

DANIELS COUNTY
MONTANA

Opens: Wednesday, February 16 | 8AM

Closes: Wednesday, February 23 | 12PM ^{MST} 2022

LAND AUCTION

Timed Online

Available to Farm for 2022!

637± Acres

This farm features mostly cropland with some rangeland in the NE corner of Tract 2. The farm features productive soils and good access with Tract 2 being located directly off Hwy 248. This land is sold subject to an existing cash rent lease agreement in place through 2023 which provides the purchaser rights to terminate the agreement upon written notice to the tenant prior to planting. A copy of the agreement is available on request to registered bidders.



From Scobey, MT west 25 miles on Hwy 248 to south side of tract 2.
Tract 1: From Scobey, west 21-1/2 miles on Hwy 248, north 1 mile on Gregerson Rd, west 2 miles on Horseshoe Basin Rd.

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

Veronica Daugherty, Owner

Contact our office at 701.237.9173, or visit SteffesGroup.com

Scott Steffes MT RE Broker #16877. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

This is an online only auction with no buyer's premium.

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins Wednesday, February 16, 2022 at 8AM and will end Wednesday, February 23, 2022 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 Rodney 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.
- **2022 taxes to be paid by the BUYER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

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

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

Timed Online Multi-Tract 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.

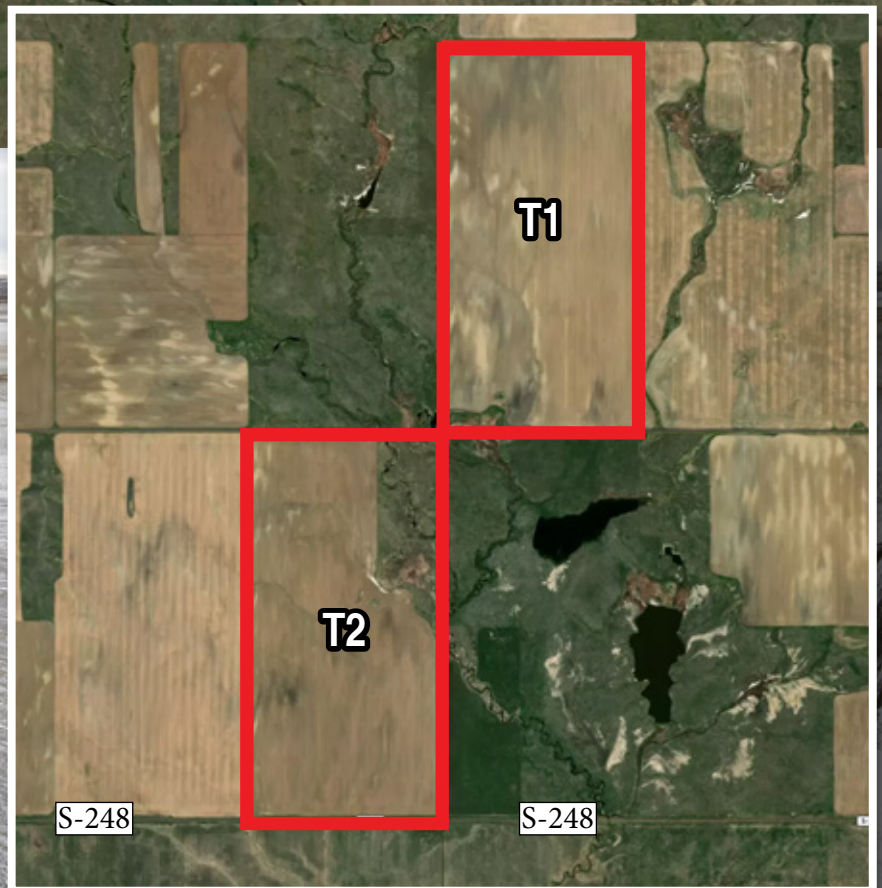
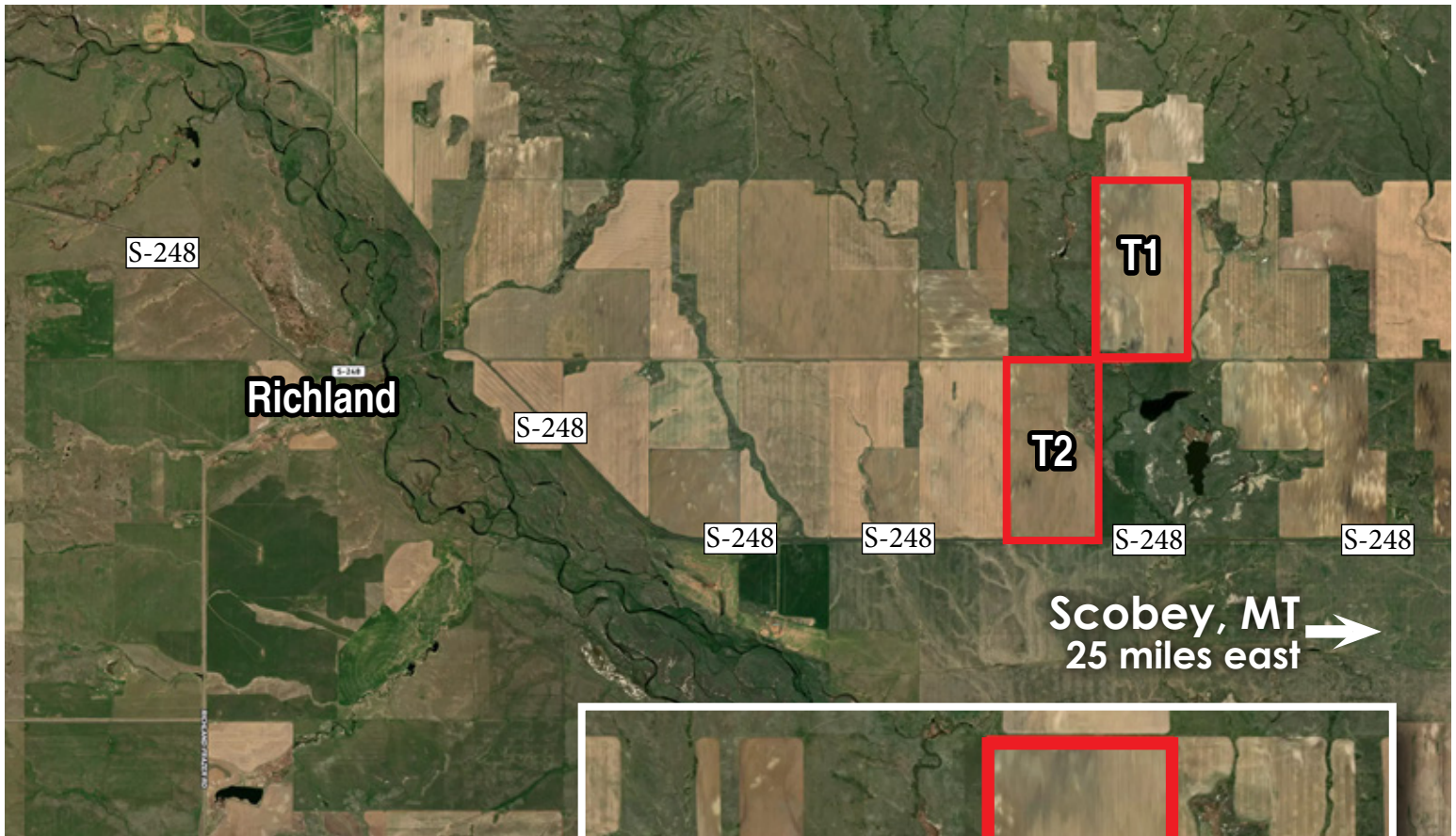
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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

February 2022 - Opens 2/16 & Closes 2/23

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



From Scobey, MT west 25 miles on Hwy 248 to south side of tract 2.
 Tract 1: From Scobey, west 21-1/2 miles on Hwy 248, north 1 mile on Gregerson Rd, west 2 miles on Horseshoe Basin Rd.

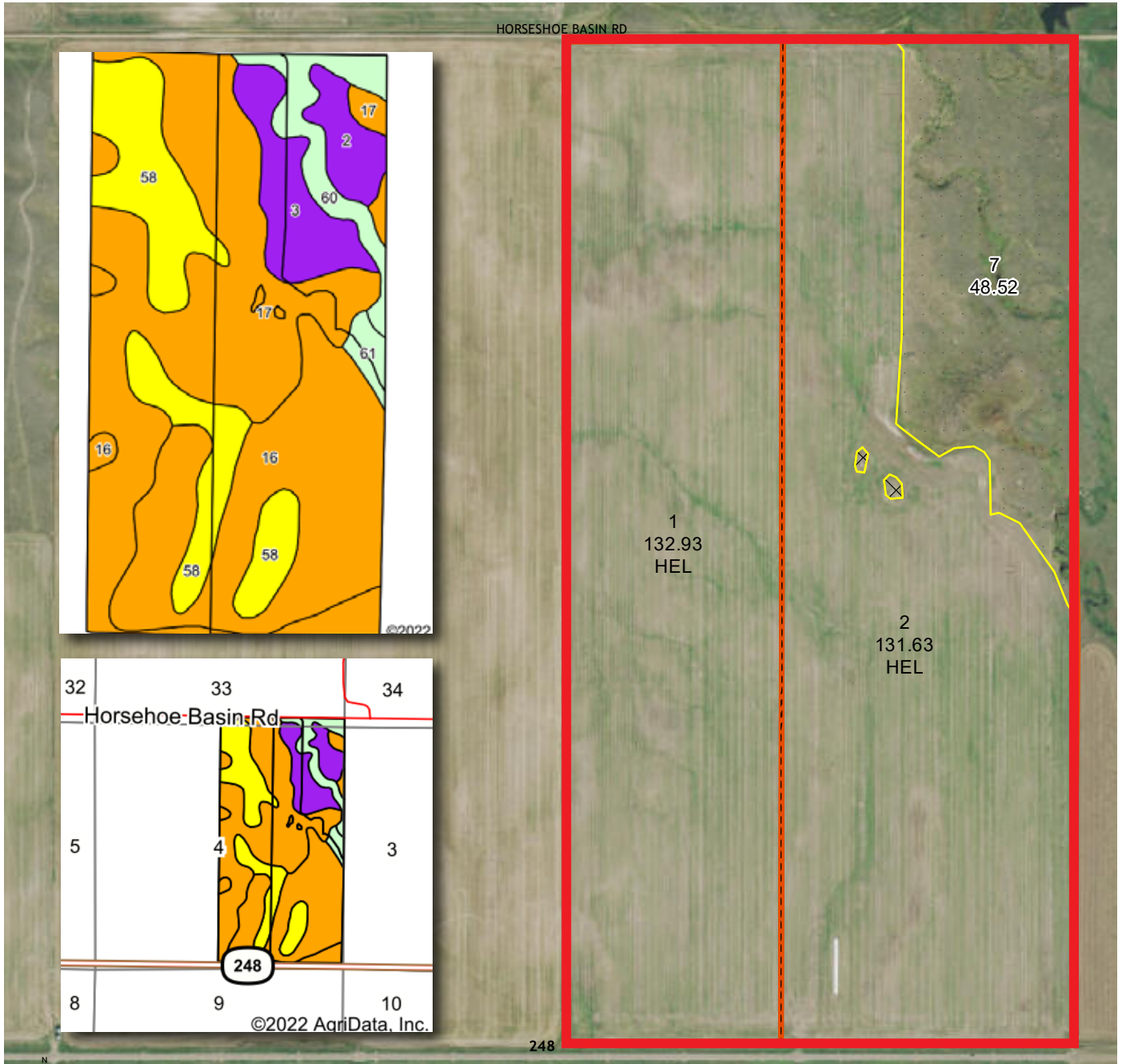


Description: W1/2 Section 34-36-44 • **Total Acres:** 320± • **Cropland Acres:** 309± • **Geocode:** 37-4898-34-3-01-01-0000
24'x12' Granary • **(1) 2,900 Bu. Grain Bin** • **(1) 2,700 Bu. Grain Bin** • **Taxes (2021):** \$3,019.50 (includes tract 2)



Code	Soil Description	Acres	Percent of Field	Productivity Index
16	Farland silt loam 2 to 8 percent slopes	202.38	65.0%	90
17	Farland-Cherry silt loams 2 to 8 percent slopes	89.27	28.7%	84
46	Savage clay loam 2 to 8 percent slopes	18.13	5.8%	78
20	Fluvaquents saline 0 to 2 percent slopes	1.36	0.4%	4
Weighted Average				87

Description: E1/2 Less 3AC for HY R/W Section 4-35-44 • Total Acres: 316.7± • Cropland Acres: 265±
 Geocode: 37-4792-04-1-01-01-0000 • Taxes (2021): \$3,019.50 (includes tract 1)



Code	Soil Description	Acres	Percent of Field	Productivity Index
17	Farland-Cherry silt loams 2 to 8 percent slopes	118.51	37.7%	84
16	Farland silt loam 2 to 8 percent slopes	84.00	26.7%	90
58	Turner-Beaverton	18.13	5.8%	78
3	Adger-Nobe complex, 1 to 4 percent slopes	22.31	7.1%	9
60	Typic Fluvaquents, 0 to 2 percent slopes	17.00	5.4%	4
2	Adger-Farnuf complex, 1 to 8 percent slopes	11.27	3.6%	40
61	Typic Ustifluvents, 0 to 2 percent slopes	4.01	1.3%	0
Weighted Average				67

2021 DANIELS COUNTY REAL PROPERTY TAX NOTICE

PARCEL# : 0002A01260
DATE: 10/22/2021
GEO CODE: 37-4792-04-1-01-01-0000 37-4898-34-3-01-01-0000
SITE ADDRESS:
LEVY DISTRICT: 2 COUNTRY DISTRICT 2

LEGAL DESCRIPTION:

(1) 37-4792-04-1-01-01-0000
 Sec:04 Twn:35 N Rng:44 E
 E2 LESS 3 AC FOR HY R/W
 (2) 37-4898-34-3-01-01-0000
 Sec:34 Twn:36 N Rng:44 E
 W2

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	MILL LEVY	TAX AMOUNT
BRIDGE FUND	1.670	7.74
COMPREHENSIVE INSURANCE	2.360	10.92
DISTRICT COURT	9.310	43.12
EXTENSION SERVICE	9.660	44.74
FAIR FUND	3.150	14.58
GENERAL FUND	91.740	424.84
LIBRARY FUND	10.450	48.40
MENTAL HEALTH	0.300	1.38
RETIREMENT FUND	7.490	34.68
WEED FUND	1.700	7.88
Total county	137.830	638.28
AIRPORT FUND	11.150	51.64
CEMETERY DISTRICT	4.400	20.38
COUNTY PERMISSIVE HEALTH LEVY	43.460	201.26
FIRE CONTROL	6.390	29.60
* HOSPITAL - 50.00 Mills(Voted)	52.030	240.96
ROAD FUND	35.970	166.58
Total other	153.400	710.42
HIGH SCHOOL RETIREMENT	50.450	233.64
HIGH SCHOOL TRANSPORTATION	5.920	27.42
BUILDING RESERVE	17.260	79.94
HIGH SCHOOL BUS DEPRECIATION	5.170	23.94
HIGH SCHOOL DEBT SERVICE-#2	21.430	99.24
HIGH SCHOOL GENERAL	120.710	559.00
HIGH SCHOOL TECHNOLOGY	3.450	15.98
HIGH SCHOOL TRANSPORTATION	30.370	140.64
High School Tuition	2.900	13.42
Total school	257.660	1,193.22
ACCREDITED HIGH SCHOOL	22.000	101.88
GENERAL SCHOOL	33.000	152.82
STATE EQUALIZATION	40.000	185.24
UNIVERSITY MILLAGE-6MILLS ADVA	6.000	27.78
Total state	101.000	467.72

Total Levied Taxes 649.890 3,009.64

DELINQUENT TAXES - INTEREST DATE: 10/31/2021

YEAR	AMOUNT	YEAR	AMOUNT
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VALUATION:

Market: 216,321

Taxable: 4,631

TAX ITEMS

TAX ITEM	1ST HALF	2ND HALF	TOTAL DUE
LEVIED TAXES	1,504.82	1,504.82	3,009.64
DAN CO SOIL CONS DIST	4.93	4.93	9.86

TOTAL TAX 1,509.75 1,509.75 3,019.50

TAXES DUE

By November 30, 2021

1,509.75

By May 31, 2022

1,509.75

TOTAL TAX DUE

3,019.50

The balance of tax not paid by the due date shall bear interest and penalty.
 Total does not include delinquent taxes.

Online Payment-<https://itax.tylertech.com/DanielsMT/>



Abbreviated 156 Farm Records (2021 Crop Year)

FARM: 1816

Montana

U.S. Department of Agriculture

Prepared: 1/18/22 10:27 AM

Daniels

Farm Service Agency

Crop Year: 2021

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.

Operator Name

Farm Identifier

[REDACTED]

DIVIDE 385

Farms Associated with Operator:

[REDACTED]

ARC/PLC G/VF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
635.38	573.34	573.34	0.0	0.0	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	573.34	0.0	0.0	0.0

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, BARLY	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	277.4	22	0.00
BARLEY	71.6	32	0.00
Total Base Acres:	349.0		

Tract Number: 1426 Description 34-36-44

FSA Physical Location : Daniels, MT

ANSI Physical Location: Daniels, MT

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
321.95	308.78	308.78	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	308.78	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	149.7	22	0.00
BARLEY	38.6	32	0.00
Total Base Acres:	188.3		

Owners: DAUGHERTY, VERONICA

FARM: 1816

Montana

U.S. Department of Agriculture

Prepared: 1/18/22 10:27 AM

Daniels

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

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

Other Producers: None

Tract Number: 2141 Description 4-35-44

FSA Physical Location : Daniels, MT

ANSI Physical Location: Daniels, MT

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
313.43	264.56	264.56	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	264.56	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	127.7	22	0.00
BARLEY	33.0	32	0.00
Total Base Acres:	160.7		

Owners: DAUGHERTY, VERONICA

Other Producers: None

Abbreviated 156 Farm Records (2022 Crop Year)

Montana

U.S. Department of Agriculture

FARM: 1816

Daniels

Farm Service Agency

Prepared: 1/18/22 10:26 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2022

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.

Operator Name [REDACTED] Farm Identifier
DIVIDE 385

Farms Associated with Operator:
[REDACTED]

ARC/PLC G/W/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
635.38	573.34	573.34	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod				
0.0	0.0	573.34	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	WHEAT, BARLY	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	277.4	22	0.00
BARLEY	71.6	32	0.00
Total Base Acres:	349.0		

Tract Number: 1426 Description 34-36-44

FSA Physical Location : Daniels, MT ANSI Physical Location: Daniels, MT

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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
321.95	308.78	308.78	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	308.78	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	149.7	22	0.00
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Other Producers: None

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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	264.56	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	127.7	22	0.00
BARLEY	33.0	32	0.00
Total Base Acres:	160.7		

Owners: DAUGHERTY, VERONICA

Other Producers: None



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: _____

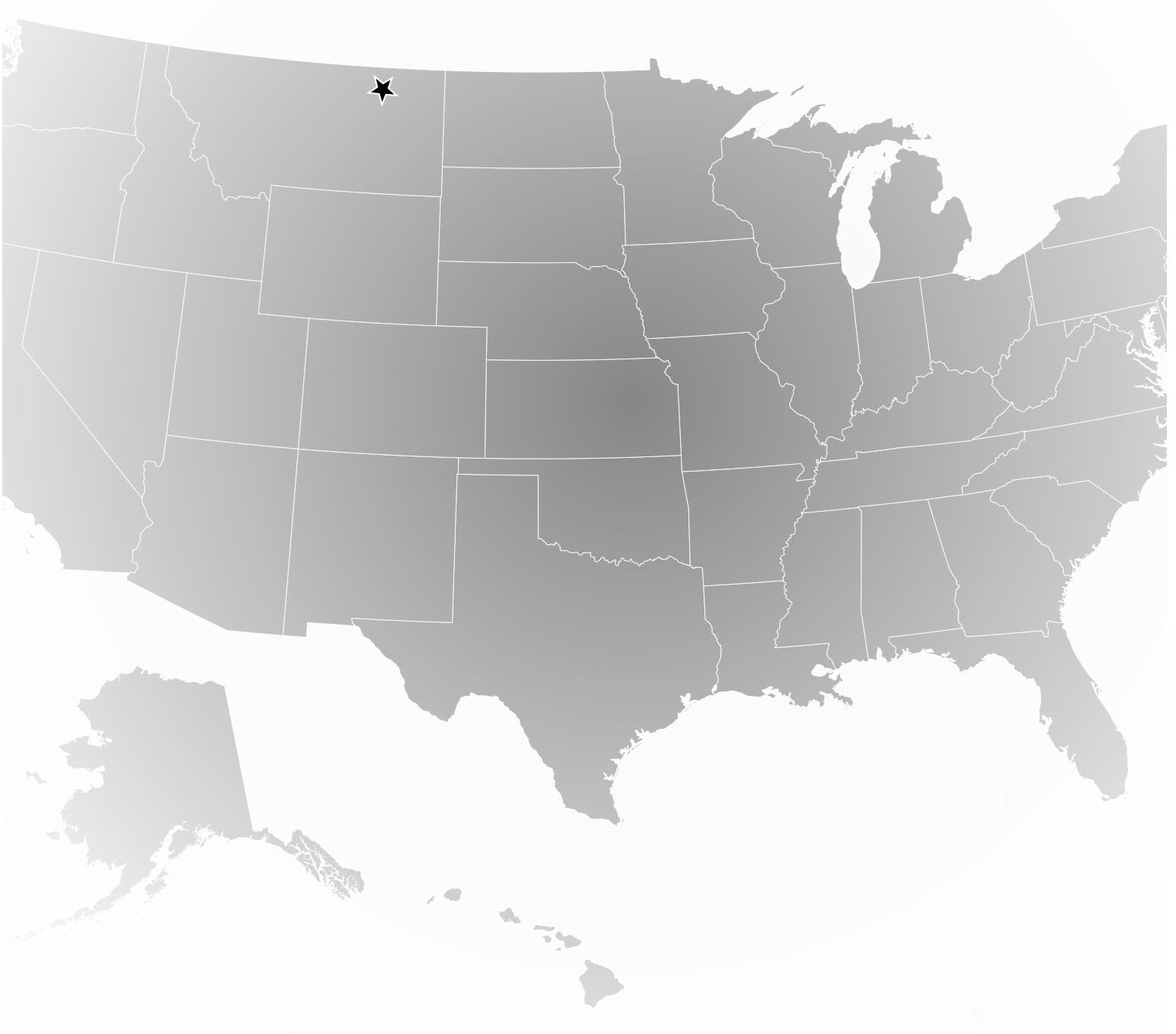
Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



Daniels County, Montana



2000 Main Avenue East
West Fargo, ND 58078
701.237.9173

701.203.8400 | Grand Forks, ND 58201

406.431.9436 | Watford City, ND 58854

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371

1688 Hwy 9, Larchwood, IA 51241
605.789.5677

308.217.4508 | Lexington, NE 68850

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