

WIBAUX COUNTY
MONTANA

Opens: Tuesday, November 1 | 8AM
Closes: Thursday, November 10 | 10AM ^{MST} 2022

LAND AUCTION

Timed Online



800± Acres

Pine Hills & St. Phillips Township

Auctioneer's Note: Steffes Group is pleased to offer 3 tracts of farmland minutes south of Beach ND. Buy one or all three tracts, these tracts are sure to fit nicely with any operation. Access the tracts from well-maintained roads between Tracts 1 and 2 and along the northern boundary line on all three. This land sells free of any cropland leases for 2023 and beyond.



From Beach, ND, 3.3 miles west on Black Diamond Rd to the intersection with Carlyle Rd, then south 4 miles to Red Top East Rd, tract 1 to the west, tracts 2 & 3 to the east

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

Thompson Family Investments LLC. George G. Thompson, David L. Thompson, The Estate of Diane Flautt, Thomas Flautt as Executor/Trustee
At Steffes Group contact our office at 701.237.9173, Scott Steffes MT RE Broker #16877, or visit SteffesGroup.com

Scott Steffes MT RE Broker #16877. **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.



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 Tuesday, November 1 at 8:00AM and will close Thursday, November 10 at 10:00AM MST, 2022.

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 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 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 Multi-Tract Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

CATALOG ORDER

EXTENDED

**#1 Cavalier County, ND
Land Auction - 160± Acres**

Description: NW ¼ Section 5-163-57
Deeded Acres: 160.00±
Cropland Acres: 124±
Wooded Acres: 26±
Soil Productivity Index: 75
Taxes ('15): \$978.47



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

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

This is an AUCTION! To the Highest Bidder.

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

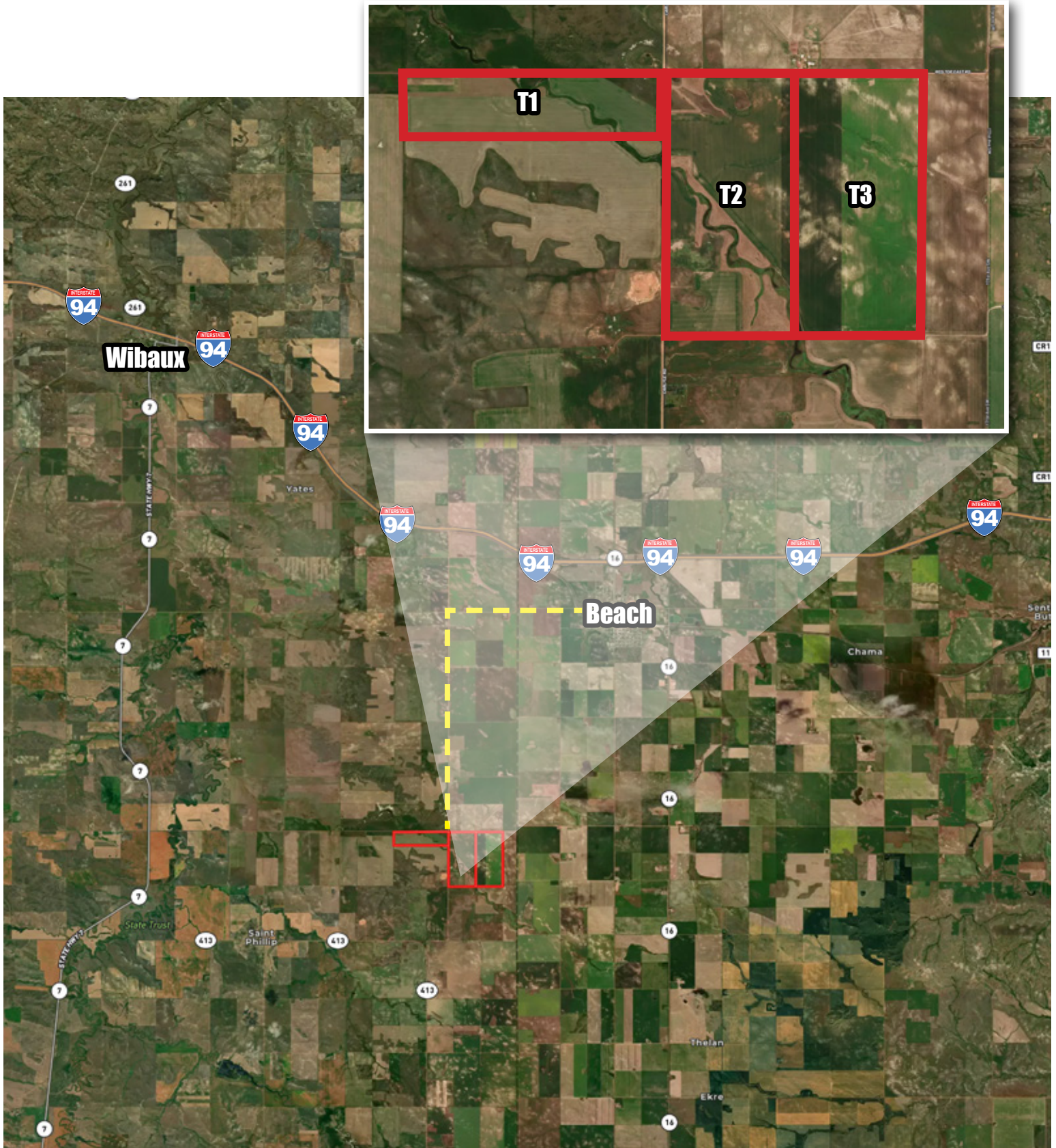


Lots with this symbol are linked together throughout the entire auction and will close together.

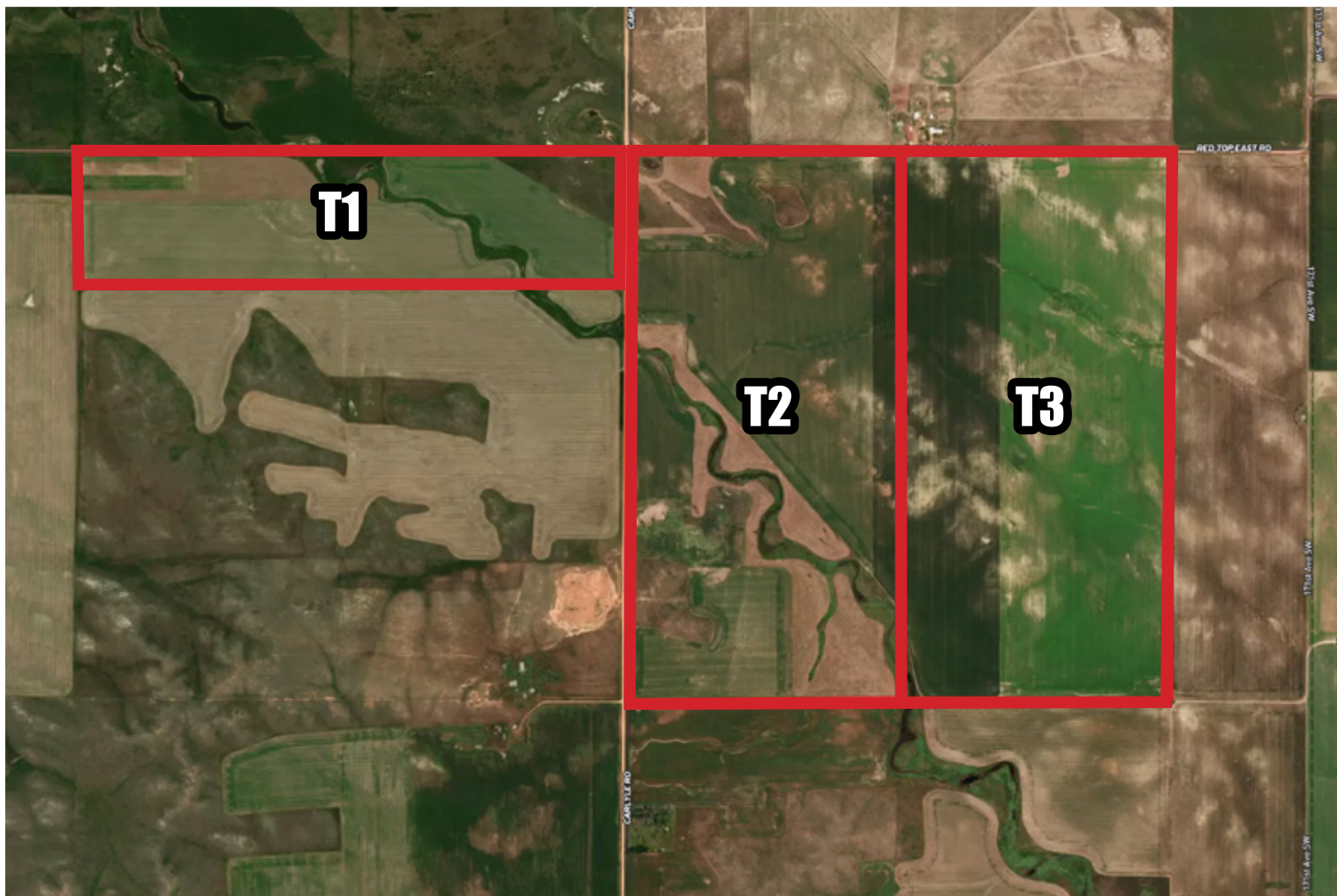
NOVEMBER 2022

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

From Beach, ND, 3.3 miles west on Black Diamond Rd to the intersection with Carlyle Rd, then south 4 miles to Red Top East Rd, tract 1 to the west, tracts 2 & 3 to the east



Wibaux County, MT - Pine Hills & St. Phillips Township, Sections 25 & 26
Total Acres: 800± • Cropland Acres: 738.3±



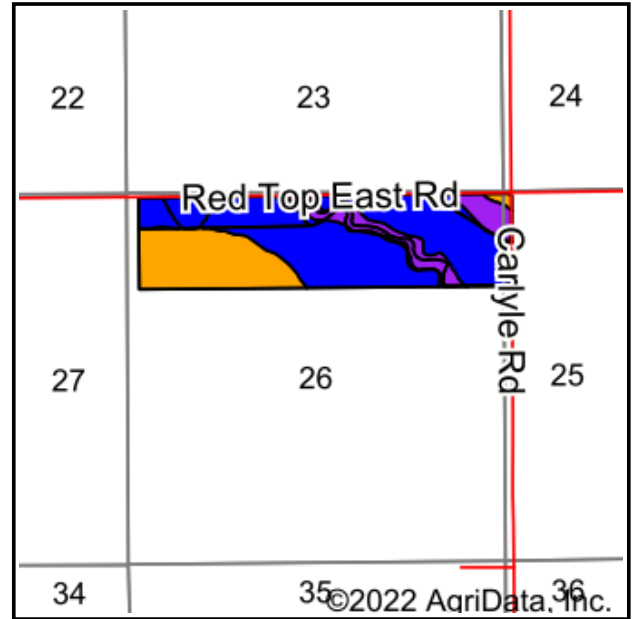
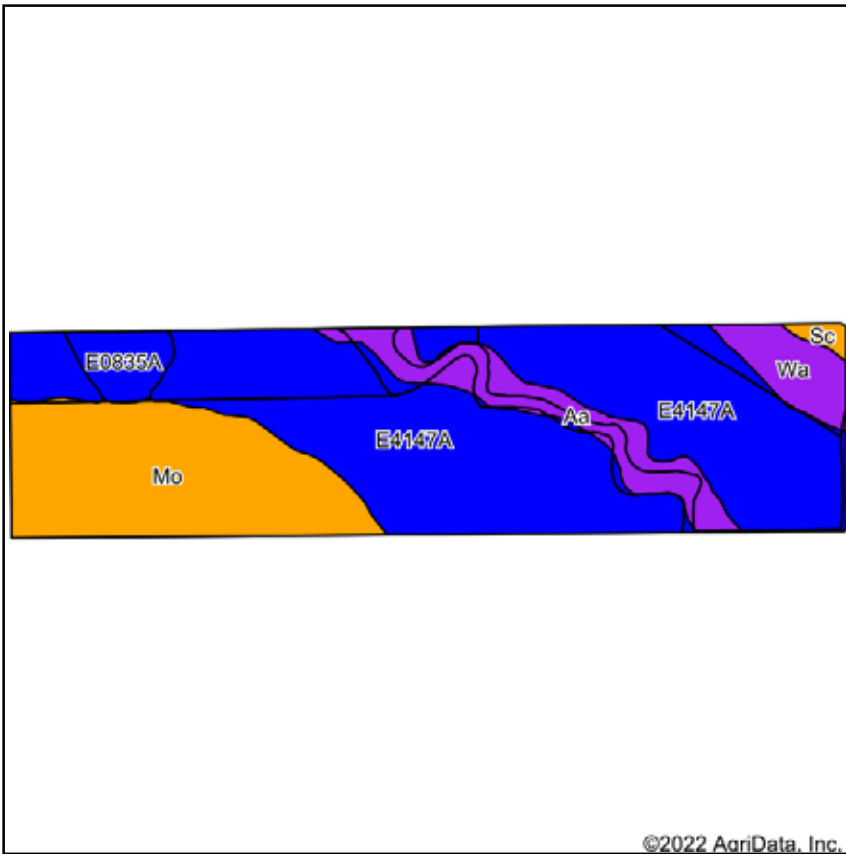
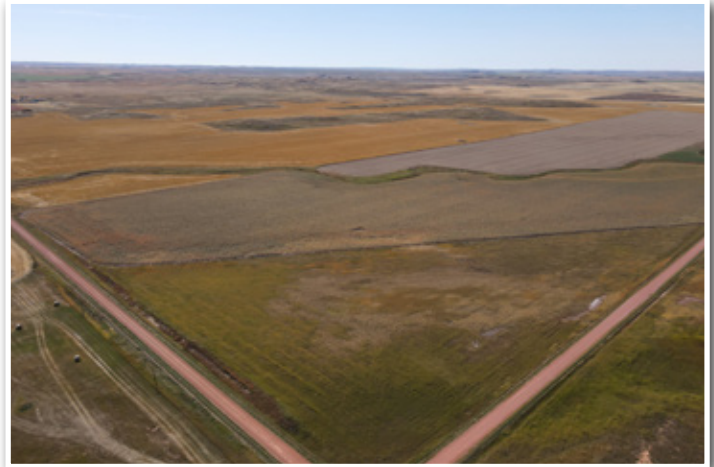
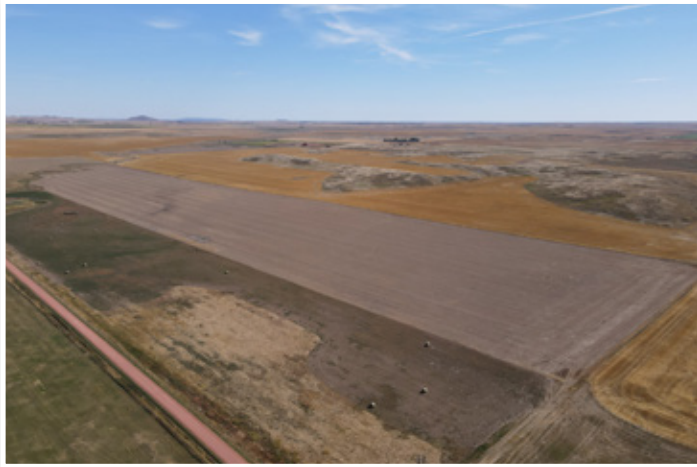
Description: N1/2N1/2 Section 26-13-60
Total Acres: 160±
Cropland Acres: 151.76±
Rangeland Acres: 9.09±
Geocode: 52-2307-26-1-01-01-0000
Soils: Korell loam (58.8%), Morton-Arnegard silt loam (24%),
Taxes (2021): \$2,056.46

Wetland Determination Identifiers

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

— Tract Boundary





Soils data provided by USDA and NRCS.

Area Symbol: MT109, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
E4147A	Korell loam, 0 to 2 percent slopes, rarely flooded	94.53	58.8%		IIc	
Mo	Morton-Arnegard silt loam, 0 to 3 percent slopes	38.56	24.0%		IIIe	IIe
Aa	Alluvial land	14.23	8.8%		VIw	
Wa	Wade silty clay loam, 0 to 3 percent slopes	7.03	4.4%		VIIs	
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	5.30	3.3%		IIc	
Sc	Searing loam, 3 to 7 percent slopes	1.19	0.7%		IIIe	IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

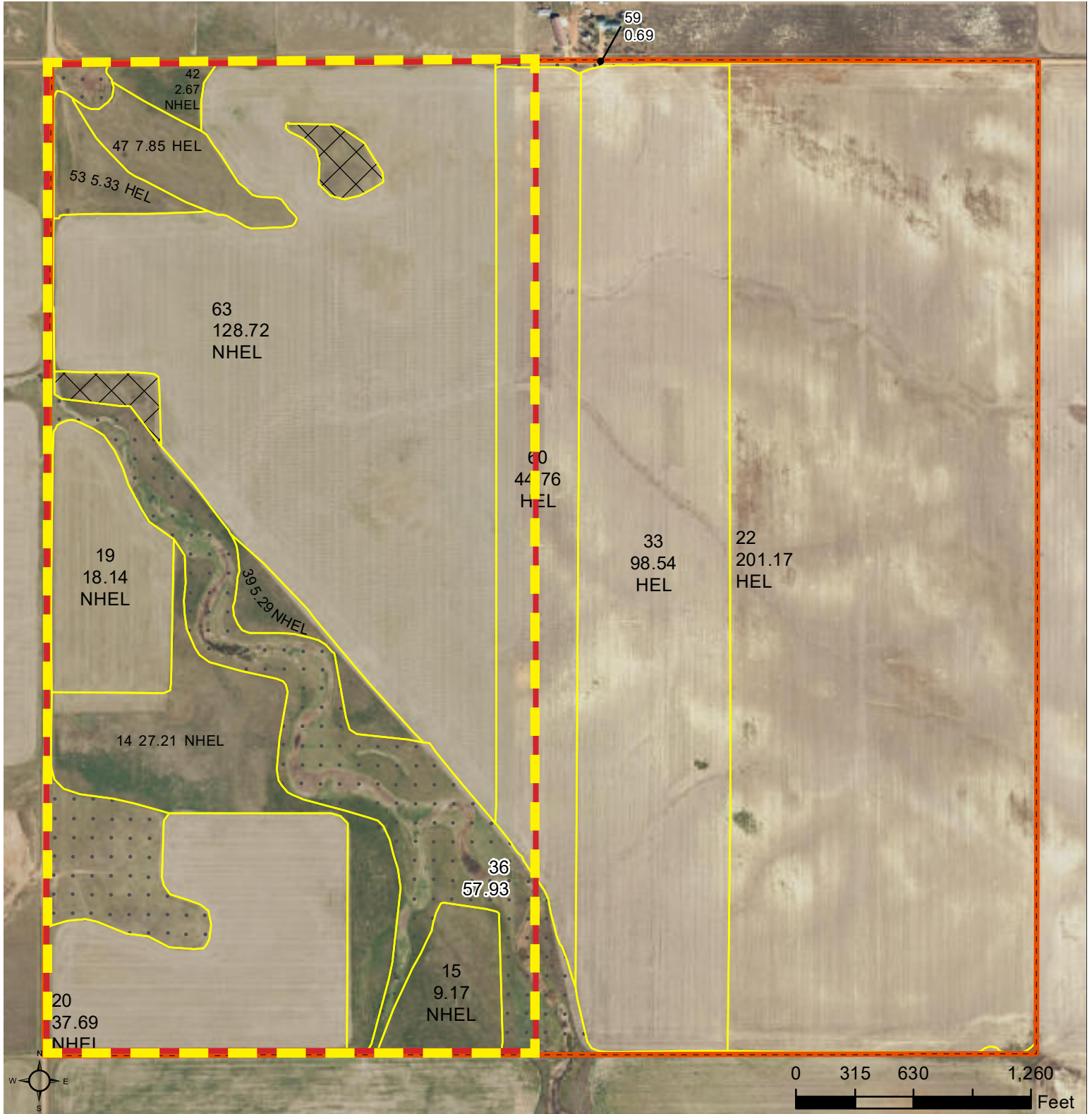
Soils data provided by USDA and NRCS.

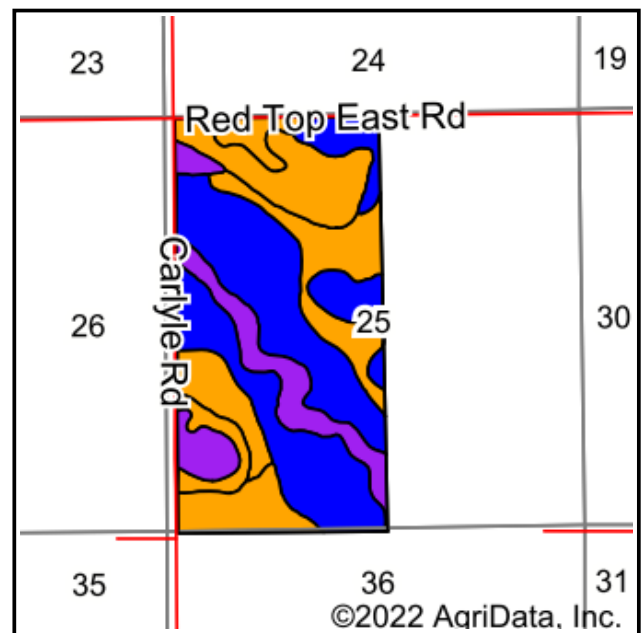
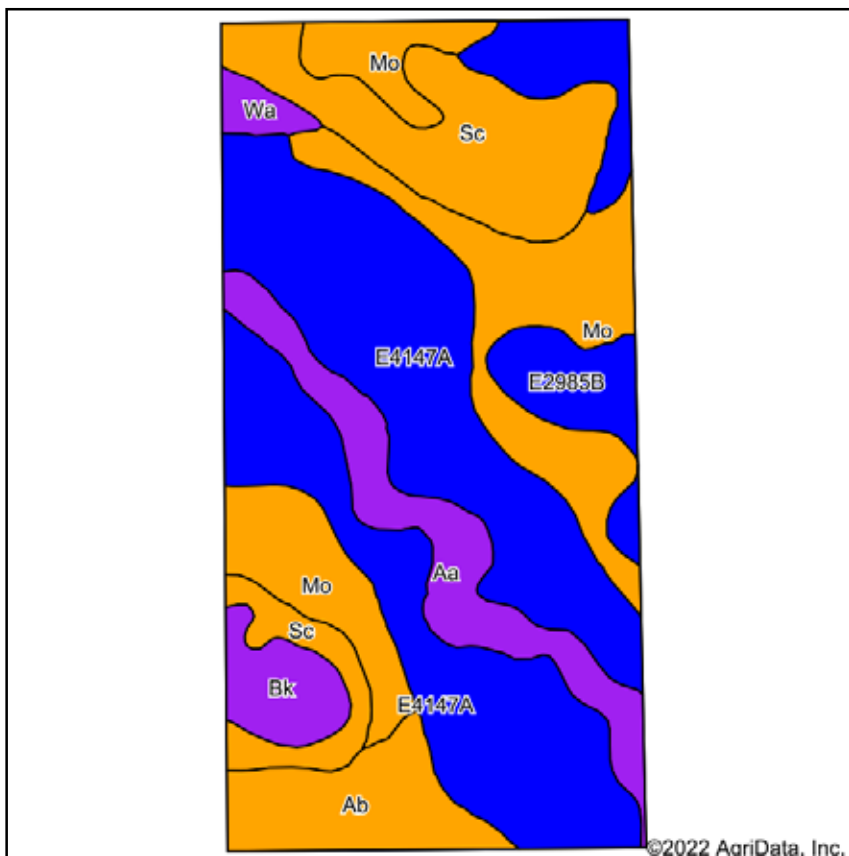
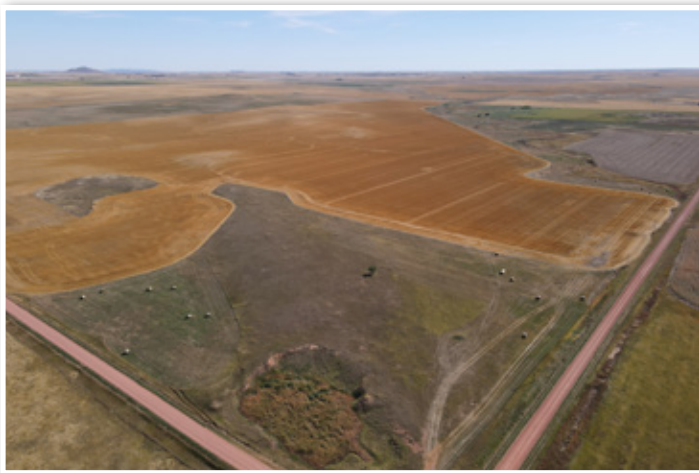
Description: W1/2 Section 25-13-60
Total Acres: 320±
Cropland Acres: 268.54±
Rangeland Acres: 57.93±
Geocode: 52-2307-25-1-01-01-0000 (Includes T2)
Soils: Korell loam (37.8%), Morton-Arnegard silt loam (19.6%), Searing loam (14.6%)
Taxes (2021): \$2,056.46

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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Tract Boundary





Soils data provided by USDA and NRCS.

Area Symbol: MT109, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
E4147A	Korell loam, 0 to 2 percent slopes, rarely flooded	120.84	37.8%		IIc	
Mo	Morton-Arnegard silt loam, 0 to 3 percent slopes	62.80	19.6%		IIIe	Ile
Sc	Searing loam, 3 to 7 percent slopes	46.67	14.6%		IIIe	IIIe
Aa	Alluvial land	28.25	8.8%		VIw	
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	25.83	8.1%		Ile	
Ab	Arnegard silt loam, 0 to 2 percent slopes	21.01	6.6%		IIIe	Ile
Bk	Bainville-Wibaux complex, 15 to 40 percent slopes	10.74	3.4%		VIIe	
Wa	Wade silty clay loam, 0 to 3 percent slopes	3.86	1.2%		VI s	

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

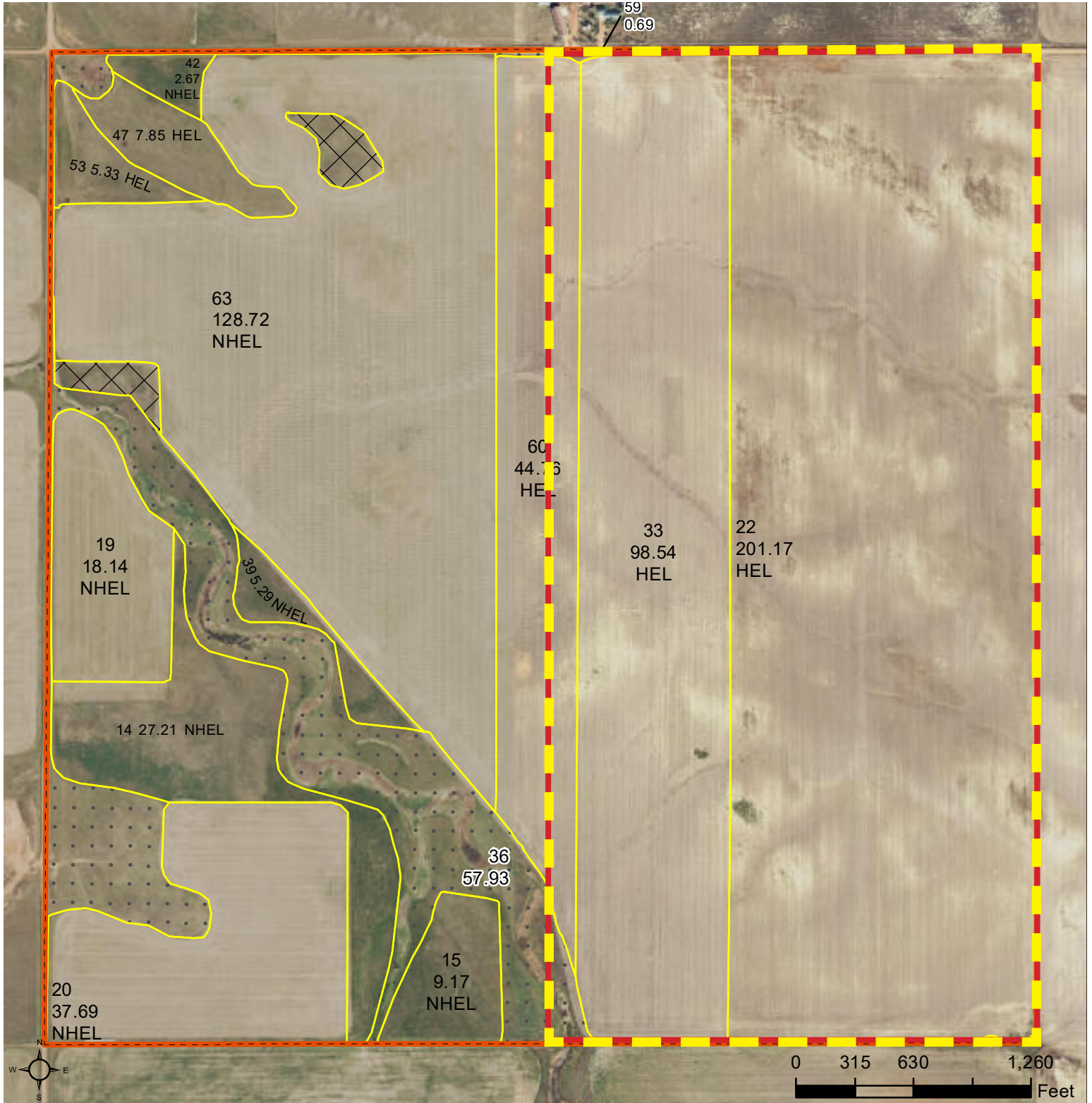
Soils data provided by USDA and NRCS.

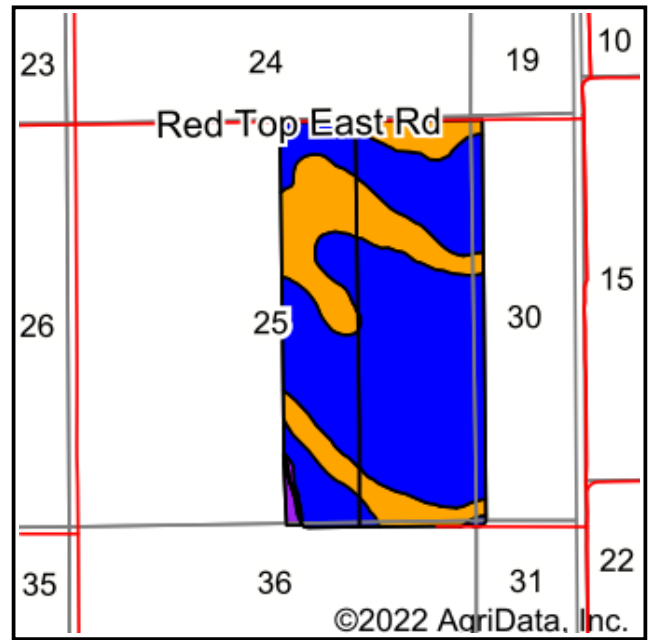
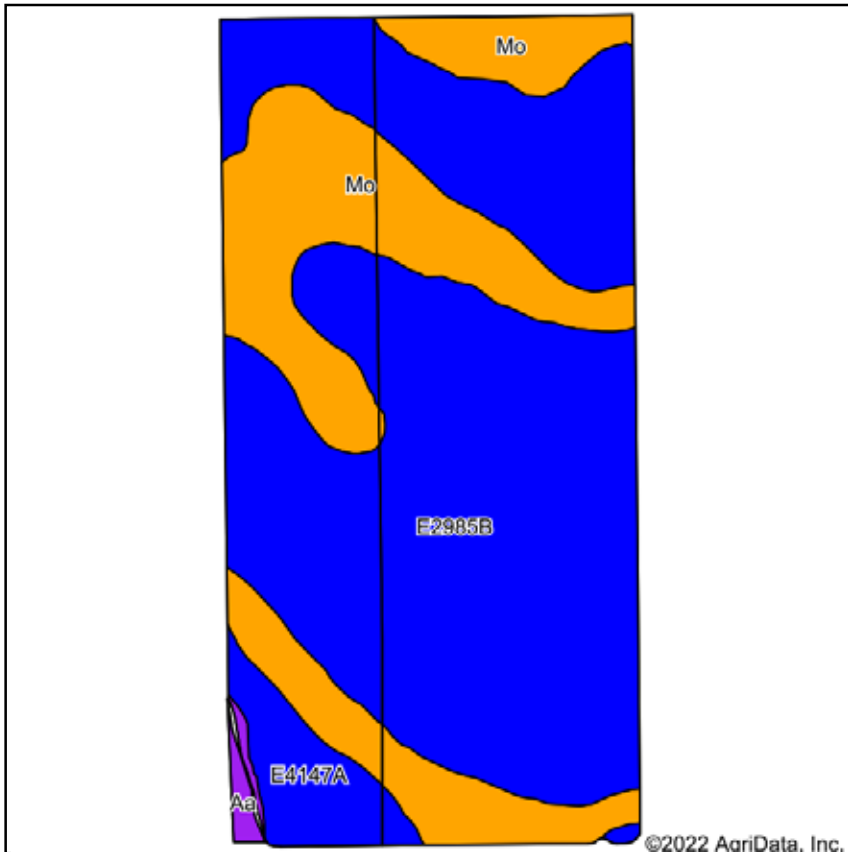
Description: E1/2 Section 25-13-60
Total Acres: 320±
Cropland Acres: 318±
Geocode: 52-2307-25-1-01-01-0000 (Includes T1)
Soils: Sen-Golva silt loams (66.4%), Morton-Arnegard silt loam (27.6%), Korell loam (5.2%)
Taxes (2021): \$2,056.46

Wetland Determination Identifiers

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

Tract Boundary





Soils data provided by USDA and NRCS.

Area Symbol: MT109, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
E2985B	Sen-Golva silt loams, 3 to 6 percent slopes	212.89	66.4%		Ile	
Mo	Morton-Arnegard silt loam, 0 to 3 percent slopes	88.40	27.6%		IIle	Ile
E4147A	Korell loam, 0 to 2 percent slopes, rarely flooded	16.67	5.2%		IIc	
Aa	Alluvial land	2.79	0.9%		VIw	

*c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.

2021 REAL Property Tax Statement

WIBAUX COUNTY TREASURER

PO BOX 237

WIBAUX, MT 59353

(406) 796-2482

10/08/21

Tax Payer	Property Description
THOMPSON, GEORGE G & DAVID L MAIL TO GEORGE G THOMPSON	Twn/Rng/Sect 13N/60E /25 ALL Twn/Rng/Sect 13N/60E /26 N2N2

Tax Payer 2100340
School District 6 WIBAUX RURAL
Taxable Value 6,078
Geo Code 2307-25-1-01-01-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted?	% of Tax	Tax Amount	Mill Levy
LAND	1,023.68	1,023.66	2,047.34	STATE SCHOOL LEVY	28.07 %	\$577.41	95.000
SOIL & WATER CONSERVATIO	4.56	4.56	9.12	School District Distribution			
				H. S. GENERAL	9.13 %	\$187.81	30.900
1st Half Due (11/30/21)	1,028.24			H. S. TRANSPORTATI	3.72 %	\$76.40	12.570
2nd Half Due (05/31/22)		1,028.22		H. S. BUS RESERVE	0.92 %	\$18.84	3.100
Total Bill			2,056.46	H. S. TUITION FUND	0.42 %	\$8.69	1.430
				H. S. ADULT EDUCAT	1.32 %	\$27.23	4.480
Property Tax Assistance Programs Available to Property				* H. S. DEBT SERVICE	4.79 %	\$98.52	16.210
Taxpayers: Property Tax Assistance (MCA 15-6-305), Disabled				H. S. BUILDING RES	0.39 %	\$7.97	1.310
or Deceased Veterans Residence Exemption (MCA 15-6-311),				TOTAL SCHOOL DISTRICT	20.69 %	\$425.46	70.000
and Elderly Residential Property Tax Credit (MCA				STATE LEVY - UNIVER	1.77 %	\$36.47	6.000
15-30-2337-2341). For futher information contact the local				COUNTYWIDE EDUCATIO	2.48 %	\$51.06	8.400
Dept. of Revenue office at 406-377-4256.				Total School	53.01 %	\$1,090.40	179.400
THIS IS THE ONLY BILL YOU WILL RECEIVE.				County			
Receipt Validation for 1st Half:		1,028.24		GENERAL	11.82 %	\$243.12	40.000
Penalty:				ROAD	16.26 %	\$334.29	55.000
Interest:				BRIDGE	2.66 %	\$54.70	9.000
Total:				WEED CONTROL	1.18 %	\$24.31	4.000
Receipt Validation for 2nd Half:		1,028.22		COUNTY FAIR	1.33 %	\$27.35	4.500
Penalty:				LIBRARY	0.74 %	\$15.19	2.500
Interest:				* NURSING HOME MILL L	1.10 %	\$22.64	3.725
Total:				CEMETERY	0.07 %	\$1.52	0.250
				EMERGENCY DISASTER	0.37 %	\$7.60	1.250
				SENIOR CITIZENS	0.44 %	\$9.12	1.500
				AGRICULTURAL AGENT	1.18 %	\$24.31	4.000
				Public Safetv-Sheri	4.58 %	\$94.21	15.500
				MUSEUM	1.03 %	\$21.27	3.500
				Special Event Grant	0.30 %	\$6.08	1.000
				Total Countv	43.06 %	\$885.71	145.725
				Other			
				FIRE DISTRICT	3.46 %	\$71.23	11.720
				SOIL CONSERVATION D	0.44 %	\$9.12	1.500
				Total Other	3.90 %	\$80.35	13.220
				Total Bill	100.00 %	\$2,056.46	338.345



Montana

U.S. Department of Agriculture

FARM: 171

Wibaux

Farm Service Agency

Prepared: 10/4/22 9:13 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2023

Page: 1 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.

Operator Name

Farm Identifier

Farms Associated with Operator:

None

ARC/PLC G/W/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
813.23	738.3	738.3	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	738.3	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN , SNFLR PEAS , LENTI	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	343.62	39	0.00
CORN	29.73	78	0.00
SUNFLOWERS	129.44	1323	0.00
DRY PEAS	47.37	1657	0.00
LENTILS	33.94	780	0.00
Total Base Acres:	584.1		

FARM: 171

Montana

U.S. Department of Agriculture

Prepared: 10/4/22 9:13 AM

Wibaux

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 3 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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	6.11	78	0.00
SUNFLOWERS	26.6	1323	0.00
DRY PEAS	9.73	1657	0.00
LENTILS	6.97	780	0.00
Total Base Acres:	120.02		

Owners: THOMPSON FAMILY INVESTMENTS LLC

Other Producers: None

FARM: 171

Montana

U.S. Department of Agriculture

Prepared: 10/4/22 9:13 AM

Wibaux

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Tract Number: 747 Description N-19, 25-13-60

FSA Physical Location : Wibaux, MT ANSI Physical Location: Wibaux, MT

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
650.36	586.54	586.54	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	586.54	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	273.01	39	0.00
CORN	23.62	78	0.00
SUNFLOWERS	102.84	1323	0.00
DRY PEAS	37.64	1657	0.00
LENTILS	26.97	780	0.00
Total Base Acres:	464.08		

Owners: THOMPSON FAMILY INVESTMENTS LLC

Other Producers: None

Tract Number: 748 Description N-19, 26-13-60

FSA Physical Location : Wibaux, MT ANSI Physical Location: Wibaux, MT

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
162.87	151.76	151.76	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	151.76	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	70.61	39	0.00



Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of..... \$ _____

Earnest money hereinafter received for..... \$ _____

Balance to be paid as follows..... In Cash at Closing..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

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

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.

6. North Dakota Taxes: _____

7. South Dakota Taxes: _____

8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

9. Closing of the sale is to be on or before _____ Possession will be at closing.

10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.

11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.

12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

13: Any other conditions: _____

14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

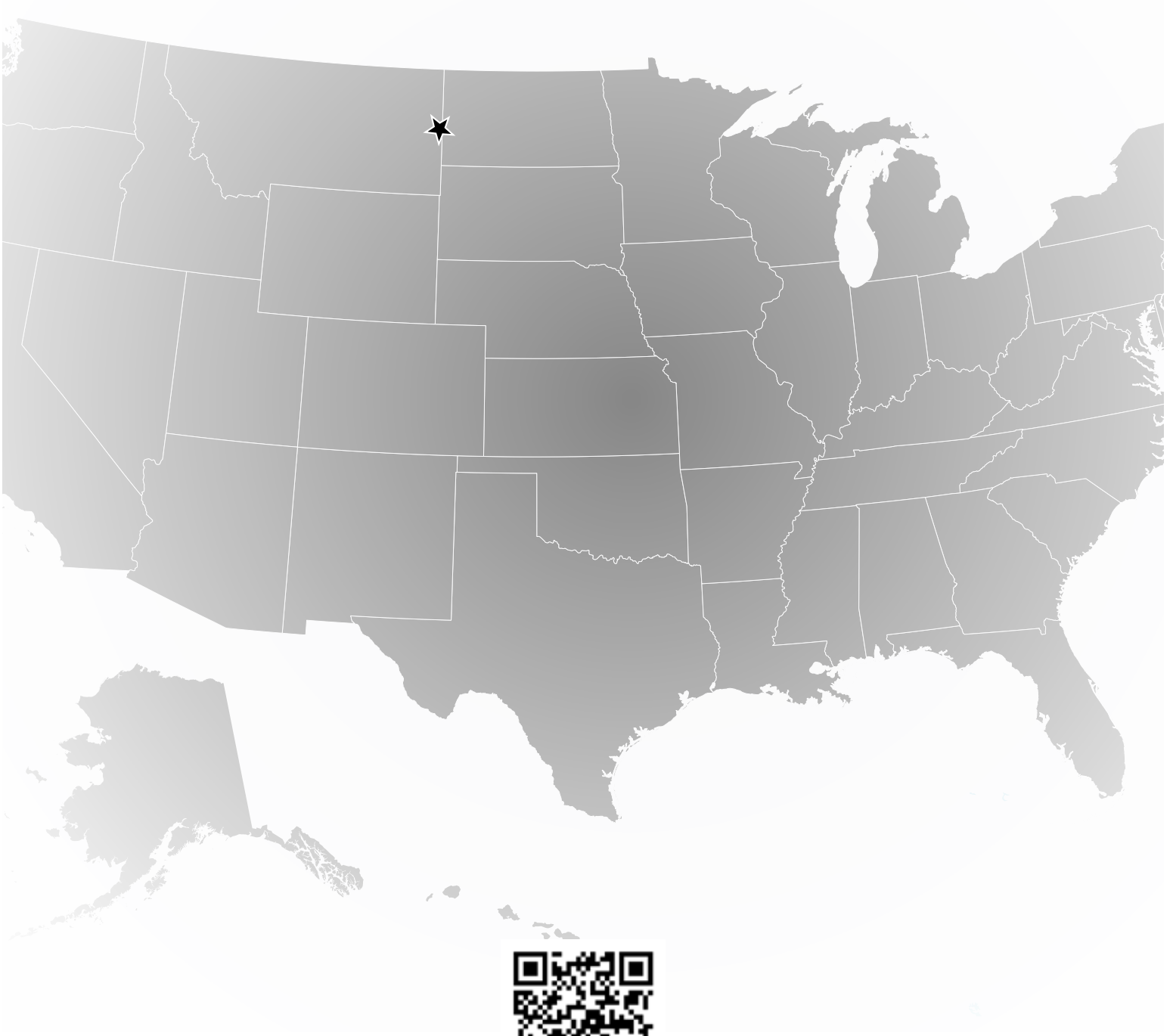
Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



Wibaux County, Montana



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