

CASS & TRAILL COUNTY  
NORTH DAKOTA

Opens: Monday, September 12 | 8AM  
Closes: Friday, September 16 | 10AM CST 2022

# LAND AUCTION

Timed Online

*Available to Farm for the 2023 Crop Year!*

**466± Acres**

*Bell & Bohnsack Townships*

**Auctioneer's Note:** Spectacular opportunity to add highly productive and improved land to your farming operation for the 2023 crop year! This farmland auction includes three tracts ranging in size from 240 to 80. Tract 1 is located on the south side of the Cass & Traill County line just north of Hunter, ND. Tracts 2 & 3 are ½ mile north of the Cass & Traill County lines. The northern portion of tract 2 and most of the tillable acres on tract 3 have been pattern tilled.



From Hunter, north 3 miles on Hwy. 18, east 1-1/2 miles (Tract 1 to the south), continue east another 3-1/2 miles to 161st Ave SE, north 1/2 mile to Tracts 2 & 3.

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

**The Griesbach Family, Owners | Conray Griesbach, Anna Griesbach, & Sarah Leverenz**

At Steffes Group contact Max Steffes, 701.212.2849; Martin Peterson, 320.905.5325; or Rodney Steffes, 701.237.9173, 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 Monday, September 12, 2022 at 8AM and will close Friday, September 16, 2022 at 10AM.**

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address, and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.

If the winning bidder is unable to come to the Steffes office for signing of the contract, contact Max Steffes 701.237.9173. Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing in 45 days.

Closing will take place at a professional closing company agreeable to both buyer and seller.

Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements, and public roads shall not be deemed encumbrances or defects.

**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.

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)

---

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)

## 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!

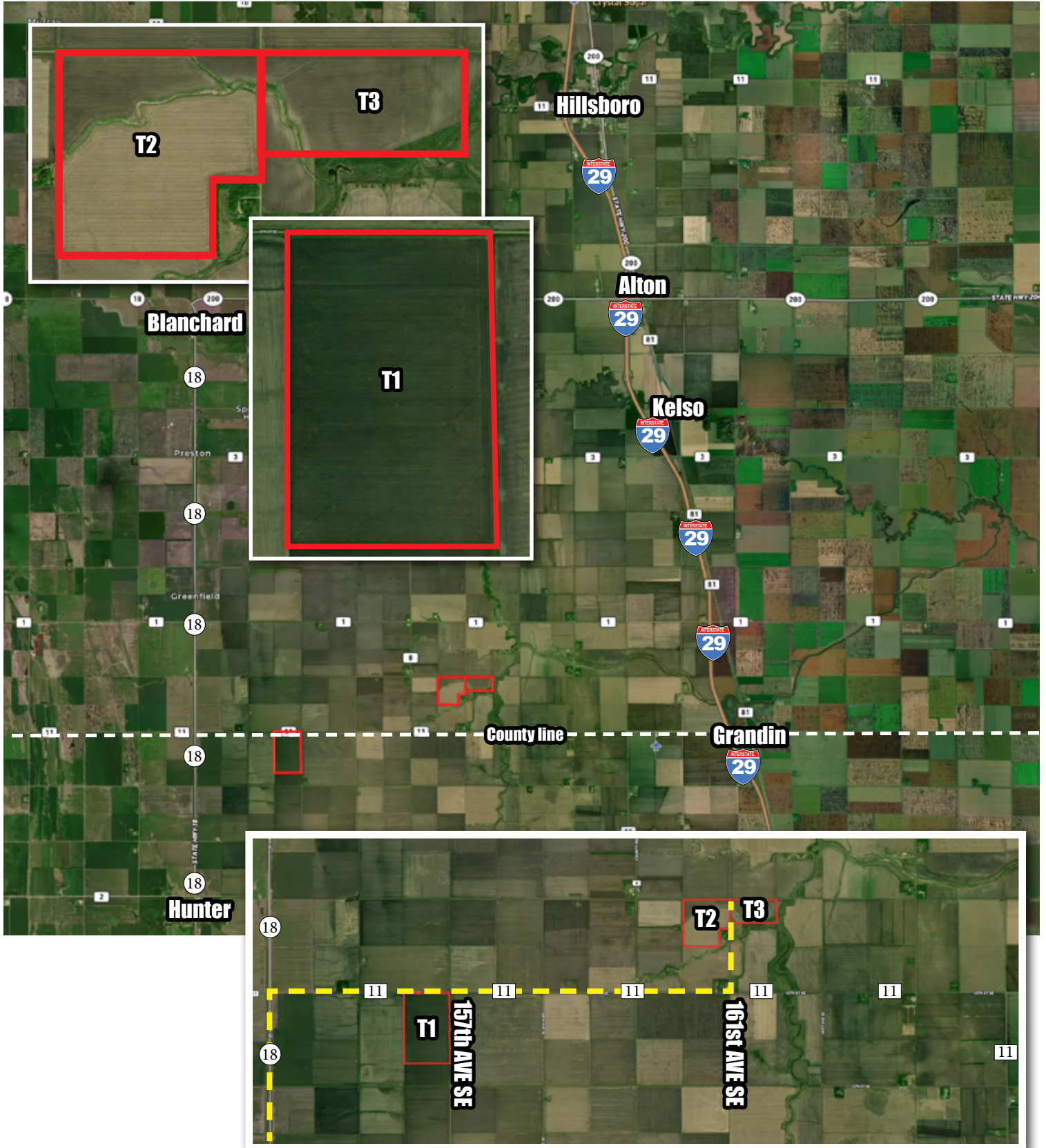


Lots with this symbol are linked together throughout the entire auction and will close together.

## SEPTEMBER 2022

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

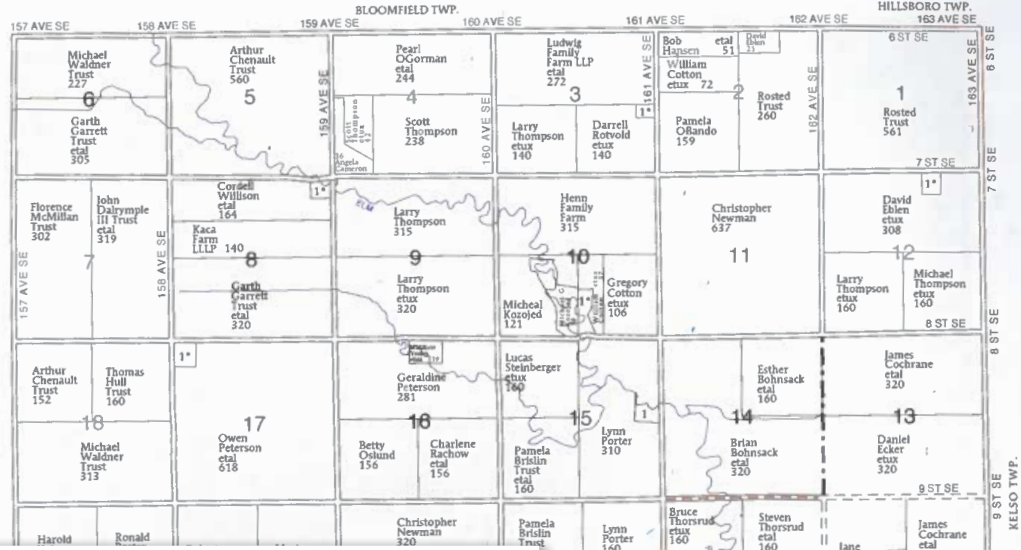
From Hunter, north 3 miles on Hwy. 18, east 1-1/2 miles (Tract 1 to the south), continue east another 3-1/2 miles to 161st Ave SE, north 1/2 mile to Tracts 2 & 3.



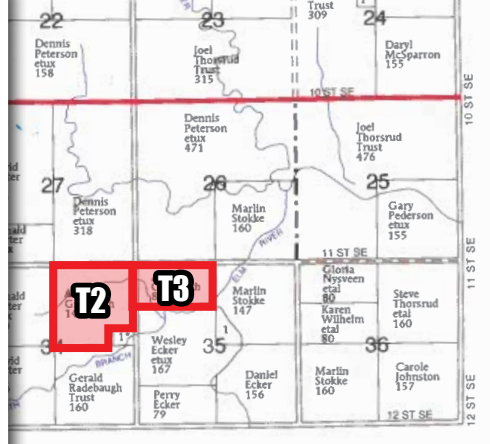
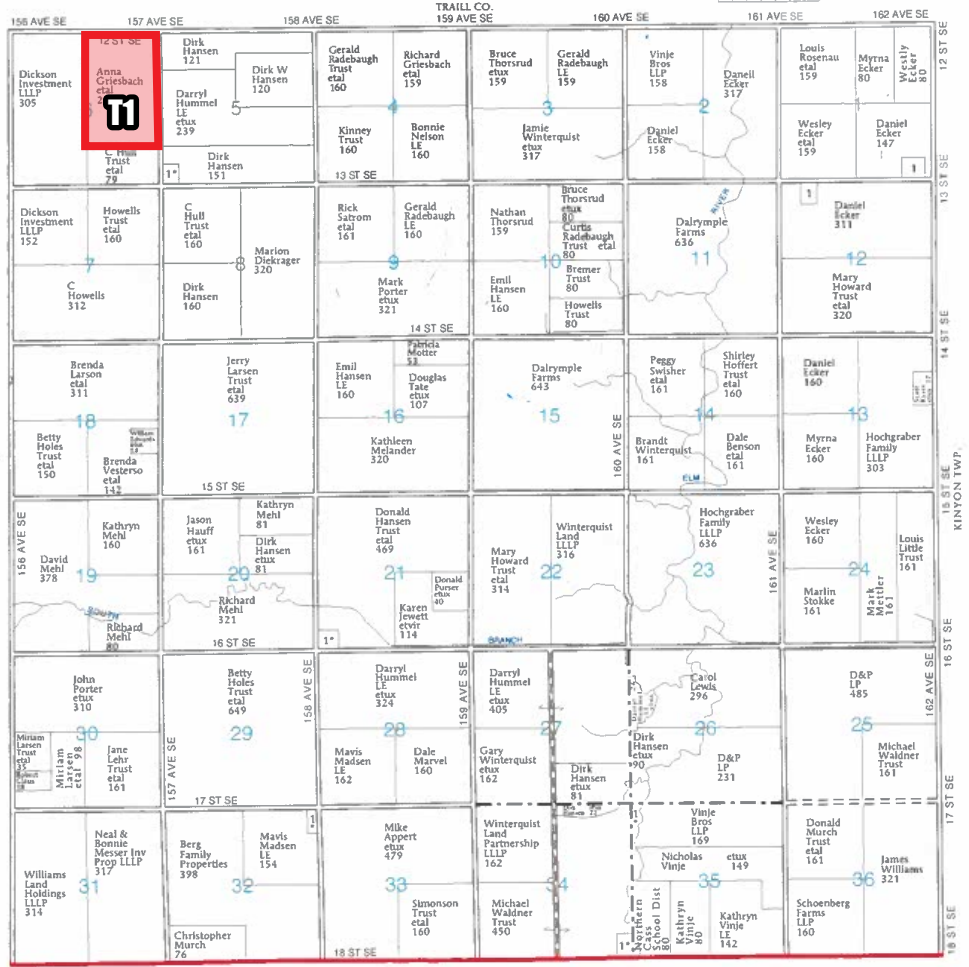


Description: Cass County Section 6-143-51 & Traill County Sections 34 & 35-144-51  
 Total Acres: 465.53± • Cropland Acres: 438± • To Be Sold in 3 Tracts!

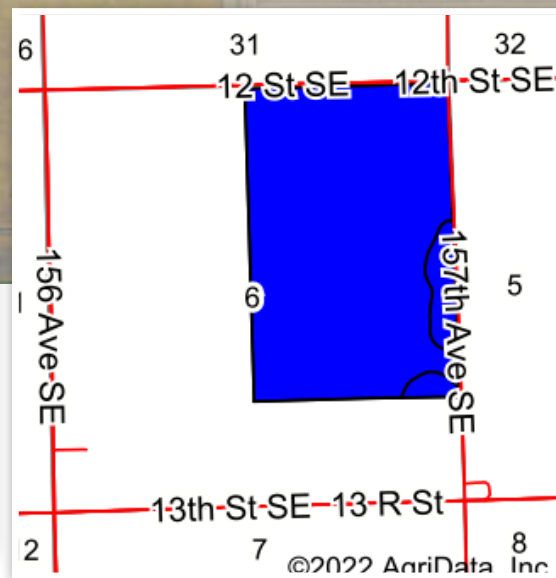
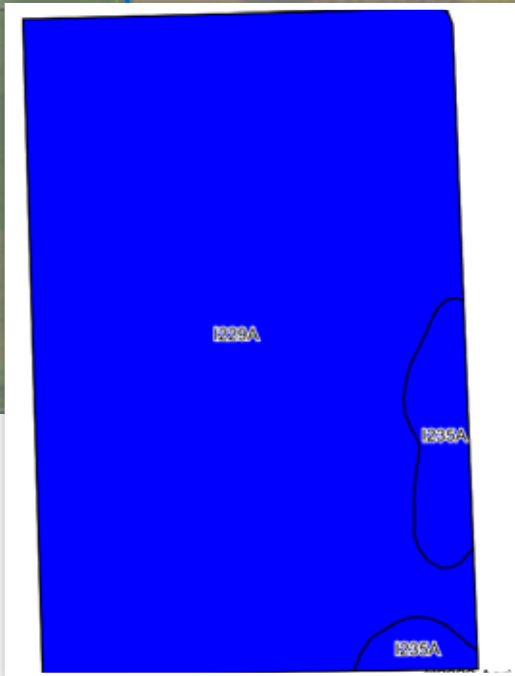
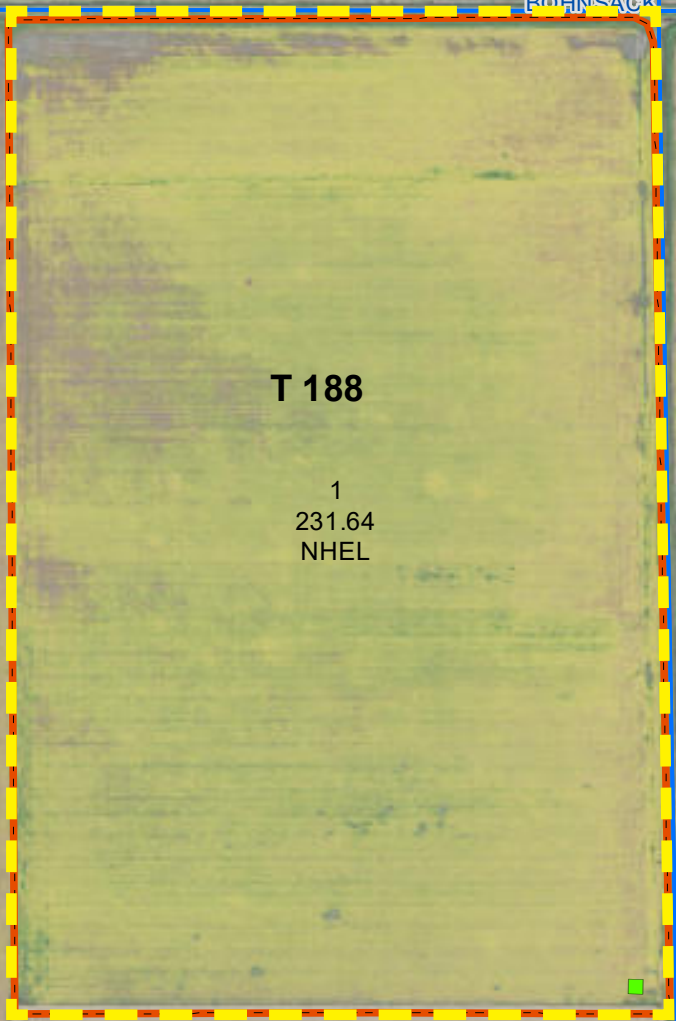
T-144-N BOHNSACK PLAT R-51-W



T-143-N BELL PLAT R-51-W



**Description:** NE1/4 & N1/2SE1/4 Section 6-143-51  
**Total Acres:** 240.08±  
**Cropland Acres:** 231.64±  
**PID #:** 26-0000-01223-000 & 26-0000-01226-000  
**Soil Productivity Index:** 86  
**Soils:** Fargo silty clay (100%)  
**Taxes (2021):** \$3,000.65



**Wetland Determination Identifiers**

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

Area Symbol: ND017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	216.59	93.5%		IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	15.05	6.5%		IIIw	86
<b>Weighted Average</b>					<b>2.06</b>	<b>86</b>

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

# Tract 1 Tax Statements

Parcel #:	26-0000-01226-000
Owner:	ANNA M GRIESBACH ETAL
Address:	N/A BELL TWP ND 99999
Jurisdiction:	Bell Township

2021 Statement #210157634	
Mill Levy Rate:	182.41
Consolidated:	\$1,008.73
Specials:	\$0.00
Drains:	\$0.00
Other:	\$0.00
Discounts:	\$50.44

2021 Statement #210157634	
Pen/Int:	\$0.00
1st Due:	\$0.00
2nd Due:	\$0.00
Amount Due:	\$0.00
Grand Total Due:	\$0.00

Year	Statement #	Type	Tax	Penalty	Interest	Discount *	Paid	Balance	Add to Cart
2021	210157634	Real Estate	\$1,008.73	\$0.00	\$0.00	\$50.44	\$958.29	\$0.00	Paid
2020	200156654	Real Estate	\$1,026.78	\$0.00	\$0.00	\$51.34	\$975.44	\$0.00	Paid
2019	190155565	Real Estate	\$979.17	\$0.00	\$0.00	\$48.96	\$930.21	\$0.00	Paid
2018	180154850	Real Estate	\$944.19	\$0.00	\$0.00	\$47.21	\$896.98	\$0.00	Paid
2017	170153964	Real Estate	\$899.90	\$0.00	\$0.00	\$45.00	\$854.90	\$0.00	Paid
2016	160153882	Real Estate	\$886.47	\$0.00	\$0.00	\$44.32	\$842.15	\$0.00	Paid
2015	150153233	Real Estate	\$882.64	\$0.00	\$0.00	\$44.13	\$838.51	\$0.00	Paid

Year	Agricultural / Residential / Commercial					Total	Taxable Value Before Credits	Credits	Net Taxable Value
	Land	Land	Building	Land	Building				
2021	\$110,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,600.00	\$5,530.00	\$0.00	\$5,530.00
2020	\$111,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$111,600.00	\$5,580.00	\$0.00	\$5,580.00
2019	\$107,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107,200.00	\$5,360.00	\$0.00	\$5,360.00
2018	\$103,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103,100.00	\$5,155.00	\$0.00	\$5,155.00
2017	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$5,000.00	\$0.00	\$5,000.00
2016	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$5,000.00	\$0.00	\$5,000.00
2015	\$97,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,100.00	\$4,855.00	\$0.00	\$4,855.00

Parcel #:	26-0000-01223-000
Owner:	ANNA M GRIESBACH ETAL
Address:	N/A BELL TWP ND 99999
Jurisdiction:	Bell Township

2021 Statement #210157634	
Mill Levy Rate:	182.41
Consolidated:	\$1,991.92
Specials:	\$0.00
Drains:	\$0.00
Other:	\$0.00
Discounts:	\$99.60

2021 Statement #210157634	
Pen/Int:	\$0.00
1st Due:	\$0.00
2nd Due:	\$0.00
Amount Due:	\$0.00
Grand Total Due:	\$0.00

Year	Statement #	Type	Tax	Penalty	Interest	Discount *	Paid	Balance	Add to Cart
2021	210157631	Real Estate	\$1,991.92	\$0.00	\$0.00	\$99.60	\$1,892.32	\$0.00	Paid
2020	200156651	Real Estate	\$2,029.63	\$0.00	\$0.00	\$101.48	\$1,928.15	\$0.00	Paid
2019	190155562	Real Estate	\$1,933.68	\$0.00	\$0.00	\$96.68	\$1,837.00	\$0.00	Paid
2018	180154847	Real Estate	\$1,863.66	\$0.00	\$0.00	\$93.18	\$1,770.48	\$0.00	Paid
2017	170153961	Real Estate	\$1,776.41	\$0.00	\$0.00	\$88.82	\$1,687.59	\$0.00	Paid
2016	160153879	Real Estate	\$1,749.90	\$0.00	\$0.00	\$87.50	\$1,662.40	\$0.00	Paid
2015	150153230	Real Estate	\$1,741.65	\$0.00	\$0.00	\$87.08	\$1,654.57	\$0.00	Paid

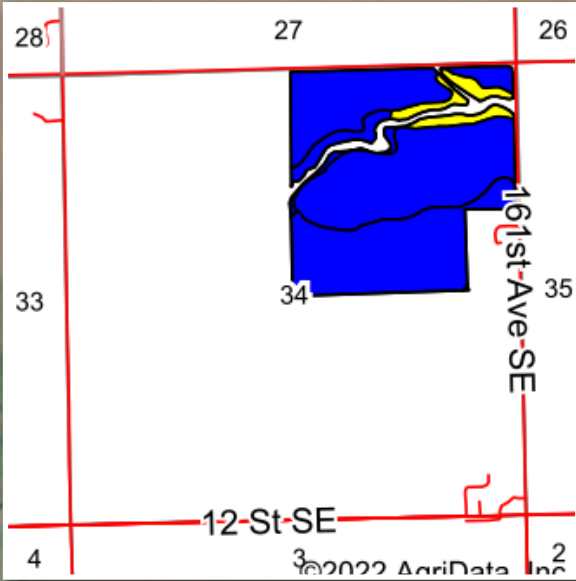
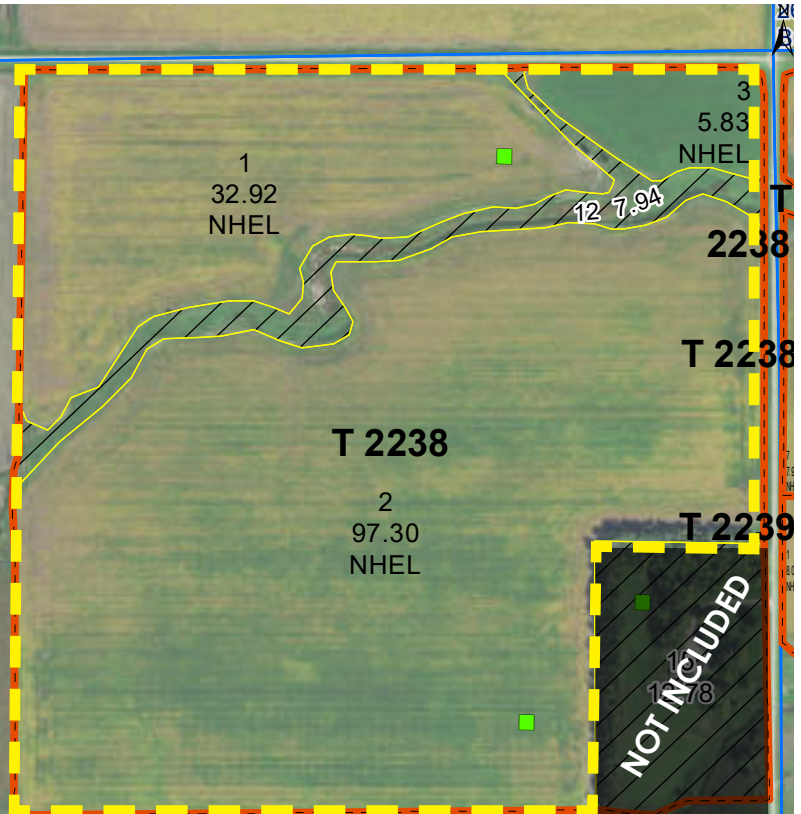
Year	Agricultural / Residential / Commercial					Total	Taxable Value Before Credits	Credits	Net Taxable Value
	Land	Land	Building	Land	Building				
2021	\$218,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$218,400.00	\$10,920.00	\$0.00	\$10,920.00
2020	\$220,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,600.00	\$11,030.00	\$0.00	\$11,030.00
2019	\$211,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$211,700.00	\$10,585.00	\$0.00	\$10,585.00
2018	\$203,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$203,500.00	\$10,175.00	\$0.00	\$10,175.00
2017	\$197,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$197,400.00	\$9,870.00	\$0.00	\$9,870.00
2016	\$197,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$197,400.00	\$9,870.00	\$0.00	\$9,870.00
2015	\$191,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$191,600.00	\$9,580.00	\$0.00	\$9,580.00



**Description:** NE1/4 LESS .35 AC CHURCH & LESS 14.20 AC TRACT (AKA AUDITOR'S LOT #1) Section 34-144-51  
**Total Acres:** 145.45±  
**Cropland Acres:** 136.05±  
**Tiled Acres:** 39±  
**PID #:** 05-0000-00751-001  
**Soil Productivity Index:** 84  
**Soils:** Fargo silty clay (53.5%), Fargo-Hegne silty clay (35.5%)  
**Taxes (2021):** \$2,360.73

**Wetland Determination Identifiers**

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



Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	72.85	53.5%	■	IIw	86
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	48.38	35.5%	■	IIw	84
I234C	Nutley silty clay, 6 to 9 percent slopes	8.46	6.2%	■	IIIe	64
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	6.47	4.8%	■	Ile	88
<b>Weighted Average</b>					<b>2.06</b>	<b>84</b>

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



**2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number 05-0000-00751-001 Jurisdiction BOHNSACK TWP

Statement No: 11,992

Physical Location

0597040000

Lot: Blk: Sec: 34 Twp: 144 Rng: 51  
 Addition: Acres: 145.45

Statement Name  
**GRIESBACH, ANNA M**

Legal Description

NE1/4 LESS .35 AC CHURCH & LESS 14.20 AC TRACT(AKA  
 AUDITOR'S LOT #1) 34-144-51 A-145.45

2021 TAX BREAKDOWN

Net consolidated tax	2,415.01
Plus: Special assessments	43.64
Total tax due	2,458.65
Less: 5% discount, if paid by Feb.15,2022	120.75
<b>Amount due by Feb.15,2022</b>	<b>2,337.90</b>

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 1,251.15  
 Payment 2: Pay by Oct.15th 1,207.50

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,271.42	1,395.09	1,370.87

Special assessments:

SPC#	AMOUNT	DESCRIPTION
063.00	43.64	SNAGGING

Tax distribution

(3-year comparison):

	2019	2020	2021
True and full value	175,380	199,090	197,660
Taxable value	8,769	9,955	9,883
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,769	9,955	9,883
Total mill levy	235.70	237.14	244.36

ESCROW COMPANY NAME:

Taxes By District (in dollars):

COUNTY	931.27	1,096.43	1,176.18
BOHNSACK TOWNSHIP	157.84	179.19	177.89
NORTHERN CASS SCHOO	881.28	1,025.37	1,001.64
GRANDIN FIRE	87.69	49.78	49.42
STATE	8.77	9.96	9.88

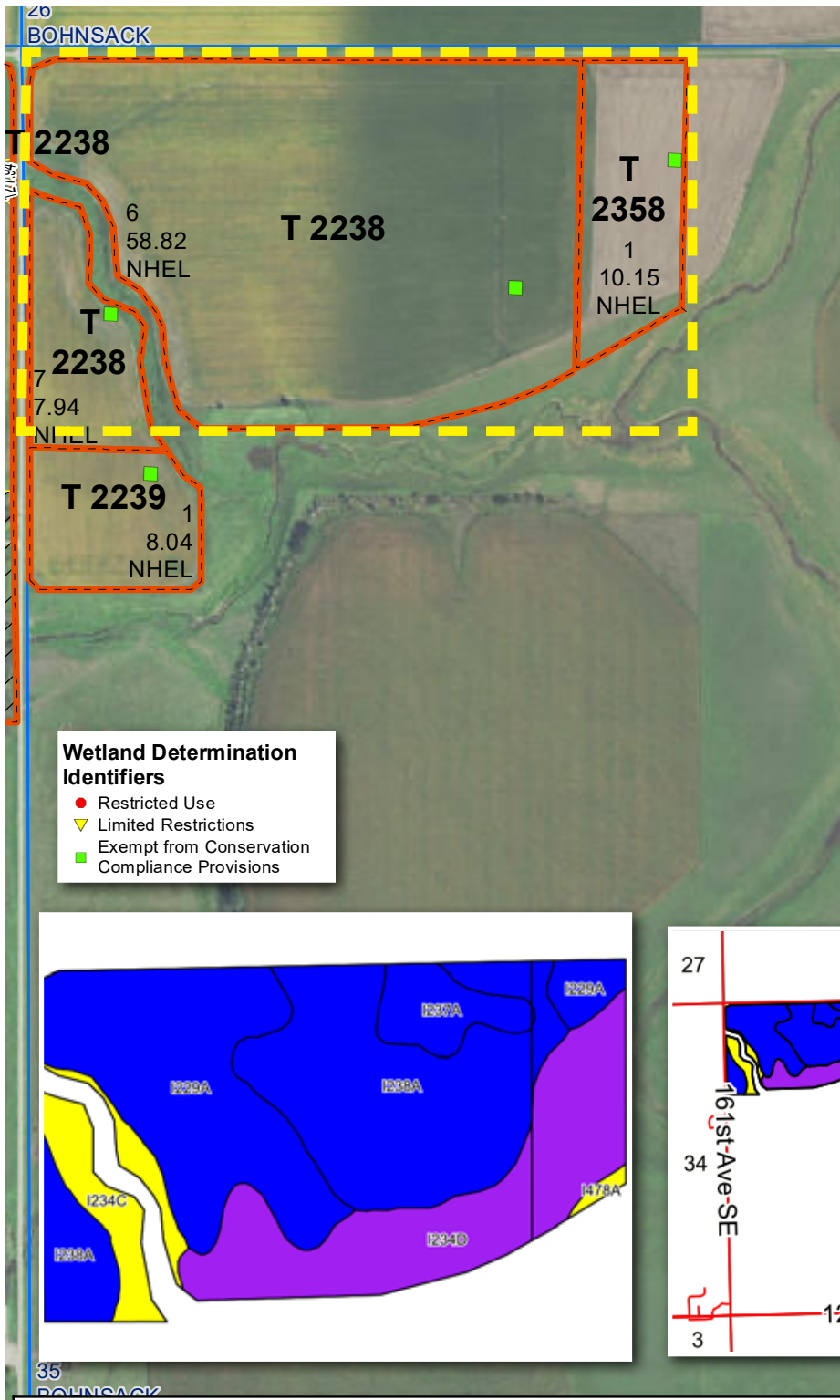
NOTE:

Consolidated tax 2,066.85 2,360.73 2,415.01

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate> 1.18% 1.18% 1.22%

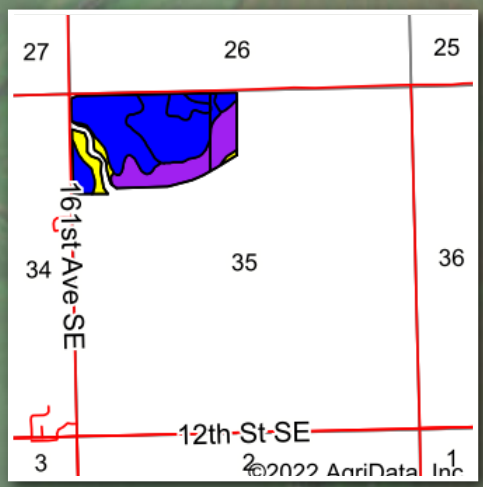
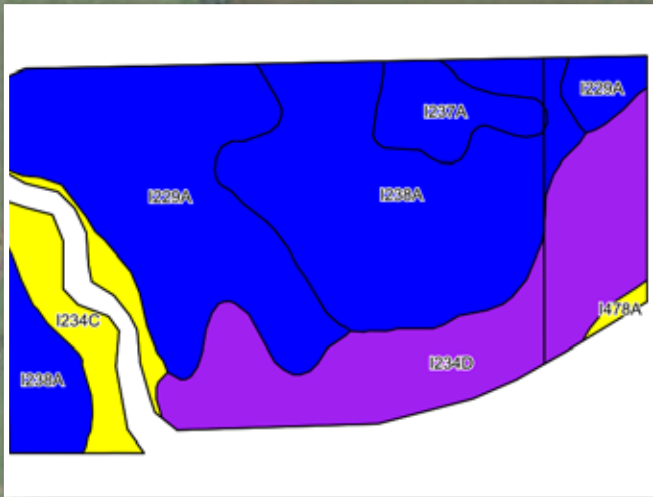




**Description:** N1/2NW1/4 Section 35-144-51  
**Total Acres:** 80±  
**Cropland Acres:** 74±  
**Tiled Acres:** 62±  
**PID #:** 05-0000-00756-000  
**Soil Productivity Index:** 75.3  
**Soils:** Fargo-Hegne silty clay (33.9%), Fargo silty clay (29.1%), Nutley silty clay (24.2%)  
**Taxes (2021):** \$1,015.73

**Wetland Determination Identifiers**

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



Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	26.10	33.9%	[Blue]	IIw	84
I229A	Fargo silty clay, 0 to 1 percent slopes	22.36	29.1%	[Blue]	IIw	86
I234D	Nutley silty clay, 9 to 15 percent slopes	18.58	24.2%	[Purple]	IIIe	52
I234C	Nutley silty clay, 6 to 9 percent slopes	5.56	7.2%	[Yellow]	IIIe	64
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	3.92	5.1%	[Blue]	IIw	85
I478A	Lamoure silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.39	0.5%	[Yellow]	IIw	61
<b>Weighted Average</b>					<b>2.31</b>	<b>75.3</b>

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



**2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number 05-0000-00756-000 Jurisdiction BOHNSACK TWP

Statement No: 1,112

Physical Location

0509040000

Lot: Blk: Sec: 35 Twp: 144 Rng: 51  
 Addition: Acres: 80.00

Statement Name  
**GRIESBACH, ANNA M**

Legal Description

N1/2NW1/4 35-144-51 A-80

2021 TAX BREAKDOWN

Net consolidated tax 1,047.03  
 Plus: Special assessments 24.00  
 Total tax due 1,071.03  
 Less: 5% discount,  
 if paid by Feb.15,2022 52.35

<b>Amount due by Feb.15,2022</b>	<b>1,018.68</b>
----------------------------------	-----------------

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 547.52  
 Payment 2: Pay by Oct.15th 523.51

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	651.73	646.61	634.18

Special assessments:

SPC#	AMOUNT	DESCRIPTION
063.00	24.00	SNAGGING

Tax distribution

(3-year comparison):

	2019	2020	2021
True and full value	89,900	92,270	91,440
Taxable value	4,495	4,614	4,572
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,495	4,614	4,572
Total mill levy	221.19	220.14	229.01

ESCROW COMPANY NAME:

Taxes By District (in dollars):

District	2019	2020	2021
COUNTY	477.36	508.19	544.11
BOHNSACK TOWNSHIP	80.91	83.05	82.30
HILLSBORO SCHOOL	386.53	396.81	393.19
GRANDIN FIRE	44.95	23.07	22.86
STATE	4.50	4.61	4.57

NOTE:

Consolidated tax 994.25 1,015.73 1,047.03

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate> 1.11% 1.10% 1.14%



NORTH DAKOTA  
CASS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

Prepared : 8/4/22 3:08 PM

Crop Year : 2022

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) :  
Recon ID :  
Transferred From : None  
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
231.64	231.64	231.64	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	231.64	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	120.80	0.00	63	
Soybeans	107.60	0.00	32	0
<b>TOTAL</b>	<b>228.40</b>	<b>0.00</b>		

NOTES

Tract Number : 188

Description : NE; N2SE 6-143-51  
FSA Physical Location : NORTH DAKOTA/CASS  
ANSI Physical Location : NORTH DAKOTA/CASS  
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 : CONRAY L GRIESBACH, SARAH J LEVERENZ, ANNA M GRIESBACH  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
231.64	231.64	231.64	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	231.64	0.00	0.00	0.00	0.00	0.00

NORTH DAKOTA  
CASS

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

Prepared : 8/4/22 3:08 PM

Crop Year : 2022

DCP Crop Data

Tract 188 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	120.80	0.00	63
Soybeans	107.60	0.00	32
<b>TOTAL</b>	<b>228.40</b>	<b>0.00</b>	

NOTES



North Dakota

U.S. Department of Agriculture

FARM: 8954

Trails

Farm Service Agency

Prepared: 8/10/22 9:34 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2022

Page: 2 of 3

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

Other Producers: None

Tract Number: 2358 Description 10AC N2NW35 144 51

FSA Physical Location : Traill, ND

ANSI Physical Location: Traill, ND

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
10.15	10.15	10.15	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	10.15	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.79	65	0.00
SOYBEANS	4.98	36	0.00
<b>Total Base Acres:</b>	<b>9.77</b>		

Owners: GRIESBACH, CONRAY L  
GRIESBACH, ANNA M

LEVERENZ, SARAH J

Other Producers: None

Tract Number: 2238 Description NE(34);NNW(35)144 51 LESS NE 10AC

FSA Physical Location : Traill, ND

ANSI Physical Location: Traill, ND

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

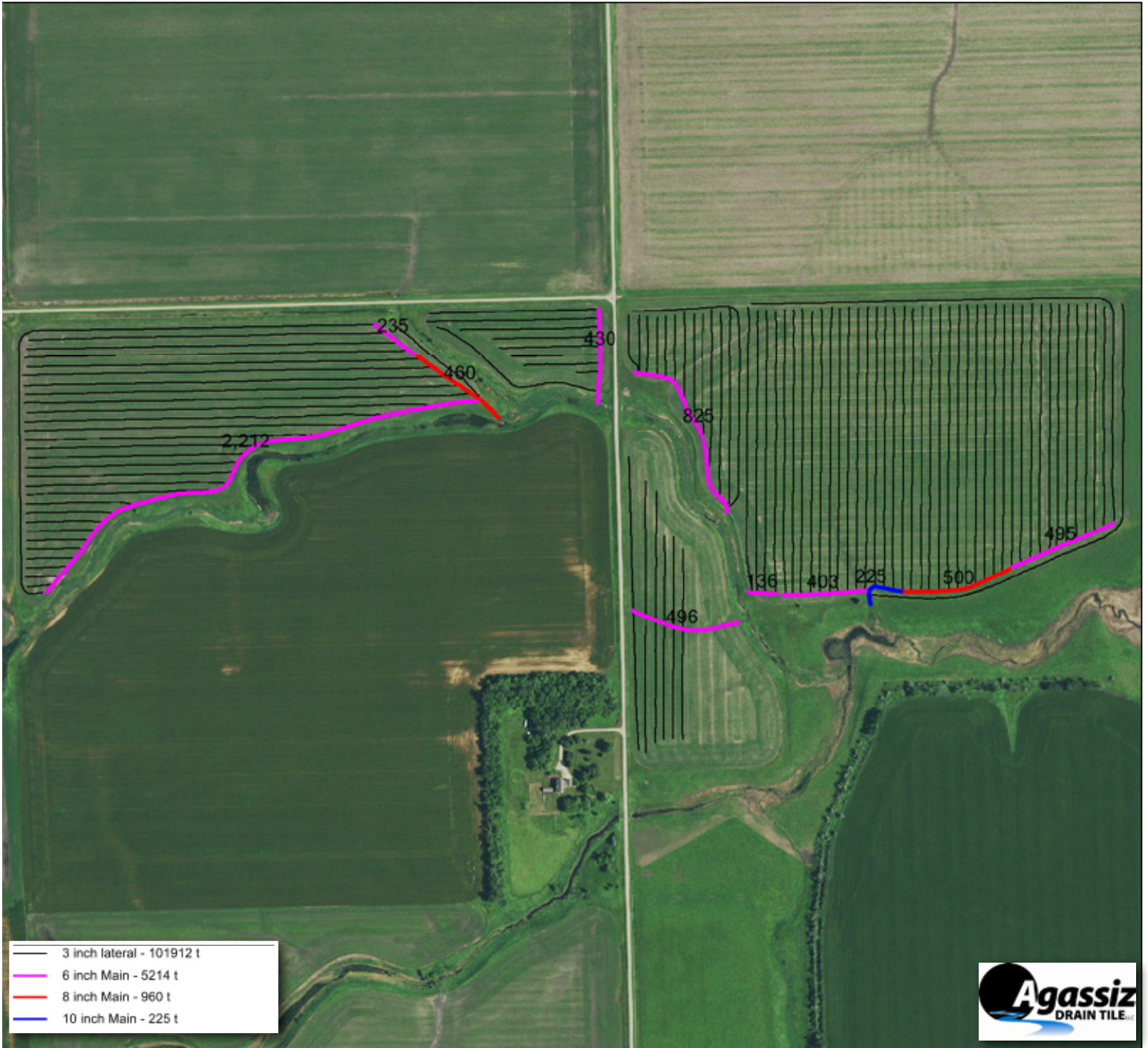
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
223.53	202.81	202.81	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	202.81	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	101.0	57	0.00
SOYBEANS	100.6	37	0.00
<b>Total Base Acres:</b>	<b>201.6</b>		

Owners: GRIESBACH, CONRAY L  
GRIESBACH, ANNA M

LEVERENZ, SARAH J







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:



# Cass & Traill County, North Dakota



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