

HETTINGER COUNTY
NORTH DAKOTA

Opens: Thursday, September 15 | 8AM
Closes: Tuesday, September 20 | 12PM MDT 2022

LAND AUCTION

Timed Online

783± Acres

Acme Townships

Auctioneer's Note: Investors, Ranchers, and Hunters, don't miss this opportunity to purchase these topographically diverse tracts of land in Hettinger County. Tract 1 has an expansive offering of pasture acres including nature water for livestock along with several tillable cropland acres on the southern and eastern edges. Tract 2 offers additional tillable and pasture acres surrounding the farmstead, which is offered separately as Tract 3. Take the livestock off the pastures in the fall and enjoy abundant North Dakota hunting opportunities. This land sells clear of any pasture or cropland leases for 2023.

Preview Date: Wednesday, September 14 from 12-2PM MST



From the intersection of ND Hwy. 8 and 65th St SW (7 miles north of Mott ND), drive west 4 miles to the intersection with 95th Ave SW. From this intersection, continuing west there is a prairie trail along the section line between Tracts 1 and 2, and another trail that leads north along the eastern edge of Tract 1. South from this intersection grants you access to Tracts 2 and 3 from 95th Ave SW.

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

HC HOIBY, LLLP

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or Martin Peterson 320.905.5325, or visit SteffesGroup.com

Scott Steffes ND81; Max Steffes ND999. **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 opens Thursday, September 15, 2022 at 8AM MDT and will close Tuesday, September 20, 2022 at 12PM MDT.

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.

Hettinger County, ND

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.

Taxes to be prorated to the date of close. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

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

THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is

in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

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

MINERAL RIGHTS

The Seller reserves 100% of all mineral rights, if any.

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

Tract 3 will be surveyed at SELLER'S expense. If tracts 2 and 3 sell to the same buyer, seller WILL NOT provide survey.

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 \$3,500/X [More Photos](#)
US \$560,000.00
(160.00 X \$3,500.00)

This is an AUCTION! To the Highest Bidder.

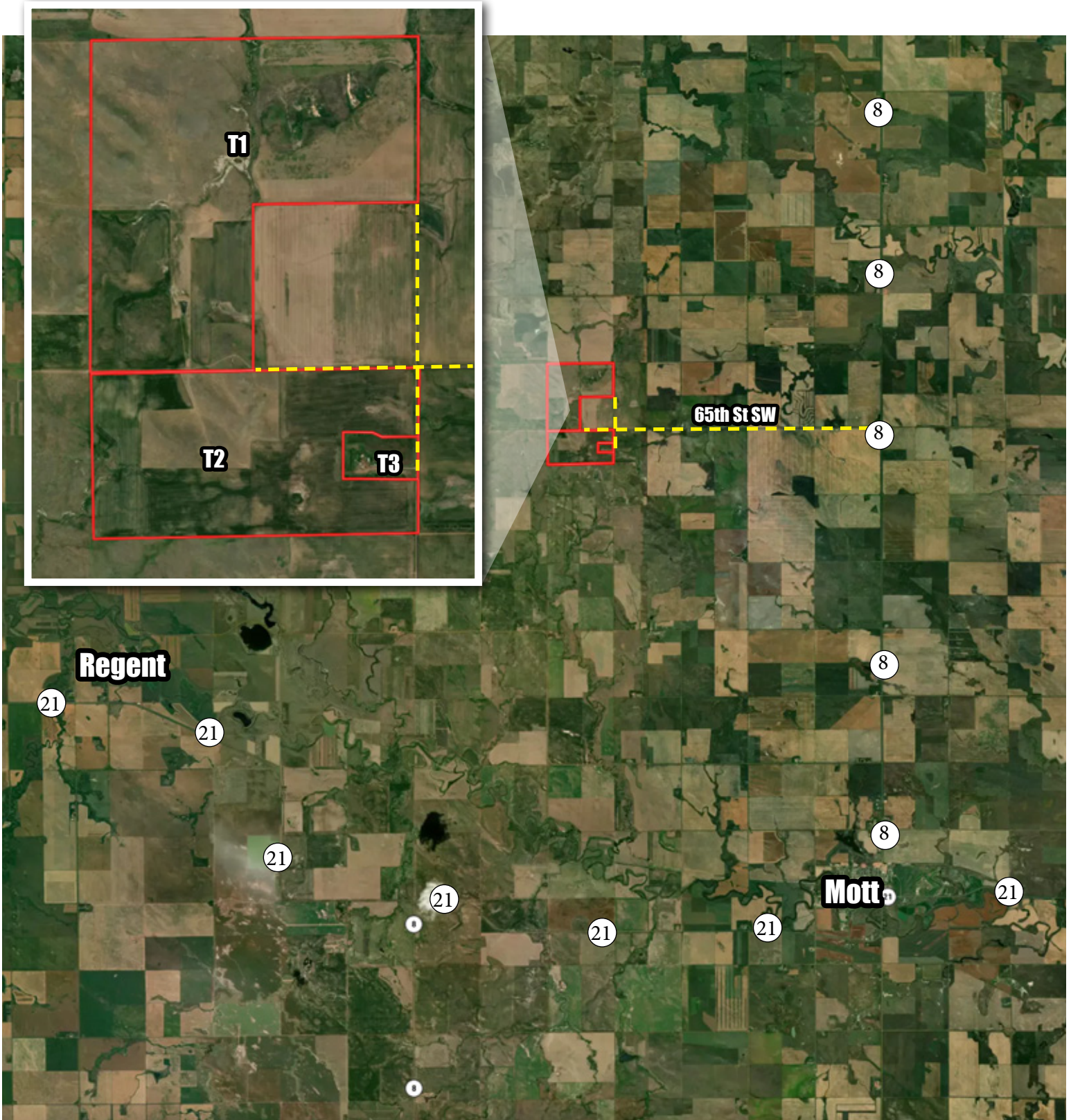
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



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



From the intersection of ND Hwy. 8 and 65th St SW (7 miles north of Mott ND), drive west 4 miles to the intersection with 95th Ave SW. From this intersection, continuing west there is a prairie trail along the section line between Tracts 1 and 2, and another trail that leads north along the eastern edge of Tract 1. South from this intersection grants you access to Tracts 2 and 3 from 95th Ave SW.

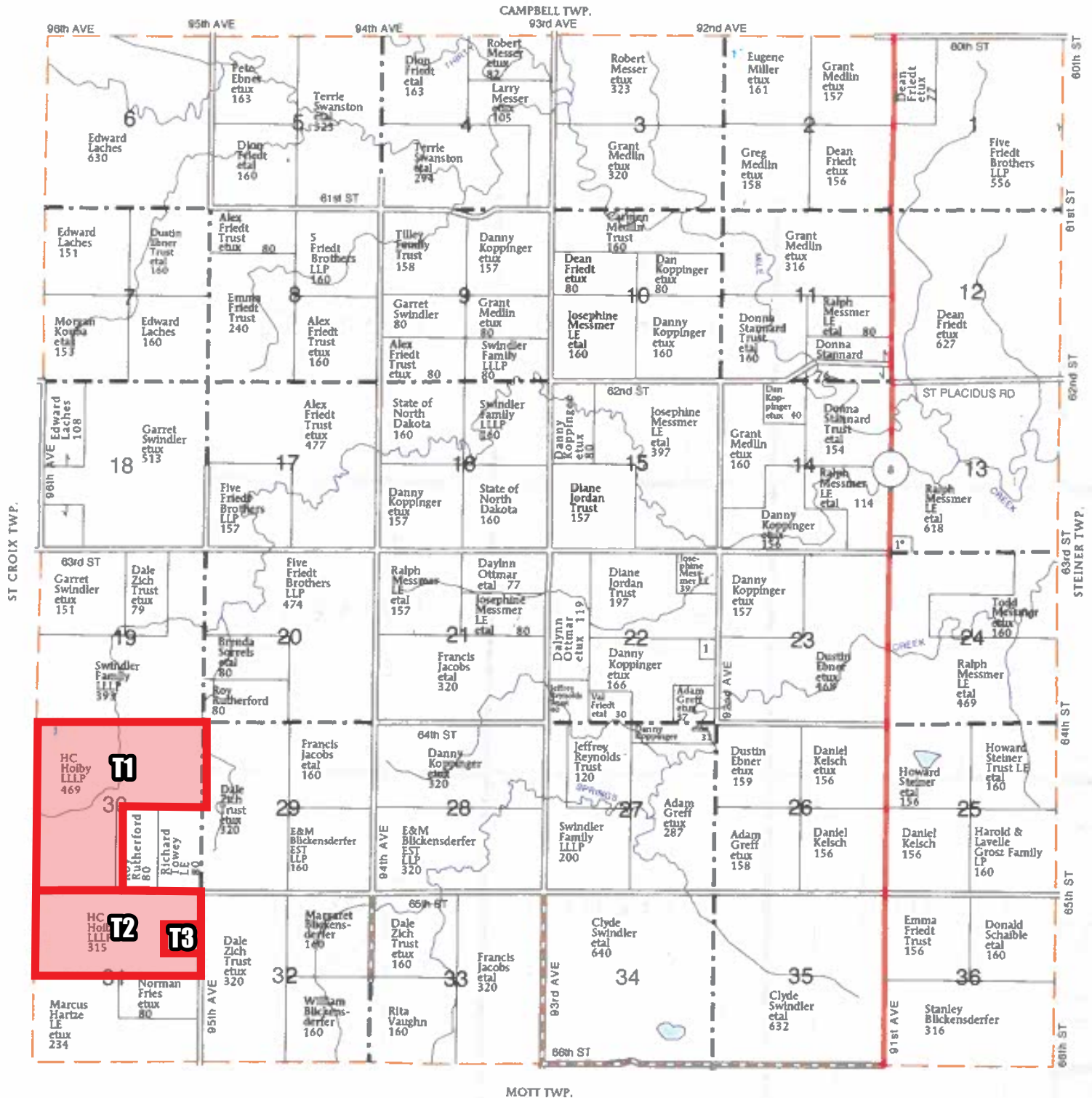


Description: Acme Township, Sections 30 & 31
Total Acres: 783.29± • Cropland Acres: 491.39± • To Be Sold in 3 Tracts!

T-135-N

ACME PLAT

R-93-W



Description: NE1/4; NW1/4; SW1/4 ALL in
Section 30-135-93

Total Acres: 468.72±

Cropland Acres: 262.47±

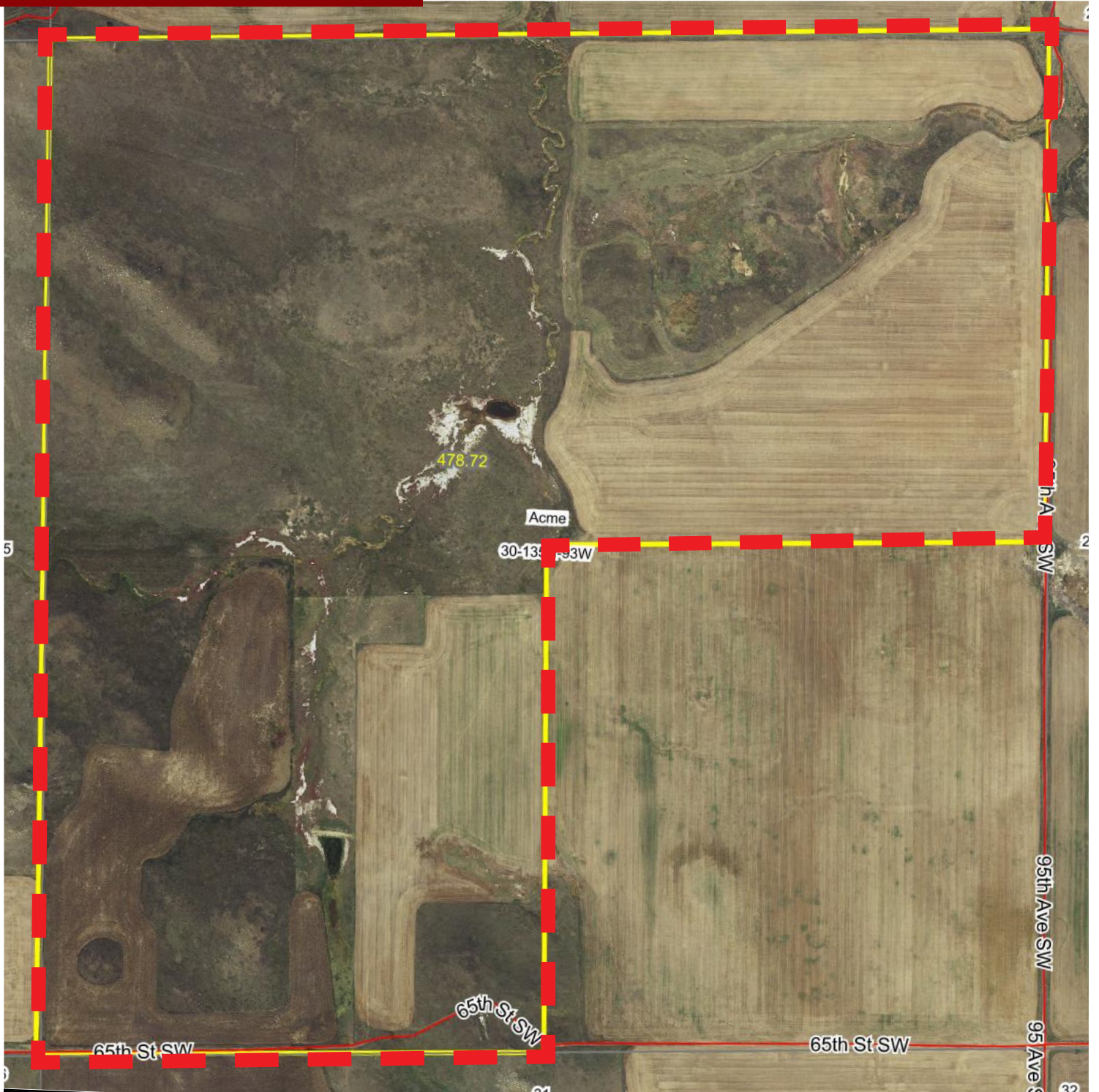
PID #: 12-0000-01963-000, 12-0000-01966-000, &
12-0000-01967-000

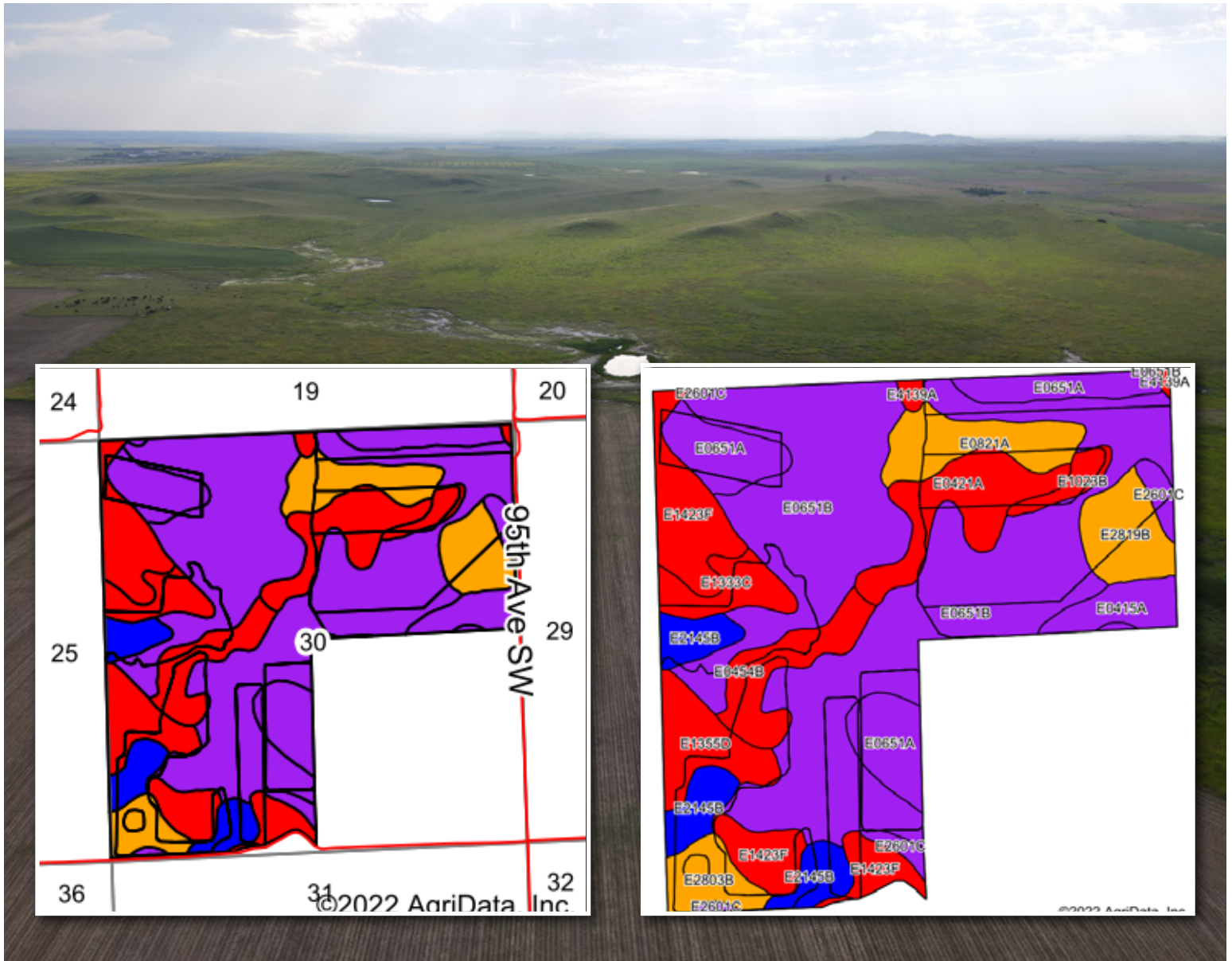
Soil Productivity Index: 50.5

Soils: Regent-Janesburg complex (53.7%), Flasher-
Vebar-Parshall complex (8.4%), Belfield-Daglum clay
loams (5.6%)

Taxes (2021): \$2,041.15

NO US Fish & Wildlife Easements

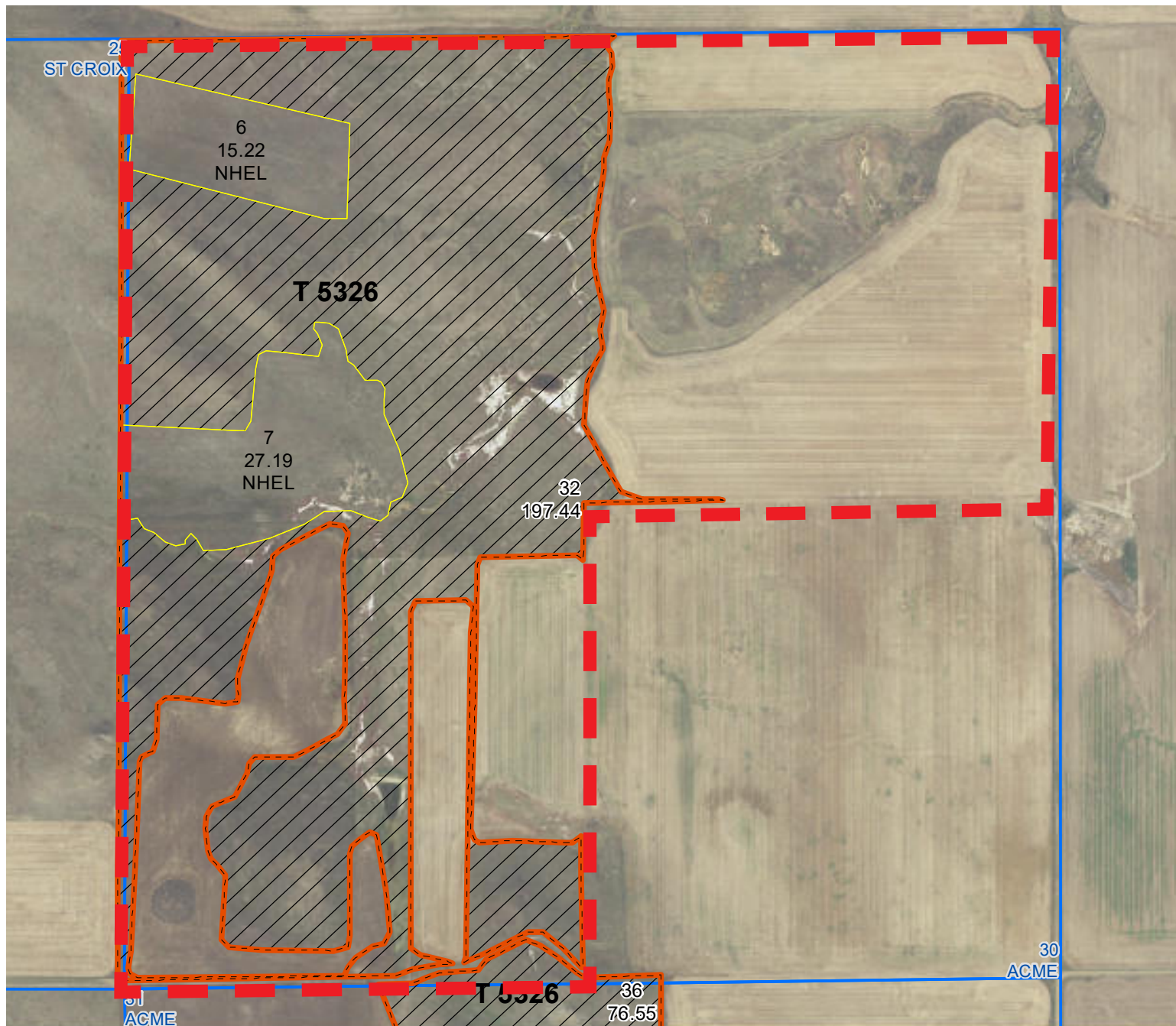


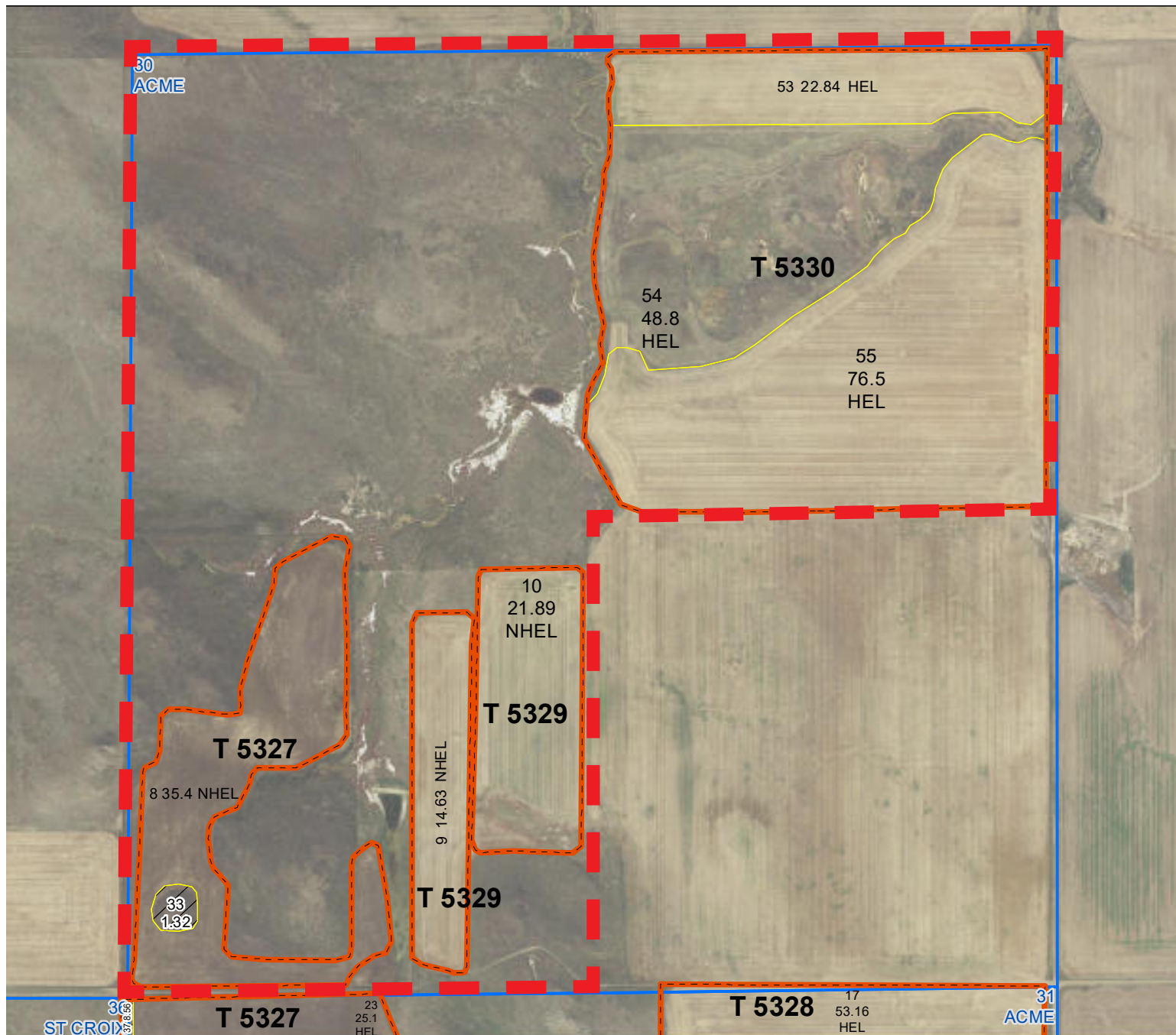


Area Symbol: ND041, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	207.14	44.9%		Ile	51
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	40.69	8.8%		IIs	54
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	38.69	8.4%		VIIe	22
E0421A	Belfield-Daglum clay loams, saline, 0 to 2 percent slopes	25.86	5.6%		VIIs	31
E2145B	Shambo loam, 2 to 6 percent slopes	23.40	5.1%		Ile	82
E0821A	Lawther silty clay, 0 to 2 percent slopes	21.00	4.6%		Ile	79
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	18.80	4.1%		IVs	35
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	17.72	3.8%		VIe	32
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	17.45	3.8%		Ile	78
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	12.32	2.7%		IVe	40
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	11.87	2.6%		Ile	76
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	11.34	2.5%		IIs	60
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	7.42	1.6%		IIIe	53
E1023B	Moreau-Barkof silty clays, saline, 0 to 6 percent slopes	5.30	1.1%		IVs	32
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	2.23	0.5%		VIw	43
Weighted Average					2.99	50.5

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





Description: NW1/4; NE1/4 (Less 16± Acre Surveyed Farmstead) All in Section 31-135-93

Total Acres: 298.57±

Cropland Acres: 228.92±

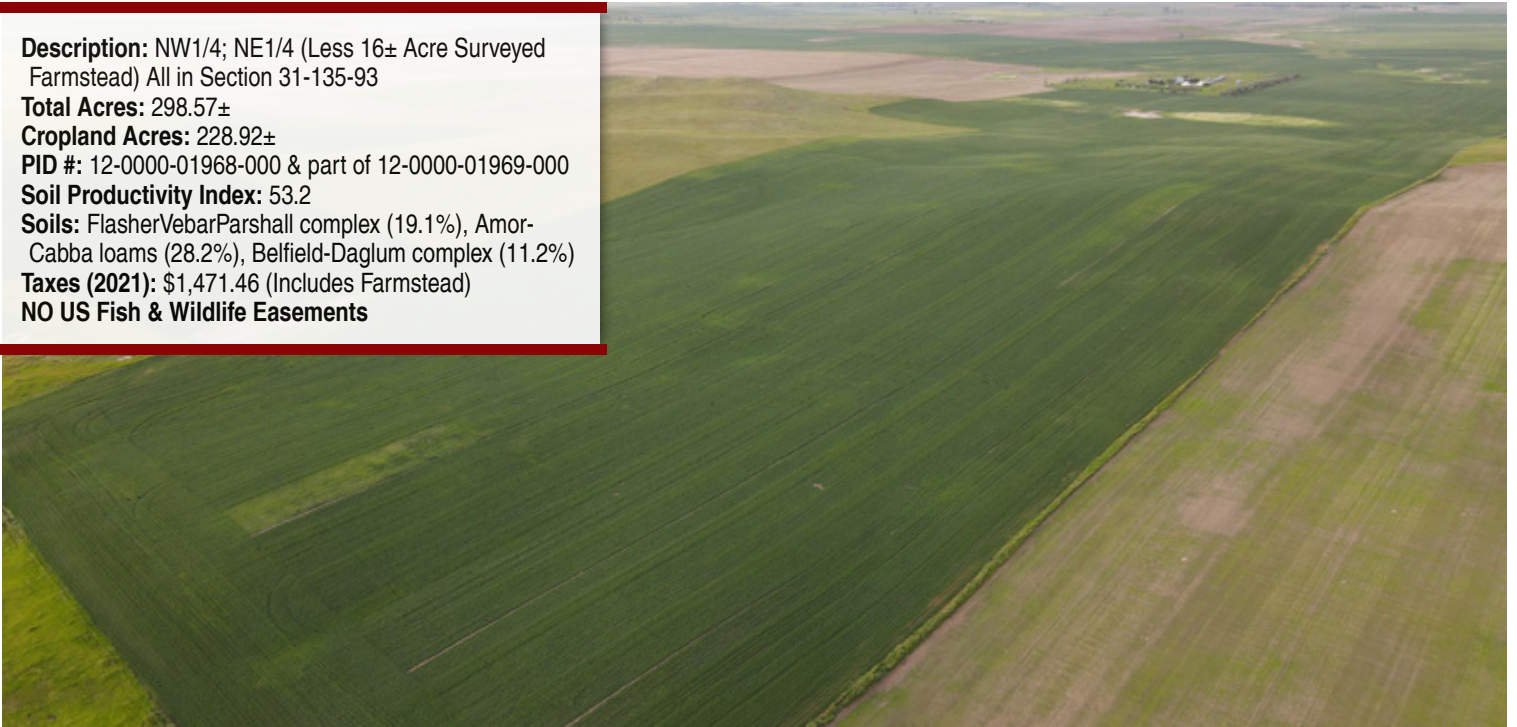
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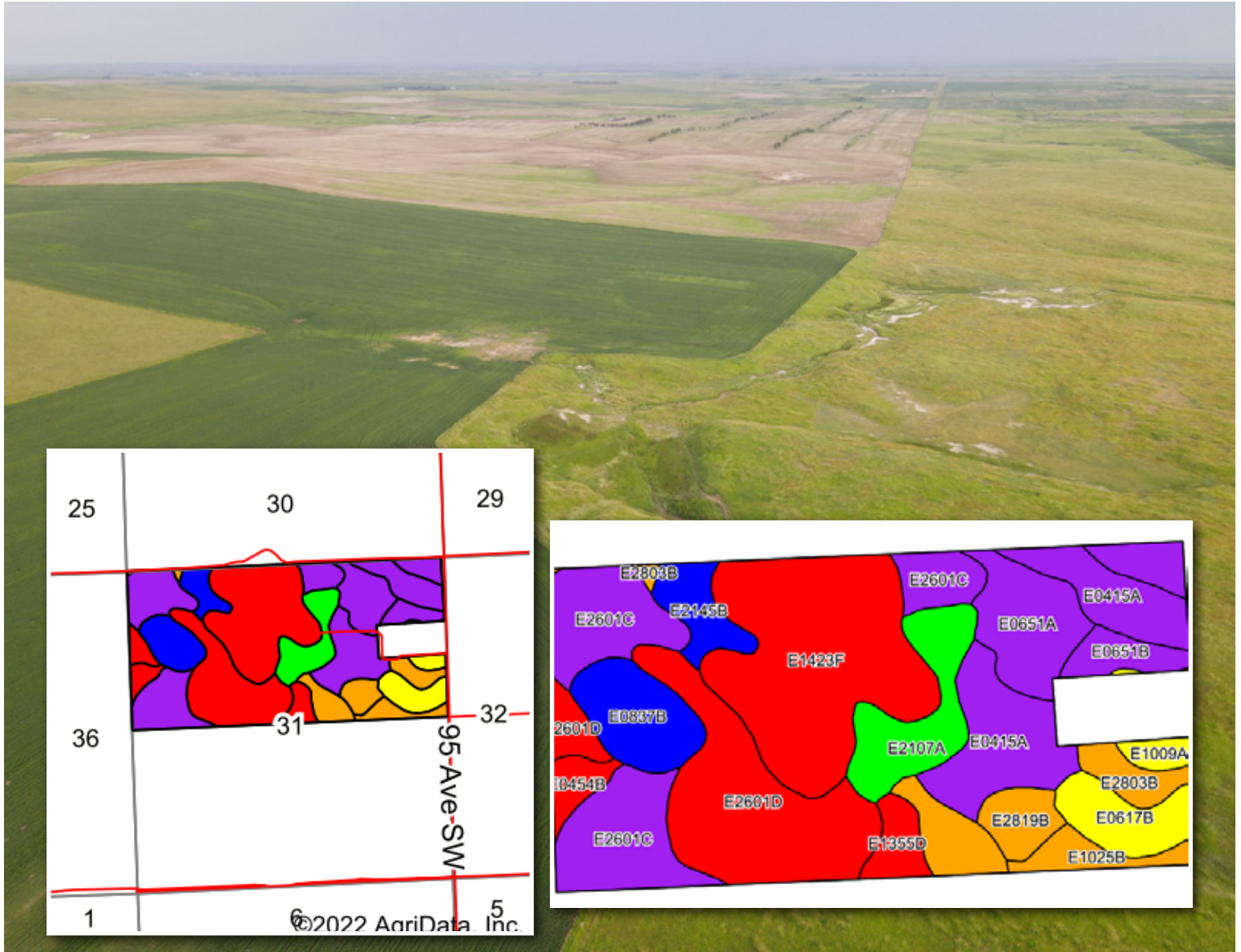
Soil Productivity Index: 53.2

Soils: FlasherVebarParshall complex (19.1%), Amor-Cabba loams (28.2%), Belfield-Daglum complex (11.2%)

Taxes (2021): \$1,471.46 (Includes Farmstead)

NO US Fish & Wildlife Easements

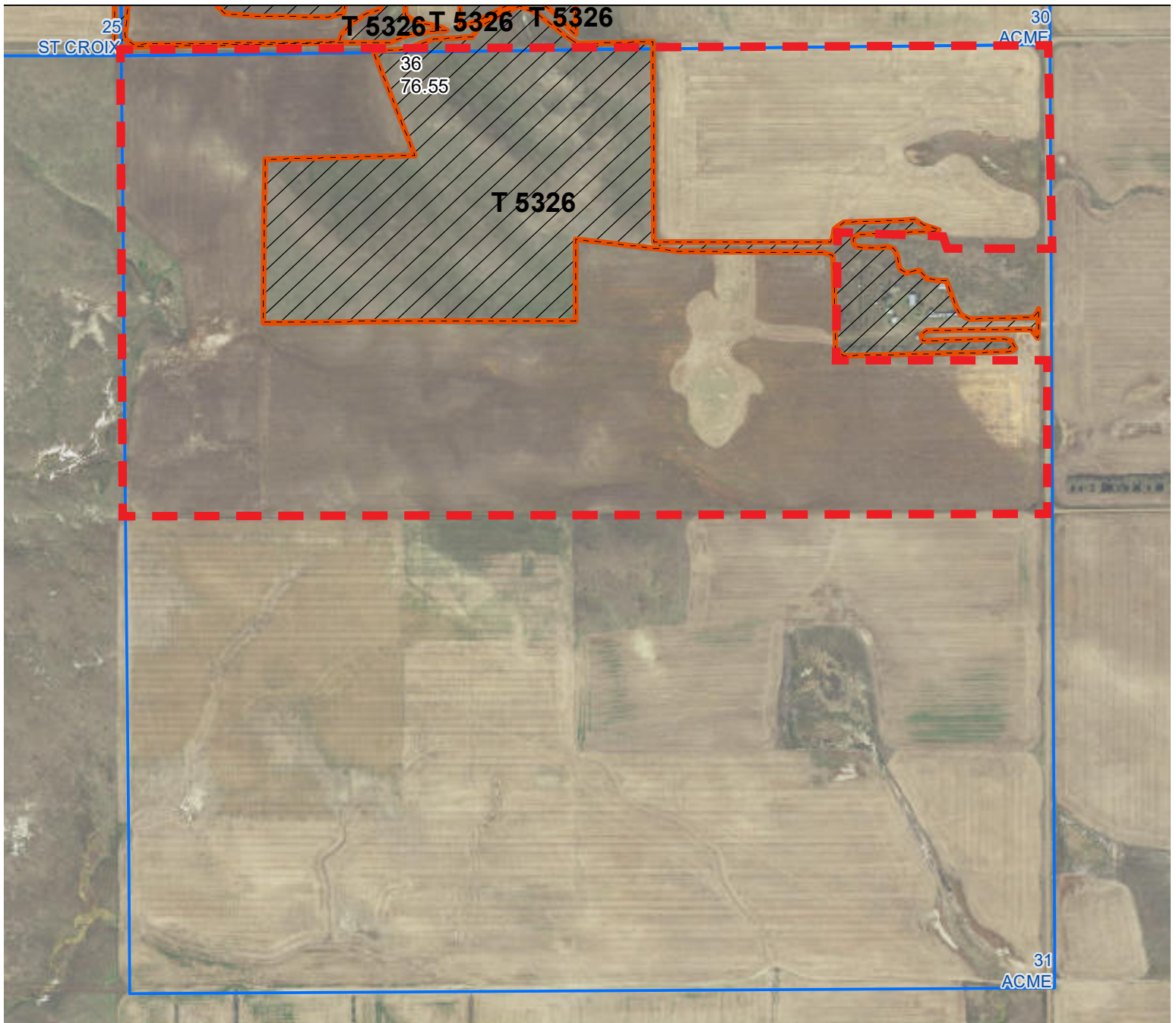


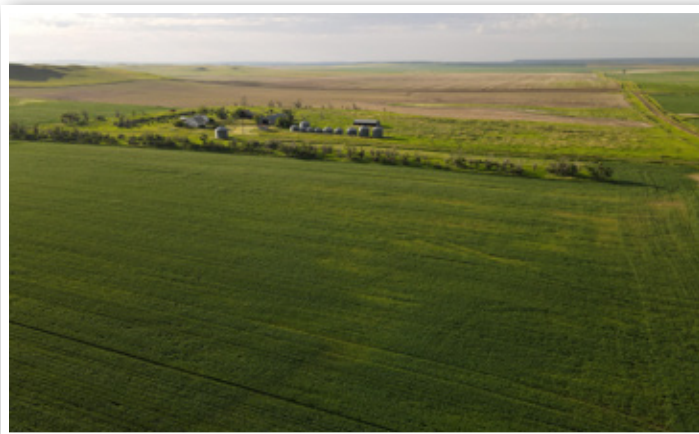
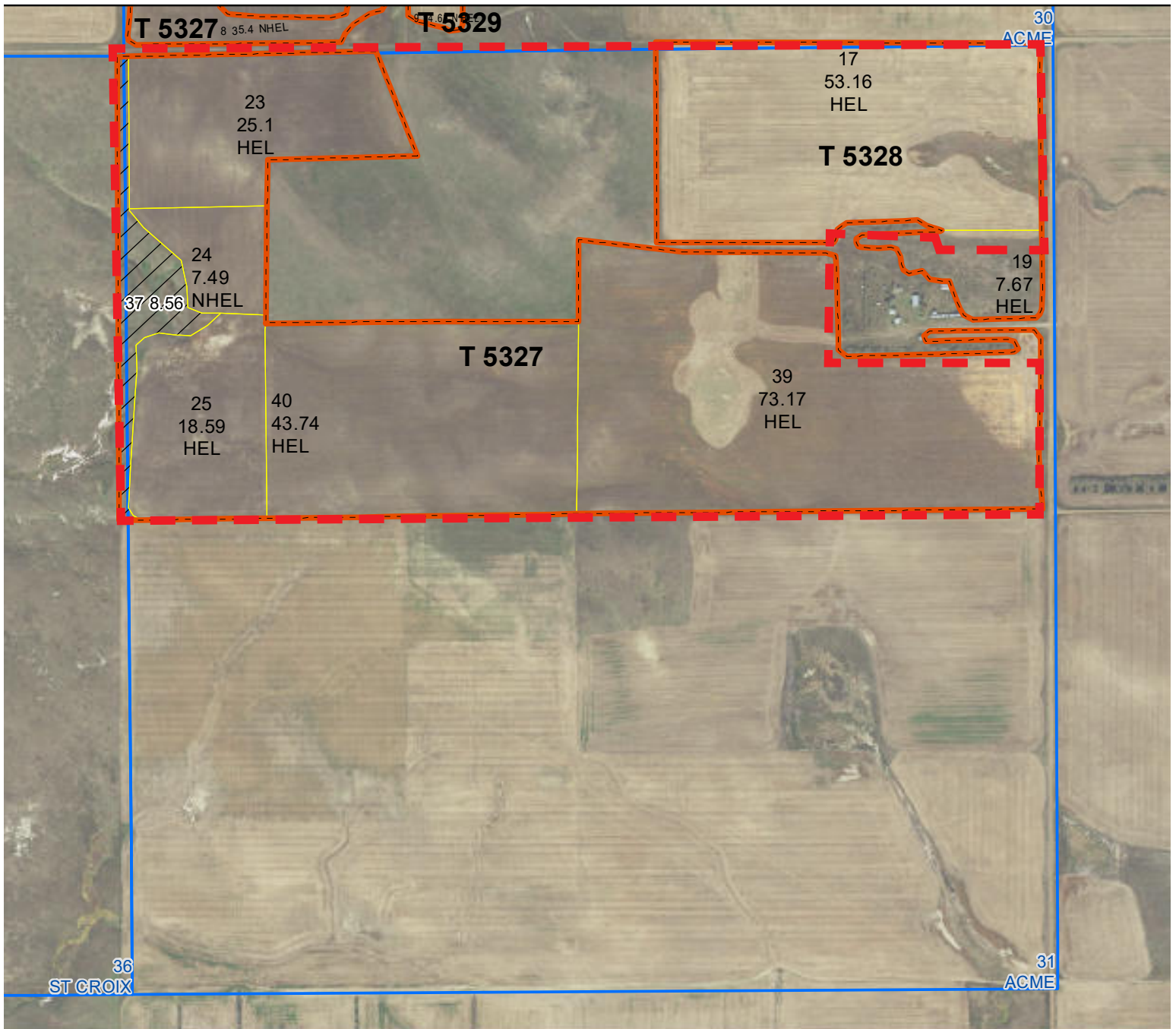


Area Symbol: ND041, Soil Area Version: 20

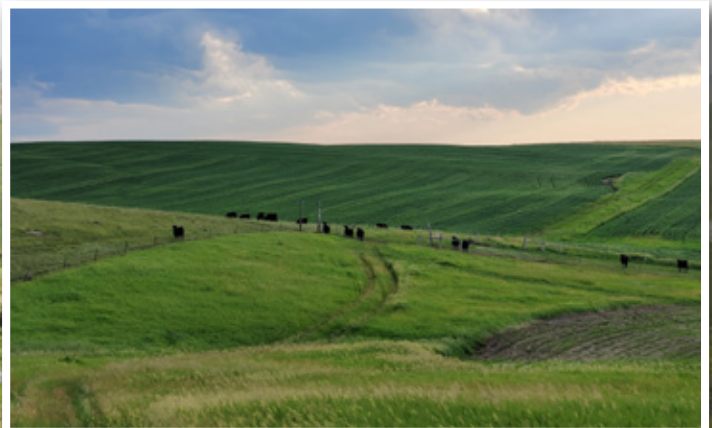
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	56.46	18.9%		VIIe	22
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	43.95	14.7%		IVe	40
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	42.90	14.4%		IIIe	53
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	33.02	11.1%		IIIs	60
E2107A	Arnegard loam, 0 to 2 percent slopes	18.07	6.1%		IIc	97
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	17.18	5.8%		IIIs	54
E0837B	Savage silty clay loam, 2 to 6 percent slopes	15.24	5.1%		IIe	85
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	14.71	4.9%		IIe	76
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	11.54	3.9%		IIe	65
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	11.34	3.8%		IIe	51
E2145B	Shambo loam, 2 to 6 percent slopes	8.13	2.7%		IIe	82
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	6.74	2.3%		IIe	78
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	6.19	2.1%		IIe	79
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	5.64	1.9%		VIe	32
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	4.22	1.4%		IVs	35
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	3.24	1.1%		IIIe	66
Weighted Average					3.50	53.3

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





Description: 16± Acre Surveyed Farmstead in NE1/4
Section 31-135-93
Total Acres: 16±
PID #: part of 12-0000-1969-000
Taxes (2021): \$861.14 (includes all of NE1/4)



2021 Hettinger County Real Estate Tax Statement

Statement No: 2101

Parcel Number
12-0000-01963-000

Jurisdiction
Acme

Owner
HC HOIBY LLLP

Physical Location
0

Legal Description
SCT:30 TWN:135 RNG:93
NE4 30 135-93

Acres
160.000

2021 TAX BREAKDOWN

Net consolidated tax	757.39
Plus: Special Assessments	<u>0.00</u>
Total tax due	757.39
Less: 5% discount, if paid by February 15, 2022	<u>-37.87</u>
Amount due by February 15, 2022	<u>719.52</u>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2022	378.70
Payment 2: Pay by October 15, 2022	378.69

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

	2019	2020	2021
Legislative tax relief	<u>609.15</u>	<u>508.93</u>	<u>469.72</u>

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	89,700	74,942	73,443
Taxable Value	4,485	3,747	3,672
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 4,485 3,747 3,672

Total mill levy 192.390 204.980 206.260

Taxes By District (in dollars):

Southwest Water	4.08	3.74	0.00
COUNTY	317.18	289.30	292.17
Acme	24.00	22.38	22.04
Mott-Regent SD	479.93	420.20	411.30
Mott FD	22.42	18.74	18.36
SOIL CONSERVATION	11.22	9.96	9.84
STATE	<u>4.04</u>	<u>3.74</u>	<u>3.68</u>

Consolidated tax **862.87** **768.06** **757.39**

Net effective tax rate **0.96%** **1.02%** **1.03%**

Penalty on 1st Installment & Specials:

March 2, 2022	3%
May 1, 2022	6%
July 1, 2022	9%
October 16, 2022	12%

Penalty on 2nd Installment:

October 16, 2022	6%
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FOR ASSISTANCE, CONTACT:

Office: Hettinger County Treasurer
336 Pacific Ave
Mott, ND 58646
Phone: 701.824.2655



2021 Hettinger County Real Estate Tax Statement

Statement No: 2104

Parcel Number
12-0000-01966-000

Jurisdiction
Acme

Owner
HC HOIBY LLLP

Physical Location
0

Legal Description
SCT:30 TWN:135 RNG:93
NW4 30 135-93

Acres
154.190

2021 TAX BREAKDOWN

Net consolidated tax	625.38
Plus: Special Assessments	0.00
Total tax due	625.38
Less: 5% discount, if paid by February 15, 2022	-31.27
Amount due by February 15, 2022	594.11

(If your mortgage company pays your property taxes, then this is an informational statement only.)

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

	2019	2020	2021
Legislative tax relief	516.12	420.22	387.85

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	76,000	61,881	60,643
Taxable Value	3,800	3,094	3,032
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	3,800	3,094	3,032
Total mill levy	192.390	204.980	206.260

Taxes By District (in dollars):

	2019	2020	2021
Southwest Water	3.46	3.10	0.00
COUNTY	268.74	238.90	241.24
Acme	20.32	18.48	18.20
Mott-Regent SD	406.64	346.95	339.62
Mott FD	19.00	15.46	15.16
SOIL CONSERVATION	9.50	8.22	8.12
STATE	3.42	3.10	3.04

Consolidated tax **731.08** **634.21** **625.38**

Net effective tax rate **0.96%** **1.02%** **1.03%**

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2022	312.69
Payment 2: Pay by October 15, 2022	312.69

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 1, 2022	6%
July 1, 2022	9%
October 16, 2022	12%
Penalty on 2nd Installment:	
October 16, 2022	6%

FOR ASSISTANCE, CONTACT:

Office: Hettinger County Treasurer
336 Pacific Ave
Mott, ND 58646
Phone: 701.824.2655



2021 Hettinger County Real Estate Tax Statement

Statement No: 2105

Parcel Number
12-0000-01967-000

Jurisdiction
Acme

Owner
HC HOIBY LLLP

Physical Location
0

Legal Description
SCT:30 TWN:135 RNG:93
SW4 30 135-93

Acres
154.530

2021 TAX BREAKDOWN

Net consolidated tax	658.38
Plus: Special Assessments	<u>0.00</u>
Total tax due	658.38
Less: 5% discount, if paid by February 15, 2022	<u>-32.92</u>
Amount due by February 15, 2022	<u>625.46</u>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2022	329.19
Payment 2: Pay by October 15, 2022	329.19

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

	2019	2020	2021
Legislative tax relief	<u>511.37</u>	<u>442.37</u>	<u>408.32</u>

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	75,300	65,147	63,844
Taxable Value	3,765	3,257	3,192
Less: Homestead credit	0	0	0
Disabled Veteran credit	<u>0</u>	<u>0</u>	<u>0</u>
Net Taxable Value	<u>3,765</u>	<u>3,257</u>	<u>3,192</u>
Total mill levy	<u>192.390</u>	<u>204.980</u>	<u>206.260</u>

Taxes By District (in dollars):

Southwest Water	3.42	3.26	0.00
COUNTY	266.27	251.48	253.96
Acme	20.14	19.44	19.16
Mott-Regent SD	402.90	365.24	357.54
Mott FD	18.82	16.28	15.96
SOIL CONSERVATION	9.42	8.66	8.56
STATE	<u>3.38</u>	<u>3.26</u>	<u>3.20</u>

Consolidated tax **724.35** **667.62** **658.38**

Net effective tax rate **0.96%** **1.02%** **1.03%**

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 1, 2022	6%
July 1, 2022	9%
October 16, 2022	12%
Penalty on 2nd Installment:	
October 16, 2022	6%

FOR ASSISTANCE, CONTACT:

Office: Hettinger County Treasurer
336 Pacific Ave
Mott, ND 58646
Phone: 701.824.2655



2021 Hettinger County Real Estate Tax Statement

Statement No: 2106

Parcel Number
12-0000-01968-000

Jurisdiction
Acme

Owner
HC HOIBY LLLP

Physical Location
0

2021 TAX BREAKDOWN

Net consolidated tax	861.14
Plus: Special Assessments	0.00
Total tax due	861.14
Less: 5% discount, if paid by February 15, 2022	-43.06
Amount due by February 15, 2022	818.08

Legal Description
SCT:31 TWN:135 RNG:93
NE4 31 135-93

Acres
160.000

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2022	430.57
Payment 2: Pay by October 15, 2022	430.57

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

	2019	2020	2021
Legislative tax relief	653.30	578.60	534.08

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	96,200	85,198	83,494
Taxable Value	4,810	4,260	4,175
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	4,810	4,260	4,175
Total mill levy	192.390	204.980	206.260

Taxes By District (in dollars):

Southwest Water	4.38	4.26	0.00
COUNTY	340.16	328.89	332.20
Acme	25.74	25.44	25.06
Mott-Regent SD	514.72	477.72	467.64
Mott FD	24.06	21.30	20.88
SOIL CONSERVATION	12.02	11.34	11.18
STATE	4.32	4.26	4.18

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 1, 2022	6%
July 1, 2022	9%
October 16, 2022	12%
Penalty on 2nd Installment:	
October 16, 2022	6%

Consolidated tax **925.40** **873.21** **861.14**

Net effective tax rate **0.96%** **1.02%** **1.03%**

FOR ASSISTANCE, CONTACT:

Office: Hettinger County Treasurer
336 Pacific Ave
Mott, ND 58646
Phone: 701.824.2655



2021 Hettinger County Real Estate Tax Statement

Statement No: 2107

Parcel Number
12-0000-01969-000

Jurisdiction
Acme

Owner
HC HOIBY LLLP

Physical Location
0

Legal Description
SCT:31 TWN:135 RNG:93
NW4 31 135-93

Acres
154.570

2021 TAX BREAKDOWN

Net consolidated tax	610.32
Plus: Special Assessments	0.00
Total tax due	610.32
Less: 5% discount, if paid by February 15, 2022	-30.52
Amount due by February 15, 2022	579.80

(If your mortgage company pays your property taxes, then this is an informational statement only.)

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

	2019	2020	2021
Legislative tax relief	416.97	410.05	378.52

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	61,400	60,381	59,173
Taxable Value	3,070	3,019	2,959
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	3,070	3,019	2,959
Total mill levy	192.390	204.980	206.260

Taxes By District (in dollars):

	2019	2020	2021
Southwest Water	2.80	3.02	0.00
COUNTY	217.10	233.11	235.44
Acme	16.42	18.02	17.76
Mott-Regent SD	328.54	338.54	331.44
Mott FD	15.34	15.10	14.80
SOIL CONSERVATION	7.68	8.02	7.92
STATE	2.76	3.02	2.96

Consolidated tax	590.64	618.83	610.32
Net effective tax rate	0.96%	1.02%	1.03%

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2022	305.16
Payment 2: Pay by October 15, 2022	305.16

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 1, 2022	6%
July 1, 2022	9%
October 16, 2022	12%
Penalty on 2nd Installment:	
October 16, 2022	6%

FOR ASSISTANCE, CONTACT:

Office: Hettinger County Treasurer
336 Pacific Ave
Mott, ND 58646
Phone: 701.824.2655



NORTH DAKOTA
HETTINGER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6374

Prepared : 7/25/22 9:56 AM

Crop Year : 2022

CRP Contract Number(s) : None
Recon ID : 38-041-2022-174
Transferred From : None
ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
316.40	42.41	42.41	0.00	0.00	0.00	0.00	0.00	Active	1
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	42.41	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SNFLR, MUSTD	WHEAT, CANOL

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	29.32	0.00	39	
Sunflowers	0.20	0.00	1231	
Mustard	0.22	0.00	722	
Canola	9.64	0.00	1868	
TOTAL	39.38	0.00		

NOTES

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Tract Number : 5326

Description :
FSA Physical Location : NORTH DAKOTA/HETTINGER
ANSI Physical Location : NORTH DAKOTA/HETTINGER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HC HOIBY LLLP
Other Producers : None
Recon ID : 38-041-2022-173

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
316.40	42.41	42.41	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	42.41	0.00	0.00	0.00	0.00	0.00

NORTH DAKOTA
HETTINGER

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6374

Prepared : 7/25/22 9:56 AM

Crop Year : 2022

Tract 5326 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	29.32	0.00	39
Sunflowers	0.20	0.00	1231
Mustard	0.22	0.00	722
Canola	9.64	0.00	1868
TOTAL	39.38	0.00	

NORTH DAKOTA
 HETTINGER
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 6375
 Prepared : 7/25/22 9:57 AM
 Crop Year : 2022

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

CRP Contract Number(s) : None
 Recon ID : 38-041-2022-174
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
458.86	448.98	448.98	0.00	0.00	0.00	0.00	0.00	Active	4
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	448.98	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SNFLR, MUSTD	WHEAT, CANOL

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	310.37	0.00	39	
Sunflowers	2.11	0.00	1231	
Mustard	2.38	0.00	722	
Canola	102.10	0.00	1868	
TOTAL	416.96	0.00		

NOTES

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Tract Number : 5327
Description :
FSA Physical Location : NORTH DAKOTA/HETTINGER
ANSI Physical Location : NORTH DAKOTA/HETTINGER
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HC HOIBY LLLP
Other Producers : None
Recon ID : 38-041-2022-173

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
213.37	203.49	203.49	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	203.49	0.00	0.00	0.00	0.00	0.00

NORTH DAKOTA
HETTINGER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6375
Prepared : 7/25/22 9:57 AM
Crop Year : 2022

Tract 5327 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	140.66	0.00	39
Sunflowers	0.95	0.00	1231
Mustard	1.09	0.00	722
Canola	46.28	0.00	1868
TOTAL	188.98	0.00	

NOTES

Tract Number : 5328

Description :

FSA Physical Location : NORTH DAKOTA/HETTINGER

ANSI Physical Location : NORTH DAKOTA/HETTINGER

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : HC HOIBY LLLP

Other Producers : None

Recon ID : 38-041-2022-173

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
60.83	60.83	60.83	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	60.83	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	42.05	0.00	39
Sunflowers	0.29	0.00	1231
Mustard	0.32	0.00	722
Canola	13.83	0.00	1868
TOTAL	56.49	0.00	



NORTH DAKOTA
HETTINGER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6375
Prepared : 7/25/22 9:57 AM
Crop Year : 2022

Tract Number : 5329

Description :
FSA Physical Location : NORTH DAKOTA/HETTINGER
ANSI Physical Location : NORTH DAKOTA/HETTINGER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HC HOIBY LLLP
Other Producers : None
Recon ID : 38-041-2022-173

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
36.52	36.52	36.52	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	36.52	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	25.25	0.00	39
Sunflowers	0.17	0.00	1231
Mustard	0.19	0.00	722
Canola	8.30	0.00	1868
TOTAL	33.91	0.00	

NOTES

Tract Number : 5330

Description :
FSA Physical Location : NORTH DAKOTA/HETTINGER
ANSI Physical Location : NORTH DAKOTA/HETTINGER
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HC HOIBY LLLP
Other Producers : None
Recon ID : 38-041-2022-173

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
148.14	148.14	148.14	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	148.14	0.00	0.00	0.00	0.00	0.00

NORTH DAKOTA
HETTINGER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6375
Prepared : 7/25/22 9:57 AM
Crop Year : 2022

Tract 5330 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	102.41	0.00	39
Sunflowers	0.70	0.00	1231
Mustard	0.78	0.00	722
Canola	33.69	0.00	1868
TOTAL	137.58	0.00	









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:



Hettinger County, North Dakota



SteffesGroup.com | 701.237.9173
2000 Main Avenue East, West Fargo, ND 58078