

STUTSMAN COUNTY
NORTH DAKOTA

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

LAND AUCTION

Timed Online

Available to Farm for the 2022 Crop Year!



Carrington, ND

FARMERS, HUNTERS, & INVESTORS take note of this picturesque section of land located on the Foster Stutsman county line 10 miles directly south of Carrington, ND and only 3 ½ miles off of Hwy. 281. This highly accessible land features a diverse mix of cropland and recreational land with portions of tillable on the north and south end.



576±
acres

📍 From Carrington, south 10 miles on US Hwy. 52/281, west 3 miles on 6th St. southeast

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

Schroeder Ag Holdings LLLP. Jerome "JW" Schroeder, Wesley Schroeder, & The Estate of Allen Schroeder.
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 Thursday, December 2, 2021 at 8AM and will end Thursday, December 9, 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 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.

WRP CONTRACT

Buyer(s) agree to follow all requirements of conservation plans and practices required by USDA & NRCS to maintain eligibility in the WETLAND RESERVE PROGRAM. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the WRP or actions that would require repayment of the WRP payment or payments.

Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the NRCS due to actions of buyer, which would violate the requirements of the WRP.

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


Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

CATALOG ORDER

**#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

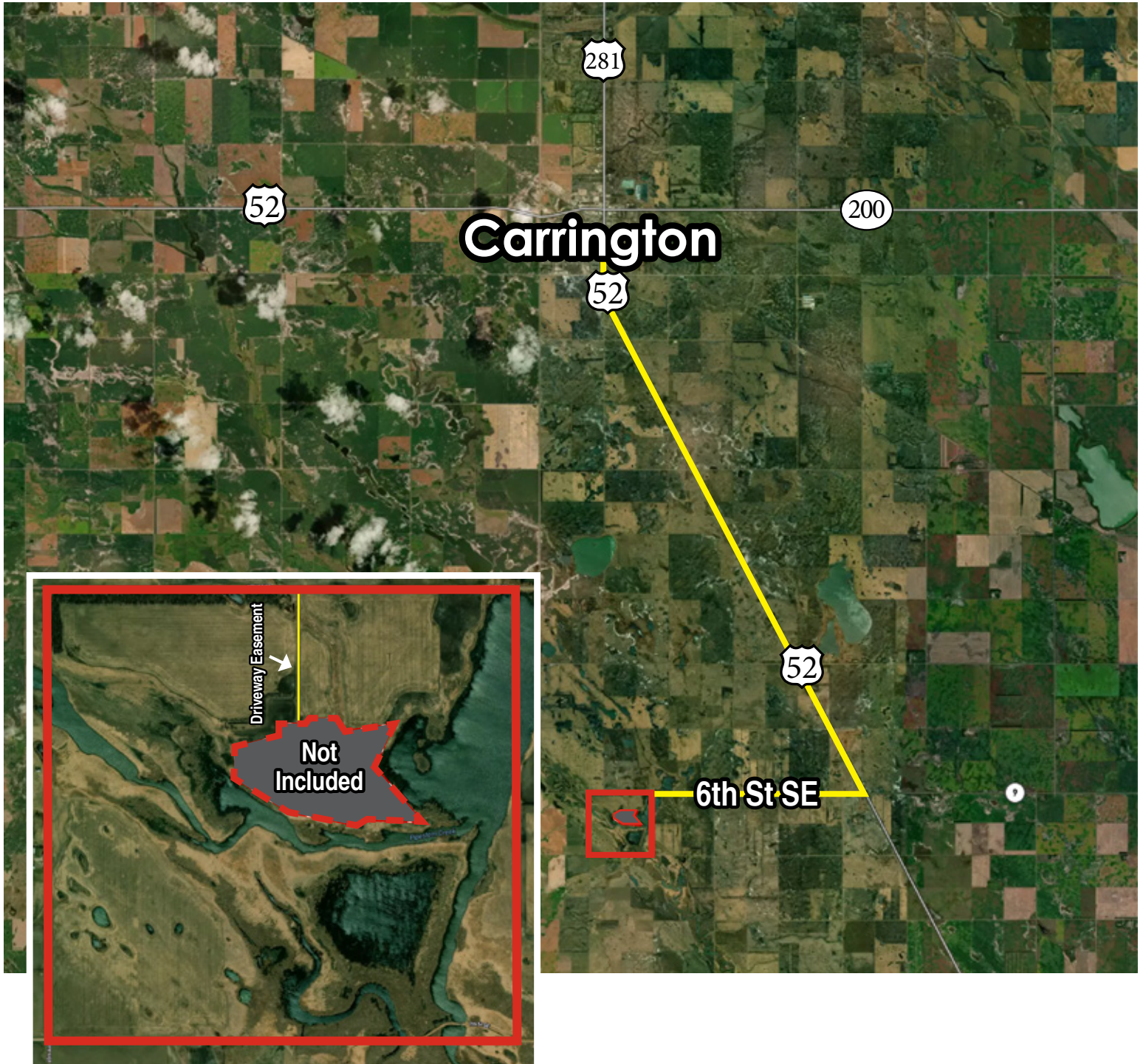
This is an AUCTION! To the Highest Bidder.

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!



DECEMBER 2021 - Opens 12/2, Closes 12/9

S	M	T	W	TH	F	S
			1	2 <i>Opens</i>	3	4
5	6	7	8	9 <i>Closes</i>	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



From Carrington, south 10 miles on US Hwy. 52/281, west 3 miles on 6th St. southeast.

Farmers, hunters & investors, take note of this picturesque section of land located on the Foster Stutsman county line 10 miles directly south of Carrington, ND and only 3 ½ miles off of Hwy. 281. This highly accessible land features a diverse mix of cropland and recreational land with portions of tillable on the north and south end. Pipestem Creek meanders through the central portion of the property creating a pond in the NE corner of the property suitable for the large quantities of migratory birds seen near the property. As a farmer or investor looking to add acres to your operation, take advantage of this opportunity to control nearly a square mile of farmland with great recreational appeal. As a hunter or outdoorsman, seize this opportunity to own a diverse piece of property which will be sure to attract a large variety of game while providing ample income from the cropland portions of the property!

Please note, there is a road access easement in place for ingress/egress to the excluded farmstead located on this section. Maintenance of this road is the responsibility of the farmstead owner.

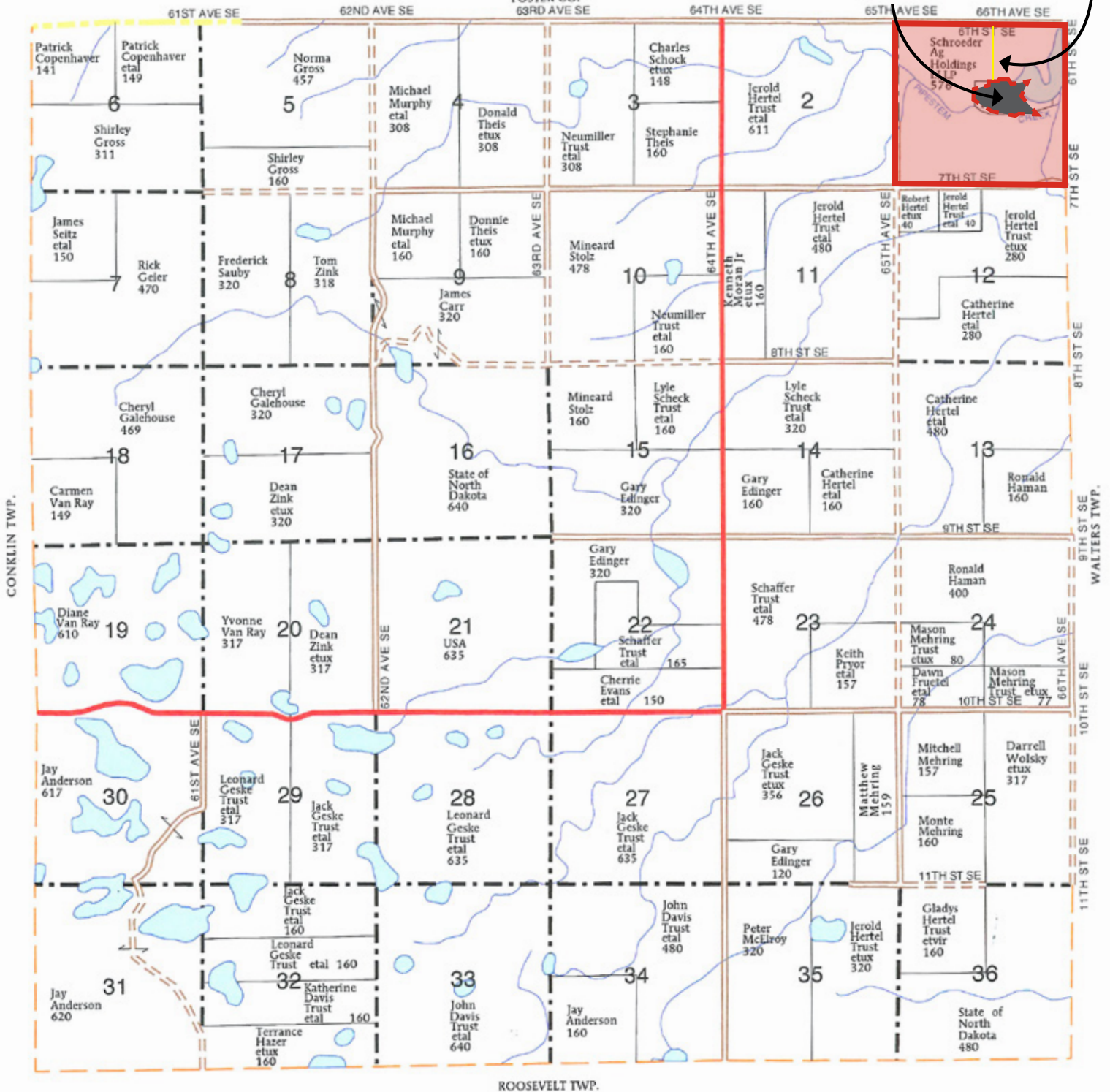
T-144-N

GLACIER PLAT

R-67-W

(Landowners)
FOSTER CO.

Not Included
Driveway Easement



Glacier Township • DESCRIPTION: S1/2NE1/4 & GOVT LOTS 1 & 2 (FR NE1/4) LESS 21.79 AC TO AUD LOT 1-1, S1/2NW1/4 & GOVT LOTS 3 & 4 (FR NW1/4) LESS 7.06 AC TO AUD LOT 1-1, SW1/4 LESS .17 AC TO AUD LOT 1-1, SE1/4 LESS 8.19 AC TO AUD LOT 1-1 ALL IN SECTION 1-144-67
Total Acres: 576.3± • **Cropland Acres:** 268.47± • **WRP Acres:** 318± exp. on 03/2034

Description: S1/2NE1/4 & GOVT LOTS 1 & 2 (FR NE1/4) LESS 21.79 AC TO AUD LOT 1-1, S1/2NW1/4 & GOVT LOTS 3 & 4 (FR NW1/4) LESS 7.06 AC TO AUD LOT 1-1, SW1/4 LESS .17 AC TO AUD LOT 1-1, SE1/4 LESS 8.19 AC TO AUD LOT 1-1 ALL IN SECTION 1-144-67

Total Acres: 576.3± • Cropland Acres: 268.47± (239.69+ Tillable, 28.78± Enrolled in WRP)

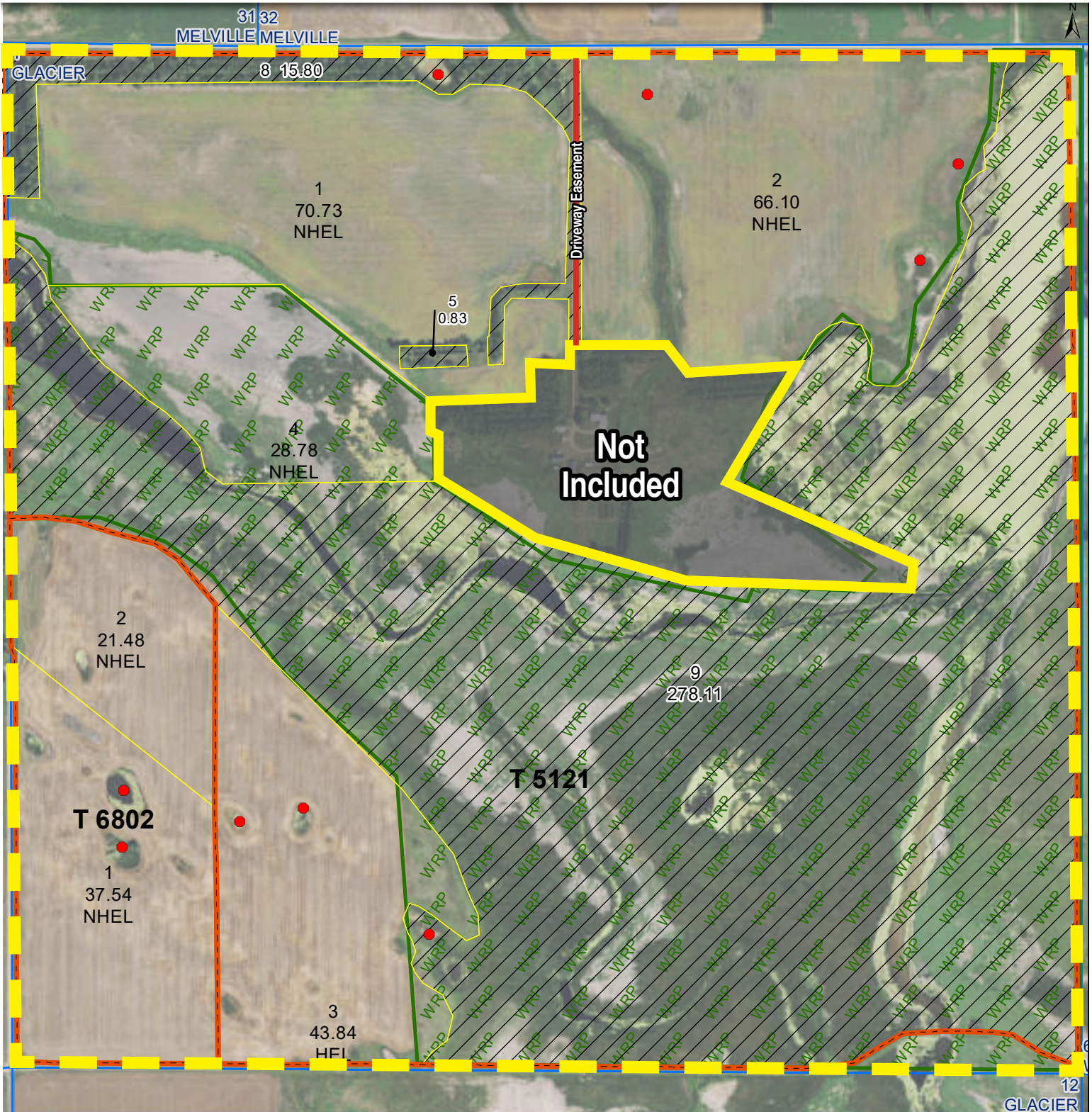
WRP Acres: 318± exp. on 03/2034 • NO US Fish & Wildlife Easements • PLOTS agreement through 04/2022

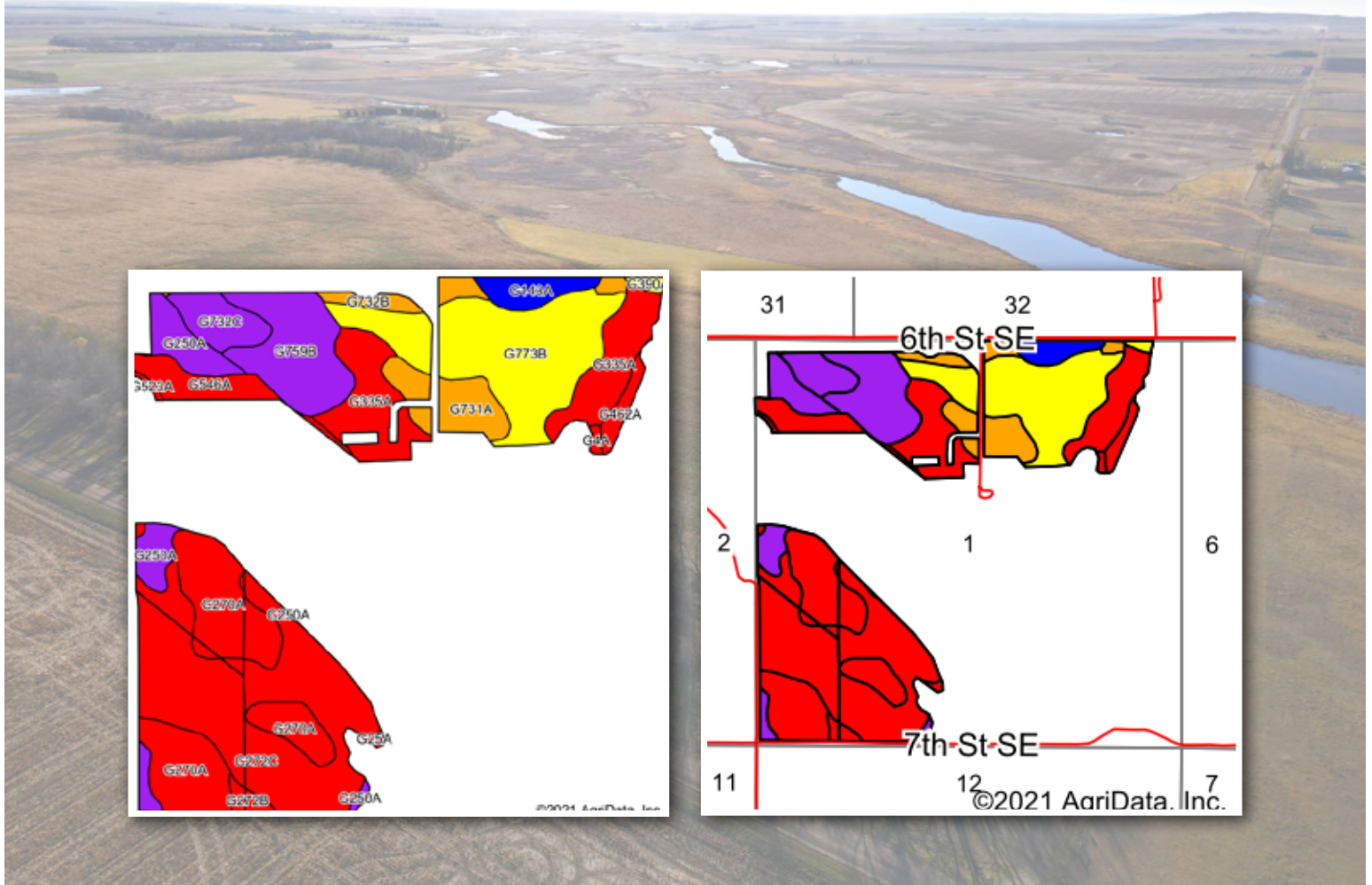
PID #'s: 21-0110000, 21-0120000, 21-0130000, & 21-0140000 • Soil Productivity Index: 49

Soils: Sioux-Arvilla-Renshaw complex (24%), Swenoda-Buse complex (17%), & Arvilla sandy loam (15%) • Taxes (2020): \$2,734.39

Wetland Determination Identifiers

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





Area Symbol: ND093, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	57.57	24.0%		VIIs	26
G773B	Swenoda-Buse complex, 3 to 6 percent slopes	41.09	17.1%		IIIe	68
G270A	Arvilla sandy loam, 0 to 2 percent slopes	36.31	15.1%		IIIe	40
G335A	Ulen-Hecla loamy fine sands, 0 to 2 percent slopes	26.87	11.2%		IVe	49
G759B	Hecla-Towner loamy fine sands, 0 to 6 percent slopes	20.02	8.4%		IVe	58
G250A	Divide loam, 0 to 2 percent slopes	11.95	5.0%		IIIs	58
G731A	Swenoda fine sandy loam, 0 to 3 percent slopes	10.71	4.5%		IIIe	77
G546A	Lowe loam, saline, 0 to 1 percent slopes, occasionally flooded	8.04	3.4%		IVw	34
G732C	Lanona-Buse complex, 6 to 9 percent slopes	7.56	3.2%		IVe	56
G143A	Barnes-Svea loams, 0 to 3 percent slopes	5.46	2.3%		IIc	85
G732B	Swenoda-Barnes complex, 3 to 6 percent slopes	5.40	2.3%		IIIe	74
G462A	Exline silt loam, 0 to 2 percent slopes	2.84	1.2%		VIIs	25
G272B	Arvilla-Sioux complex, 2 to 6 percent slopes	1.79	0.7%		IIIe	36
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	1.78	0.7%		IIIs	54
G390A	Hecla fine sandy loam, loamy substratum, 0 to 2 percent slopes	0.88	0.4%		IIIe	64
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.56	0.2%		VIIIw	9
G25A	Marysland loam, 0 to 1 percent slopes	0.45	0.2%		IVw	33
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.41	0.2%		VIw	21
Weighted Average					3.96	48.5

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

2020 Stutsman County Real Estate Tax Statement

Statement No: 4721

Parcel Number
21-0110000

Jurisdiction
GLACIER TWP

Stmt 1 of 4

Multi Parcel #: 67896

Owner
SCHROEDER AG HOLDINGS LLLP

Physical Location

2020 TAX BREAKDOWN

Net consolidated tax	743.46
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	743.46
Less: 5% discount, if paid by February 16, 2021	-37.17
Amount due by February 16, 2021	706.29

Legal Description

SCT:1 TWN:144 RNG:67
S1, T144, R67, ACRES 125.4, S1/2NE1/4 & GOVT LOTS 1 & 2 (FR
NE1/4) LESS 21.79 AC TO AUD LOT 1-1 124.61

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

	2018	2019	2020
Legislative tax relief	401.38	416.14	433.46

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	61,282	64,346	67,566
Taxable Value	3,064	3,217	3,378
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 3,064 3,217 3,378

Total mill levy 228.700 228.320 220.090

Taxes By District (in dollars):

COUNTY	222.34	236.50	236.52
SCHOOL	420.18	436.89	442.76
STATE	3.06	3.22	3.38
TOWNSHIP	55.16	57.90	60.80

Consolidated tax **700.74 734.51 743.46**

Net effective tax rate **1.14% 1.14% 1.10%**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021	371.73
Payment 2: Pay by October 15, 2021	371.73

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

FOR ASSISTANCE CONTACT:

Office Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401

Phone: 701.252.9036

Email: treasurer@stutsmancounty.gov

Website: www.stutsmancounty.gov



2020 Stutsman County Real Estate Tax Statement

Statement No: 4723

Parcel Number
21-0120000

Jurisdiction
GLACIER TWP

Stmt 2 of 4

Multi Parcel #: 67896

Owner
SCHROEDER AG HOLDINGS LLLP

Physical Location

2020 TAX BREAKDOWN

Net consolidated tax 882.12
Plus: Special Assessments
Principal 0.00
Interest 0.00

Total tax due 882.12

Less: 5% discount,
if paid by February 16, 2021 -44.11

Amount due by February 16, 2021 838.01

Legal Description

SCT:1 TWN:144 RNG:67
S1, T144, R67, ACRES 139.26, S1/2NW1/4 & GOVT LOTS 3 & 4 (FR NW1/4) LESS 7.06 AC TO AUD LOT 1-1

Legislative tax relief (3-year comparison)

	2018	2019	2020
Legislative tax relief	476.18	493.76	514.31

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	72,705	76,341	80,160
Taxable Value	3,635	3,817	4,008
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 3,635 3,817 4,008

Total mill levy 228.700 228.320 220.090

Taxes By District (in dollars):

	2018	2019	2020
COUNTY	263.80	280.58	280.64
SCHOOL	498.46	518.40	525.34
STATE	3.64	3.82	4.00
TOWNSHIP	65.42	68.70	72.14

Consolidated tax 831.32 871.50 882.12

Net effective tax rate 1.14% 1.14% 1.10%

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021 441.06
Payment 2: Pay by October 15, 2021 441.06

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

FOR ASSISTANCE CONTACT:

Office Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401

Phone: 701.252.9036

Email: treasurer@stutsmancounty.gov

Website: www.stutsmancounty.gov



2020 Stutsman County Real Estate Tax Statement

Statement No: 4724

Parcel Number
21-0130000

Jurisdiction
GLACIER TWP

Stmt 3 of 4

Multi Parcel #: 67896

Owner
SCHROEDER AG HOLDINGS LLLP

Physical Location

2020 TAX BREAKDOWN

Net consolidated tax	738.62
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	738.62
Less: 5% discount, if paid by February 16, 2021	-36.93
Amount due by February 16, 2021	701.69

Legal Description

SCT:1 TWN:144 RNG:67
S1, T144, R67, ACRES 159.83, SW1/4 LESS 0.17 AC TO AUD LOT
1-1

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

	2018	2019	2020
Legislative tax relief	398.77	413.43	430.64

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	60,879	63,923	67,121
Taxable Value	3,044	3,196	3,356
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 3,044 3,196 3,356

Total mill levy 228.700 228.320 220.090

Taxes By District (in dollars):

COUNTY	220.90	234.95	235.00
SCHOOL	417.42	434.04	439.86
STATE	3.04	3.20	3.36
TOWNSHIP	54.80	57.52	60.40

Consolidated tax **696.16** **729.71** **738.62**

Net effective tax rate **1.14%** **1.14%** **1.10%**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021	369.31
Payment 2: Pay by October 15, 2021	369.31

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

FOR ASSISTANCE CONTACT:

Office Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401

Phone: 701.252.9036

Email: treasurer@stutsmancounty.gov

Website: www.stutsmancounty.gov



2020 Stutsman County Real Estate Tax Statement

Statement No: 4725

Parcel Number
21-0140000
Owner
SCHROEDER AG HOLDINGS LLLP

Jurisdiction
GLACIER TWP
Physical Location

Stmt 4 of 4

Multi Parcel #: 67896

2020 TAX BREAKDOWN

Net consolidated tax	370.19
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	370.19
Less: 5% discount, if paid by February 16, 2021	-18.51
Amount due by February 16, 2021	351.68

Legal Description

SCT:1 TWN:144 RNG:67
S1, T144, R67, ACRES 151.81, SE1/4 LESS 8.19 AC TO AUD LOT
1-1

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

	2018	2019	2020
Legislative tax relief	<u>199.78</u>	<u>207.23</u>	<u>215.84</u>

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	30,507	32,032	33,635
Taxable Value	1,525	1,602	1,682
Less: Homestead credit	0	0	0
Veterans credit	0	0	0

Net Taxable Value 1,525 1,602 1,682

Total mill levy 228.700 228.320 220.090

Taxes By District (in dollars):

COUNTY	110.66	117.76	117.79
SCHOOL	209.13	217.57	220.44
STATE	1.52	1.60	1.68
TOWNSHIP	<u>27.46</u>	<u>28.84</u>	<u>30.28</u>

Consolidated tax 348.77 365.77 370.19

Net effective tax rate 1.14% 1.14% 1.10%

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021	185.10
Payment 2: Pay by October 15, 2021	185.09

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

FOR ASSISTANCE CONTACT:

Office Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401
Phone: 701.252.9036
Email: treasurer@stutsmancounty.gov
Website: www.stutsmancounty.gov



FARM: 7324

North Dakota

U.S. Department of Agriculture

Prepared: 11/8/21 3:56 PM

Stutsman

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 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.

Farm Identifier

F7303 & 3921 CRP

Farms Associated with Operator:

10226

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
563.21	268.47	268.47	0.0	28.8	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	239.67	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, OATS	CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	132.5	35	0.00	
OATS	4.1	50	0.00	
CORN	25.3	88	0.00	0
Total Base Acres:	161.9			

Tract Number: 5121 Description N2,SE,E2SW 1-144-67

FSA Physical Location : Stutsman, ND

ANSI Physical Location: Stutsman, ND

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
504.19	209.45	209.45	0.0	28.8	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	180.65	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	113.8	35	0.00
CORN	18.2	88	0.00
Total Base Acres:	132.0		

FARM: 7324

North Dakota

U.S. Department of Agriculture

Prepared: 11/8/21 3:56 PM

Stutsman

Farm Service Agency

Crop Year: 2022

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.

Owners:

Other Producers:

Tract Number: 6802 Description W2SW 1-144-67

FSA Physical Location : Stutsman, ND

ANSI Physical Location: Stutsman, 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
59.02	59.02	59.02	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	59.02	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.7	35	0.00
OATS	4.1	50	0.00
CORN	7.1	88	0.00
Total Base Acres:	29.9		







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:

Stutsman County, ND

Closes Thursday, December 9, 2021



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

701.203.8400 P | Grand Forks, ND 58201

406.431.9436 | 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