

NORMAN  
COUNTY

Opens June 3, 8AM  
**CLOSES: WEDNESDAY, JUNE 9 | 2PM** 2021

# LAND AUCTION

Timed Online

*Recreational Land!*



**40±  
acres**

**AUCTIONEER'S NOTE:** Great opportunity to purchase a tract of recreational land within 60 miles of Fargo and Grand Forks! This land is located 14 miles northeast of Ada & 13 miles southwest of Fertile. This tract features a creek that meanders through the property with mature timber adjoining the water. This land auction also includes cropland ideal for food plots or for income to fuel your outdoor hobby.

**LOCATION:** From Fertile, MN, 6 miles south on Hwy. 32, 6 miles west on Co. Hwy. 5, 1-1/2 miles south on 310th St.



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

**James "Jimmy" R. Dale II, Owner**

**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 June 3, 2021 and will end at 2PM Wednesday, June 9, 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 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

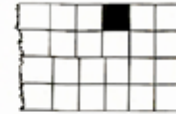




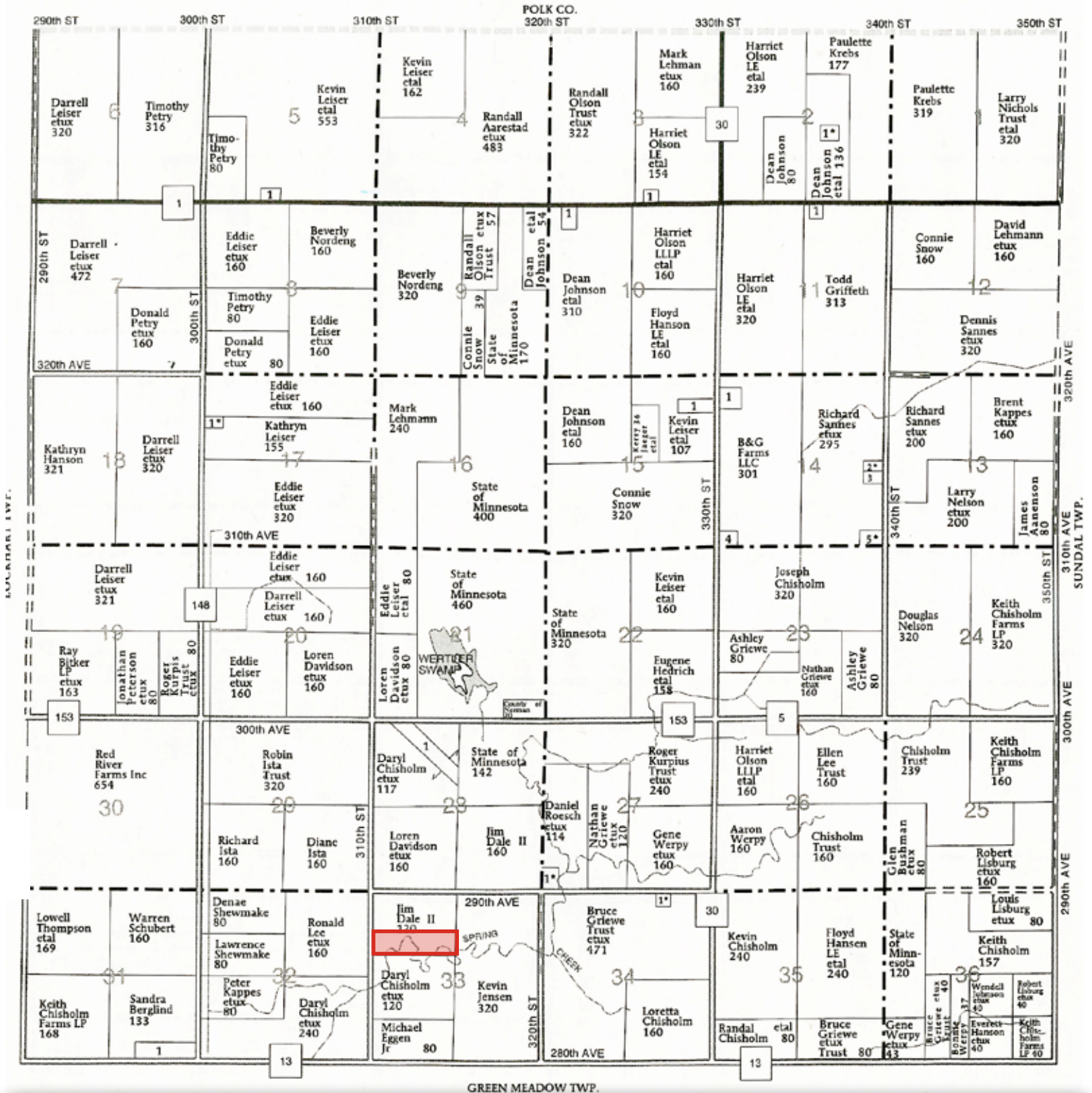
T-146-N

SPRING CREEK PLAT

(Landowners)



R-45-W

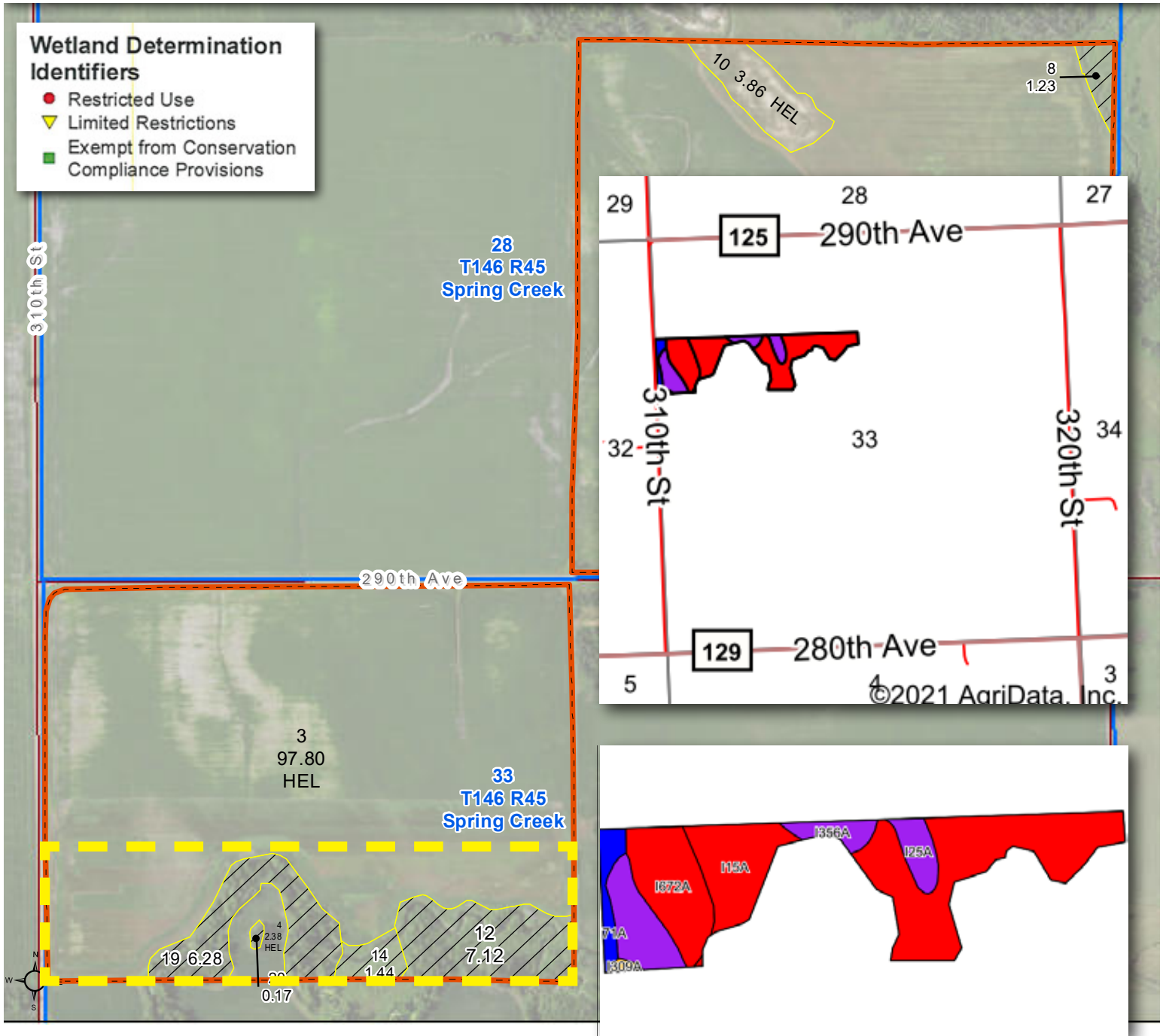


Spring Creek Township - Section 33

40+ Surveyed Tract in NW1/4 Section 33-146-45

Total Acres: 40± • Cropland Acres: 25± • Recreational Acres: 15±

**Description:** 40± Surveyed Tract in NW1/4 Section 33-146-45 • **Total Acres:** 40± Subject to Survey • **Cropland Acres:** 25±  
**Recreational Acres:** 15± • **PID #:** Part of 19-7630000 • **Soil Productivity Index:** 50 • **Soils:** Hecla loamy fine sand (57%),  
 Sioux sandy loam (18%), Ulen fine sandy loam (15%) • **Taxes (2021):** \$1,268.00 (120AC parcel)



Area Symbol: MN107, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	13.16	56.4%		IVe	IIIe	50	
I672A	Sioux sandy loam, 0 to 2 percent slopes	4.23	18.1%		VIIs		33	
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	3.47	14.9%		IIIe		55	
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	1.22	5.2%		IVw		52	
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	1.09	4.7%		IIw		87	
I309A	Arveson loam, 0 to 1 percent slopes	0.16	0.7%		IIw		74	
<b>Weighted Average</b>								<b>49.7</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

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 19-7630000 RCPT# 4783  
 TC 1.964 1.964

SPRING CREEK TWP

Property ID Number: 19-7630000  
 Property Description: SECT-33 TWP-146 RANG-45  
 AC 120.00 N1/2NW1/4 & N1/2S1/2NW1/4

11130-T  
 ACRES 120.00

		Values and Classification		
		Taxes Payable Year	2020	2021
Step 1	Estimated Market Value:	196,400	196,400	
	Homestead Exclusion:			
	Taxable Market Value:	196,400	196,400	
	New Improve/Expired Excls:			
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD		
Sent in March 2020				
Step 2	Proposed Tax			1,252.00
* Does Not Include Special Assessments				
Sent in November 2020				
Step 3	Property Tax Statement			
	First half Taxes:			634.00
	Second half Taxes:			634.00
	Total Taxes Due in 2021			1,268.00

**\$\$\$ 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:	2020	2021
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		1,220.00	1,256.00
	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		1,220.00	1,256.00
<b>Property Tax by Jurisdiction</b>	6. County		812.80	829.43
	7. City or Town		193.26	191.22
	8. State General Tax		.00	.00
	9. School District: 2215		.00	.00
	A. Voter approved levies		.00	.00
	B. Other local levies		107.73	131.55
	10. Special Taxing Districts:		4.10	4.32
	A. RDC (NORTHWEST)		102.11	99.48
	B. WILD RICE			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		1,220.00	1,256.00
<b>Special Assessments on Your Property</b>	13. A. 13109 PROJECT 13			12.00
	B.			
PRIN	12.00			
INT				
TOT	12.00			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,232.00	1,268.00



**Tract Number:** 8210      **Description** N2NW4,N2S2NW4-33;SE4-28 SC

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

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

<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>
272.49	256.25	256.25	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	256.25	0.0	0.0	0.0		

<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
WHEAT	91.4	41	0.00
CORN	9.8	66	0.00
BARLEY	76.0	56	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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Norman County, MN

## Closing Wednesday, June 9 at 2PM <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](http://SteffesGroup.com)