

NORTH
DAKOTA

Opens Tuesday, September 7
CLOSES: FRIDAY, SEPTEMBER 10

2021

Timed Online

LAND & REAL ESTATE AUCTIONS



3 Auctions!

South Minot, ND
Ward County
Closing at 10AM

North Central, ND
McLean, Ward, & Burleigh Counties
Closing at 11AM
To be sold in 6 tracts!

Garrison City, ND
McLean County
Closing at 1PM
3 Lots!



**801±
acres**
with 27,880± sqft of vacant lots!

📍 Afton, Blue Hill, Roselgen, Orlie, & McKenzie Townships

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

Kerzman Family Trust; Steven Kerzman, Trustee. Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849, or Brad Olstad at Steffes Group, 701.237.9173 or 701.238.0240, or visit at SteffesGroup.com

Max Steffes ND999, Scott Steffes ND81, Brad Olstad ND319. **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.

Kerzman Trust Minot Area Development Land Auction: The auction begins at 8AM on Tuesday, September 7, 2021 and will end at 10AM Friday, September 10, 2021.

Kerzman Trust North Central, ND Land Auction: The auction begins at 8AM on Tuesday, September 7, 2021 and will end at 11AM Friday, September 10, 2021.

Kerzman Trust Garrison City Lots Real Estate Auction: The auction begins at 8AM on Tuesday, September 7, 2021 and will end at 1PM Friday, September 10, 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

The Seller reserves 100% of all mineral rights, if any.

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 Online Bidding Process

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.


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

CATALOG ORDER

EXTENDED

**#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




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

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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!

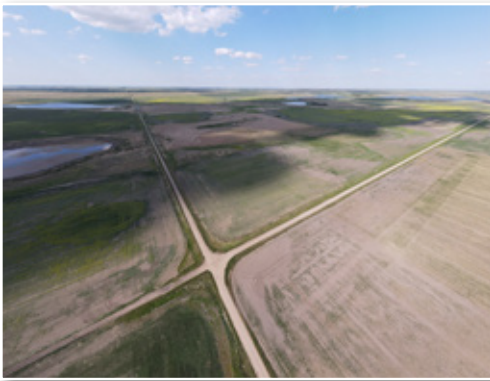


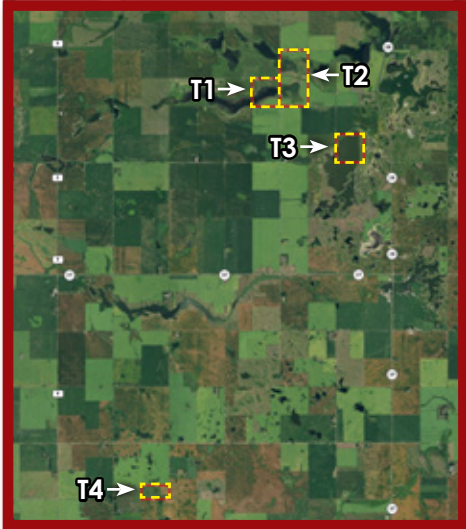
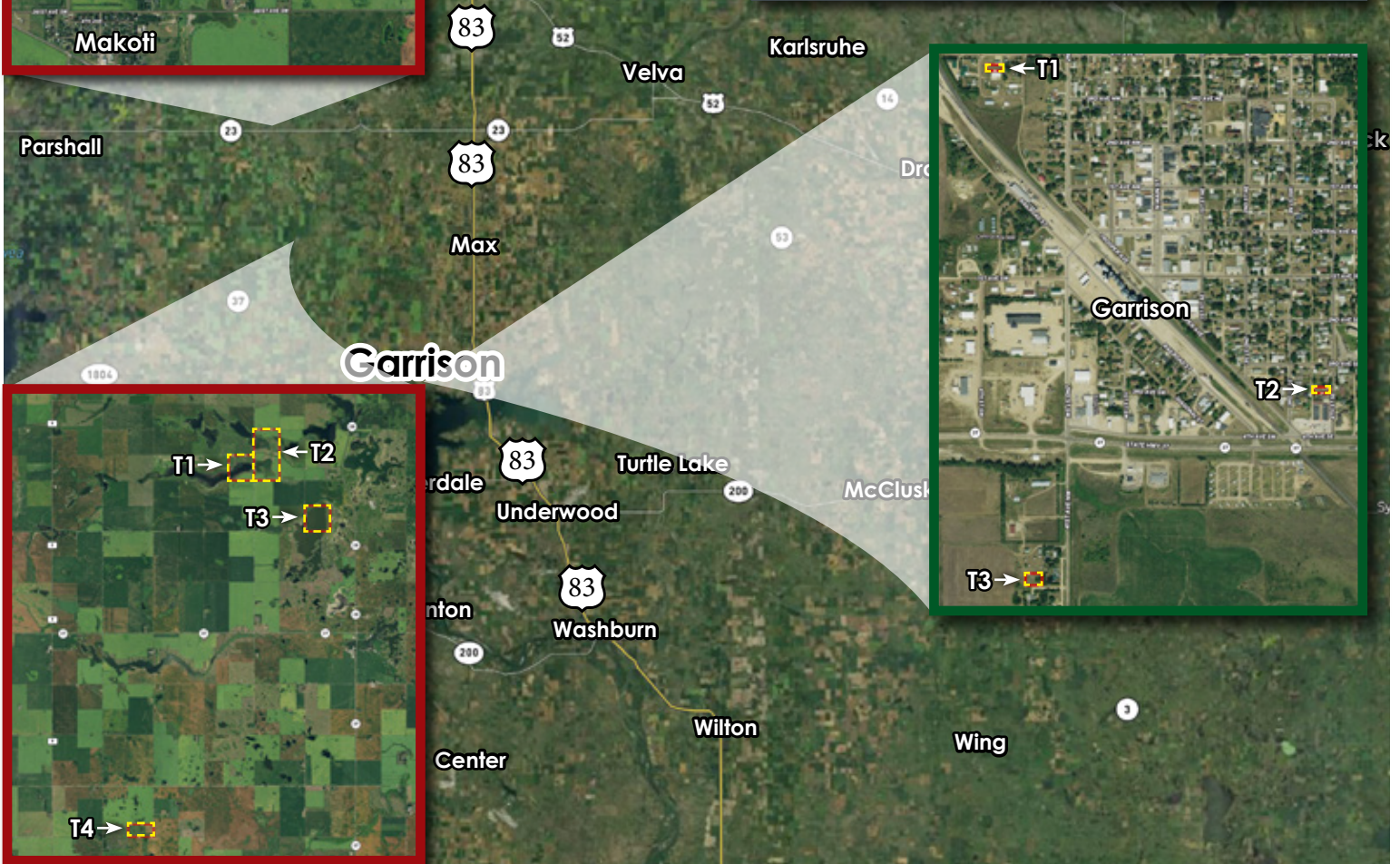
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Tract Outlines & Driving Directions (All Lines Approximate)

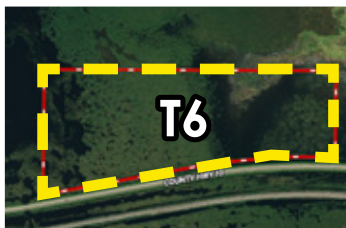
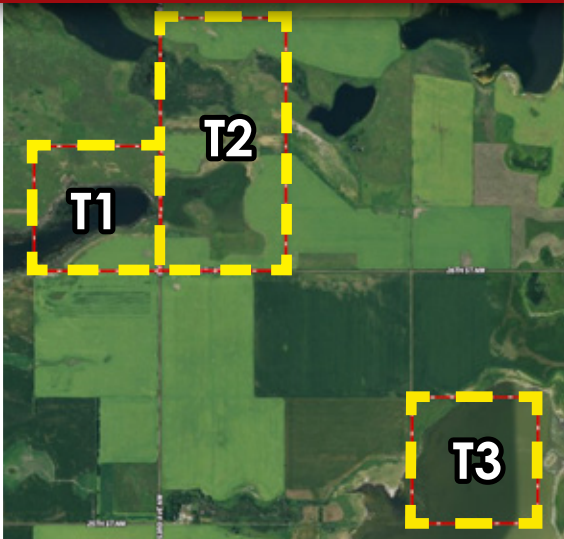
McLean, Ward, & Burleigh Counties

-  Minot Area Development Land Tract Boundaries
-  North Central, ND Land Tract Boundaries
-  Garrison City Real Estate Tract Boundaries

South Minot, ND



- T1, T2, & T3:** From the Jct. of 1804 & Hwy 37 (12 miles west of Garrison, ND), north 10 miles on Hwy. 37/Hwy. 28, west 1 mile, T1 & 2 to the north, T3 to the south.
- T4:** From the Jct. of 1804 & Hwy 37 (12 miles west of Garrison, ND), north 3-1/2 miles on Hwy. 37, west 4 miles on 20th St. NW, south 1 mile on 55th Ave. NW, land on west side.
- T5:** From Makoti, ND, north 2 miles on 338th St. SW, east 1/2 mile on 233rd Ave. SW.
- T6:** From, McKenzie, ND, west 1/2 mile on Co. Rd. 10



Garrison City, ND



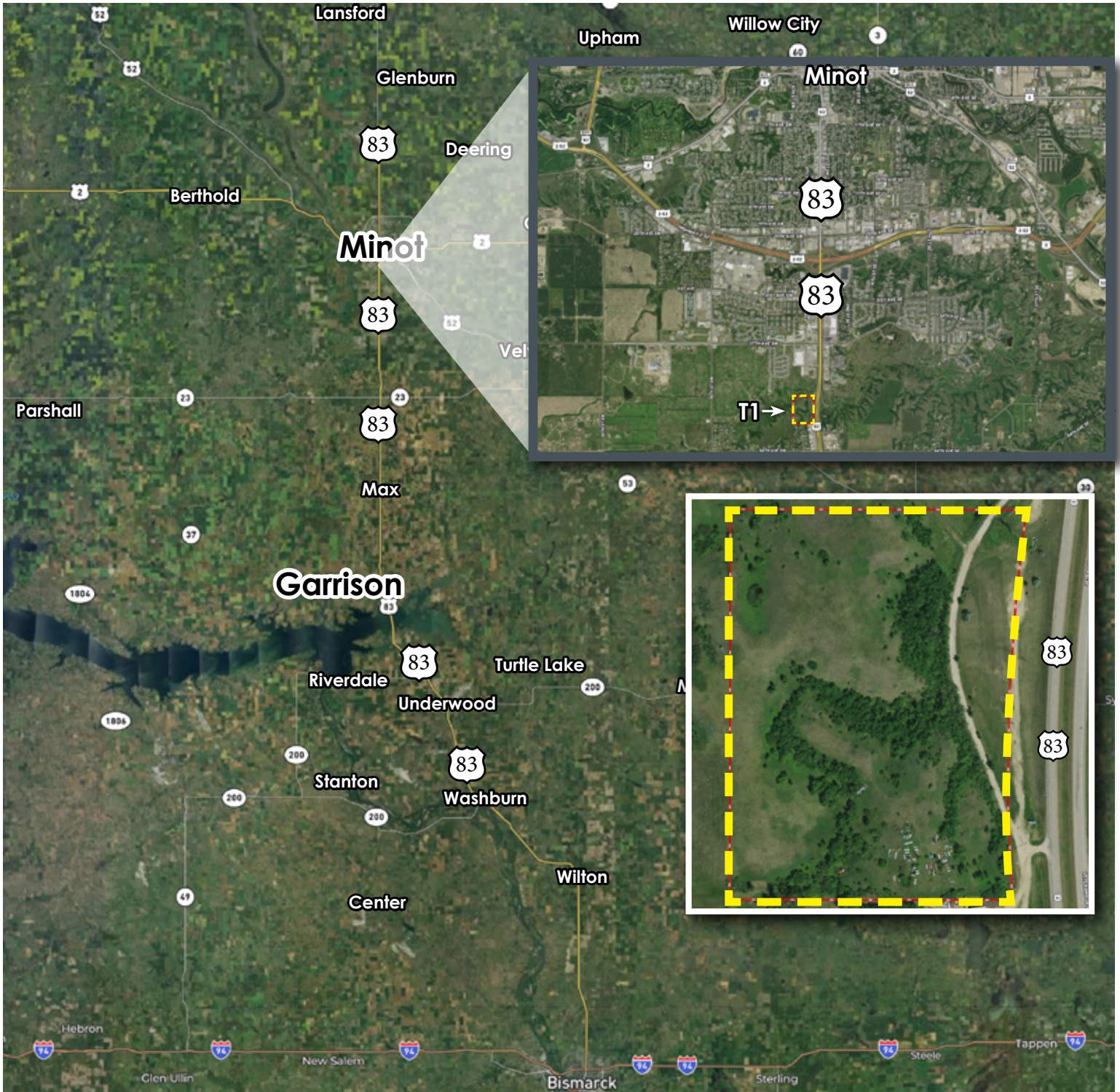
Kerzman Trust Minot Area Development Land Auction - 31± Acres

Ward County, ND

AUCTIONEER'S NOTE: Spectacular opportunity to purchase an undeveloped parcel of land on the south side of Minot & off Hwy. 83. This land is within the city of Minot's two-mile extra-territorial zoning jurisdiction. Please note there is an abandoned road on the east side of this property with an easement in favor to the state of ND still in effect. This property boasts high visibility and great topography with a natural rise towards the center of the property.

➤ **CLOSES: FRIDAY, SEPTEMBER 10 AT 10:00AM**

WARD COUNTY – AFTON TOWNSHIP
South Minot, ND





WARD COUNTY – AFTON TOWNSHIP

Description: NESE LESS HWY SECTION 2-154-83 • **Total Acres:** 31± • **PID #:** AF02005U050000
Soil Productivity Index: 50 • **Taxes (2020):** \$56.61



2020 Ward County Real Estate Tax

Your cancelled check is your receipt.

Please indicate and list address change

Parcel Number AF02005U050000
 Amount Paid _____

KERZMAN FAMILY TRUST
 C/O KERZMAN, STEVEN TRUSTEE
 150 GREAT TATTENHAMS
 EPSOM SURREY, UK KT18-SF



AF02005U050000

Total tax due 59.59
 Less 5% discount -2.98
Amount due by February 16, 2021 56.61

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2021 29.80
 Payment 2: Pay by October 15, 2021 29.79

MAKE CHECK PAYABLE TO:

Ward County Treasurer
 PO BOX 5005
 Minot, ND 58702
 Phone: 701.857.6420

MP #

Detach and return with payment

2020 Ward County Real Estate Tax Statement

Statement No: 3201

Parcel Number AF02005U050000
 Jurisdiction Afton Township
 Owner KERZMAN FAMILY TRUST
 Physical Location 0 *UNASSIGNED
 MINOT, ND 58701

Legal Description
 SCT:2 TWN:154 RNG:83
 NESE LESS HWY S2-154-83 AFTON S70 A 31.01

Legislative tax relief (3-year comparison)	2018	2019	2020
Legislative tax relief	49.92	29.38	29.43
Tax distribution (3-year comparison):	2018	2019	2020
True and Full Value	8,500	5,000	5,000
Taxable Value	425	250	250
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	425	250	250
Total mill levy	271.100	255.020	238.360
Taxes By District (in dollars):			
COUNTY	31.80	15.44	15.46
FIRE/AMBULANCE	5.52	3.26	3.25
SCHOOL (after state reduction)	67.68	39.08	36.13
STATE	0.42	0.26	0.25
TOWNSHIP	9.80	5.72	4.50
Consolidated tax	115.22	63.76	59.59
Net effective tax rate	1.36%	1.28%	1.19%

2020 TAX BREAKDOWN

Net consolidated tax 59.59
 Plus: Special Assessments
 Principal 0.00
 Interest 0.00
 Total tax due 59.59
 Less: 5% discount,
 if paid by February 16, 2021 -2.98
Amount due by February 16, 2021 56.61

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2021 29.80
 Payment 2: Pay by October 15, 2021 29.79

Penalty on 1st Installment & Specials:	
March 2, 2021	3%
May 1, 2021	6%
July 1, 2021	9%
October 15, 2021	12%
Penalty on 2nd Installment:	
October 16, 2021	6%

FOR ASSISTANCE CONTACT:

Office Ward County Treasurer
 PO BOX 5005
 Minot, ND 58702
 Phone: 701.857.6420
 Email:
 Website: www.wardnd.com

Kerzman Trust North Central, ND Land Auction - 775± Acres McLean, Ward & Burleigh County, ND

AUCTIONEER'S NOTE: This land auction features 6 tracts and includes tillable land, recreational land, pasture land, and a farmstead near Makoti, ND! View SteffesGroup.com for a detailed listing of each tract. Please note, all tracts are available to be farmed and or grazed for the 2022 season.

► **CLOSES: FRIDAY, SEPTEMBER 10 AT 11:00AM**

MCLEAN, WARD, & BURLIEIGH COUNTY

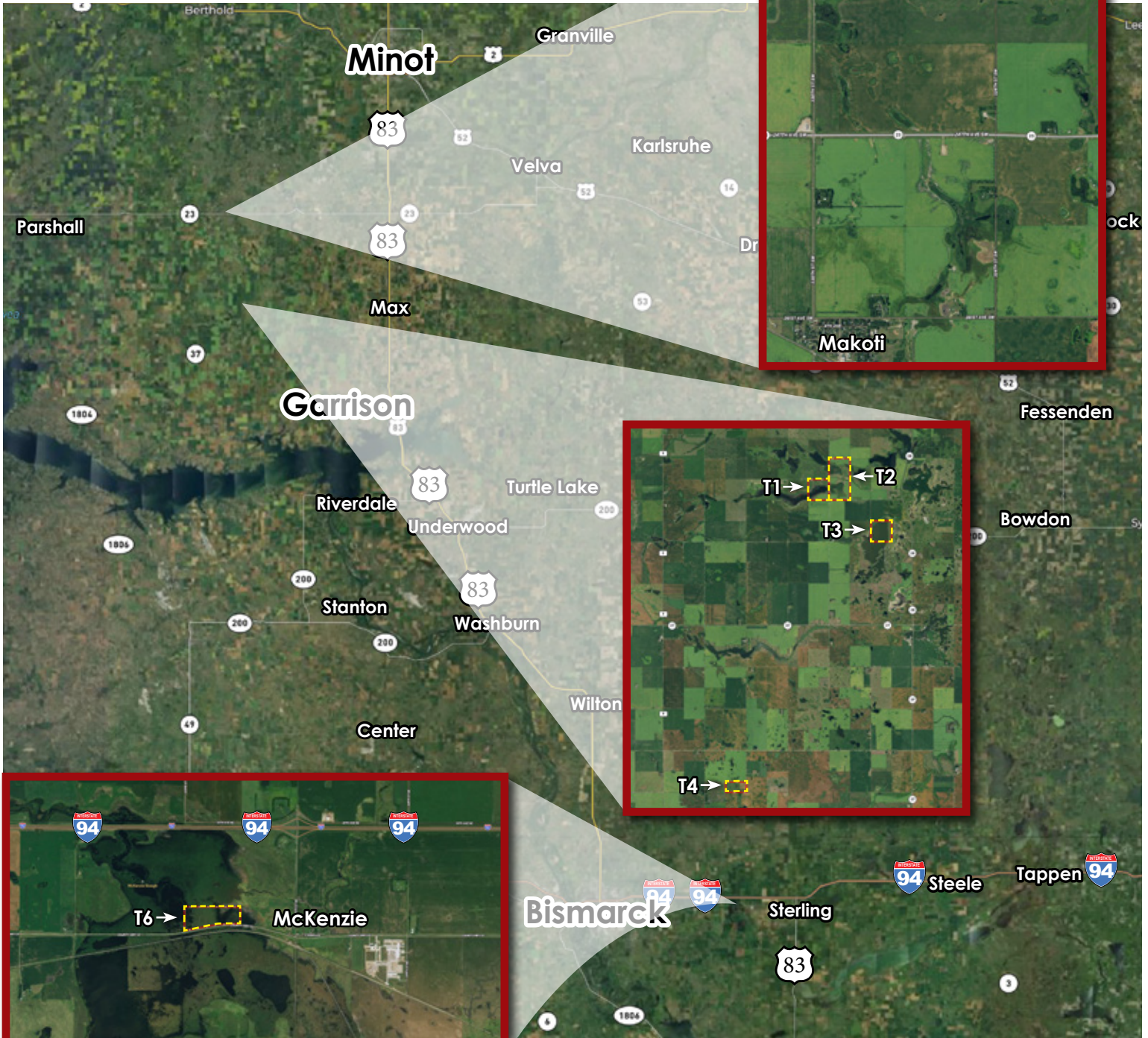
Driving Directions:

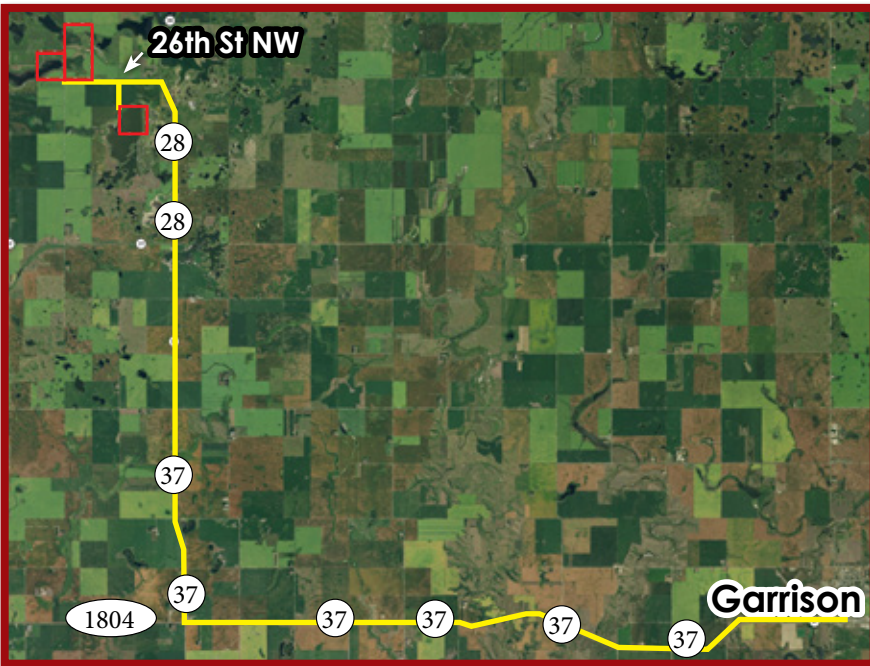
T1, T2, & T3: From the Jct. of 1804 & Hwy 37 (12 miles west of Garrison, ND), north 10 miles on Hwy. 37/Hwy. 28, west 1 mile, T1 & 2 to the north, T3 to the south.

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T5: From Makoti, ND, north 2 miles on 338th St. SW, east 1/2 mile on 233rd Ave. SW.

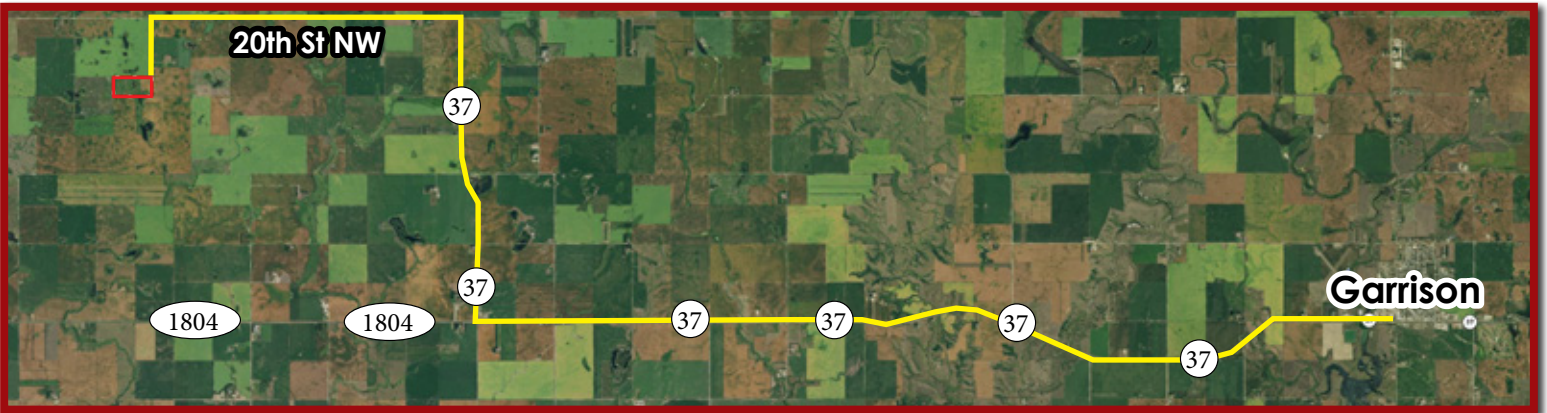
T6: From, McKenzie, ND, west 1/2 mile on Co. Rd. 10





◀ **T1, T2, & T3:** From the Jct. of 1804 & Hwy 37 (12 miles west of Garrison, ND), north 10 miles on Hwy. 37/Hwy. 28, west 1 mile, T1 & 2 to the north, T3 to the south.

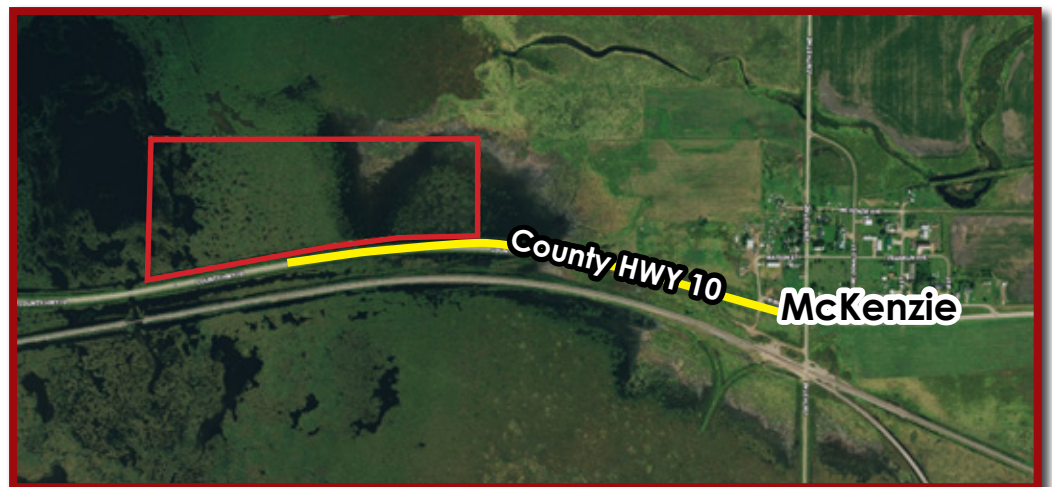
▼ **T4:** From the Jct. of 1804 & Hwy 37 (12 miles west of Garrison, ND), north 3-1/2 miles on Hwy. 37, west 4 miles on 20th St. NW, south 1 mile on 55th Ave. NW, land on west side.



▼ **T5:** From Makoti, ND, north 2 miles on 338th St. SW, east 1/2 mile on 233rd Ave. SW.



▼ **T6:** From, McKenzie, ND, west 1/2 mile on Co. Rd. 10



Blue Hill Township

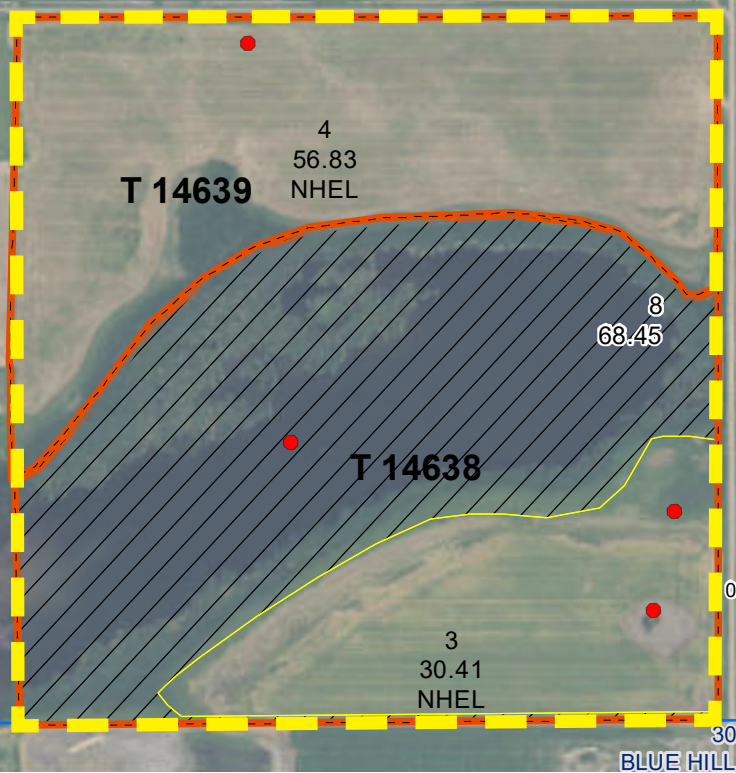
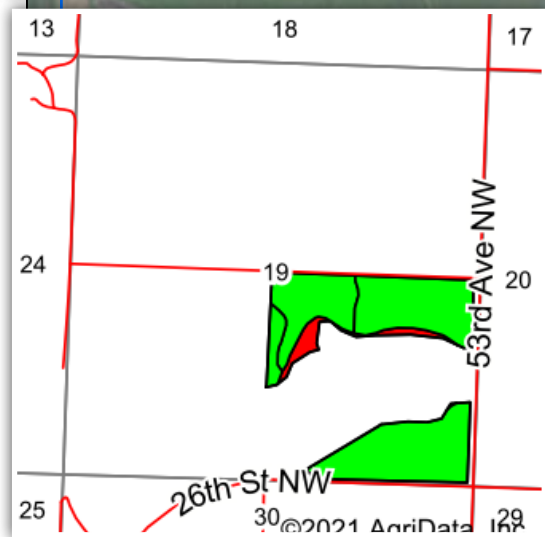
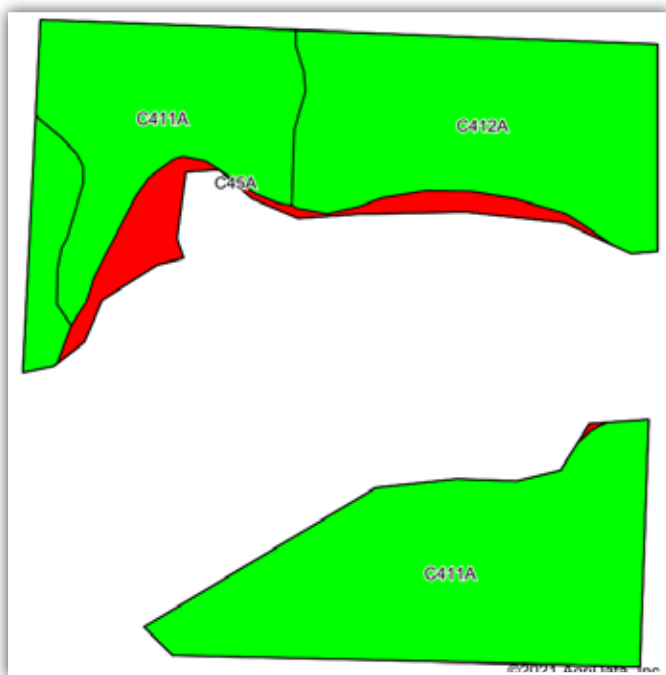
Description: SE1/4 Section 19-150-86 • **Total Acres:** 158± • **Cropland Acres:** 87.25±

Pasture/Lowland/Water Acres: 70± • **PID #:** 66-0019-09452-000

Soil Productivity Index: 89 • **Soils:** Makoti silty clay loams (60%), Roseglen silty loam (35%)

Taxes (2020): \$1,077.58 • **No US Fish & Wildlife Easement**

Tract Note: This tract features mix-use land with cropland both on the north and south portions and water running through the middle.



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C411A	Makoti silty clay loam, 0 to 2 percent slopes	46.72	58.7%	 	IIc	91
C412A	Roseglen silt loam, 0 to 2 percent slopes	27.92	35.1%	 	IIc	95
C45A	Colvin silt loam, 0 to 2 percent slopes	5.01	6.3%	 	IVw	40
Weighted Average						89.2

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

2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: **66-0019-09452-000**
 Jurisdiction: 150-86 SECOND DISTRICT

Statement No: 11,428

Physical Location

665116A
 Lot: Blk: Sec: 19 Twp: 150 Rng: 86
 Addition: Acres: 158.00

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description

SE4 19-150-86

2020 TAX BREAKDOWN

Net consolidated tax 1,077.58
 Plus: Special assessments
 Total tax due 1,077.58
 Less: 5% discount,
 if paid by Feb.15th 53.88

Amount due by Feb.16th 1,023.70

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 538.79
 Payment 2: Pay by Oct.15th 538.79

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	551.79	563.94	592.19

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2018	2019	2020
True and full value	89,700	91,900	95,700
Taxable value	4,485	4,595	4,785
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,485	4,595	4,785
Total mill levy	197.27	213.34	225.20

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	201.60	242.98	241.31
COUNTY ROADS	89.70	91.90	95.70
SPECIAL DIST.	45.03	64.88	76.03
TOWNSHIP	52.65	52.89	66.42
SCHOOL DIST.	428.50	458.67	478.50
FIRE DIST.	44.85	46.00	47.85
AMBULANCE	22.43	22.98	71.77
Consolidated tax	884.76	980.30	1,077.58

NOTE:

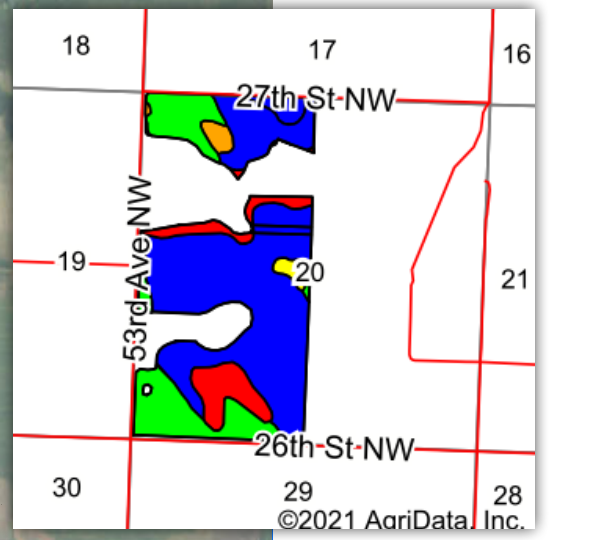
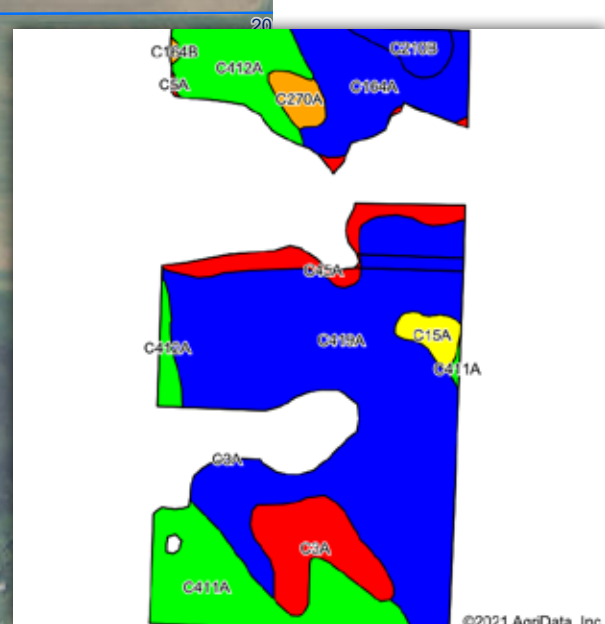
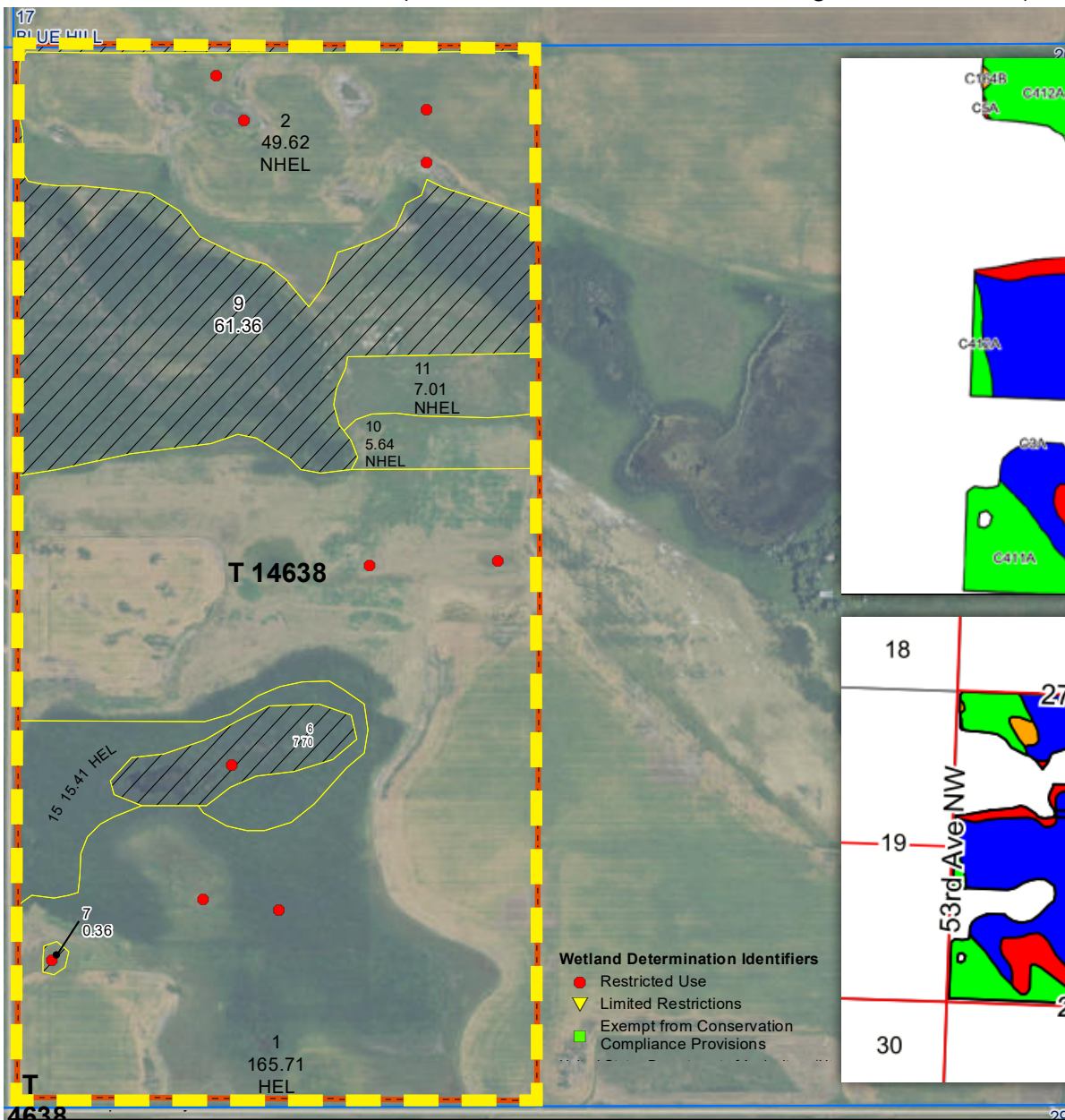
FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
www.mcleancountynd.gov

Net effective tax rate> .99% 1.06% 1.12%



Blue Hill Township

Description: W1/2 Section 20-150-86 • **Total Acres:** 320± • **Cropland Acres:** 243.39± • **Pasture Acres:** 69±
PID #'s: 66-0020-09457-000 & 66-0020-09458-000 • **Soil Productivity Index:** 81 • **Soils:** Wildrose silty clay (52%), Makoti silty clay loam (12%), Williams-Falkirk loams (10%) • **Taxes (2020):** \$2,863.42 • **NO US Fish & Wildlife Easement**
Tract Note: Half section directly across the street from tract 1 with good access and predominantly cropland.



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C419A	Wildrose silty clay, 0 to 2 percent slopes	117.99	51.8%	[Blue]	Ile	87
C411A	Makoti silty clay loam, 0 to 2 percent slopes	28.21	12.4%	[Green]	Ilc	91
C164A	Williams-Falkirk loams, 0 to 3 percent slopes	22.39	9.8%	[Blue]	Ilc	85
C412A	Roseglen silt loam, 0 to 2 percent slopes	20.32	8.9%	[Green]	Ilc	95
C3A	Parnell silty clay loam, 0 to 1 percent slopes	15.73	6.9%	[Red]	Vw	20
C45A	Colvin silt loam, 0 to 2 percent slopes	9.93	4.4%	[Red]	IVw	40
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	5.11	2.2%	[Blue]	Ile	83
C15A	Grano silty clay, 0 to 1 percent slopes	3.94	1.7%	[Yellow]	Ilw	69
C270A	Hamerly loam, 0 to 3 percent slopes	3.87	1.7%	[Orange]	Ile	76
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	0.32	0.1%	[Orange]	Ile	79
C5A	Southam silty clay loam, 0 to 1 percent slopes	0.16	0.1%	[Red]	VIIIw	5
Weighted Average						80.7

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

2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: **66-0020-09457-000** Jurisdiction: 150-86 SECOND DISTRICT Statement No: 11,432

Physical Location
 Lot: Blk: Sec: 20 Twp: 150 Rng: 86 665116A
 Addition: Acres: 160.00

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description
 NW4 20-150-86

2020 TAX BREAKDOWN

Net consolidated tax 1,217.21
 Plus: Special assessments
 Total tax due 1,217.21
 Less: 5% discount, if paid by Feb.15th 60.86

Amount due by Feb.16th 1,156.35

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 608.61
 Payment 2: Pay by Oct.15th 608.60

Legislative tax relief (3-year comparison):

	2018	2019	2020
Legislative tax relief	621.92	636.97	668.92

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution (3-year comparison):

	2018	2019	2020
True and full value	101,100	103,800	108,100
Taxable value	5,055	5,190	5,405
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	5,055	5,190	5,405

Total mill levy 197.27 213.34 225.20

Taxes By District (in dollars):

COUNTY & STATE	227.22	274.45	272.57
COUNTY ROADS	101.10	103.80	108.10
SPECIAL DIST.	50.75	73.28	85.89
TOWNSHIP	59.35	59.74	75.02
SCHOOL DIST.	482.95	518.06	540.50
FIRE DIST.	50.55	51.95	54.05
AMBULANCE	25.28	25.95	81.08
Consolidated tax	997.20	1,107.23	1,217.21

ESCROW COMPANY NAME:

NOTE:

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
 www.mcleancountynd.gov

Net effective tax rate> .99% 1.06% 1.12%

2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: **66-0020-09458-000** Jurisdiction: 150-86 SECOND DISTRICT Statement No: 11,433

Physical Location
 Lot: Blk: Sec: 20 Twp: 150 Rng: 86 665116A
 Addition: Acres: 160.00

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description
 SW4 20-150-86

2020 TAX BREAKDOWN

Net consolidated tax 1,646.21
 Plus: Special assessments
 Total tax due 1,646.21
 Less: 5% discount, if paid by Feb.15th 82.31

Amount due by Feb.16th 1,563.90

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 823.11
 Payment 2: Pay by Oct.15th 823.10

Legislative tax relief (3-year comparison):

	2018	2019	2020
Legislative tax relief	842.76	861.56	904.69

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution (3-year comparison):

	2018	2019	2020
True and full value	137,000	140,400	146,200
Taxable value	6,850	7,020	7,310
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	6,850	7,020	7,310

Total mill levy 197.27 213.34 225.20

Taxes By District (in dollars):

COUNTY & STATE	307.91	371.22	368.64
COUNTY ROADS	137.00	140.40	146.20
SPECIAL DIST.	68.77	99.12	116.16
TOWNSHIP	80.42	80.80	101.46
SCHOOL DIST.	654.45	700.74	731.00
FIRE DIST.	68.50	70.27	73.10
AMBULANCE	34.25	35.10	109.65
Consolidated tax	1,351.30	1,497.65	1,646.21

ESCROW COMPANY NAME:

NOTE:

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
 www.mcleancountynd.gov

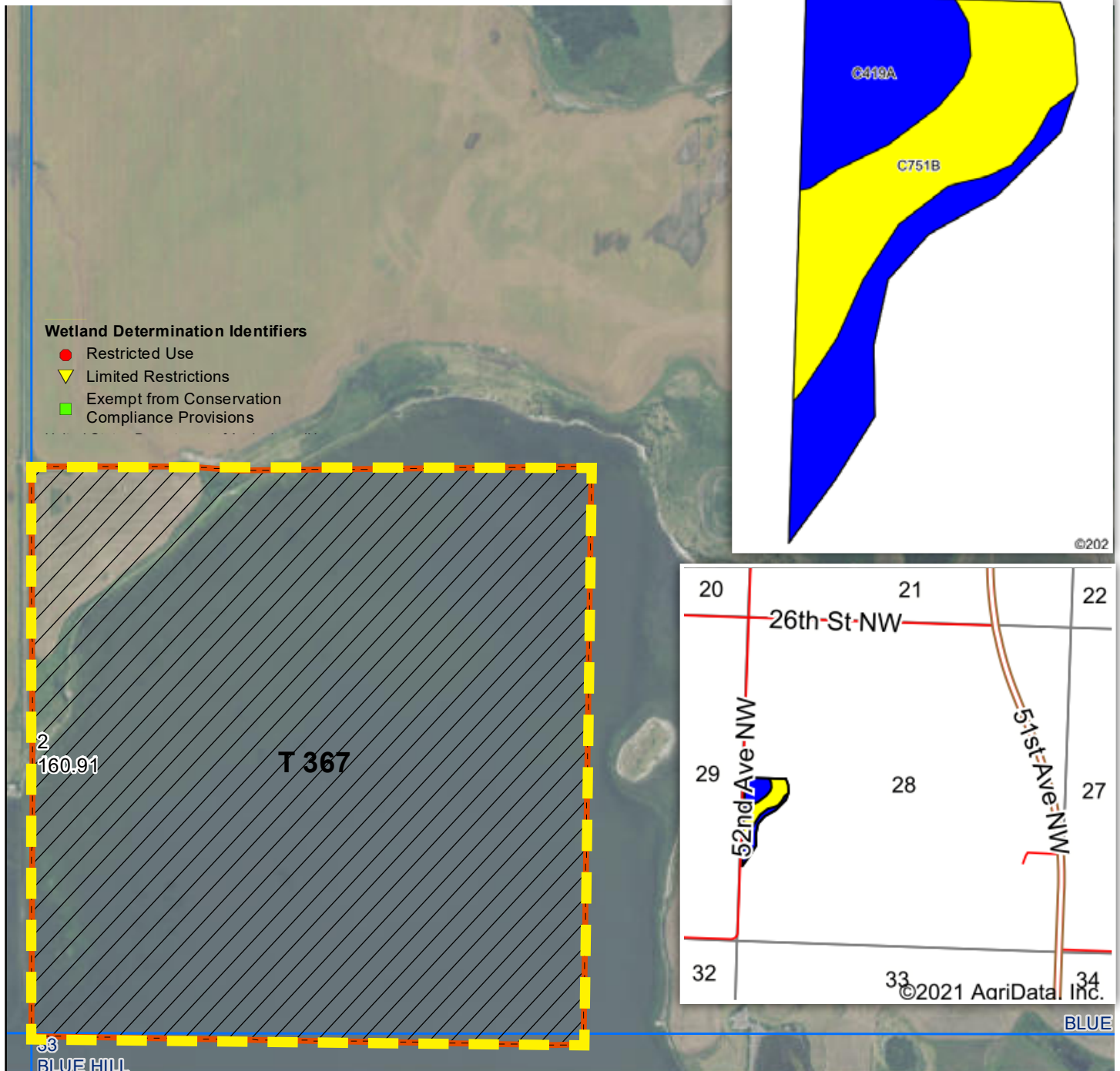
Net effective tax rate> .99% 1.06% 1.12%

Blue Hill Township

Description: SW1/4 Section 28-150-86 • **Total Acres:** 160± • **Pasture/Hayland Acres:** 12.62±
PID #: 66-0028-09496-000 • **Soil Productivity Index:** 76

Soils: Wildrose silty clay (53%), Parshall fine sandy loam (47%) • **Taxes (2020):** \$207.18

NO US Fish & Wildlife Easement • **Tract Note:** Quarter section features predominantly water with an area in the northwest corner of the quarter, which would be a perfect site to build a hunting cabin. Adjacent to the northwest corner is a large body of water which attracts waterfowl that frequent the area.



Area Symbol: ND055, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C419A	Wildrose silty clay, 0 to 2 percent slopes	6.73	53.3%	Blue	Ile	87
C751B	Parshall fine sandy loam, 2 to 6 percent slopes	5.89	46.7%	Yellow	IIIe	63
Weighted Average						75.8

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

2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 66-0028-09496-000 Jurisdiction 150-86 SECOND DISTRICT

Statement No: 11,475

Physical Location

Lot: Blk: Sec: 28 Twp: 150 Rng: 86
 Addition: Acres: 160.00

665116A

Net consolidated tax 207.18
 Plus: Special assessments
 Total tax due 207.18
 Less: 5% discount,
 if paid by Feb.15th 10.36

2020 TAX BREAKDOWN

Amount due by Feb.16th 196.82

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 103.59
 Payment 2: Pay by Oct.15th 103.59

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description

SW4 28-150-86

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	106.42	108.62	113.86

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2018	2019	2020
True and full value	17,300	17,700	18,400
Taxable value	865	885	920
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	865	885	920
Total mill levy	197.27	213.34	225.20

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	38.88	46.79	46.39
COUNTY ROADS	17.30	17.70	18.40
SPECIAL DIST.	8.68	12.50	14.62
TOWNSHIP	10.16	10.19	12.77
SCHOOL DIST.	82.64	88.34	92.00
FIRE DIST.	8.65	8.86	9.20
AMBULANCE	4.33	4.43	13.80
Consolidated tax	170.64	188.81	207.18

NOTE:

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
www.mcleancountynd.gov

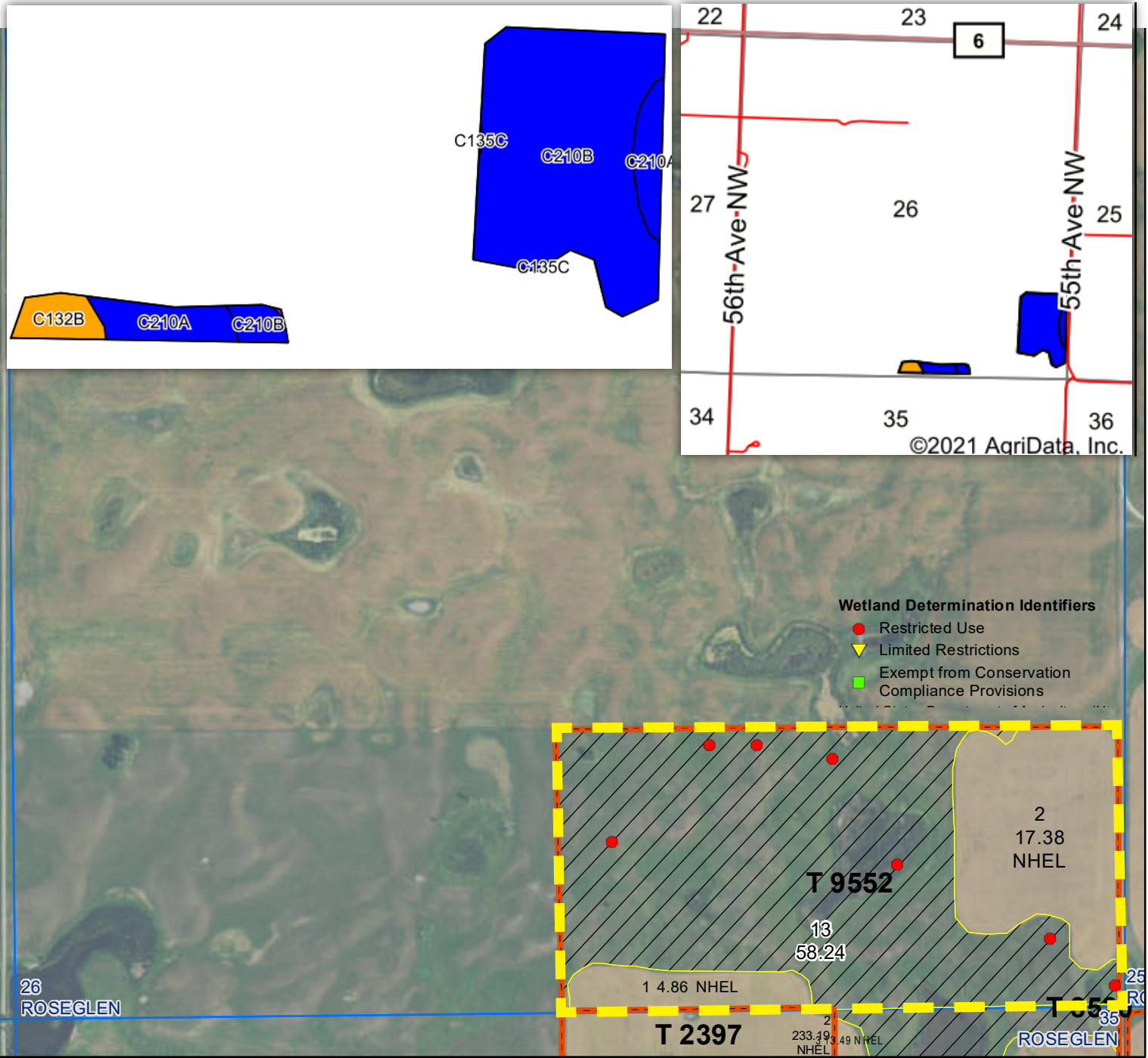
Net effective tax rate> .99% 1.06% 1.12%



Roseglen Township

Description: S1/2SE1/4 Section 26-149-87 • Total Acres: 80± • Cropland Acres: 22.24±
 Pasture Acres: 58.24± • PID #: 54-0026-07366-000 • Soil Productivity Index: 83

Soils: Williams-Bowbells loams (93%), Williams-Zahl loams (6%) • Taxes (2020): \$636.05
 NO US Fish & Wildlife Easement • Tract Note: This 80-acre tract features mixed-used land and predominantly pasture with cropland portions on the east side of the tract.



Area Symbol: ND055, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	16.25	78.4%		Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	3.18	15.3%		IIc	86
C132B	Williams-Zahl loams, 3 to 6 percent slopes	1.31	6.3%		Ile	76
Weighted Average						83

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

2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
54-0026-07366-000

Jurisdiction
 ROSEGLEEN TOWNSHIP

Statement No: 9,118

2020 TAX BREAKDOWN

Physical Location
 545119A
 Lot: Blk: Sec: 26 Twp: 149 Rng: 87
 Addition: Acres: 80.00

Net consolidated tax 636.05
 Plus: Special assessments
 Total tax due 636.05
 Less: 5% discount,
 if paid by Feb.15th 31.80

Statement Name
KERZMAN, STEVEN; TRUSTEE

Amount due by Feb.16th 604.25

Legal Description
 S2SE4 26-149-87

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 318.03
 Payment 2: Pay by Oct.15th 318.02

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	354.33	361.44	379.32

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution
 (3-year comparison):

	2018	2019	2020
True and full value	57,600	58,900	61,300
Taxable value	2,880	2,945	3,065
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,880	2,945	3,065
Total mill levy	183.37	210.36	207.52

ESCROW COMPANY NAME:

Taxes By District (in dollars):

District	2018	2019	2020
COUNTY & STATE	129.45	155.74	154.57
COUNTY ROADS	57.60	58.90	61.30
SPECIAL DIST.	28.92	41.58	48.70
TOWNSHIP	9.76	41.44	5.85
SCHOOL DIST.	275.16	293.97	306.50
FIRE DIST.	12.82	13.16	13.15
AMBULANCE	14.40	14.72	45.98
Consolidated tax	528.11	619.51	636.05

NOTE:

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
www.mcleancountynd.gov

Net effective tax rate> .92% 1.05% 1.03%



Orlien Township

Description: E396' of W878' of S422' SE Section 10-152-87 • **Total Acres:** 4.5±
PID #: OR10005U030000 • **Taxes (2020):** \$116.21 • **Tract Note:** Farmstead with power located north of Makoti 1 mile off of blacktop. • **US Fish & Wildlife Easement (view at SteffesGroup.com)**



2020 Ward County Real Estate Tax Statement

Statement No: 35195

Parcel Number
OR10005U030000

Owner
KERZMAN FAMILY TRUST

Jurisdiction
Orlien Township

Physical Location
32900 233RD AVE SW
MAKOTI, ND 58756

Legal Description
SCT:10 TWN:152 RNG:87
E396' OF W878' OF S422' SE S10-152-87 ORLIEN-S161 A 4.50

2020 TAX BREAKDOWN

Net consolidated tax	122.33
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	122.33
Less: 5% discount, if paid by February 16, 2021	-6.12
Amount due by February 16, 2021	116.21

Legislative tax relief

(3-year comparison)	2018	2019	2020
Legislative tax relief	72.42	72.42	72.54

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	11,000	11,000	11,000
Taxable Value	550	550	550
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 550 550 550

Total mill levy 235.300 223.710 222.410

Taxes By District (in dollars):

COUNTY	41.14	34.04	34.04
FIRE/AMBULANCE	5.50	5.50	5.50
SCHOOL (after state reduction)	72.34	73.08	72.38
STATE	0.54	0.56	0.55
TOWNSHIP	9.90	9.86	9.86

Consolidated tax **129.42** **123.04** **122.33**

Net effective tax rate **1.18%** **1.12%** **1.11%**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021	61.17
Payment 2: Pay by October 15, 2021	61.16

Penalty on 1st Installment & Specials:	
March 2, 2021	3%
May 1, 2021	6%
July 1, 2021	9%
October 15, 2021	12%
Penalty on 2nd Installment:	
October 16, 2021	6%

FOR ASSISTANCE CONTACT:

Office Ward County Treasurer
PO BOX 5005
Minot, ND 58702

Phone: 701.857.6420

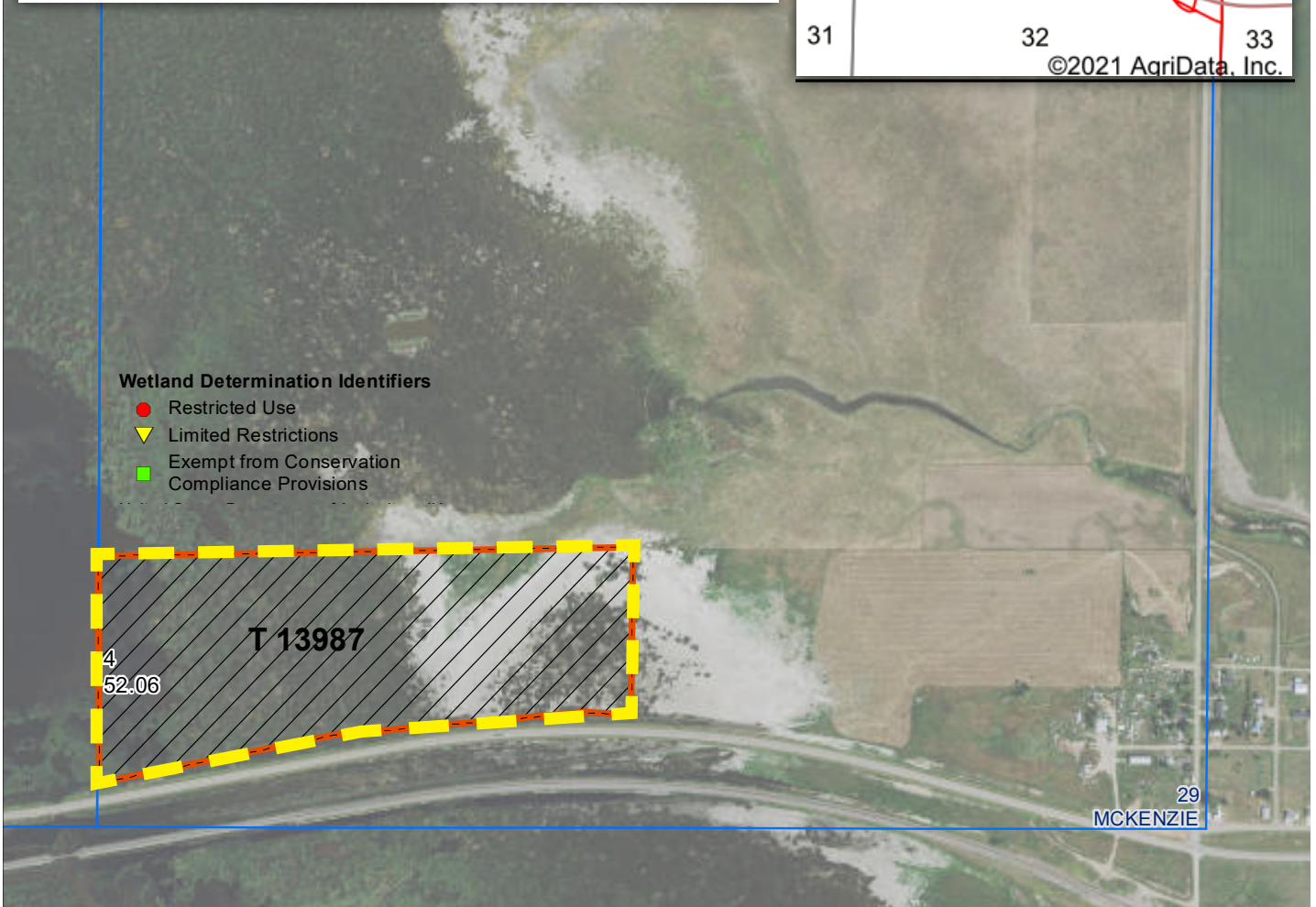
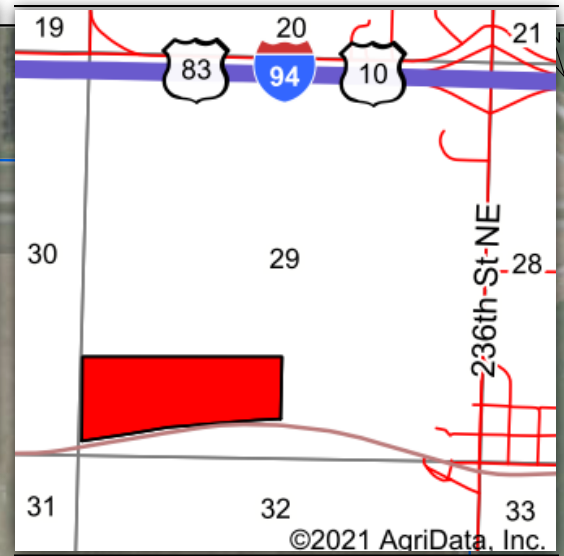
Email:

Website: www.wardnd.com



Blue Hill Township

Description: S1/2SW1/4 LYING N OF STATE HWY#10 Section 29-139-77 • **Total Acres:** 52±
PID #: 34-139-77-00-29-811 • **Soil Productivity Index:** 20 • **Soils:** Heil silt loam (100%)
Taxes (2020): \$35.36 • **NO US Fish & Wildlife Easement** • **Tract Note:** This tract features predominantly low land which is suitable for waterfowl that frequent the region. This tract is located off of blacktop directly west of McKenzie and east of Bismarck.



Area Symbol: ND015, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C16A	Heil silt loam, 0 to 1 percent slopes	56.40	100.0%		Vls	20
Weighted Average						20

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

2020 Burleigh County Real Estate Tax Statement

Statement No: 38650

Parcel Number
34-139-77-00-29-811

Jurisdiction
3435ST

Owner
KERZMAN (STEVE) FAMILY TRUST

Physical Location

Legal Description
Addition Name: MCKENZIE TOWNSHIP
SCT:29 TWN:139 RNG:77
MCKENZIE TOWNSHIP Section 29 S1/2SW1/4 LYING NORTH OF STATE
HWY #10 779495 29-139-77

Legislative tax relief (3-year comparison)	2018	2019	2020
Legislative tax relief	41.75	44.43	44.32

Tax distribution (3-year comparison):	2018	2019	2020
True and Full Value	6,000	6,400	6,400
Taxable Value	300	320	320
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0

Net Taxable Value 300 320 320

Total mill levy 110.960 121.200 116.310

Taxes By District (in dollars):			
County	11.05	12.84	12.24
Fire/ambulance	1.50	1.60	1.60
School (after State Reduction)	16.60	20.34	18.66
State	0.30	0.32	0.32
Township	3.84	3.68	4.40

Consolidated tax 33.29 38.78 37.22

Net effective tax rate 0.55% 0.61% 0.58%

2020 TAX BREAKDOWN	
Net consolidated tax	37.22
Plus: Special Assessments	0.00
Total tax due	37.22
Less: 5% discount, if paid by February 16, 2021	1.86
Amount due by February 16, 2021	35.36

Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2021	18.61
Payment 2: Pay by October 15, 2021	18.61

See Important Information On Back
Please keep this portion for your records.
No receipt will be sent unless requested.

FOR ASSISTANCE CONTACT:

Office: Burleigh County Treasurer
221 N 5th Street
Bismarck, ND 58501
Phone: 701.222.6694
Website: www.burleighco.com



Tract Number: 14639 Description N2SE 19 150 86

FSA Physical Location : McLean, ND

ANSI Physical Location: McLean, ND

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2017- 210

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
56.83	56.83	56.83	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	56.83	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	45.38	24	0.00
BARLEY	8.59	39	0.00

FARM: 12863

North Dakota

U.S. Department of Agriculture

Prepared: 6/15/21 8:47 AM

McLean

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CANOLA	1.65	1409	0.00
Total Base Acres:	55.62		

Owners: KERZMAN FAMILY TRUST

Other Producers: None



Tract Number: 14638 **Description** S2SE 19,W2 20 150 86

FSA Physical Location : McLean, ND **ANSI Physical Location:** McLean, ND

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2017 - 210

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
411.67	273.8	273.8	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	273.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	218.62	58	0.00
BARLEY	41.41	39	0.00

FARM: 12864

North Dakota

U.S. Department of Agriculture

Prepared: 6/15/21 8:47 AM

McLean

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CANOLA	7.95	1409	0.00
Total Base Acres:	267.98		

Owners: KERZMAN FAMILY TRUST

Other Producers: None



Tract 4 - Abbreviated 156 Farm Records

McLean County, ND

Tract Number: 9552 **Description** S2SE 26;E2NE 35 149 87

FSA Physical Location : McLean, ND

ANSI Physical Location: McLean, ND

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

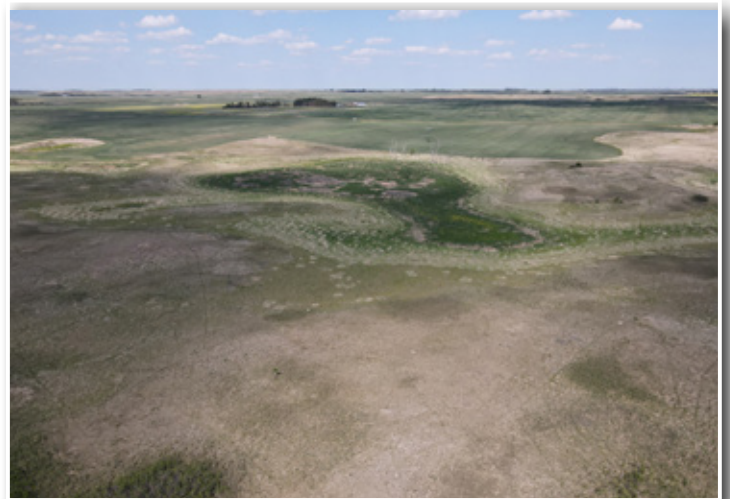
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
160.91	58.14	58.14	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	58.14	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	48.4	31	0.00
Total Base Acres:	48.4		

Owners: KERZMAN FAMILY TRUST

Other Producers:



NORTH DAKOTA

BURLEIGH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8297

Prepared : 6/11/21 5:05 PM

Crop Year : 2021

Operator Name : KERZMAN FAMILY TRUST
Farms Associated with Operator : 38-015-8297
CRP Contract Number(s) : None
Recon ID : 38-015-2021-167
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
52.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	0.00	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

Tract Number : 13987

Description : SSW29-139-77
FSA Physical Location : NORTH DAKOTA/BURLEIGH
ANSI Physical Location : NORTH DAKOTA/BURLEIGH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KERZMAN FAMILY TRUST
Other Producers : None
Recon ID : 38-015-2021-166

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
52.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

AUCTIONEER'S NOTE: This auction includes 3 city lots within the city of Garrison, ND!
All 3 lots are vacant with no buildings or improvements in place.

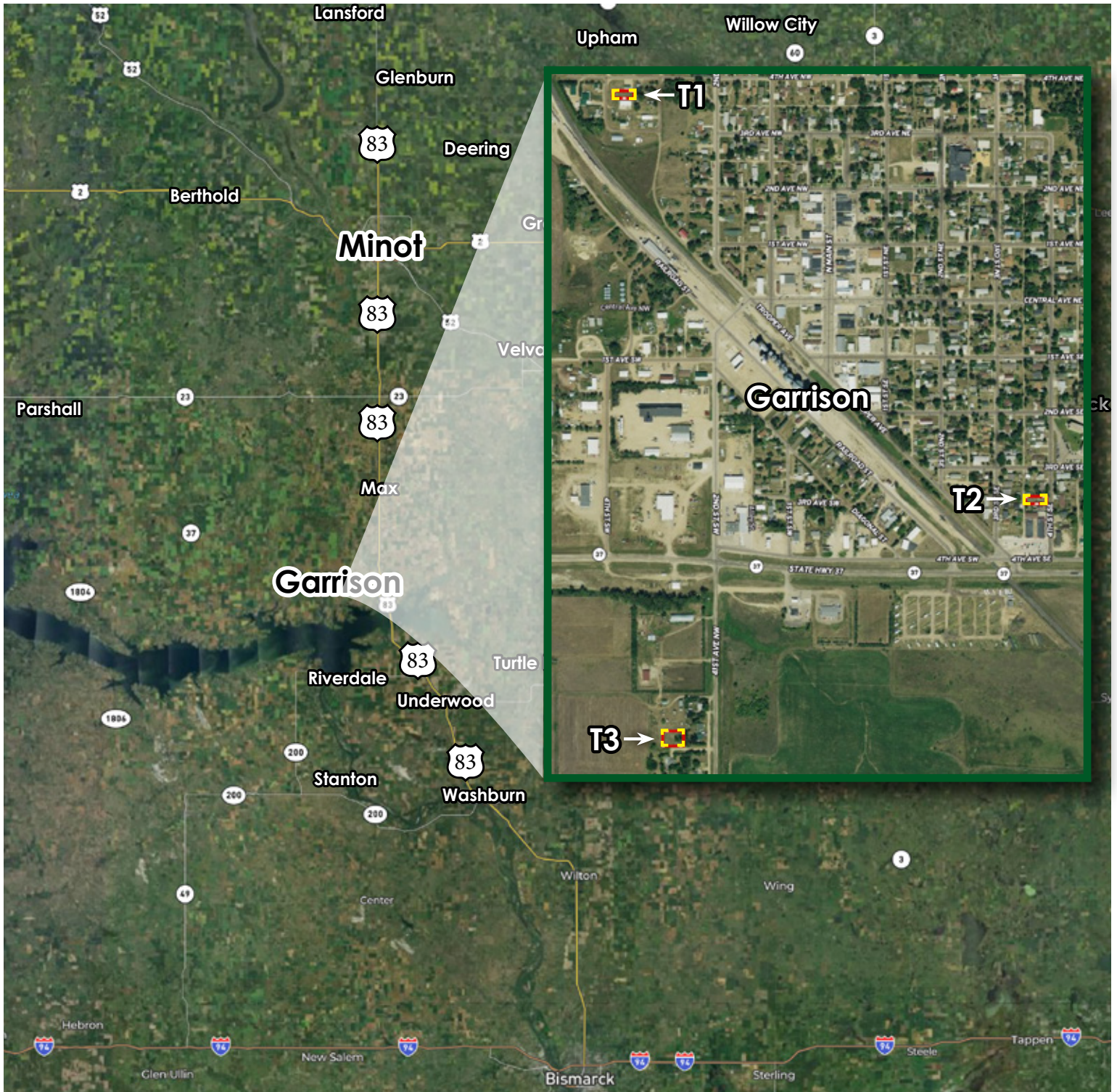
➤ **CLOSES: FRIDAY, SEPTEMBER 10 AT 1:00PM**

MCLEAN COUNTY – GARRISON CITY, ND

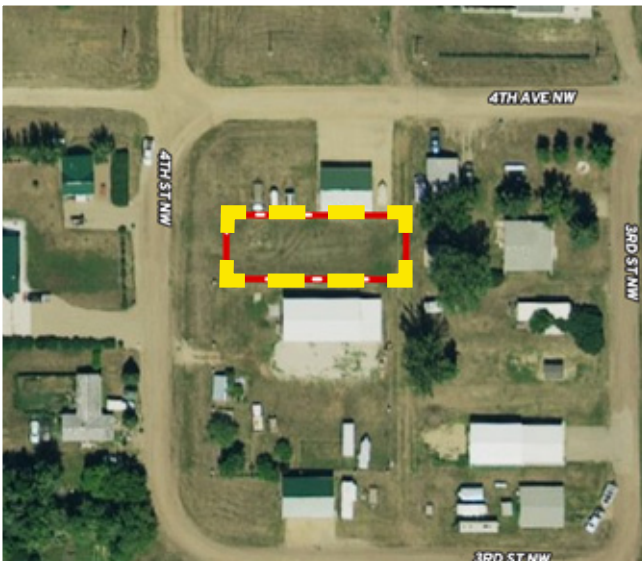
T1: Lot 8, Block 2

T2: Lot 3, Block 4

T3: Lots 11 & 12, Block 1







GARRISON CITY, ND

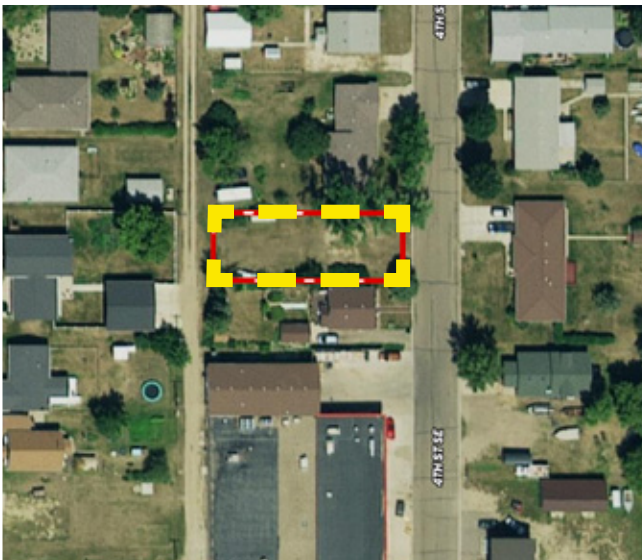
TRACT 1:

Description: LOT 8 BLOCK 2 GARRISON CITY

Lot size: 6,970± Square ft.

PID #: 75-0201-00013-000

Taxes (2020): \$47.74



GARRISON CITY, ND

TRACT 2:

Description: LOT 3 BLOCK 4 GARRISON CITY

Lot size: 6,970± Square ft.

PID #: 75-1903-000018-000

Taxes (2020): \$175.03



GARRISON CITY, ND

TRACT 3:

Description: LOTS 11 & 12 BLOCK 1 GARRISON CITY

Lot size: 13,940± Square ft.

PID #: 37-4199-00008-000 & 37-4199-00007-000

Taxes (2020): \$15.80



2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 75-0201-00013-000 Jurisdiction GARRISON CITY

Statement No: 12,780

Physical Location

Lot: 8 Blk: 2 Sec: Twp: Rng: 7551A
 Addition: BAKERS ADDITION Acres:

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description

LOT 8 BLK 2

2020 TAX BREAKDOWN

Net consolidated tax 47.74
 Plus: Special assessments
 Total tax due 47.74
 Less: 5% discount,
 if paid by Feb.15th 2.39

Amount due by Feb.16th 45.35

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 23.87
 Payment 2: Pay by Oct.15th 23.87

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	19.93	19.88	20.05

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

(3-year comparison):	2018	2019	2020
True and full value	3,600	3,600	3,600
Taxable value	162	162	162
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	162	162	162

Total mill levy 271.81 289.28 294.67

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY & STATE	7.27	8.56	8.18
COUNTY ROADS	3.24	3.24	3.24
SPECIAL DIST.	1.63	2.29	2.57
CITY	15.60	15.79	15.12
SCHOOL DIST.	15.48	16.17	16.20
AMBULANCE	.81	.81	2.43

NOTE:

Consolidated tax 44.03 46.86 47.74

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
 www.mcleancountynd.gov

Net effective tax rate> 1.22% 1.30% 1.32%



2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
75-1903-00018-000

Jurisdiction
 GARRISON CITY

Statement No: 13,375

Physical Location

Lot: 3 Blk: 4 Sec: Twp: Rng: 7551A
 Addition: SCHEMPPS 3RD ADDITION Acres:

2020 TAX BREAKDOWN

Net consolidated tax 175.03
 Plus: Special assessments
 Total tax due 175.03
 Less: 5% discount,
 if paid by Feb.15th 8.75

Amount due by Feb.16th 166.28

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 87.52
 Payment 2: Pay by Oct.15th 87.51

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description

LOT 3 BLK 4

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	73.08	72.90	73.51

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution
 (3-year comparison):

	2018	2019	2020
True and full value	13,200	13,200	13,200
Taxable value	594	594	594
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	594	594	594

Total mill levy 271.81 289.28 294.67

ESCROW COMPANY NAME:

Taxes By District (in dollars):

District	2018	2019	2020
COUNTY & STATE	26.71	31.41	29.95
COUNTY ROADS	11.88	11.88	11.88
SPECIAL DIST.	5.96	8.39	9.44
CITY	57.19	57.89	55.45
SCHOOL DIST.	56.75	59.29	59.40
AMBULANCE	2.97	2.97	8.91

NOTE:

Consolidated tax 161.46 171.83 175.03

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
 www.mcleancountynd.gov

Net effective tax rate> 1.22% 1.30% 1.32%



2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 37-4199-00007-000 Jurisdiction 148-84 SECOND DISTRICT

Statement No: 6,063

Physical Location
 Lot: 11 Blk: 1 Sec: Twp: Rng: 375119A
 Addition: SOUTH GARRISON Acres:

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description
 LOT 11 BLK 1

2020 TAX BREAKDOWN

Net consolidated tax 7.90
 Plus:Special assessments
 Total tax due 7.90
 Less: 5% discount,
 if paid by Feb.15th .40

Amount due by Feb.16th 7.50

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 3.95
 Payment 2: Pay by Oct.15th 3.95

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	4.43	4.42	4.46

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

	2018	2019	2020
(3-year comparison):			
True and full value	800	800	800
Taxable value	36	36	36
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	36	36	36

Total mill levy 191.72 207.80 219.49

Taxes By District (in dollars):

COUNTY & STATE	1.62	1.91	1.82
COUNTY ROADS	.72	.72	.72
SPECIAL DIST.	.36	.51	.57
TOWNSHIP	.42	.41	.50
SCHOOL DIST.	3.44	3.59	3.60
FIRE DIST.	.16	.16	.15
AMBULANCE	.18	.18	.54
Consolidated tax	6.90	7.48	7.90

ESCROW COMPANY NAME:

NOTE:

FOR ASSISTANCE, CONTACT:
 MC LEAN COUNTY AUDITOR
 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
 www.mcleancountynd.gov

Net effective tax rate> .86% .93% .98%

2020 MC LEAN COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 37-4199-00008-000 Jurisdiction 148-84 SECOND DISTRICT

Statement No: 6,064

Physical Location
 Lot: 12 Blk: 1 Sec: Twp: Rng: 375119A
 Addition: SOUTH GARRISON Acres:

Statement Name
KERZMAN, STEVEN; TRUSTEE

Legal Description
 LOT 12 BLK 1

2020 TAX BREAKDOWN

Net consolidated tax 7.90
 Plus:Special assessments
 Total tax due 7.90
 Less: 5% discount,
 if paid by Feb.15th .40

Amount due by Feb.16th 7.50

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 3.95
 Payment 2: Pay by Oct.15th 3.95

Legislative tax relief
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	4.43	4.42	4.46

Special assessments:
 SPC# AMOUNT DESCRIPTION

Tax distribution

	2018	2019	2020
(3-year comparison):			
True and full value	800	800	800
Taxable value	36	36	36
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	36	36	36

Total mill levy 191.72 207.80 219.49

Taxes By District (in dollars):

COUNTY & STATE	1.62	1.91	1.82
COUNTY ROADS	.72	.72	.72
SPECIAL DIST.	.36	.51	.57
TOWNSHIP	.42	.41	.50
SCHOOL DIST.	3.44	3.59	3.60
FIRE DIST.	.16	.16	.15
AMBULANCE	.18	.18	.54
Consolidated tax	6.90	7.48	7.90

ESCROW COMPANY NAME:

NOTE:

FOR ASSISTANCE, CONTACT:
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 PO BOX 1108
 WASHBURN ND 58577-1108
 701-462-8541
 www.mcleancountynd.gov

Net effective tax rate> .86% .93% .98%



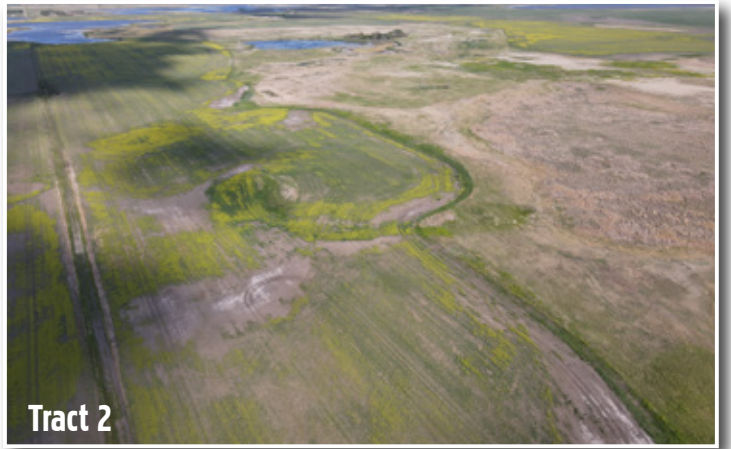
Tract 1



Tract 1



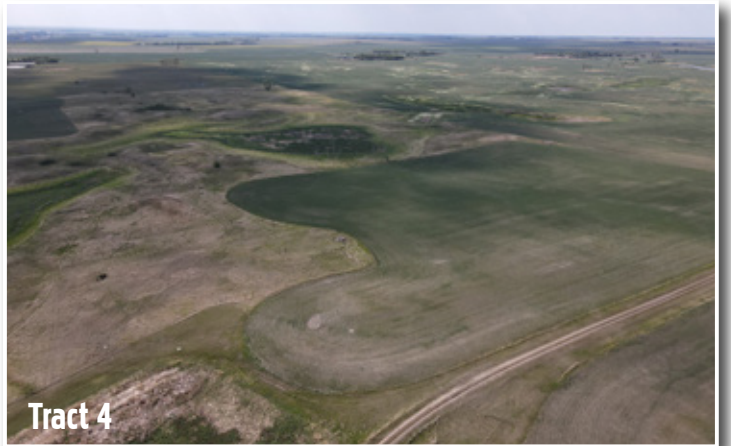
Tract 2



Tract 2



Tract 3



Tract 4



Tract 5



Tract 6



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:

Kerzman Family Trust North Dakota Land & Real Estate Auctions

Closing Friday, September 10²⁰²¹



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
605.789.5677 P | 605.789.5674 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