

WALSH COUNTY  
NORTH DAKOTA

Opens: Thursday, September 2 | 8AM  
Closes: Thursday, September 9 | 12PM 2021

# LAND AUCTION

Timed Online

## 📍 Driving Directions:

**Tracts 1 & 2:** From Edinburg, 3-1/2 miles west on Co. Rd. 9, 1/2 mile south on 125th Ave NE, land on the east side.

**Tracts 3 & 4:** From Edinburg, 1-1/2 miles south on ND-32, 3/4 mile west on 73rd St, Tract 4 on south side, proceed 1 mile to Tract 3 on south side.

**Tract 5:** From Edinburg, 2-1/2 miles south on ND-32, land on west side



**715±  
acres**

**AUCTIONEER'S NOTE:** This farm has been in the Christopherson family for generations and will be sold at auction for the first time! This is a great opportunity to purchase tillable land, recreational land (tract 2), and land that can be further developed for aggregate materials. This farm sells free and clear of any crop, pasture, hunting, and gravel leases for the 2022 season.



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

**CHRISTOPHERSON FAMILY, OWNERS: Esther & Bruce Dalager, Ruth & Richard Clarens, Kathryn & James Greene, John & Susan Christopherson, & Anselm House Organization. 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 at 8AM on Thursday, September 2 and will end at 12PM Thursday, September 9, 2021.**

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing in 45 days.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- **2021 Taxes to be paid by SELLER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

• **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

• **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### **SUCCESSFUL BIDDER**

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

### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.

### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

### **POSSESSION**

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

### **MINERAL RIGHTS**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### **ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### **EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### **TRACT 2 SURVEY:**

If tract 1 and tract 2 sell to separate buyers, the BUYER of tract 2 and SELLER shall split the cost to survey Tract 2, estimated to be \$3,000 (\$1,500 each).

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

### **How is this accomplished?**

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### **THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay



# Multi-Tract Timed Online Bidding Process

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.

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)



EXTENDED

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(160.00 X \$3,500.00)



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

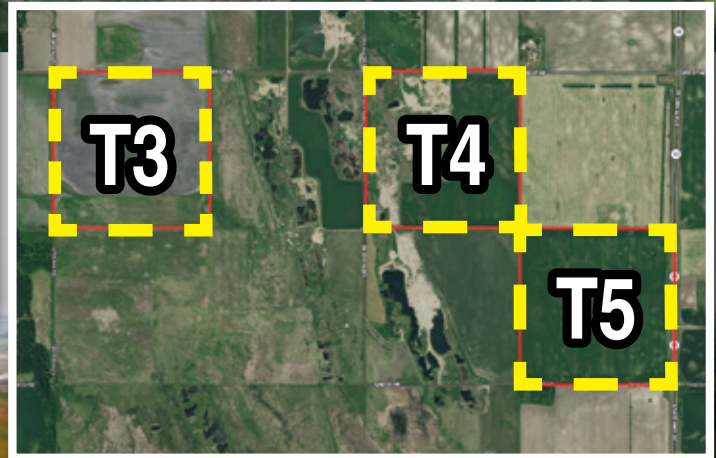
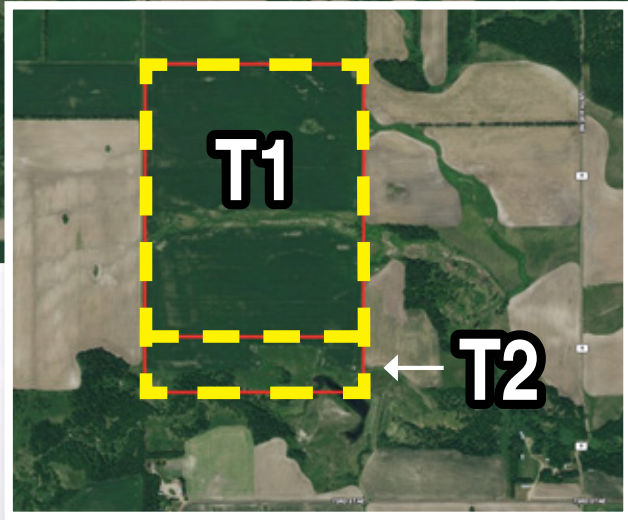
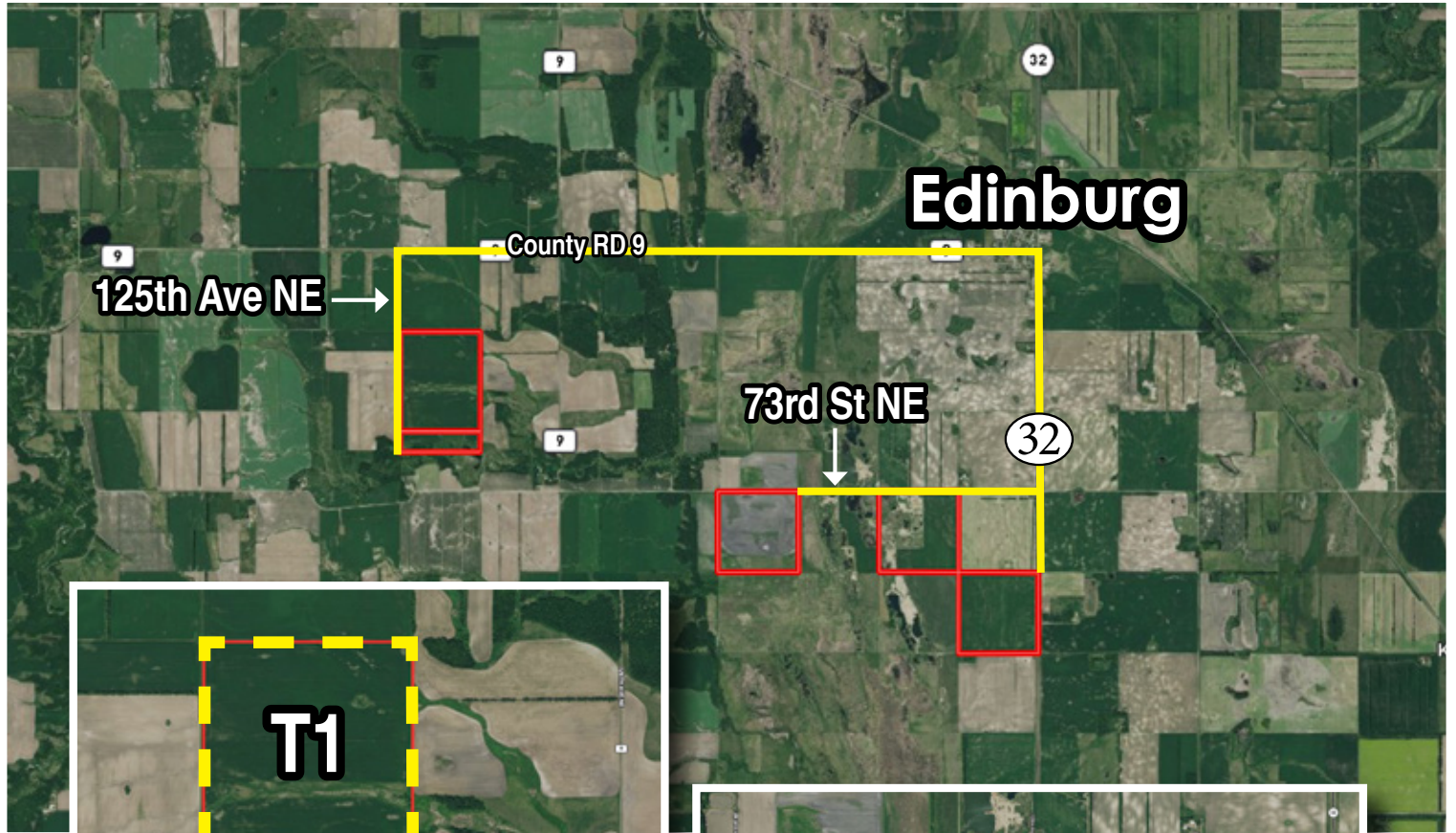
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

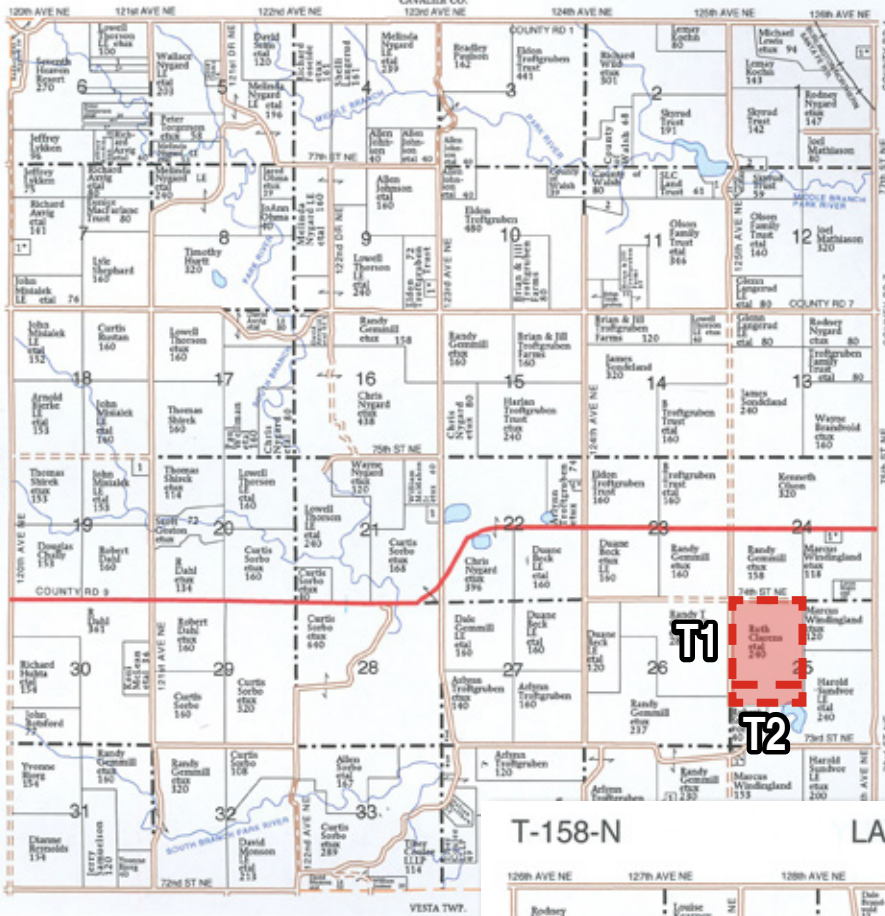






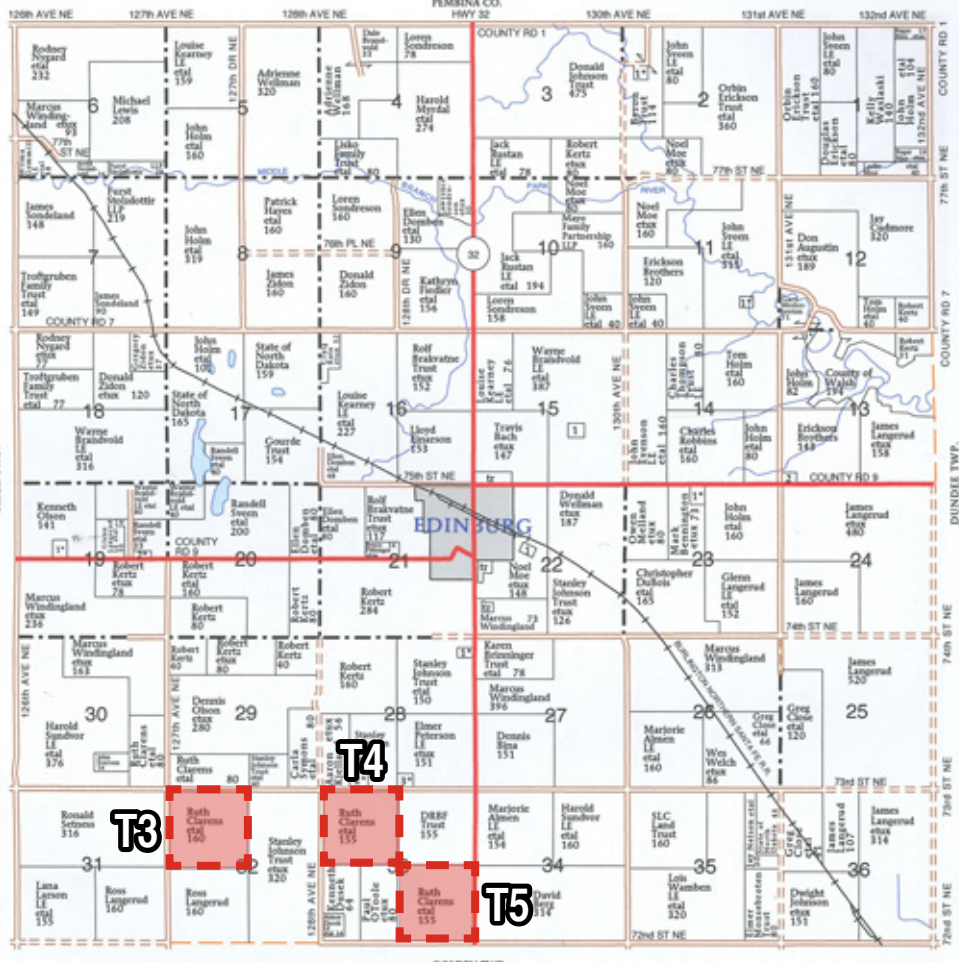


T-158-N TIBER PLAT R-57-W



**WALSH COUNTY, ND**  
**TIBER & LAMPTON TOWNSHIPS**  
 Description: Section 25-158-57;  
 Sections 32 & 33-158-56  
 Total Acres: 715.43±  
 Cropland Acres: 632±

T-158-N LAMPTON PLAT R-56-W

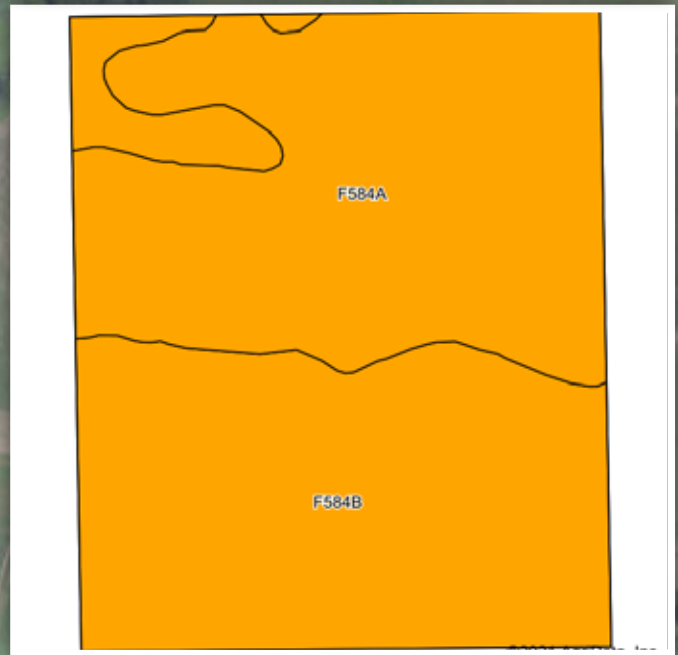
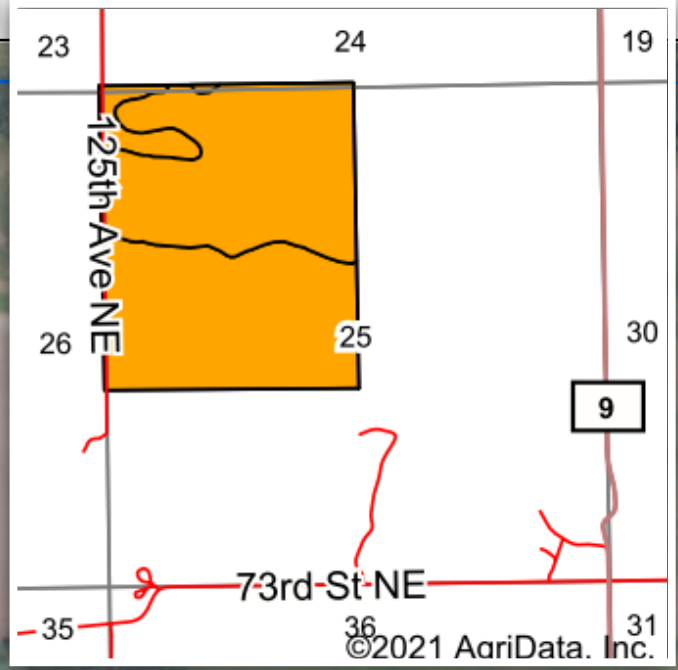
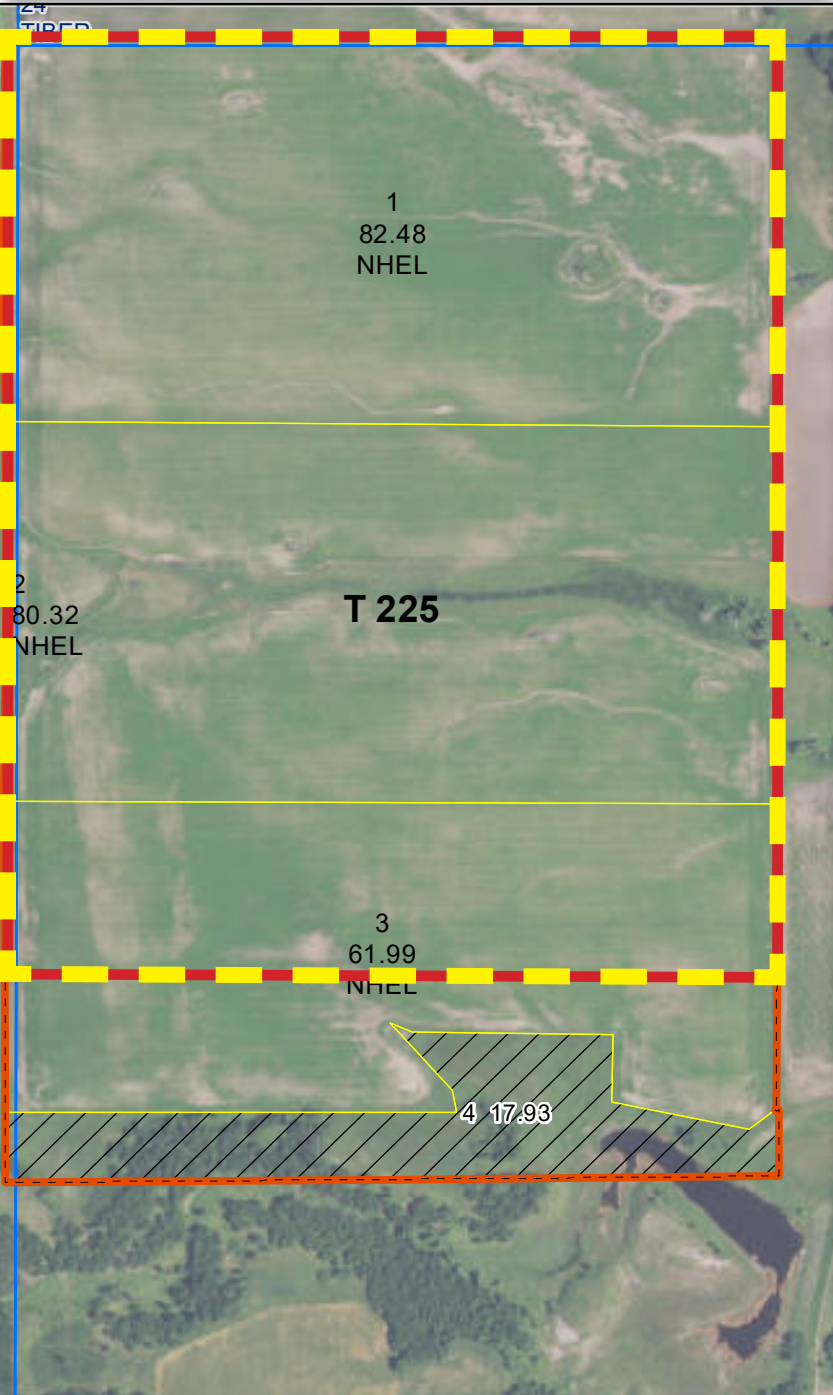




**Description:** NW1/4 & N1/2 N1/2 SW1/4 Section 25-158-57  
**Total Acres:** 200±  
**Cropland Acres:** 200±  
**PID #:** 28-0000-06900-000 & Part of 28-0000-06901-000  
**Soil Productivity Index:** 74  
**Soils:** Edgeley loam (100%)  
**Taxes (2020):** \$1,861.59 (Includes Tract 2)

**Wetland Determination Identifiers**

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



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F584B	Edgeley loam, 2 to 6 percent slopes	102.56	51.3%		Ile	71
F584A	Edgeley loam, 0 to 2 percent slopes	97.44	48.7%		Ile	77
<b>Weighted Average</b>						<b>73.9</b>

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

**2020 WALSH COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number: 28-0000-06900-000  
 Jurisdiction: TIBER TWP.  
 Physical Location: 2810060001

2020 TAX BREAKDOWN

Lot: Blk: Sec: 25 Twp: 158 Rng: 57	Net consolidated tax	751.18
Addition: TIBER NO ADDITION Acres: 80.00	Plus: Special assessments	_____
Legal Description: U169RAF N1/2NW1/4 80A 25-158-57	Total tax due	751.18
	Less: 5% discount, if paid by Feb.15th	37.56
	<b>Amount due by Feb.15th</b>	<b>713.62</b>
Or pay in 2 installments (with no discount)		
	Payment 1: Pay by Mar.1st	375.59
	Payment 2: Pay by Oct.15th	375.59

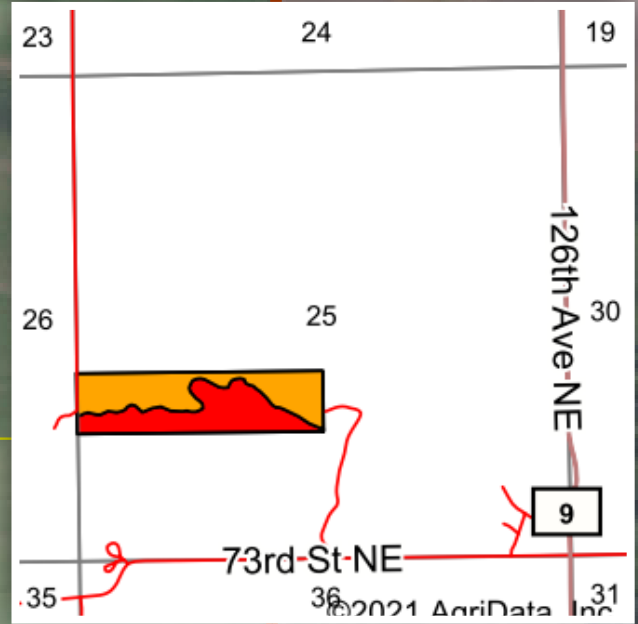
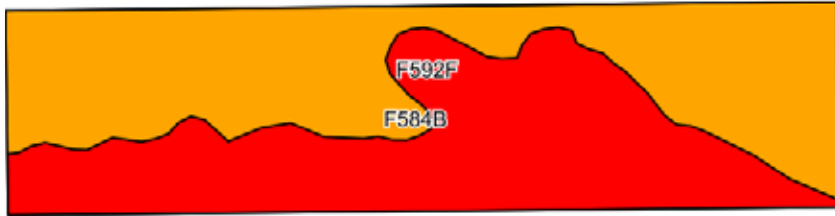
<u>Legislative tax relief</u> (3-year comparison):	2018	2019	2020	SPC#	<u>Special assessments:</u> AMOUNT DESCRIPTION
Legislative tax relief	425.59	535.24	469.58		
Tax distribution (3-year comparison):	2018	2019	2020		
True and full value	57,073	64,113	65,618		
Taxable value	2,854	3,206	3,281		
Less: Homestead credit					
Disabled Veteran credit					
Net taxable value->	2,854	3,206	3,281		
Total mill levy	232.52	230.67	228.95		
Taxes By District (in dollars):					NOTE:
COUNTY	341.06	383.11	387.97		PAYMENTS: DROP BOX LOCATED
TOWNSHIP	69.98	75.25	74.81		SOUTH SIDE OF COURTHOUSE;
SCHOOL-consolidated	228.32	256.48	262.48		MAIL TO ADDRESS BELOW; OR
FIRE	14.27	16.67	17.72		BY CREDIT CARD FOR A FEE AT
WATER	7.13	4.81	4.92		www.walshcounty.nd/treasurer
STATE	2.85	3.21	3.28		
Consolidated tax	663.61	739.53	751.18		FOR ASSISTANCE, CONTACT:
					WALSH COUNTY TREASURER
					600 COOPER AVE
					GRAFTON ND 58237
					PHONE 701-352-2541
Net effective tax rate>	1.16%	1.15%	1.14%		



**Description:** S1/2 N1/2 SW1/4 Section 25-158-57 (Subject to Survey)  
**Total Acres:** 40± (Subject to Survey)  
**Cropland Acres:** 25±  
**PID #:** Part of 28-0000-06901-000  
**Soil Productivity Index:** 52  
**Soils:** Edgeley loam (53%), Kloten-Walsh-Edgeley loams (47%)  
**Taxes (2020):** \$1,110.41 (Includes Part of Tract 1)

**Wetland Determination Identifiers**

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



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F584B	Edgeley loam, 2 to 6 percent slopes	21.04	52.6%	Orange	Ile	71
F592F	Kloten-Walsh-Edgeley loams, 6 to 35 percent slopes	18.96	47.4%	Red	Vlle	30
<b>Weighted Average</b>						<b>51.6</b>

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



2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 28-0000-06901-000  
 Jurisdiction: TIBER TWP.  
 Physical Location: 2810060001  
 Lot: Blk: Sec: 25 Twp: 158 Rng: 57  
 Addition: TIBER NO ADDITION Acres: 160.00  
 Legal Description: U169RAF S1/2NW1/4,N1/2SW1/4 160A 25-158-57

2020 TAX BREAKDOWN

Net consolidated tax	1,110.41
Plus: Special assessments	
Total tax due	1,110.41
Less: 5% discount, if paid by Feb.15th	55.52
<b>Amount due by Feb.15th</b>	<b>1,054.89</b>
Or pay in 2 installments (with no discount)	
Payment 1: Pay by Mar.1st	555.21
Payment 2: Pay by Oct.15th	555.20

Legislative tax relief  
 (3-year comparison):

	2018	2019	2020
Legislative tax relief	693.86	791.34	694.13
Tax distribution			
(3-year comparison):	2018	2019	2020
True and full value	93,065	94,792	96,992
Taxable value	4,653	4,740	4,850
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,653	4,740	4,850
Total mill levy	232.52	230.67	228.95
Taxes By District (in dollars):			
COUNTY	556.04	566.43	573.51
TOWNSHIP	114.09	111.25	110.58
SCHOOL-consolidated	372.24	379.20	388.00
FIRE	23.27	24.65	26.19
WATER	11.63	7.11	7.28
STATE	4.65	4.74	4.85
Consolidated tax	1,081.92	1,093.38	1,110.41
Net effective tax rate>	1.16%	1.15%	1.14%

Special assessments:  
 SPC# AMOUNT DESCRIPTION

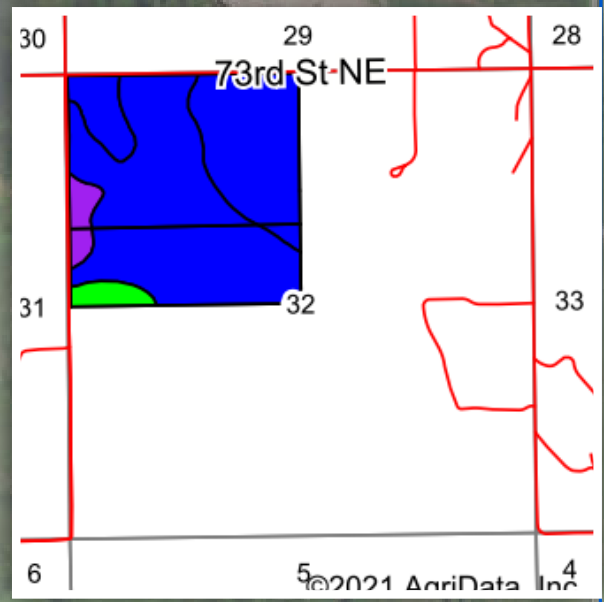
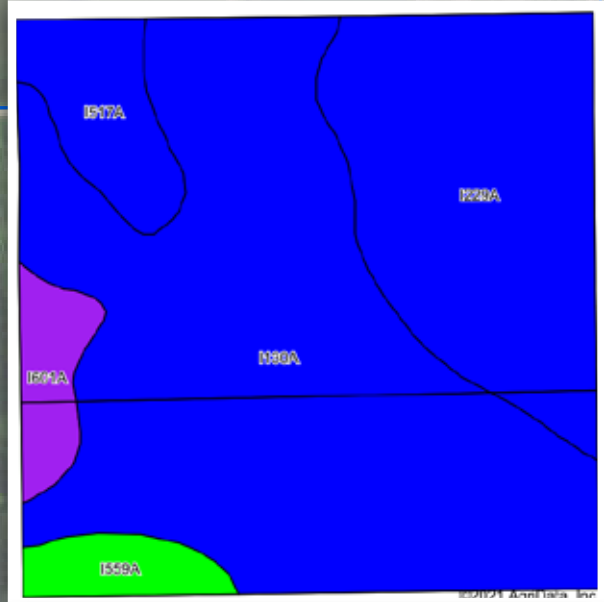
NOTE:  
 PAYMENTS: DROP BOX LOCATED  
 SOUTH SIDE OF COURTHOUSE;  
 MAIL TO ADDRESS BELOW; OR  
 BY CREDIT CARD FOR A FEE AT  
[www.walshcounty.nd/treasurer](http://www.walshcounty.nd/treasurer)  
 FOR ASSISTANCE, CONTACT:  
 WALSH COUNTY TREASURER  
 600 COOPER AVE  
 GRAFTON ND 58237  
 PHONE 701-352-2541



**Description:** NW1/4 Section 32-158-56  
**Total Acres:** 160±  
**Cropland Acres:** 158±  
**PID #:** 24-0000-06106-000  
**Soil Productivity Index:** 83  
**Soils:** Hegne-Fargo silty clays (59%), Fargo silty clay (27%), Walsh clay loam (7%)  
**Taxes (2020):** \$2,065.33

**Wetland Determination Identifiers**

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



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	93.03	58.9%	■	IIw	82
I229A	Fargo silty clay, 0 to 1 percent slopes	43.03	27.2%	■	IIw	86
I517A	Walsh clay loam, 0 to 2 percent slopes	10.47	6.6%	■	IIc	89
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	6.10	3.9%	■	IIIs	52
I559A	La Prairie silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.29	3.3%	■	IIc	95
<b>Weighted Average</b>						<b>82.8</b>

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



2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 24-0000-06106-000  
 Jurisdiction LAMPTON TWP.  
 Physical Location

2410060001

2020 TAX BREAKDOWN

Lot: Blk: Sec: 32 Twp: 158 Rng: 56  
 Addition: LAMPTON NO ADDITION Acres: 160.00  
 Legal Description  
 U152R-A NW1/4 160A 32-158-56

Net consolidated tax 2,065.33  
 Plus: Special assessments 2,065.33  
 Total tax due 2,065.33  
 Less: 5% discount,  
 if paid by Feb.15th 103.27

**Amount due by Feb.15th 1,962.06**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 1,032.67  
 Payment 2: Pay by Oct.15th 1,032.66

Legislative tax relief  
 (3-year comparison):

2018

2019

2020

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Legislative tax relief	1,264.39	1,574.84	1,372.66
Tax distribution			
(3-year comparison):	2018	2019	2020
True and full value	169,578	188,660	191,819
Taxable value	8,479	9,433	9,591
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,479	9,433	9,591
Total mill levy	216.17	215.89	215.34

Taxes By District (in dollars):

COUNTY	1,013.24	1,127.25	1,134.14
TOWNSHIP	69.27	81.97	88.14
SCHOOL-consolidated	678.32	754.64	767.28
FIRE	42.40	49.05	51.79
WATER	21.20	14.15	14.39
STATE	8.48	9.43	9.59

NOTE:  
 PAYMENTS: DROP BOX LOCATED  
 SOUTH SIDE OF COURTHOUSE;  
 MAIL TO ADDRESS BELOW; OR  
 BY CREDIT CARD FOR A FEE AT  
[www.walshcounty.nd/treasurer](http://www.walshcounty.nd/treasurer)

Consolidated tax 1,832.91 2,036.49 2,065.33

FOR ASSISTANCE, CONTACT:  
 WALSH COUNTY TREASURER  
 600 COOPER AVE  
 GRAFTON ND 58237  
 PHONE 701-352-2541

Net effective tax rate> 1.08% 1.07% 1.07%



**Description:** NW1/4 Section 33-158-56

**Total Acres:** 160±

**Cropland Acres:** 98±

**PID #:** 24-0000-06109-000

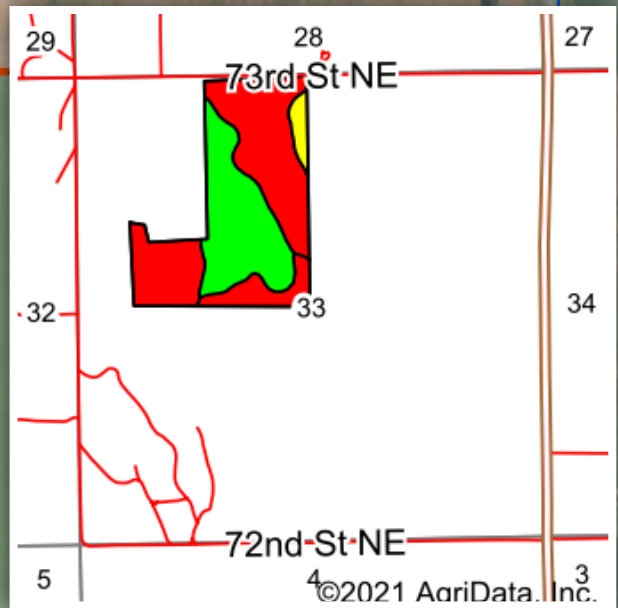
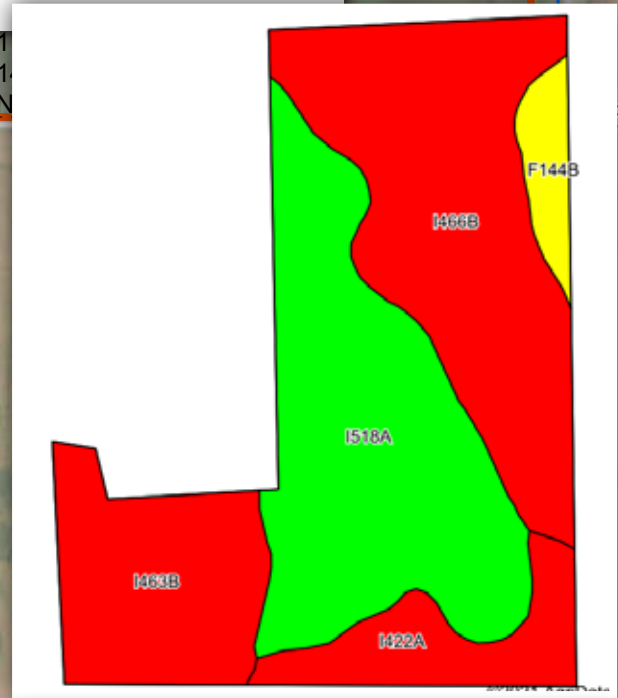
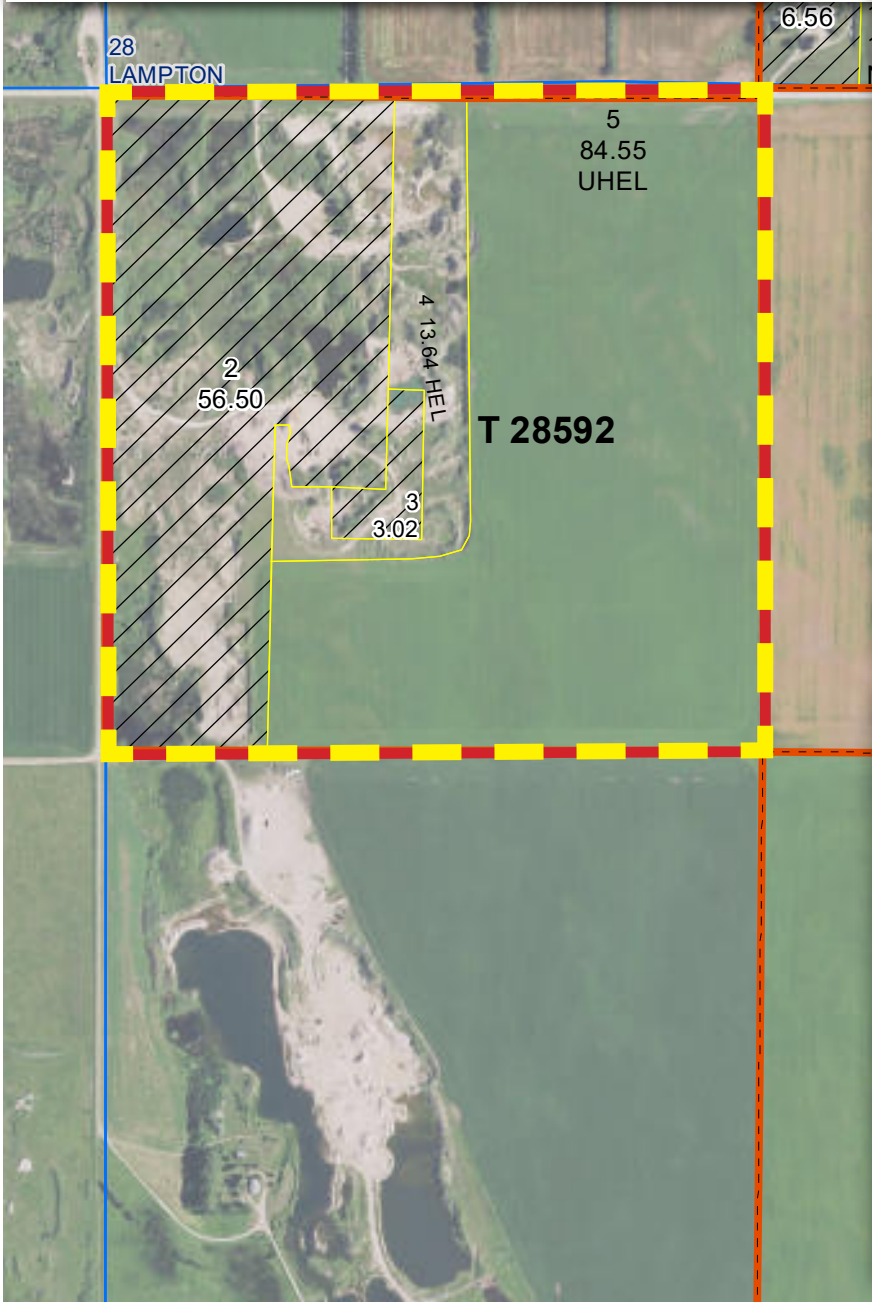
**Soil Productivity Index:** Overly silt loam (36%), Renshaw loam (35%), Sioux-Renshaw (17%)

**Soils:** 61

**Taxes (2020):** \$3,157.32

**Wetland Determination Identifiers**

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



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I518A	Overly silt loam, 0 to 2 percent slopes	29.77	35.7%	■	IIc	96
I466B	Renshaw loam, 2 to 6 percent slopes	28.75	34.5%	■	IIIe	43
I463B	Sioux-Renshaw complex, 2 to 6 percent slopes	14.12	16.9%	■	VIIs	29
I422A	Renshaw loam, 0 to 2 percent slopes	7.74	9.3%	■	IIIe	50
F144B	Barnes-Buse loams, 3 to 6 percent slopes	3.03	3.6%	▼	IIIe	69
<b>Weighted Average</b>						<b>61.1</b>

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



2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 24-0000-06109-000  
 Jurisdiction: LAMPTON TWP.  
 Physical Location: 2410060001  
 Lot: Blk: Sec: 33 Twp: 158 Rng: 56  
 Addition: LAMPTON NO ADDITION Acres: 160.00  
 Legal Description: U152R-A NW1/4 160A 33-158-56

2020 TAX BREAKDOWN

Net consolidated tax 3,157.32  
 Plus: Special assessments  
 Total tax due 3,157.32  
 Less: 5% discount, if paid by Feb.15th 157.87

**Amount due by Feb.15th 2,999.45**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 1,578.66  
 Payment 2: Pay by Oct.15th 1,578.66

Legislative tax relief (3-year comparison):

	2018	2019	2020
Legislative tax relief	2,173.42	2,433.96	2,098.43
Tax distribution (3-year comparison):			
True and full value	291,502	291,581	293,231
Taxable value	14,575	14,579	14,662
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	14,575	14,579	14,662
Total mill levy	216.17	215.89	215.34

Taxes By District (in dollars):

COUNTY	1,741.70	1,742.19	1,733.80
TOWNSHIP	119.08	126.69	134.74
SCHOOL-consolidated	1,166.00	1,166.32	1,172.96
FIRE	72.88	75.81	79.17
WATER	36.44	21.87	21.99
STATE	14.58	14.58	14.66

Consolidated tax 3,150.68 3,147.46 3,157.32

Net effective tax rate> 1.08% 1.07% 1.07%

Special assessments: SPC# AMOUNT DESCRIPTION

NOTE:  
 PAYMENTS: DROP BOX LOCATED SOUTH SIDE OF COURTHOUSE; MAIL TO ADDRESS BELOW; OR BY CREDIT CARD FOR A FEE AT [www.walshcounty.nd/treasurer](http://www.walshcounty.nd/treasurer)

FOR ASSISTANCE, CONTACT:  
 WALSH COUNTY TREASURER  
 600 COOPER AVE  
 GRAFTON ND 58237  
 PHONE 701-352-2541



**Description:** SE1/4 Less 4.57A Hwy Section 33-158-56

**Total Acres:** 155.43±

**Cropland Acres:** 151±

**PID #:** 24-0000-06111-000

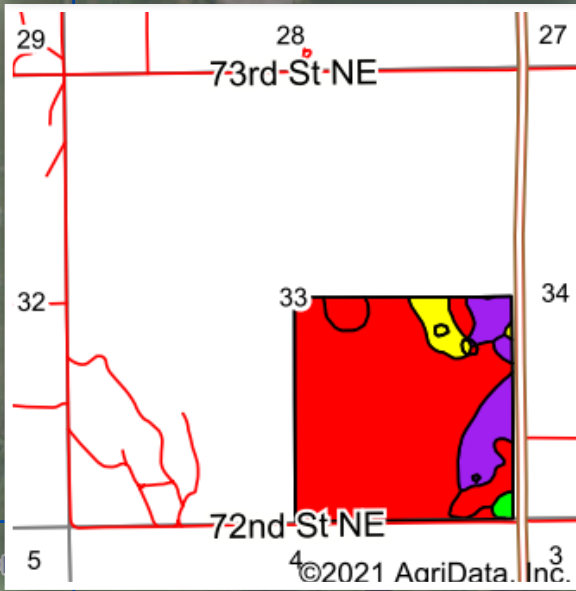
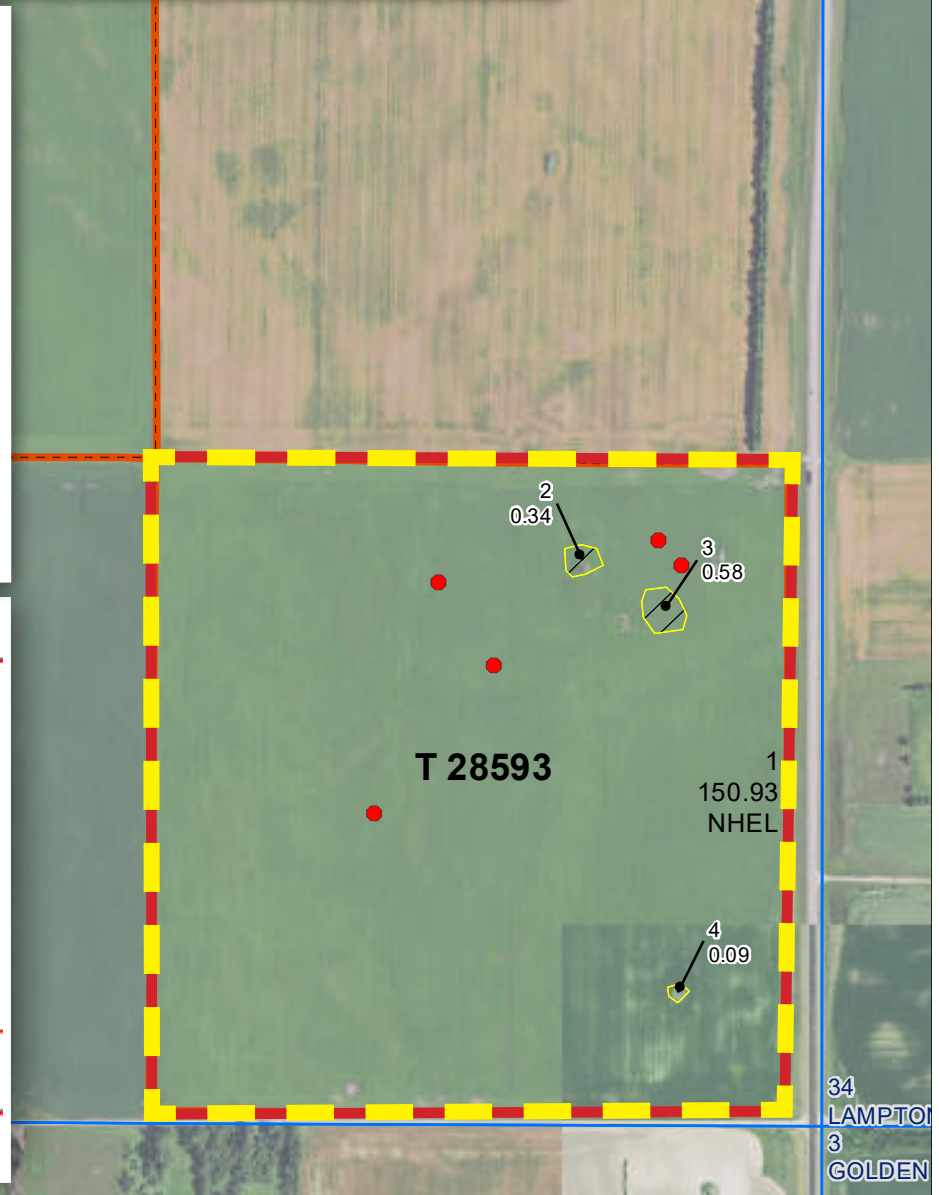
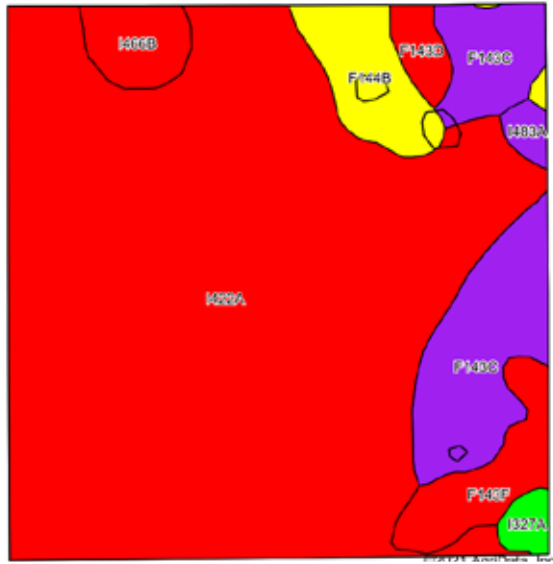
**Soil Productivity Index:** 51

**Soils:** Renshaw loam (74%), Barnes-Buse-Langhei loams (11%), Barnes-Buse loams (5%)

**Taxes (2020):** \$930.27

**Wetland Determination Identifiers**

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



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I422A	Renshaw loam, 0 to 2 percent slopes	112.85	74.3%		IIIe	50
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	17.36	11.4%		IVe	55
F144B	Barnes-Buse loams, 3 to 6 percent slopes	6.92	4.6%		IIIe	69
F143F	Buse-Barnes loams, 15 to 35 percent slopes	6.20	4.1%		VIIe	29
I466B	Renshaw loam, 2 to 6 percent slopes	3.97	2.6%		IIIe	43
F143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	2.13	1.4%		VIe	41
I327A	Svea-Barnes loams, 0 to 3 percent slopes	1.38	0.9%		IIc	93
I483A	Vang-Brantford loams, 0 to 2 percent slopes	1.13	0.7%		IIIs	58
<b>Weighted Average</b>						<b>50.7</b>

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



2020 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 24-0000-06111-000  
 Jurisdiction: LAMPTON TWP.  
 Physical Location: 2410060001

Lot: Blk: Sec: 33 Twp: 158 Rng: 56  
 Addition: LAMPTON NO ADDITION Acres: 155.43  
 Legal Description: U152R-A SE1/4 LESS 4.57A HWY 155.43A 33-158-56

2020 TAX BREAKDOWN

Net consolidated tax	930.27
Plus: Special assessments	
Total tax due	<u>930.27</u>
Less: 5% discount, if paid by Feb.15th	46.51
<b>Amount due by Feb.15th</b>	<b>883.76</b>
Or pay in 2 installments (with no discount)	
Payment 1: Pay by Mar.1st	465.14
Payment 2: Pay by Oct.15th	465.13

Legislative tax relief  
(3-year comparison):

	2018	2019	2020
Legislative tax relief	<u>680.43</u>	<u>723.39</u>	<u>618.28</u>
Tax distribution			
(3-year comparison):	2018	2019	2020
True and full value	91,254	86,658	86,401
Taxable value	4,563	4,333	4,320
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	<u>4,563</u>	<u>4,333</u>	<u>4,320</u>
Total mill levy	<u>216.17</u>	<u>215.89</u>	<u>215.34</u>
Taxes By District (in dollars):			
COUNTY	545.28	517.80	510.84
TOWNSHIP	37.28	37.65	39.70
SCHOOL-consolidated	365.04	346.64	345.60
FIRE	22.81	22.53	23.33
WATER	11.41	6.50	6.48
STATE	4.56	4.33	4.32
Consolidated tax	<u>986.38</u>	<u>935.45</u>	<u>930.27</u>
Net effective tax rate>	<u>1.08%</u>	<u>1.07%</u>	<u>1.07%</u>

Special assessments:  
SPC# AMOUNT DESCRIPTION

NOTE:  
 PAYMENTS: DROP BOX LOCATED  
 SOUTH SIDE OF COURTHOUSE;  
 MAIL TO ADDRESS BELOW; OR  
 BY CREDIT CARD FOR A FEE AT  
[www.walshcounty.nd/treasurer](http://www.walshcounty.nd/treasurer)  
 FOR ASSISTANCE, CONTACT:  
 WALSH COUNTY TREASURER  
 600 COOPER AVE  
 GRAFTON ND 58237  
 PHONE 701-352-2541



<b>Tract Number</b>	: 225
<b>Description</b>	: I-3/NW,N2SW 25-158-57
<b>FSA Physical Location</b>	: NORTH DAKOTA/WALSH
<b>ANSI Physical Location</b>	: NORTH DAKOTA/WALSH
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: RUTH I CLARENS, KATHRYN L GREENE, RICHARD CLARENS, ESTHER P DALAGER, JOHN A CHRISTOPHERSON
<b>Other Producers</b>	:
<b>Recon ID</b>	: None

**Tract Land Data**

<b>Farm Land</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>CRP</b>	<b>GRP</b>	<b>Sugarcane</b>
242.72	224.79	224.79	0.00	0.00	0.00	0.00	0.00
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL</b>	<b>EWP</b>	<b>DCP Ag. Rel Activity</b>	<b>Broken From Native Sod</b>
0.00	0.00	224.79	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Tract 225 Continued ...

<b>Crop Name</b>	<b>Base Acres</b>	<b>CCC-505 CRP Reduction Acres</b>	<b>PLC Yield</b>
Wheat	13.10	0.00	42
Oats	9.40	0.00	64
Corn	3.70	0.00	49
Barley	17.00	0.00	68
<b>TOTAL</b>	<b>43.20</b>	<b>0.00</b>	





**NORTH DAKOTA**  
**WALSH**  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**FARM : 12580**  
 Prepared : 7/27/21 9:10 AM  
 Crop Year : 2021

**Abbreviated 156 Farm Record**

**Tract Number : 30940**

**Description :** 69/PT S2NW-32-158-56  
**FSA Physical Location :** NORTH DAKOTA/WALSH  
**ANSI Physical Location :** NORTH DAKOTA/WALSH  
**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 :** RUTH I CLARENS, JOHN A CHRISTOPHERSON, KATHRYN L GREENE, RICHARD CLARENS, ESTHER P DALAGER  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
53.84	53.84	53.84	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	53.84	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	16.26	0.00	49
Corn	22.78	0.00	108
Soybeans	3.00	0.00	24
<b>TOTAL</b>	<b>42.04</b>	<b>0.00</b>	

**Tract Number : 30939**

**Description :** 69/N2NW,N2S2NW-32,S2SW-29-158-56  
**FSA Physical Location :** NORTH DAKOTA/WALSH  
**ANSI Physical Location :** NORTH DAKOTA/WALSH  
**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 :** ESTHER P DALAGER, RUTH I CLARENS, RICHARD CLARENS, KATHRYN L GREENE, JOHN A CHRISTOPHERSON  
**Other Producers :**  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
182.67	178.18	178.18	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	178.18	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	53.79	0.00	49
Corn	75.38	0.00	108
Soybeans	9.93	0.00	24
<b>TOTAL</b>	<b>139.10</b>	<b>0.00</b>	

**NOTES**

NORTH DAKOTA  
WALSH  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 13137  
Prepared : 7/26/21 12:55 PM  
Crop Year : 2021

<b>Tract Number</b>	: 28592
<b>Description</b>	: K-3/NW-33-158-56
<b>FSA Physical Location</b>	: NORTH DAKOTA/WALSH
<b>ANSI Physical Location</b>	: NORTH DAKOTA/WALSH
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: KATHRYN L GREENE, ESTHER P DALAGER, RICHARD CLARENS, RUTH I CLARENS, JOHN A CHRISTOPHERSON
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.71	98.19	98.19	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	98.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	35.92	0.00	42
Corn	6.66	0.00	120
Sunflowers	11.04	0.00	1470
Soybeans	17.08	0.00	26
<b>TOTAL</b>	<b>70.70</b>	<b>0.00</b>	

NOTES

<b>Tract Number</b>	: 28593
<b>Description</b>	: K-3/SE-33-158-56
<b>FSA Physical Location</b>	: NORTH DAKOTA/WALSH
<b>ANSI Physical Location</b>	: NORTH DAKOTA/WALSH
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: RICHARD CLARENS, KATHRYN L GREENE, RUTH I CLARENS, ESTHER P DALAGER, JOHN A CHRISTOPHERSON
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
151.94	150.93	150.93	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	150.93	0.00	0.00	0.00	0.00	0.00

NORTH DAKOTA WALSH Form: FSA-156EZ		FARM : 13137 Prepared : 7/26/21 12:55 PM Crop Year : 2021
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Abbreviated 156 Farm Record

Tract 28593 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	55.15	0.00	42
Corn	10.22	0.00	120
Sunflowers	16.94	0.00	1470
Soybeans	26.22	0.00	26
<b>TOTAL</b>	<b>108.53</b>	<b>0.00</b>	





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:

# Walsh County, ND

**Closes: Thursday, September 9 at 12PM** <sup>2021</sup>



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

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

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

1688 Hwy 9 | Larchwood, IA 51241  
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