

MCKENZIE COUNTY
NORTH DAKOTA

Live!

Thursday, September 1 | 10AM ^{MDT} 2022

This auction is offered in conjunction with the Patrick Falck Retirement Auction.

RANCH AUCTION

2,467.37± Acre Farmstead
Southwest McKenzie Township

Preview/Inspection Date:

August 9th, 11AM - 2PM MDT
August 20th, 11AM - 2PM MDT

Auctioneer's Note:

Here is a rare opportunity to purchase the former home to ND Hall of Fame Cowboy Vern & Fern Goldsberry and their registered Quarter Horses. This expansive ranch situated on the western edge of the Little Missouri National Grasslands in McKenzie County ND, offers productive and fertile hay meadows, heavily sodded grassland, well-kept improvements, timber and brush filled collies and canyons. With a private allocation within the Government leased land this provides a unique opportunity no matter what type of livestock you have on the ranch. Don't miss your chance to own this picturesque ranch with the scenic views of the North Dakota Badlands.



From Squaw Gap, north 1 mile on ND Hwy 16 to Flat Rock Rd., then southeast 6.2 miles to the Ranch Headquarters.

Auction to be held at: ND Cowboy Hall of Fame (Patio) 250 Main St., Medora ND 58645

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

The Estate of Catherine A. Falck; Patrick Falck as Executor.

Contact Martin Peterson at Steffes Group, 701.237.9173 or 320.905.5325 or Terry Moe 701.580.2426, or visit SteffesGroup.com

Scott Steffes ND81; Max Steffes ND999; Martin Peterson ND11034. **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.



- All bidders must register their name, address, and telephone number in order to receive a bidding number.
 - Auction staff will be at the sale site approximately one hour prior to sale time. 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 the Steffes Group Auction Trust Account as good faith money until closing.
 - 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 with cashier's check or wire at closing on or before **Friday, October 14th, 2022.**
 - 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 and will convey property by **Personal Representative Deed.**
 - **2022 Taxes to be paid by the SELLER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
 - Closing Agent Fee will be shared equally between Buyer and Seller.
 - 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 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.
 - **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
 - **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER 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, express 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 to either 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.
- CLOSING**
The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price must **be paid in full at closing.** Closing will
- take place at a professional closing company mutually agreeable to both Buyer & Seller.
- 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 unless otherwise agreed to in writing and agreeable by buyer and seller.
- * Please Note: All equipment pictured will be sold separately as a part of the Patrick Falck Retirement Auction, closing Wednesday, August 31 beginning at 10AM MDT.**
- 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 wells.
- 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.

Selling Choice with the Privilege

Tracts 1-3 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	599.04±	TBD	TBD
Tract #2 (Leased)	Multiplier	1,404.30±	TBD	TBD
Tract #3	Multiplier	464.04±	TBD	TBD



THIS AUCTION IS OFFERED IN CONJUNCTION WITH THE PATRICK FALCK RETIREMENT AUCTION.

This is a Timed Online auction and will close Wednesday, August 31 beginning at 10AM, MDT.

Equipment Preview: Wednesday, August 24 – Wednesday, August 31 Monday-Friday from 8AM-5PM MDT.

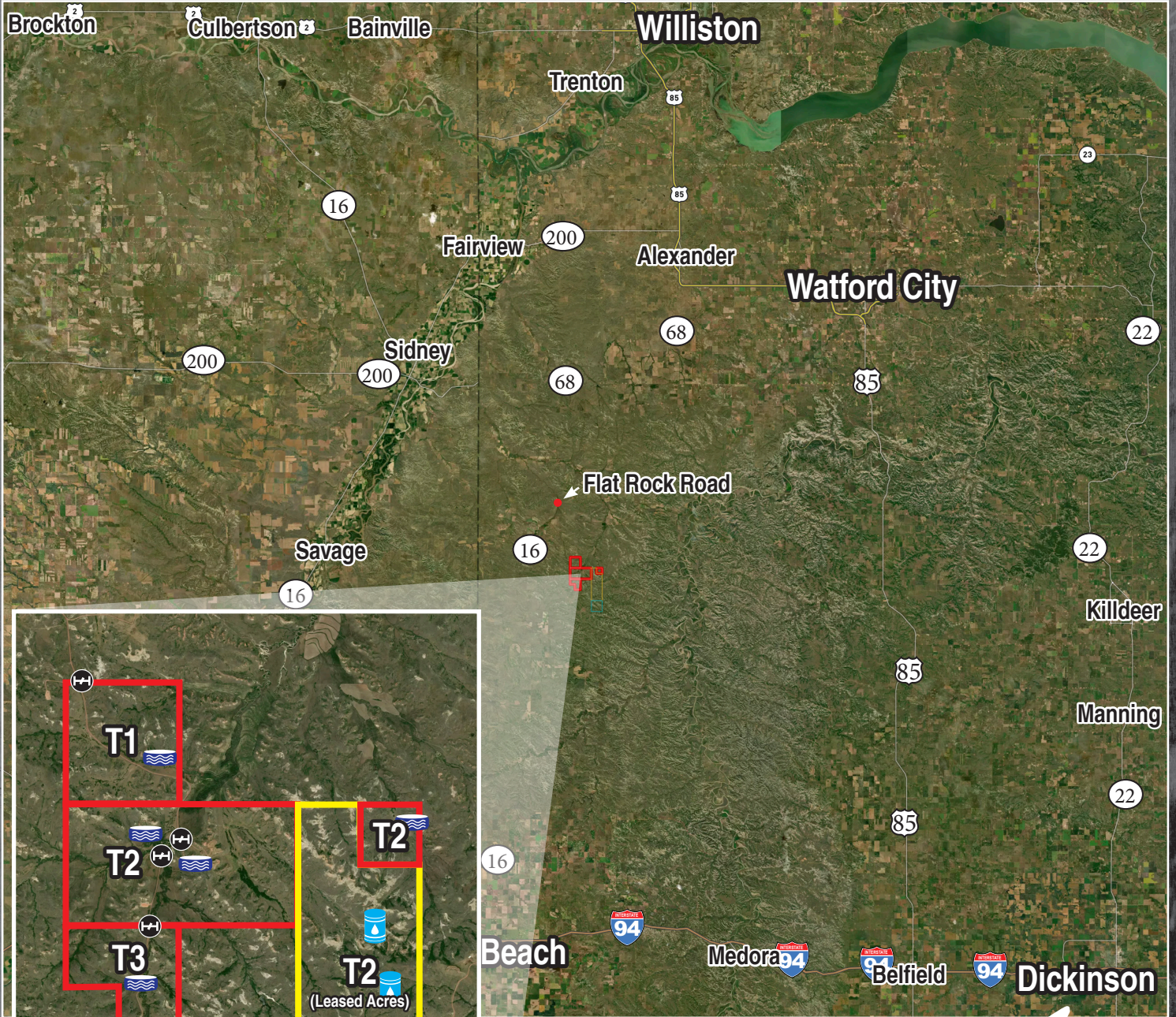


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From Squaw Gap, north 1 mile on ND Hwy 16 to Flat Rock Rd., then southeast 6.2 miles to the Ranch Headquarters

Auction to be held at: ND Cowboy Hall of Fame (Patio) 250 Main St., Medora ND 58645

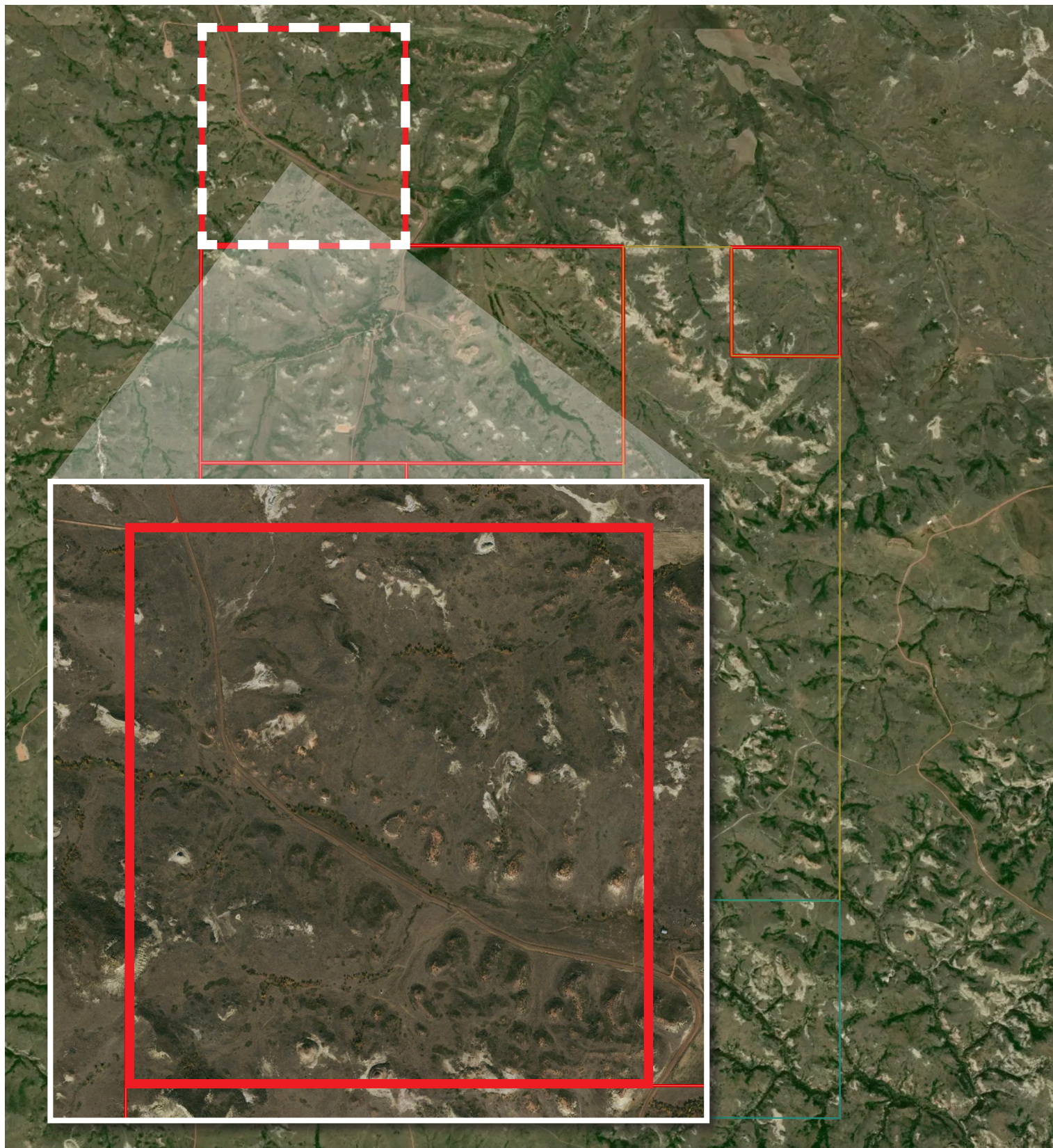


- Deeded Acres
- Leased Acres
- State Leased Acres
- T Tank
- W Well
- Cattle Guard

Distance to:

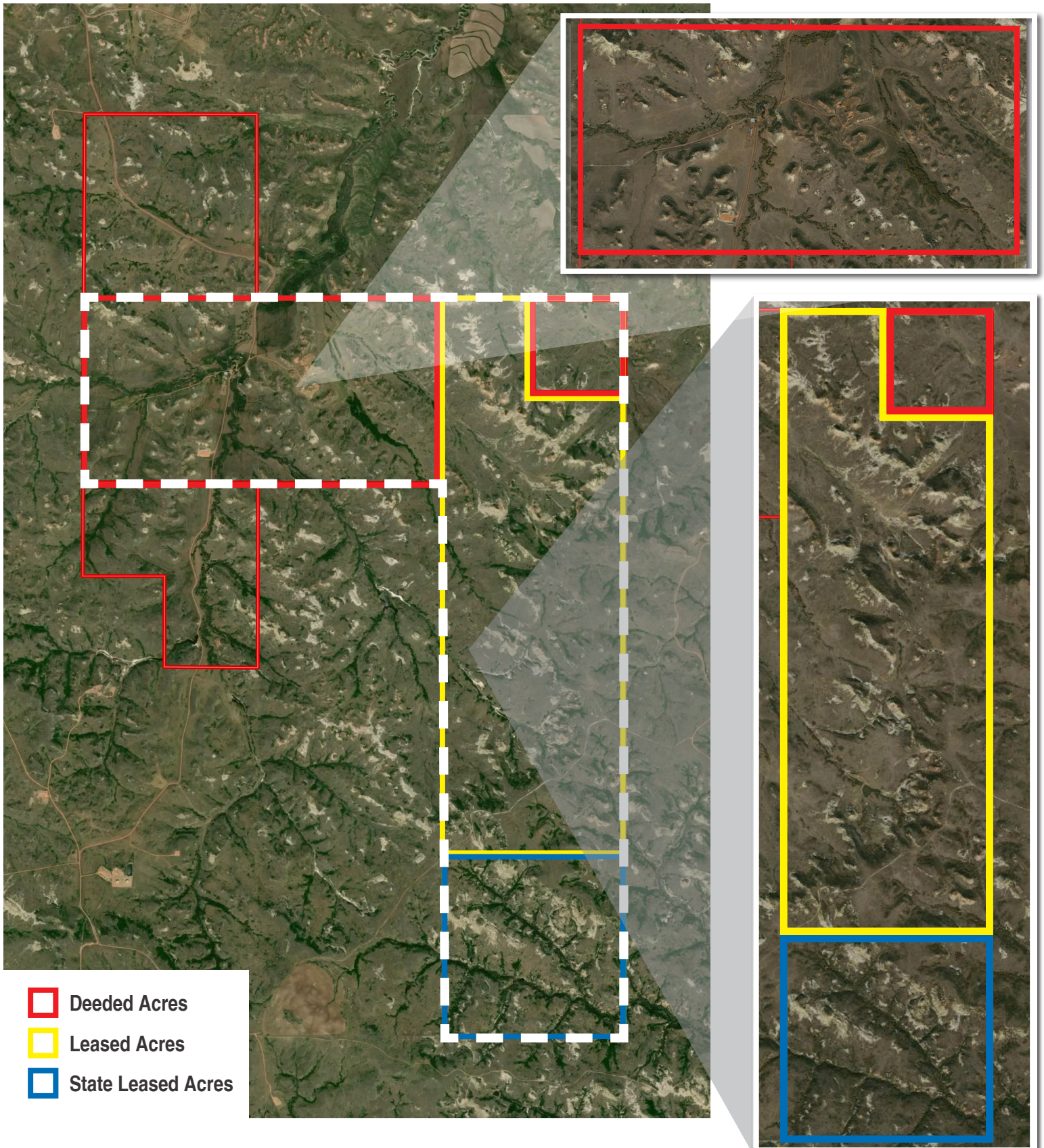
- Dickinson, ND: 102 Miles SSE
- Bismarck, ND: 198 Miles SSE
- Fargo, ND: 392 Miles SE
- Williston ND: 77 Miles NE
- Billings, MT: 298 Miles SW
- Bozeman, MT: 440 Miles SW
- Rapid City, SD: 295 Miles S
- Casper, WY: 448 Miles SW
- Denver, CO: 644 Miles S

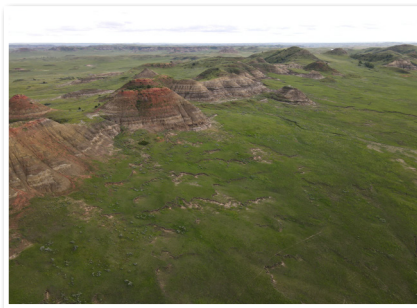
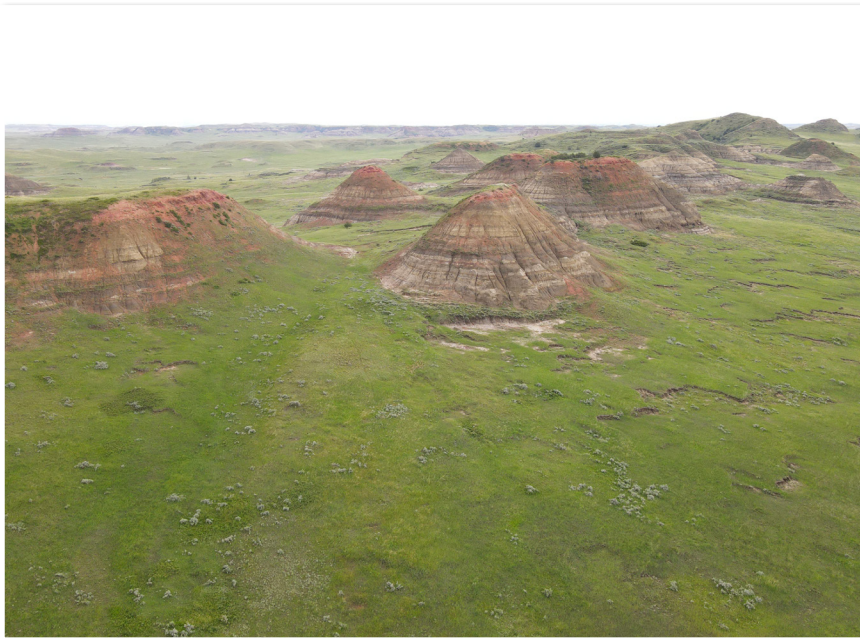
Description: Section 30-146-103 • **Total Deeded Acres:** 599.04±
PID #'s: 50-00-02300, 50-00-02325, 50-00-02350, 50-00-02375 • **Taxes (2021):** \$203.77



Description: Section 31, 32, & NE1/4 33-146-103 • **Government Leased Description:** NW1/4, S1/2 Section 33-146-103, Section 4-145-103, & Section 9-145-103 • **State Leased Description:** Section 16-145-103

Total Deeded Acres: 1,404.30± • **Government Leased Acres:** 1,760.16± • **State Leased Acres:** 557±
PID #'s: 50-00-02475, 50-00-02450, 50-00-02500, 50-00-02525, 50-00-02575, 50-00-02550, & 50-00-02600
Taxes (2021): \$1,374.08. *All of Section 31 serves as the base acres for all "Government Leased Acres"*





Home Details

MAIN LEVEL:

- Entry way with storage on east side of house.
- Open ranch office area to the right as you enter house, bonus room is located on the east end of the office area. (Like New Whirlpool washer and dryer located on west end of office are to be included with ranch). Linoleum flooring in the office area.
- Door to access basement located in ranch office area
- full bathroom including single compartment sink, toilet and tub/shower, linoleum flooring.
- bedrooms directly south of bathroom and open ranch office area.
- Open concept living room, dining room, and kitchen.
- Living Room includes wood burning fireplace.
- Kitchen has several cupboards for storage and ample counter space. Appliances in the kitchen included with the real estate are as follows: (Samsung Gas Range/Oven, Whirlpool Freezer/Refrigerator, LG Microwave)
- Living room, dining room, kitchen, and bedrooms all have solid wood floors.
- Mudroom with single compartment sink located west of living room.

BASEMENT:

- Lennox LP furnace and ¾ bathroom located in partially finished basement.

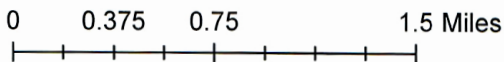
OTHER AMENITIES:

- (2) stall garage with overhead doors north and east of house. Doors are manual entry electrical service is available.
- Septic and well located north of the house.
- Fiber Optic services to house through RTC Networks.

OUTBUILDINGS:

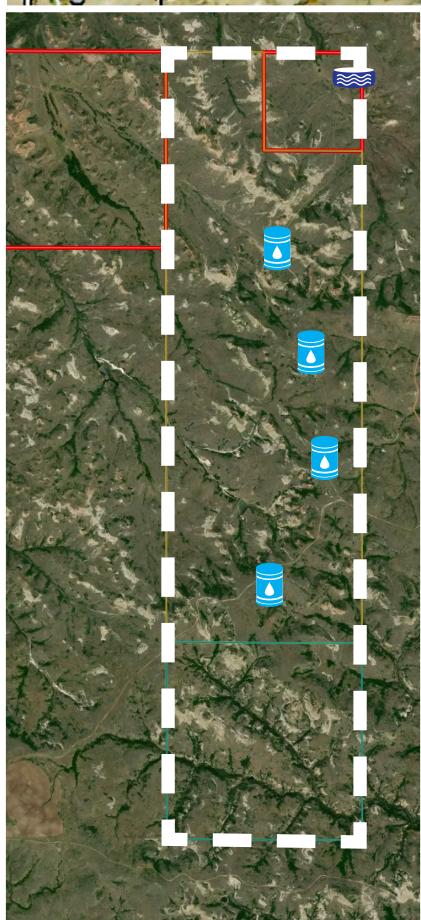
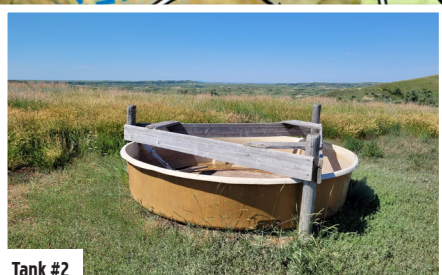
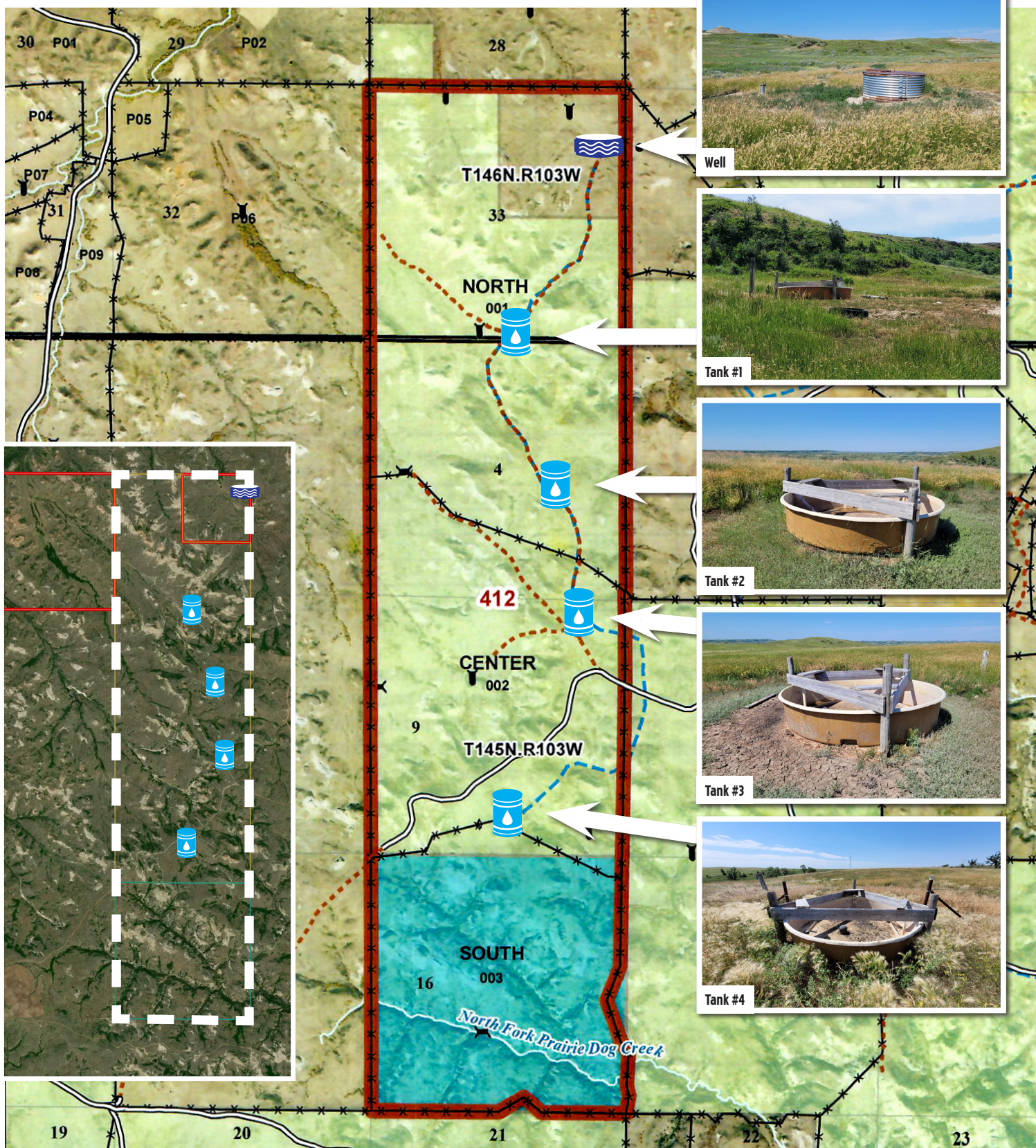
- **6- Run Stud Barn:** 111'x13', 100' runs all with access to water from the well at the house.
- **Shop:** 42'x24', dirt floor, No water access
- **Insulated Clear-Span Steel Frame Horse Barn:** 96'x78', several homemade stalls with planked floors, open cold storage area on west end, Water hydrant located in building serviced by well by house, south and east of barn are a full set of working pens,
- **Arena:** 132'x 33', open concept, access to full set of working pens and insulated clear-span steel frame horse barn, water hydrant located in building serviced by well by house

Pasture 6 ADP 412
Falk

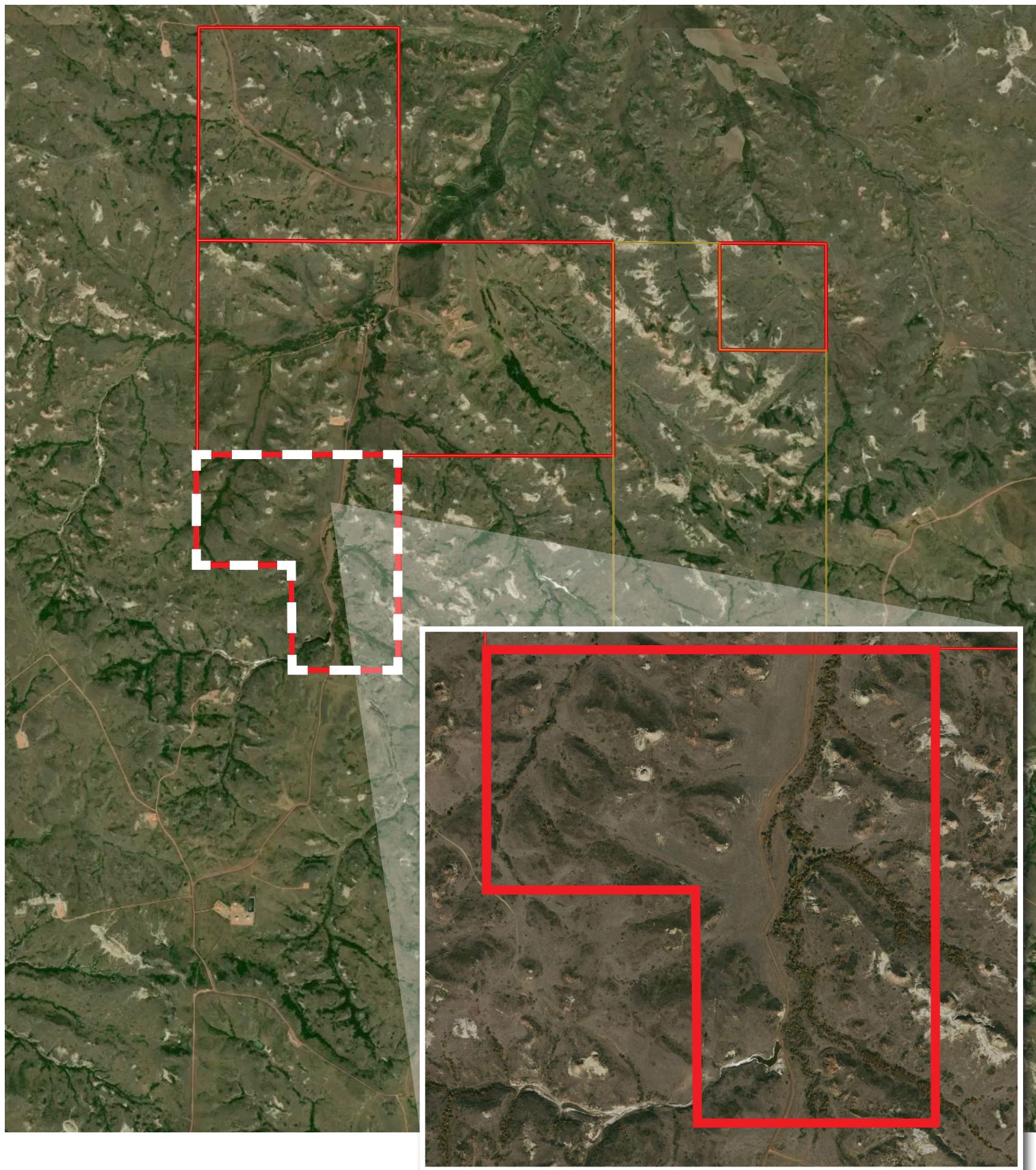


- Legend**
- Range Points**
 - CattleGuard
 - Corral
 - Dam
 - Dugout
 - Gate**
 - Pipeline Feature**
 - Stock Tank**
 - Well**
 - Range Water Pipeline**

- Surface Ownership**
- National Grassland
 - Non Federal
 - State
- Well**
- Tank**



Description: N1/2 & SE1/4 Section 6-145-103 • Total Deeded Acres: 464.04±
PID #'s: 49-00-00500, 49-00-00600, & 49-00-00525 • Taxes (2021): \$362.66



2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:
50-00-02300

Jurisdiction
UNORG #3 146-103

Statement No: 24567

CATHERINE A FALCK

Physical Location

Legal Description
SECT-30 TWP-146 RANG-103
NE1/4
160.00 ACRES

ACRES: 160.00

Legislative tax relief (3-year comparison):	2019	2020	2021
Legislative tax relief	5.80	5.05	4.87

Tax distribution(3-year comparison):	2019	2020	2021
True And Full Value	13,800	14,500	14,500
Taxable Value	690	725	725
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	690	725	725
Mill Levy	51.080	54.180	64.070

Taxes By District(in dollars):			
State	.69	.73	.73
County	12.39	13.08	12.95
City/Twp UNORG #3 146-103			
School EARL #18	9.75	12.43	19.93
GARRISON	.69	.73	.73
ALEX RFD 1	3.45	3.63	3.78
MCKEN SOIL 3	1.38	1.45	1.09
3RD UNORG CO 3	6.90	7.25	7.25

Consolidated Tax	35.25	39.30	46.46
	.00	.00	.00
Net consolidated tax	35.25	39.30	46.46
Net effective tax rate	.26%	.27%	.32%

2021 TAX BREAKDOWN

Net consolidated tax	46.46
Plus: Special Assessments	
Total tax due	46.46
Less: 5% discount	2.32
if paid by Feb. 15th	
Amount due by Feb. 15th	44.14
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	23.23
Payment 2: Pay by Oct. 17th	23.23

Special Assessments	.00
Specials Interest	.00

Penalty on 1st Installment & Specials	
March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

FOR ASSISTANCE:

Office: McKenzie County Treasurer
 Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:
50-00-02325

Jurisdiction
UNORG #3 146-103

Statement No: 24568

CATHERINE A FALCK

Physical Location

Legal Description
SECT-30 TWP-146 RANG-103
NW1/4
138.96 ACRES

ACRES: 138.96

Legislative tax relief (3-year comparison):	2019	2020	2021
Legislative tax relief	6.01	5.16	4.97

Tax distribution(3-year comparison):	2019	2020	2021
True And Full Value	14,300	14,800	14,800
Taxable Value	715	740	740
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	715	740	740
Mill Levy	51.080	54.180	64.070

Taxes By District(in dollars):			
State	.72	.74	.74
County	12.83	13.35	13.22
City/Twp UNORG #3 146-103			
School EARL #18	10.10	12.68	20.34
GARRISON	.72	.74	.74
ALEX RFD 1	3.58	3.70	3.86
MCKEN SOIL 3	1.43	1.48	1.11
3RD UNORG CO 3	7.15	7.40	7.40

Consolidated Tax	36.53	40.09	47.41
	.00	.00	.00
Net consolidated tax	36.53	40.09	47.41
Net effective tax rate	.26%	.27%	.32%

2021 TAX BREAKDOWN

Net consolidated tax	47.41
Plus: Special Assessments	
Total tax due	47.41
Less: 5% discount	2.37
if paid by Feb. 15th	
Amount due by Feb. 15th	45.04
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	23.71
Payment 2: Pay by Oct. 17th	23.70

Special Assessments	.00
Specials Interest	.00

Penalty on 1st Installment & Specials	
March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

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 -Auditor/Treasurer Department-

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:
50-00-02375

Legal Description
SECT-30 TWP-146 RANG-103
SE1/4
160.00 ACRES

Jurisdiction
UNORG #3 146-103

Physical Location

CATHERINE A FALCK

ACRES: 160.00

Statement No: 24570

2021 TAX BREAKDOWN

Net consolidated tax	68.56
Plus: Special Assessments	
Total tax due	68.56
Less: 5% discount	3.42
if paid by Feb. 15th	
Amount due by Feb. 15th	65.14
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	34.28
Payment 2: Pay by Oct. 17th	34.28

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	8.74	7.46	7.19

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	20,800	21,400	21,400
Taxable Value	1,040	1,070	1,070
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,040	1,070	1,070
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials

March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):

State	1.04	1.07	1.07
County	18.67	19.30	19.11
City/Twp UNORG #3 146-103			
School EARL #18	14.70	18.34	29.41
GARRISON	1.04	1.07	1.07
ALEX RFD 1	5.20	5.35	5.59
MCKEN SOIL 3	2.08	2.14	1.61
3RD UNORG CO 3	10.40	10.70	10.70

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 -Auditor/Treasurer Department-

Consolidated Tax	53.13	57.97	68.56
	.00	.00	.00
Net consolidated tax	53.13	57.97	68.56
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:
50-00-02350

Legal Description
SECT-30 TWP-146 RANG-103
SW1/4
140.08 ACRES

Jurisdiction
UNORG #3 146-103

Physical Location

CATHERINE A FALCK

ACRES: 140.08

Statement No: 24569

2021 TAX BREAKDOWN

Net consolidated tax	41.34
Plus: Special Assessments	
Total tax due	41.34
Less: 5% discount	2.06
if paid by Feb. 15th	
Amount due by Feb. 15th	39.28
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	20.67
Payment 2: Pay by Oct. 17th	20.67

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	5.21	4.50	4.33

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	12,400	12,900	12,900
Taxable Value	620	645	645
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	620	645	645
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials

March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):

State	.62	.65	.65
County	11.13	11.64	11.52
City/Twp UNORG #3 146-103			
School EARL #18	8.76	11.06	17.73
GARRISON	.62	.65	.65
ALEX RFD 1	3.10	3.23	3.37
MCKEN SOIL 3	1.24	1.29	.97
3RD UNORG CO 3	6.20	6.45	6.45

FOR ASSISTANCE:

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Consolidated Tax	31.67	34.97	41.34
	.00	.00	.00
Net consolidated tax	31.67	34.97	41.34
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 50-00-02600
 Jurisdiction: UNORG #3 146-103

Statement No: 24579

CATHERINE A FALCK

Physical Location

Legal Description
 SECT-33 TWP-146 RANG-103
 NE1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	63.12
Plus: Special Assessments	
Total tax due	63.12
Less: 5% discount	3.15
if paid by Feb. 15th	
Amount due by Feb. 15th	59.97
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	31.56
Payment 2: Pay by Oct. 17th	31.56

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

	2019	2020	2021
Legislative tax relief	7.85	6.87	6.62

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	18,700	19,700	19,700
Taxable Value	935	985	985
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	935	985	985
Mill Levy	51.080	54.180	64.070

Taxes By District(in dollars):

State	.94	.99	.99
County	16.78	17.77	17.59
City/Twp UNORG #3 146-103			
School EARL #18	13.21	16.88	27.08
GARRISON	.94	.99	.99
ALEX RFD 1	4.68	4.93	5.14
MCKEN SOIL 3	1.87	1.97	1.48
3RD UNORG CO 3	9.35	9.85	9.85

Consolidated Tax	47.77	53.38	63.12
	.00	.00	.00
Net consolidated tax	47.77	53.38	63.12
Net effective tax rate	.26%	.27%	.32%

Special Assessments .00
 Specials Interest .00

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 2..... 6%
 July 1..... 9%
 October 17..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

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 -Auditor/Treasurer Department-

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 50-00-02500
 Jurisdiction: UNORG #3 146-103

Statement No: 24575

CATHERINE A FALCK

Physical Location

Legal Description
 SECT-32 TWP-146 RANG-103
 NE1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	93.24
Plus: Special Assessments	
Total tax due	93.24
Less: 5% discount	4.66
if paid by Feb. 15th	
Amount due by Feb. 15th	88.58
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	46.62
Payment 2: Pay by Oct. 17th	46.62

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

	2019	2020	2021
Legislative tax relief	11.89	10.14	9.78

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	28,300	29,100	29,100
Taxable Value	1,415	1,455	1,455
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,415	1,455	1,455
Mill Levy	51.080	54.180	64.070

Taxes By District(in dollars):

State	1.42	1.46	1.46
County	25.40	26.25	25.99
City/Twp UNORG #3 146-103			
School EARL #18	19.99	24.94	40.00
GARRISON	1.42	1.46	1.46
ALEX RFD 1	7.08	7.28	7.60
MCKEN SOIL 3	2.83	2.91	2.18
3RD UNORG CO 3	14.15	14.55	14.55

Consolidated Tax	72.29	78.85	93.24
	.00	.00	.00
Net consolidated tax	72.29	78.85	93.24
Net effective tax rate	.26%	.27%	.32%

Special Assessments .00
 Specials Interest .00

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 2..... 6%
 July 1..... 9%
 October 17..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

FOR ASSISTANCE:

Office: McKenzie County Treasurer
 Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 24576

Parcel Number: 50-00-02525
Jurisdiction: UNORG #3 146-103

2021 TAX BREAKDOWN

Net consolidated tax	180.05
Plus: Special Assessments	
Total tax due	180.05
Less: 5% discount	9.00
if paid by Feb. 15th	
Amount due by Feb. 15th	171.05
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	90.03
Payment 2: Pay by Oct. 17th	90.02

CATHERINE A FALCK
Physical Location

Legal Description
SECT-32 TWP-146 RANG-103
NW1/4
160.00 ACRES

ACRES: 160.00

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	23.23	19.59	18.88

Special Assessments .00
Specials Interest .00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	55,300	56,200	56,200
Taxable Value	2,765	2,810	2,810
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	2,765	2,810	2,810
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials
March 2..... 3%
May 2..... 6%
July 1..... 9%
October 17..... 12%
Penalty on 2nd Installment
October 18..... 6%

Taxes By District(in dollars):

State	2.77	2.81	2.81
County	49.63	50.69	50.19
City/Twp UNORG #3 146-103			
School EARL #18	39.07	48.16	77.25
GARRISON	2.77	2.81	2.81
ALEX RFD 1	13.83	14.05	14.67
MCKEN SOIL 3	5.53	5.62	4.22
3RD UNORG CO 3	27.65	28.10	28.10

FOR ASSISTANCE:
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Phone: 701-444-3616 ext. 3
Email: treas@co.mckenzie.nd.us
Website: county.mckenziecounty.net
-Auditor/Treasurer Department-

Consolidated Tax	141.25	152.24	180.05
	.00	.00	.00
Net consolidated tax	141.25	152.24	180.05
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 24578

Parcel Number: 50-00-02575
Jurisdiction: UNORG #3 146-103

2021 TAX BREAKDOWN

Net consolidated tax	106.05
Plus: Special Assessments	
Total tax due	106.05
Less: 5% discount	5.30
if paid by Feb. 15th	
Amount due by Feb. 15th	100.75
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	53.03
Payment 2: Pay by Oct. 17th	53.02

CATHERINE A FALCK
Physical Location

Legal Description
SECT-32 TWP-146 RANG-103
SE1/4
160.00 ACRES

ACRES: 160.00

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	13.52	11.54	11.12

Special Assessments .00
Specials Interest .00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	32,200	33,100	33,100
Taxable Value	1,610	1,655	1,655
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,610	1,655	1,655
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials
March 2..... 3%
May 2..... 6%
July 1..... 9%
October 17..... 12%
Penalty on 2nd Installment
October 18..... 6%

Taxes By District(in dollars):

State	1.61	1.66	1.66
County	28.90	29.86	29.56
City/Twp UNORG #3 146-103			
School EARL #18	22.75	28.37	45.50
GARRISON	1.61	1.66	1.66
ALEX RFD 1	8.05	8.28	8.64
MCKEN SOIL 3	3.22	3.31	2.48
3RD UNORG CO 3	16.10	16.55	16.55

FOR ASSISTANCE:
Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3
Email: treas@co.mckenzie.nd.us
Website: county.mckenziecounty.net
-Auditor/Treasurer Department-

Consolidated Tax	82.24	89.69	106.05
	.00	.00	.00
Net consolidated tax	82.24	89.69	106.05
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 50-00-02550
 Jurisdiction: UNORG #3 146-103

Statement No: 24577

CATHERINE A FALCK
 Physical Location

Legal Description
 SECT-32 TWP-146 RANG-103
 SW1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	87.14
Plus: Special Assessments	
Total tax due	87.14
Less: 5% discount	4.35
if paid by Feb. 15th	
Amount due by Feb. 15th	82.79
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	43.57
Payment 2: Pay by Oct. 17th	43.57

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	11.13	9.48	9.14

Special Assessments .00
 Specials Interest .00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	26,500	27,200	27,200
Taxable Value	1,325	1,360	1,360
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,325	1,360	1,360
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 2..... 6%
 July 1..... 9%
 October 17..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

Taxes By District(in dollars):

State	1.33	1.36	1.36
County	23.78	24.53	24.29
City/Twp UNORG #3 146-103			
School EARL #18	18.72	23.31	37.39
GARRISON	1.33	1.36	1.36
ALEX RFD 1	6.63	6.80	7.10
MCKEN SOIL 3	2.65	2.72	2.04
3RD UNORG CO 3	13.25	13.60	13.60

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

Consolidated Tax	67.69	73.68	87.14
	.00	.00	.00
Net consolidated tax	67.69	73.68	87.14
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 50-00-02400
 Jurisdiction: UNORG #3 146-103

Statement No: 24571

CATHERINE A FALCK
 Physical Location
 81 FLAT ROCK RD

Legal Description
 SECT-31 TWP-146 RANG-103
 NE1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	421.60
Plus: Special Assessments	
Total tax due	421.60
Less: 5% discount	21.08
if paid by Feb. 15th	
Amount due by Feb. 15th	400.52
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	210.80
Payment 2: Pay by Oct. 17th	210.80

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	25.24	45.86	44.22

Special Assessments .00
 Specials Interest .00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	60,100	139,440	139,440
Taxable Value	3,005	6,580	6,580
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	3,005	6,580	6,580
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials
 March 2..... 3%
 May 2..... 6%
 July 1..... 9%
 October 17..... 12%
 Penalty on 2nd Installment
 October 18..... 6%

Taxes By District(in dollars):

State	3.01	6.59	6.59
County	53.94	118.70	117.52
City/Twp UNORG #3 146-103			
School EARL #18	42.46	112.78	180.88
GARRISON	3.01	6.59	6.59
ALEX RFD 1	15.03	32.91	34.35
MCKEN SOIL 3	6.01	13.16	9.87
3RD UNORG CO 3	30.05	65.80	65.80

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

Consolidated Tax	153.51	356.53	421.60
	.00	.00	.00
Net consolidated tax	153.51	356.53	421.60
Net effective tax rate	.26%	.26%	.30%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 50-00-02425
 Jurisdiction: UNORG #3 146-103

Statement No: 24572

CATHERINE A FALCK

Physical Location

Legal Description
 SECT-31 TWP-146 RANG-103
 NW1/4
 141.40 ACRES

ACRES: 141.40

2021 TAX BREAKDOWN

Net consolidated tax	93.87
Plus: Special Assessments	
Total tax due	93.87
Less: 5% discount	4.69
if paid by Feb. 15th	
Amount due by Feb. 15th	89.18
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	46.94
Payment 2: Pay by Oct. 17th	46.93

Legislative tax relief (3-year comparison):	2019	2020	2021
Legislative tax relief	11.97	10.21	9.84

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):	2019	2020	2021
True And Full Value	28,500	29,300	29,300
Taxable Value	1,425	1,465	1,465
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,425	1,465	1,465
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials	
March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):			
State	1.43	1.47	1.47
County	25.58	26.43	26.16
City/Twp UNORG #3 146-103			
School EARL #18	20.14	25.11	40.27
GARRISON	1.43	1.47	1.47
ALEX RFD 1	7.13	7.33	7.65
MCKEN SOIL 3	2.85	2.93	2.20
3RD UNORG CO 3	14.25	14.65	14.65

FOR ASSISTANCE:

Office: McKenzie County Treasurer

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 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

Consolidated Tax	72.81	79.39	93.87
	.00	.00	.00
Net consolidated tax	72.81	79.39	93.87
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 50-00-02475
 Jurisdiction: UNORG #3 146-103

Statement No: 24574

CATHERINE A FALCK

Physical Location
 17 FLAT ROCK RD

Legal Description
 SECT-31 TWP-146 RANG-103
 SE1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	188.70
Plus: Special Assessments	
Total tax due	188.70
Less: 5% discount	9.43
if paid by Feb. 15th	
Amount due by Feb. 15th	179.27
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	94.35
Payment 2: Pay by Oct. 17th	94.35

Legislative tax relief (3-year comparison):	2019	2020	2021
Legislative tax relief	24.40	20.53	19.79

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):	2019	2020	2021
True And Full Value	58,100	58,900	58,900
Taxable Value	2,905	2,945	2,945
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	2,905	2,945	2,945
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials	
March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):			
State	2.91	2.95	2.95
County	52.14	53.13	52.60
City/Twp UNORG #3 146-103			
School EARL #18	41.05	50.48	80.96
GARRISON	2.91	2.95	2.95
ALEX RFD 1	14.53	14.73	15.37
MCKEN SOIL 3	5.81	5.89	4.42
3RD UNORG CO 3	29.05	29.45	29.45

FOR ASSISTANCE:

Office: McKenzie County Treasurer

Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

Consolidated Tax	148.40	159.58	188.70
	.00	.00	.00
Net consolidated tax	148.40	159.58	188.70
Net effective tax rate	.26%	.27%	.32%

T2

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 24573

Parcel Number: 50-00-02450
Jurisdiction: UNORG #3 146-103

CATHERINE A FALCK
Physical Location

Legal Description
SECT-31 TWP-146 RANG-103
SW1/4
142.92 ACRES

ACRES: 142.92

2021 TAX BREAKDOWN

Net consolidated tax	140.31
Plus: Special Assessments	
Total tax due	140.31
Less: 5% discount	7.01
if paid by Feb. 15th	
Amount due by Feb. 15th	133.30
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	70.16
Payment 2: Pay by Oct. 17th	70.15

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	18.06	15.26	14.72

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	43,000	43,800	43,800
Taxable Value	2,150	2,190	2,190
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	2,150	2,190	2,190
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials

March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):

State	2.15	2.19	2.19
County	38.59	39.51	39.11
City/Twp UNORG #3 146-103			
School EARL #18	30.38	37.54	60.20
GARRISON	2.15	2.19	2.19
ALEX RFD 1	10.75	10.95	11.43
MCKEN SOIL 3	4.30	4.38	3.29
3RD UNORG CO 3	21.50	21.90	21.90

FOR ASSISTANCE:

Office: McKenzie County Treasurer
Phone: 701-444-3616 ext.3
Email: treas@co.mckenzie.nd.us
Website: county.mckenziecounty.net
-Auditor/Treasurer Department-

Consolidated Tax	109.82	118.66	140.31
Net consolidated tax	109.82	118.66	140.31
Net effective tax rate	.26%	.27%	.32%

T3

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Statement No: 24564

Parcel Number: 49-00-00500
Jurisdiction: UNORG #3 145-103

CATHERINE A FALCK
Physical Location

Legal Description
SECT-06 TWP-145 RANG-103
NE1/4
159.95 ACRES

ACRES: 159.95

2021 TAX BREAKDOWN

Net consolidated tax	156.02
Plus: Special Assessments	
Total tax due	156.02
Less: 5% discount	7.80
if paid by Feb. 15th	
Amount due by Feb. 15th	148.22
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	78.01
Payment 2: Pay by Oct. 17th	78.01

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	19.99	16.97	16.36

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	47,600	48,700	48,700
Taxable Value	2,380	2,435	2,435
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	2,380	2,435	2,435
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials

March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):

State	2.38	2.44	2.44
County	42.72	43.93	43.49
City/Twp UNORG #3 145-103			
School EARL #18	33.63	41.74	66.94
GARRISON	2.38	2.44	2.44
ALEX RFD 1	11.90	12.18	12.71
MCKEN SOIL 3	4.76	4.87	3.65
3RD UNORG CO 3	23.80	24.35	24.35

FOR ASSISTANCE:

Office: McKenzie County Treasurer
Phone: 701-444-3616 ext.3
Email: treas@co.mckenzie.nd.us
Website: county.mckenziecounty.net
-Auditor/Treasurer Department-

Consolidated Tax	121.57	131.95	156.02
Net consolidated tax	121.57	131.95	156.02
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 49-00-00600
 Jurisdiction: UNORG #3 145-103

Statement No: 24566

CATHERINE A FALCK
 Physical Location

Legal Description
 SECT-06 TWP-145 RANG-103
 NW1/4
 144.09 ACRES

ACRES: 144.09

2021 TAX BREAKDOWN

Net consolidated tax	77.22
Plus: Special Assessments	
Total tax due	77.22
Less: 5% discount	3.86
if paid by Feb. 15th	
Amount due by Feb. 15th	73.36
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	38.61
Payment 2: Pay by Oct. 17th	38.61

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	9.70	8.40	8.10

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	23,100	24,100	24,100
Taxable Value	1,155	1,205	1,205
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,155	1,205	1,205
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials

March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):

State	1.16	1.21	1.21
County	20.73	21.74	21.52
City/Twp UNORG #3 145-103			
School EARL #18	16.32	20.65	33.13
GARRISON	1.16	1.21	1.21
ALEX RFD 1	5.78	6.03	6.29
MCKEN SOIL 3	2.31	2.41	1.81
3RD UNORG CO 3	11.55	12.05	12.05

FOR ASSISTANCE:
 Office: McKenzie County Treasurer
 Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

Consolidated Tax	59.01	65.30	77.22
	.00	.00	.00
Net consolidated tax	59.01	65.30	77.22
Net effective tax rate	.26%	.27%	.32%

2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number: 49-00-00525
 Jurisdiction: UNORG #3 145-103

Statement No: 24565

CATHERINE A FALCK
 Physical Location

Legal Description
 SECT-06 TWP-145 RANG-103
 SE1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	129.42
Plus: Special Assessments	
Total tax due	129.42
Less: 5% discount	6.47
if paid by Feb. 15th	
Amount due by Feb. 15th	122.95
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	64.71
Payment 2: Pay by Oct. 17th	64.71

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	16.46	14.08	13.57

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	39,200	40,400	40,400
Taxable Value	1,960	2,020	2,020
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	1,960	2,020	2,020
Mill Levy	51.080	54.180	64.070

Penalty on 1st Installment & Specials

March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):

State	1.96	2.02	2.02
County	35.18	36.44	36.08
City/Twp UNORG #3 145-103			
School EARL #18	27.69	34.62	55.53
GARRISON	1.96	2.02	2.02
ALEX RFD 1	9.80	10.10	10.54
MCKEN SOIL 3	3.92	4.04	3.03
3RD UNORG CO 3	19.60	20.20	20.20

FOR ASSISTANCE:
 Office: McKenzie County Treasurer
 Phone: 701-444-3616 ext. 3
 Email: treas@co.mckenzie.nd.us
 Website: county.mckenziecounty.net
 -Auditor/Treasurer Department-

Consolidated Tax	100.11	109.44	129.42
	.00	.00	.00
Net consolidated tax	100.11	109.44	129.42
Net effective tax rate	.26%	.27%	.32%













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:



McKenzie County, North Dakota

