

MAHNOMEN  
COUNTY

Opens June 3, 8AM  
**CLOSES: TUESDAY, JUNE 8 | 12PM** 2021

# LAND AUCTION

Timed Online

*Tract 2*



*Tract 1*



*Tract 3*



*Tract 5*



*Tract 4*

**776±  
acres**

**AUCTIONEER'S NOTE:** Public opportunity to purchase a slice of prime hunting land! This auction includes over 750 heavily wooded acres which will be sold in 5 tracts ranging in size from 80 acres to 260 acres. This land is split by a county road and is only 2-1/2 miles from a hard surfaced road. This land is located on the forest transition line and boasts some of the best hunting opportunities in the region. Enrolled in SFIA program, providing direct incentive payments to encourage sustainable use of forest lands. SFIA payments are transferrable to buyer and have historically offset about 75% of property taxes. Detailed maps and Forest Management Plan available. Some timber has been harvested to improve forest health. Take advantage of this opportunity to purchase hunting land that has been in the Viker family for decades.

**LOCATION:** From the Jct. of US Hwy. 59 & Co. Hwy. 11, 2 miles south of Mahnomen, east 10 miles on Co. Hwy 11



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

**Viker Enterprises Inc.**

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or visit at 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. This is a 5% buyer's premium auction.



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 guarantees 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**

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 and will end at 12PM Tuesday, June 8, 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.**
- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Seller will provide up-to-date abstract(s) at their expense and will convey property by Warranty Deed.

- 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.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- 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.

### **SUSTAINABLE FOREST INCENTIVE ACT (SFIA)**

The BUYER will assume the SFIA contract including future payments. The program restricts the use of the property for residential or agricultural development as well as other restrictions. The property can be removed from the program providing written notice and waiting 4 years (half of the original 8 year term). Additional information is available upon request and available for download at SteffesGroup.com.

### **Ingress and Egress Access Easement for Tract 4:**

Please note, if TRACT 3 & 4 sell to separate buyers the seller shall grant the buyer of tract 4 an ingress and egress easement to access tract 4 across tract 3 along the 33' established trail described on the attached map available upon request or download at SteffesGroup.com

# 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.

CATALOG ORDER

EXTENDED

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

Description: NW ¼ Section 5-163-57  
Deeded Acres: 160.00+/-  
Cropland Acres: 124+/-  
Wooded Acres: 26+/-  
Soil Productivity Index: 75  
Taxes (\*15): \$978.47



US \$3,500/X [More Photos](#)  
US \$560,000.00  
(160.00 X \$3,500.00)



EXTENDED

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

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Taxes (\*15): \$978.47



US \$3,500/X [More Photos](#)  
US \$560,000.00  
(160.00 X \$3,500.00)



## This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

### Notes:

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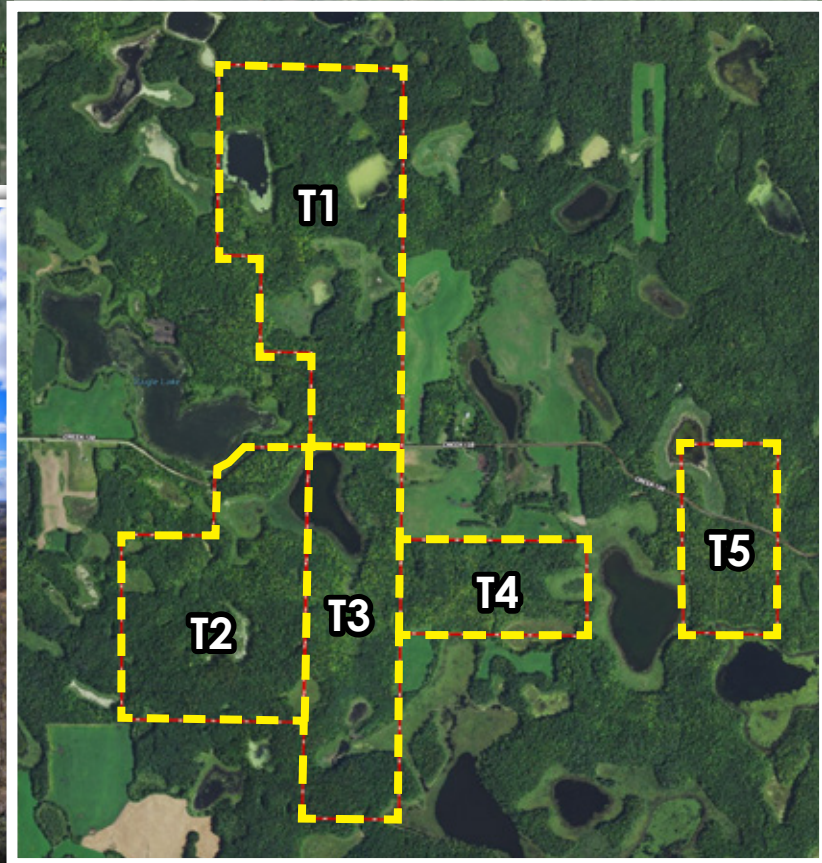
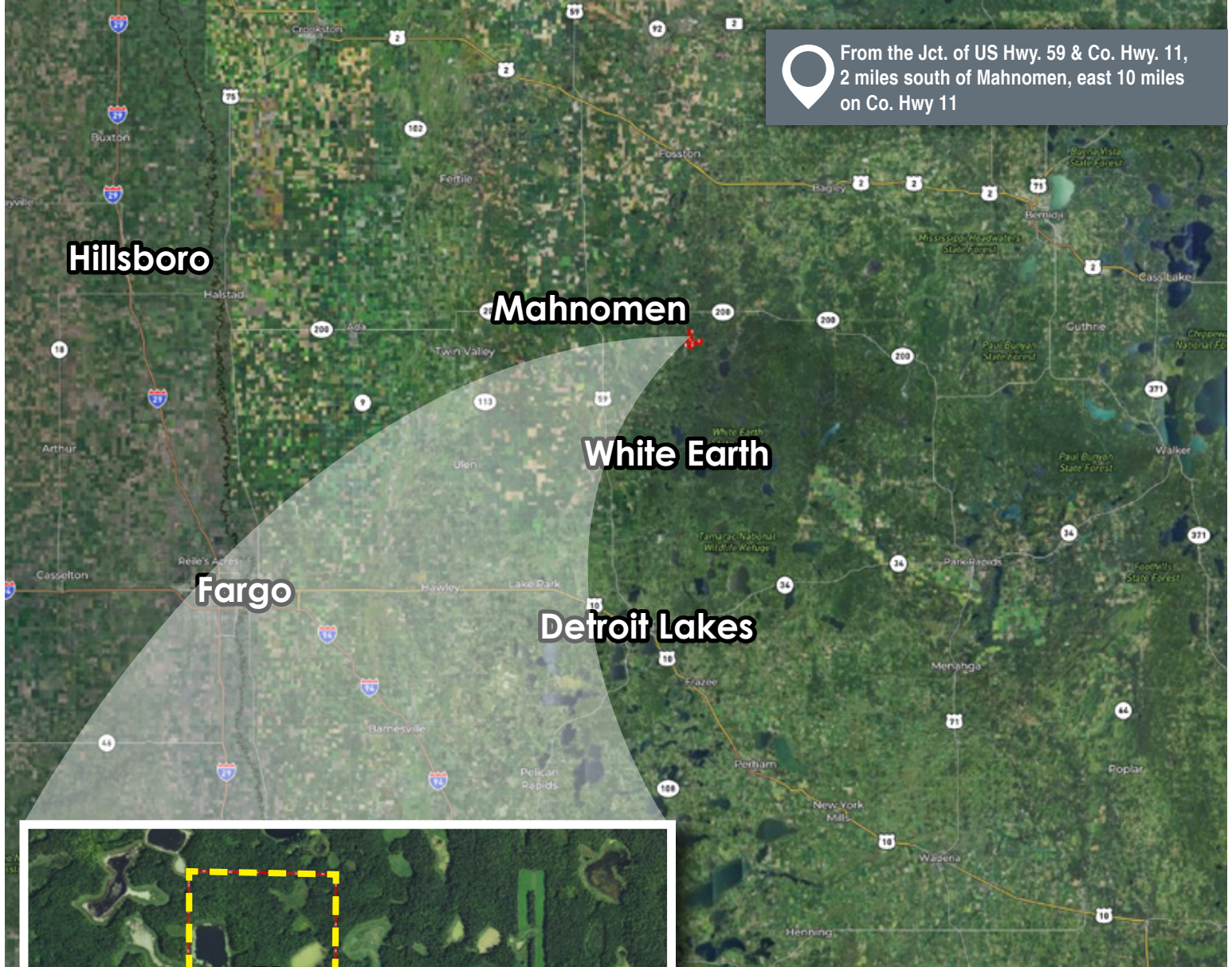
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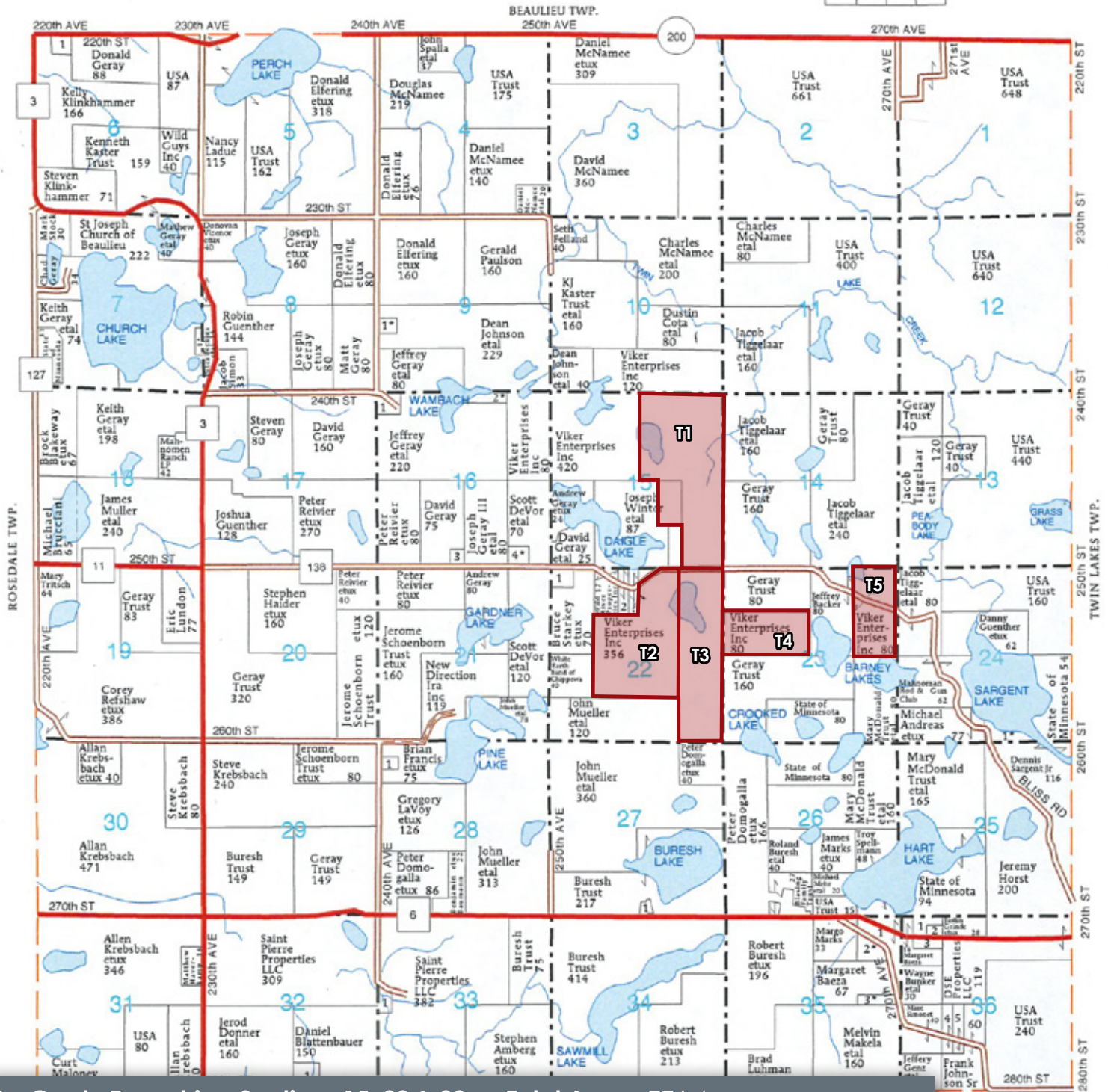
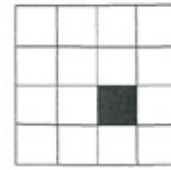


T-144-N

LA GARDE PLAT

(Landowners)

R-40-W



La Garde Township - Sections 15, 22 & 23 • Total Acres: 776.4±

Tract 1 (260±) - E2 NW4 SE4; E2 SE4; NE4 Section 15-144-40

Tract 2 (196.4±) - LOT 1; NE4 SW4; SW4 NE4; NW4 SE4; SE4 NW4 Section 22-144-40

Tract 3 (160±) - E2 NE4; E2 SE4 Section 22-144-40

Tract 4 (80±) - S2 NW4 Section 23-144-40

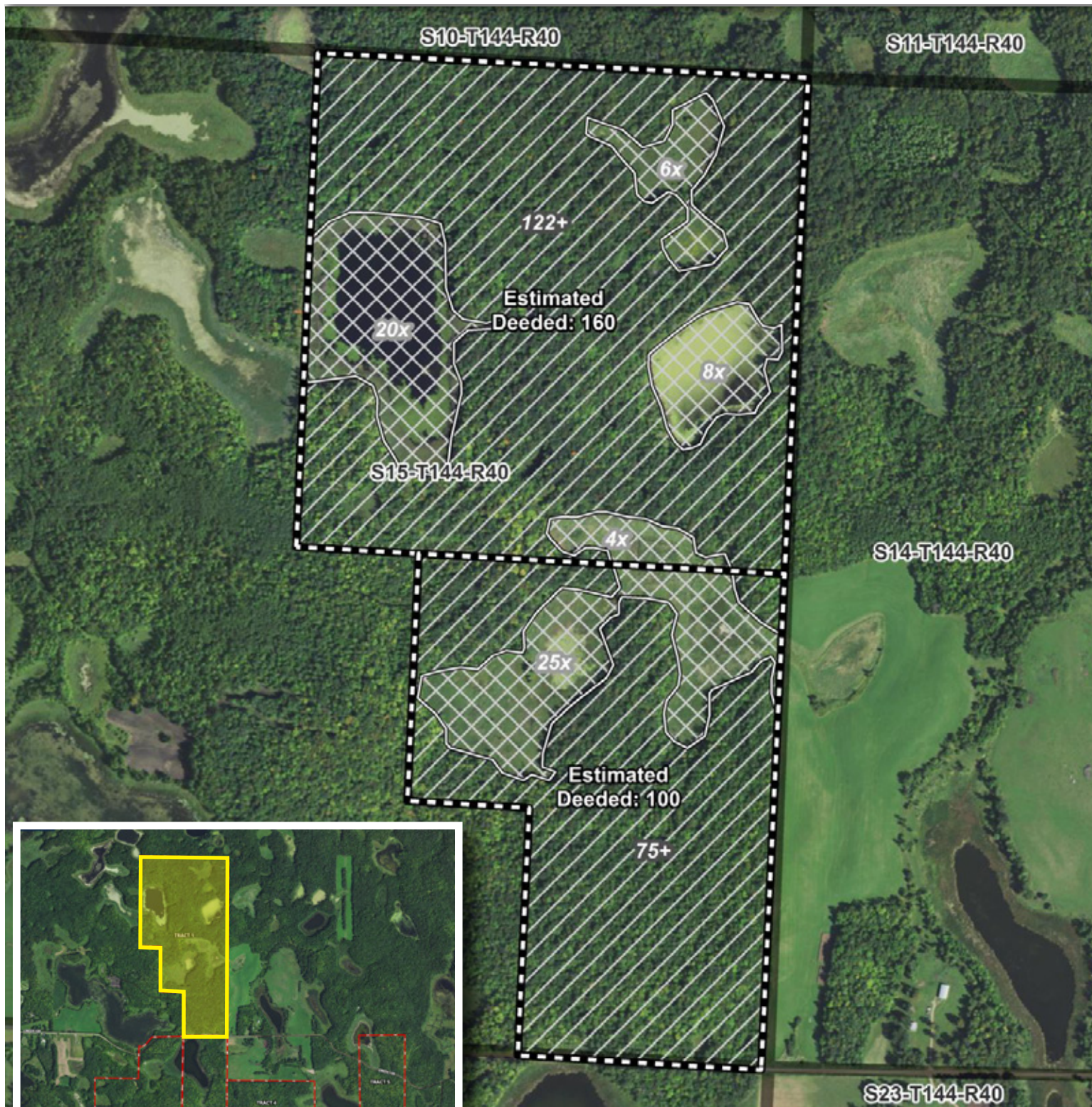
Tract 5 (80±) - E2 NE4 Section 23-144-40



**Description:** E2 NW4 SE4; E2 SE4; NE4 Section 15-144-40 • **Total Acres:** 260±

**SFIA Forest Stewardship Acres (Est.):** 197± Acres Enrolled @ \$9.71/Acre payable October 1st. Buyer to receive 2021 payment.

**PID #'s:** Part of 08-015-0100 & 08-015-0210 • **Estimated Taxes (2021):** \$2,327.00



-  **Parcels**
-  **Enrolled (+)**
-  **Excluded (x)**



BRENDA LUNDON  
 MAHNOMEN COUNTY TREASURER  
 P.O. BOX 400  
 MAHNOMEN, MN 56557-0400  
 218-935-2545

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 08-015-0100 RCPT# 5343  
 TC 3.135 3.135

Property ID Number: 08-015-0100  
 Property Description: SECT-15 TWP-144 RANG-40  
 NE4; NW4;

LAGARDE TOWNSHIP  
  
  
  
  
  
  
  
  
  
  
5479-T  
  
ACRES 320.00

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step	1	Estimated Market Value:	313.500 313.500
		Homestead Exclusion:	
		Taxable Market Value:	313.500 313.500
		New Improve/Expired Excls:	
		Property Class:	TIMBER TIMBER
			EXEMPT EXEMPT
		Sent in March 2020	
Step	2	<b>Proposed Tax</b>	
		* Does Not Include Special Assessments	
		Sent in November 2020 2,826.00	
Step	3	<b>Property Tax Statement</b>	
		First half Taxes:	1,413.00
		Second half Taxes:	1,413.00
		Total Taxes Due in 2021	2,826.00

**\$\$\$ 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 .....	3,287.20	3,082.34
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	263.20	256.34
	5. <b>Property taxes after credits</b> .....	3,024.00	2,826.00
<b>Property Tax by Jurisdiction</b>	6. County .....	2,212.59	2,069.45
	7. City or Town .....	305.94	289.77
	8. State General Tax .....	.00	.00
	9. School District: 432		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	351.64	314.67
	10. Special Taxing Districts:		
	A. REGION 2 HEADWATERS RDC .....	9.62	9.37
	B. WILD RICE WATERSHED .....	144.21	142.74
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	3,024.00	2,826.00
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	3,024.00	2,826.00

BRENDA LUNDON  
 MAHNOMEN COUNTY TREASURER  
 P.O. BOX 400  
 MAHNOMEN, MN 56557-0400  
 218-935-2545

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 08-015-0210 RCPT# 5344  
 TC 1.013 1.013

Property ID Number: 08-015-0210  
 Property Description: SECT-15 TWP-144 RANG-40  
 E2 NW4 SE4; E2 SE4;

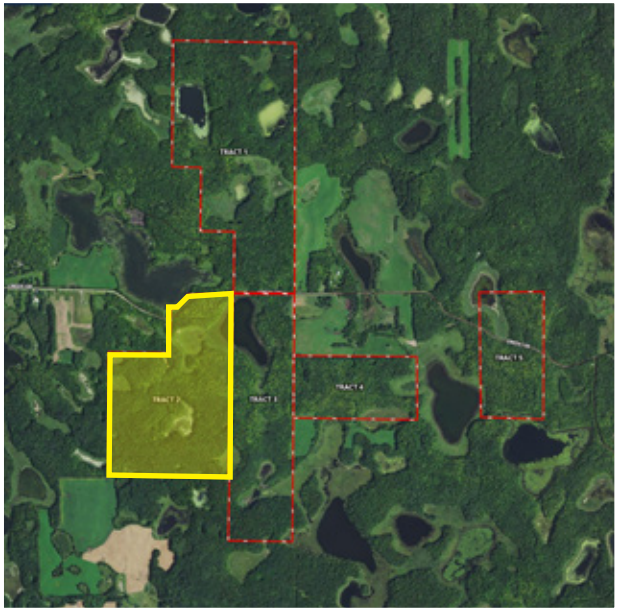
LAGARDE TOWNSHIP  
  
  
  
  
  
  
  
  
  
  
5479-T  
  
ACRES 100.00

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step	1	Estimated Market Value:	101.300 101.300
		Homestead Exclusion:	
		Taxable Market Value:	101.300 101.300
		New Improve/Expired Excls:	
		Property Class:	TIMBER TIMBER
		Sent in March 2020	
Step	2	<b>Proposed Tax</b>	
		* Does Not Include Special Assessments	
		Sent in November 2020 912.00	
Step	3	<b>Property Tax Statement</b>	
		First half Taxes:	457.00
		Second half Taxes:	457.00
		Total Taxes Due in 2021	914.00

**\$\$\$ 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 .....	1,061.05	996.83
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	85.05	82.83
	5. <b>Property taxes after credits</b> .....	976.00	914.00
<b>Property Tax by Jurisdiction</b>	6. County .....	713.81	669.54
	7. City or Town .....	98.86	93.63
	8. State General Tax .....	.00	.00
	9. School District: 432		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	113.62	101.68
	10. Special Taxing Districts:		
	A. REGION 2 HEADWATERS RDC .....	3.11	3.03
	B. WILD RICE WATERSHED .....	46.60	46.12
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	976.00	914.00
<b>Special Assessments on Your Property</b>	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
	E. ....		
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	976.00	914.00





**Description:** LOT 1; NE4 SW4; SW4 NE4; NW4 SE4;  
SE4 NW4 Section 22-144-40 • **Total Acres:** 196.4±  
**SFIA Forest Stewardship Acres (Est.):** 180± Acres Enrolled  
@ \$9.71/Acre payable October 1st. Buyer to receive 2021 payment.  
**PID #:** Part of 08-022-0100 • **Taxes (2021):** \$3,446.00 (Includes tract 3)



-  **Parcels**
-  **Enrolled (+)**
-  **Excluded (x)**



# Tract 2 (& 3) - 2021 Tax Statements

# Mahnomen County, MN

**BRENDA LUNDON**  
**MAHNOMEN COUNTY TREASURER**  
 P.O. BOX 400  
 MAHNOMEN, MN 56557-0400  
 218-935-2545

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 08-022-0100 RCPT# 5346  
 TC 3,822 3,822

**Property ID Number:** 08-022-0100  
**Property Description:** SECT-22 TWP-144 RANG-40  
 LOT 1; NE4 NE4; NE4 SW4; SE4 NE4;  
 SW4 NE4; NW4 SE4; E2 SE4; SE4 NW4;

LAGARDE TOWNSHIP

5479-T

ACRES 356.40

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	382.200	382.200
	Homestead Exclusion:		
	Taxable Market Value:	382.200	382.200
	New Improve/Expired Excls:		
Property Class:		TIMBER EXEMPT	TIMBER EXEMPT
Sent in March 2020			
Step 2	Proposed Tax		3,444.00
		* Does Not Include Special Assessments	
Sent in November 2020			
Step 3	Property Tax Statement		
First half Taxes:			1,723.00
Second half Taxes:			1,723.00
Total Taxes Due in 2021			3,446.00

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

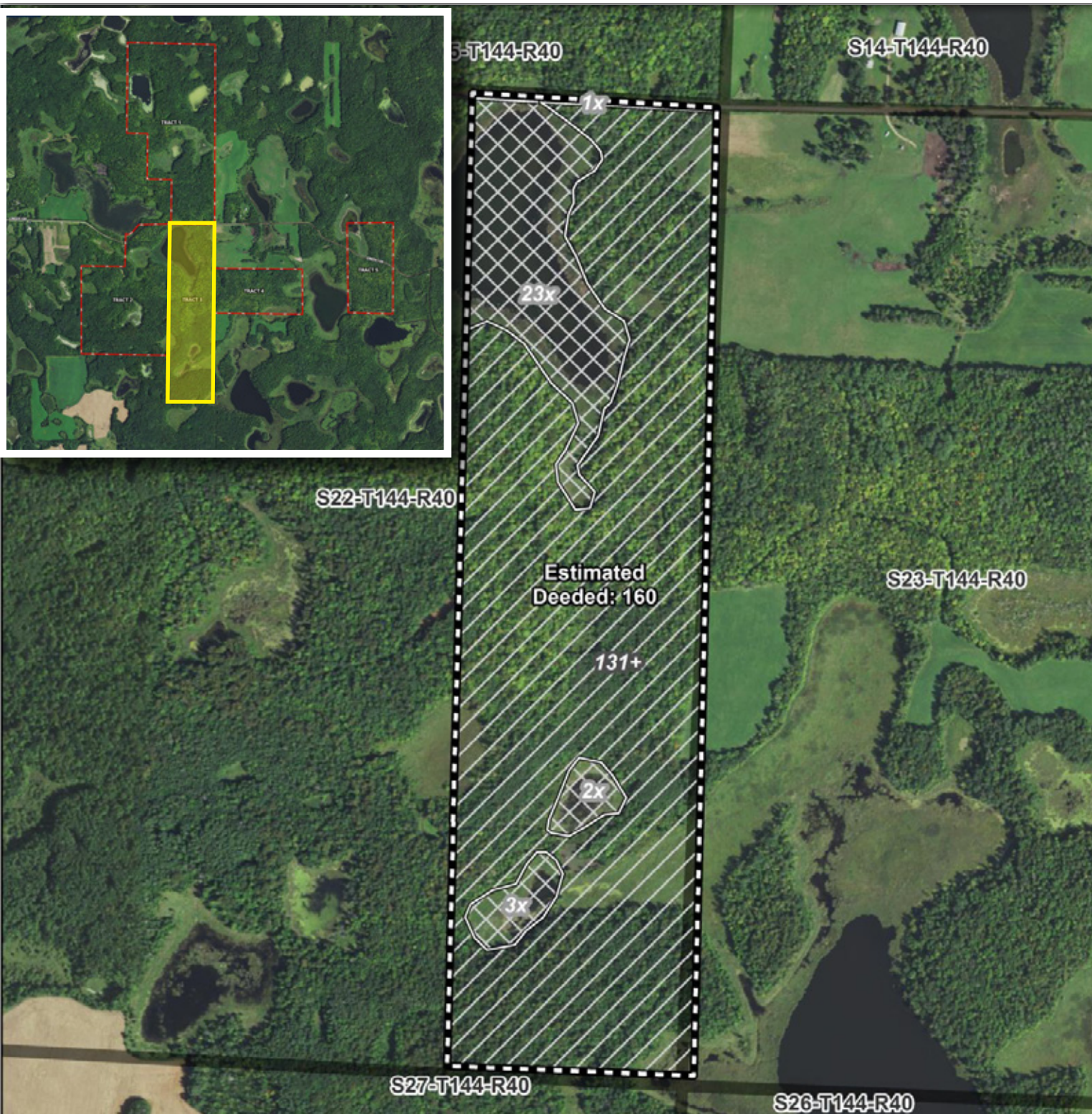
*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

		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 .....		4,006.88	3,758.52	
	4. A. Agricultural and rural land tax credits .....		.00	.00	
	B. Other credits to reduce your property tax .....		320.88	312.52	
	5. Property taxes after credits .....		3,686.00	3,446.00	
<b>Property Tax by Jurisdiction</b>	6. County .....		2,696.78	2,523.66	
	7. City or Town .....		372.99	353.27	
	8. State General Tax .....		.00	.00	
	9. School District: 432	A. Voter approved levies .....		.00	.00
		B. Other local levies .....		428.69	383.62
	10. Special Taxing Districts:	A. REGION 2 HEADWATERS RDC .....		11.73	11.43
		B. WILD RICE WATERSHED .....		175.81	174.02
		C. ....			
		D. ....			
	11. Non-school voter approved referenda levies .....				
12. Total property tax before special assessments .....		3,686.00	3,446.00		
<b>Special Assessments on Your Property</b>	13. A. ....				
	B. ....				
	C. ....				
	D. ....				
	E. ....				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....			3,686.00	3,446.00	





**Description:** E2 NE4; E2 SE4 Section 22-144-40 • **Total Acres:** 160± • **SFIA Forest Stewardship Acres (Est.):** 131± Acres  
Enrolled @ \$9.71/Acre payable October 1st. Buyer to receive 2021 payment. • **PID #:** Part of 08-022-0100  
**Taxes (2021):** \$3,446.00 (Includes tract 2)



-  Parcels
-  Enrolled (+)
-  Excluded (x)



# Tract 3 (& 2) - 2021 Tax Statements

# Mahnomen County, MN

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**MAHNOMEN COUNTY TREASURER**  
 P.O. BOX 400  
 MAHNOMEN, MN 56557-0400  
 218-935-2545

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 08-022-0100 RCPT# 5346  
 TC 3,822 3,822

**Property ID Number:** 08-022-0100  
**Property Description:** SECT-22 TWP-144 RANG-40  
 LOT 1; NE4 NE4; NE4 SW4; SE4 NE4;  
 SW4 NE4; NW4 SE4; E2 SE4; SE4 NW4;

LAGARDE TOWNSHIP

5479-T

ACRES 356.40

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	382.200	382.200
	Homestead Exclusion:		
	Taxable Market Value:	382.200	382.200
	New Improve/Expired Excls:		
Property Class:		TIMBER EXEMPT	TIMBER EXEMPT
Sent in March 2020			
Step 2	Proposed Tax		3,444.00
* Does Not Include Special Assessments			
Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		1,723.00
	Second half Taxes:		1,723.00
	Total Taxes Due in 2021		3,446.00

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

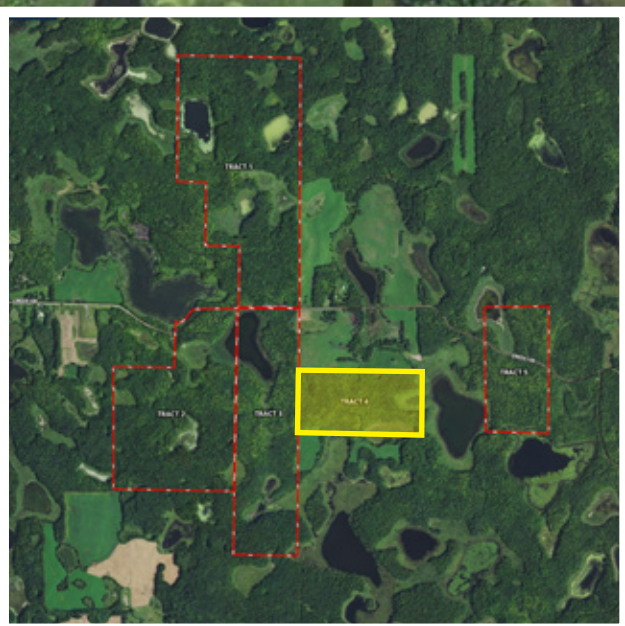
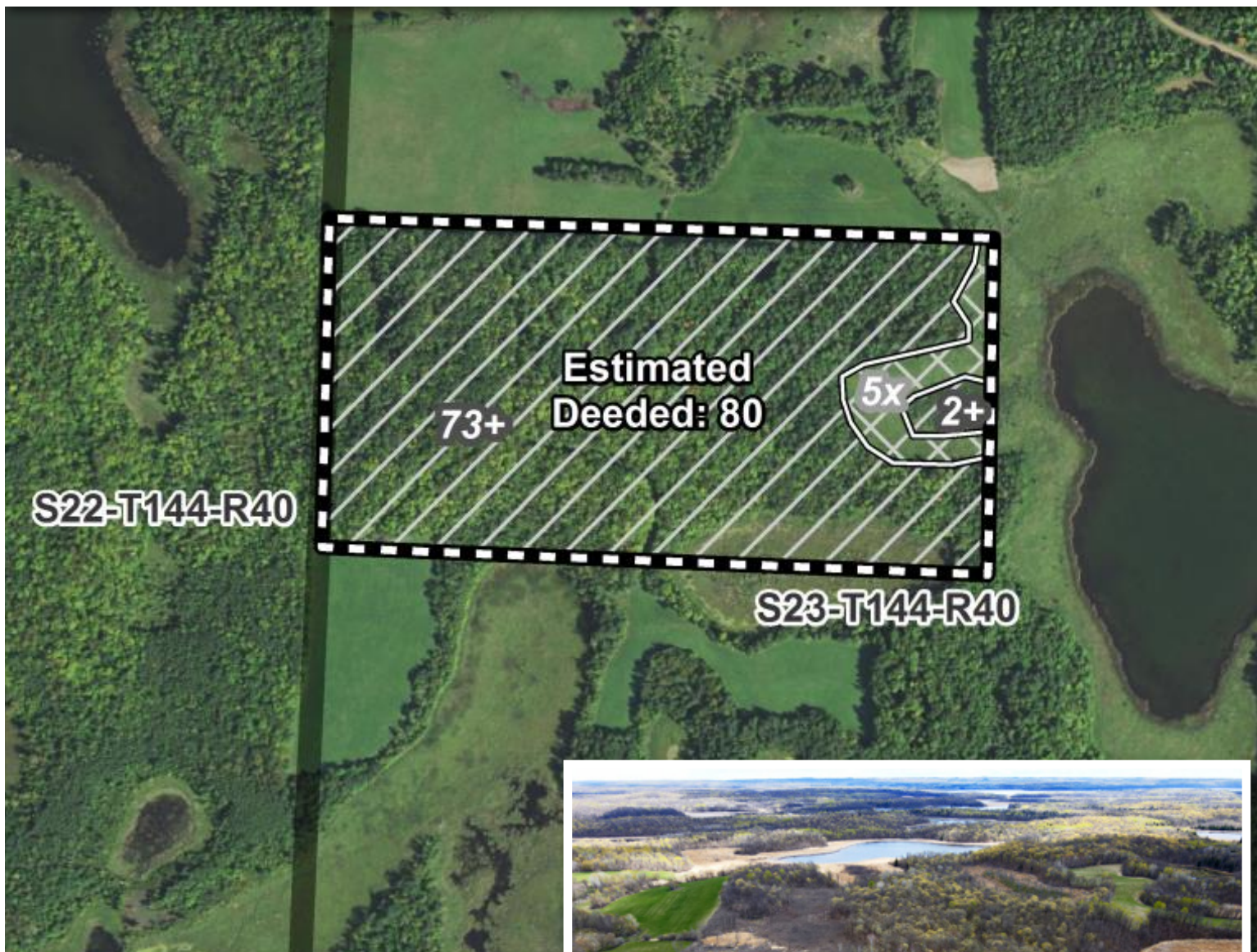
*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*


		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 .....		4,006.88	3,758.52	
	4. A. Agricultural and rural land tax credits .....		.00	.00	
	B. Other credits to reduce your property tax .....		320.88	312.52	
	5. Property taxes after credits .....		3,686.00	3,446.00	
	<b>Property Tax by Jurisdiction</b>	6. County .....		2,696.78	2,523.66
7. City or Town .....			372.99	353.27	
8. State General Tax .....			.00	.00	
9. School District: 432		A. Voter approved levies .....		.00	.00
		B. Other local levies .....		428.69	383.62
10. Special Taxing Districts:		A. REGION 2 HEADWATERS RDC.....		11.73	11.43
		B. WILD RICE WATERSHED .....		175.81	174.02
		C. ....			
		D. ....			
11. Non-school voter approved referenda levies .....					
12. Total property tax before special assessments .....			3,686.00	3,446.00	
<b>Special Assessments on Your Property</b>		13. A. ....			
	B. ....				
	C. ....				
	D. ....				
	E. ....				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		3,686.00	3,446.00		





**Description:** S2 NW4 Section 23-144-40 • **Total Acres:** 80± • **SFIA Forest Stewardship Acres (Est.):** 75± Acres Enrolled @ \$9.71/Acre payable October 1st. Buyer to receive 2021 payment. • **PID #:** Part of 08-023-0100  
**Taxes (2021):** \$1,608.00 (Includes tract 5)



-  **Parcels**
-  **Enrolled (+)**
-  **Excluded (x)**



# Tract 4 (& 5) - 2021 Tax Statements

# Mahnomen County, MN

**BRENDA LUNDON**  
**MAHNOMEN COUNTY TREASURER**  
 P.O. BOX 400  
 MAHNOMEN, MN 56557-0400  
 218-935-2545

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 08-023-0100 RCPT# 5347  
 TC 1.784 1.784

**Property ID Number:** 08-023-0100  
**Property Description:** SECT-23 TWP-144 RANG-40  
 E2 NE4; S2 NW4;

LAGARDE TOWNSHIP

5479-T

ACRES 160.00

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	<b>Estimated Market Value:</b>	178.400	178.400
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	178.400	178.400
	<b>New Improve/Expired Excls:</b>		
		<b>Property Class:</b>	TIMBER TIMBER
Sent in March 2020			
Step 2	<b>Proposed Tax</b>		1.608.00
		* Does Not Include Special Assessments	
Sent in November 2020			
Step 3	<b>Property Tax Statement</b>		
		<b>First half Taxes:</b>	804.00
		<b>Second half Taxes:</b>	804.00
		<b>Total Taxes Due in 2021</b>	1.608.00

**\$\$\$ 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 .....		1,869.78	1,753.88	
	4. A. Agricultural and rural land tax credits .....		.00	.00	
	B. Other credits to reduce your property tax .....		149.78	145.88	
	5. <b>Property taxes after credits</b> .....		1,720.00	1,608.00	
<b>Property Tax by Jurisdiction</b>	6. County .....		1,258.26	1,177.48	
	7. City or Town .....		174.10	164.90	
	8. State General Tax .....		.00	.00	
	9. School District: 432	A. Voter approved levies .....		.00	.00
		B. Other local levies .....		200.10	179.06
	10. Special Taxing Districts:	A. REGION 2 HEADWATERS RDC .....		5.48	5.33
		B. WILD RICE WATERSHED .....		82.06	81.23
		C. ....			
		D. ....			
		11. Non-school voter approved referenda levies .....			
	12. Total property tax before special assessments .....		1,720.00	1,608.00	
<b>Special Assessments on Your Property</b>	13. A. ....				
	B. ....				
	C. ....				
	D. ....				
	E. ....				
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		1,720.00	1,608.00	





**Description:** E2 NE4 Section 23-144-40 • **Total Acres:** 80± • **SFIA Forest Stewardship Acres (Est.):** 66± Acres Enrolled @ \$9.71/Acre payable October 1st. Buyer to receive 2021 payment. • **PID #:** Part of 08-023-0100  
**Taxes (2021):** \$1,608.00 (Includes tract 4)





# Tract 5 (& 4) - 2021 Tax Statements

# Mahnomen County, MN

**BRENDA LUNDON**  
**MAHNOMEN COUNTY TREASURER**  
 P.O. BOX 400  
 MAHNOMEN, MN 56557-0400  
 218-935-2545

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 08-023-0100 RCPT# 5347  
 TC 1.784 1.784

LAGARDE TOWNSHIP

Property ID Number: 08-023-0100  
 Property Description: SECT-23 TWP-144 RANG-40  
 E2 NE4; S2 NW4;

5479-T

ACRES 160.00

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	178,400	178,400
	Homestead Exclusion:		
	Taxable Market Value:	178,400	178,400
New Improve/Expired Excls:			
Property Class:		TIMBER	TIMBER
Sent in March 2020			
Step 2	Proposed Tax		1,608.00
* Does Not Include Special Assessments			
Sent in November 2020			
Step 3	Property Tax Statement		
First half Taxes:			804.00
Second half Taxes:			804.00
Total Taxes Due in 2021			1,608.00

**\$\$\$ 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 .....		1,869.78	1,753.88
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		149.78	145.88
5. <b>Property taxes after credits</b> .....			1,720.00	1,608.00
<b>Property Tax by Jurisdiction</b>	6. County .....		1,258.26	1,177.48
	7. City or Town .....		174.10	164.90
	8. State General Tax .....		.00	.00
	9. School District: 432	A. Voter approved levies .....	.00	.00
		B. Other local levies .....	200.10	179.06
	10. Special Taxing Districts:	A. REGION 2 HEADWATERS RDC .....	5.48	5.33
		B. WILD RICE WATERSHED .....	82.06	81.23
		C. ....		
		D. ....		
	11. Non-school voter approved referenda levies .....			
12. Total property tax before special assessments .....			1,720.00	1,608.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....			1,720.00	1,608.00

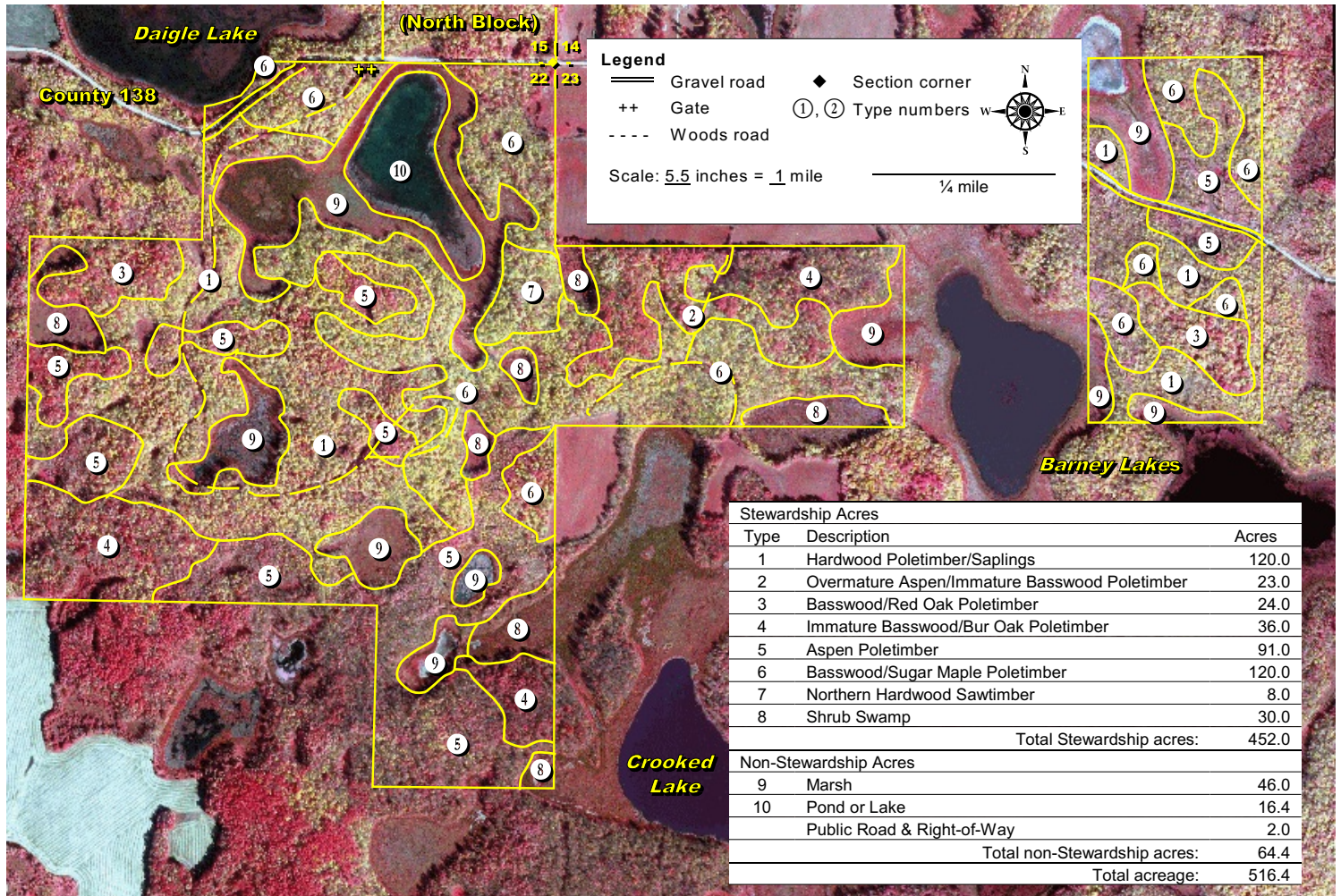




## Conservation Activity/Forest Stewardship Plan Map

Viker Enterprises, Inc.

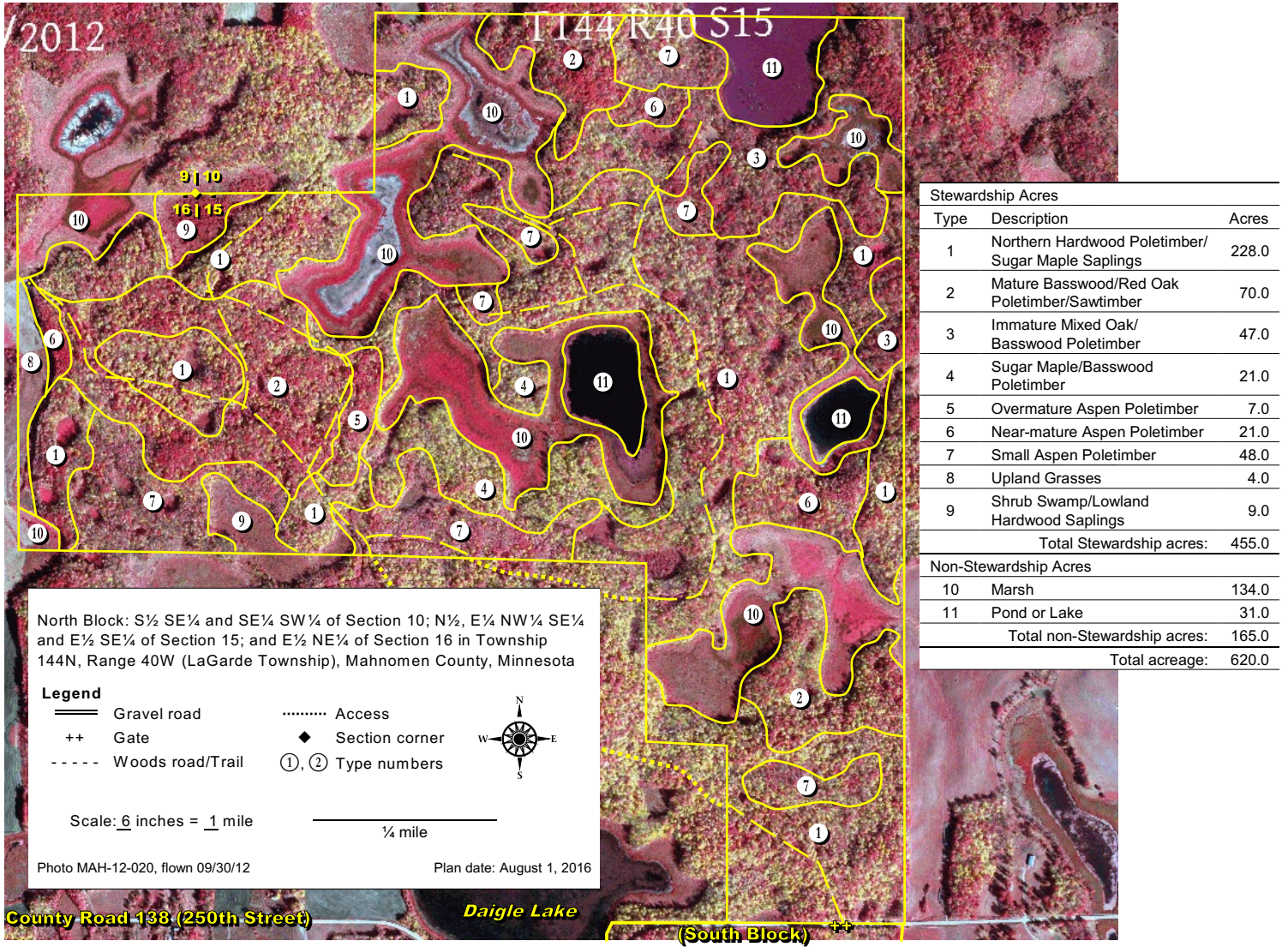
South & East Blocks: Government Lot 1, S½ NE¼, NE¼ NE¼, N½ SE¼, SE¼ SE¼, NE¼ SW¼, and SE¼ NW¼ of Section 22 and E½ NE¼ and S½ NW¼ of Section 23 in Township 144N, Range 40W (LaGarde Township), Mahnomen County, Minnesota





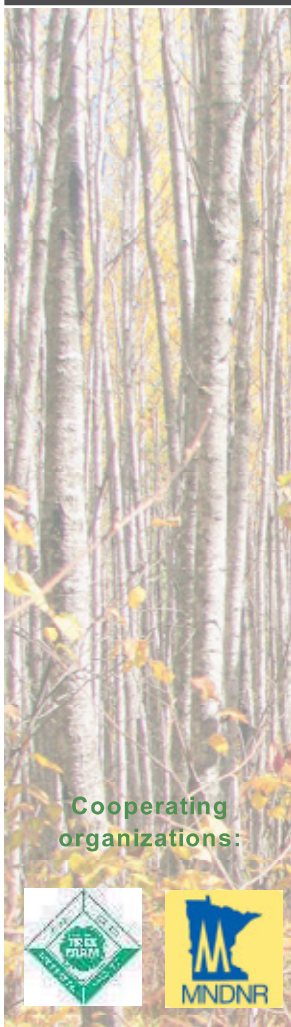
## Conservation Activity/Forest Stewardship Plan Map

Viker Enterprises, Inc.





## Conservation Activity/Forest Stewardship Plan



Cooperating organizations:



August 1, 2016

Legal description of property:

S $\frac{1}{2}$  SE $\frac{1}{4}$  and SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10; N $\frac{1}{2}$ , E $\frac{1}{4}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  and E $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 15; E $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 16; Government Lot 1, S $\frac{1}{2}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  NE $\frac{1}{4}$ , N $\frac{1}{2}$  SE $\frac{1}{4}$ , SE $\frac{1}{4}$  SE $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , and SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 22; E $\frac{1}{2}$  NE $\frac{1}{4}$  and S $\frac{1}{2}$  NW $\frac{1}{4}$  of Section 23 in Township 144N, Range 40W (LaGarde Township), Mahnomen County.

Total acreage:

1,136.4

Stewardship acres:\*

907.0

This Conservation Activity/Forest Stewardship Plan was designed to help guide the management activities of the natural resources on your property. The plan is based on your goals in accord with the surrounding environment. The project recommendations are for your consideration. The estimates of timber volume are provided to assist with the planning process – a detailed timber cruise should be completed if any timber is sold....

### The goals you identified for managing your property are:

Extremely important -

- To maintain the current forest types.
- To feature the appearance of big trees.
- To reduce visual disturbance and slash from management treatments.

Very important -

- To enhance the habitat for variety of wildlife species.
- To permanently preserve the upland openings.
- To comply with Minnesota’s site-level forest management guidelines (FMGs) to protect the wetlands and water quality.
- To realize periodic income from wood production.
- To maintain eligibility for enrollment in the Sustainable Forest Incentive Act (SFIA) payment program.

\* Stewardship acreage includes only areas able or intended to grow trees.  
Estimated SFIA acreage: 907; 2c acreage: 907. DNR-Forestry RAN: 111.

Prepared by: <b>Chris Brokl, CF (TSP 03-2875)</b> <b>Northern Forestry, Inc.</b> <b>Post Office Box 1171</b> <b>Bemidji MN 56619-1171</b> <b>(218) 586-2887</b> <b><a href="mailto:norfor@paulbunyan.net">norfor@paulbunyan.net</a></b>	USDA NRCS office: Mahnomen Service Center 200 North US Highway 59 Mahnomen MN 56557 (218) 935-2561  (8:00 am - 4:30 pm, weekdays)	Plan preparer's signature:
		Landowner's signature:
		DC's signature:



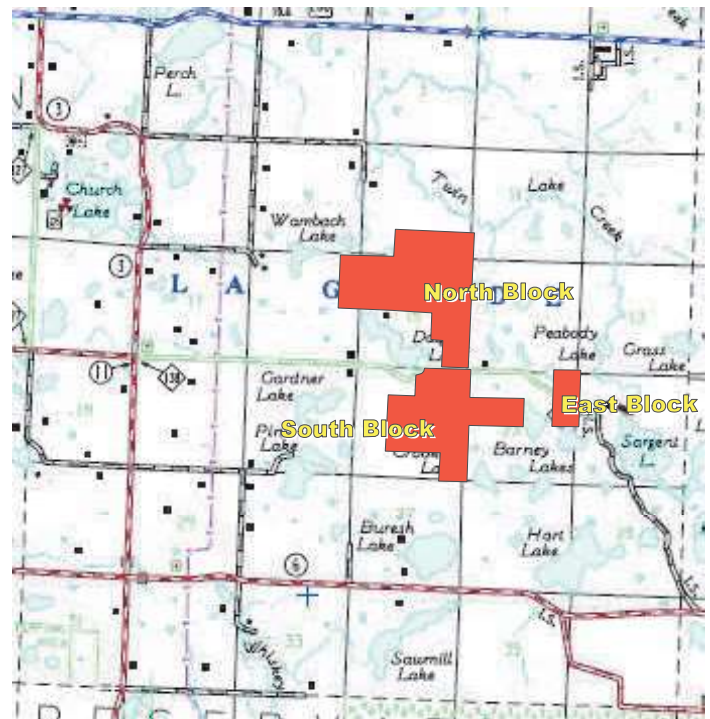
## Property Description

**General Property Description: *Where is it and What's There?***

This plan is an update one prepared by Northern Forestry in 2005 for this large forest property in south-central Mahnomens County. The property, owned by the family for decades, is primarily found in one contiguous block bisected by a county road and an 80-acre parcel separated from the rest by one-quarter mile. For the purpose of this plan, the 620 acres north of the county road will be referred to as the North Block, the 436.4 acres south of the road as the South Block, and the 80 acres bisected by the road as the East Block (see the map below).

Several factors make a new plan timely: natural succession dictated the updating of some of the covertypes; new ecological native plant community classification information is available; more recently flown aerial photography provides more precise delineation of the types; online access to older aerial photography (including from 1939) provides an improved historical perspective of the property; and, finally, maintaining eligibility for the Sustainable Forest Incentive Act program requires a plan that is 10 years old or less (907 acres were enrolled in the SFIA in 2005).

The property is located about 11 miles southeast of the city of Mahnomens. To reach the property from the intersection of US Highway 59 and State Highway 200 in Mahnomens, travel southeast on Highway 59 for three miles to County Road 11 (250<sup>th</sup> Street), then east seven miles to where it becomes gravel County Road 138, then continue east about two and one-half miles to near the northwestern corner of the South Block. The southwestern corner of the North Block is about one-third mile farther east, and the western boundary of the East Block is about one and one-third miles farther east.



Approximate location of management blocks

MnDOT

Access to the southern 40 acres of the North Block is via a gated road that appears well maintained. This road exits the property on the west and crosses about one-half mile of the neighbor's property before entering the western portion of the North Block (a formal access agreement with this landowner would be beneficial for long-term management of the property). A system of well maintained roads provides excellent dry weather access to much of the western portion of the North Block. The northeastern portion of this block has some old logging trails that are currently partially being maintained as four-wheeler trails for hunting.

Access to the South Block is via a gated logging road. The main portion of the road accesses the western and southern portions of this block. Much of this old logging road is currently being maintained as a four-wheeler trail for hunting. Small flowages overflow the road in portions. Additional non-maintained logging roads are found throughout the property. In addition, on the eastern side of the South Block is a well maintained farm road that crosses the property from the north to the south to provide access for farm work to the south. Some upgrading will be



## Property Description

necessary to provide access to the eastern portion of the property from the existing internal trail system. With the addition of some culverts and gravel, much of the property would be accessible year-round, except for the wettest portions. State and county regulations apply to any movement of soil in or around a wetland.

The East Block has a partially overgrown trail that, with some clearing, could provide good access to much of the property. This is a hilly property that contains a significant slope to the top of a ridge. A small log landing is located in the northwestern corner of the eighty.

The property boundaries do not appear to be clearly marked. The previous plan focused on the overall timber distribution and basic ecology. This plan, which involved more data collection, provides more details on the tree species' size, distribution, and condition. Some forest types have been combined and type boundaries changed to reflect the new information. Overall, the property contains a mixture of northern hardwood poletimber with pockets of sugar maple and quaking aspen saplings and small poletimber. The predominant tree species have shifted over the years from aspen to sugar maple and basswood with significant areas of northern red and bur oak. There are also some older quaking aspen, paper birch, black and green ash, and ironwood trees. Many of the older aspen and northern hardwood trees are near or past maturity. The basswoods, in particular, have suffered significant top dieback from drought stress. Most of the older aspen was harvested 21 to 27 years ago. The majority of the younger trees on the property are now sugar maple and patches with a significant component of quaking aspen. Much of the aspen that sprouted after the harvesting was suppressed or killed by shade from the residual overstory hardwoods, providing favorable conditions for the shade-loving sugar maple and ironwood trees. The non-timber-producing ironwood is somewhat common. Only a little oak, birch, ash, or basswood regeneration is present.

Other important components are the numerous lowland pockets, many of which have been flooded over the past 30 years by beaver activity. Several woodland ponds or small lakes are found totally or partially within the property, providing many options for recreation and wildlife habitat enhancement. However, many of the lowlands that held open water 10 years ago are now marshes or sedge meadows — much of the flooded timber and brush is now gone.



*Heron rookery in North Block* NFI

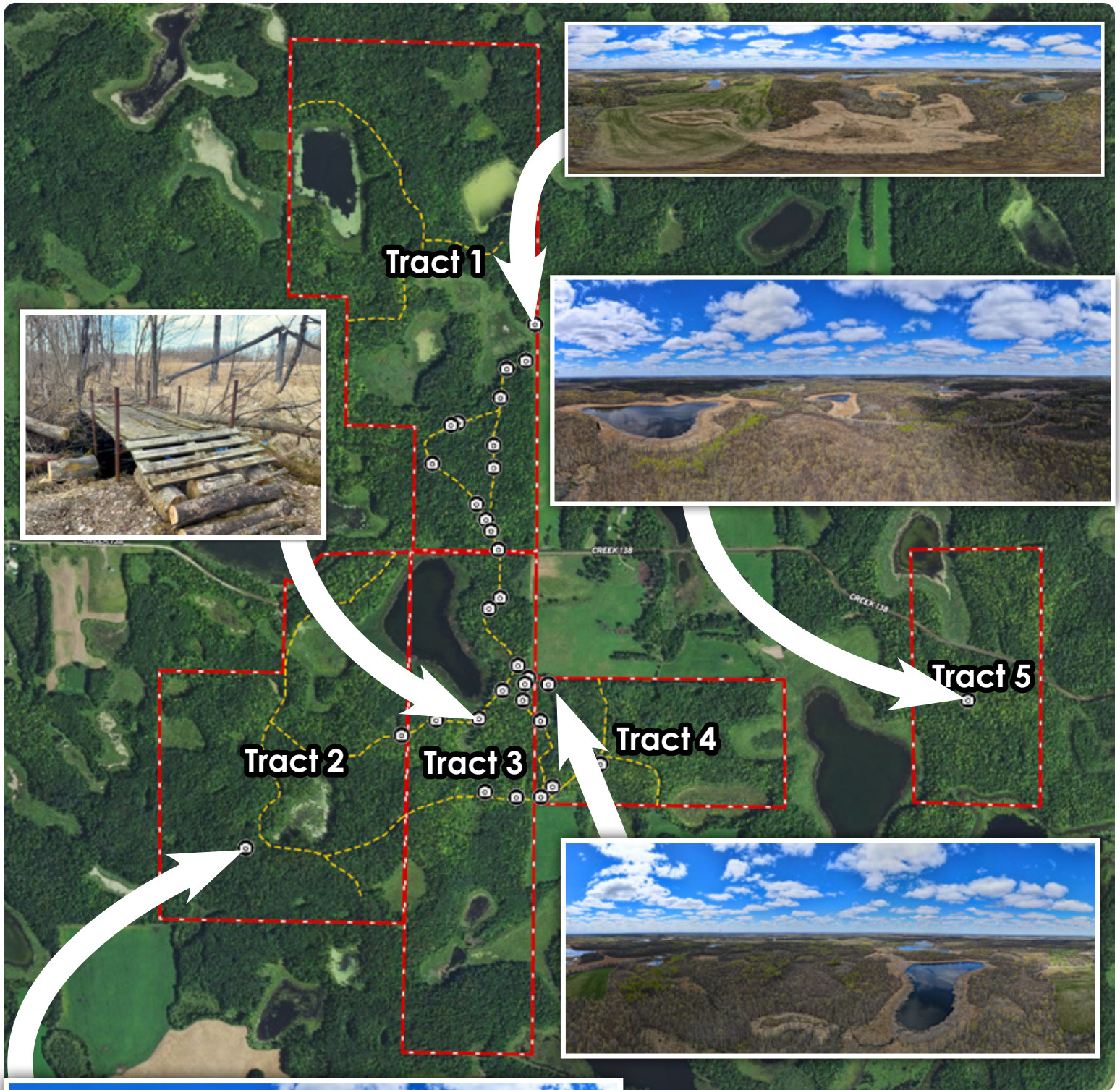
The wetlands of this property provide habitat for an extensive variety of waterfowl. The great blue heron rookery in the northeastern corner of the North Block, while greatly reduced in suitable standing dead trees since the previous plan was developed, still retains a few nests. Many species of waterfowl and avian predators live on and around the property. More trumpeter swans and Canada geese were observed than in the past.

The lakes, ponds, marshes, and county road and right-of-way are not capable of, or intended for forest production, so are not included in the Stewardship program acreage.









**All key photo points & more can be viewed at [SteffesGroup.com](http://SteffesGroup.com)!**





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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Mahnomen County, MN

## Closing Tuesday, June 8 at 12PM<sup>2021</sup>



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