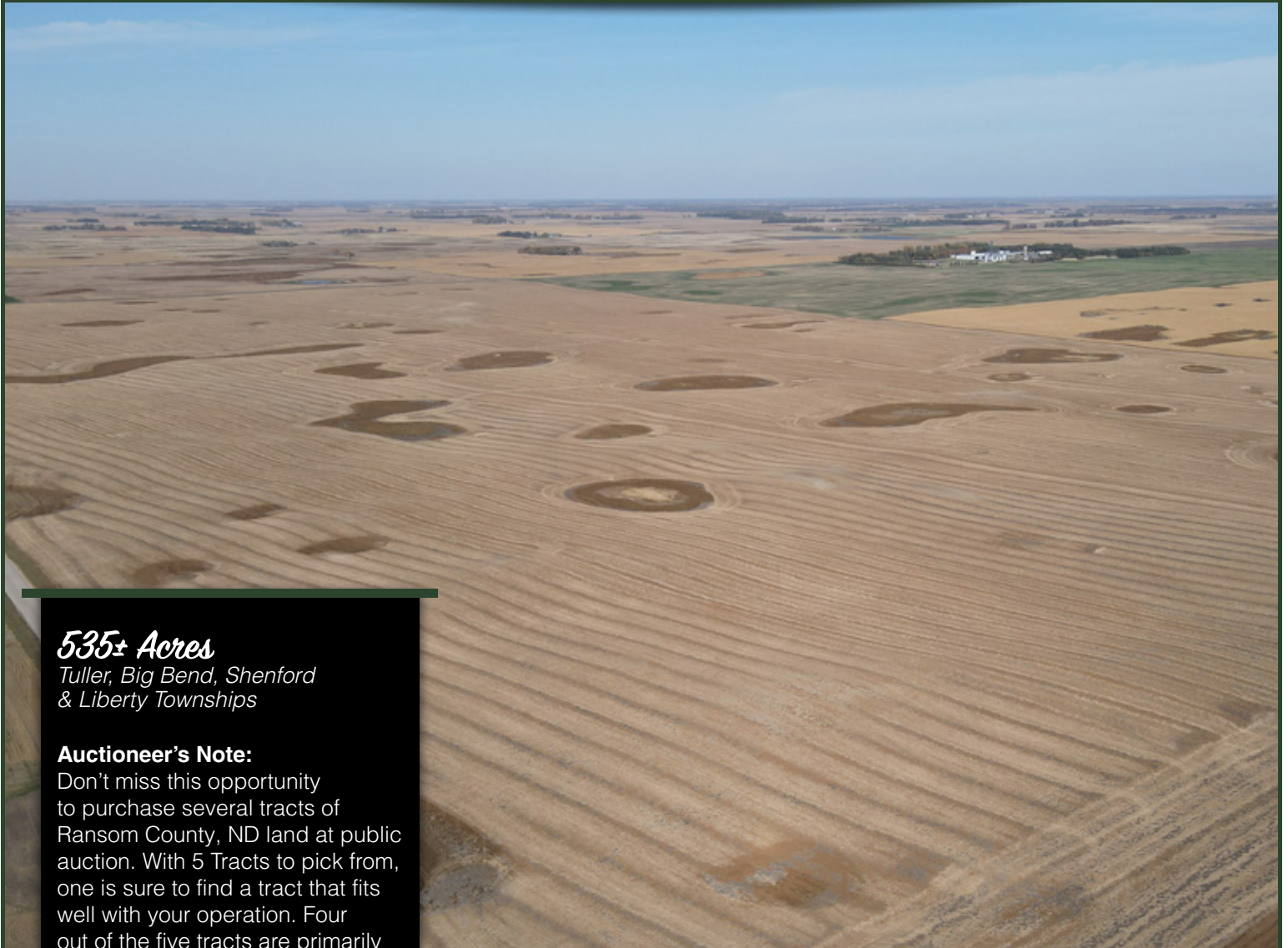


RANSOM COUNTY  
NORTH DAKOTA

*Live!*

Friday, November 11 | 10AM CST 2022

# LAND AUCTION



## 535± Acres

*Tuller, Big Bend, Shenford  
& Liberty Townships*

### Auctioneer's Note:

Don't miss this opportunity to purchase several tracts of Ransom County, ND land at public auction. With 5 Tracts to pick from, one is sure to find a tract that fits well with your operation. Four out of the five tracts are primarily cropland acres. The fifth tract has two years left of a CRP contract. Join the Steffes Group Live in Lisbon November 11th as we sell these tracts of land held in the Carlson Family for generations.



**Auction Location:** Lisbon Expo Center, 612 7th Ave W, Lisbon, ND 58084

### Land Locations:

**T1:** From Lisbon, north 3 miles on ND Hwy. 32, T1 on east side of the Hwy.

**T2:** From Lisbon, east 5 miles on ND Hwy. 27 to the intersection of 136th Ave., south 2.5 miles to north boundary of T2.

**T3:** From the intersection of Hwy. 27 & 137th Ave. SE (6 miles east of Lisbon), continue north 1/2 mile to south end of T3.

**T4:** From the northwest corner of T3, continue north 4-1/2 miles to the intersection of 137th Ave SE & 62nd St. SE, east 2 miles on 139th Ave SE, north 1/2 mile to the southwest corner of T4.

**T5:** From the intersection of 136th Ave. SE & ND Hwy. 46 (east of Enderlin), south 3 miles to 57th St. SE, east 2 miles to 138th Ave SE, south 4-1/2 miles to the northeast corner of T5.



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

The Estate of Bernice Carlson, Wallace Carlson & Linda Kylstad, Co-Executors | Saul Carlson, Owner | Matt & Angela Bartelson, Owners | Nathan & Breanne Carlson, Owners  
Contact Brad Olstad at Steffes Group, 701.237.9173 or 701.238.0240, or Martin Peterson, 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.



All bidders must register their name, address, and telephone number in order to receive a bidding number.

Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

Balance of the purchase price must be paid in full with cashier's check at closing on or before **Tuesday, December 27, 2022**

Seller will provide up-to-date date abstracts at their expense and will convey property by Warranty Deed.

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.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

### **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

### **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**

### **PROPERTY SOLD WITHOUT WARRANTY**

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.

### **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### **CLOSING**

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price must be paid in full at closing. Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

### **AGENCY DISCLOSURE Steffes Group, Inc. is representing the Seller.**

### **POSSESSION**

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

### **MINERAL RIGHTS**

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### **ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

### **EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### **AVOID OVER OR UNDER BIDDING**

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### **THE BIDDING STRATEGY**

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

### **CRP CONTRACTS**

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP.



# Selling Choice with the Privilege

Tracts 1-5 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

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

	Multiplier (Acres)		High Bidder Price	Purchase Price
<b>Tract #1</b>	Multiplier	136.87±	TBD	TBD
<b>Tract #2</b>	Multiplier	160±	TBD	TBD
<b>Tract #3</b>	Multiplier	78.62±	TBD	TBD
<b>Tract #4</b>	Multiplier	80±	TBD	TBD
<b>Tract #5</b>	Multiplier	80±	TBD	TBD





**Auction Location:** Lisbon Expo Center, 612 7th Ave W, Lisbon, ND 58084

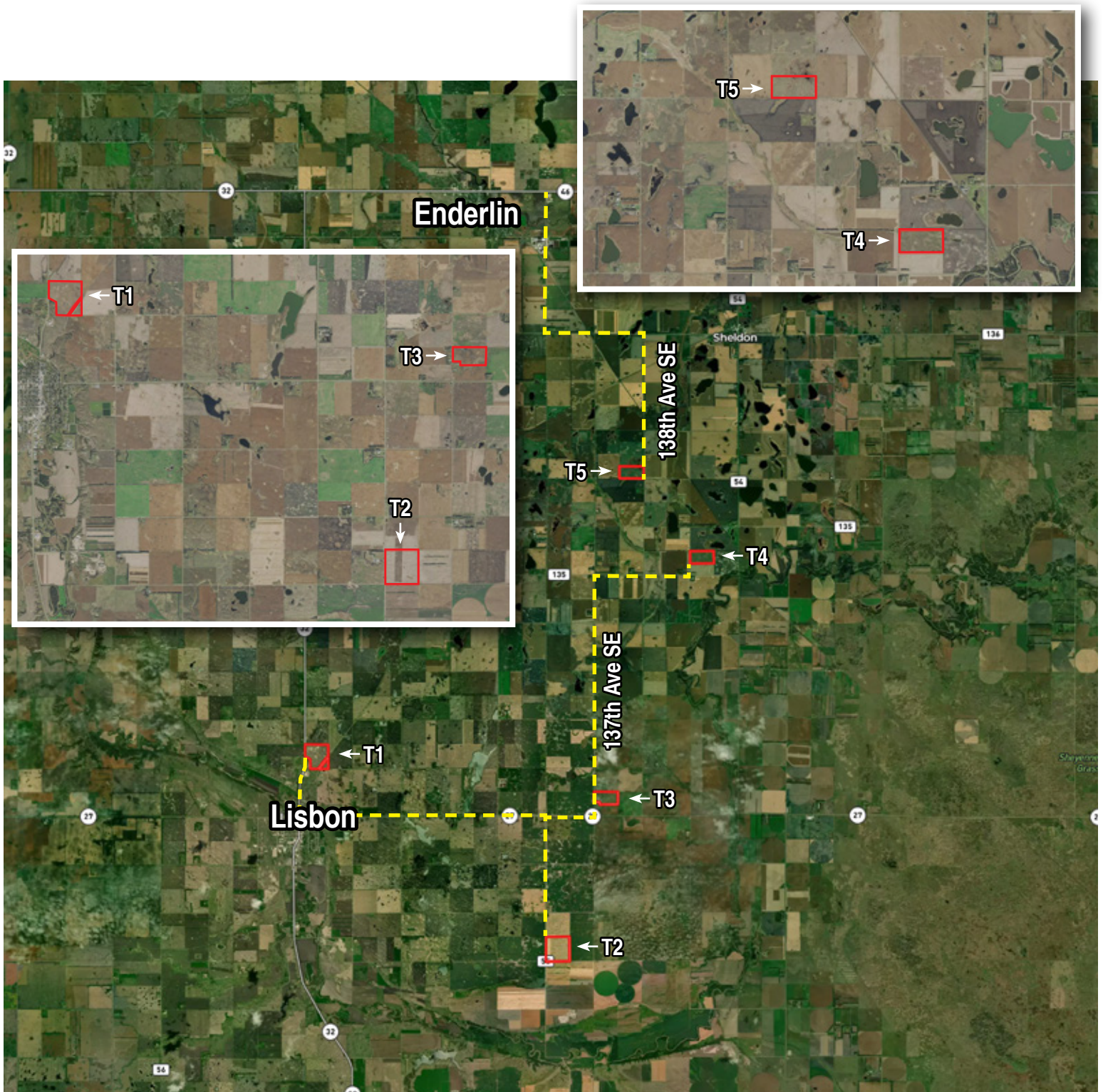
**Land Located:** T1: From Lisbon, north 3 miles on ND Hwy. 32, T1 on east side of the Hwy.

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T5: From the intersection of 136th Ave. SE & ND Hwy. 46 (east of Enderlin), south 3 miles to 57th St. SE, east 2 miles to 138th Ave SE, south 4-1/2 miles to the northeast corner of T5.





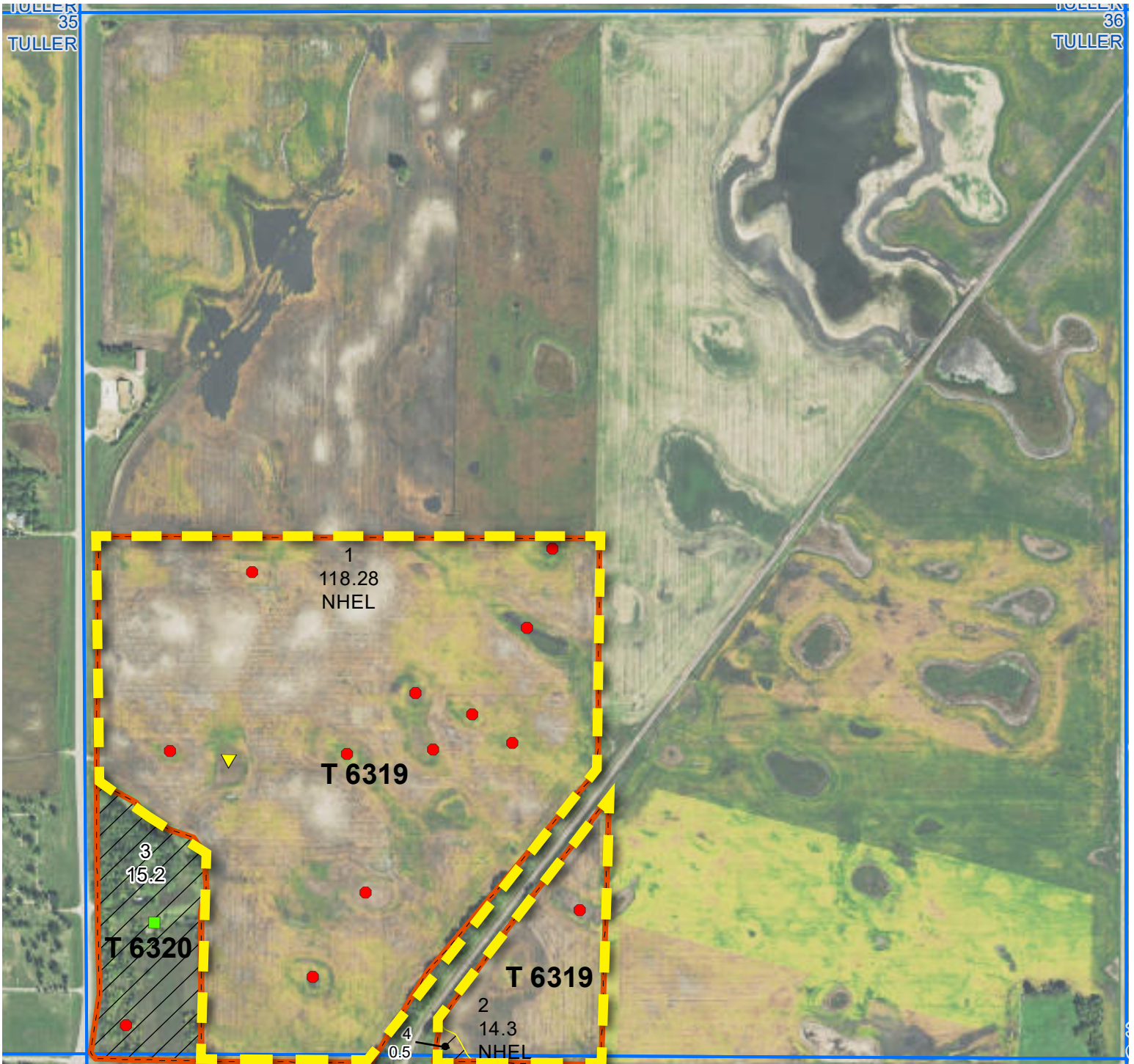
**Description:** Section 36-135-56, Section 23-134-55, Section 1-134-55, Section 8-135-54, & Section 36-136-55  
**Total Acres:** 535.49± • **Cropland Acres:** 529.34± • **To Be Sold in 5 Tracts!**



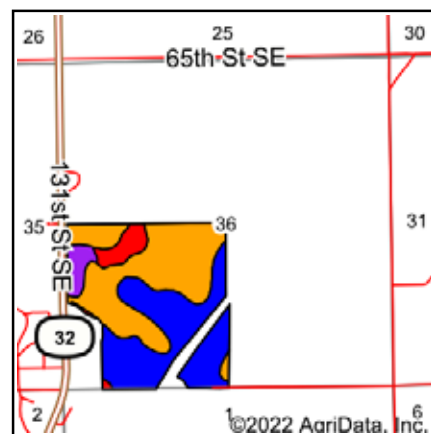
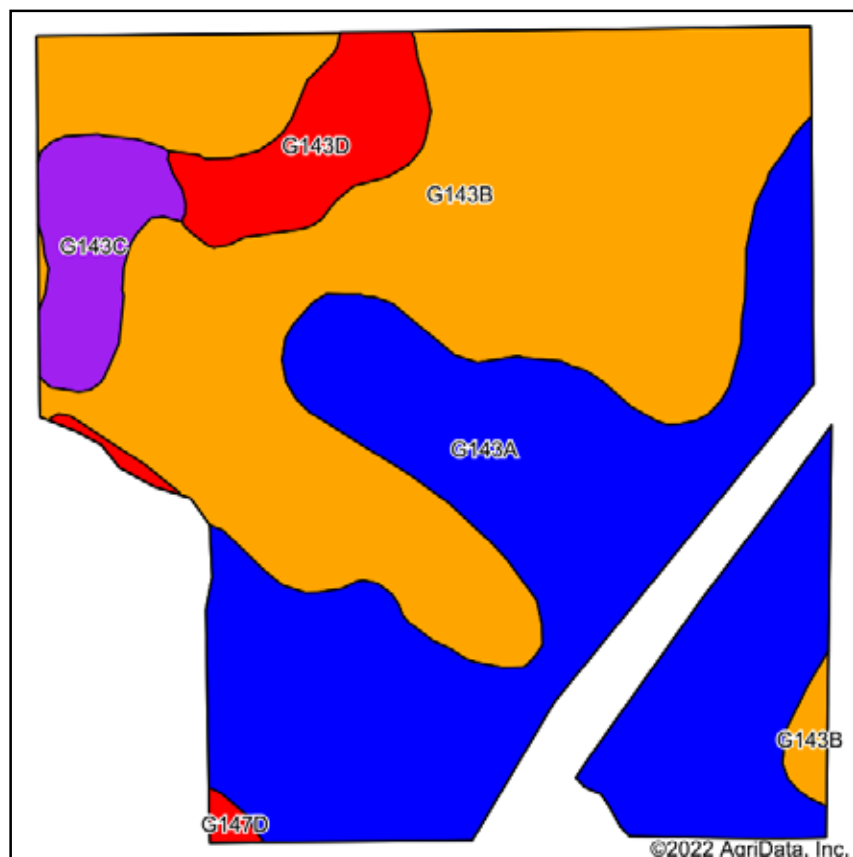
**Description:** SW1/4 Less 6.93 A's RWY & DEEDED A's Section 36-135-56  
**Total Acres:** 136.87±  
**Cropland Acres:** 132.58±  
**PID #:** 24-3111000  
**Soil Productivity Index:** 76.2  
**Soils:** Barnes-Svea loams, 3 to 6 percent slopes (47.8%), Barnes-Svea loams, 0 to 3 percent slopes (41.6%)  
**Taxes (2021):** \$ 1,521.20  
**US Fish & Wildlife Easement**

**Wetland Determination Identifiers**

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







Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	63.41	47.8%		Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	55.18	41.6%		IIc	85
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	7.08	5.3%		VIe	41
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	6.05	4.6%		IVe	55
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	0.86	0.6%		VIe	46
<b>Weighted Average</b>					<b>2.33</b>	<b>76.2</b>

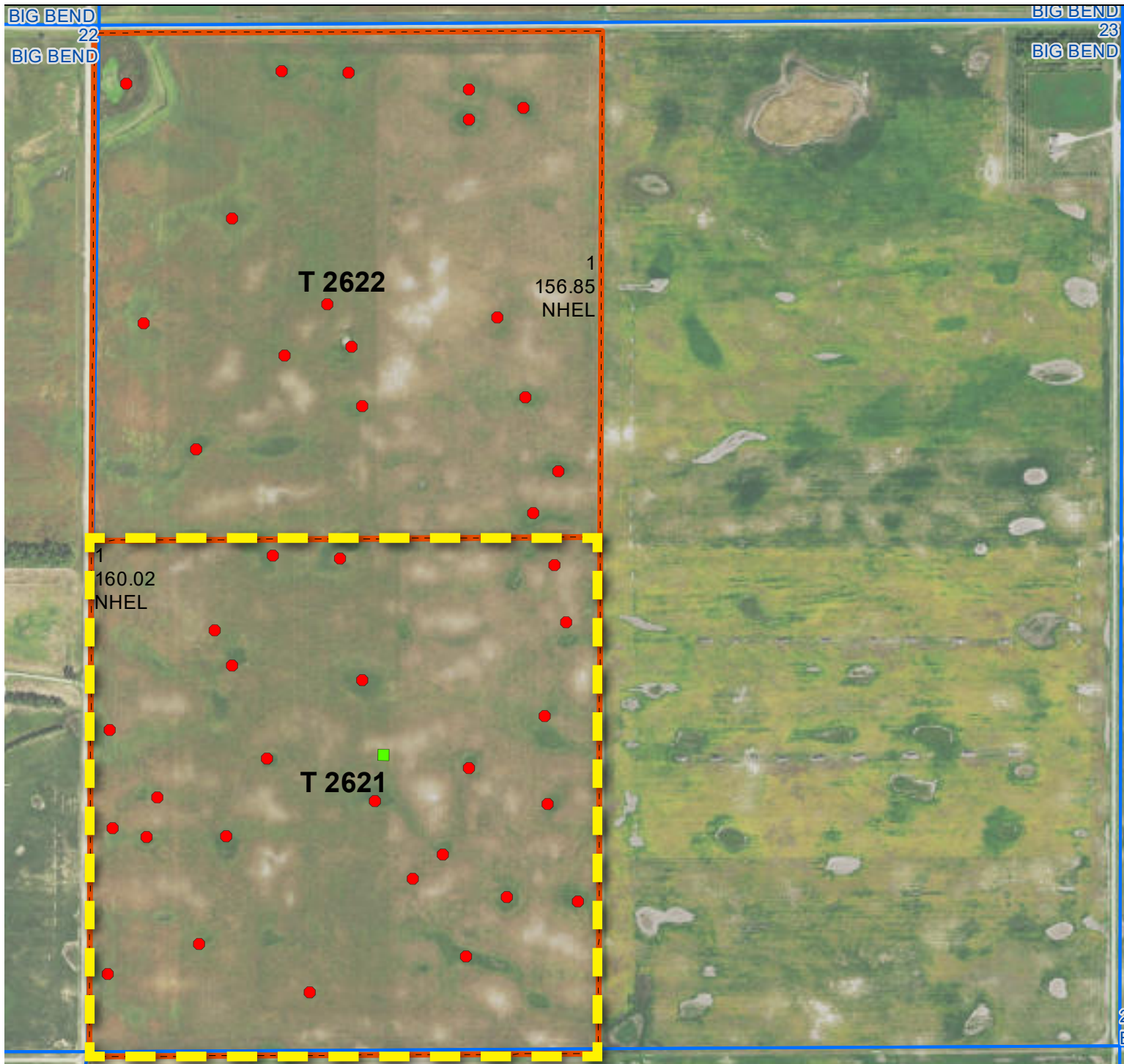
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

**Description:** SW1/4 Section 23-134-55  
**Total Acres:** 160±  
**Cropland Acres:** 160±  
**PID #:** 04-1385000  
**Soil Productivity Index:** 64.7  
**Soils:** Barnes-Buse loams, 3 to 6 percent slopes (45.5%), Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes (26.1%), Barnes-Buse-Langhei loams, 6 to 9 percent slopes (10.1%)  
**Taxes (2021):** \$1,445.75  
**US Fish & Wildlife Easement**

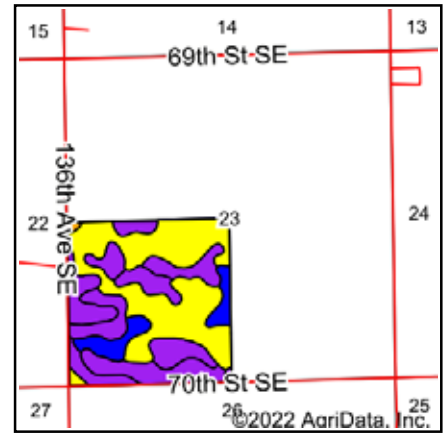
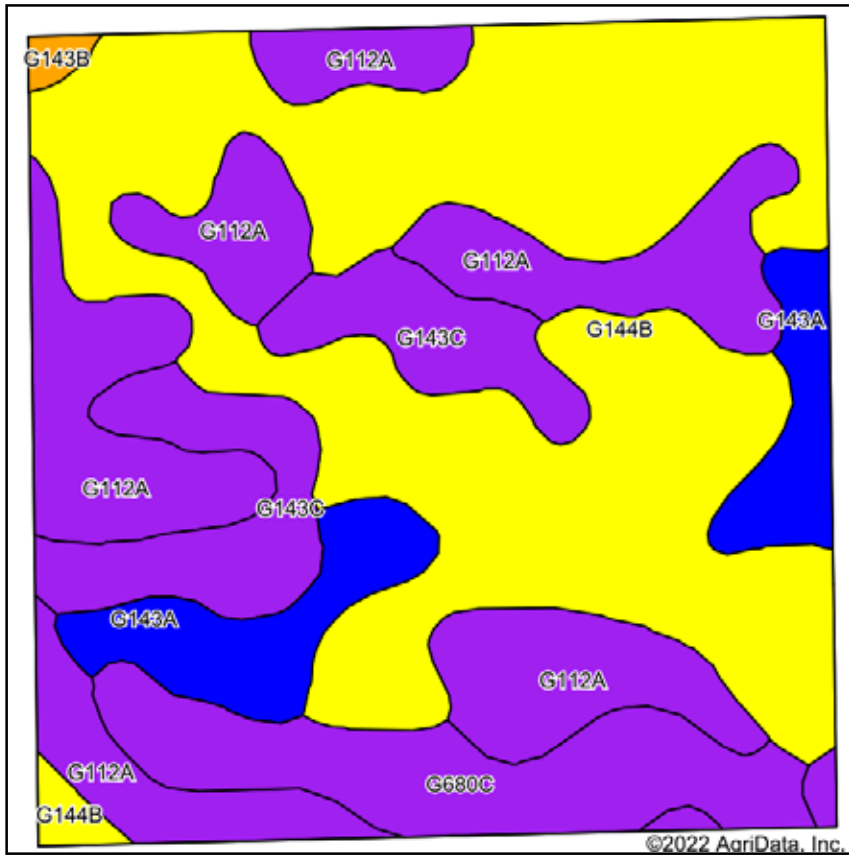
**Wetland Determination Identifiers**

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

— Tract Boundaries







Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	72.86	45.5%	Yellow	IIIe	69
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	41.73	26.1%	Purple	IIw	58
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	16.12	10.1%	Light Purple	IVe	55
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	15.65	9.8%	Dark Purple	Ile	55
G143A	Barnes-Svea loams, 0 to 3 percent slopes	12.97	8.1%	Blue	IIc	85
G143B	Barnes-Svea loams, 3 to 6 percent slopes	0.69	0.4%	Orange	Ile	75
<b>Weighted Average</b>					<b>2.66</b>	<b>64.7</b>

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

**Description:** N1/2SW1/4 Less 1.38A's Section

1-134-55

**Total Acres:** 78.62±

**Cropland Acres:** 77.05±

- **CRP Cropland Acres:** 7.57±

- 7.57AC @ \$177.59/AC or \$1,344 annually.

Expires 9/30/2051

**PID #:** 04-1294000

**Soil Productivity Index:** 75.7

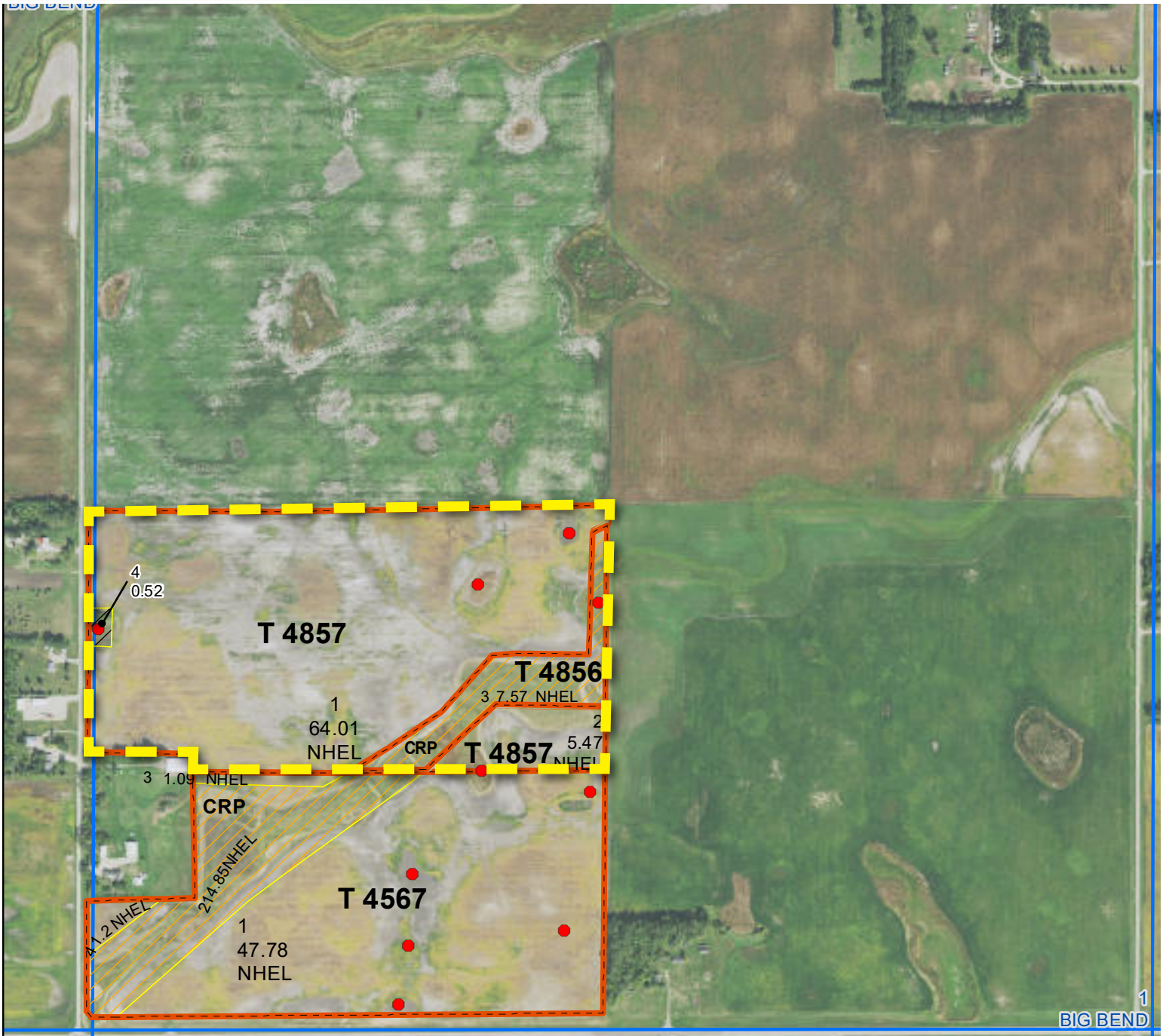
**Soils:** Barnes-Svea loams, 3 to 6 percent slopes (72.6%), Barnes-Svea loams, 0 to 3 percent slopes (23.6%)

**Taxes (2021):** \$743.57

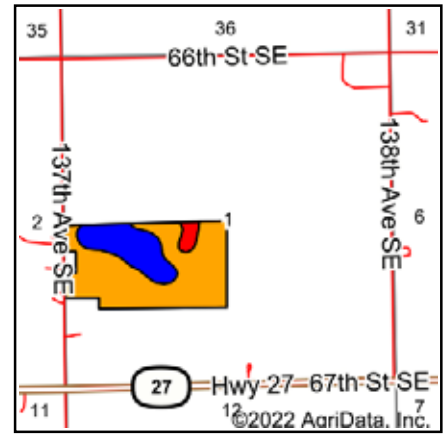
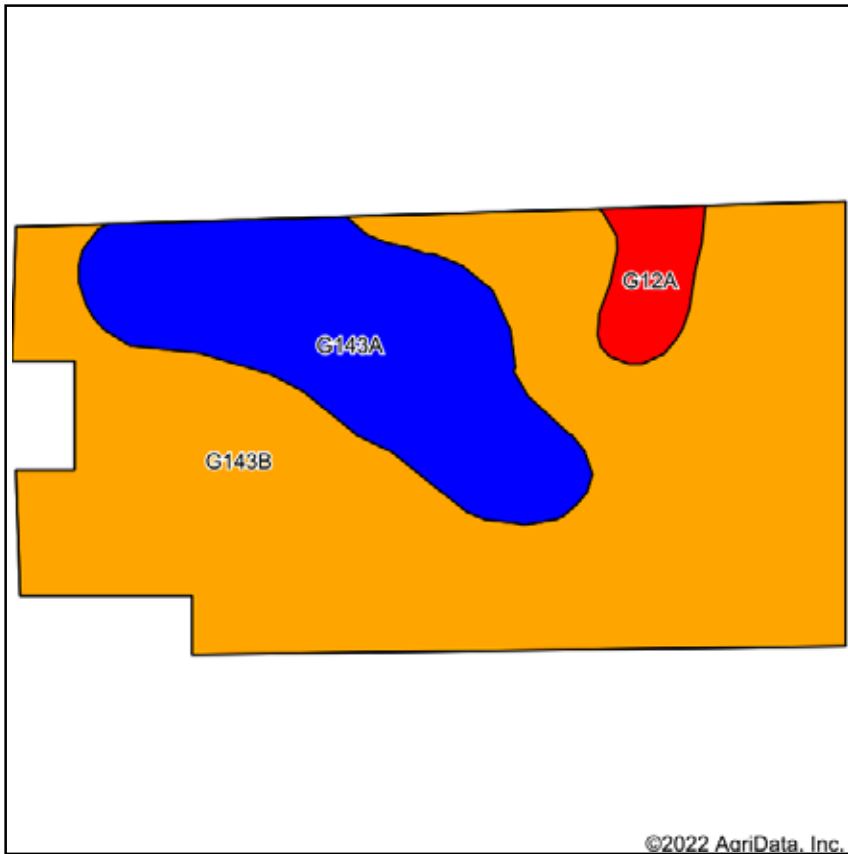
**NO US Fish & Wildlife Easement**

**Wetland Determination Identifiers**

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







Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 25

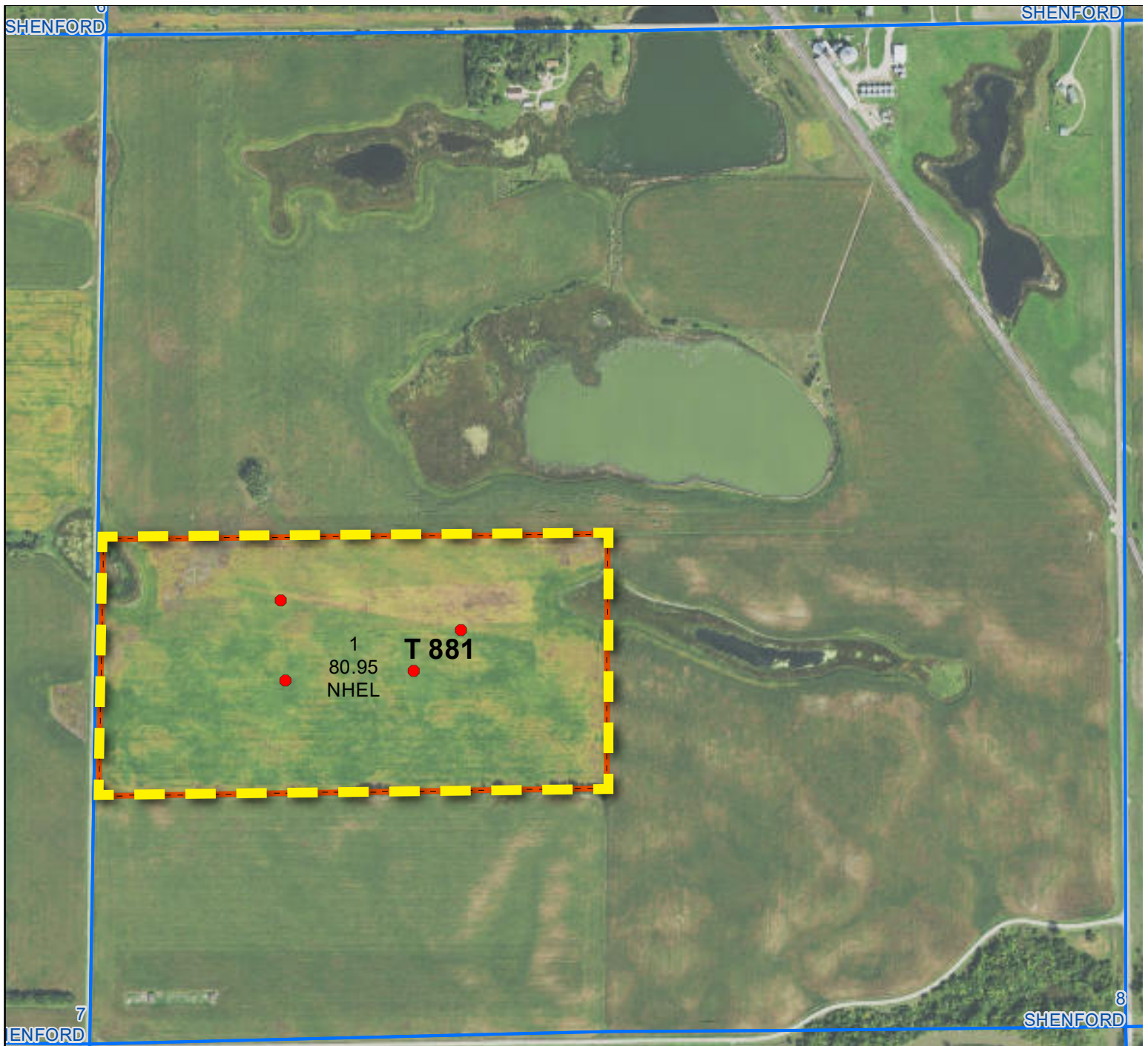
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	57.69	72.6%		Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	18.77	23.6%		IIc	85
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	2.95	3.7%		IVw	31
<b>Weighted Average</b>					<b>2.07</b>	<b>75.7</b>

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

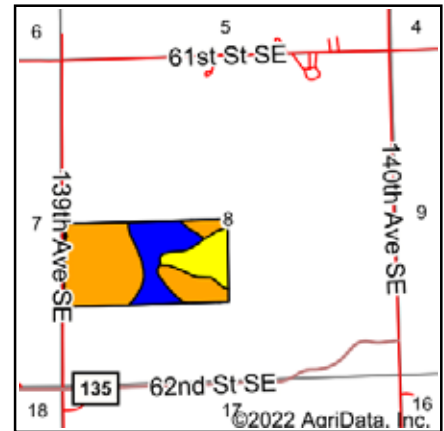
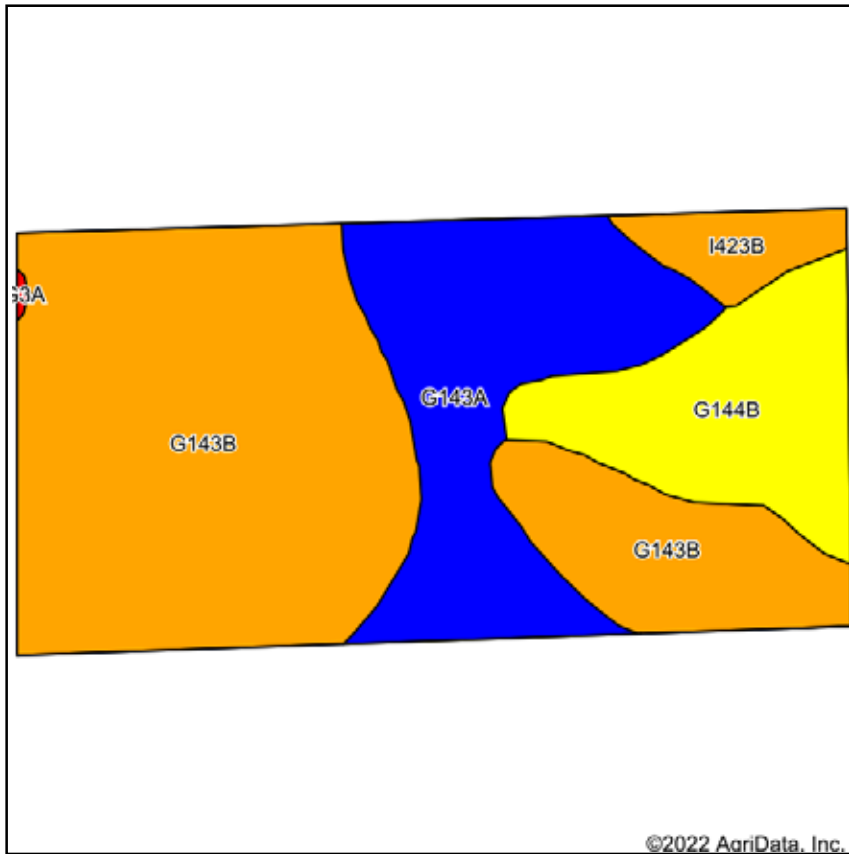
**Description:** N1/2SW1/4 Section 8-135-54  
**Total Acres:** 80±  
**Cropland Acres:** 80.95±  
**PID #:** 21-2480100  
**Soil Productivity Index:** 76.3  
**Soils:** Barnes-Svea loams, 3 to 6 percent slopes (56.5%), Barnes-Svea loams, 0 to 3 percent slopes (23.7%), Barnes-Buse loams (15.7%)  
**Taxes (2021):** \$857.78  
**NO US Fish & Wildlife Easement**

**Wetland Determination Identifiers**

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







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Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 25

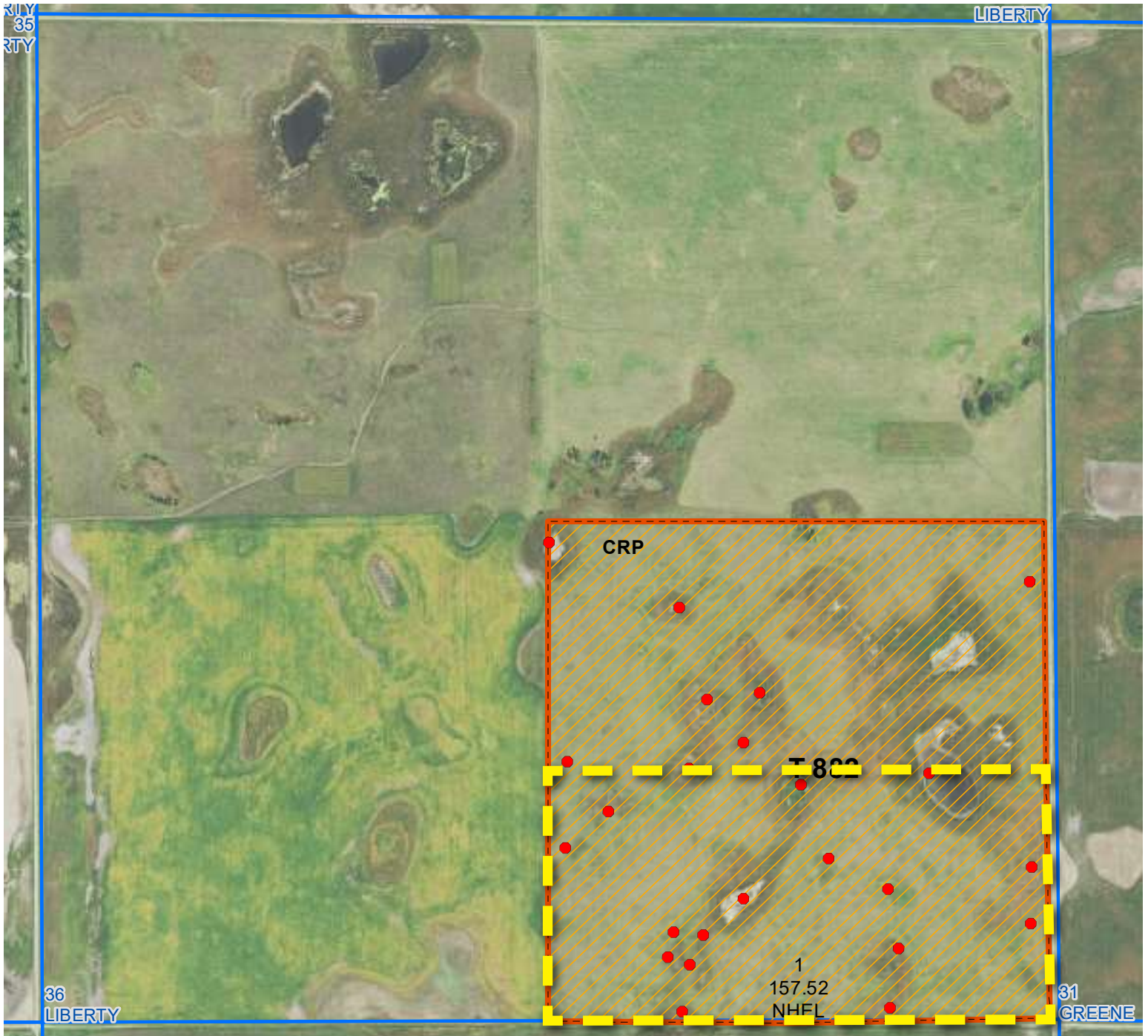
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	45.70	56.5%		Ile	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	19.19	23.7%		IIc	85
G144B	Barnes-Buse loams, 3 to 6 percent slopes	12.73	15.7%		IIIe	69
I423B	Egeland-Embden loams, 2 to 6 percent slopes	3.23	4.0%		IIIe	74
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.10	0.1%		Vw	25
<b>Weighted Average</b>					<b>2.20</b>	<b>76.3</b>

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

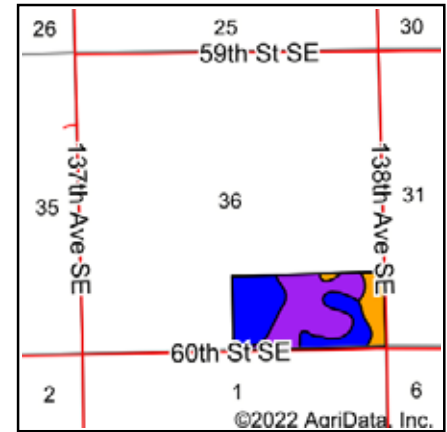
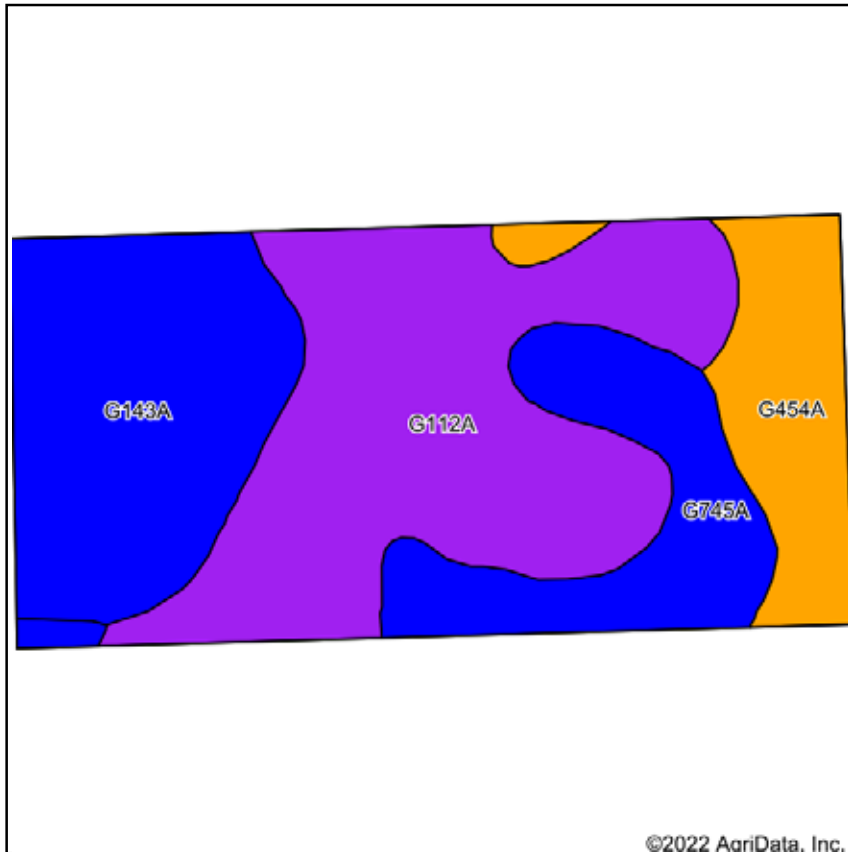
**Description:** S1/2SE1/4 Section 36-136-55  
**Total Acres:** 80±  
**CRP Cropland Acres:** 78.76±  
 - 78.76AC @ \$117.93/Acre or \$9,288.17 annually.  
 Expires 9/30/2024 (CRP contract is for the whole quarter. Contract to be split.)  
**PID #:** 13-4120000  
**Soil Productivity Index:** 72.9  
**Soils:** Hamerly-Tonka-Parnell complex (42.1%), Barnes-Svea loams (27%), Lankin loam (17%)  
**Taxes (2021):** \$751.94  
**US Fish & Wildlife Easement**

**Wetland Determination Identifiers**

- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- — — — — Tract Boundaries







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Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	33.69	42.1%		IIw	58
G143A	Barnes-Svea loams, 0 to 3 percent slopes	21.62	27.0%		IIc	85
G745A	Lankin loam, 0 to 2 percent slopes	13.62	17.0%		IIc	87
G454A	Glyndon loam, 0 to 2 percent slopes	11.07	13.8%		IIe	77
<b>Weighted Average</b>					<b>2.00</b>	<b>72.9</b>

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

**2021 RANSOM COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 1219

Parcel Number: 24-3111000  
 Jurisdiction: TULLER TOWNSHIP

BERNICE CARLSON  
 Physical Location

**Legal Description**

SECT-36 TWP-135 RANG-056  
 SW1/4 LESS 6.93 A'S RWY & DEEDED A'S  
 136.87 ACRES

ACRES: 136.87

**2021 TAX BREAKDOWN**

Net consolidated tax	1,521.20
Plus: Special Assessments	
Total tax due	1,521.20
Less: 5% discount	76.06
if paid by Feb. 15th	
<b>Amount due by Feb. 15th</b>	<b>1,445.14</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	760.60
Payment 2: Pay by Oct. 17th	760.60

**Legislative tax relief**

(3-year comparison):	<b>2019</b>	<b>2020</b>	<b>2021</b>
Legislative tax relief	1,059.41	1,111.64	1,111.88

<b>Tax distribution(3-year comparison):</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
True And Full Value	154,500	160,700	160,700
Taxable Value	7,725	8,035	8,035
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	<u>7,725</u>	<u>8,035</u>	<u>8,035</u>
Mill Levy	<u>187.010</u>	<u>185.440</u>	<u>189.320</u>

**Specials**

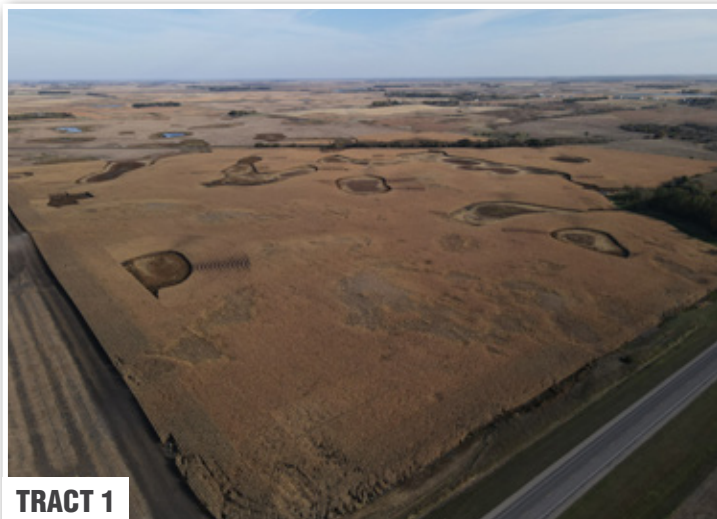
Penalty on 1st Installment & Specials	
March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

Taxes By District(in dollars):			
State	7.73	8.04	8.04
County	536.12	559.56	564.38
City/Twp TULLER TOWNSHIP	71.46	73.68	90.39
School LISBON	715.18	731.99	743.16
Co Wide	60.10	64.52	58.98
LISBON RURAL 5	54.08	52.23	56.25

**FOR ASSISTANCE:**

Office: Ransom County Treasurer  
 204 5th Ave W, Lisbon ND  
 Phone: 701-683-6117  
 Credit Card Payments:  
 Website: [www.ransomcountynd.net](http://www.ransomcountynd.net)  
 Click on: pay taxes online  
 Convenience fee will apply.  
 Via Phone: 800-272-9829 Enter code: 4418

Consolidated Tax	<u>1,444.67</u>	<u>1,490.02</u>	<u>1,521.20</u>
	.00	.00	.00
<b>Net consolidated tax</b>	<u>1,444.67</u>	<u>1,490.02</u>	<u>1,521.20</u>
<b>Net effective tax rate</b>	<u>.94%</u>	<u>.93%</u>	<u>.95%</u>



**TRACT 1**



**TRACT 1**



**2021 RANSOM COUNTY REAL ESTATE TAX STATEMENT**

**Parcel Number:**  
04-1385000

**Jurisdiction**  
BIG BEND TOWNSHIP

BERNICE CARLSON

**Physical Location**

**Legal Description**

SECT-23 TWP-134 RANG-055  
SW1/4  
160.00 ACRES

ACRES: 160.00

**Statement No:** 1216

**2021 TAX BREAKDOWN**

Net consolidated tax	1,445.75
Plus: Special Assessments	
Total tax due	1,445.75
Less: 5% discount	72.28
if paid by Feb. 15th	
<b>Amount due by Feb. 15th</b>	<b>1,373.47</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	722.88
Payment 2: Pay by Oct. 17th	722.87

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

	<b>2019</b>	<b>2020</b>	<b>2021</b>
Legislative tax relief	1,060.09	1,112.33	1,112.58

**Tax distribution(3-year comparison):**

	<b>2019</b>	<b>2020</b>	<b>2021</b>
True And Full Value	154,600	160,800	160,800
Taxable Value	7,730	8,040	8,040
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	7,730	8,040	8,040
Mill Levy	191.010	189.710	179.820

**Taxes By District(in dollars):**

State	7.73	8.04	8.04
County	536.46	559.91	564.73
City/Twp BIG BEND TOWNSHIP	102.42	108.06	14.07
School LISBON	715.64	732.44	743.62
Co Wide	60.14	64.56	59.01
LISBON RURAL 5	54.11	52.26	56.28

Consolidated Tax	1,476.50	1,525.27	1,445.75
	.00	.00	.00
<b>Net consolidated tax</b>	<b>1,476.50</b>	<b>1,525.27</b>	<b>1,445.75</b>
<b>Net effective tax rate</b>	<b>.96%</b>	<b>.95%</b>	<b>.90%</b>

**Specials**

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

**FOR ASSISTANCE:**

Office: Ransom County Treasurer  
204 5th Ave W, Lisbon ND  
Phone: 701-683-6117  
Credit Card Payments:  
Website: [www.ransomcountynd.net](http://www.ransomcountynd.net)  
Click on: pay taxes online  
Convenience fee will apply.  
Via Phone: 800-272-9829 Enter code: 4418



**TRACT 2**



**TRACT 2**

**2021 RANSOM COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 1215

Parcel Number:  
04-1294000

Jurisdiction  
BIG BEND TOWNSHIP

BERNICE CARLSON

Physical Location

**Legal Description**

SECT-01 TWP-134 RANG-055  
N1/2SW1/4 LESS 1.38 A'S  
78.62 ACRES

ACRES: 78.62

SAUL CARLSON L E

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

	2019	2020	2021
Legislative tax relief	545.13	572.08	572.20

**Tax distribution(3-year comparison):**

	2019	2020	2021
True And Full Value	79,500	82,700	82,700
Taxable Value	3,975	4,135	4,135
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	3,975	4,135	4,135
Mill Levy	191.010	189.710	179.820

**Taxes By District(in dollars):**

State	3.98	4.14	4.14
County	275.87	287.96	290.44
City/Twp BIG BEND TOWNSHIP	52.67	55.57	7.24
School LISBON	368.01	376.70	382.45
Co Wide	30.93	33.20	30.35
LISBON RURAL 5	27.83	26.88	28.95

Consolidated Tax	759.29	784.45	743.57
	.00	.00	.00
<b>Net consolidated tax</b>	<b>759.29</b>	<b>784.45</b>	<b>743.57</b>
<b>Net effective tax rate</b>	<b>.96%</b>	<b>.95%</b>	<b>.90%</b>

**2021 TAX BREAKDOWN**

Net consolidated tax	743.57
Plus: Special Assessments	
Total tax due	743.57
Less: 5% discount	37.17
if paid by Feb. 15th	
<b>Amount due by Feb. 15th</b>	<b>706.40</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	371.79
Payment 2: Pay by Oct. 17th	371.78

**Specials**

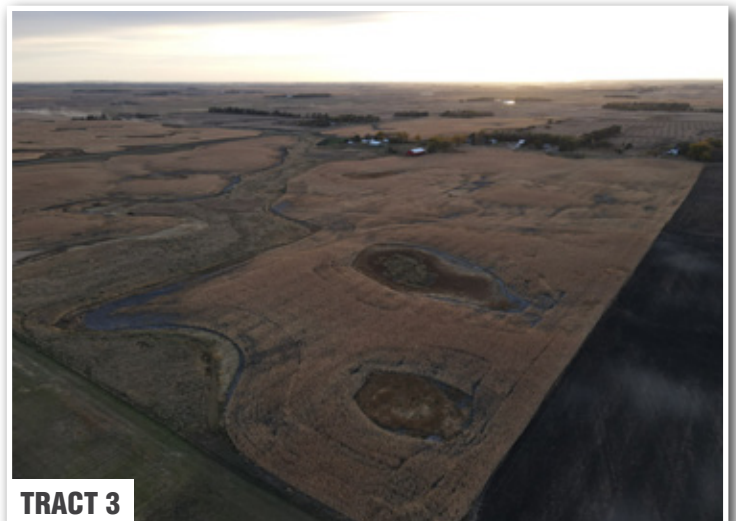
Penalty on 1st Installment & Specials	
March 2.....	3%
May 2.....	6%
July 1.....	9%
October 17.....	12%
Penalty on 2nd Installment	
October 18.....	6%

**FOR ASSISTANCE:**

Office: Ransom County Treasurer  
204 5th Ave W, Lisbon ND  
Phone: 701-683-6117  
Credit Card Payments:  
Website: [www.ransomcountynd.net](http://www.ransomcountynd.net)  
Click on: pay taxes online  
Convenience fee will apply.  
Via Phone: 800-272-9829 Enter code: 4418



TRACT 3



TRACT 3



**2021 RANSOM COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 408

Parcel Number:  
21-2480100

Jurisdiction  
SHENFORD TOWNSHIP

ANGELA BARTELSON

Physical Location

**Legal Description**

SECT-08 TWP-135 RANG-054  
N1/2SW1/4  
80.00 ACRES

ACRES: 80.00

**2021 TAX BREAKDOWN**

Net consolidated tax	857.78
Plus: Special Assessments	
Total tax due	857.78
Less: 5% discount	42.88
if paid by Feb. 15th	
<b>Amount due by Feb. 15th</b>	<b>814.90</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	428.89
Payment 2: Pay by Oct. 17th	428.89

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

	2019	2020	2021
Legislative tax relief	580.15	608.92	609.06

**Tax distribution(3-year comparison):**

	2019	2020	2021
True And Full Value	90,500	94,100	94,100
Taxable Value	4,525	4,705	4,705
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	4,525	4,705	4,705
Mill Levy	180.000	183.130	182.310

**Taxes By District(in dollars):**

State	4.53	4.71	4.71
County	314.04	327.66	330.48
City/Twp SHENFORD TOWNSHIP	59.14	58.44	53.50
School ENDERLIN AREA SCHOOL DIST.	378.97	409.52	408.02
Co Wide	35.20	37.78	34.53
ENDERLIN RUR 1	22.63	23.53	26.54

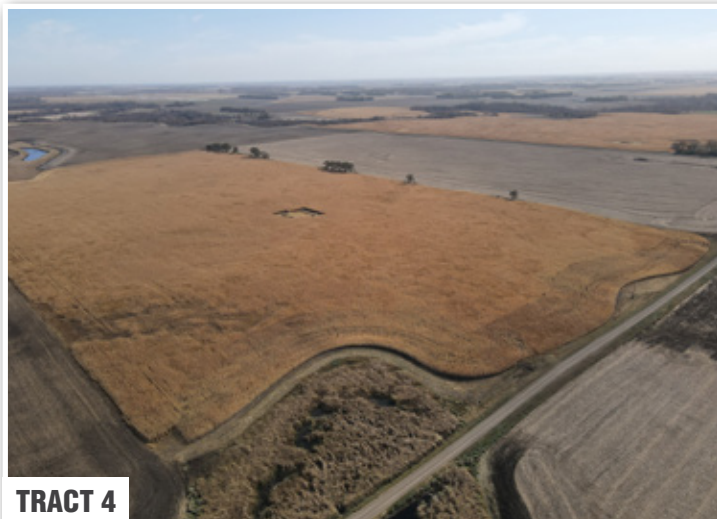
Consolidated Tax	814.51	861.64	857.78
	.00	.00	.00
<b>Net consolidated tax</b>	<b>814.51</b>	<b>861.64</b>	<b>857.78</b>
<b>Net effective tax rate</b>	<b>.90%</b>	<b>.92%</b>	<b>.91%</b>

**Specials**

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

**FOR ASSISTANCE:**

Office: Ransom County Treasurer  
204 5th Ave W, Lisbon ND  
Phone: 701-683-6117  
Credit Card Payments:  
Website: [www.ransomcountynd.net](http://www.ransomcountynd.net)  
Click on: pay taxes online  
Convenience fee will apply.  
Via Phone: 800-272-9829 Enter code: 4418



**TRACT 4**



**TRACT 4**

**2021 RANSOM COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 1217

Parcel Number: 13-4120000  
 Jurisdiction: LIBERTY TOWNSHIP

BERNICE CARLSON  
 Physical Location

**Legal Description**

SECT-36 TWP-136 RANG-055  
 S1/2SE1/4  
 80.00 ACRES

ACRES: 80.00

NATHAN T CARLSON L E

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

	2019	2020	2021
Legislative tax relief	503.87	529.33	529.45

**Tax distribution(3-year comparison):**

	2019	2020	2021
True And Full Value	78,600	81,800	81,800
Taxable Value	3,930	4,090	4,090
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	3,930	4,090	4,090
Mill Levy	184.930	184.260	183.850

**Taxes By District(in dollars):**

	2019	2020	2021
State	3.93	4.09	4.09
County	272.74	284.83	287.28
City/Twp LIBERTY TOWNSHIP	70.74	55.42	52.80
School ENDERLIN AREA SCHOOL DIST.	329.14	355.99	354.68
Co Wide	30.58	32.84	30.02
ENDERLIN RUR 1	19.65	20.45	23.07

Consolidated Tax	726.78	753.62	751.94
	.00	.00	.00
<b>Net consolidated tax</b>	<b>726.78</b>	<b>753.62</b>	<b>751.94</b>
<b>Net effective tax rate</b>	<b>.92%</b>	<b>.92%</b>	<b>.92%</b>

**2021 TAX BREAKDOWN**

Net consolidated tax	751.94
Plus: Special Assessments	
Total tax due	751.94
Less: 5% discount	37.59
if paid by Feb. 15th	
<b>Amount due by Feb. 15th</b>	<b>714.35</b>

Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	375.97
Payment 2: Pay by Oct. 17th	375.97

**Specials**

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

**FOR ASSISTANCE:**

Office: Ransom County Treasurer  
 204 5th Ave W, Lisbon ND  
 Phone: 701-683-6117  
 Credit Card Payments:  
 Website: [www.ransomcountynd.net](http://www.ransomcountynd.net)  
 Click on: pay taxes online  
 Convenience fee will apply.  
 Via Phone: 800-272-9829 Enter code: 4418



TRACT 5



TRACT 5



**Tract Number** : 6319  
**Description** : SW 36-135-56 LESS NCL  
**FSA Physical Location** : NORTH DAKOTA/RANSOM  
**ANSI Physical Location** : NORTH DAKOTA/RANSOM  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : BERNICE CARLSON  
**Other Producers** : None  
**Recon ID** : 38-073-2020-124

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
133.08	132.58	132.58	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	132.58	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	51.37	0.00	56



**Tract Number** : 2621  
**Description** : 145B/SW 23 134 55  
**FSA Physical Location** : NORTH DAKOTA/RANSOM  
**ANSI Physical Location** : NORTH DAKOTA/RANSOM  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : BERNICE CARLSON  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.02	160.02	160.02	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	160.02	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	61.93	0.00	56
Soybeans	98.09	0.00	34
<b>TOTAL</b>	<b>160.02</b>	<b>0.00</b>	





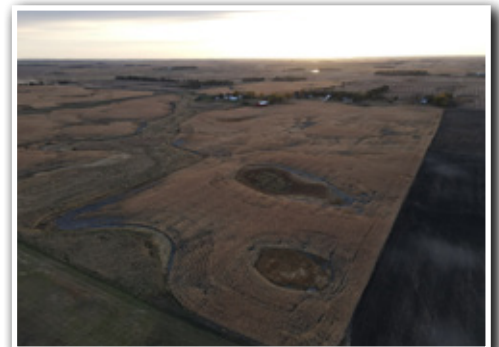
**Tract Number** : 4857  
**Description** : N2SW 1 134 55 less 7.6 ac  
**FSA Physical Location** : NORTH DAKOTA/RANSOM  
**ANSI Physical Location** : NORTH DAKOTA/RANSOM  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : BERNICE CARLSON  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.00	69.48	69.48	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	69.48	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	26.86	0.00	56
Soybeans	42.62	0.00	34
<b>TOTAL</b>	<b>69.48</b>	<b>0.00</b>	



**Tract Number** : 881

**Description** : 71/N2SW 8 135 54

**FSA Physical Location** : NORTH DAKOTA/RANSOM

**ANSI Physical Location** : NORTH DAKOTA/RANSOM

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : ANGIE BARTELSON

**Other Producers** : None

**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.95	80.95	80.95	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	80.95	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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## Tract 5 Abbreviated 156 Farm Records

**Tract Number** : 882

**Description** : 51/SE 36 136 55

**FSA Physical Location** : NORTH DAKOTA/RANSOM

**ANSI Physical Location** : NORTH DAKOTA/RANSOM

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : BERNICE CARLSON

**Other Producers** : None

**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.52	157.52	157.52	0.00	0.00	157.52	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	0.00	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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<b>CRP-1</b> (07-06-20)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 38 073		2. SIGN-UP NUMBER 55	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				3. CONTRACT NUMBER 11328		4. ACRES FOR ENROLLMENT 7.57	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) RANSOM COUNTY FARM SERVICE AGENCY PO BOX 193 LISBON, ND 58054-0193		6. TRACT NUMBER 4856	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (701)683-5832				8. SIGNUP TYPE: CLEAR30			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 177.59		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 1,344.00		A. Tract No. 4856	B. Field No. 0003	C. Practice No. CP21	D. Acres 7.57	E. Total Estimated Cost-Share \$ 939.00	
9C. First Year Payment \$		(Item 9C is applicable only when the first year payment is prorated.)					
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BERNICE CARLSON 11411 HIGHWAY 27 FORT RANSOM, ND 58033-9509		(2) SHARE 100.00%	(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 8/23/2021
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
<b>12. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE (MM-DD-YYYY) 9-9-2021	
<b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.							
<b>Paperwork Reduction Act (PRA) Statement:</b> The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

2nd Party Review  
 Date 9-9-2021  
 Initial TG

This form is available electronically.

<b>CRP-1</b> (07-23-10) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation <b>CONSERVATION RESERVE PROGRAM CONTRACT</b> <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes. For more information, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 38 073	2. SIGN-UP NUMBER 46
	3. CONTRACT NUMBER 11001	4. ACRES FOR ENROLLMENT 157.52
7. COUNTY OFFICE ADDRESS (Include Zip Code): RANSOM COUNTY FARM SERVICE AGENCY PO BOX 193 LISBON, ND 58054-0193	5. FARM NUMBER 5812	6. TRACT NUMBER(S) 882
TELEPHONE NUMBER (Include Area Code): (701)683-5832	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2014 TO: (MM-DD-YYYY) 09-30-2024

AUG 25 2014  
RANSOM COUNTY FSA  
LISBON, ND

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 117.93	11. Identification of CRP Land				
B. Annual Contract Payment	\$ 18,576	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	882	1	CP37	157.52	\$7876.00
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>						

**12. PARTICIPANTS**

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): BERNICE CARLSON 6963 136TH AVE SE LISBON, ND 58054-	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Bernice Carlson</i> <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY) <i>8-25-14</i>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>	DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) <i>9/23/14</i>
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L.99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

**RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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Original - County Office Copy     
  Owner's Copy     
  Operator's Copy





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:



# Ransom County, North Dakota



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