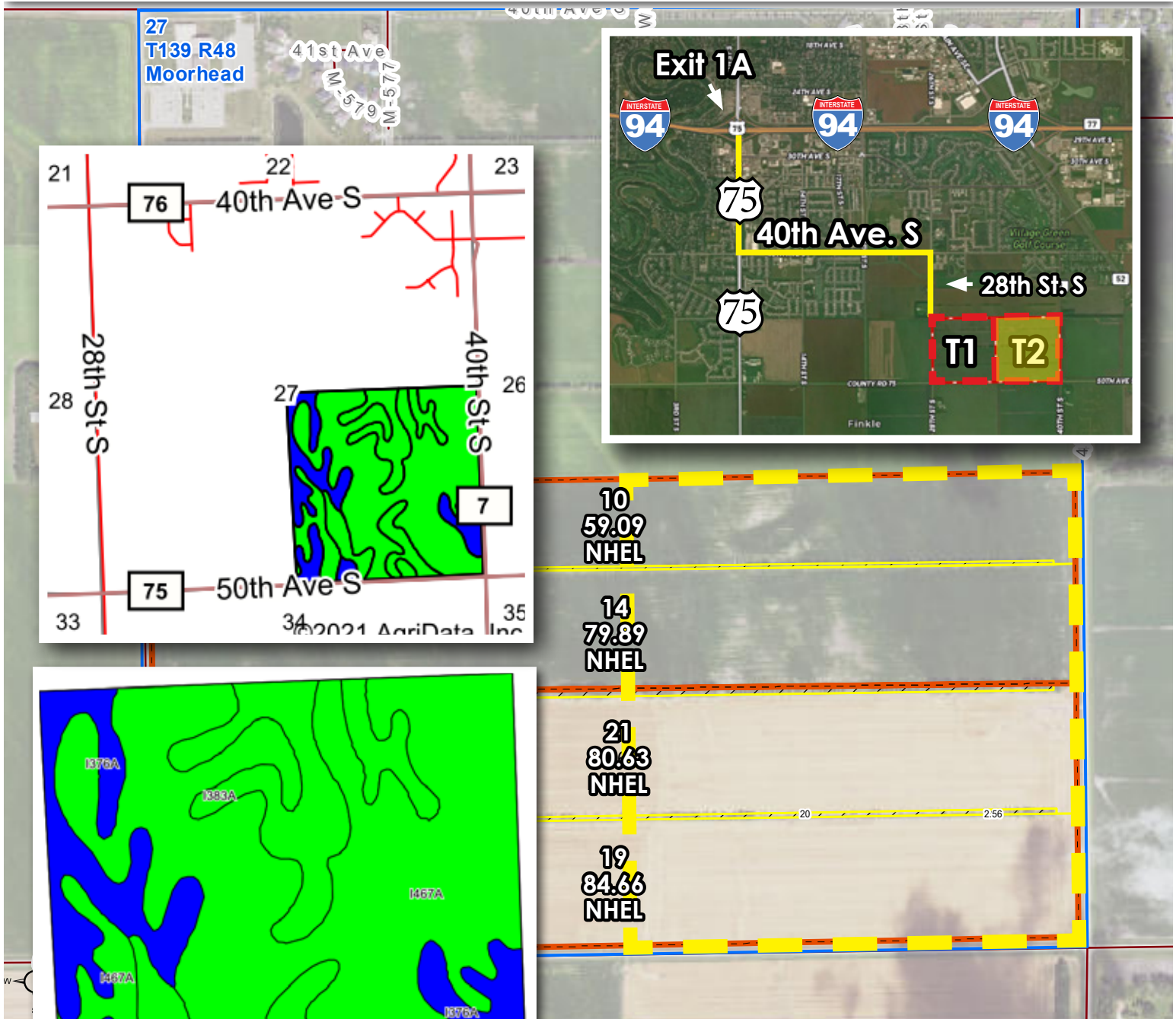
Acres: 160  
 SW 1/4  
 Section 27 Township 139 Range 048

Tax Detail for Your Property:			
Taxes Payable Year:		2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00	
Tax and Credits	3. Property taxes before credits	5,537.93	6,198.92
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	447.93	790.92
	B. Other Credits	0.00	0.00
5. Property taxes after credits		5,090.00	5,408.00
6. County Clay		3,211.47	3,477.29
7. City or Town TOWN OF MOORHEAD		193.27	196.20
8. State General Tax		0.00	0.00
9. School District SCHOOL DISTRICT 152			
Property Tax by Jurisdiction	A. School District Other	866.23	816.58
	B. School District Voter Approved	671.90	780.65
	10. Special Taxing Districts		
	A. Special Taxing Districts	147.13	137.28
	B. TIF	0.00	0.00
	C.		
	D.		
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		5,090.00	5,408.00
13. Special assessments			
	Principal: 0.00		
	Interest: 0.00	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,090.00	5,408.00

Please mail payment or pay online



Legal Description: SE1/4 Section 27-139-48 • Total Acres: 160± • Cropland Acres: 152± • Soil Productivity Index: 94  
 Soils: Bearden silt loam (65%), Overly silty clay loam (19%), Colvin silty clay loam (17%) • Taxes (2020): \$5,376.00  
 PID #: 21.027.0000



10  
59.09  
NHSL

14  
79.89  
NHSL

21  
80.63  
NHSL

19  
84.66  
NHSL

**Common Land Unit  
cropland\_indicator\_3CM**

- Non\_Cropland
- Cropland
- Tract Boundary

**Wetland Determination  
Identifiers**

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

Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I467A	Bearden silt loam, 0 to 2 percent slopes	101.22	64.5%		Ile	93
I383A	Overly silty clay loam, 0 to 2 percent slopes	29.35	18.7%		Ilc	100
I376A	Colvin silty clay loam, 0 to 1 percent slopes	26.43	16.8%		Ilw	89
<b>Weighted Average</b>						<b>93.6</b>

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



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 www.claycountymn.gov

Bill#: 303463  
 Owner Name: BRANDT PROPIETARY LLP

Property ID Number: 21.027.0000

**2020 Property Tax Statement**

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2019	2020
Step <b>1</b>	Estimated Market Value:	653,400.00	675,500.00
	Improvements Excluded:		
	Homestead Exclusion:	0.00	0.00
	Taxable Market Value:	653,400.00	675,500.00
	New Improvements/ Expired Exclusions:		
Property Classification:		Ag Non-Hstd	Ag Non-Hstd
Step <b>2</b>	PROPOSED TAX		
		\$5,168.00	
PROPERTY TAX STATEMENT			
Step <b>3</b>	First half taxes due:	5/15/2020	2,688.00
	Second half taxes due:	11/16/2020	2,688.00
	Total Taxes Due in 2020:		5,376.00

**\$\$\$**  
**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.*

**Property Description:**

Acres: 160  
 SE 1/4  
 Section 27 Township 139 Range 048

Tax Detail for Your Property:				
Taxes Payable Year:		2019	2020	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		
Tax and Credits	3. Property taxes before credits	5,505.34	6,162.38	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits	445.34	786.38	
	B. Other Credits	0.00	0.00	
5. Property taxes after credits		5,060.00	5,376.00	
Property Tax by Jurisdiction	6. County Clay	3,192.32	3,456.38	
	7. City or Town TOWN OF MOORHEAD	192.16	195.06	
	8. State General Tax	0.00	0.00	
	9. School District SCHOOL DISTRICT 152			
		A. School District Other	861.23	811.90
		B. School District Voter Approved	668.01	776.17
	10. Special Taxing Districts			
		A. Special Taxing Districts	146.28	136.49
		B. TIF	0.00	0.00
		C.		
	D.			
11. Non-school voter approved referenda levies		0.00	0.00	
12. Total property tax before special assessments		5,060.00	5,376.00	
13. Special assessments      Principal: 0.00      Interest: 0.00		0.00	0.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,060.00	5,376.00	

**Please mail payment or pay online**



10/03/2021

City of Moorhead Property Information - Special Assessments Print



## Special Assessments

**Parcel Number:** 21.027.3000

**Property Address:**

**Owner:** JOHANSON GUST G

**Certified Specials**

The Total Uncertified Balance in red is the balance due to the City of Moorhead as of this date. The Principal and Interest is in addition to the Uncertified balance, and is due to Clay County.

(No Certified Specials)

**Pending Specials**

Pending Specials are special assessments resulting from work that has been performed on the property, work performed that directly benefits this property, or unpaid service or penalty fees that are awaiting approval by the Moorhead City Council.

(No Pending Specials)

**Proposed Specials**

Proposed specials are improvement projects or unpaid service or penalty fees that have been proposed for which special assessments could be assessed against this property.

Project Number	Description	Nbr of Years	Interest Rate
910857	40th Ave So Drain ditch- phase 1	20	4.55 %
910939	SOUTHFIELDS PHASE 1 & DITCH	20	4.31 %
911045	40TH AVE S AREA DRAIN DITCH	20	4.07 %
911065	40TH AVE S AREA DRAIN DITCH	20	4.56 %

Project Number	Proposed Assessment
910857	\$44,473.69
910939	\$9,637.31
911045	\$40,565.63
911065	\$37,854.43
<b>Total</b>	<b>\$132,531.06</b>



10/03/2021

City of Moorhead Property Information - Special Assessments Print



## Special Assessments

**Parcel Number:** 21.027.0000

**Property Address:**

**Owner:** JOHANSON GUST G

**Certified Specials**

The Total Uncertified Balance in red is the balance due to the City of Moorhead as of this date. The Principal and Interest is in addition to the Uncertified balance, and is due to Clay County.

(No Certified Specials)

**Pending Specials**

Pending Specials are special assessments resulting from work that has been performed on the property, work performed that directly benefits this property, or unpaid service or penalty fees that are awaiting approval by the Moorhead City Council.

(No Pending Specials)

**Proposed Specials**

Proposed specials are improvement projects or unpaid service or penalty fees that have been proposed for which special assessments could be assessed against this property.

Project Number	Description	Nbr of Years	Interest Rate
910857	40th Ave So Drain ditch- phase 1	20	4.55 %
910915	ST WATER POND-EVERGREEN MEADOWS I	20	4.31 %
910917	STORM LS-EVERGREEN MEADOWS	20	4.31 %
910939	SOUTHFIELDS PHASE 1 & DITCH	20	4.31 %
911030	SEWER & WATER - EVERGREEN MDWS 2ND	20	4.56 %
911045	40TH AVE S AREA DRAIN DITCH	20	4.07 %
911065	40TH AVE S AREA DRAIN DITCH	20	4.56 %

Project Number	Proposed Assessment
910857	\$29,517.70
910915	\$117,068.05
910917	\$49,892.94
910939	\$6,396.39
911030	\$83,051.90
911045	\$26,923.87
911065	\$25,124.42
<b>Total</b>	<b>\$337,975.27</b>











# Tract 1 & 2 Abbreviated 156 Farm Records

Clay County, MN

**Tract Number:** 11330      **Description** S 27 MOORHEAD

**FSA Physical Location :** Clay, MN

**ANSI Physical Location:** Clay, 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
314.04	304.27	304.27	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	304.27	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	48.74	37	0.00				
CORN	103.34	91	0.00				







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

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

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

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

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

Earnest money hereinafter 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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Clay County, MN

## Closing Thursday, April 1 at 12PM<sup>2021</sup>



● 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