

Watford City Area
NORTH DAKOTA

Opens Tuesday, September 21 | 8AM
CLOSES: TUESDAY, SEPTEMBER 28 | 12PM 2021

Timed Online

LAND & HOME AUCTION

Watford City, ND

This auction features over 300 acres of developable land within the Watford City Area and a nice home situation on 80 acres. Tract 1 includes land and a recently completed shop that could be finished out as a Shouse or used for machinery or truck storage. Tract 4 includes a modern home with many nice amenities including a current pool, gazebo overlooking the recreational acres below, and several other outbuildings including a large shop with concrete floors. All tracts except tract 1 are within the city's extraterritorial zoning jurisdiction or are within the city. All mineral acres are excluded from the auction.



Open House & Preview Date:
Thursday, September 16 from
11AM-1PM



**300±
acres**

📍 McKenzie County – Road District 16, Road District 17, & Road District 9 Townships

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

Rick Holm, Owner.

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 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.

The auction begins Tuesday, September 21, 2021 at 8AM, and will end Tuesday, September 28, 2021 at 12PM.

- 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 PRORATED TO THE DATE OF CLOSE.** 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


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 - 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 \$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!

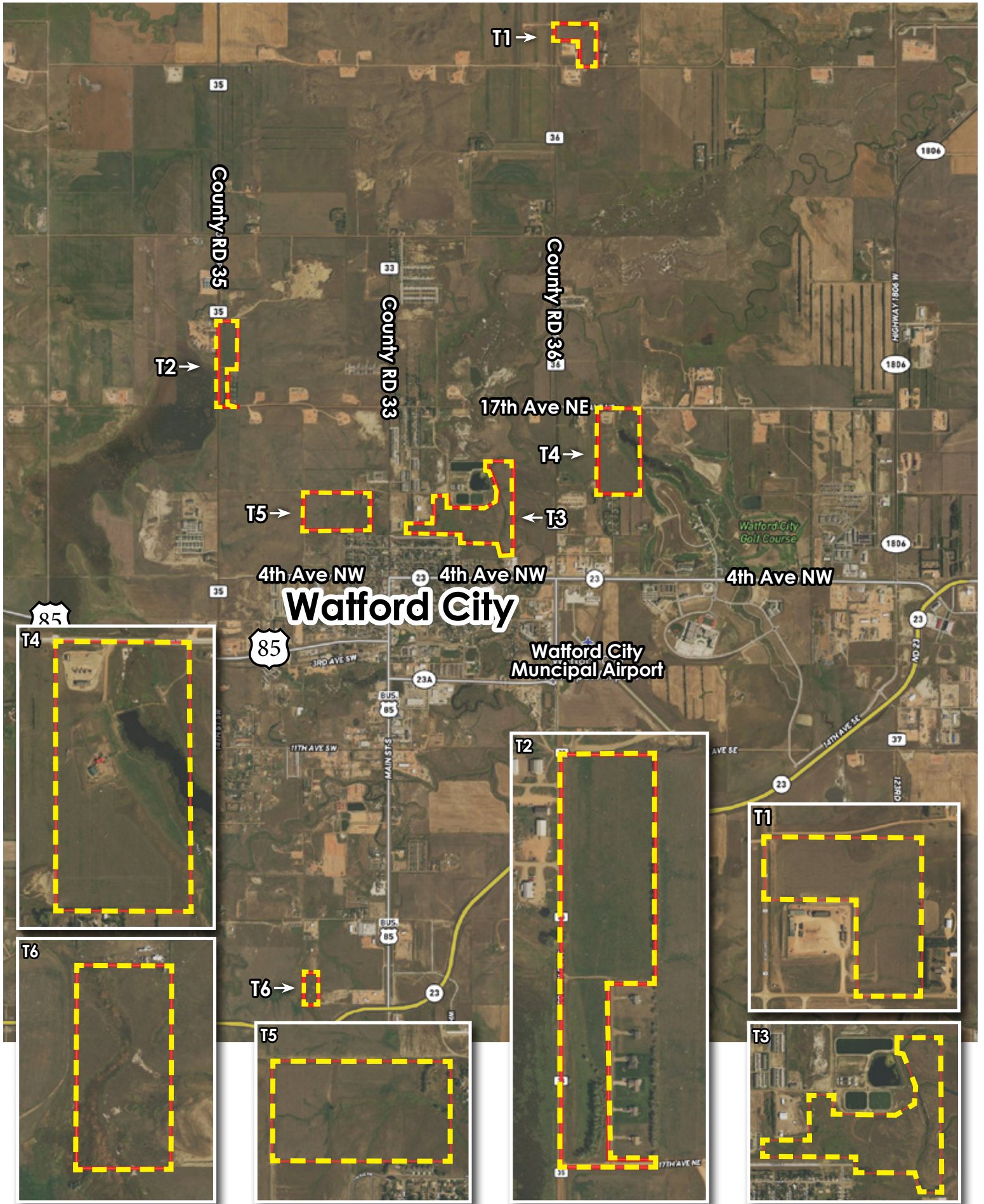
SEPTEMBER, 2021

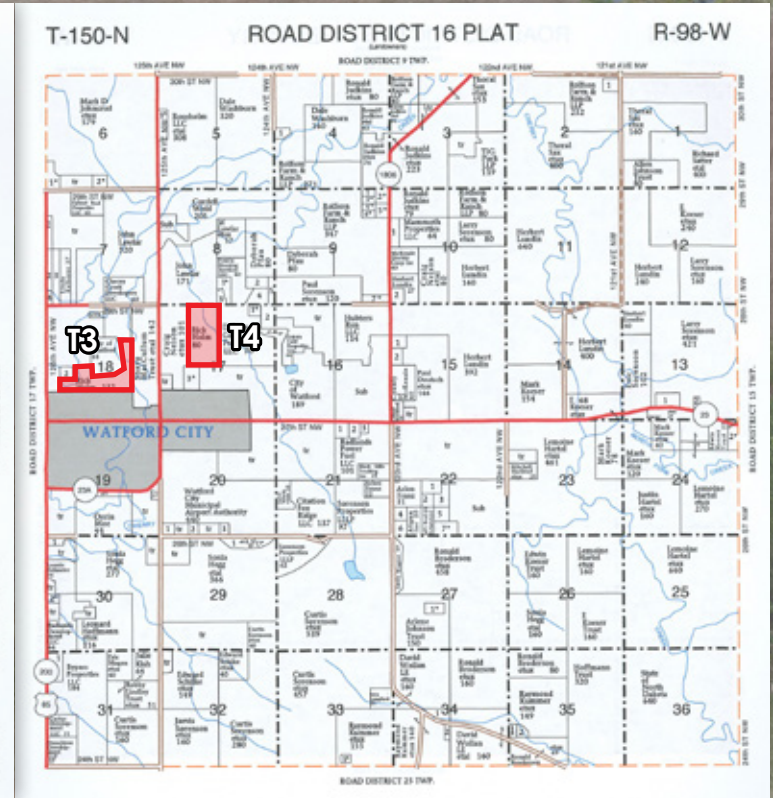
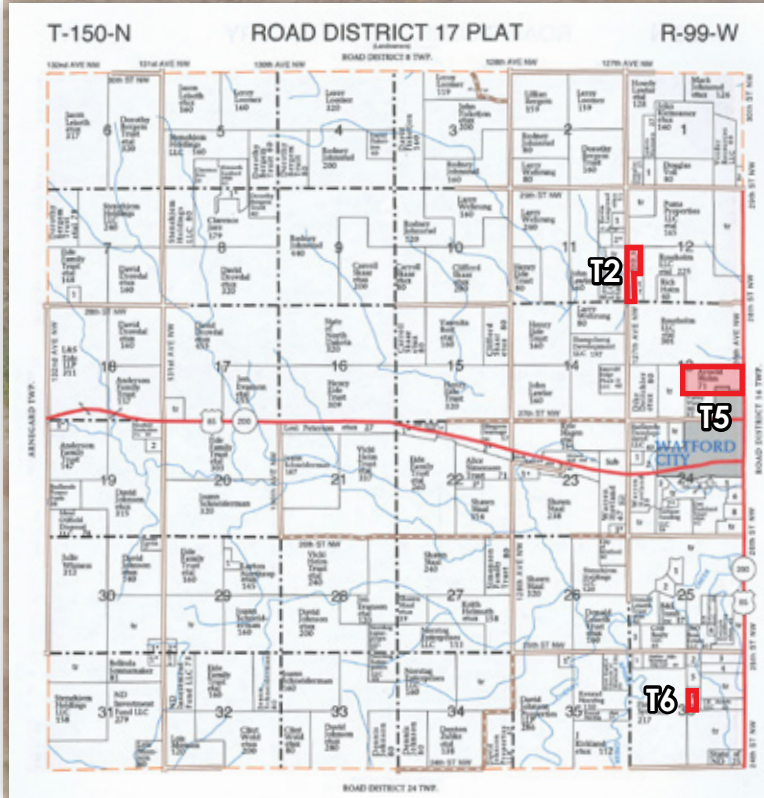
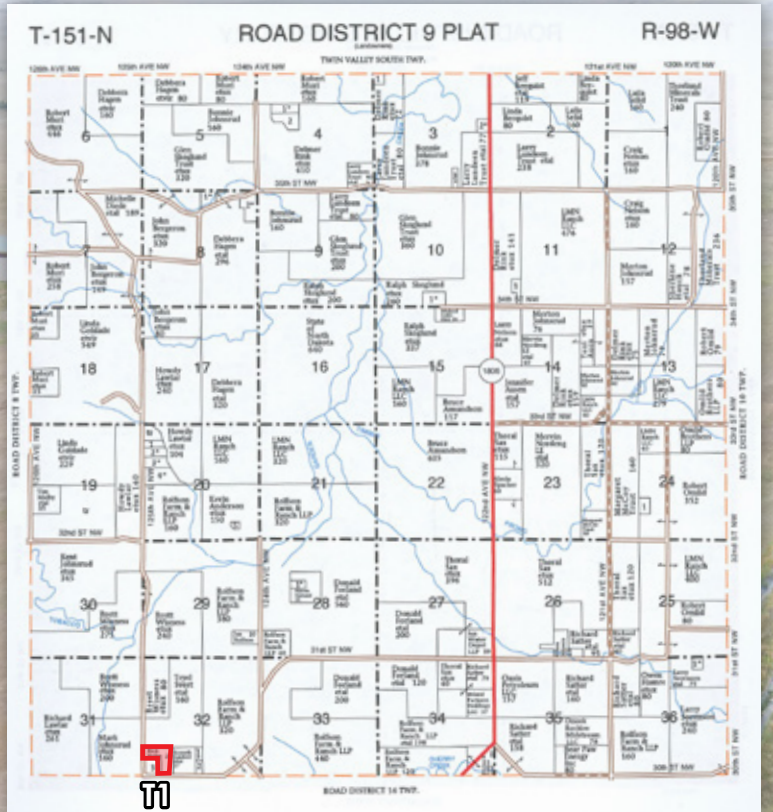
| S | M | T | W | TH | F | S |
|----|----|----|----|----|----|----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |

Preview

Opens

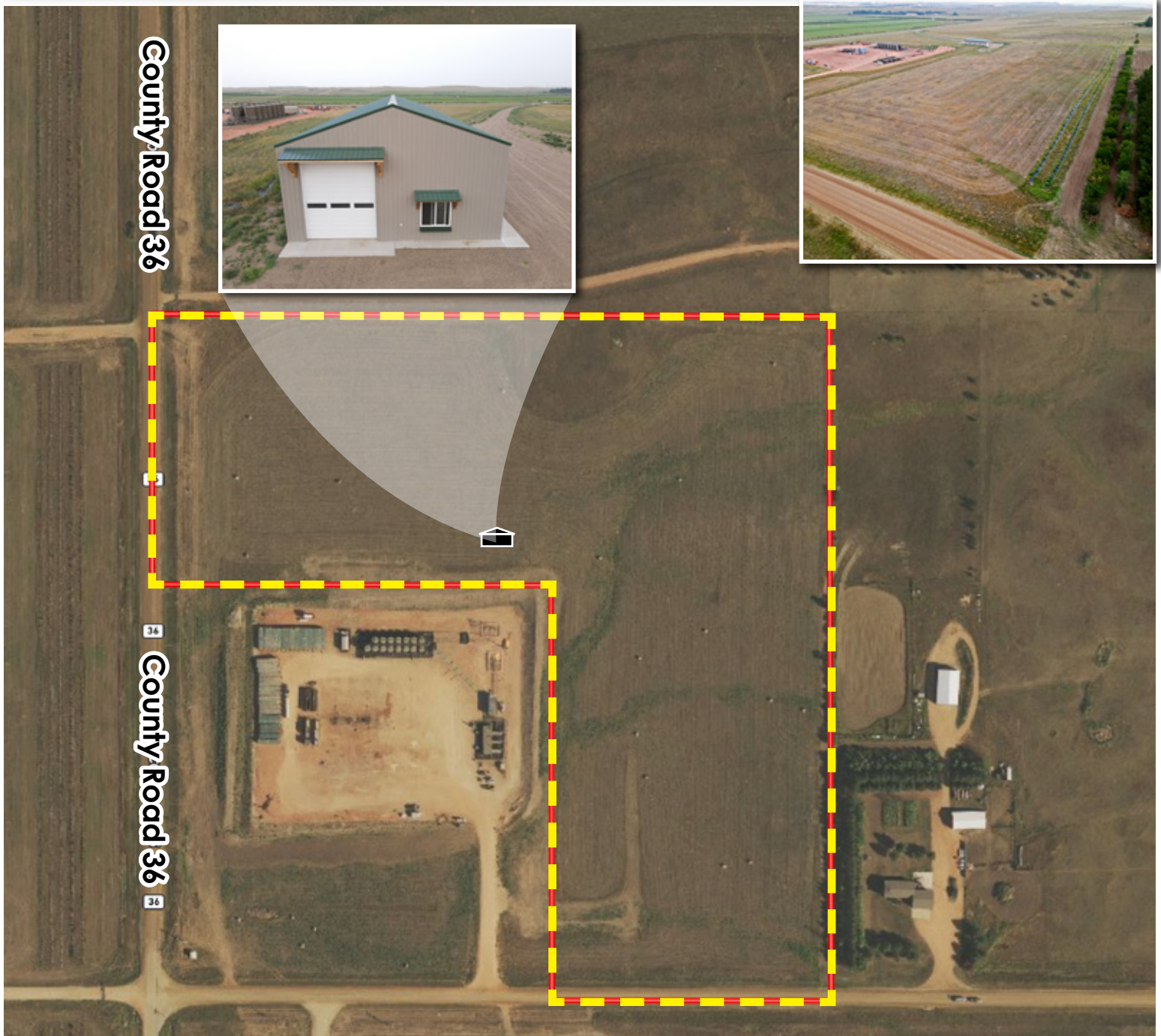
Closes





Description: Sections 17 & 18-150-98; Sections 12, 13, & 36-150-99; Section 32-151-98
Total Acres: 300± Acres • **To Be Sold in 6 Tracts!** • *Developable Land, Home, & Shop Property!*

Description: SW1/4SW1/4 EX IT 3127 EX1.24 A RW Section 32-151-98 • **Total Acres:** 24.44± • **PID #:** 64-00-15900
Shop: 36'x104', Wood Post Construction, Concrete Floors (which will be cured), (2) 12'x14' O/H Doors, (3) 10'x9' O/H Doors, 200 amp 120/240V Service Panel, Built in 2021 • **Taxes (2020):** \$55.84



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 31462

Parcel Number:

64-00-15900

Jurisdiction

UNORG #4 151-98

RICK HOLM

Physical Location

3002 125TH AVE NW

Legal Description

SECT-32 TWP-151 RANG-098
SW1/4SW1/4 EX IT 3127 EX 1.24 A RW
24.44 ACRES

ACRES: 24.44

2020 TAX BREAKDOWN

| | |
|--|--------------|
| Net consolidated tax | 55.84 |
| Plus: Special Assessments | |
| Total tax due | 55.84 |
| Less: 5% discount | 2.79 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 53.05 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 27.92 |
| Payment 2: Pay by Oct. 15th | 27.92 |

**Legislative tax relief
(3-year comparison):**

| | 2018 | 2019 | 2020 |
|------------------------|-------------|-------------|-------------|
| Legislative tax relief | 68.21 | 69.10 | 39.11 |

| | |
|---------------------|-----|
| Special Assessments | .00 |
| Specials Interest | .00 |

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------|-------------|-------------|-------------|
| True And Full Value | 18,200 | 18,200 | 10,500 |
| Taxable Value | 910 | 910 | 525 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 910 | 910 | 525 |
| Mill Levy | 97.970 | 106.520 | 106.340 |

| | |
|---------------------------------------|-----|
| Penalty on 1st Installment & Specials | |
| March 2..... | 3% |
| May 3..... | 6% |
| July 1..... | 9% |
| October 15..... | 12% |
| Penalty on 2nd Installment | |
| October 18..... | 6% |

Taxes By District(in dollars):

| | 2018 | 2019 | 2020 |
|---------------------------|-------------|-------------|-------------|
| State | .91 | .91 | .53 |
| County | 16.33 | 16.33 | 9.47 |
| City/Twp UNORG #4 151-98 | | | |
| School MCKENZIE COUNTY #1 | 53.48 | 61.41 | 35.38 |
| GARRISON | .91 | .91 | .53 |
| MCKEN RFD 3 | 4.55 | 4.55 | 2.63 |
| MCKEN SOIL 3 | 1.82 | 1.82 | 1.05 |
| MCKEN AMBULA 3 | 2.06 | 1.90 | 1.00 |
| 4TH UNORG CO 4 | 9.10 | 9.10 | 5.25 |

| | | | |
|-------------------------------|--------------|--------------|--------------|
| Consolidated Tax | 89.16 | 96.93 | 55.84 |
| | .00 | .00 | .00 |
| Net consolidated tax | 89.16 | 96.93 | 55.84 |
| Net effective tax rate | .49% | .53% | .53% |

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.us

Website: county.mckenziecounty.net

-Auditor/Treasurer Department-



Description: W1/2W1/2SW1/4 EX IT 2608, 2678,2699,2700 & 2786 Section 12-150-99 • **Total Acres:** 31.6±
PID #: 11-00-04350 • **Taxes (2020):** \$61.68 • **Utilities:** Power available on N end, Rural water 1/2 mile away, well water approx. 110' on adjoining lots



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 22372

Parcel Number:
11-00-04350

Jurisdiction
UNORG #4 150-99 IDEAL

RICK HOLM

Physical Location

Legal Description

SECT-12 TWP-150 RANG-099
W1/2W1/2SW1/4 EX IT 2608,2678,2699,2700 &
2786

ACRES: 31.60

2020 TAX BREAKDOWN

| | |
|--|--------------|
| Net consolidated tax | 61.68 |
| Plus: Special Assessments | |
| Total tax due | 61.68 |
| Less: 5% discount | 3.08 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 58.60 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 30.84 |
| Payment 2: Pay by Oct. 15th | 30.84 |

**Legislative tax relief
(3-year comparison):**

| | 2018 | 2019 | 2020 |
|------------------------|-------------|-------------|-------------|
| Legislative tax relief | 42.73 | 43.28 | 43.21 |

| | |
|---------------------|-----|
| Special Assessments | .00 |
| Specials Interest | .00 |

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------|-------------|-------------|-------------|
| True And Full Value | 11,400 | 11,400 | 11,600 |
| Taxable Value | 570 | 570 | 580 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 570 | 570 | 580 |
| Mill Levy | 97.970 | 106.520 | 106.340 |

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 3..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

Taxes By District(in dollars):

| | | | |
|--------------------------------|-------|-------|-------|
| State | .57 | .57 | .58 |
| County | 10.23 | 10.23 | 10.46 |
| City/Twp UNORG #4 150-99 IDEAL | | | |
| School MCKENZIE COUNTY #1 | 33.50 | 38.46 | 39.09 |
| GARRISON | .57 | .57 | .58 |
| MCKEN RFD 3 | 2.85 | 2.85 | 2.90 |
| MCKEN SOIL 3 | 1.14 | 1.14 | 1.16 |
| MCKEN AMBULA 3 | 1.29 | 1.19 | 1.11 |
| 4TH UNORG CO 4 | 5.70 | 5.70 | 5.80 |

FOR ASSISTANCE:

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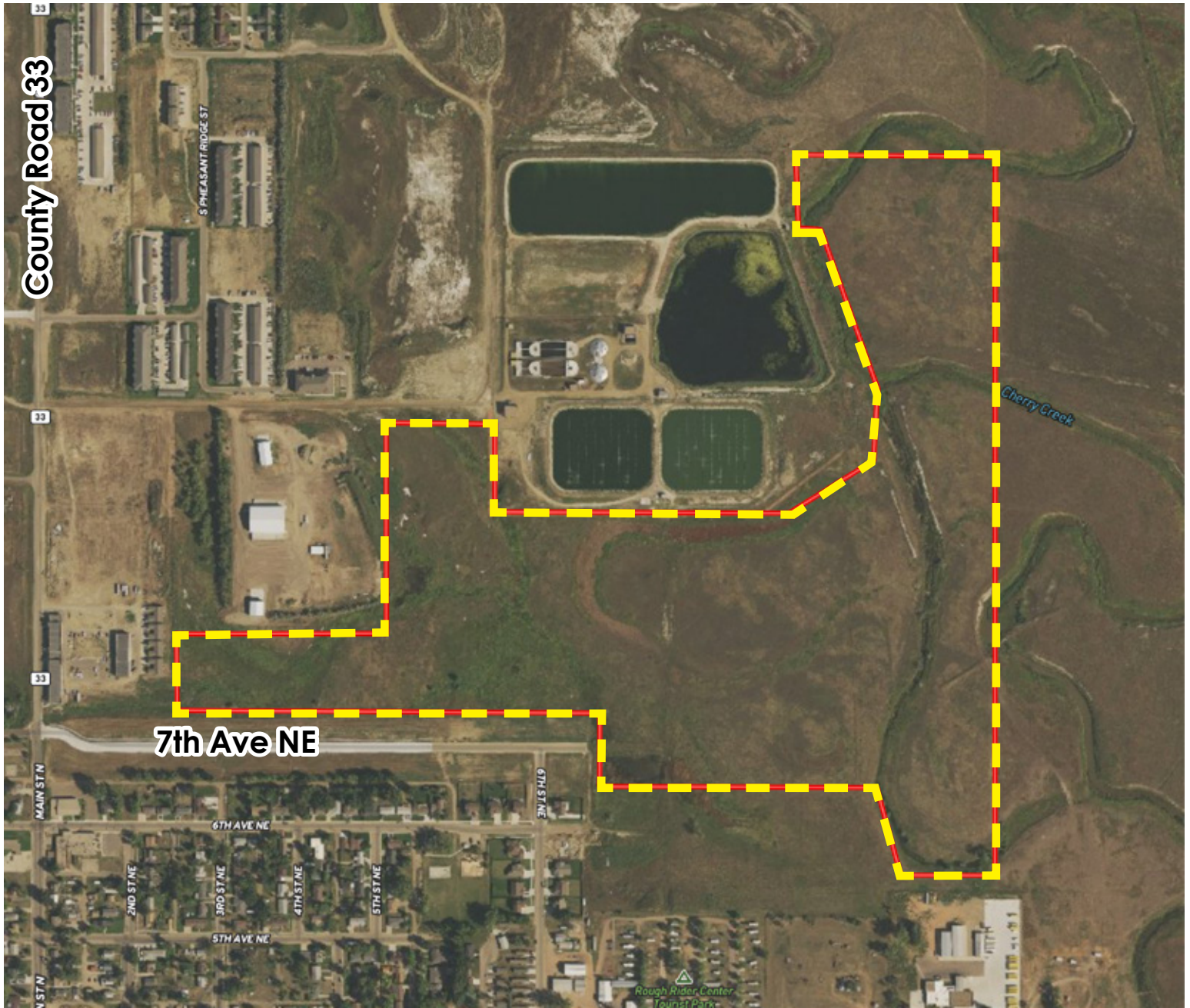
Website: county.mckenziecounty.net

-Auditor/Treasurer Department-

| | | | |
|-------------------------------|--------------|--------------|--------------|
| Consolidated Tax | 55.85 | 60.71 | 61.68 |
| | .00 | .00 | .00 |
| Net consolidated tax | 55.85 | 60.71 | 61.68 |
| Net effective tax rate | .49% | .53% | .53% |



Description: Lot 2 of Boomer's Subdivision as located in the W1/2E1/2; Lot 1 City Shop Subdivision; 2nd Annexation 150-98 To Watford City IT #1927 EX IT #2049 All in Section 18-150-98 • **Total Acres:** 92.28±
PID #: 20-06-00100, 82-15-14000, & Part of 20-00-12100 • **Taxes (2020):** \$261.61 (Includes Lot 1 of Boomer's Subdivision as located in the W1/2E1/2 Section 18-150-98)



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 26164

Parcel Number:
20-06-00100

Jurisdiction
UNORG #4 150-98 SCHAFFER

RICK HOLM

Physical Location
318 10TH AVE NE

Legal Description

SECT-18 TWP-150 RANG-098 LOT- 1
CITY SHOP SUBDIVISION
33.13 ACRES

ACRES: 33.13

2020 TAX BREAKDOWN

| | |
|--|--------------|
| Net consolidated tax | 29.77 |
| Plus: Special Assessments | |
| Total tax due | 29.77 |
| Less: 5% discount | 1.48 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 28.29 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 14.89 |
| Payment 2: Pay by Oct. 15th | 14.88 |

**Legislative tax relief
(3-year comparison):**

| | 2018 | 2019 | 2020 |
|------------------------|-------|-------|-------|
| Legislative tax relief | 20.99 | 21.26 | 20.86 |

Special Assessments .00
Specials Interest .00

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------------------|--------------|--------------|--------------|
| True And Full Value | 5,600 | 5,600 | 5,600 |
| Taxable Value | 280 | 280 | 280 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 280 | 280 | 280 |
| Mill Levy | 97.970 | 106.520 | 106.340 |
| Taxes By District(in dollars): | | | |
| State | .28 | .28 | .28 |
| County | 5.02 | 5.03 | 5.05 |
| City/Twp UNORG #4 150-98 SCHAFFER | | | |
| School MCKENZIE COUNTY #1 | 16.46 | 18.89 | 18.87 |
| GARRISON | .28 | .28 | .28 |
| MCKEN RFD 3 | 1.40 | 1.40 | 1.40 |
| MCKEN SOIL 3 | .56 | .56 | .56 |
| MCKEN AMBULA 3 | .63 | .59 | .53 |
| 4TH UNORG CO 4 | 2.80 | 2.80 | 2.80 |
| Consolidated Tax | 27.43 | 29.83 | 29.77 |
| | .00 | .00 | .00 |
| Net consolidated tax | 27.43 | 29.83 | 29.77 |
| Net effective tax rate | .49% | .53% | .53% |

Penalty on 1st Installment & Specials
March 2..... 3%
May 3..... 6%
July 1..... 9%
October 15..... 12%
Penalty on 2nd Installment
October 18..... 6%

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.us

Website: county.mckenziecounty.net

-Auditor/Treasurer Department-



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 33815

Parcel Number:
82-15-14000

Jurisdiction
WATFORD CITY

Physical Location
RICK HOLM

Legal Description
SECT-18 TWP-150 RANG-098
2ND ANNEXATION 150-98 TO WATFORD CITY
IT #1927 EX IT #2049

ACRES: 10.00

RICKY A HOLM

| Legislative tax relief (3-year comparison): | 2018 | 2019 | 2020 |
|--|-------------|-------------|-------------|
| Legislative tax relief | 9.37 | 9.49 | 9.69 |

| Tax distribution(3-year comparison): | 2018 | 2019 | 2020 |
|---|-------------|-------------|-------------|
| True And Full Value | 2,500 | 2,500 | 2,600 |
| Taxable Value | 125 | 125 | 130 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 125 | 125 | 130 |
| Mill Levy | 164.120 | 175.090 | 175.850 |

| Taxes By District(in dollars): | 2018 | 2019 | 2020 |
|---------------------------------------|-------------|-------------|-------------|
| State | .13 | .13 | .13 |
| County | 2.24 | 2.24 | 2.35 |
| City/Twp WATFORD CITY | 10.14 | 10.45 | 10.99 |
| School MCKENZIE COUNTY #1 | 7.35 | 8.44 | 8.76 |
| GARRISON | .13 | .13 | .13 |
| MCKEN SOIL 3 | .25 | .25 | .26 |
| MCKEN AMBULA 3 | .28 | .26 | .25 |

| | | | |
|-------------------------------|--------------|--------------|--------------|
| Consolidated Tax | 20.52 | 21.90 | 22.87 |
| | .00 | .00 | .00 |
| Net consolidated tax | 20.52 | 21.90 | 22.87 |
| Net effective tax rate | .82% | .88% | .88% |

2020 TAX BREAKDOWN

| | |
|--|--------------|
| Net consolidated tax | 22.87 |
| Plus: Special Assessments | |
| Total tax due | 22.87 |
| Less: 5% discount | 1.14 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 21.73 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 11.44 |
| Payment 2: Pay by Oct. 15th | 11.43 |

| | |
|---------------------|-----|
| Special Assessments | .00 |
| Specials Interest | .00 |

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 3..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

FOR ASSISTANCE:
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 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 25891

Parcel Number:
20-00-12100

Jurisdiction
UNORG #4 150-98 SCHAFFER

RICK HOLM

Physical Location

Legal Description

SECT-18 TWP-150 RANG-098
W1/2NE1/4, EX IT 1247 & IT 2980,
NW1/4SE1/4, EX IT 657 & IT 2230

ACRES: 93.76

2020 TAX BREAKDOWN

| | |
|--|---------------|
| Net consolidated tax | 208.97 |
| Plus: Special Assessments | |
| Total tax due | 208.97 |
| Less: 5% discount | 10.44 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 198.53 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 104.49 |
| Payment 2: Pay by Oct. 15th | 104.48 |

**Legislative tax relief
(3-year comparison):**

| | 2018 | 2019 | 2020 |
|------------------------|--------|--------|--------|
| Legislative tax relief | 144.30 | 146.17 | 146.39 |

| | |
|---------------------|-----|
| Special Assessments | .00 |
| Specials Interest | .00 |

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------|--------|---------|---------|
| True And Full Value | 38,500 | 38,500 | 39,300 |
| Taxable Value | 1,925 | 1,925 | 1,965 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 1,925 | 1,925 | 1,965 |
| Mill Levy | 97.970 | 106.520 | 106.340 |

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 3..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

Taxes By District(in dollars):

| | | | |
|-----------------------------------|--------|--------|--------|
| State | 1.93 | 1.93 | 1.97 |
| County | 34.53 | 34.55 | 35.45 |
| City/Twp UNORG #4 150-98 SCHAFFER | | | |
| School MCKENZIE COUNTY #1 | 113.13 | 129.90 | 132.42 |
| GARRISON | 1.93 | 1.93 | 1.97 |
| MCKEN RFD 3 | 9.63 | 9.63 | 9.83 |
| MCKEN SOIL 3 | 3.85 | 3.85 | 3.93 |
| MCKEN AMBULA 3 | 4.35 | 4.02 | 3.75 |
| 4TH UNORG CO 4 | 19.25 | 19.25 | 19.65 |

FOR ASSISTANCE:

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Email: treas@co.mckenzie.nd.us

Website: county.mckenziecounty.net

-Auditor/Treasurer Department-

| | | | |
|-------------------------------|---------------|---------------|---------------|
| Consolidated Tax | 188.60 | 205.06 | 208.97 |
| | .00 | .00 | .00 |
| Net consolidated tax | 188.60 | 205.06 | 208.97 |
| Net effective tax rate | .49% | .53% | .53% |



Property Address: 1605 17th Ave NE, Watford City, ND 58854

Description: E1/2NW1/4 Section 17-150-98

Total Acres: 80±

PID #: 20-00-11500

Taxes (2020): \$1,381.82

Home & Attached Garage: 2-bedroom, 2-bath, Modular home Built/Placed in 2016

- Fiber Cement Siding, Vinyl Windows, Tin Roof, On Blocks w/Tie Downs on Piers, Insulated Skirting
- Washer/Dryer & All Appliances Included
- 16'x20' Insulated Pool Room w/"Endless Pool" current Pool, Adjoining 16'x10' Sitting Room
- Walkout Deck to Overhang Gazebo
- Storage Unit Storm Cellar
- Attached 3-Stall Garage, 43'x20', built in 2020, attached by Breezeway, concrete floors, (3) 9'x10' O/H Doors, 2 stalls heated/insulated, 1 stall uninsulated,

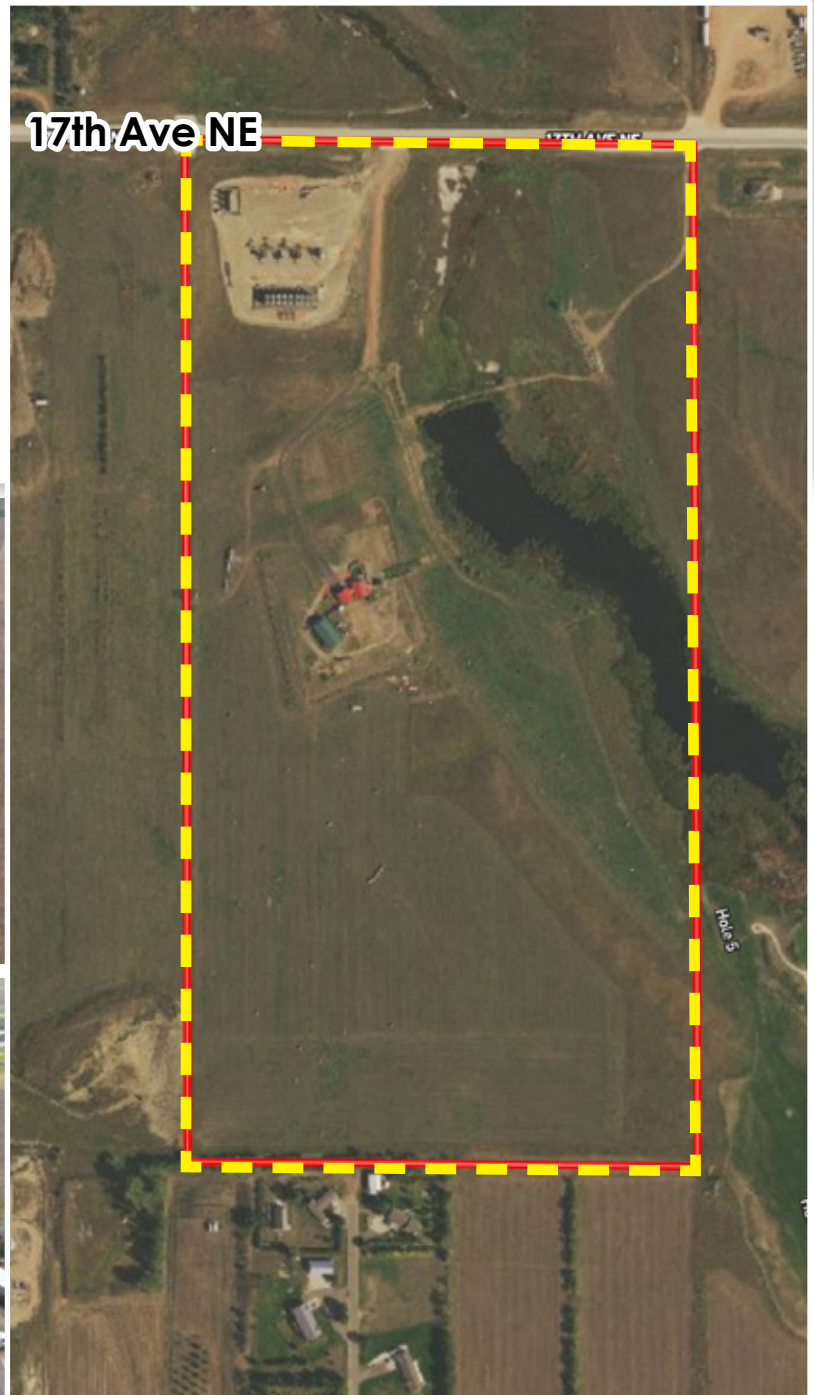
Utilities: EFA heat, Central A/C, Septic tank & Well water, McKenzie Rural Electric

Detached Garage: 24'x24', wood floors, modular construction, 8'x7' O/H Doors

Shop: 72'x36', Wood Post construction, Built in 2017, Concrete floors, 10'x14' O/H Door on S end, 14'x12' Sliding door on N end, Service Door on E side

Garden Shed: 10'x16'

Man Cave Shed: 24'x24', Heated, w/Loft & Bedroom, Built in 2019



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 25870

Parcel Number:
20-00-11500

Jurisdiction
UNORG #4 150-98 SCHAFFER

RICK HOLM

Physical Location

Legal Description

SECT-17 TWP-150 RANG-098
E1/2NW1/4
80.00 ACRES

ACRES: 80.00

2020 TAX BREAKDOWN

| | |
|--|-----------------|
| Net consolidated tax | 1,381.82 |
| Plus: Special Assessments | |
| Total tax due | 1,381.82 |
| Less: 5% discount | 69.09 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 1,312.73 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 690.91 |
| Payment 2: Pay by Oct. 15th | 690.91 |

**Legislative tax relief
(3-year comparison):**

| | 2018 | 2019 | 2020 |
|------------------------|----------|--------|--------|
| Legislative tax relief | 1,026.81 | 937.20 | 968.05 |

Special Assessments .00
Specials Interest .00

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------|---------|---------|---------|
| True And Full Value | 302,480 | 272,370 | 286,780 |
| Taxable Value | 13,698 | 12,343 | 12,994 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 13,698 | 12,343 | 12,994 |
| Mill Levy | 97.970 | 106.520 | 106.340 |

Penalty on 1st Installment & Specials
March 2..... 3%
May 3..... 6%
July 1..... 9%
October 15..... 12%
Penalty on 2nd Installment
October 18..... 6%

Taxes By District(in dollars):

| | | | |
|-----------------------------------|--------|--------|--------|
| State | 13.70 | 12.34 | 13.00 |
| County | 245.74 | 221.56 | 234.42 |
| City/Twp UNORG #4 150-98 SCHAFFER | | | |
| School MCKENZIE COUNTY #1 | 805.03 | 832.90 | 875.67 |
| GARRISON | 13.70 | 12.34 | 13.00 |
| MCKEN RFD 3 | 68.49 | 61.72 | 64.98 |
| MCKEN SOIL 3 | 27.40 | 24.69 | 25.99 |
| MCKEN AMBULA 3 | 30.95 | 25.80 | 24.82 |
| 4TH UNORG CO 4 | 136.98 | 123.43 | 129.94 |

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

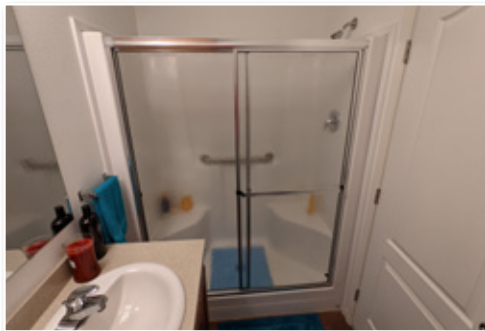
Email: treas@co.mckenzie.nd.us

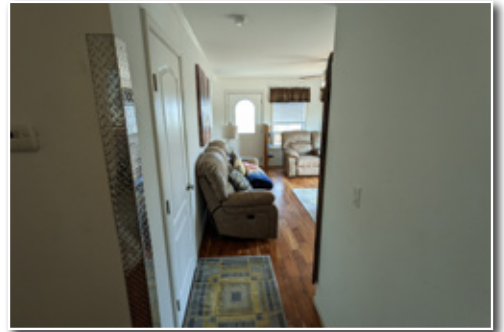
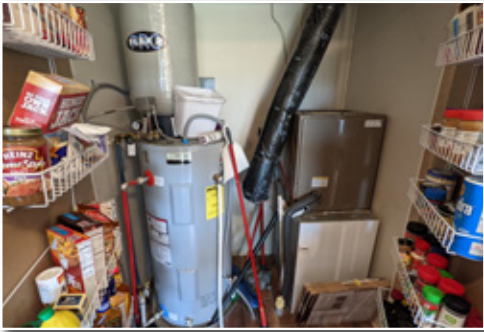
Website: county.mckenziecounty.net

-Auditor/Treasurer Department-

| | | | |
|-------------------------------|-----------------|-----------------|-----------------|
| Consolidated Tax | 1,341.99 | 1,314.78 | 1,381.82 |
| | .00 | .00 | .00 |
| Net consolidated tax | 1,341.99 | 1,314.78 | 1,381.82 |
| Net effective tax rate | .44% | .48% | .48% |



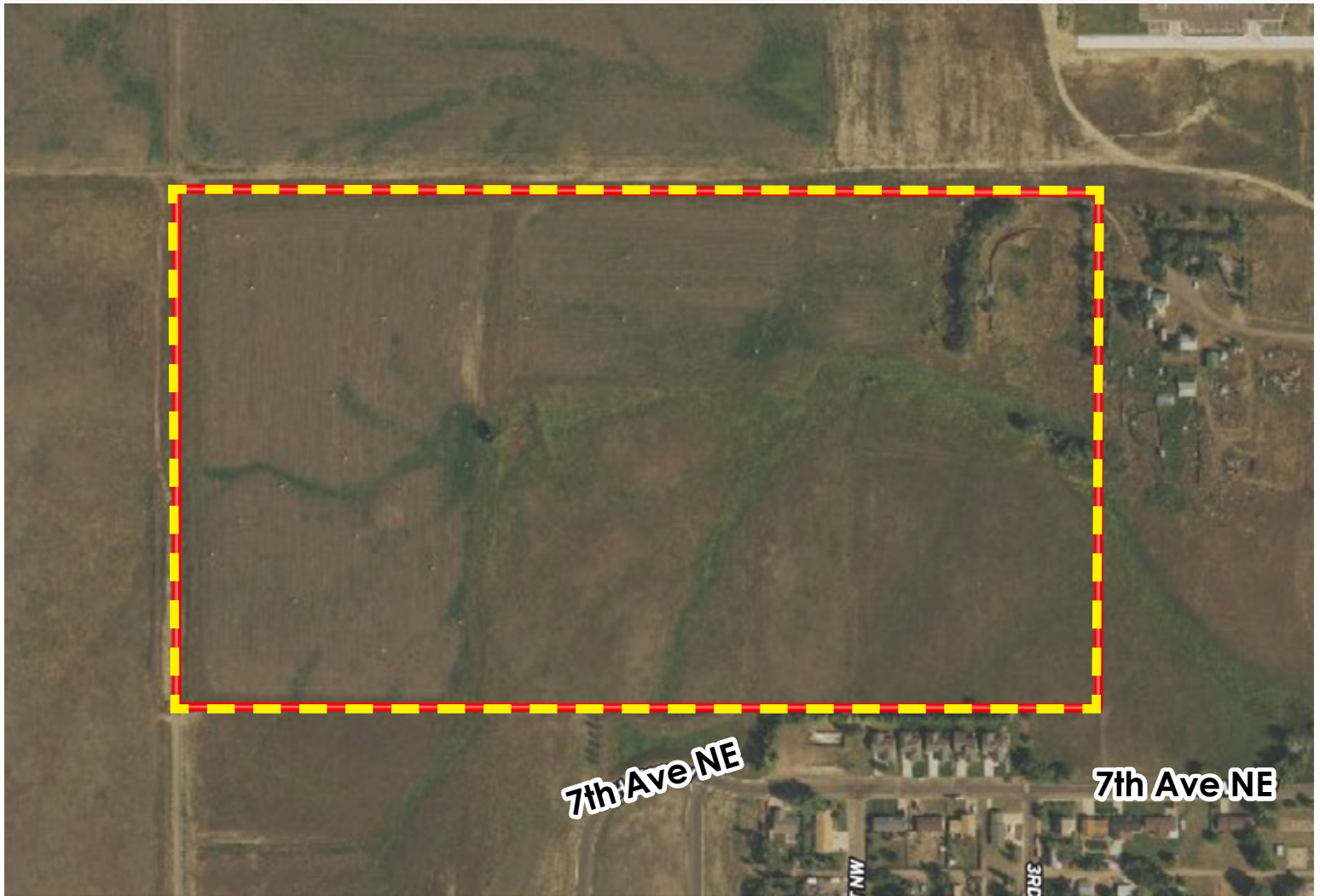








Description: A Tract of Land Located in the SE1/4 Section 13-150-99 • **Total Acres:** 57.07± Surveyed Acres
PID #: 11-21-00200 • **Taxes (2020):** \$73.38 • **Utilities:** City Water & Sewer on Property



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 23075

Parcel Number:

11-21-00200

Jurisdiction

UNORG #4 150-99 IDEAL

RICK HOLM

Physical Location

Legal Description

LOT-2 BLK-001
MELLAND SUBDIVISION
LOT2 BLOCK1

ACRES: 56.52

2020 TAX BREAKDOWN

| | |
|--|--------------|
| Net consolidated tax | 73.38 |
| Plus: Special Assessments | |
| Total tax due | 73.38 |
| Less: 5% discount | 3.66 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 69.72 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 36.69 |
| Payment 2: Pay by Oct. 15th | 36.69 |

Legislative tax relief

| (3-year comparison): | 2018 | 2019 | 2020 |
|------------------------|-------|-------|-------|
| Legislative tax relief | 50.22 | 50.87 | 51.41 |

| | |
|---------------------|-----|
| Special Assessments | .00 |
| Specials Interest | .00 |

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------|--------|---------|---------|
| True And Full Value | 13,400 | 13,400 | 13,800 |
| Taxable Value | 670 | 670 | 690 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 670 | 670 | 690 |
| Mill Levy | 97.970 | 106.520 | 106.340 |

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 3..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

Taxes By District(in dollars):

| | | | |
|--------------------------------|-------|-------|-------|
| State | .67 | .67 | .69 |
| County | 12.02 | 12.03 | 12.45 |
| City/Twp UNORG #4 150-99 IDEAL | | | |
| School MCKENZIE COUNTY #1 | 39.38 | 45.21 | 46.50 |
| GARRISON | .67 | .67 | .69 |
| MCKEN RFD 3 | 3.35 | 3.35 | 3.45 |
| MCKEN SOIL 3 | 1.34 | 1.34 | 1.38 |
| MCKEN AMBULA 3 | 1.51 | 1.40 | 1.32 |
| 4TH UNORG CO 4 | 6.70 | 6.70 | 6.90 |

Consolidated Tax 65.64 71.37 73.38

.00 .00 .00

Net consolidated tax **65.64 71.37 73.38**

Net effective tax rate **.49% .53% .53%**

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3

Email: treas@co.mckenzie.nd.us

Website: county.mckenziecounty.net

-Auditor/Treasurer Department-



Description: NE1/4 EX 3.90 A RW & EX IT 2102, 2161, 2215, 2288, 2283, 2516, 2533, 2534, 2718 • **Total Acres:** 15.09±
PID #: 11-00-14700 • **Taxes (2020):** \$14.89 • **Please Note:** Easement Access from N end



2020 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 22560

Parcel Number: 11-00-14700
Jurisdiction: UNORG #4 150-99 IDEAL

Physical Location: RICK HOLM

Legal Description

SECT-36 TWP-150 RANG-099
 NE1/4 EX 3.90 A RW & EX IT 2102, 2161,
 2215, 2288, 2283, 2516, 2533, 2534, 2718

ACRES: 15.09

2020 TAX BREAKDOWN

| | |
|--|--------------|
| Net consolidated tax | 14.89 |
| Plus: Special Assessments | |
| Total tax due | 14.89 |
| Less: 5% discount | .74 |
| if paid by Feb. 16th | |
| Amount due by Feb. 16th | 14.15 |
| Or pay in two installments(with no discount) | |
| Payment 1: Pay by Mar. 1st | 7.45 |
| Payment 2: Pay by Oct. 15th | 7.44 |

Legislative tax relief

| (3-year comparison): | 2018 | 2019 | 2020 |
|------------------------|------|------|-------|
| Legislative tax relief | 9.74 | 9.87 | 10.43 |

| | |
|---------------------|-----|
| Special Assessments | .00 |
| Specials Interest | .00 |

Tax distribution(3-year comparison):

| | 2018 | 2019 | 2020 |
|---------------------------|--------|---------|---------|
| True And Full Value | 2,600 | 2,600 | 2,800 |
| Taxable Value | 130 | 130 | 140 |
| Less: Homestead credit | | | |
| Disabled Veterans' credit | | | |
| Net Taxable Value | 130 | 130 | 140 |
| Mill Levy | 97.970 | 106.520 | 106.340 |

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 3..... 6%
 July 1..... 9%
 October 15..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

Taxes By District(in dollars):

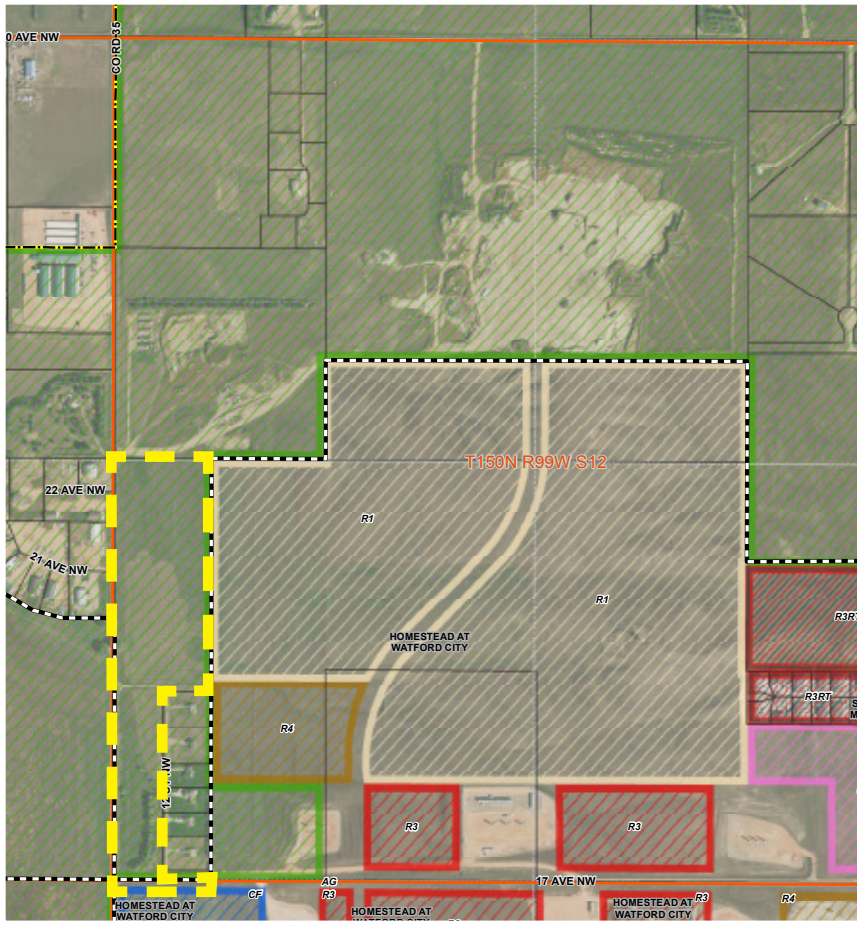
| | | | |
|--------------------------------|------|------|------|
| State | .13 | .13 | .14 |
| County | 2.33 | 2.33 | 2.53 |
| City/Twp UNORG #4 150-99 IDEAL | | | |
| School MCKENZIE COUNTY #1 | 7.64 | 8.77 | 9.43 |
| GARRISON | .13 | .13 | .14 |
| MCKEN RFD 3 | .65 | .65 | .70 |
| MCKEN SOIL 3 | .26 | .26 | .28 |
| MCKEN AMBULA 3 | .29 | .27 | .27 |
| 4TH UNORG CO 4 | 1.30 | 1.30 | 1.40 |

| | | | |
|-------------------------------|--------------|--------------|--------------|
| Consolidated Tax | 12.73 | 13.84 | 14.89 |
| | .00 | .00 | .00 |
| Net consolidated tax | 12.73 | 13.84 | 14.89 |
| Net effective tax rate | .49% | .53% | .53% |

FOR ASSISTANCE:

Office: McKenzie County Treasurer
 Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-





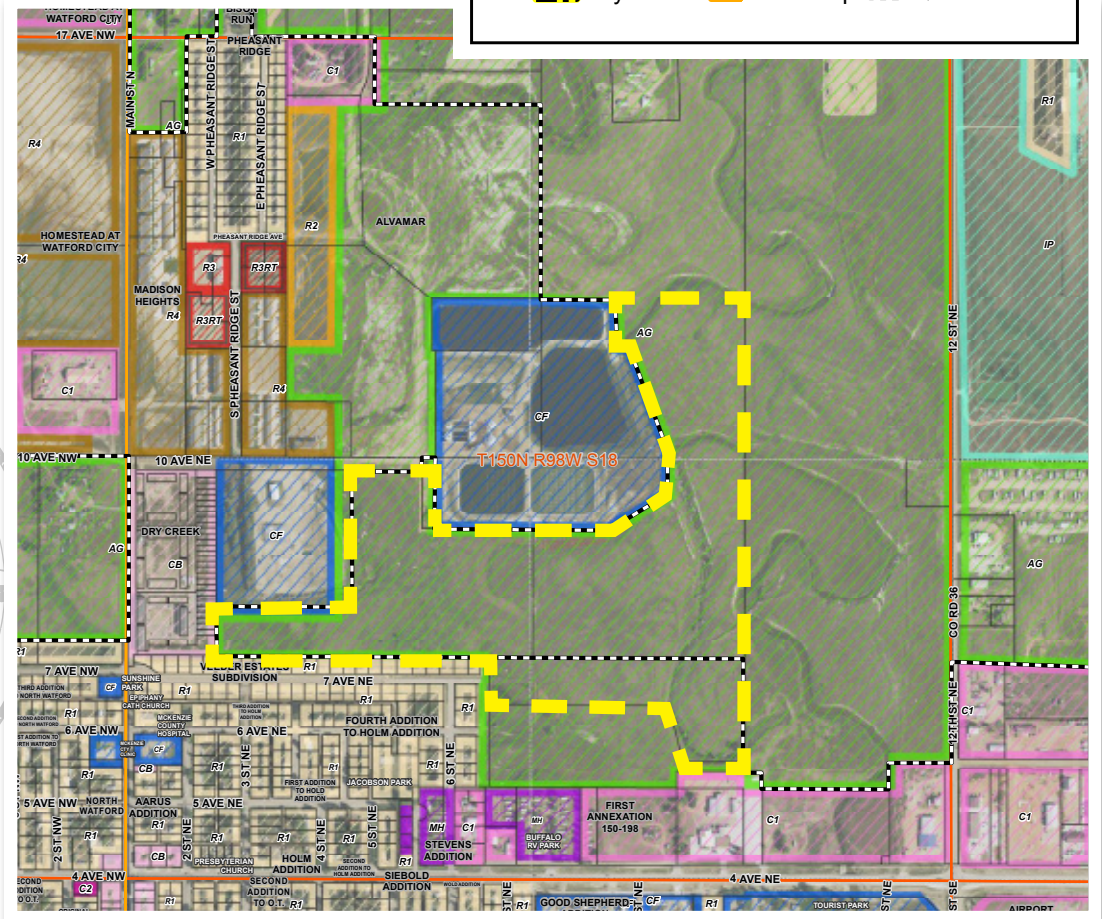
- ### Existing Zoning
- AG- Outside 2013 ETA
 - AG- Agricultural District
 - C1- General Commercial District
 - C2- Commercial/Service District
 - CB- Central Business District
 - CF- Community Facilities
 - CG- Campground
 - OS- Open Space
 - IP- Industrial Park
 - HI- Heavy Industrial
 - MH- Mobile Home Park District
 - R1- Single Family Dwelling District
 - R2- Two Family Dwelling District
 - R2M- Mobile Home Two Family Res. District
 - R 2,3- Two Family Dwell; Med. Density Res. District
 - R3- Medium Density Residential District
 - R3,RT- Med. Dens. Res, Res. Townhome Dist.
 - R 3,4- Medium & High Density Res. District
 - R4- High Density Residential District
 - R 2,3,4,CB- Two Fam, Med. & High Density, Central Business
 - RR- Rural Residential

Legend

- City Limits
- Parcels
- Section
- City ETA
- Township
- QSection

↑ Tract 2

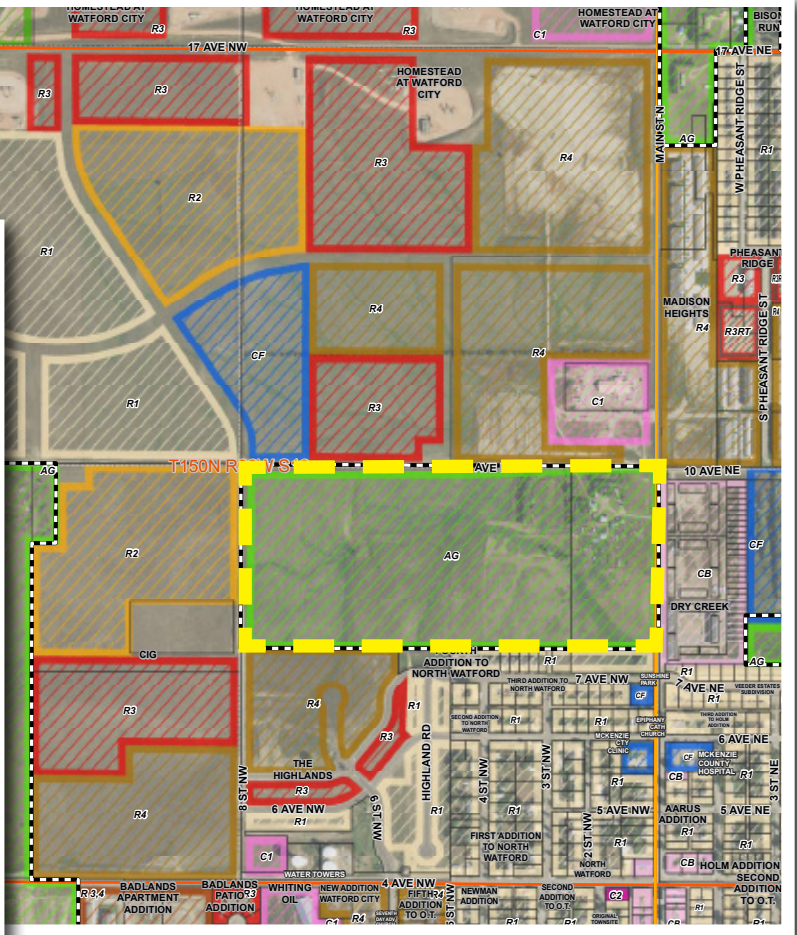
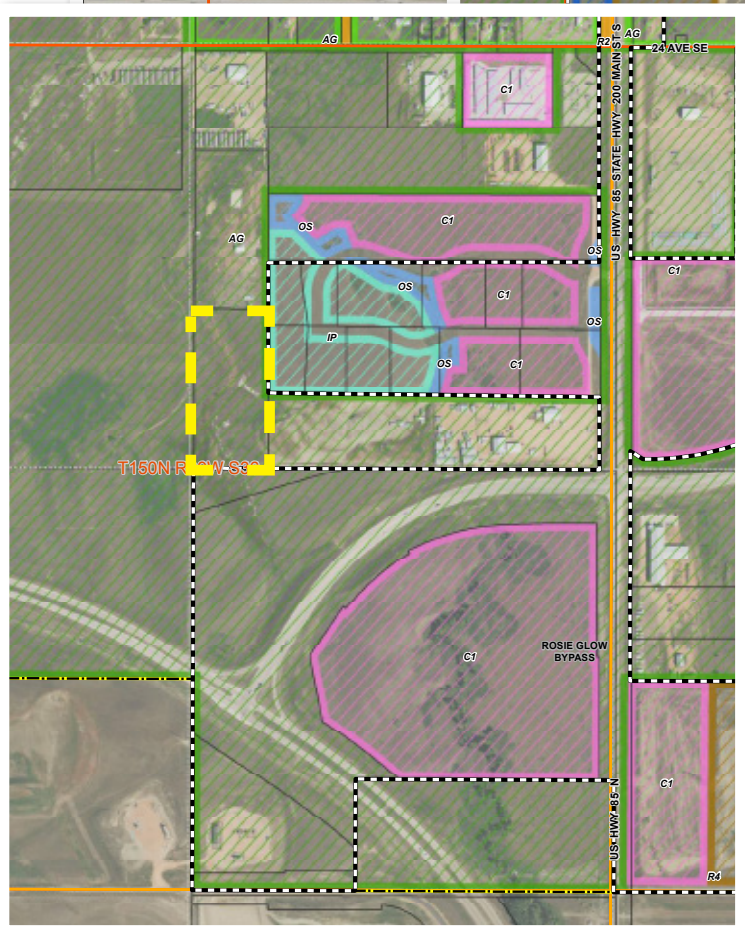
→ Tract 3





← Tract 4

↓ Tract 5



← Tract 6



Property Address: 1605 17th Ave NE, Watford City, ND 58854





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:

Watford City Area North Dakota Land & Home Auction

Closing Tuesday, September 28²⁰²¹



● 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
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