

STUTSMAN &
FOSTER COUNTY
NORTH DAKOTA

Live! Tuesday, November 22 | 10AM CST 2022

LAND AUCTION

754± Acres

Walters & Melville Townships

Auctioneer's Note:

This farm is being sold to settle the Estate of June Hansen and represents a fantastic opportunity to add a section of farmland to your operation. This land auction includes productive cropland located 11 miles south of Carrington and 1/2 mile off of 281. There is also a tract of CRP land adjacent to Hwy. 281 and Melville, ND with a favorable CRP payment. This farm sells subject to an existing cash rent agreement in place for the 2023 growing season. The buyer(s) shall receive all 2023 rental income from both the cash rent agreement and the CRP payment. Please join us live on-site or online for an opportunity to purchase this land owned by the Hansen family for generations!



Land Located: From Carrington, south 9 miles on Hwy. 281 to the south part of Tract 5, continue 2 miles south on Hwy. 281 to 8th St, west 1-1/2 miles on 8th St. to section 16.

Auction Location: Chieftain Conference Center, 60 4th Ave S, Carrington, ND 58421

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

The Estate of June M. Hansen | Lisa M. Johnson, PR

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 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 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.



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 Friday, January 6, 2023.

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

Stutsman & Foster County, ND

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

Tracts 1 - 4: Buyer shall take title to the property subject to the existing farm lease agreement expiring at the end of the 2023 crop season. BUYER(s) shall receive 2023 rent payment payable in two installments on April 1st & November 1st as follows

Annualized income in 2 payments:

T1: \$59.47/AC x 155.9AC = \$9,271.40

T2: \$59.47/AC x 155.9AC = \$9,271.40

T3: \$59.47/AC x 154.52AC = \$9,189.30

T4: \$59.47/AC x 138.93AC = \$8,262.20

Tracts 5:

Possession will be at closing.

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.

RENT CREDIT

The SELLER shall provide the BUYER(s) a rent credit for the 2023 crop year at time of real estate closing of \$60/cropland acre for tracts 1-4.

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.

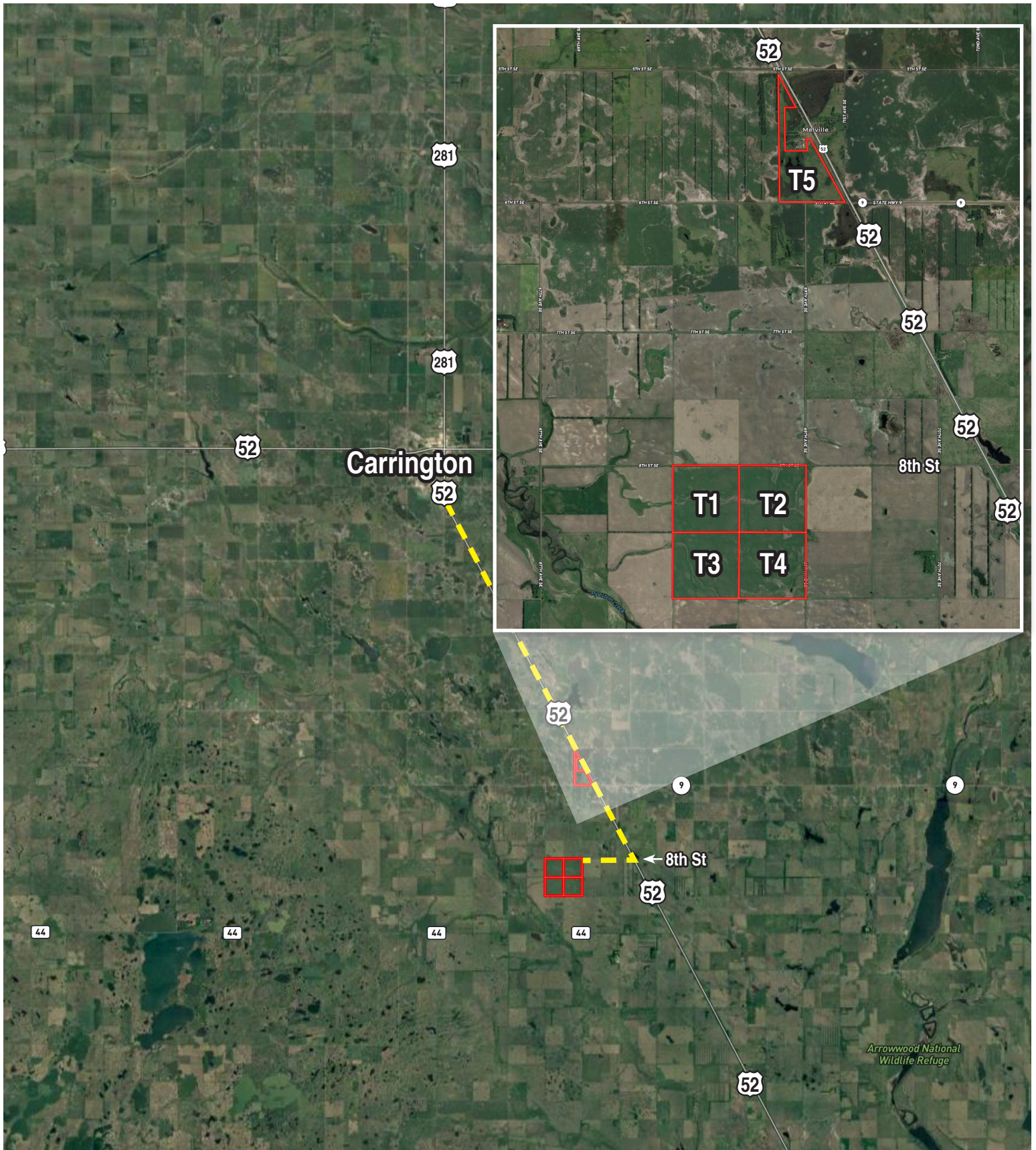
The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	160±	TBD	TBD
Tract #2	Multiplier	160±	TBD	TBD
Tract #3	Multiplier	160±	TBD	TBD
Tract #4	Multiplier	160±	TBD	TBD
Tract #5	Multiplier	114.37±	TBD	TBD



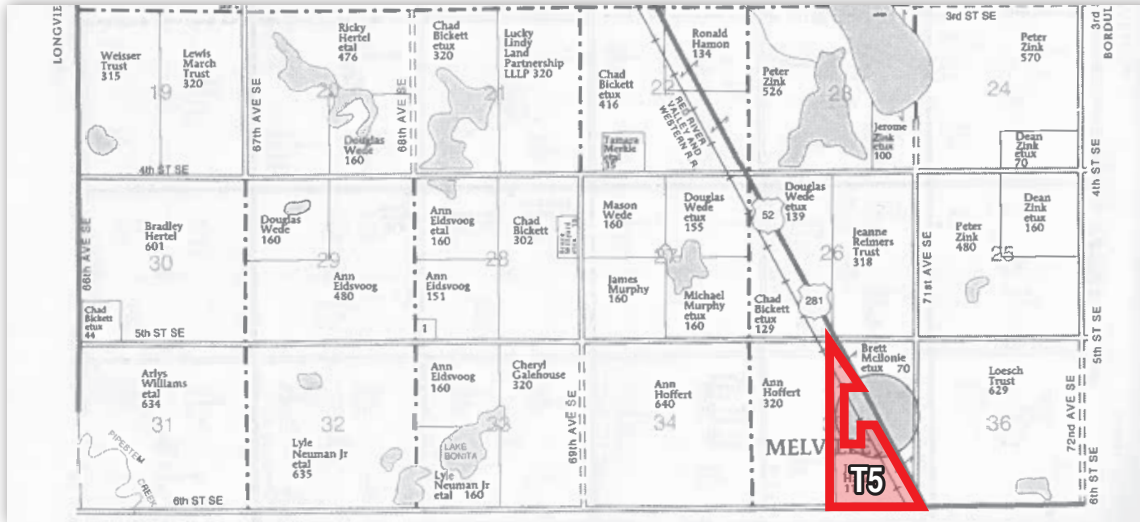
Land Located: From Carrington, south 9 miles on Hwy. 281 to the south part of Tract 5, continue 2 miles south on Hwy. 281 to 8th St, west 1-1/2 miles on 8th St. to section 16.

Auction Location: Chieftain Conference Center, 60 4th Ave S, Carrington, ND 58421

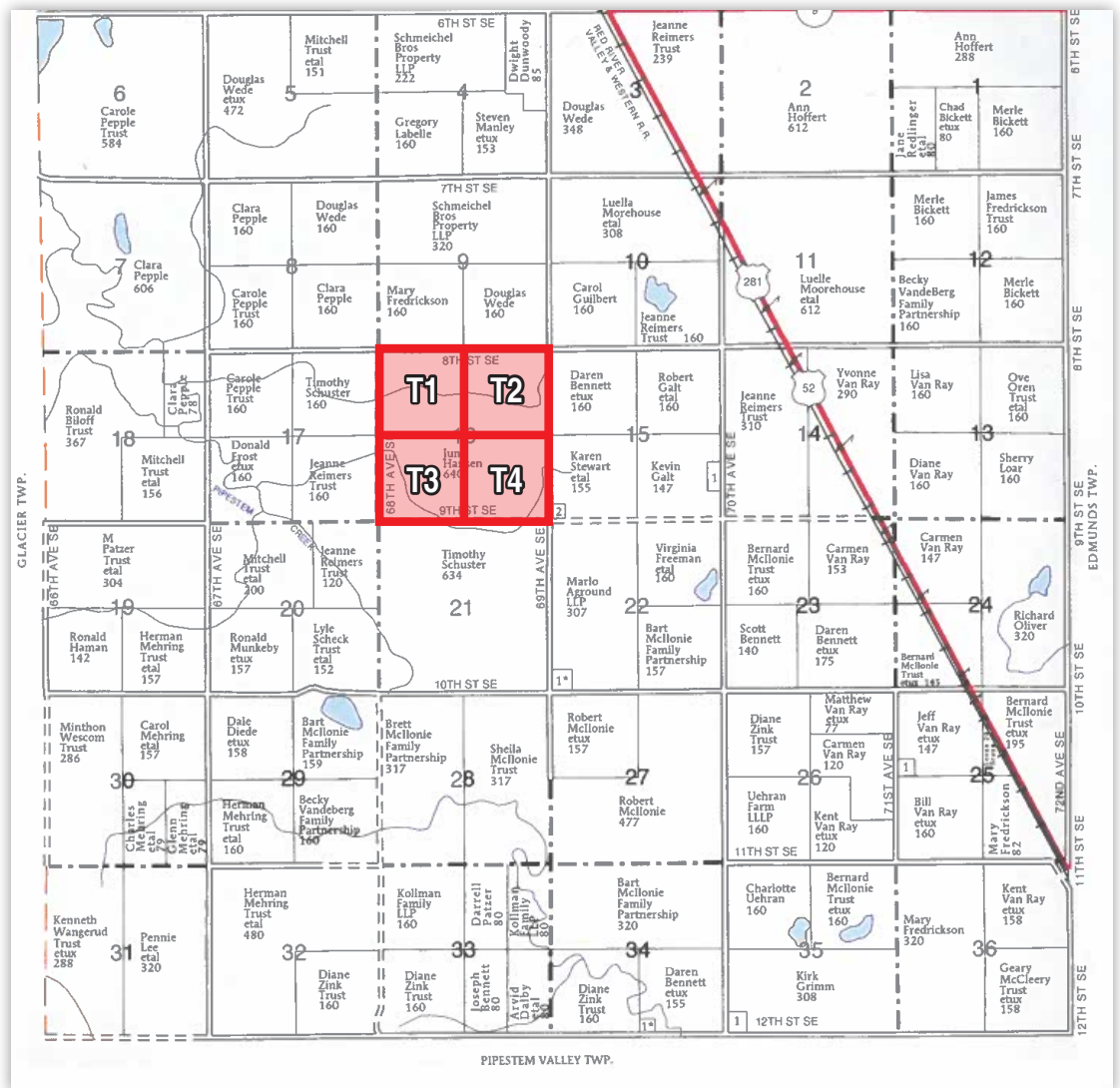


Description: Section 16-144-66 (Walters Township, Stutsman County) & Section 35-145-66 (Melville Township, Foster County)
Total Acres: 754.37± • **Cropland Acres:** 726± • **To Be Sold in 5 Tracts!**

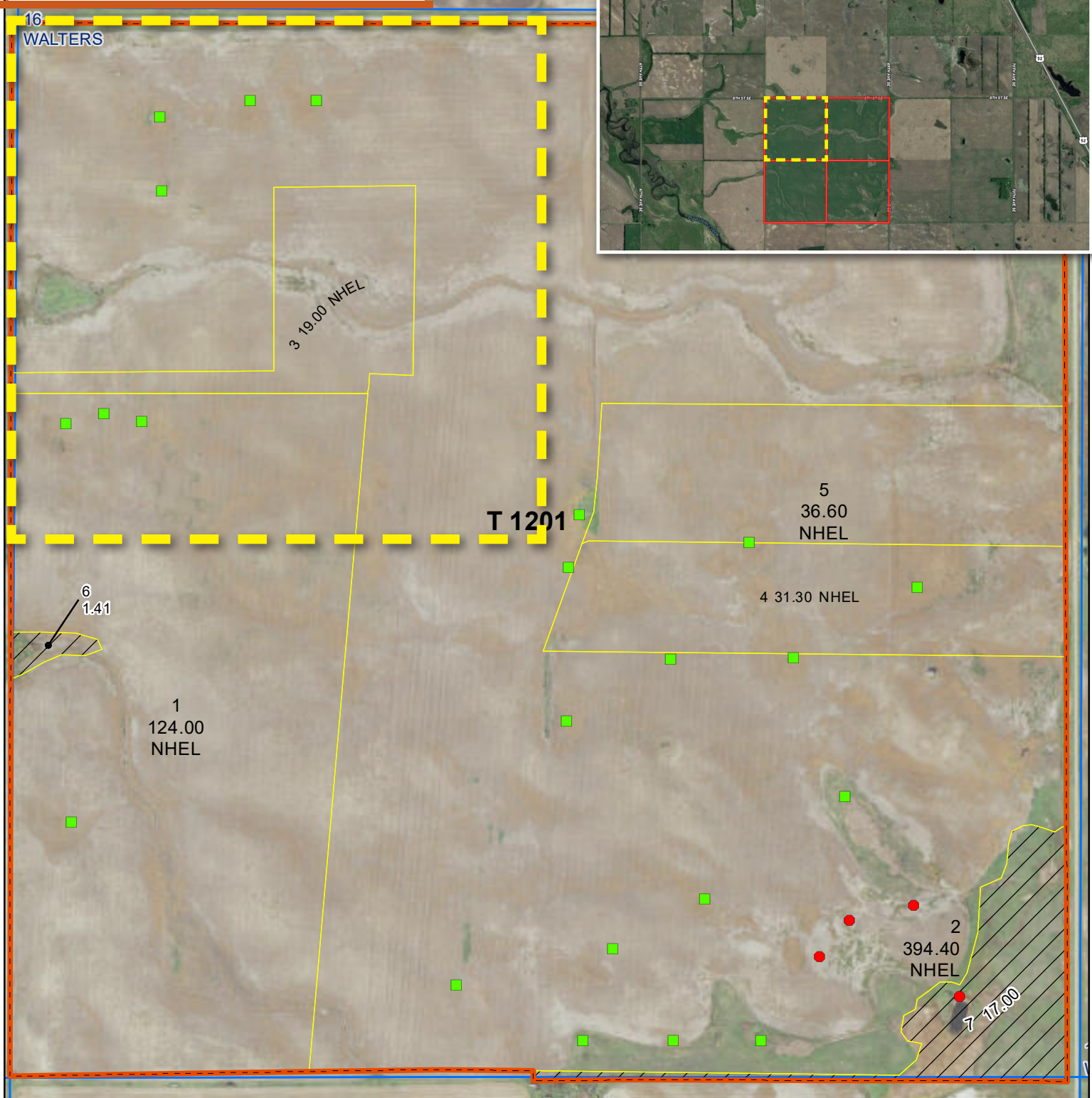
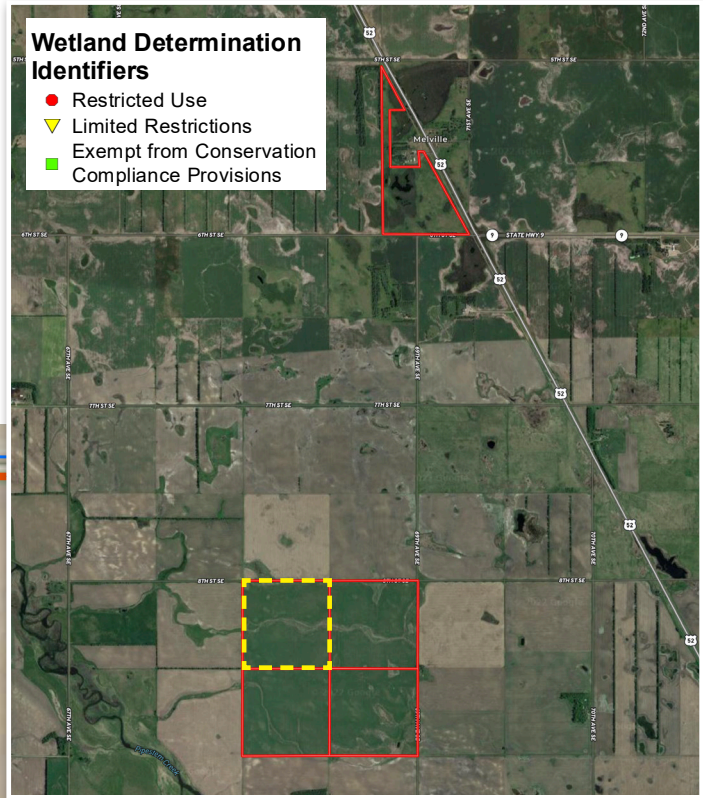
Melville Plat



Walters Plat



Description: NW1/4 Section 16-144-66
Total Acres: 160±
CRP Cropland Acres (Est.): 155.9±
PID #: 59-1620000
Soil Productivity Index: 74.3
Soils: Svea-Cresbard loams (39.5%), Barnes-Svea loams (25.3%), Swenoda-Buse complex (20.4%)
Taxes (2021): \$2,015.16
NO US Fish & Wildlife Easement

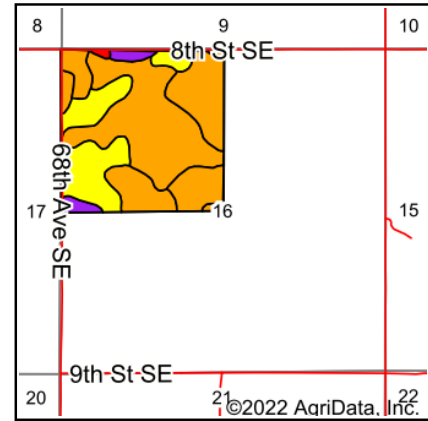
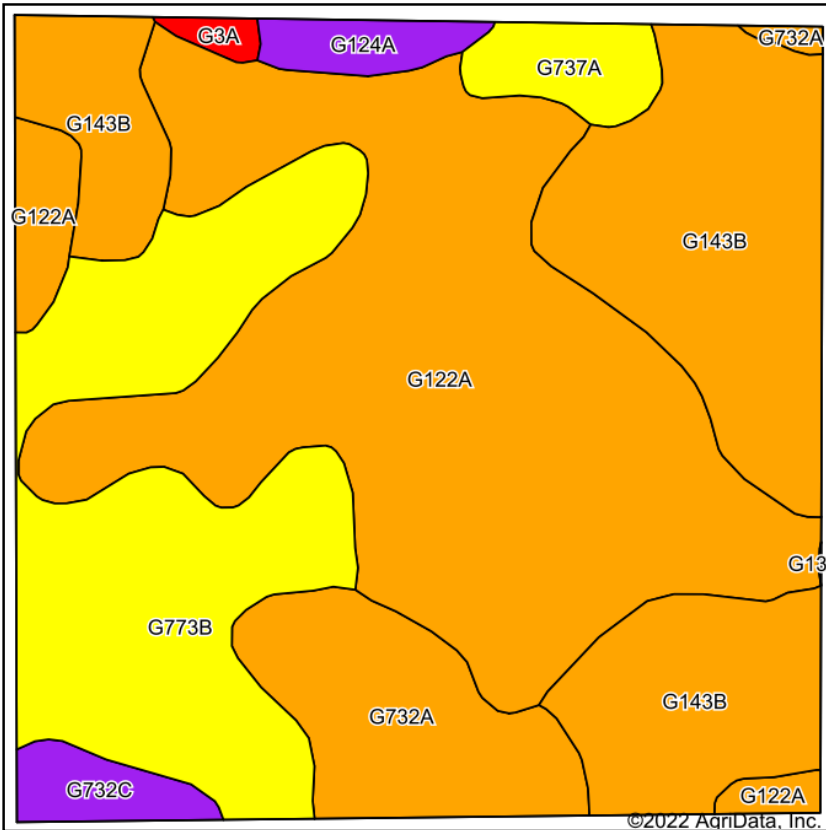




TRACT 1



TRACT 1



Soils data provided by USDA and NRCS.

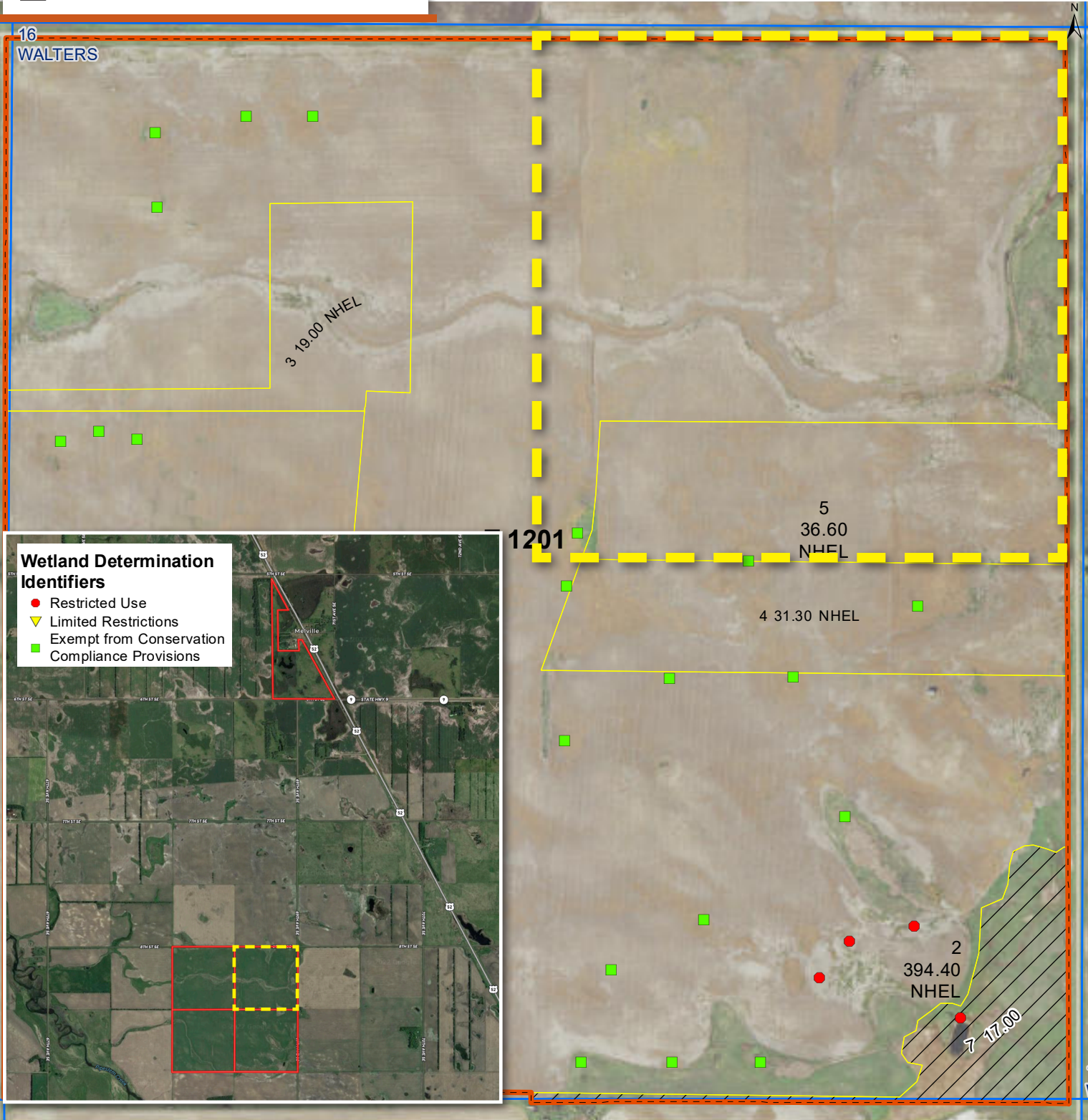
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Area Symbol: ND093, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	63.25	39.5%		IIc	79
G143B	Barnes-Svea loams, 3 to 6 percent slopes	40.46	25.3%		IIe	75
G773B	Swenoda-Buse complex, 3 to 6 percent slopes	32.72	20.4%		IIIe	68
G732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	13.29	8.3%		IIIe	77
G737A	Towner-Barnes fine sandy loams, 0 to 3 percent slopes	3.97	2.5%		IIIe	70
G732C	Lanona-Buse complex, 6 to 9 percent slopes	2.90	1.8%		IVe	56
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	2.63	1.6%		IIIIs	58
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.78	0.5%		Vw	25
Weighted Average					2.38	74.3

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

Description: NE1/4 Section 16-144-66
Total Acres: 160±
CRP Cropland Acres (Est.): 155.9±
PID #: 59-1610000
Soil Productivity Index: 74.1
Soils: Hamerly-Cresbard loams (34.7%), Barnes-Svea loams (30.8%), Hamerly-Tonka complex (11.2%)
Taxes (2021): \$2,038.88
NO US Fish & Wildlife Easement



16
WALTERS

3 19.00 NHEL

1201

5
36.60
NHEL

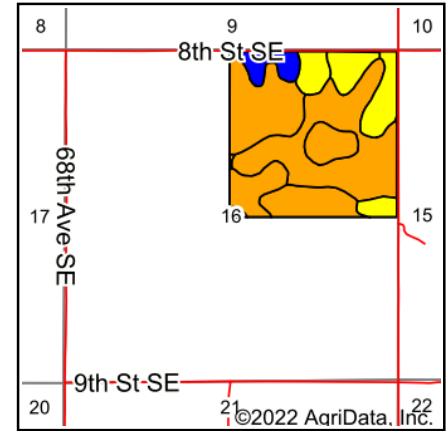
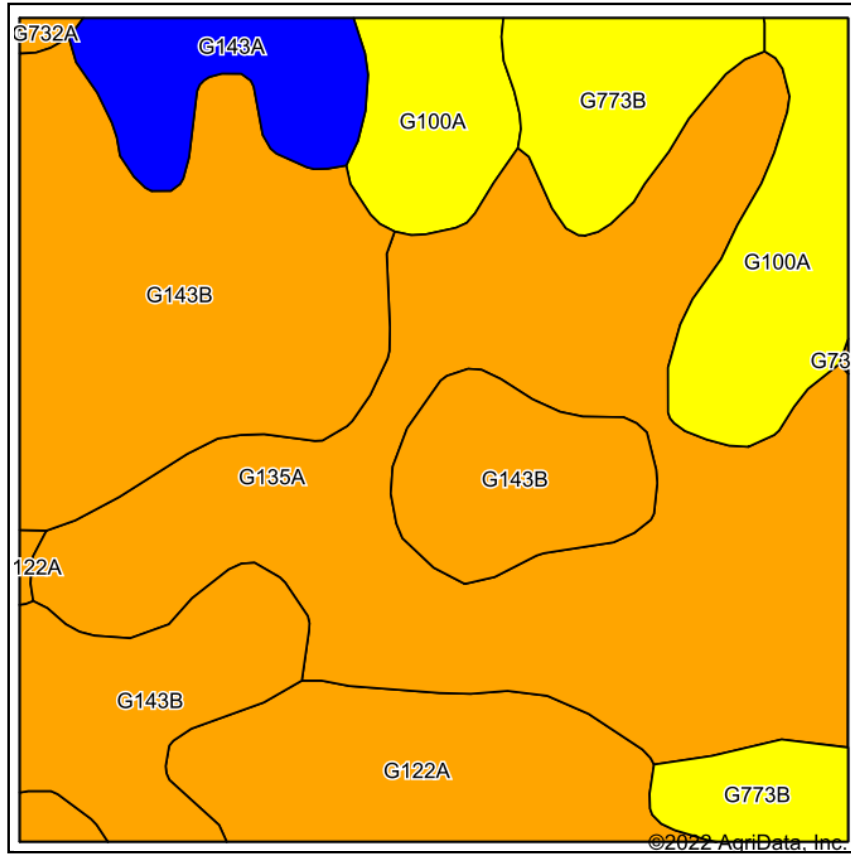
4 31.30 NHEL

2
394.40
NHEL

7 17.00

Wetland Determination Identifiers

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



Soils data provided by USDA and NRCS.

Area Symbol: ND093, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G135A	Hamery-Cresbard loams, 0 to 3 percent slopes	55.46	34.7%		Ile	75
G143B	Barnes-Svea loams, 3 to 6 percent slopes	49.36	30.8%		Ile	75
G100A	Hamery-Tonka complex, 0 to 3 percent slopes	17.95	11.2%		Ile	64
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	16.41	10.3%		Ilc	79
G773B	Swenoda-Buse complex, 3 to 6 percent slopes	12.39	7.7%		IIIe	68
G143A	Barnes-Svea loams, 0 to 3 percent slopes	8.01	5.0%		Ilc	85
G732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	0.42	0.3%		IIIe	77
Weighted Average					2.08	74.1

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

Description: SW1/4 Section 16-144-66

Total Acres: 160±

CRP Cropland Acres (Est.): 154.52±

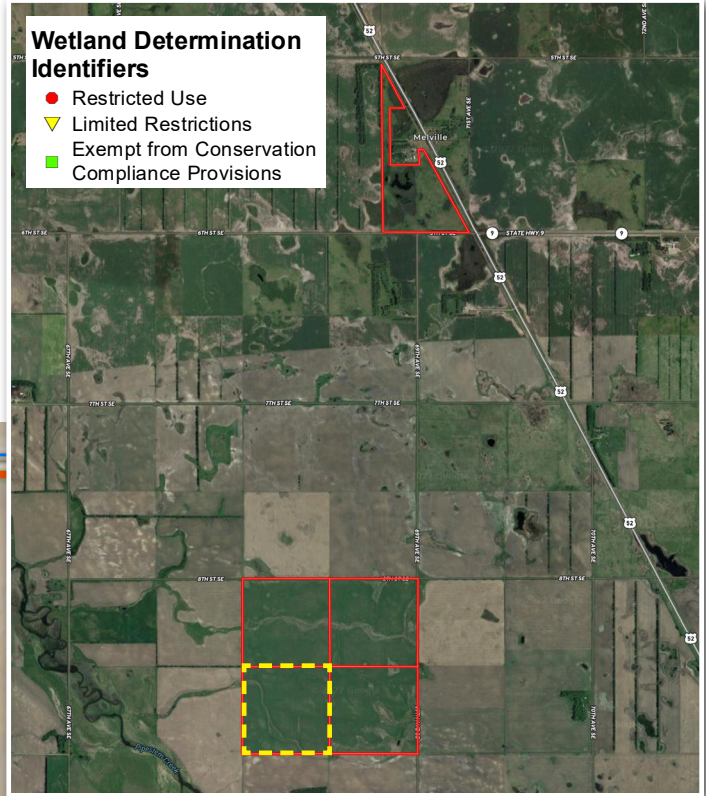
PID #: 59-1630000

Soil Productivity Index: 71.8

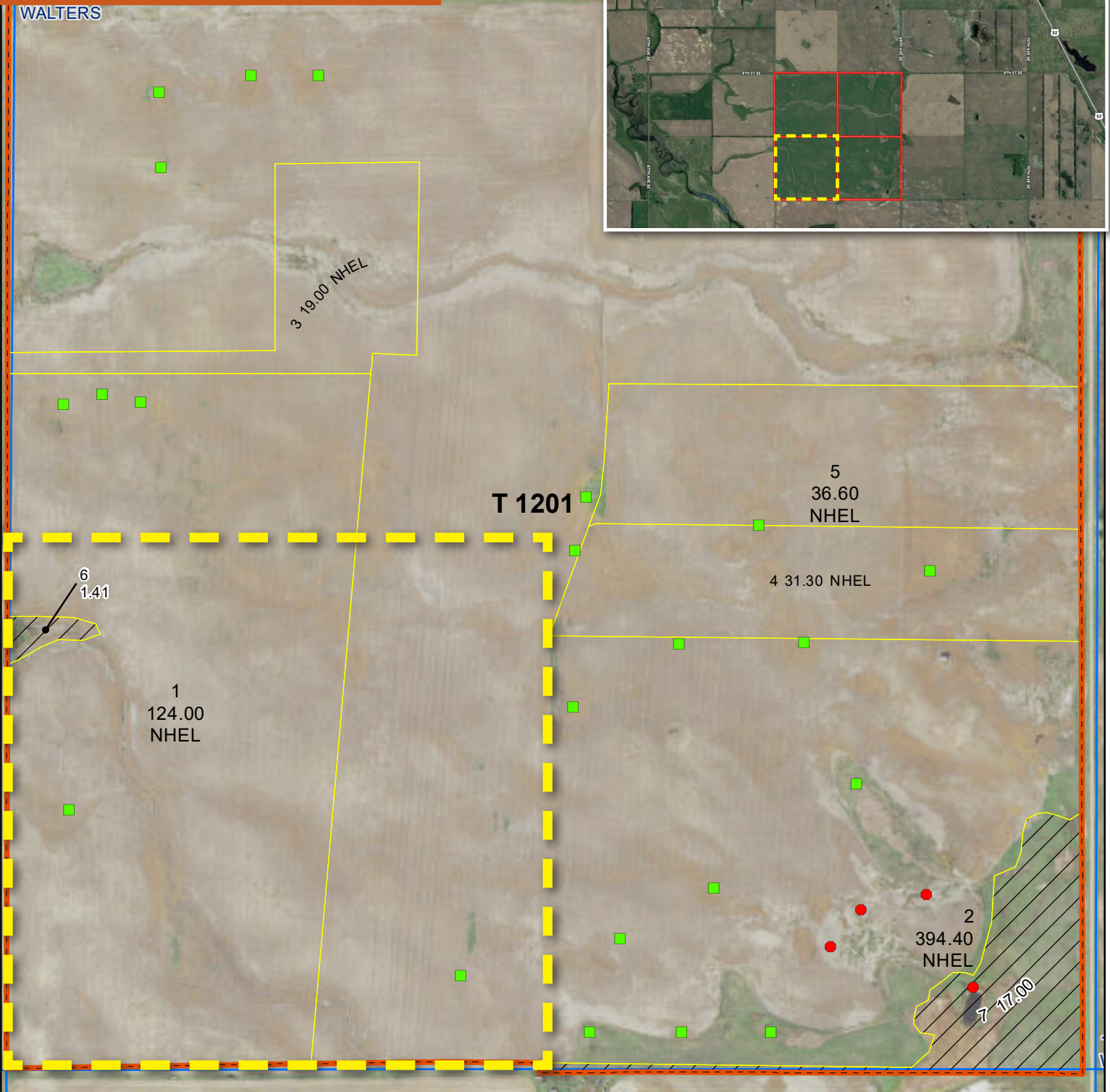
Soils: Barnes-Svea loams (22.9%), Swenoda-Buse complex (17.7%), Swenoda-Barnes fine sandy loams (14.5%), Barnes-Svea loams (10.2%)

Taxes (2021): \$1,972.91

NO US Fish & Wildlife Easement



WALTERS

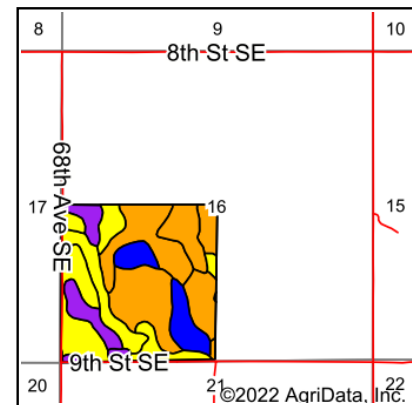
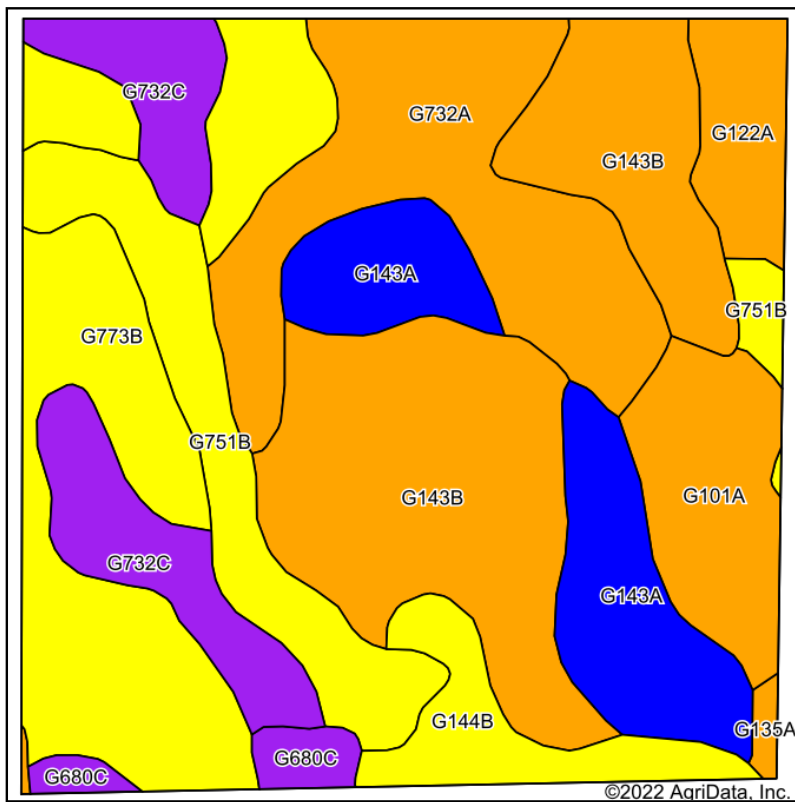




TRACT 3



TRACT 3



Soils data provided by USDA and NRCS.

Area Symbol: ND093, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G143B	Barnes-Svea loams, 3 to 6 percent slopes	36.67	22.9%		Ile	75
G773B	Swenoda-Buse complex, 3 to 6 percent slopes	28.27	17.7%		IIIe	68
G732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	23.22	14.5%		IIIe	77
G143A	Barnes-Svea loams, 0 to 3 percent slopes	16.38	10.2%		IIc	85
G751B	Swenoda-Larson fine sandy loams, 3 to 6 percent slopes	14.91	9.3%		IIIe	61
G732C	Lanona-Buse complex, 6 to 9 percent slopes	13.69	8.6%		IVe	56
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	10.70	6.7%		Ile	77
G144B	Barnes-Buse loams, 3 to 6 percent slopes	7.12	4.4%		IIIe	69
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	5.80	3.6%		IIc	79
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	2.59	1.6%		Ile	55
G135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	0.65	0.4%		Ile	75
Weighted Average					2.63	71.8

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

Description: SE1/4 Section 16-144-66

Total Acres: 160±

CRP Cropland Acres (Est.): 138.93±

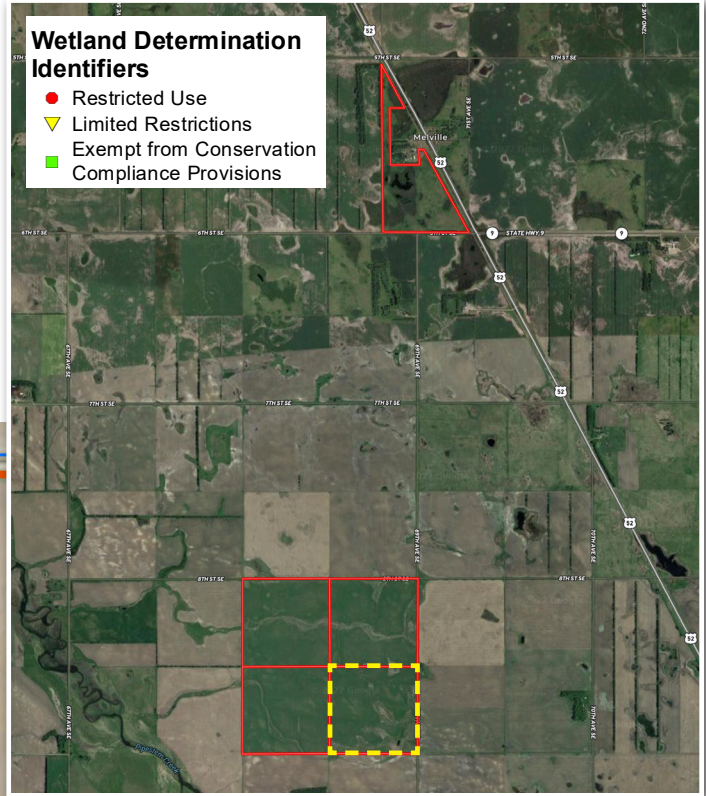
PID #: 59-1640000

Soil Productivity Index: 68

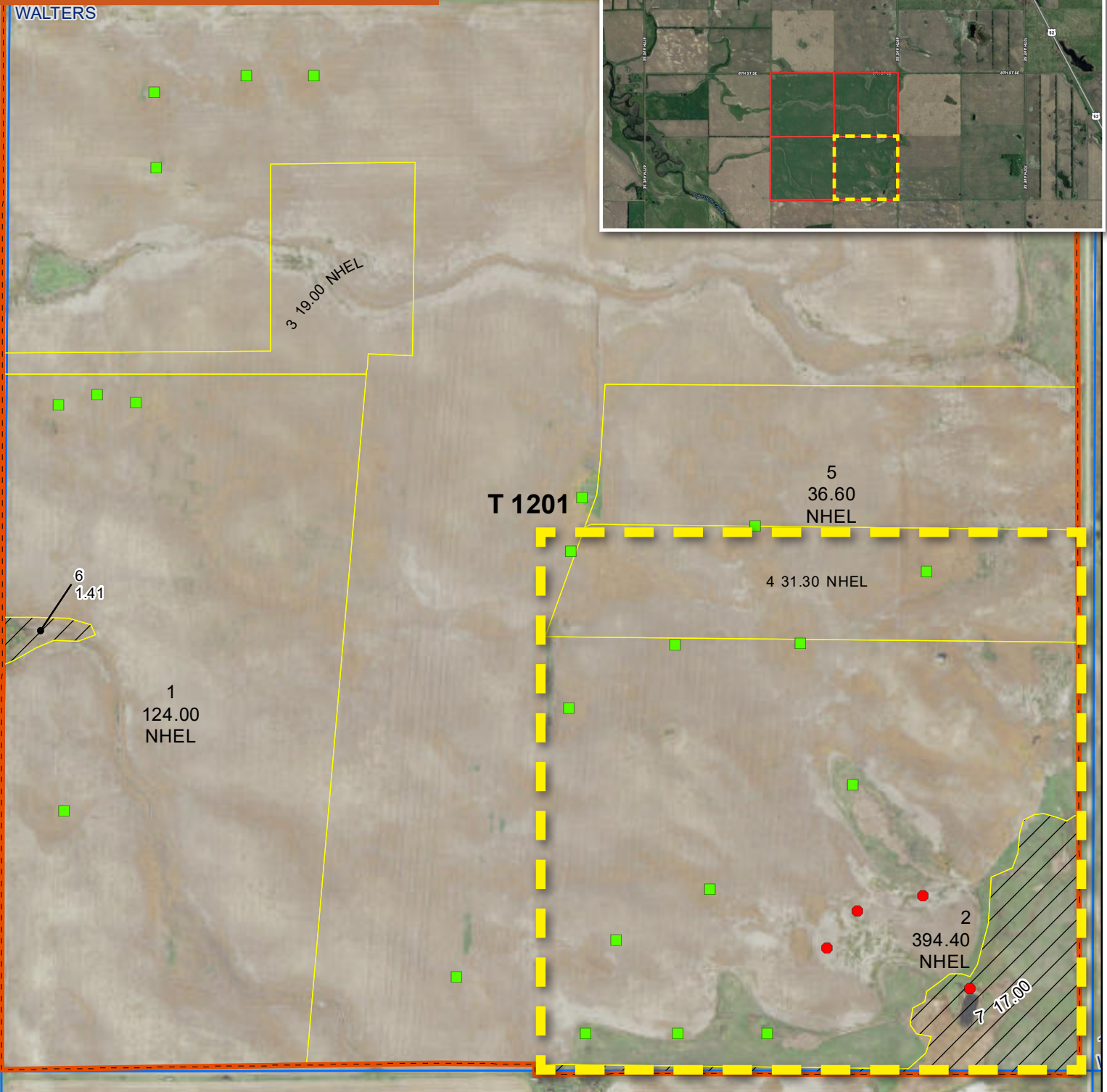
Soils: Svea-Cresbard loams (25.6%), Swenoda-Buse complex (22.9%), Swenoda-Larson fine sandy loams (20.1%), Hamerly-Tonka complex (19.1%)

Taxes (2021): \$1,756.46

NO US Fish & Wildlife Easement



WALTERS

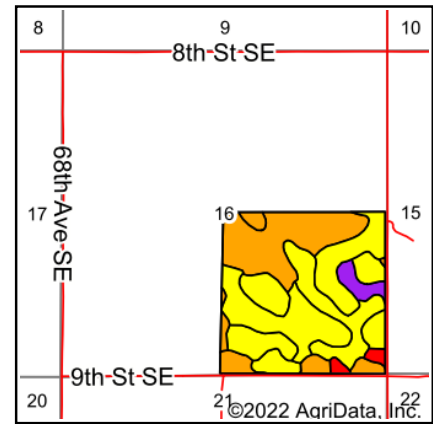
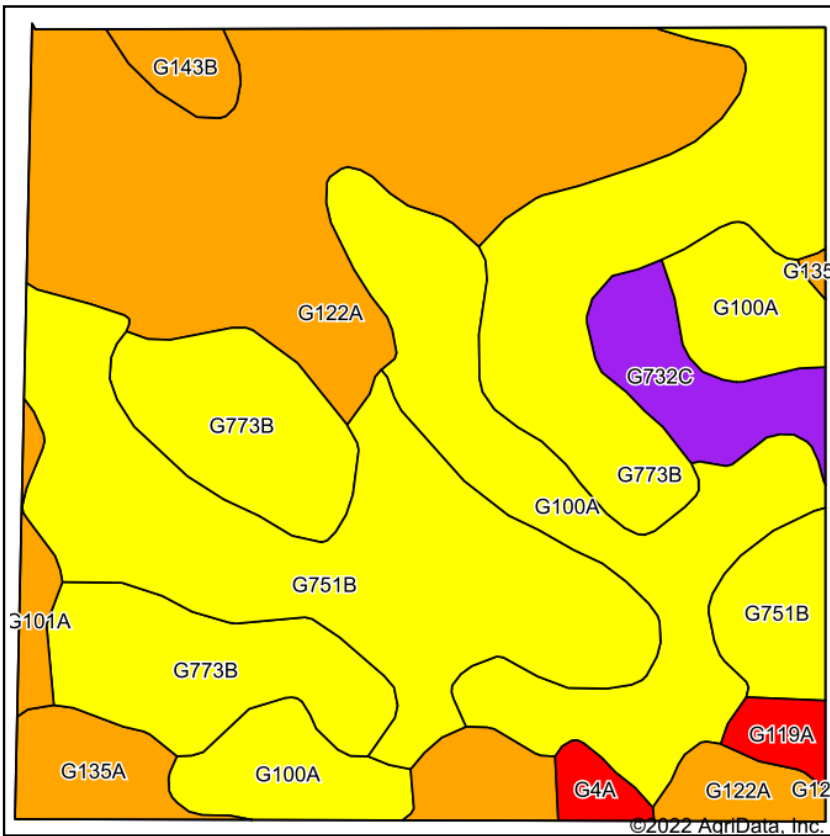




TRACT 3



TRACT 3



Soils data provided by USDA and NRCS.

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Area Symbol: ND093, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	40.99	25.6%		IIc	79
G773B	Swenoda-Buse complex, 3 to 6 percent slopes	36.70	22.9%		IIIe	68
G751B	Swenoda-Larson fine sandy loams, 3 to 6 percent slopes	32.10	20.1%		IIIe	61
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	30.53	19.1%		IIe	64
G135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	7.12	4.4%		IIe	75
G732C	Lanona-Buse complex, 6 to 9 percent slopes	5.75	3.6%		IVe	56
G143B	Barnes-Svea loams, 3 to 6 percent slopes	2.04	1.3%		IIe	75
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	1.82	1.1%		IIe	77
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	1.60	1.0%		IVw	45
G4A	Southam silty clay loam, 0 to 1 percent slopes	1.35	0.8%		VIIIw	9
Weighted Average					2.57	68

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

Description: Outlots 3-4-5-6-8-9-10 and 13, and Outlot 7 less Auditor's lot 19 and less Auditor's lot 24 Section 35-145-66

Total Acres: 114.37±

CRP Cropland Acres (Est.): 120.9±

120.9AC at \$73.87/AC or \$8,931 annually.

Expires 9/30/2032

PID #: 00815000 & 00812004

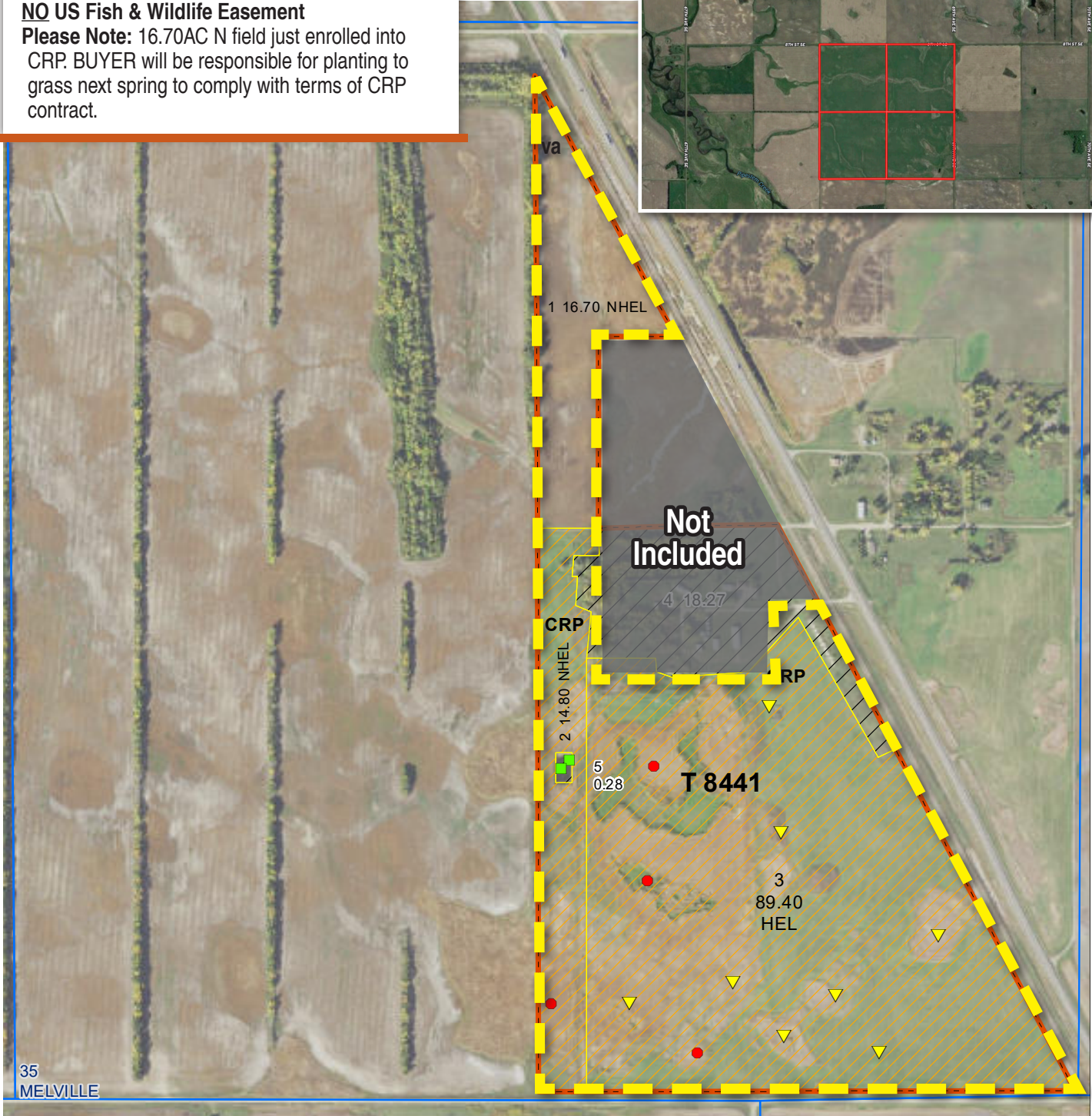
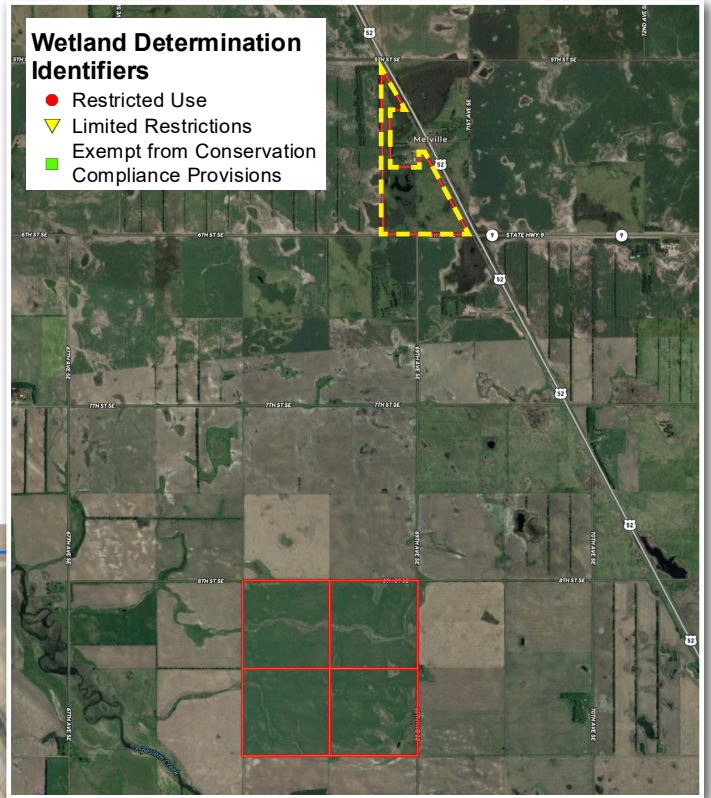
Soil Productivity Index: 55.2

Soils: Letcher fine sandy loam (39.1%), Heimdal-Emrick loams (14.7%), Vallers, saline-Parnell complex (11%)

Taxes (2021): \$219.54

NO US Fish & Wildlife Easement

Please Note: 16.70AC N field just enrolled into CRP. BUYER will be responsible for planting to grass next spring to comply with terms of CRP contract.

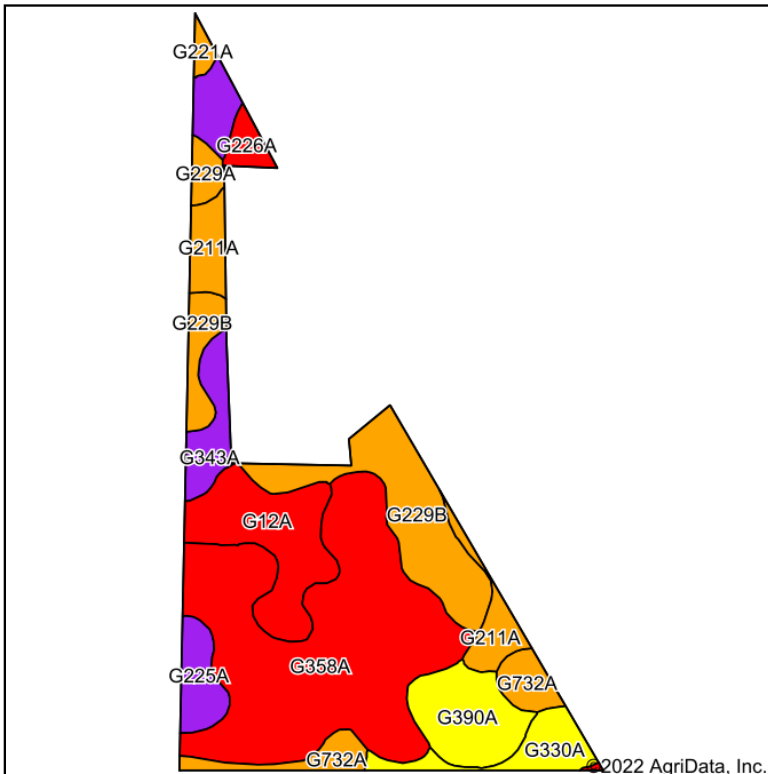




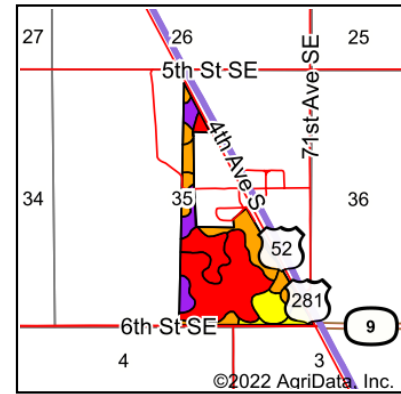
TRACT 3



TRACT 3



Soils data provided by USDA and NRCS.



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Area Symbol: ND031, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G358A	Letcher fine sandy loam, 0 to 2 percent slopes	47.15	39.1%		IVs	47
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	17.77	14.7%		IIe	72
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	13.20	11.0%		IVw	31
G390A	Hecla fine sandy loam, loamy substratum, 0 to 2 percent slopes	8.98	7.5%		IIIe	64
G225A	Larson-Cathay loams, 0 to 3 percent slopes	7.13	5.9%		IIIs	57
G211A	Fram-Wyard loams, 0 to 3 percent slopes	6.54	5.4%		IIe	77
G732A	Swenoda-Barnes fine sandy loams, 0 to 3 percent slopes	5.63	4.7%		IIIe	77
G330A	Wyndmere fine sandy loam, loamy substratum, 0 to 2 percent slopes	5.02	4.2%		IIIe	62
G343A	Wyndmere-Arveson complex, loamy substratums, 0 to 2 percent slopes	4.61	3.8%		IIIe	51
G226A	Uranda-Larson loams, 0 to 3 percent slopes	1.84	1.5%		VIIs	48
G229A	Heimdal-Emrick loams, 0 to 3 percent slopes	1.69	1.4%		IIe	79
G221A	Emrick-Cathay loams, 0 to 3 percent slopes	0.85	0.7%		IIIs	71
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	0.10	0.1%		IVw	45
Weighted Average					3.27	55.2

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

2021 Stutsman County Real Estate Tax Statement

Statement No: 12361

Parcel Number
59-1620000

Jurisdiction
WALTERS TWP

Stmt 2 of 4

Multi Parcel #: 60521

Owner
JUNE M HANSEN
And Other: FS

Physical Location

2021 TAX BREAKDOWN

Net consolidated tax	2,015.16
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	2,015.16
Less: 5% discount, if paid by February 15, 2022	-100.76
Amount due by February 15, 2022	1,914.40

Legal Description
SCT:16 TWN:144 RNG:66
S16, T144, R66, ACRES 160, NW1/4

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

	2019	2020	2021
Legislative tax relief	1,087.90	1,133.19	1,142.56

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	168,203	176,619	178,383
Taxable Value	8,410	8,831	8,919
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	8,410	8,831	8,919

Total mill levy 228.320 220.090 225.940

Taxes By District (in dollars):

COUNTY	618.23	618.32	650.54
SCHOOL	1,142.15	1,157.49	1,195.16
STATE	8.41	8.84	8.92
TOWNSHIP	151.38	158.96	160.54

Consolidated tax **1,920.17 1,943.61 2,015.16**

Net effective tax rate **1.14% 1.10% 1.13%**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2022	1,007.58
Payment 2: Pay by October 17, 2022	1,007.58

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%
Penalty on 2nd Installment:	
October 18, 2022	6%

FOR ASSISTANCE CONTACT:

Office: Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401

Phone: 701.252.9036

Email: treasurer@stutsmancounty.gov

Website: www.stutsmancounty.gov



2021 Stutsman County Real Estate Tax Statement

Statement No: 12360

Parcel Number
59-1610000

Jurisdiction
WALTERS TWP

Stmt 1 of 4

Multi Parcel #: 60521

Owner
JUNE M HANSEN
And Other: FS

Physical Location

2021 TAX BREAKDOWN

Net consolidated tax	2,038.88
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	2,038.88
Less: 5% discount, if paid by February 15, 2022	-101.94
Amount due by February 15, 2022	1,936.94

Legal Description
SCT:16 TWN:144 RNG:66
S16, T144, R66, ACRES 160, NE1/4

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

	2019	2020	2021
	<u>1,100.71</u>	<u>1,146.54</u>	<u>1,156.01</u>

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	170,179	178,693	180,478
Taxable Value	8,509	8,935	9,024
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	8,509	8,935	9,024

Total mill levy 228.320 220.090 225.940

Taxes By District (in dollars):

COUNTY	625.52	625.64	658.20
SCHOOL	1,155.59	1,171.10	1,209.22
STATE	8.50	8.94	9.02
TOWNSHIP	153.16	160.82	162.44

Consolidated tax **1,942.77 1,966.50 2,038.88**

Net effective tax rate **1.14% 1.10% 1.13%**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2022	1,019.44
Payment 2: Pay by October 17, 2022	1,019.44

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%
Penalty on 2nd Installment:	
October 18, 2022	6%

FOR ASSISTANCE CONTACT:

Office: Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401
Phone: 701.252.9036
Email: treasurer@stutsmancounty.gov
Website: www.stutsmancounty.gov



TRACT 2



TRACT 2

2021 Stutsman County Real Estate Tax Statement

Statement No: 12362

Parcel Number
59-1630000

Jurisdiction
WALTERS TWP

Stmt 3 of 4

Multi Parcel #: 60521

Owner
JUNE M HANSEN
And Other: FS

Physical Location

2021 TAX BREAKDOWN

Net consolidated tax	1,972.91
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	1,972.91
Less: 5% discount, if paid by February 15, 2022	-98.65
Amount due by February 15, 2022	1,874.26

Legal Description
SCT:16 TWN:144 RNG:66
S16, T144, R66, ACRES 160, SW1/4

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

	2019	2020	2021
Legislative tax relief	1,065.14	1,109.45	1,118.60

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	164,675	172,914	174,642
Taxable Value	8,234	8,646	8,732
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	8,234	8,646	8,732

Total mill levy 228.320 220.090 225.940

Taxes By District (in dollars):

COUNTY	605.29	605.36	636.91
SCHOOL	1,118.24	1,133.26	1,170.08
STATE	8.24	8.64	8.74
TOWNSHIP	148.22	155.64	157.18

Consolidated tax **1,879.99 1,902.90 1,972.91**

Net effective tax rate **1.14% 1.10% 1.13%**

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2022	986.46
Payment 2: Pay by October 17, 2022	986.45

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%
Penalty on 2nd Installment:	
October 18, 2022	6%

FOR ASSISTANCE CONTACT:

Office: Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401
Phone: 701.252.9036
Email: treasurer@stutsmancounty.gov
Website: www.stutsmancounty.gov



2021 Stutsman County Real Estate Tax Statement

Statement No: 12363

Parcel Number
59-1640000

Jurisdiction
WALTERS TWP

Stmt 4 of 4

Multi Parcel #: 60521

Owner
JUNE M HANSEN
And Other: FS

Physical Location

2021 TAX BREAKDOWN

Net consolidated tax	1,756.46
Plus: Special Assessments	
Principal	0.00
Interest	0.00
Total tax due	1,756.46
Less: 5% discount, if paid by February 15, 2022	-87.82
Amount due by February 15, 2022	1,668.64

Legal Description
SCT:16 TWN:144 RNG:66
S16, T144, R66, ACRES 160, SE1/4

	2019	2020	2021
Legislative tax relief (3-year comparison)			
Legislative tax relief	948.33	987.80	995.88
Tax distribution (3-year comparison):			
True and Full Value	146,613	153,949	155,486
Taxable Value	7,331	7,698	7,774
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	7,331	7,698	7,774
Total mill levy	228.320	220.090	225.940
Taxes By District (in dollars):			
COUNTY	538.90	539.01	567.02
SCHOOL	995.61	1,008.98	1,041.72
STATE	7.34	7.70	7.78
TOWNSHIP	131.96	138.56	139.94
Consolidated tax	1,673.81	1,694.25	1,756.46
Net effective tax rate	1.14%	1.10%	1.13%

Or pay in two installments (with no discount):	
Payment 1: Pay by March 1, 2022	878.23
Payment 2: Pay by October 17, 2022	878.23

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%
Penalty on 2nd Installment:	
October 18, 2022	6%

FOR ASSISTANCE CONTACT:

Office: Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401

Phone: 701.252.9036

Email: treasurer@stutsmancounty.gov

Website: www.stutsmancounty.gov



TRACT 4



TRACT 4

2021 Foster County Real Estate Tax Statement

Parcel Number
00812004

Jurisdiction
05-049-00-00-00

Owner
HANSEN, JUNE M

Physical Location
MELVILLE

Legal Description
OUTLOTS 3-4-5
(35-145-66)

Legislative tax relief (3-year comparison):	2019	2020	2021
Legislative tax relief	14.55	14.42	15.03
	<hr/>	<hr/>	<hr/>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Tax distribution (3-year comparison):	2019	2020	2021
True and full value	2,300	2,300	2,400
Taxable value	115	115	120
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	<hr/> 115	<hr/> 115	<hr/> 120
Total mill levy	<hr/> 245.67	<hr/> 229.27	<hr/> 229.90

Taxes By District (in dollars):			
State	0.12	0.12	0.24
County	10.93	9.65	9.70
City/Township	1.61	1.53	1.55
School (after state reduction)	15.61	15.07	16.08
Fire	0.00	0.00	0.00
Water	0.00	0.00	0.00
Other	0.00	0.00	0.00

Consolidated tax	<hr/> 28.27	<hr/> 26.37	<hr/> 27.57
Less: 12% state-paid credit	0.00	0.00	0.00
Net consolidated tax	<hr/> 28.27	<hr/> 26.37	<hr/> 27.57
Net effective tax rate	<hr/> 1.23%	<hr/> 1.15%	<hr/> 1.15%

2021 TAX BREAKDOWN

Net consolidated tax	27.57
Plus: Special assessments	<hr/> 0.00
Total tax due	27.57
Less 5% discount, if paid by Feb. 15th	<hr/> 1.38
Amount due by Feb. 15th	<hr/> 26.19

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st 13.79

Payment 2: Pay by Oct. 15th 13.78

Parcel Acres:

Agricultural	14.26 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:

No Special Assessment details available

Notes:

Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
 Penalty for Payment 2.....Oct 16: 6%
 Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:

Office: Dianne Hertel, Treasurer
 PO Box 104
 Carrington, ND 58421-0104
 Phone: (701) 652-2322



TRACT 5



TRACT 5

HANSEN, JUNE

Taxpayer ID: 56100

2021 Foster County Real Estate Tax Statement

Parcel Number
00815000

Jurisdiction
05-049-00-00-00

Owner
HANSEN, JUNE M

Physical Location
MELVILLE

Legal Description

ALL OUTLOT 6, ALL OUTLOTS 8, 9, 10, AND 13, AND OUTLOT 7 LESS
AUDITOR'S LOT 19 AND LESS AUDITOR'S LOT 24
(35-145-66)

Legislative tax relief

(3-year comparison):

	2019	2020	2021
Legislative tax relief	100.64	101.58	104.59

Tax distribution (3-year comparison):

	2019	2020	2021
True and full value	15,900	16,200	16,700
Taxable value	795	810	835
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	795	810	835
Total mill levy	245.67	229.27	229.90

Taxes By District (in dollars):

	2019	2020	2021
State	0.80	0.81	1.66
County	75.43	67.93	67.61
City/Township	11.11	10.81	10.80
School (after state reduction)	107.96	106.17	111.90
Fire	0.00	0.00	0.00
Water	0.00	0.00	0.00
Other	0.00	0.00	0.00

Consolidated tax	195.30	185.72	191.97
Less: 12% state-paid credit	0.00	0.00	0.00
Net consolidated tax	195.30	185.72	191.97
Net effective tax rate	1.23%	1.15%	1.15%

2021 TAX BREAKDOWN

Net consolidated tax	191.97
Plus: Special assessments	0.00
Total tax due	191.97
Less 5% discount, if paid by Feb. 15th	9.60
Amount due by Feb. 15th	182.37

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	95.99
Payment 2: Pay by Oct. 15th	95.98

Parcel Acres:

Agricultural	100.11 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:

No Special Assessment details available

Notes:

Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
 Penalty for Payment 2.....Oct 16: 6%
 Add 12% Interest per Year delinquent

FOR ASSISTANCE, CONTACT:

Office: Dianne Hertel, Treasurer
 PO Box 104
 Carrington, ND 58421-0104
 Phone: (701) 652-2322



TRACT 5



TRACT 5

FARM: 139

North Dakota

U.S. Department of Agriculture

Prepared: 10/11/22 1:31 PM

Stutsman

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.

Operator Name

Farm Identifier

Farms Associated with Operator:

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
623.71	605.3	605.3	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	605.3	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SNFLR, SOYBN, BARLY	CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	70.56	44	0.00	
CORN	6.9	102	0.00	0
SUNFLOWERS	129.06	1859	0.00	
SOYBEANS	195.02	29	0.00	0
BARLEY	146.26	67	0.00	
Total Base Acres:	547.8			



TRACT 1



TRACT 2

FARM: 139

North Dakota

U.S. Department of Agriculture

Prepared: 10/11/22 1:31 PM

Stutsman

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 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.

Tract Number: 1201 Description ALL 16-144-66

FSA Physical Location : Stutsman, ND ANSI Physical Location: Stutsman, ND

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
623.71	605.3	605.3	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	605.3	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	70.56	44	0.00
CORN	6.9	102	0.00
SUNFLOWERS	129.06	1859	0.00
SOYBEANS	195.02	29	0.00
BARLEY	146.26	67	0.00
Total Base Acres:	547.8		

Owners: HANSEN, JUNE M

Other Producers: None



TRACT 3



TRACT 4

FARM: 10951

North Dakota

U.S. Department of Agriculture

Prepared: 10/11/22 1:31 PM

Stutsman

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.

Operator Name		Farm Identifier							
Farms Associated with Operator:									
ARC/PLC G/W/F Eligibility: Eligible									
Transferred From: 38031 - 0001908									
CRP Contract Number(s): 11377									
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
139.45	120.9	120.9	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	120.9	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.2	30	44.60
CORN	1.7	58	10.50
BARLEY	0.7	42	4.00
Total Base Acres:	9.6		

Tract Number: 8441 Description 173-W2NWNE,SWNE,W2SE,W2NESE,SESE35 145 66.

FSA Physical Location : Foster, ND ANSI Physical Location: Foster, 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
139.45	120.9	120.9	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	120.9	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.2	30	44.60
CORN	1.7	58	10.50

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
BARLEY	0.7	42	4.00

Total Base Acres: 9.6

Owners: HANSEN, JUNE M

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 38 093	2. SIGN-UP NUMBER 57
	3. CONTRACT NUMBER 11377	4. ACRES FOR ENROLLMENT 120.90
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) STUTSMAN COUNTY FARM SERVICE AGENCY 1301 BUSINESS LOOP E JAMESTOWN, ND 58401	6. TRACT NUMBER 8441	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (701)252-2521	8. SIGNUP TYPE: SAFE - ND Coteau-Drift Prairie Water	

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	\$ 73.87	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 8,931.00	A Tract No	B Field No	C Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8441	0001	CP38E 1	16.70	\$ 1,520.00
(Item 9C is applicable only when the first year payment is prorated.)		8441	0002	CP38E-1	14.60	\$ 1,347.00
		8441	0003	CP38E-1	89.40	\$ 8,135.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(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)
	100.00%	<i>[Signature]</i>	REPRESENTATIVE SEP 21 2022	09-21-2022
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)
	0.00%	<i>[Signature]</i>	STUTSMAN CO FSA	09-21-2022
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)
	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 9/27/22
------------------	--	---------------------------------

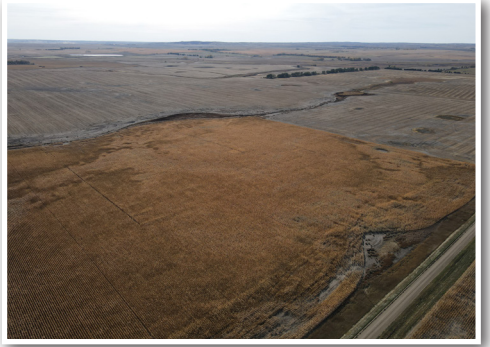
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), 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.

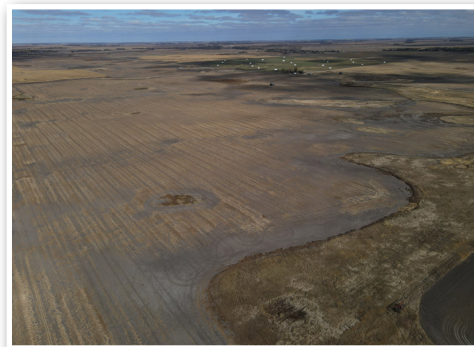
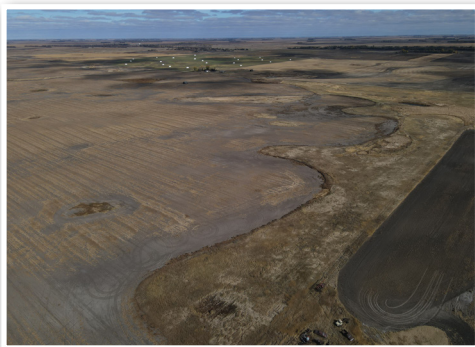
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA 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, audiotape, 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.escc.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. USDA is an equal opportunity provider, employer, and lender.







Stutsman & Foster County, North Dakota



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