

NORMAN
COUNTY

Opens June 10, 8AM
CLOSES: TUESDAY, JUNE 15 | 12PM 2021

LAND AUCTION

Timed Online



Inspection & Preview Date:
Friday, May 28th from 12-3PM



**Property Address: 1205 310th St.,
Borup, MN 56519**

**320±
acres**

AUCTIONEER'S NOTE: Excellent opportunity to purchase two quarters of farmland located on a blacktop road east of Borup. Also, if you're looking for a farmstead within close proximity of Fargo/Moorhead take a look at Tract 2 which features a 10-acre farmstead! Please note, this farm is rented for the 2021 crop year. Buyer to receive 2nd half rent payable in fall of 2021.

LOCATION: From Borup, MN, east 4 miles on Co. Hwy. 39 to Tract 1 & 2. Proceed east 2-1/2 miles to Tract 3.



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

The Estate of Doris Irene Dahl | David Dahl, PR
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.

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

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 Thursday, June 10, 2021 and will end at 12PM Tuesday, June 15, 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.
- **1st half of 2021 Taxes to be paid by SELLER. 2nd half of 2021 taxes to be paid by the BUYER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or 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. Tracts 1 & 3 are rented for the 2021 crop year/grazing year.

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.

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CATALOG ORDER

EXTENDED	<p>#1 Cavalier County, ND Land Auction - 160± 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</p>	 <p>US \$3,500/X More Photos US \$560,000.00 (160.00 X \$3,500.00)</p>
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This is an AUCTION! To the Highest Bidder.

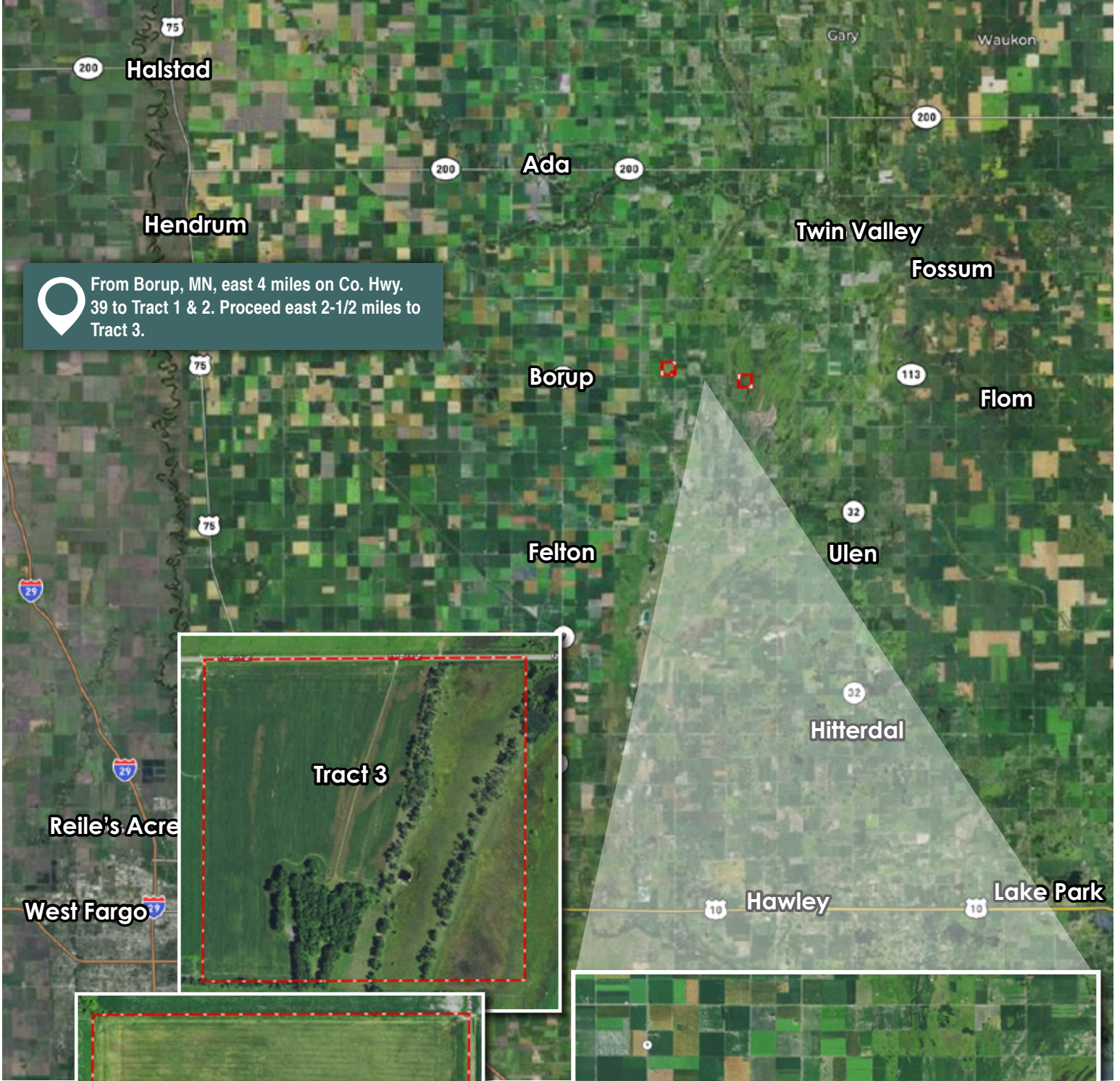
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

Notes:

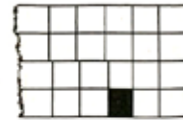




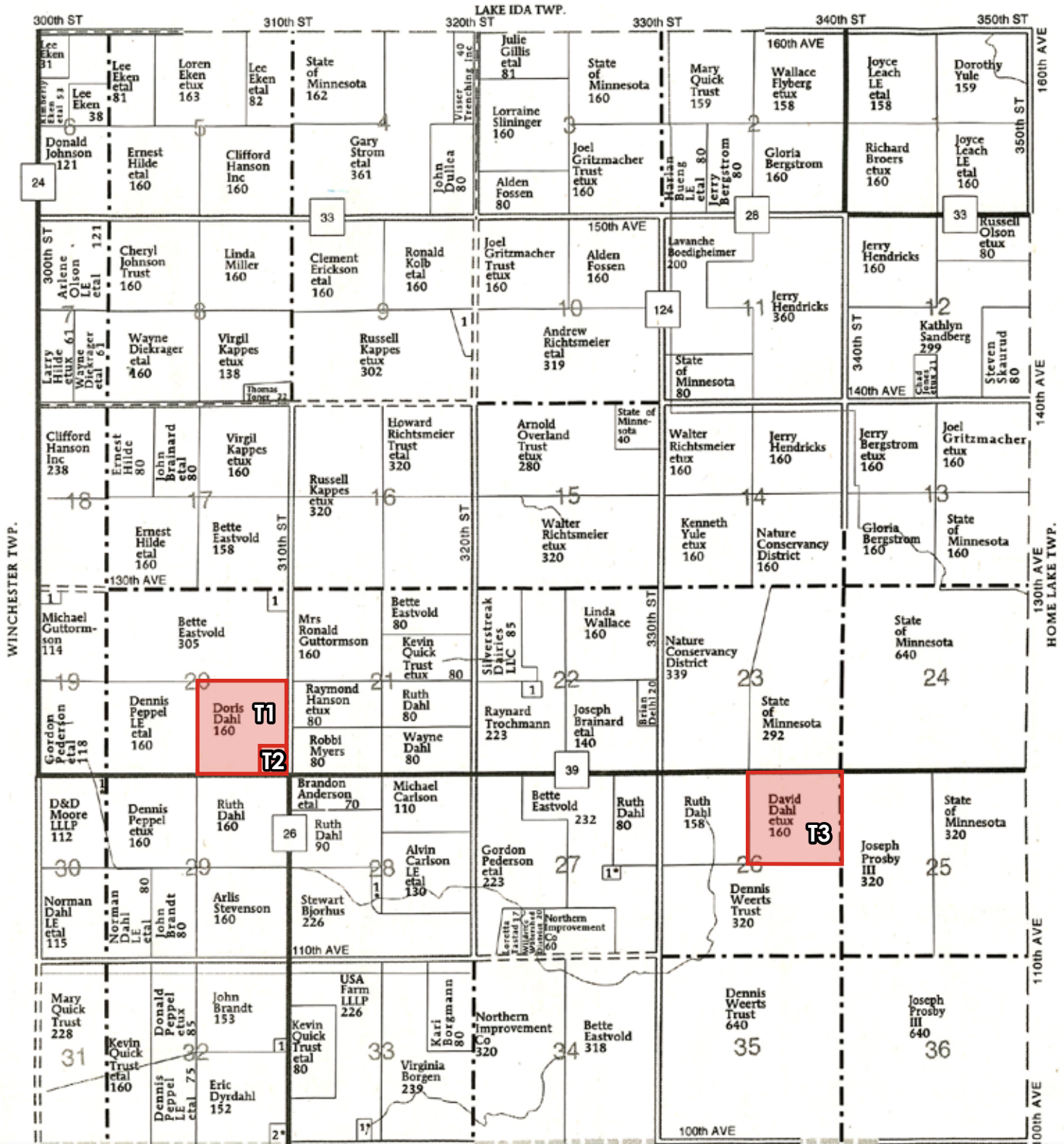
T-143-N

ROCKWELL PLAT

(Landowners)

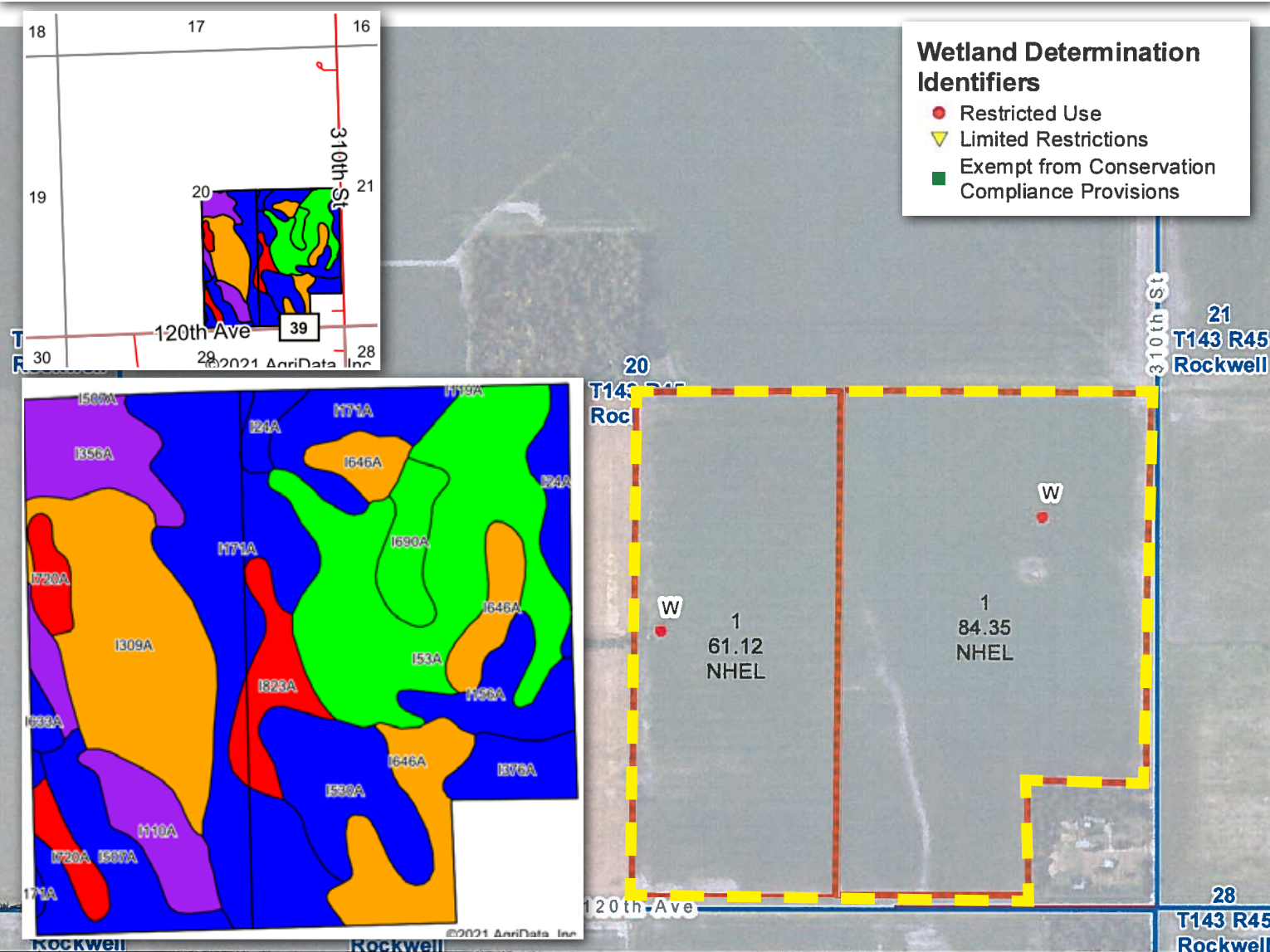


R-45-W



Rockwell Township - SE1/4 Section 20 & NE1/4 Section 26-143-45
 Total Acres: 320± • Cropland Acres: 225± • To be sold in 3 tracts!

Description: SE1/4 Less 9AC Farmstead Section 20-143-45 • **Total Acres:** 150± • **Cropland Acres:** 146±
PID #: 17-6672000 (Includes Tract 2) • **Soil Productivity Index:** 79 • **Soils:** Rockwell fine sandy loam (20%), Roliss loam (18%), Arveson loam (13%) • **Taxes (2021):** \$1,934.00 (Includes Tract 2) • **NO US Fish & Wildlife Easements**



Area Symbol: MN107, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	29.43	20.2%	[Blue]	IIw	87
I53A	Roliss loam, 0 to 2 percent slopes	25.89	17.8%	[Green]	IIw	92
I309A	Arveson loam, 0 to 1 percent slopes	19.13	13.2%	[Orange]	IIw	74
I646A	Viking clay loam, 0 to 1 percent slopes	13.48	9.3%	[Light Orange]	IIw	75
I530A	Colvin silty clay loam, 0 to 1 percent slopes, frequently ponded	8.98	6.2%	[Dark Blue]	IIIw	86
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	8.55	5.9%	[Purple]	IIIe	55
I507A	Glyndon loam, 0 to 2 percent slopes	7.67	5.3%	[Blue]	IIe	89
I110A	Augsburg, Borup and Colvin soils, very poorly drained, 0 to 1 percent slopes	5.30	3.6%	[Purple]	IVw	60
I156A	Antler silt loam, 0 to 2 percent slopes	5.18	3.6%	[Blue]	IIe	89
I823A	Rockwell and Kratka soils, 0 to 1 percent slopes	4.86	3.3%	[Red]	IIIw	15
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	4.57	3.1%	[Blue]	IIIs	88
I720A	Arveson-Venlo complex, 0 to 1 percent slopes	4.01	2.8%	[Red]	IVw	15
I376A	Colvin silty clay loam, 0 to 1 percent slopes	3.87	2.7%	[Blue]	IIw	89
I690A	Kittson loam, wet, 0 to 2 percent slopes	3.69	2.5%	[Green]	IIc	100
I633A	Augsburg and Wheatville soils, 0 to 2 percent slopes	0.86	0.6%	[Blue]	IIw	90
Weighted Average						78.4

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

Tract 1 - 2021 Tax Statements

Norman County, MN

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

2021

PROPERTY TAX STATEMENT

PRCL# 17-6672000 RCPT# 4218
 TC 2.543 2.543

ROCKWELL TWP

Property ID Number: 17-6672000
 Property Description: SECT-20 TWP-143 RANG-45
 AC 160.00 SE1/4

5324-T

MN 56519

ACRES 160.00

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	Estimated Market Value:	498.800	498.800
	Homestead Exclusion:	19.480	19.480
	Taxable Market Value:	479.320	479.320
	New Improve/Expired Excls: Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	Proposed Tax * Does Not Include Special Assessments Sent in November 2020		1.378.00
Step 3	Property Tax Statement		
	First half Taxes:		967.00
	Second half Taxes:		967.00
Total Taxes Due in 2021			1,934.00

\$\$\$
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					308.90	
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund			314.73			
Property Tax and Credits	3. Property taxes before credits		2,055.50		2,054.92	
	4. A. Agricultural and rural land tax credits		490.00		490.00	
	B. Other credits to reduce your property tax		179.90		181.32	
	5. Property taxes after credits		1,385.60		1,383.60	
Property Tax by Jurisdiction	6. County		764.50		780.14	
	7. City or Town		166.02		171.00	
	8. State General Tax00		.00	
	9. School District: 2854	A. Voter approved levies		130.06		108.87
		B. Other local levies		225.21		225.95
	10. Special Taxing Districts:	A. RDC (NORTHWEST)		3.86		4.07
		B. WILD RICE		95.95		93.57
		C.				
		D.				
	11. Non-school voter approved referenda levies					
12. Total property tax before special assessments		1,385.60		1,383.60		
Special Assessments on Your Property	13. A. 35162 PROJECT 19				400.00	
	B. 44440 NORMAN COUNTY EMS				65.00	
	PRIN 550.40 C. 54605 BECKER DETENTION				2.40	
	INT 550.40 D. 88884 SOLID WASTE				83.00	
	TOT 550.40 E.					
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,928.00		1,934.00		

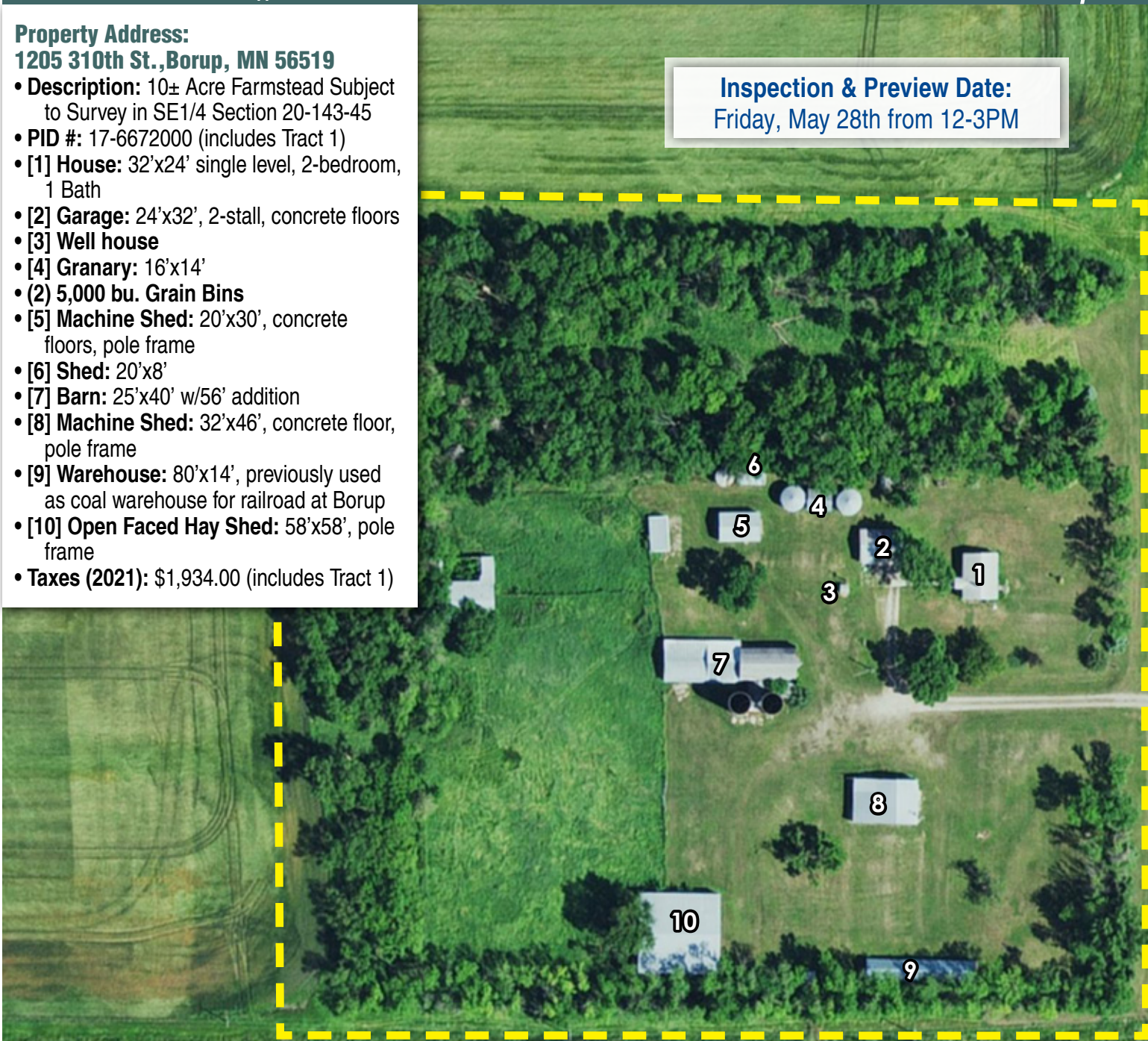


Property Address:

1205 310th St., Borup, MN 56519

- **Description:** 10± Acre Farmstead Subject to Survey in SE1/4 Section 20-143-45
- **PID #:** 17-6672000 (includes Tract 1)
- **[1] House:** 32'x24' single level, 2-bedroom, 1 Bath
- **[2] Garage:** 24'x32', 2-stall, concrete floors
- **[3] Well house**
- **[4] Granary:** 16'x14'
- **(2) 5,000 bu. Grain Bins**
- **[5] Machine Shed:** 20'x30', concrete floors, pole frame
- **[6] Shed:** 20'x8'
- **[7] Barn:** 25'x40' w/56' addition
- **[8] Machine Shed:** 32'x46', concrete floor, pole frame
- **[9] Warehouse:** 80'x14', previously used as coal warehouse for railroad at Borup
- **[10] Open Faced Hay Shed:** 58'x58', pole frame
- **Taxes (2021):** \$1,934.00 (includes Tract 1)

Inspection & Preview Date:
Friday, May 28th from 12-3PM



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PROPERTY TAX STATEMENT

PRCL# 17-6672000 RCPT# 4218
 TC 2.543 2.543

ROCKWELL TWP

Property ID Number: 17-6672000
 Property Description: SECT-20 TWP-143 RANG-45
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5324-T

MN 56519

ACRES 160.00

Values and Classification			
Taxes Payable Year			
	2020	2021	
Step 1	Estimated Market Value:	498.800	498.800
	Homestead Exclusion:	19.480	19.480
	Taxable Market Value:	479.320	479.320
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		1.378.00
Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		967.00
	Second half Taxes:		967.00
	Total Taxes Due in 2021		1,934.00

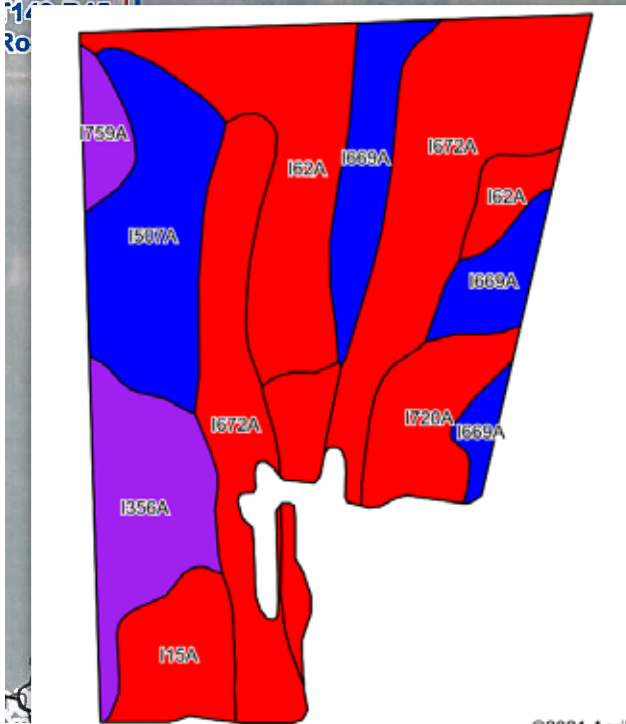
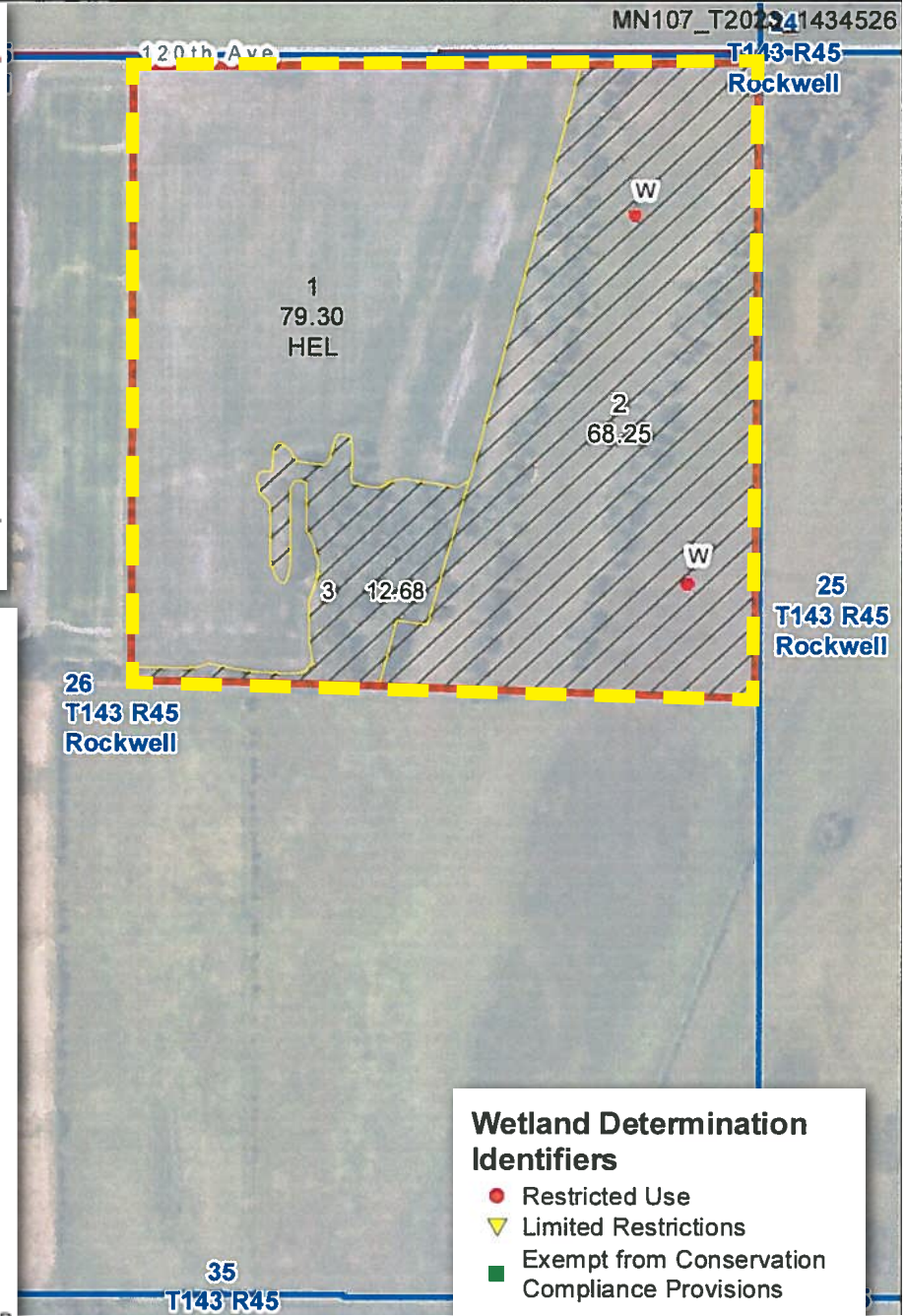
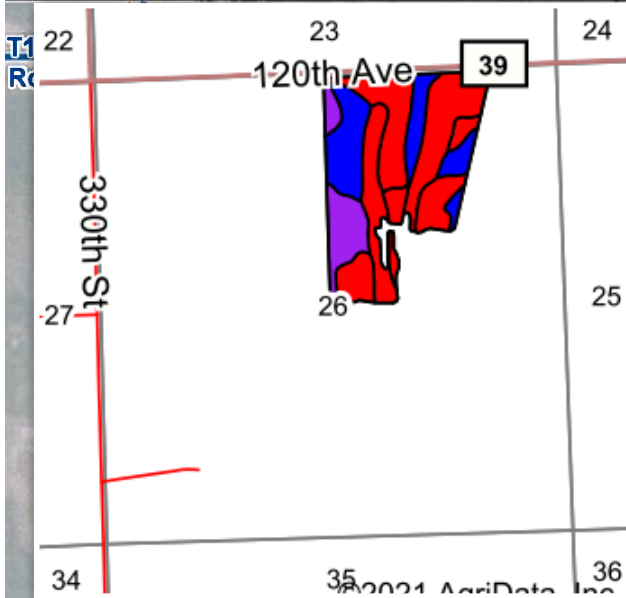
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 REFUNDS?

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 File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	308.90
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		314.73
Property Tax and Credits		
3. Property taxes before credits	2,055.50	2,054.92
4. A. Agricultural and rural land tax credits	490.00	490.00
B. Other credits to reduce your property tax	179.90	181.32
5. Property taxes after credits	1,385.60	1,383.60
Property Tax by Jurisdiction		
6. County	764.50	780.14
7. City or Town	166.02	171.00
8. State General Tax	.00	.00
9. School District: 2854		
A. Voter approved levies	130.06	108.87
B. Other local levies	225.21	225.95
10. Special Taxing Districts:		
A. RDC (NORTHWEST)	3.86	4.07
B. WILD RICE	95.95	93.57
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,385.60	1,383.60
Special Assessments on Your Property		
13. A. 35162 PROJECT 19		400.00
B. 44440 NORMAN COUNTY EMS		65.00
PRIN 550.40 C. 54605 BECKER DETENTION		2.40
INT 550.40 D. 88884 SOLID WASTE		83.00
TOT 550.40 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,928.00	1,934.00



Description: NE1/4 Section 26-143-45 • Total Acres: 160± • Cropland Acres: 79.3± • Pasture Acres: 81±
 PID #: 17-6690000 • Soil Productivity Index: 51 • Soils: Sioux sandy loam (30%), Syrene sandy loam (17%), Glyndon loam (13%)
 Taxes (2021): \$588.00 • NO US Fish & Wildlife Easements



Wetland Determination Identifiers

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

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	
I672A	Sioux sandy loam, 0 to 2 percent slopes	23.92	30.2%			Vls	33	
I62A	Syrene sandy loam, 0 to 2 percent slopes	13.58	17.1%			IVw	40	
I507A	Glyndon loam, 0 to 2 percent slopes	10.36	13.1%			Ile	89	
I669A	Borup-Glyndon loams, 0 to 2 percent slopes	8.49	10.7%			Ilw	90	
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	8.19	10.3%			Ille	55	
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	7.70	9.7%			IVe	Ille	50
I720A	Arveson-Venlo complex, 0 to 1 percent slopes	5.21	6.6%			IVw	15	
I759A	Towner loamy fine sand, 0 to 3 percent slopes	1.85	2.3%			IVe	60	
Weighted Average								51

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

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2021

PROPERTY TAX STATEMENT

PRCL# 17-6690000 RCPT# 4243
 TC 843 843

ROCKWELL TWP

Property ID Number: 17-6690000
Property Description: SECT-26 TWP-143 RANG-45
 AC 160.00 NE1/4

DAVID & DORIS DAHL 5448-T
 DORIS DAHL 5324-A
 1205 310TH ST
 BORUP MN 56519 ACRES 160.00

Values and Classification			
Taxes Payable Year		2020	2021
Step 1	Estimated Market Value:	168.600	168.600
	Homestead Exclusion:		
	Taxable Market Value:	168.600	168.600
New Improve/Expired Excls:			
Property Class:		AGRI HSTD EXEMPT	AGRI HSTD EXEMPT
Sent in March 2020			
Step 2	Proposed Tax		584.00
* Does Not Include Special Assessments Sent in November 2020			
Property Tax Statement			
Step 3	First half Taxes:		294.00
	Second half Taxes:		294.00
	Total Taxes Due in 2021		588.00

\$\$\$ REFUNDS?

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Taxes Payable Year:		2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00	
Property Tax and Credits	3. Property taxes before credits	650.97	653.50
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax	67.37	67.90
	5. Property taxes after credits	583.60	585.60
Property Tax by Jurisdiction	6. County	347.99	355.28
	7. City or Town	75.83	78.03
	8. State General Tax00	.00
	9. School District: 2854		
	A. Voter approved levies	57.75	48.74
	B. Other local levies	56.44	59.00
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST)	1.76	1.85
	B. WILD RICE	43.83	42.70
	C.		
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	583.60	585.60	
Special Assessments on Your Property	13. A. 54605 BECKER DETENTION		2.40
	B.		
	PRIN 2.40 C.		
	INT D.		
	TOT 2.40 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		586.00	588.00



Tract Number: 2023 Description NE4-26 RO

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

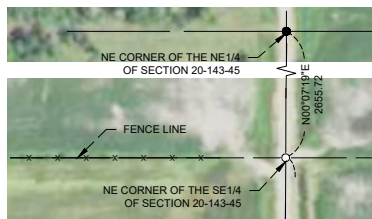
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
160.23	79.3	79.3	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	79.3	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	36.18	65	0.00
SOYBEANS	36.18	33	0.00
Total Base Acres:	72.36		

Owners: DAHL, DORIS

Tract 2 Survey



CERTIFICATE OF SURVEY

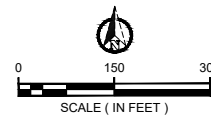
PART OF THE SE1/4 OF SEC. 20, T. 143 N., R. 45 W. OF THE 5TH PRINCIPAL MERIDIAN, NORMAN COUNTY, MN

LEGAL DESCRIPTION

The South 657.00 feet of the East 663.00 feet of the Southeast Quarter of Section 20, Township 143 North, Range 45 West of the Fifth Principal Meridian, Norman County, Minnesota.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NAD 83 NORMAN COUNTY COORDINATE SYSTEM, 1996 ADJUSTMENT

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 5/8 INCH DIAMETER BY 18 INCH LONG IRON REBAR MONUMENT SET AND MARKED RLS # 45365

SURVEY DATE: 10/26/2020	DATE:	AMENDMENTS:	BY: PREPARED FOR: DAVID DAHL
SCALE: AS SHOWN			I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: H.K.W.			
SURVEY CREW: G.R.B.			
FILE NUMBER: 2020-11840			DRAWN BY: GARRETT R. BOROWICZ DATE: 10/15/2020 LIC. NO. 46365



FARM: 7334

Minnesota

U.S. Department of Agriculture

Prepared: 4/26/21 1:41 PM

Norman

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 3692 Description W 60 AC-SE4-20 RO

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

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
61.12	61.12	61.12	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	61.12	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	27.88	65	0.00
SOYBEANS	27.88	33	0.00
Total Base Acres:	55.76		

Owners: DAHL, DORIS

Other Producers: None

Tract Number: 3693 Description E 100 AC-SE4-20 RO

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

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
84.35	84.35	84.35	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	84.35	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	38.49	65	0.00
SOYBEANS	38.49	33	0.00
Total Base Acres:	76.98		

Owners: DAHL, DORIS





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 Tuesday, June 15 at 12PM ²⁰²¹



● Upcoming Real Estate Auctions



2000 Main Avenue East
West Fargo, ND 58078
701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F

1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F

641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010

SteffesGroup.com