

WATFORD CITY
NORTH DAKOTA
Timed Online

Tuesday, September 6 | 8AM - 12PM CST 2022

Back on the Market!

COMMERCIAL PROPERTY AUCTION



*140'x60' Lot
& Buildings*

Don't miss the opportunity to purchase a commercial property just east of Main St in Watford City. This property is being resold due to non-performing buyer.



📍 104 4th Ave SE, Watford City, ND 58854. From Watford City, intersection of Main St. S. & 4th Ave SE, east half block.

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

Marie Braaten, Owner

At Steffes Group, contact Martin Peterson 701.237.9173 or 320.905.5325, Terry Moe 701.580.2426 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 guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

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

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

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

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

The auction begins Tuesday, September 6, 2022 at 8AM and will end Tuesday, September 6, 2022 at 12PM.

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 2000 Main Avenue East, West Fargo ND.
- If the winning bidder is unable to come to the Steffes office for signing of the contract, contact 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 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 guaranties 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 Bidding Process

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.

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

CATALOG ORDER

#1 Cavalier County, ND Land Auction - 153.24± 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

00:04:00

US \$115,000.00 (5 bids)


[More Photos](#)

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!



Lot Size: 140' x 60'

Main Building:

- 42' x 27' Original building
- 40' x 19' North addition
- 16' x 22' West entryway addition
- Main building is connected to city sewer and water & has natural gas service

West Cold Storage Building: 34' x 24'

Concrete Pad south of Cold Storage Building: 36' x 40'

Mechanicals include:

- 7' x 11' walk in cooler (Main Building)
- Amana air conditioner and furnace
- Updated electrical

Fixtures Included:

- (1) three compartment sink
- (1) single compartment standalone sink
- (1) countertop with built in sink
- Several miscellaneous sized shelves throughout the main building

Taxes (2021): \$1,195.25



City of Watford: Lot 5 Block 3 to include additional 10' to the north as shown on Plat Dahl's addition to Watford City.
104 4th Ave SE, Watford City, ND 58854. From Watford City, intersection of Main St. S. & 4th Ave SE, east half block.



2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:
82-24-01600

Jurisdiction
WATFORD CITY

Statement No: 29577

Physical Location

Legal Description

LOT- 4 BLK-003
DAHL'S ADDITION TO WATFORD CITY
S 10' OF LOT 4 BLK 3

2021 TAX BREAKDOWN

Net consolidated tax	51.92
Plus: Special Assessments	
Total tax due	51.92
Less: 5% discount	2.59
if paid by Feb. 15th	
Amount due by Feb. 15th	49.33
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	25.96
Payment 2: Pay by Oct. 17th	25.96

Legislative tax relief

(3-year comparison):

	2019	2020	2021
Legislative tax relief	451.78	443.28	21.16

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	119,000	119,000	5,700
Taxable Value	5,950	5,950	285
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	5,950	5,950	285
Mill Levy	175.090	175.850	182.120

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	5.95	5.95	.29
County	106.80	107.34	5.09
City/Twp WATFORD CITY	497.24	502.83	24.74
School MCKENZIE COUNTY #1	401.51	400.97	20.55
GARRISON	5.95	5.95	.29
MCKEN SOIL 3	11.90	11.90	.43
MCKEN AMBULA 3	12.44	11.36	.53

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	1,041.79	1,046.30	51.92
	.00	.00	.00
Net consolidated tax	1,041.79	1,046.30	51.92

Net effective tax rate	.88%	.88%	.91%
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2021 MCKENZIE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number:
82-24-02000

Jurisdiction
WATFORD CITY

Statement No: 22385

Physical Location

MARIE BRAATEN

104 4TH AVE SE

Legal Description

LOT- 5 BLK-003
DAHL'S ADDITION TO WATFORD CITY

2021 TAX BREAKDOWN

Net consolidated tax	1,195.25
Plus: Special Assessments	
Total tax due	1,195.25
Less: 5% discount	59.76
if paid by Feb. 15th	
Amount due by Feb. 15th	1,135.49
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	597.63
Payment 2: Pay by Oct. 17th	597.62

Legislative tax relief

(3-year comparison):

	2019	2020	2021
Legislative tax relief	486.79	488.94	487.30

Special Assessments	.00
Specials Interest	.00

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	128,220	131,260	131,260
Taxable Value	6,411	6,563	6,563
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	6,411	6,563	6,563
Mill Levy	175.090	175.850	182.120

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	6.41	6.56	6.56
County	115.08	118.40	117.22
City/Twp WATFORD CITY	535.77	554.64	569.60
School MCKENZIE COUNTY #1	432.61	442.28	473.26
GARRISON	6.41	6.56	6.56
MCKEN SOIL 3	12.82	13.13	9.84
MCKEN AMBULA 3	13.40	12.54	12.21

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	1,122.50	1,154.11	1,195.25
	.00	.00	.00
Net consolidated tax	1,122.50	1,154.11	1,195.25

Net effective tax rate	.88%	.88%	.91%
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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: _____

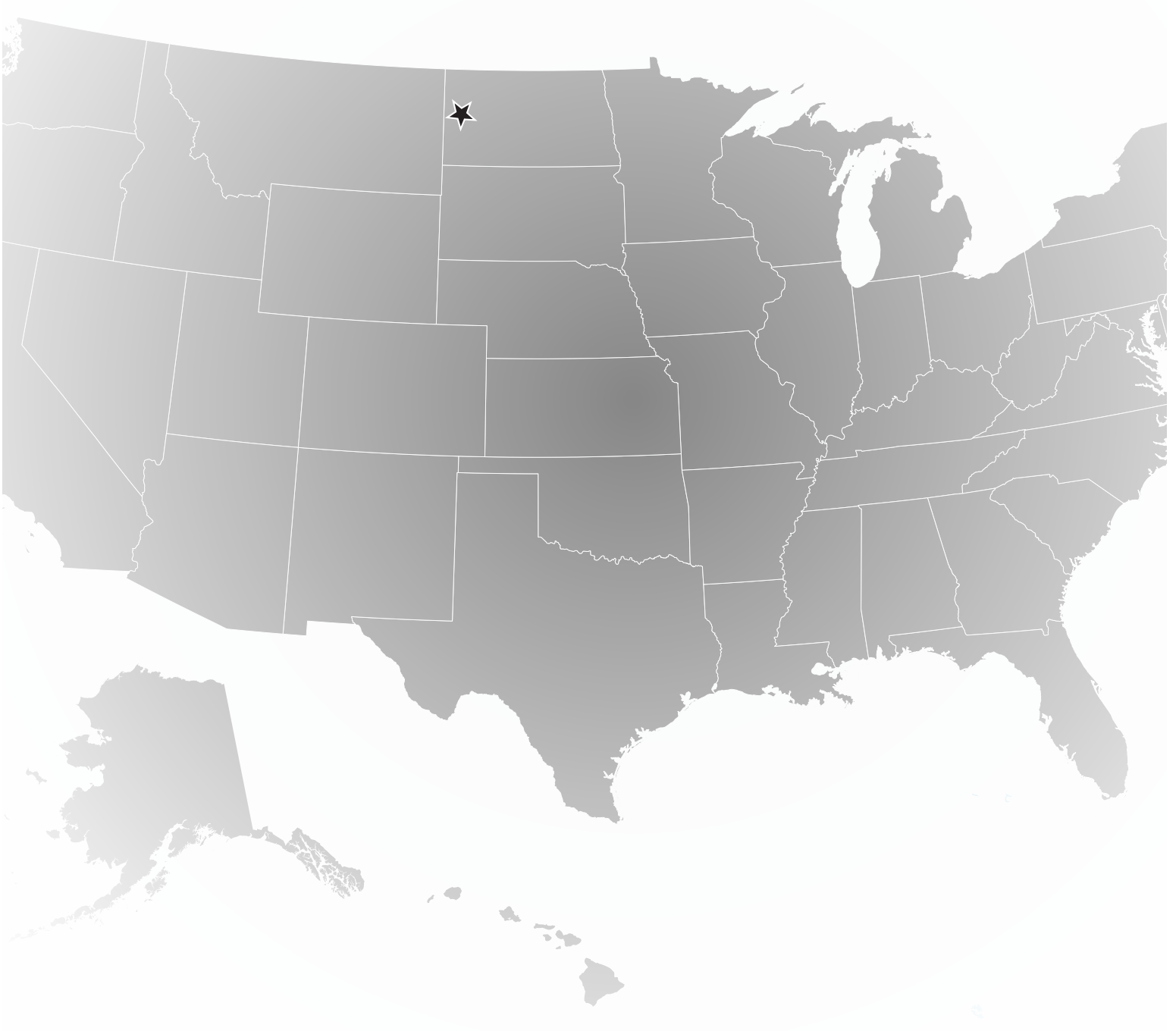
Seller: _____

Seller's Printed Name & Address:

Steffes Group, Inc.



Watford City, North Dakota



2000 Main Avenue East
West Fargo, ND 58078
701.237.9173

701.203.8400 | Grand Forks, ND 58201

406.431.9436 | Watford City, ND 58854

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371

1688 Hwy 9, Larchwood, IA 51241
605.789.5677

308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000

641.423.1947 | Mason City, IA 50401

515.432.6000 | Ames, IA 50010

SteffesGroup.com