

WALSH & RAMSEY COUNTY  
NORTH DAKOTA

Opens: Tuesday, March 1 | 8AM

Closes: Tuesday, March 8 | 12PM CST 2022

# LAND AUCTION

Timed Online



## 406± Acres

Opportunity to purchase two tracts of farmland at public auction near Lawton & Adams ND. The acres sell free and clear of any lease agreements for the 2022 farming season.



- T1: From Lawton, north 1/2 mile on 105th Ave., east 2 miles on 62nd St. NE, north 1 mile on 107th Ave. NE, east 1 mile on 63rd St. NE, land on south side
- T2: From the intersection of Hwy 17 & 35, south 3 miles to 66th St. NE, then east 1 mile to western edge of tract.

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

**THE ESTATE OF DOUGLAS LEGACIE | Miles Legacie, PR**

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or visit SteffesGroup.com

Scott Steffes ND81; Max Steffes ND999; Brad Olstad ND319. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

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

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

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



#### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

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

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

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

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

**The auction begins Tuesday, March 1, 2022 at 8AM and will end Tuesday, March 8, 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)

**#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)

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

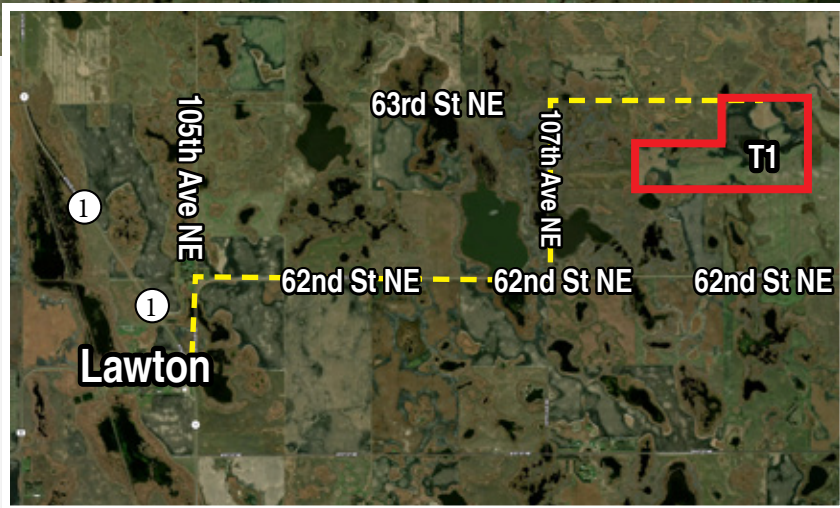
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



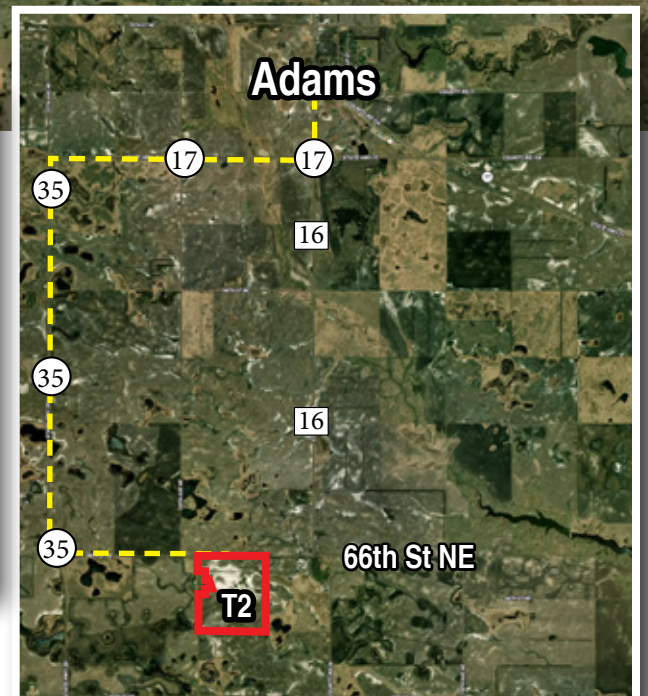
Lots with this symbol are linked together throughout the entire auction and will close together.

## MARCH 2022 - Opens 3/1 & Closes 3/8

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

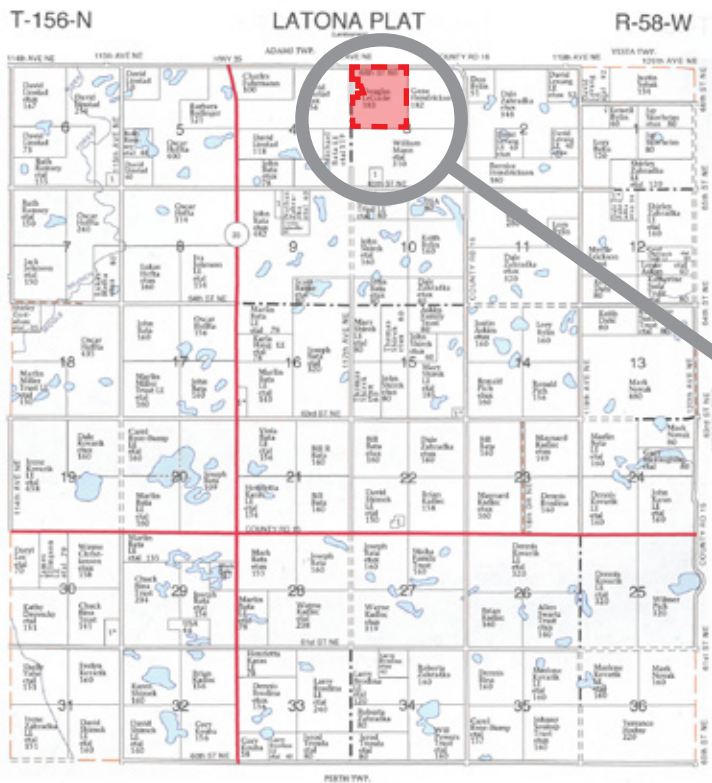
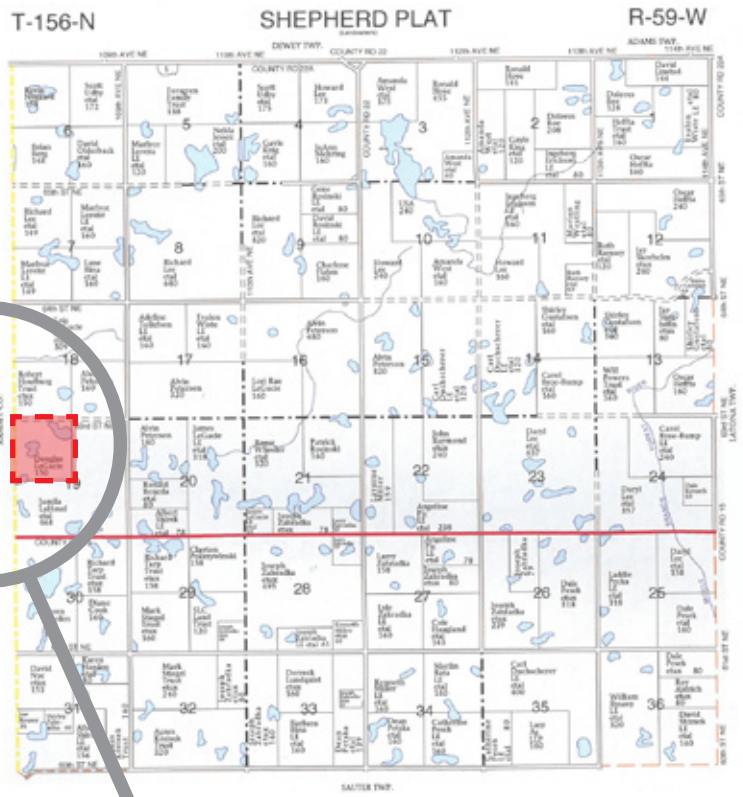
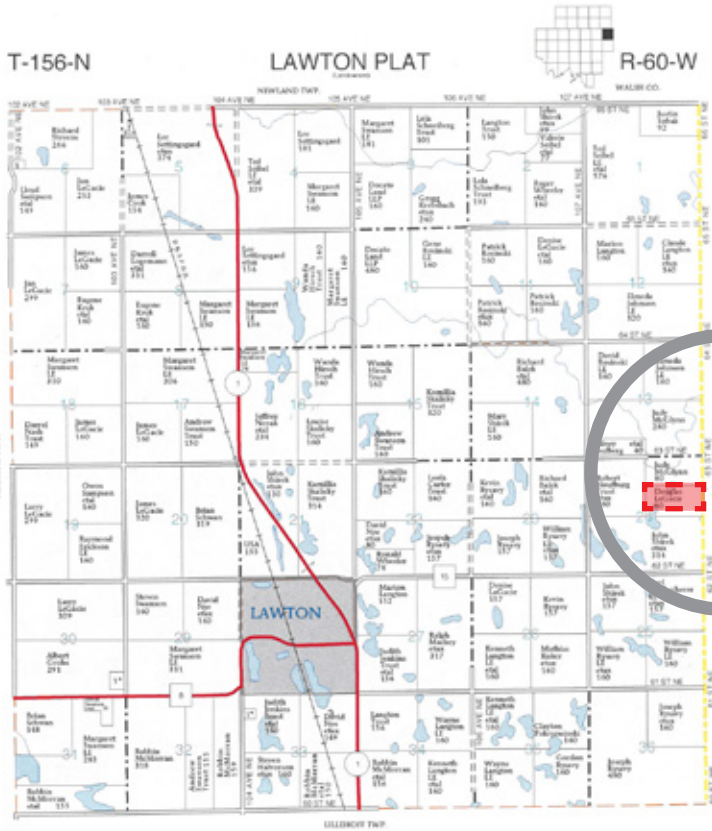


**T1:** From Lawton, north 1/2 mile on 105th Ave., east 2 miles on 62nd St. NE, north 1 mile on 107th Ave. NE, east 1 mile on 63rd St. NE, land on south side.



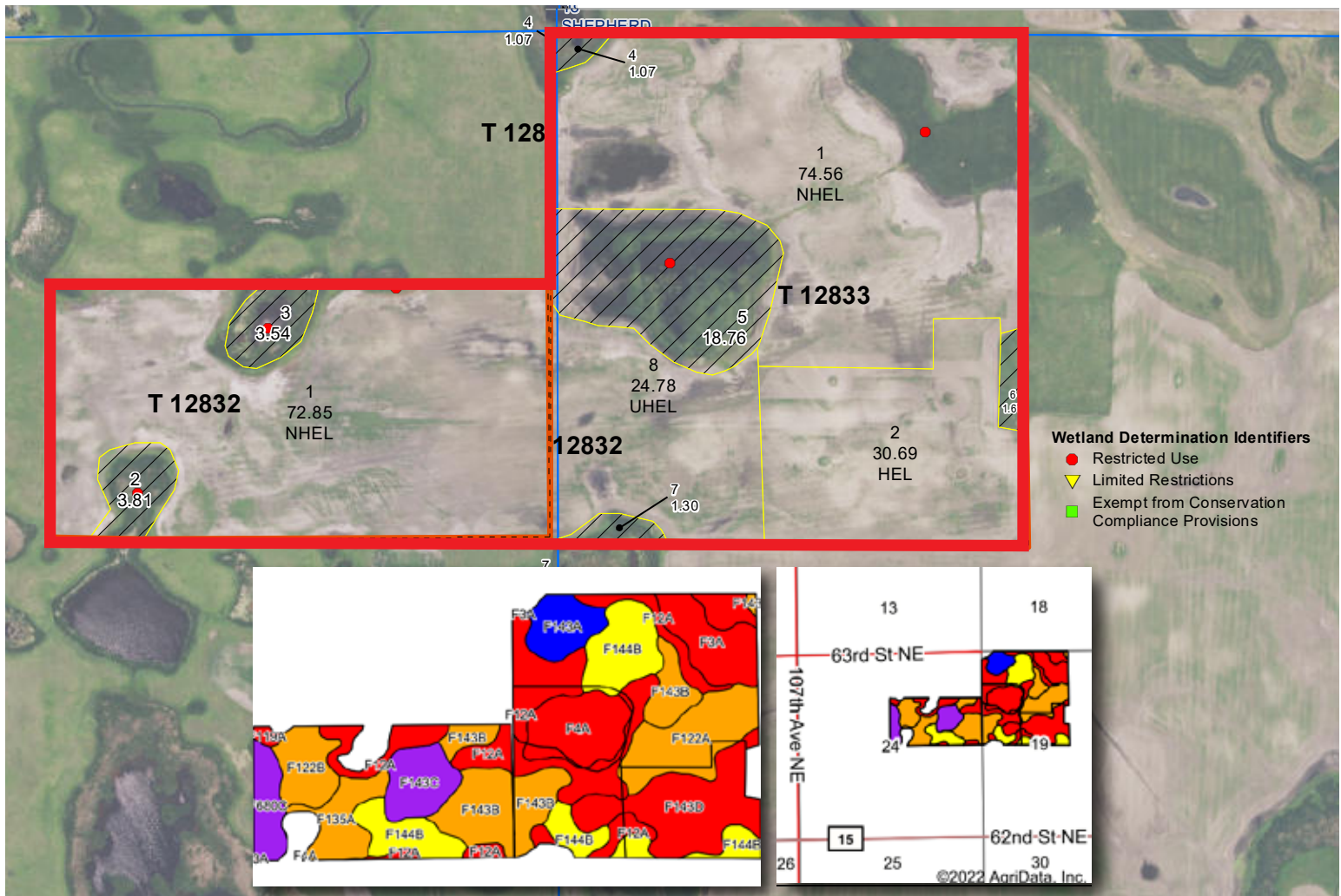
**T2:** From the intersection of Hwy 17 & 35, south 3 miles to 66th St. NE, then east 1 mile to western edge of tract.

# 5 Plat Maps: Ramsey & Walsh County, ND - Lawton, Latona & Shepherd Townships



**(Tract 1) Ramsey & Walsh County:** Secions 24 (Lawton Township) & 19 (Shepherd Township)  
**(Tract 2) Walsh County:** Section 3 (Latona Township)  
Total Acres: 406± • Cropland Acres: 375± • To be sold in 2 tracts!

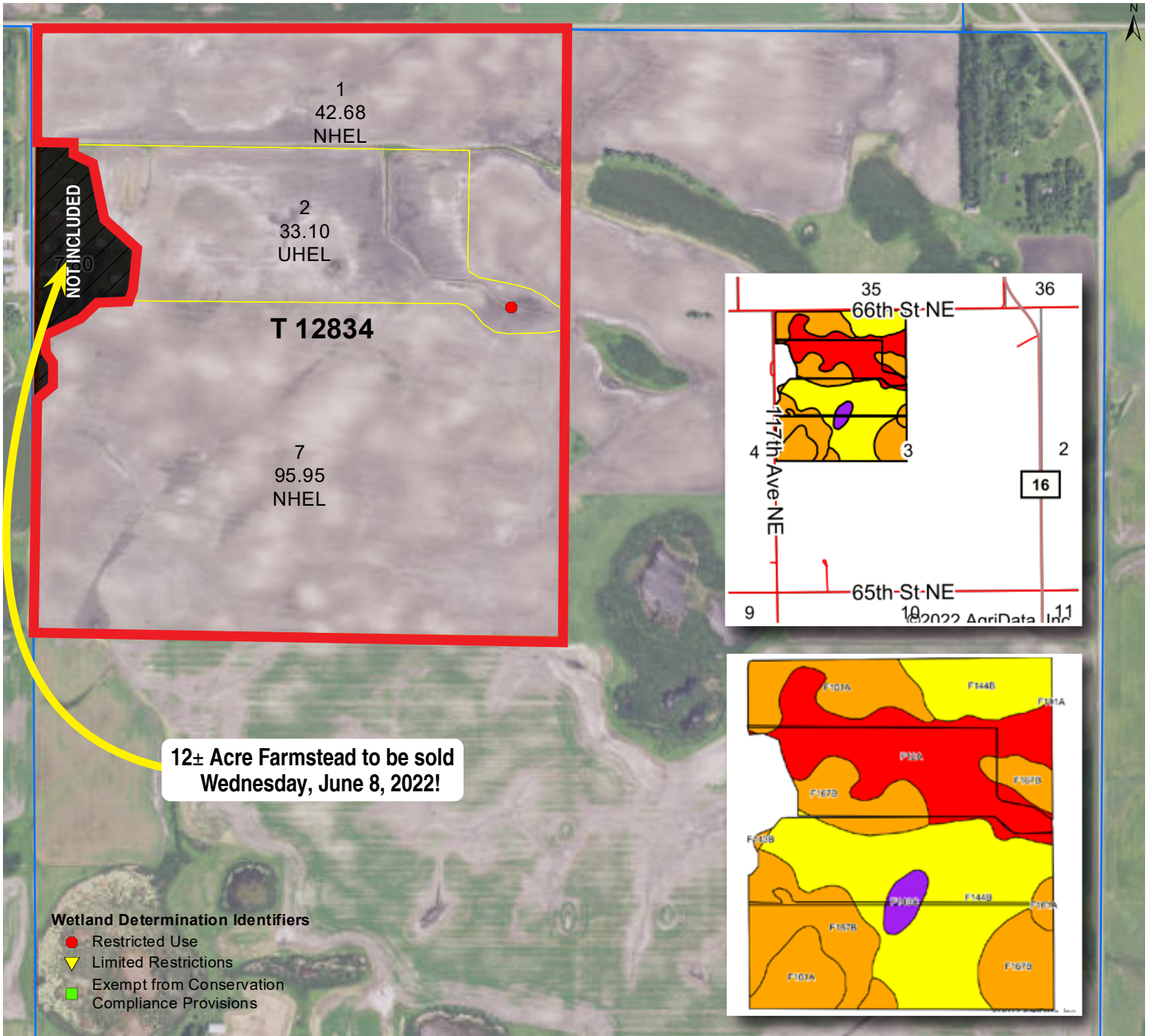
**Description:** S1/2NE1/4 Section 24-156-60; E1/2NW1/4 & Lots 1 & 2 Section 19-156-59 • **Total Acres:** 230.49±  
**Cropland Acres:** 203± • **PID #s:** 31-0000-08230-000, 34-0000-07944-000, & 34-0000-07946-000  
**Soil Productivity Index:** 53 • **Soils:** Vallers, saline-Parnell complex (15%), Barnes-Buse-Langhei loams (11%),  
 Barnes-Buse loams (10%) • **Taxes (2021):** \$1,309.92 • ✓ US Fish & Wildlife Wetland Easement



Area Symbol: ND071, Soil Area Version: 27  
 Area Symbol: ND099, Soil Area Version: 22

| Code                    | Soil Description                                       | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| F12A                    | Vallers, saline-Parnell complex, 0 to 1 percent slopes | 32.54 | 14.6%            |           | IVw              | 31                 |
| F143D                   | Barnes-Buse-Langhei loams, 9 to 15 percent slopes      | 25.35 | 11.3%            |           | Vle              | 41                 |
| F144B                   | Barnes-Buse loams, 3 to 6 percent slopes               | 21.99 | 9.8%             |           | IIIe             | 69                 |
| F122A                   | Svea-Cresbard loams, 0 to 3 percent slopes             | 18.91 | 8.5%             |           | IIc              | 79                 |
| F143B                   | Barnes-Svea loams, 3 to 6 percent slopes               | 14.87 | 6.6%             |           | Ile              | 75                 |
| F4A                     | Southam silty clay loam, 0 to 1 percent slopes         | 14.85 | 6.6%             |           | VIIIw            | 10                 |
| F143B                   | Barnes-Svea loams, 3 to 6 percent slopes               | 13.41 | 6.0%             |           | Ile              | 75                 |
| F3A                     | Parnell silty clay loam, 0 to 1 percent slopes         | 12.78 | 5.7%             |           | Vw               | 25                 |
| F12A                    | Vallers, saline-Parnell complex, 0 to 1 percent slopes | 12.22 | 5.5%             |           | IVw              | 31                 |
| F143C                   | Barnes-Buse-Langhei loams, 6 to 9 percent slopes       | 10.55 | 4.7%             |           | IVe              | 55                 |
| F135A                   | Hamerly-Cresbard loams, 0 to 3 percent slopes          | 9.90  | 4.4%             |           | Ile              | 75                 |
| F122B                   | Barnes-Cresbard loams, 3 to 6 percent slopes           | 9.73  | 4.4%             |           | Ile              | 76                 |
| F143A                   | Barnes-Svea loams, 0 to 3 percent slopes               | 9.07  | 4.1%             |           | IIc              | 85                 |
| F144B                   | Barnes-Buse loams, 3 to 6 percent slopes               | 8.69  | 3.9%             |           | IIIe             | 69                 |
| F680C                   | Barnes-Sioux complex, 3 to 9 percent slopes            | 7.68  | 3.4%             |           | Ile              | 55                 |
| F119A                   | Vallers-Hamerly loams, saline, 0 to 3 percent slopes   | 1.00  | 0.4%             |           | IVw              | 45                 |
| F3A                     | Parnell silty clay loam, 0 to 1 percent slopes         | 0.07  | 0.0%             |           | Vw               | 25                 |
| <b>Weighted Average</b> |  |       |                  |           | <b>3.67</b>      | <b>53.3</b>        |

**Description:** NW1/4 LESS 7AC Farmstead to be Surveyed Section 3-156-58 • **Total Acres:** 174±  
**Cropland Acres:** 172± • **PID #:** part of 30-0000-07150-000 • **Soil Productivity Index:** 62  
**Soils:** Barnes-Buse-Langhei loams (36%), Balaton-Wyard loams (25%), Vallers, saline-Parnell complex (23%)  
**Taxes (2021):** \$1,328.78 (includes part of farmstead) • **NO** US Fish & Wildlife Wetland Easement



**12± Acre Farmstead to be sold Wednesday, June 8, 2022!**

**Wetland Determination Identifiers**

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

Area Symbol: ND099, Soil Area Version: 22

| Code                    | Soil Description                                       | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| F144B                   | Barnes-Buse loams, 3 to 6 percent slopes               | 62.81 | 36.4%            |           | IIIe             | 69                 |
| F167B                   | Balaton-Wyard loams, 0 to 6 percent slopes             | 42.30 | 24.5%            |           | Ile              | 73                 |
| F12A                    | Vallers, saline-Parnell complex, 0 to 1 percent slopes | 38.81 | 22.5%            |           | IVw              | 31                 |
| F101A                   | Hamerly-Wyard loams, 0 to 3 percent slopes             | 25.30 | 14.7%            |           | Ile              | 77                 |
| F143C                   | Barnes-Buse-Langhei loams, 6 to 9 percent slopes       | 3.15  | 1.8%             |           | IVe              | 55                 |
| F143B                   | Barnes-Svea loams, 3 to 6 percent slopes               | 0.29  | 0.2%             |           | Ile              | 75                 |
| <b>Weighted Average</b> |  |       |                  |           | <b>2.85</b>      | <b>62.4</b>        |

## 2021 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number                      Jurisdiction  
**34-0000-07944-000**                      SHEPHERD TWP.  
Physical Location                      3417020002  
 Lot: 1&2    Blk:                      Sec: 19 Twp: 156 Rng: 59  
 Addition: SHEPHERD NO ADDITION                      Acres: 70.49  
Legal Description  
 U187BLF LOTS 1&2 70.49A- 19-156-59

## 2021 TAX BREAKDOWN

Net consolidated tax                      337.26  
 Plus:Special assessments                      \_\_\_\_\_  
 Total tax due                      337.26  
 Less: 5% discount,  
       if paid by Feb.15,2022                      16.86

**Amount due by Feb.15,2022                      320.40**

Or pay in 2 installments(with no discount)  
 Payment 1:Pay by Mar.1st                      168.63  
 Payment 2:Pay by Oct.15th                      168.63

Legislative tax relief  
(3-year comparison):

|  | 2019   | 2020   | 2021   |
|--|--------|--------|--------|
| Legislative tax relief                   | 204.79 | 174.06 | 175.83 |
| Tax distribution<br>(3-year comparison): |        |        |        |
| True and full value                      | 29,044 | 29,702 | 30,319 |
| Taxable value                            | 1,452  | 1,485  | 1,516  |
| Less: Homestead credit                   |        |        |        |
| Disabled Veteran credit                  |        |        |        |
| Net taxable value->                      | 1,452  | 1,485  | 1,516  |
| Total mill levy                          | 243.17 | 241.35 | 222.47 |

## Taxes By District(in dollars):

|                     | 2019   | 2020   | 2021   |
|---------------------|--------|--------|--------|
| COUNTY              | 173.52 | 175.61 | 166.75 |
| TOWNSHIP            | 37.27  | 37.27  | 37.10  |
| SCHOOL-consolidated | 130.68 | 133.65 | 121.28 |
| FIRE                | 7.26   | 7.42   | 7.58   |
| WATER               | 2.90   | 2.97   | 3.03   |
| STATE               | 1.45   | 1.48   | 1.52   |
| Consolidated tax    | 353.08 | 358.40 | 337.26 |

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

Net effective tax rate>                      1.22%                      1.20%                      1.11%

## 2021 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number                      Jurisdiction  
**34-0000-07946-000**                      SHEPHERD TWP.  
Physical Location                      3417020002  
 Lot:                      Blk:                      Sec: 19 Twp: 156 Rng: 59  
 Addition: SHEPHERD NO ADDITION                      Acres: 80.00  
Legal Description  
 U187BLF E1/2NW1/4 80A-19-156-59

## 2021 TAX BREAKDOWN

Net consolidated tax                      446.94  
 Plus:Special assessments                      \_\_\_\_\_  
 Total tax due                      446.94  
 Less: 5% discount,  
       if paid by Feb.15,2022                      22.35

**Amount due by Feb.15,2022                      424.59**

Or pay in 2 installments(with no discount)  
 Payment 1:Pay by Mar.1st                      223.47  
 Payment 2:Pay by Oct.15th                      223.47

Legislative tax relief  
(3-year comparison):

|  | 2019   | 2020   | 2021   |
|--|--------|--------|--------|
| Legislative tax relief                   | 271.50 | 230.79 | 233.00 |
| Tax distribution<br>(3-year comparison): |        |        |        |
| True and full value                      | 38,489 | 39,375 | 40,176 |
| Taxable value                            | 1,925  | 1,969  | 2,009  |
| Less: Homestead credit                   |        |        |        |
| Disabled Veteran credit                  |        |        |        |
| Net taxable value->                      | 1,925  | 1,969  | 2,009  |
| Total mill levy                          | 243.17 | 241.35 | 222.47 |

## Taxes By District(in dollars):

|                     | 2019   | 2020   | 2021   |
|---------------------|--------|--------|--------|
| COUNTY              | 230.05 | 232.83 | 220.99 |
| TOWNSHIP            | 49.41  | 49.42  | 49.16  |
| SCHOOL-consolidated | 173.25 | 177.21 | 160.72 |
| FIRE                | 9.62   | 9.85   | 10.04  |
| WATER               | 3.85   | 3.94   | 4.02   |
| STATE               | 1.92   | 1.97   | 2.01   |
| Consolidated tax    | 468.10 | 475.22 | 446.94 |

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

Net effective tax rate>                      1.22%                      1.20%                      1.11%



2021 RAMSEY COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 31-0000-08230-000  
 Jurisdiction LAWTON TOWNSHIP

Statement No: 8,835

2021 TAX BREAKDOWN

Physical Location

3104010000  
 Lot: Blk: Sec: 24 Twp: 156 Rng: 60  
 Addition: TOWNSHIP Acres: 80.00

Net consolidated tax 525.72  
 Plus: Special assessments  
 Total tax due 525.72  
 Less: 5% discount,  
 if paid by Feb.15,2022 26.29

Statement Name  
**LEGACIE, DOUGLAS**

**Amount due by Feb.15,2022 499.43**

Legal Description

S1/2NE1/4 24 156 60 (E/B)

Or pay in 2 installments(with no discount)  
 Payment 1: Pay by Mar.1st 262.86  
 Payment 2: Pay by Oct.15th 262.86

Legislative tax relief  
 (3-year comparison):

|                        | 2019   | 2020   | 2021   |
|------------------------|--------|--------|--------|
| Legislative tax relief | 334.77 | 351.36 | 361.21 |

Special assessments:  
 SPC# AMOUNT DESCRIPTION

Tax distribution

| (3-year comparison):    | 2019   | 2020   | 2021   |
|-------------------------|--------|--------|--------|
| True and full value     | 50,800 | 51,000 | 53,100 |
| Taxable value           | 2,540  | 2,550  | 2,655  |
| Less: Homestead credit  |        |        |        |
| Disabled Veteran credit |        |        |        |
| Net taxable value->     | 2,540  | 2,550  | 2,655  |
| Total mill levy         | 202.97 | 198.39 | 198.01 |

Taxes By District(in dollars):

|          |        |        |        |
|----------|--------|--------|--------|
| COUNTY   | 246.15 | 239.54 | 272.13 |
| TOWNSHIP | 25.55  | 21.55  | 25.25  |
| SCHOOL   | 228.60 | 229.50 | 212.40 |
| FIRE     | 12.70  | 12.75  | 13.28  |
| STATE    | 2.54   | 2.55   | 2.66   |

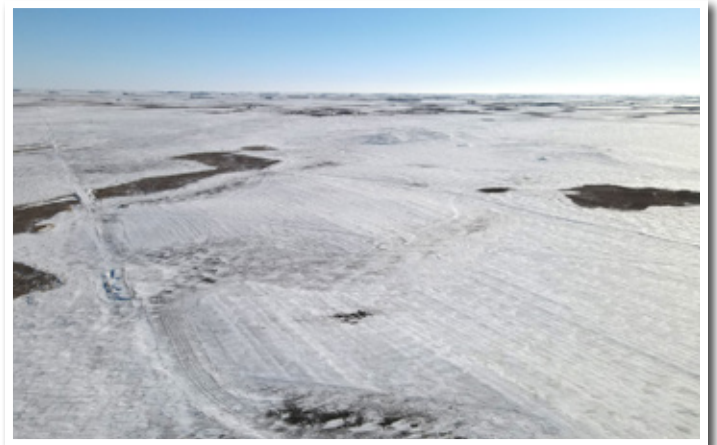
NOTE:

PAYMENT TO RAMSEY COUNTY  
 TREASURER OR PAY ONLINE AT  
 WWW.CO.RAMSEY.ND.US  
 (OFFICIAL PAYMENTS)

Consolidated tax 515.54 505.89 525.72

FOR ASSISTANCE, CONTACT:  
 RAMSEY COUNTY TREASURER  
 524 4TH AVE NE UNIT #20  
 DEVILS LAKE ND 58301-2400  
 TELEPHONE: 701-662-7021

Net effective tax rate> 1.01% .99% .99%



2021 WALSH COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 30-0000-07150-000 Jurisdiction LATONA TWP.

Physical Location

3007010001

Lot: Blk: Sec: 3 Twp: 156 Rng: 58  
 Addition: LATONA NO ADDITION Acres: 181.55

Legal Description

U177AF NW1/4 181.55A 3-156-58

2021 TAX BREAKDOWN

Net consolidated tax 1,328.78  
 Plus: Special assessments  
 Total tax due 1,328.78  
 Less: 5% discount,  
 if paid by Feb.15,2022 66.44

**Amount due by Feb.15,2022 1,262.34**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 664.39  
 Payment 2: Pay by Oct.15th 664.39

Legislative tax relief  
 (3-year comparison):

|                         | 2019        | 2020        | 2021        |
|-------------------------|-------------|-------------|-------------|
| Legislative tax relief  | 940.76      | 720.04      | 728.18      |
| Tax distribution        |             |             |             |
| (3-year comparison):    | <b>2019</b> | <b>2020</b> | <b>2021</b> |
| True and full value     | 112,698     | 100,624     | 102,643     |
| Taxable value           | 5,635       | 5,031       | 5,132       |
| Less: Homestead credit  |             |             |             |
| Disabled Veteran credit |             |             |             |
| Net taxable value->     | 5,635       | 5,031       | 5,132       |
| Total mill levy         | 270.85      | 266.26      | 258.92      |

Taxes By District (in dollars):

|                     |          |          |          |
|---------------------|----------|----------|----------|
| COUNTY              | 673.38   | 594.92   | 564.52   |
| TOWNSHIP            | 83.79    | 72.19    | 72.62    |
| SCHOOL-consolidated | 681.72   | 594.46   | 612.09   |
| FIRE                | 73.26    | 65.40    | 66.72    |
| WATER               | 8.45     | 7.55     | 7.70     |
| STATE               | 5.64     | 5.03     | 5.13     |
| Consolidated tax    | 1,526.24 | 1,339.55 | 1,328.78 |

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)

Net effective tax rate> 1.35% 1.33% 1.29%

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



NORTH DAKOTA

RAMSEY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6323

Prepared : 1/14/22 12:10 PM

Crop Year : 2022

**Operator Name** :  
**Farms Associated with Operator** : 38-071-4354, 38-071-4791, 38-071-5929, 38-071-6037, 38-071-6196, 38-071-6323  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : 2019-38-099-0011594  
**ARCPLC G//F Eligibility** : Eligible

## Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP           | Sugarcane | Farm Status          | Number Of Tracts       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 412.56             | 374.61             | 374.61                 | 0.00           | 0.00 | 0.00 | 0.00          | 0.00      | Active               | 3                      |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | MPL  | Acre Election | EWP       | DCP Ag.Rel. Activity | Broken From Native Sod |
| 0.00               | 0.00               | 374.61                 | 0.00           |      | 0.00 |               | 0.00      | 0.00                 | 0.00                   |

## Crop Election Choice

| ARC Individual | ARC County   | Price Loss Coverage |
|----------------|--------------|---------------------|
| None           | WHEAT, SOYBN | None                |

## DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Wheat        | 144.35        | 0.00                        | 36        |     |
| Soybeans     | 24.95         | 0.00                        | 26        |     |
| <b>TOTAL</b> | <b>169.30</b> | <b>0.00</b>                 |           |     |

## NOTES

**Tract Number** : 12832

**Description** : RRR10/ S2NE 24-156-60  
**FSA Physical Location** : NORTH DAKOTA/RAMSEY  
**ANSI Physical Location** : NORTH DAKOTA/RAMSEY  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : DOUGLAS WAYNE LEGACIE  
**Other Producers** : None  
**Recon ID** : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                   | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|-----------------------|------------------------|
| 80.20              | 72.85              | 72.85                  | 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               | 72.85                  | 0.00           | 0.00 | 0.00 | 0.00                  | 0.00                   |

## DCP Crop Data

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

NORTH DAKOTA  
RAMSEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6323  
Prepared : 1/14/22 12:10 PM  
Crop Year : 2022

## Abbreviated 156 Farm Record

## Tract 12832 Continued ...

|              |              |             |    |
|--------------|--------------|-------------|----|
| Wheat        | 28.19        | 0.00        | 36 |
| Soybeans     | 4.87         | 0.00        | 26 |
| <b>TOTAL</b> | <b>33.06</b> | <b>0.00</b> |    |

## NOTES

**Tract Number** : 12833

**Description** : A8/ NW 19-156-59  
**FSA Physical Location** : NORTH DAKOTA/WALSH  
**ANSI Physical Location** : NORTH DAKOTA/WALSH  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : DOUGLAS WAYNE LEGACIE  
**Other Producers** : None  
**Recon ID** : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                  | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 152.83             | 130.03             | 130.03                 | 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               | 130.03                 | 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        | 50.33        | 0.00                        | 36        |
| Soybeans     | 8.70         | 0.00                        | 26        |
| <b>TOTAL</b> | <b>59.03</b> | <b>0.00</b>                 |           |

## NOTES

**Tract Number** : 12834

**Description** : NW-3-156-58  
**FSA Physical Location** : NORTH DAKOTA/WALSH  
**ANSI Physical Location** : NORTH DAKOTA/WALSH  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : DOUGLAS WAYNE LEGACIE  
**Other Producers** : None  
**Recon ID** : None

NORTH DAKOTA  
 RAMSEY  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 6323  
 Prepared : 1/14/22 12:10 PM  
 Crop Year : 2022

Abbreviated 156 Farm Record

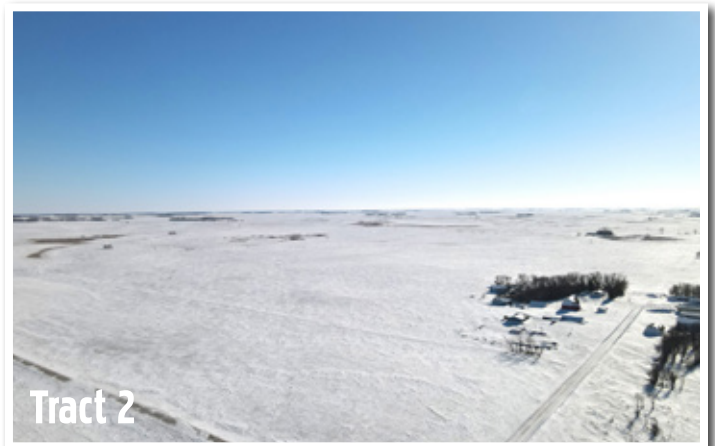
Tract 12834 Continued ...

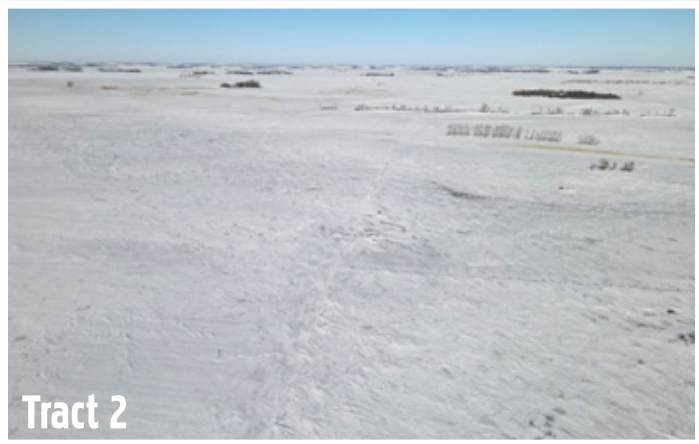
Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                  | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 179.53             | 171.73             | 171.73                 | 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               | 171.73                 | 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        | 65.83        | 0.00                        | 36        |
| Soybeans     | 11.38        | 0.00                        | 26        |
| <b>TOTAL</b> | <b>77.21</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 & Ramsey County, North Dakota



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

2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319.385.2000

641.423.1947 | Mason City, IA 50401

515.432.6000 | Ames, IA 50010

[SteffesGroup.com](http://SteffesGroup.com)