

BOWMAN COUNTY
NORTH DAKOTA

Opens: Tuesday, November 1 | 8AM

Closes: Tuesday, November 8 | 10AM MST 2022

LAND AUCTION

Timed Online



160± Acres

Ladd Township

Auctioneer's Note: Here is your chance to purchase a quarter of land miles south of Bowman ND. The south half and a portion along the eastern boundary are cropped each year. The Alkali Creek meanders through the northwest corner of the quarter, providing opportunities to graze livestock or hunt upland game.



From Bowman, ND, south 12 miles on US Hwy. 85 to the intersection with 97th St SW, then east 4 miles to the intersection with 144th Ave, then South 2 miles to the SE corner of the property.



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 Martin Peterson, 701.237.9173 or 320.905.5325 or visit SteffesGroup.com

Scott Steffes ND81; Max Steffes ND999. **TERMS:** 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

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

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



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 Tuesday, November 8 at 10:00AM, 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 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 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 - 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

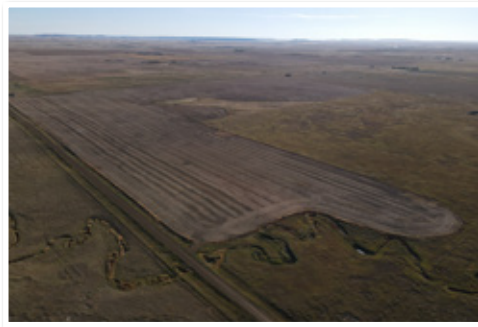
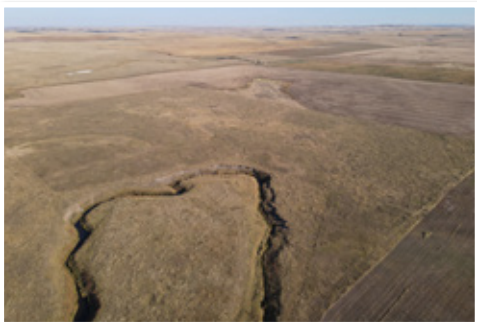


US \$3,500/X [More Photos](#)
 US \$560,000.00
 (160.00 X \$3,500.00)

EXTENDED

This is an AUCTION! To the Highest Bidder.

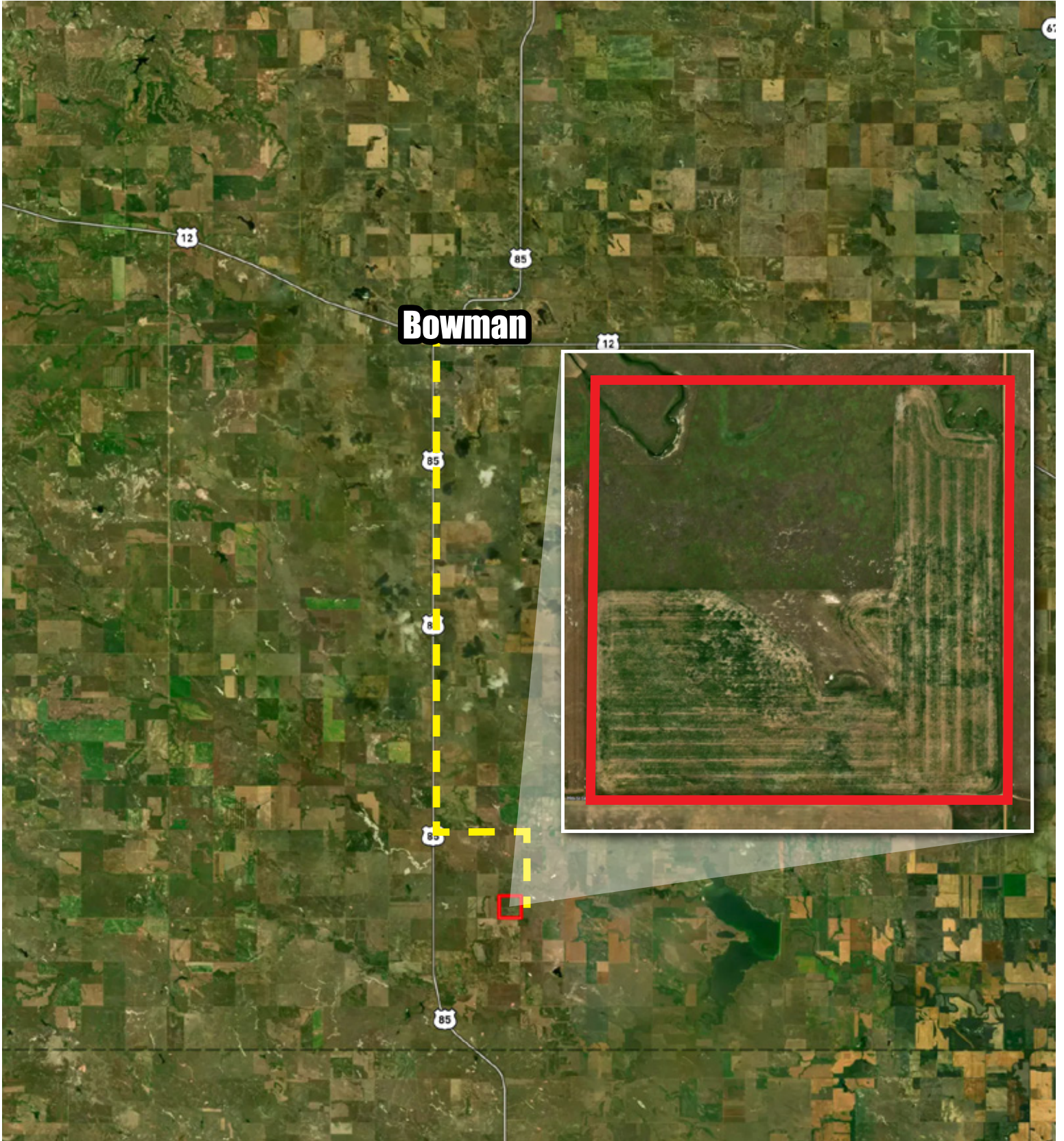
The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



NOVEMBER 2022

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

From Bowman, ND, south 12 miles on US Hwy. 85 to the intersection with 97th St SW, then east 4 miles to the intersection with 144th Ave, then South 2 miles to the SE corner of the property.

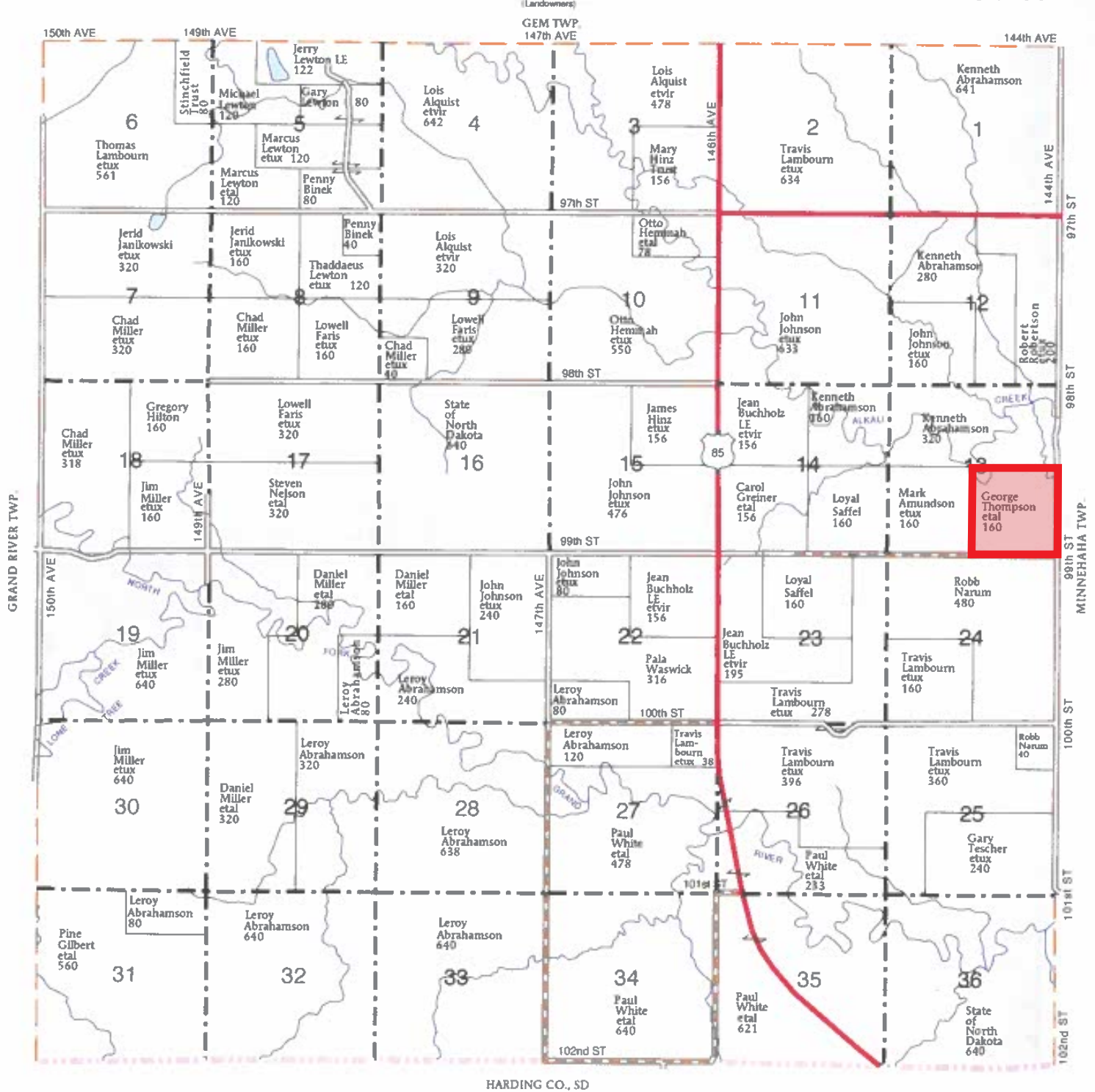


Bowman County, ND - Ladd Township, Section 13
160± Total Acres

T-129-N

LADD PLAT

R-102-W



Description: SE1/4 Section 13-129-102

Total Acres: 160±

Cropland Acres: 93.27±

PID #: 14-000-001952-000

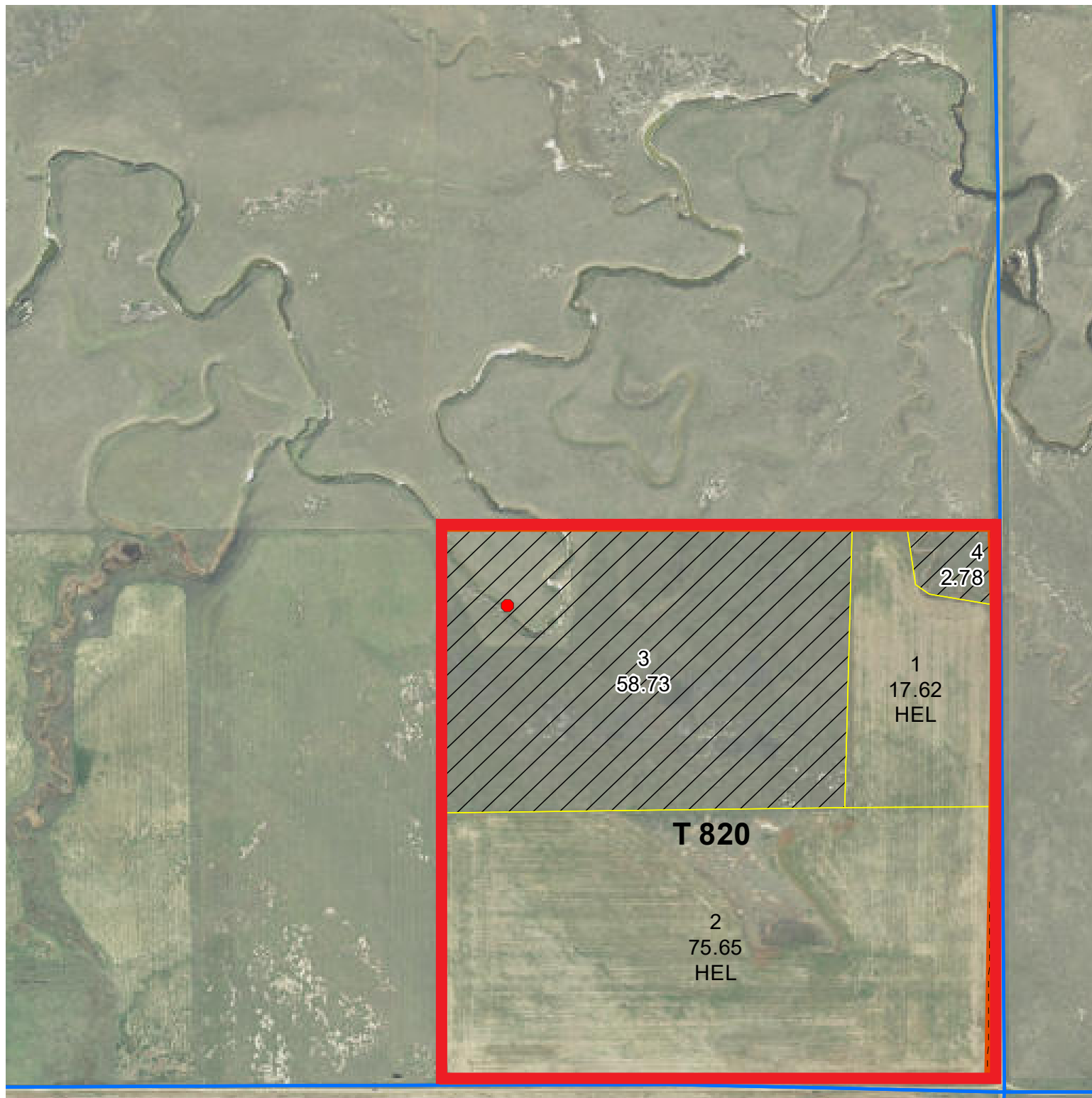
Soil Productivity Index: 42.9

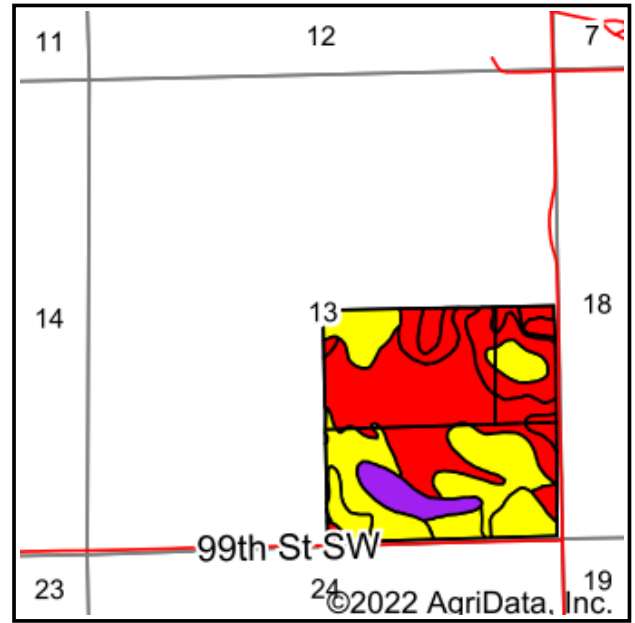
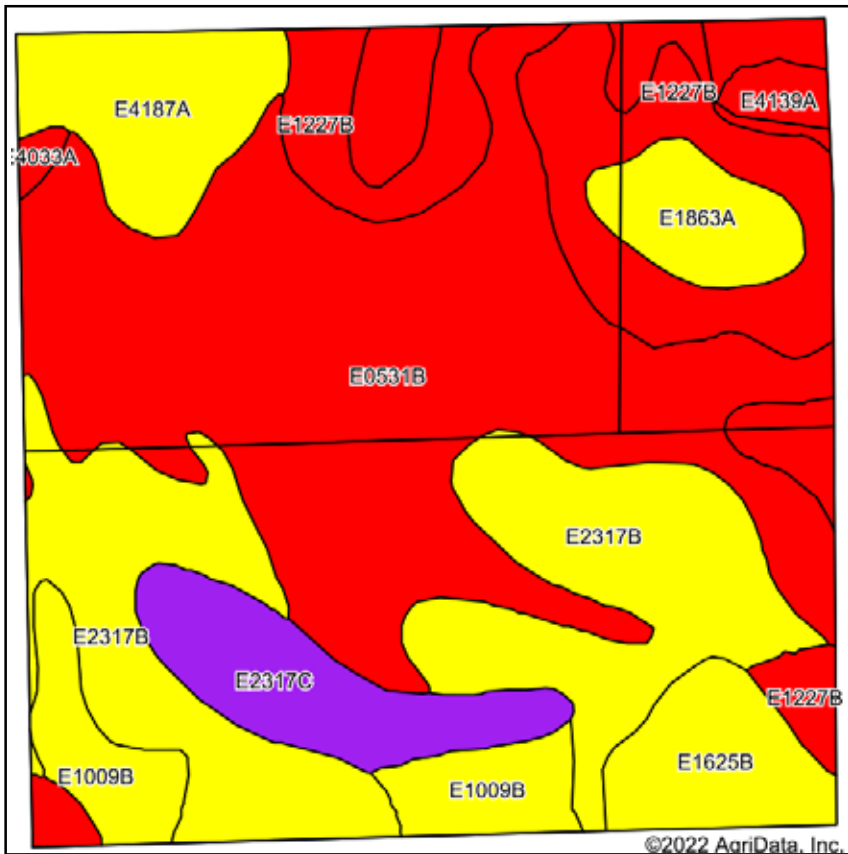
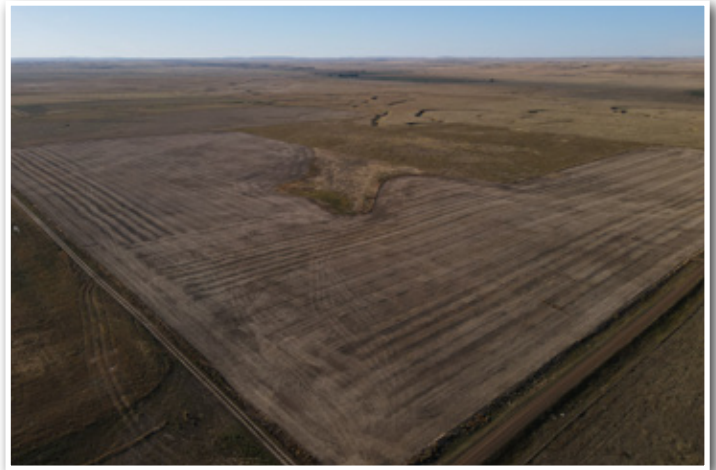
Soils: Rhoades-Rhoades severely eroded complex (39.9%), Reeder-Janesburg complex (21.1%), Desart-Ekalaka-Telfer complex (13.1%)

Taxes (2021): \$440.34

Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: ND011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
E0531B	Rhoades-Rhoades, severely eroded complex, 0 to 6 percent slopes	61.69	39.9%		VIs	18
E2317B	Reeder-Janesburg complex, 3 to 6 percent slopes	32.65	21.1%		Ile	68
E1227B	Desart-Ekalaka-Telfer complex, 0 to 6 percent slopes	20.34	13.1%		IVs	46
E2317C	Reeder-Janesburg complex, 6 to 9 percent slopes	9.03	5.8%		IIIe	52
E4187A	Trembles fine sandy loam, 0 to 2 percent slopes, occasionally flooded	8.86	5.7%		IIIe	62
E1009B	Moreau-Barkof silty clays, 3 to 6 percent slopes	8.21	5.3%		IIIe	61
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	6.64	4.3%		IIIe	63
E1863A	Tally fine sandy loam, 0 to 2 percent slopes	5.13	3.3%		IIIe	67
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	1.72	1.1%		Vlw	43
E4033A	Lallie silty clay, 0 to 1 percent slopes, occasionally flooded	0.51	0.3%		IVw	28
Weighted Average					4.15	42.9

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

2021 Bowman County Real Estate Tax Statement

Statement No: 2230

Parcel Number
14000001952000

Jurisdiction
Ladd Township

Owner
THOMPSON FAMILY INVESTME

Physical Location
000000
ND

Legal Description
SCT:13 TWN:129 RNG:102
SE1/4 SEC. 13-129-102 - THOMPSON FAMILY
INVESTMENTS, LLC

Acres
160.000

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

	2019	2020	2021
Legislative tax relief	0.00	0.00	387.43

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	59,595	61,380	61,371
Taxable Value	2,980	3,069	3,069
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value	2,980	3,069	3,069
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Total mill levy	137.450	140.930	143.480
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Taxes By District (in dollars):

County06	126.78	141.22	144.02
Ladd Township	13.02	11.54	13.10
Bowman County School	253.30	260.87	266.34
Bowman Ambulance	7.56	8.14	6.14
SOIL CONSERVATION	5.96	7.68	7.68
StateND	2.98	3.06	3.06

Consolidated tax	409.60	432.51	440.34
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Net effective tax rate	0.69%	0.70%	0.72%
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2021 TAX BREAKDOWN

Net consolidated tax	440.34
Plus: Special Assessments	0.00
Total tax due	440.34

Less: 5% discount, if paid by February 15, 2022	-22.02
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Amount due by February 15, 2022	418.32
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(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2022	220.17
Payment 2: Pay by October 15, 2022	220.17

Penalty on 1st Installment & Specials:

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

Penalty on 2nd Installment:

October 16, 2022	6%
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FOR ASSISTANCE, CONTACT:

Office: Bowman County Treasurer
104 1st St NW, Suite 2
Bowman, ND 58623

Phone: 701.523.3665

HOLIDAY CLOSURE DATES

DEC. 24

DEC. 31



FARM: 384

North Dakota

U.S. Department of Agriculture

Prepared: 10/7/22 3:38 PM

Bowman

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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.

Farm Identifier

Farms Associated with Operator:

304, 2659, 2779, 3241, 4400, 4640, 4862, 4863, 4892, 4989, 5081, 5193, 5195

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.78	93.27	93.27	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	93.27	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	74.4	29	0.00
CORN	7.8	37	0.00
Total Base Acres:	82.2		

Tract Number: 820 Description SE-13-129-102

FSA Physical Location : Bowman, ND

ANSI Physical Location: Bowman, ND

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

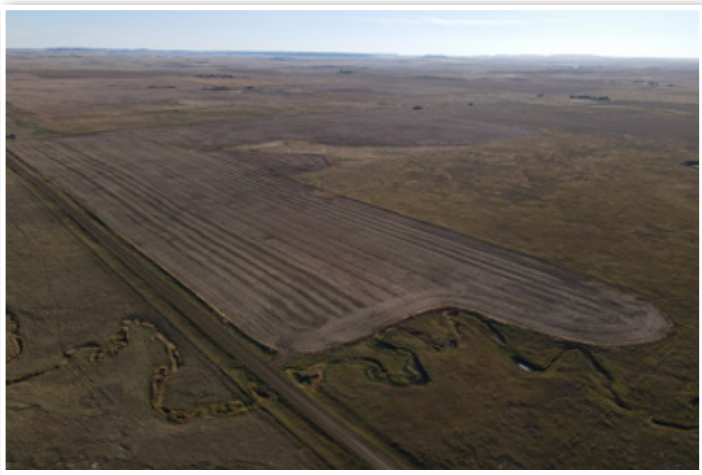
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
154.78	93.27	93.27	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	93.27	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	74.4	29	0.00
CORN	7.8	37	0.00
Total Base Acres:	82.2		

Owners: THOMPSON FAMILY INVESTMENTS LLC





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: _____

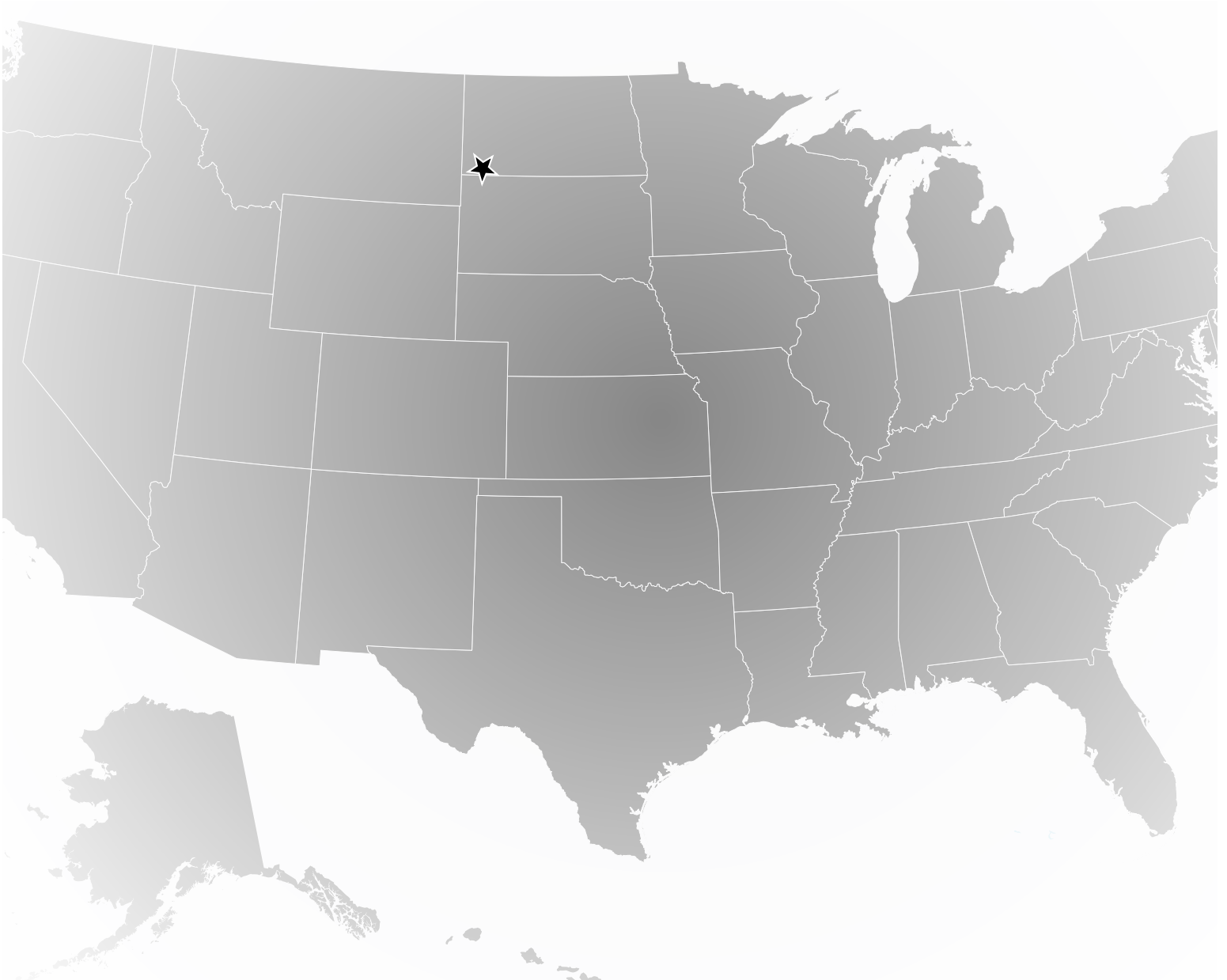
Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



Bowman County, North Dakota



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