

TRAILL COUNTY  
NORTH DAKOTA

*Live!*

Thursday, December 8 | 10AM CST 2022

# LAND AUCTION

## *905+ Acres*

Morgan, Lindaas, Mayville & Blanchard Townships

### **Auctioneer's Note:**

This tremendous land auction includes some of the most productive land offered at public auction in the RRV in quite some time. Sold in 8 tracts, the farm includes some of the most desirable soils in the valley including Bearden Silty Clay Loam & Glyndon-Tiffany loam soils. The highlight of the auction sale is a contiguous section of land located north of Blanchard, ND and straight west of Hillsboro, an area where land rarely sells. Tracts 3-8 are available to farm for the 2023 crop year. Tracts 1 & 2 sell subject to an existing lease agreement for 2023 with the payment going to the successful bidder. As an area farmer or investor looking to buy high quality RRV farmland, you won't want to miss this auction sale! Join us live on-site or online on the 8th of December!



**Auction Location:** Steffes Group Arena, 2000 Main Ave E, West Fargo, ND 58078

**Land Located:** Near Mayville, Buxton & Hillsboro, ND. See page 4 for driving directions

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



### **THE GARRETT FAMILY**

**Juliann M Garrett Revocable Trust; Gary Garrett & Gail Garrett Anderson as Co-Trustees**

**Gary Garrett, Gail Garrett Anderson, Wendy Garrett Mehus, Wade Garrett, & Dori Garrett Baesler, Owners**

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 Tuesday, January 24, 2023.

Seller will provide up-to-date date abstracts at their expense and will convey property by Warranty or Trustee's 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, 2023 Taxes to be paid by BUYER(s).** 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.

*Trail County, ND*

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.

#### **RENT CONTRACT**

**T1 & T2: Rent contract in place for 2023 crop year; Buyer to assume rent contract and payment. Payment made to buyer(s) in the spring. If tracts sell separate, rent to be split between buyers.**

**Copy of contract is available to REGISTERED bidders upon request.**

#### **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.

# Selling Choice with the Privilege

Tracts 1-8 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	80±	TBD	TBD
Tract #2	Multiplier	40±	TBD	TBD
Tract #3	Multiplier	86±	TBD	TBD
Tract #4	Multiplier	78±	TBD	TBD
Tract #5	Multiplier	160±	TBD	TBD
Tract #6	Multiplier	160±	TBD	TBD
Tract #7	Multiplier	142±	TBD	TBD
Tract #8	Multiplier	160±	TBD	TBD

## TOC:

<b>Aerial Maps .....</b>	<b>4-5</b>
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<b>Tract 4 Details &amp; Soils .....</b>	<b>14-15</b>
<b>Tract 5 Details &amp; Soils .....</b>	<b>16-17</b>
<b>Tract 6 Details &amp; Soils .....</b>	<b>18-19</b>
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**Land Located:**

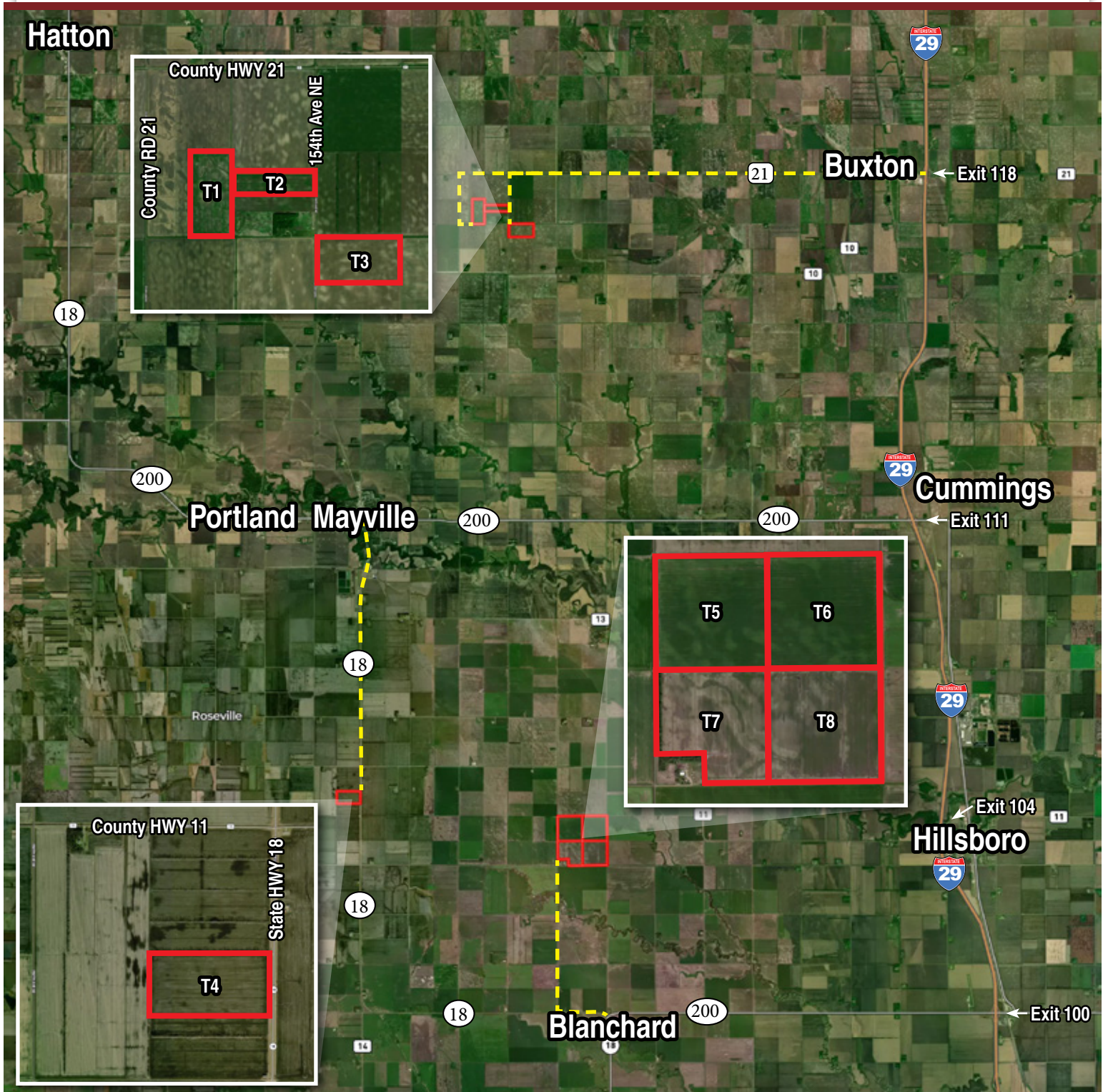
**T1:** From exit 118 (near Buxton), west 9-1/2 miles to 153rd Ave. SE (Co. Rd. 12), south 1 mile to the section line road, then east 1/2 mile to the southwest corner of T1.

**T2-T3:** From exit 118 on I29 (near Buxton), west 9 miles to 154th Ave. SE south 0.6 miles to the northeast corner of T2. From T2, continue south 0.4 miles to the intersection with 12th St NE to the northwest corner of T3.

**T4:** From Mayville, south 5-1/2 miles on Hwy. 18 to the northeast corner of T4.

**T5-T8:** From the intersection of Hwy. 18 & 200 (north of Blanchard), west 1 mile to 155th Ave SE, then north 3 miles to the southwest corner of section 1 for T5-T8.

**Auction Location:** Steffes Group Arena, 2000 Main Ave E, West Fargo, ND 58078



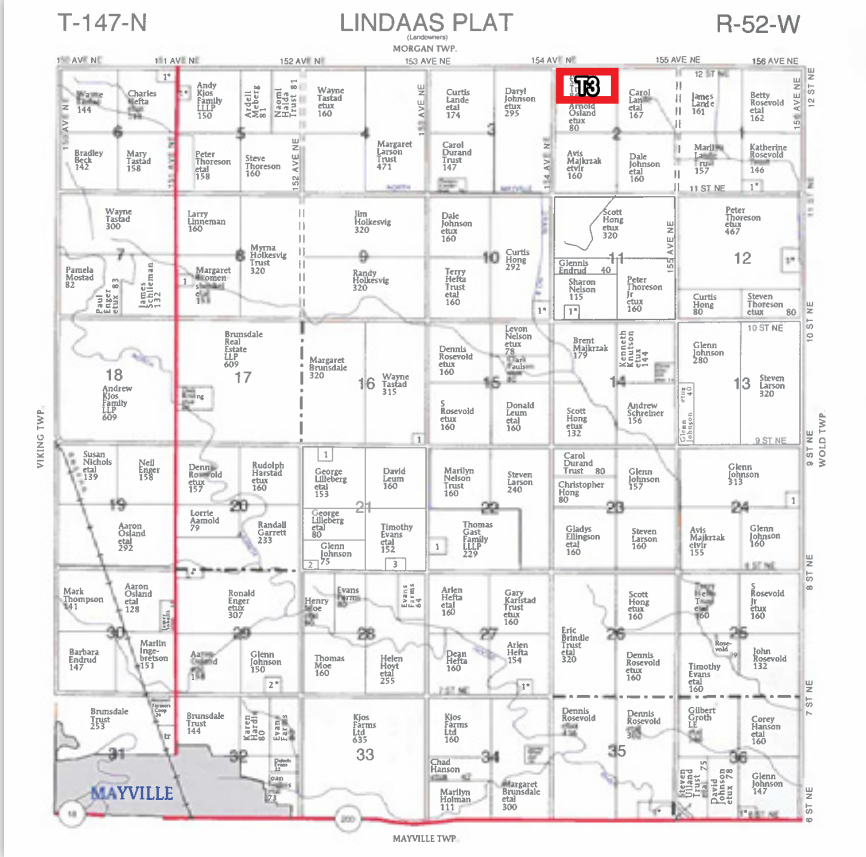
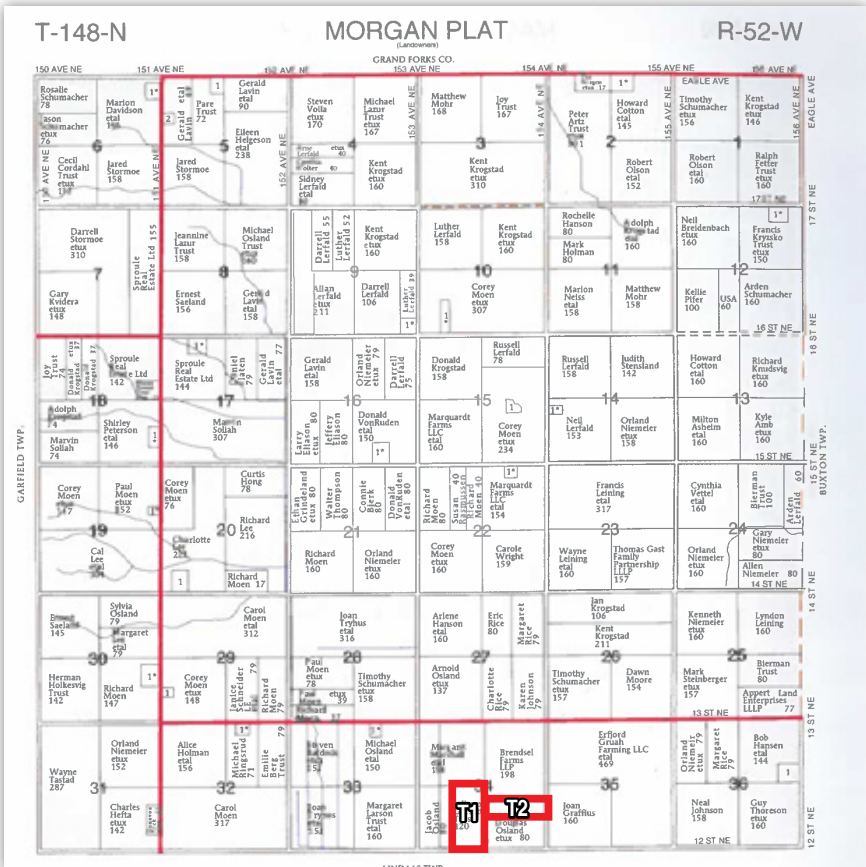


Morgan, Lindaas, Mayville, & Blanchard Townships  
Total Acres: 905.28± • Cropland Acres: 888.84± • To Be Sold in 8 Tracts!



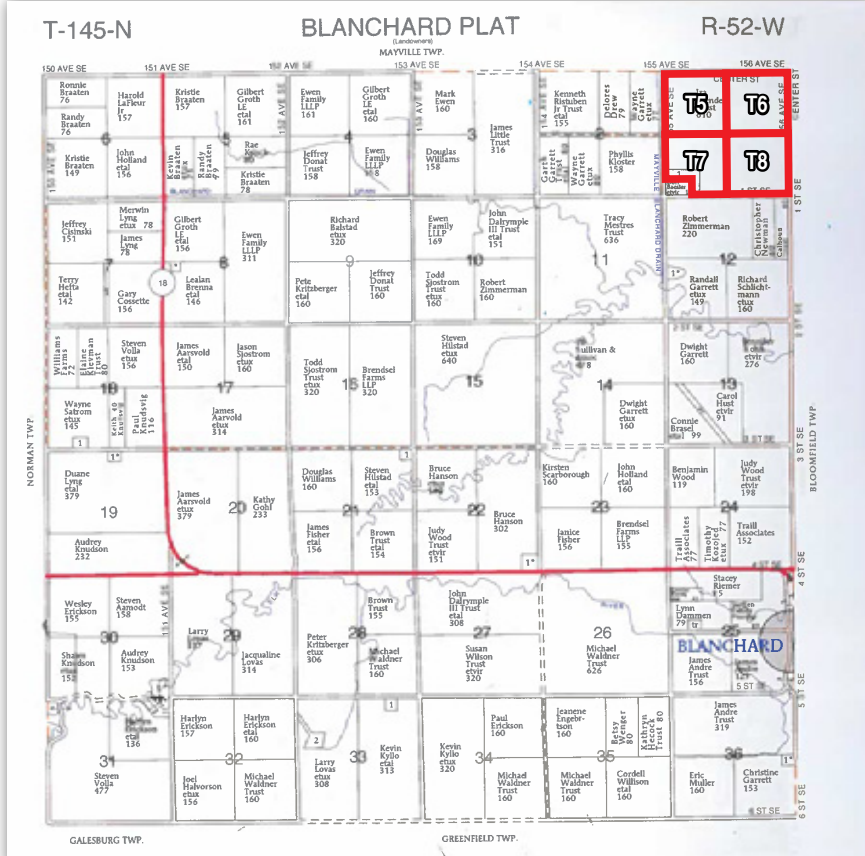
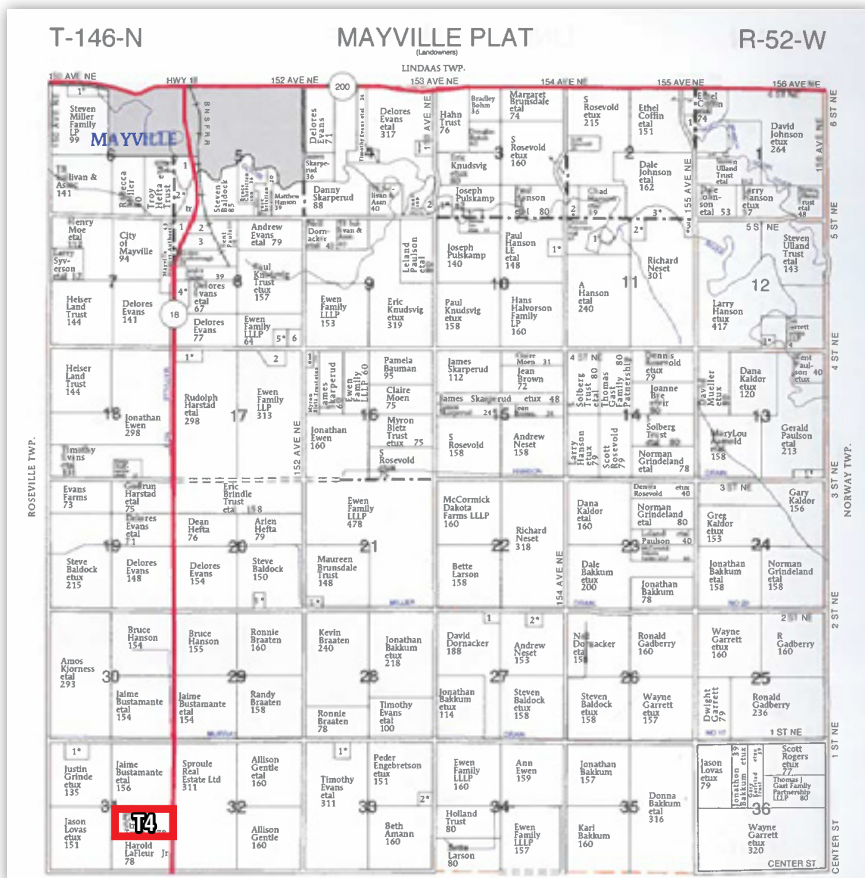


Morgan & Lindaas Townships  
Total Acres: 206.08± • Cropland Acres: 201.72±



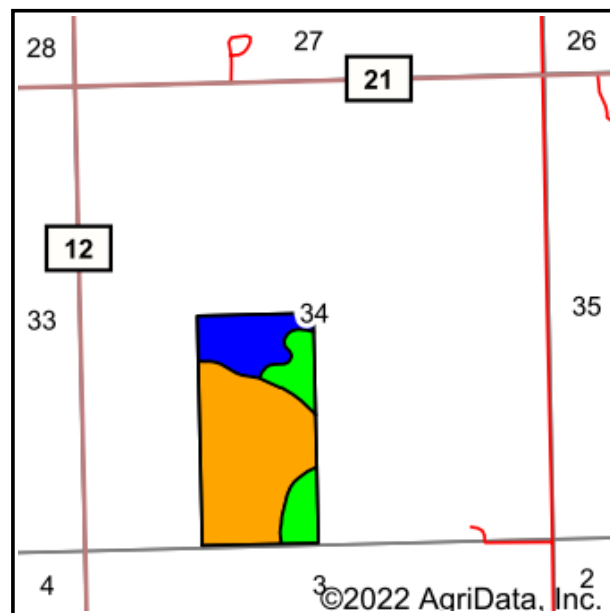
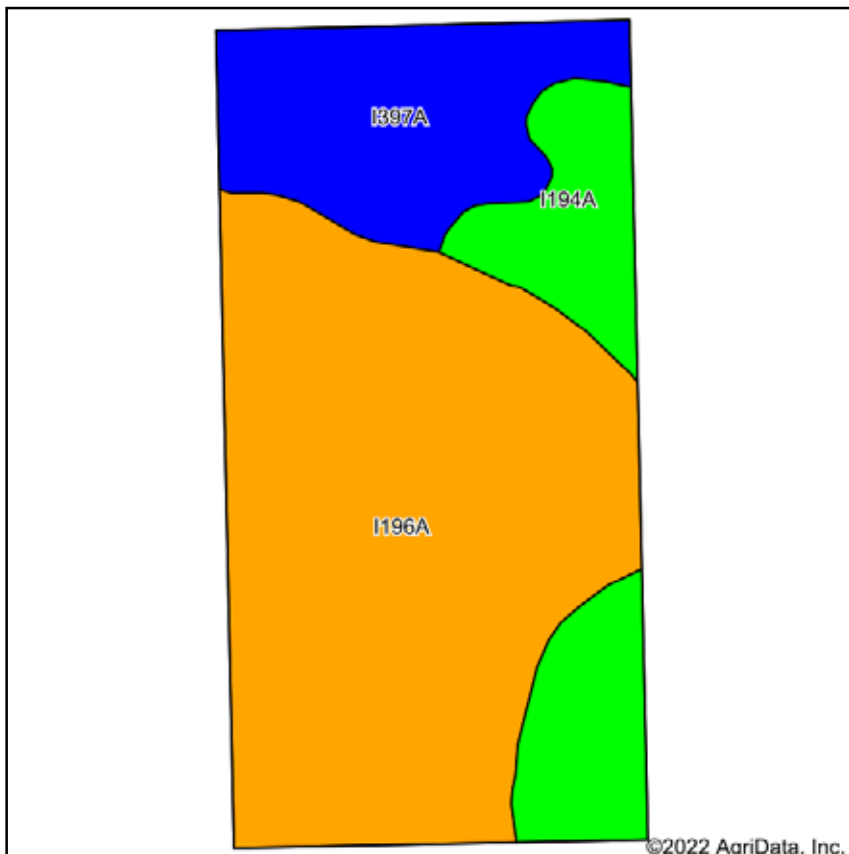


Mayville & Blanchard Townships  
 Total Acres: 699.17± • Cropland Acres: 687.12±





**Description:** E1/2SW1/4 Section 34-148-52  
**Total Acres:** 80±  
**Cropland Acres (Est.):** 78.37±  
**PID #:** 19-0000-03121-000  
**Soil Productivity Index:** 79.3  
**Soils:** Winger-Doran complex (62.9%), Antler-Mustinka complex (19.7%), Bearden silty clay loam (17.5%)  
**Taxes (2021):** \$1,417.42  
**Tract Note:** 80 acres of farmland with section line access from the south. Sells subject to cash rent agreement through 2023.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I196A	Winger-Doran complex, 0 to 2 percent slopes	49.26	62.9%		Ilw	75
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	15.43	19.7%		Ile	82
I194A	Bearden silty clay loam, clayey substratum, 0 to 2 percent slopes	13.68	17.5%		Ile	92
<b>Weighted Average</b>					<b>2.00</b>	<b>79.3</b>



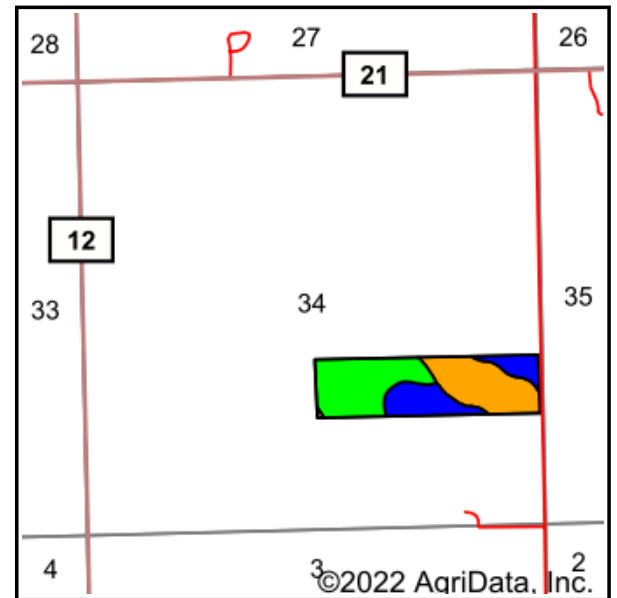
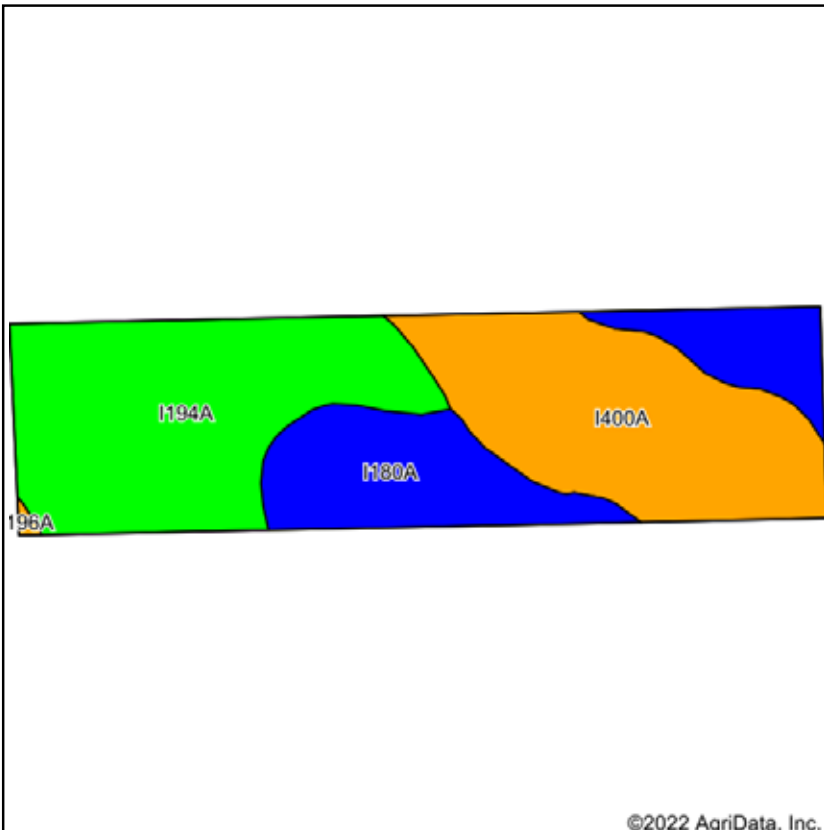
**Wetland Determination Identifiers**

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





**Description:** S1/2N1/2SE1/4 Section 34-148-52  
**Total Acres:** 40±  
**Cropland Acres (Est.):** 40.24±  
**PID #:** 19-0000-03120-000  
**Soil Productivity Index:** 86.4  
**Soils:** Bearden silty clay loam (39.6%), Gilby loam (34.4%), Glyndon-Tiffany loams (25.7%)  
**Taxes (2021):** \$739.49  
**Tract Note:** 40 acres of farmland with access from the east along a well-maintained township road. Sells subject to cash rent agreement through 2023.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I194A	Bearden silty clay loam, clayey substratum, 0 to 2 percent slopes	15.84	39.6%	<span style="background-color: green; color: black;"> </span>	Ile	92
I400A	Gilby loam, 0 to 2 percent slopes	13.78	34.4%	<span style="background-color: orange; color: black;"> </span>	Ile	78
I180A	Glyndon-Tiffany loams, 0 to 2 percent slopes	10.27	25.7%	<span style="background-color: blue; color: black;"> </span>	Ile	89
I196A	Winger-Doran complex, 0 to 2 percent slopes	0.11	0.3%	<span style="background-color: orange; color: black;"> </span>	IIw	75
<b>Weighted Average</b>					<b>2.00</b>	<b>86.4</b>

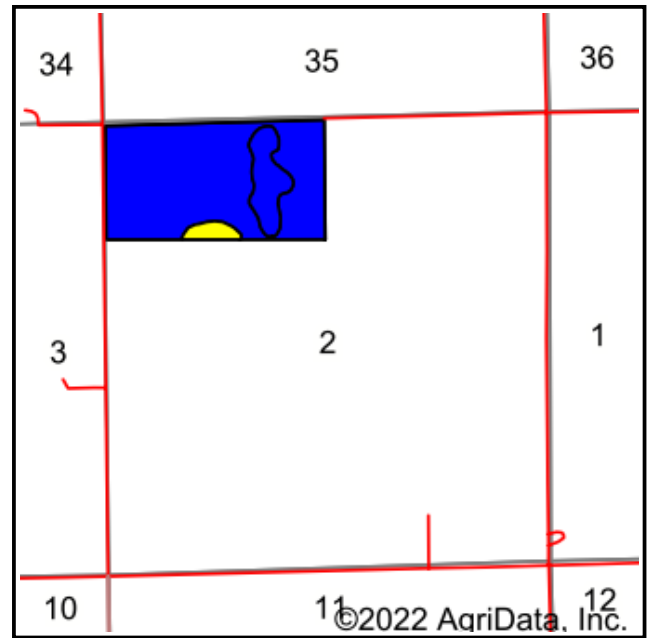
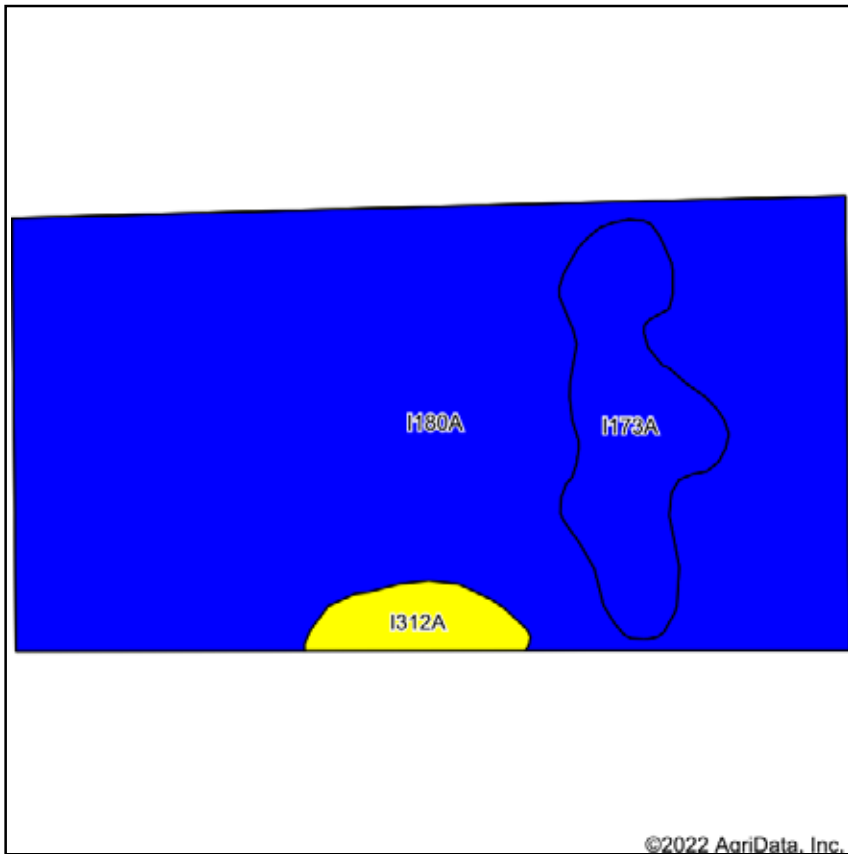
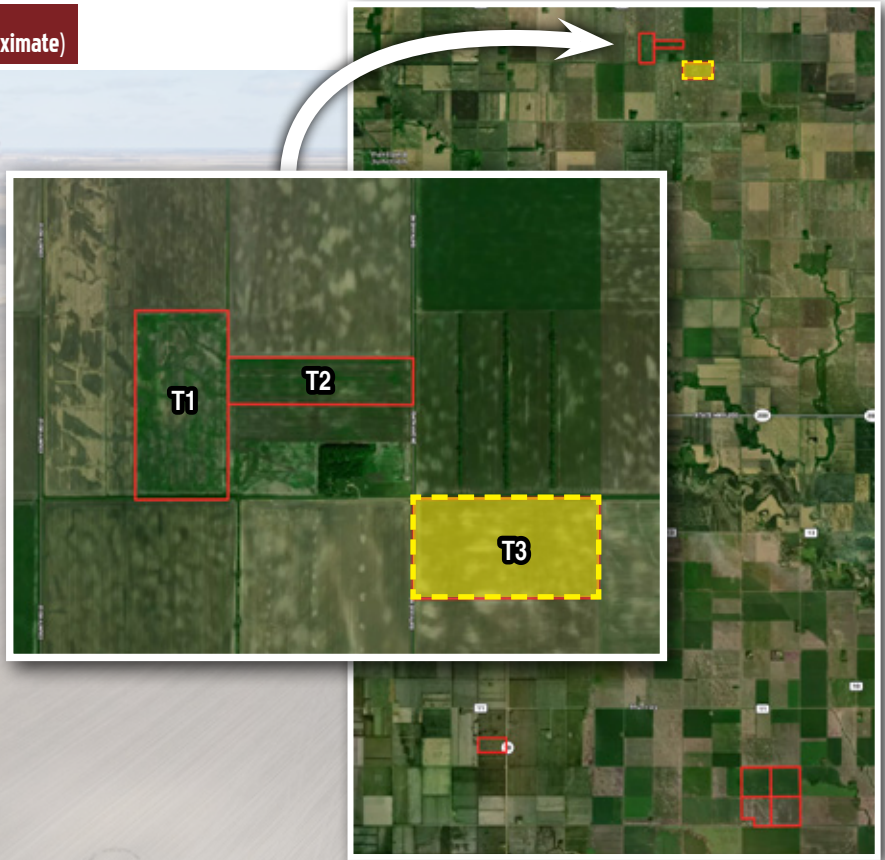


### Wetland Determination Identifiers

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**Description:** N1/2NW1/4 Section 2-147-52  
**Total Acres:** 86.08±  
**Cropland Acres (Est.):** 83.11±  
**PID #:** 17-0000-02610-000  
**Soil Productivity Index:** 88.4  
**Soils:** Glyndon-Tiffany loams (85.5%), Perella silt loam (11.3%)  
**Taxes (2021):** \$1,802.83  
**Tract Note:** Highly productive 86-acre tract of farmland with good roads both on the north and west end of the property. Located only 1 mile off the highway and available to farm for the 2023 crop year.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I180A	Glyndon-Tiffany loams, 0 to 2 percent slopes	71.03	85.5%		Ile	89
I173A	Perella silt loam, 0 to 1 percent slopes	9.37	11.3%		IIw	90
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	2.71	3.3%		IIIe	66
<b>Weighted Average</b>					<b>2.03</b>	<b>88.4</b>



### Wetland Determination Identifiers

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**Description:** N1/2SE1/4 Less PT Parc No. 9 (.21) & PT Parc No. 29 (1.83) Section 31-146-52

**Total Acres:** 77.93±

**Cropland Acres (Est.):** 74.61±

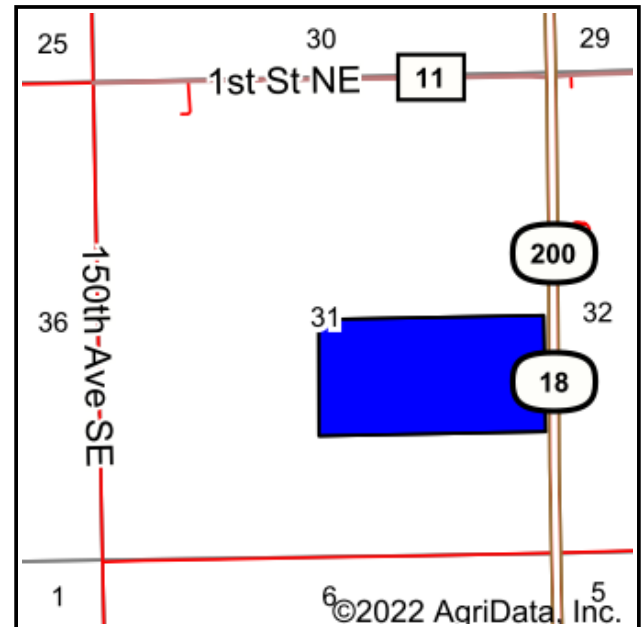
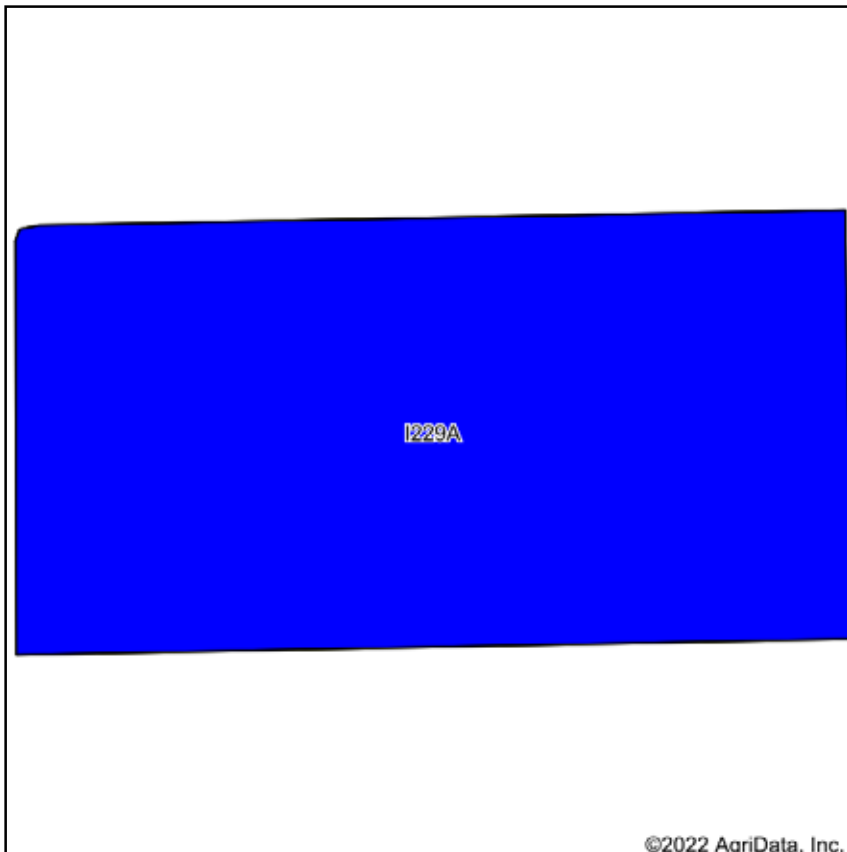
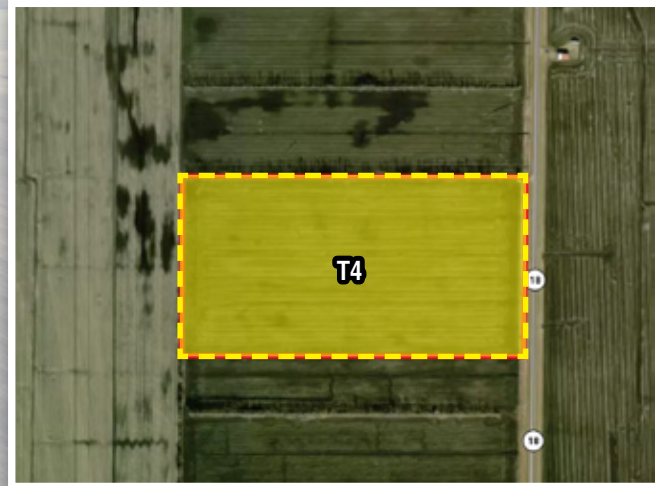
**PID #:** 18-0000-02951-000

**Soil Productivity Index:** 86

**Soils:** Fargo silty clay (100%)

**Taxes (2021):** \$1,616.02

**Tract Note:** This 80 features highway frontage and is located about 5 miles south of Mayville along HWY 18. Available to farm for the 2023 crop year.



Soils data provided by USDA and NRCS.

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Area Symbol: ND097, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	74.61	100.0%	I229A	IIw	86
<b>Weighted Average</b>					<b>2.00</b>	<b>86</b>

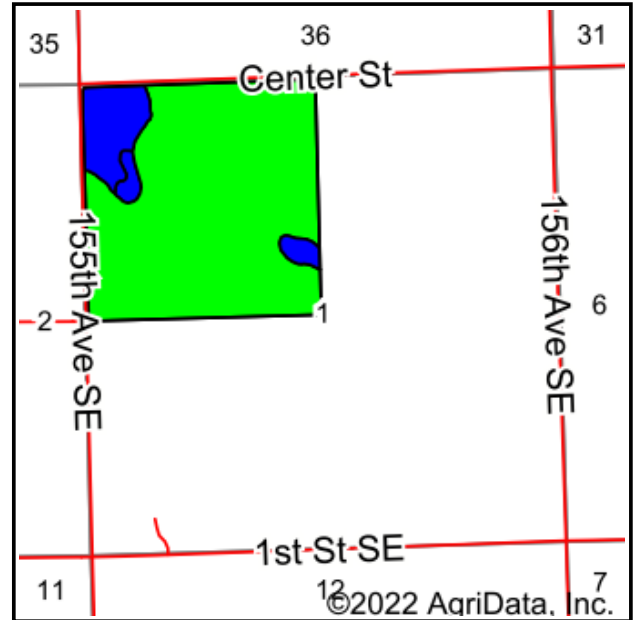
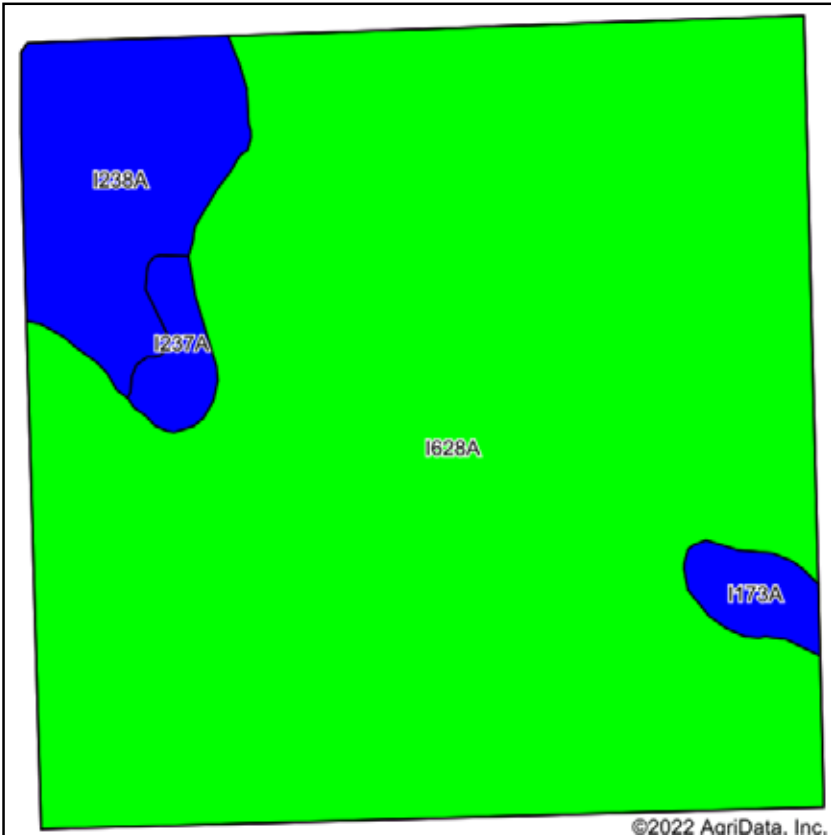


**Wetland Determination Identifiers**

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**Description:** NW1/4 Section 1-145-52  
**Total Acres:** 159.64±  
**Cropland Acres (Est.):** 157.80±  
**PID #:** 03-0000-00299-000  
**Soil Productivity Index:** 92.9  
**Soils:** Bearden-Overly silty clay loams (87.5%),  
 Fargo-Hegne silty clays (9.3%)  
**Taxes (2021):** \$3,280.20  
**Tract Note:** This quarter is nearly entirely tillable  
 and available to farm next year. Highly productive  
 soils with good access. Sells free of any leases for  
 the 2023 crop year.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	138.06	87.5%		Ile	94
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	14.62	9.3%		IIw	84
I173A	Perella silt loam, 0 to 1 percent slopes	2.61	1.7%		IIw	90
I237A	Fargo-Enloe complex, 0 to 1 percent slopes	2.51	1.6%		IIw	85
<b>Weighted Average</b>					<b>2.00</b>	<b>92.9</b>

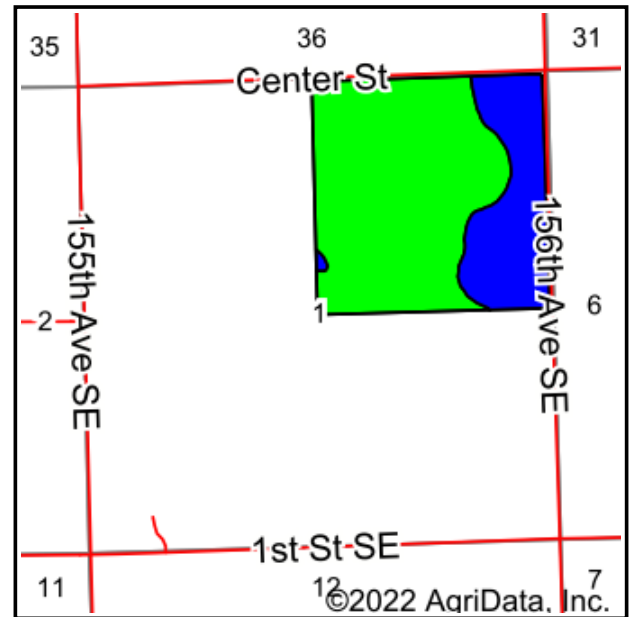
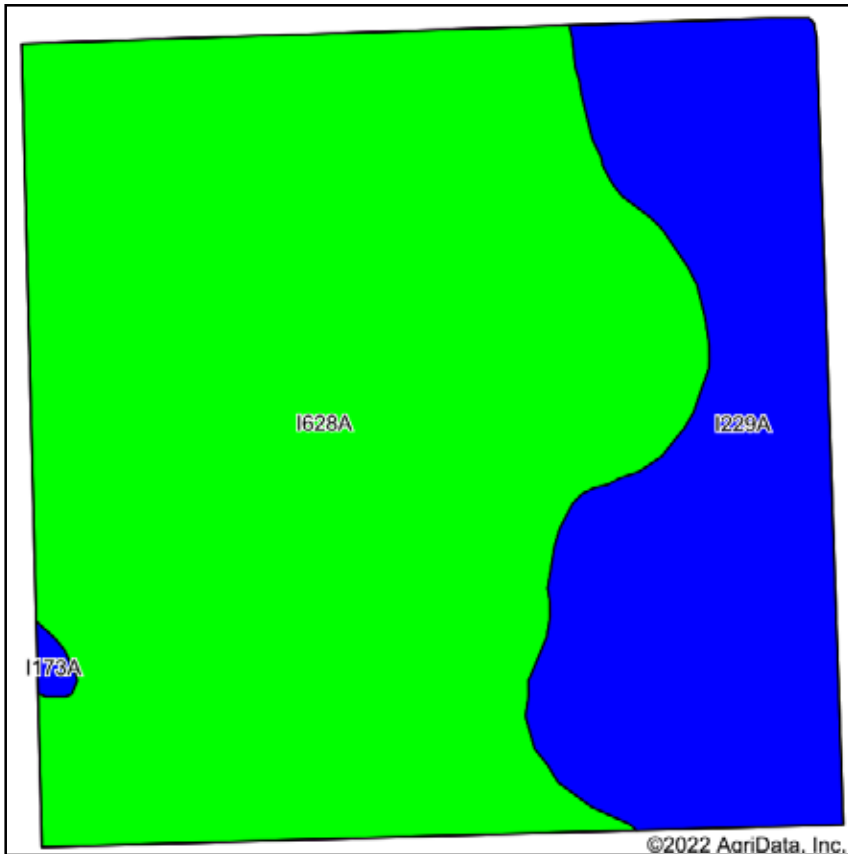


**Wetland Determination Identifiers**

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**Description:** NE1/4 Section 1-145-52  
**Total Acres:** 159.9±  
**Cropland Acres (Est.):** 159.63±  
**PID #:** 03-0000-00298-000  
**Soil Productivity Index:** 91.8  
**Soils:** Bearden-Overly silty clay loams (71.7%), Fargo silty clay (28%)  
**Taxes (2021):** \$3,065.56  
**Tract Note:** The NE1/4 of the section with roads along the north and east side. Available to farm next year.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	114.50	71.7%	<span style="background-color: #00FF00;"> </span>	Ile	94	
I229A	Fargo silty clay, 0 to 1 percent slopes	44.62	28.0%	<span style="background-color: #0000FF;"> </span>	IIw	86	
I173A	Perella silt loam, 0 to 1 percent slopes	0.51	0.3%	<span style="background-color: #000080;"> </span>	IIw	90	
<b>Weighted Average</b>					<b>2.00</b>	<b>91.8</b>	

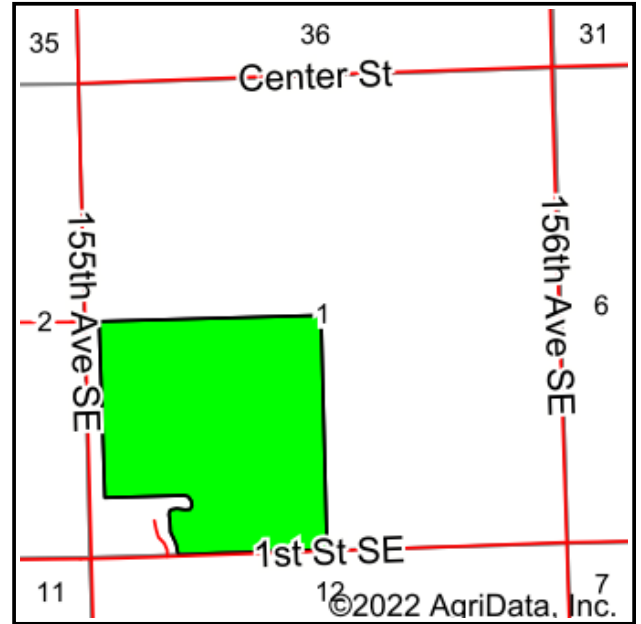
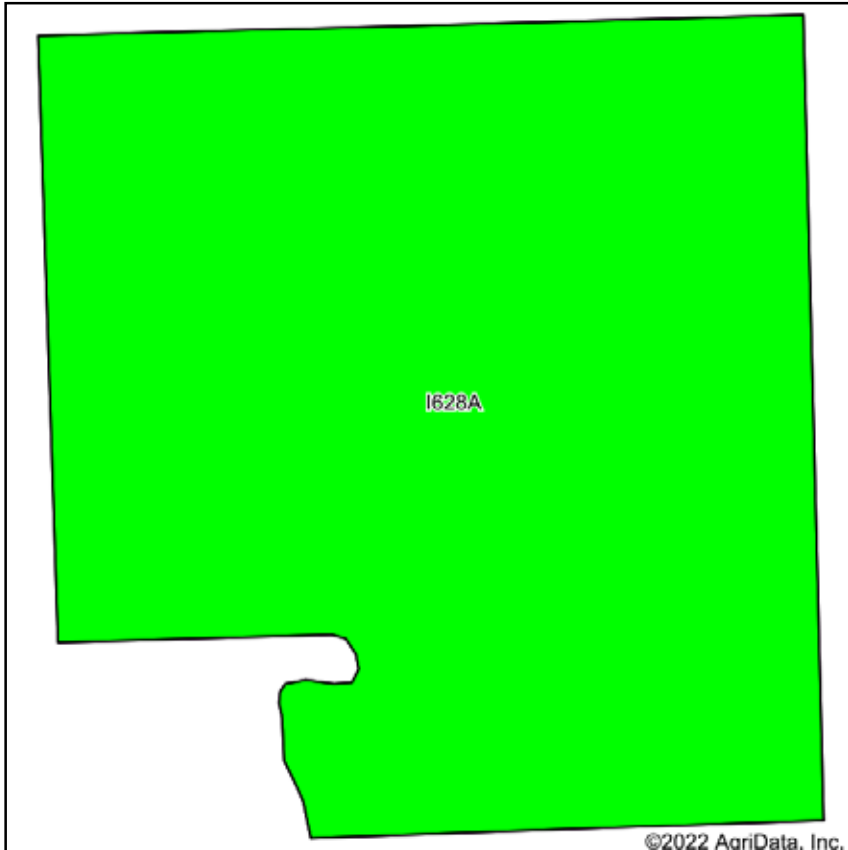
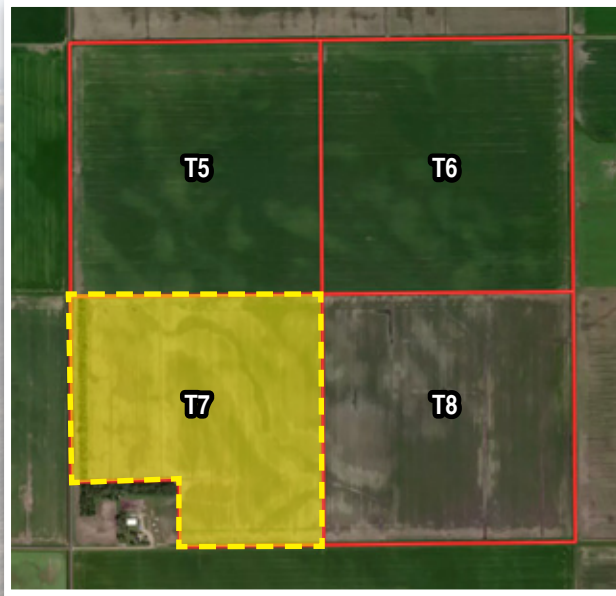


### Wetland Determination Identifiers

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**Description:** SW1/4 Less S3/4SW1/4SW1/4 & S3/4SW1/4SW1/4 Less 17.97 AC Irregular Tract & Less A.33 AC Tract All in Section 1-145-52  
**Total Acres:** 141.70±  
**Cropland Acres (Est.):** 136.88±  
**PID #:** 03-0000-00301-012 & 03-0000-00301-001  
**Soil Productivity Index:** 94  
**Soils:** Bearden-Overly silty clay loams (100%)  
**Taxes (2021):** \$2,855.18  
**Tract Note:** This tract features all one soil type with the highest overall soil rating on the auction sale of 94. Like the rest of the section, this tract sells free of any leases for next year.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	136.88	100.0%		Ile	94
<b>Weighted Average</b>					<b>2.00</b>	<b>94</b>

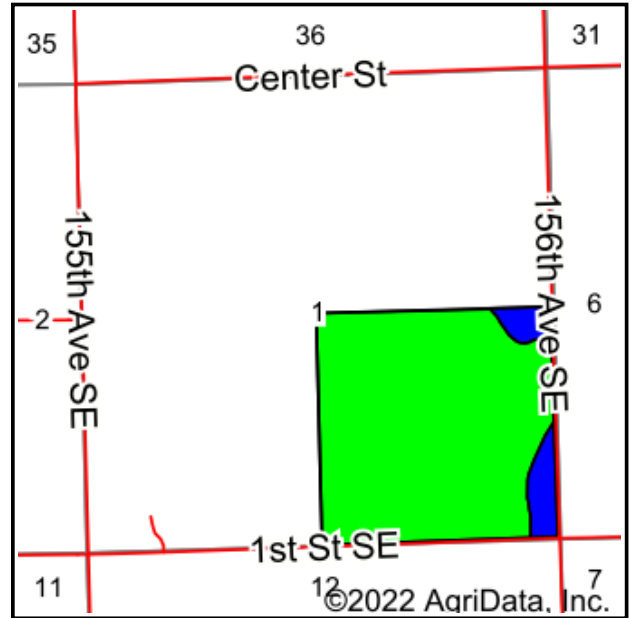
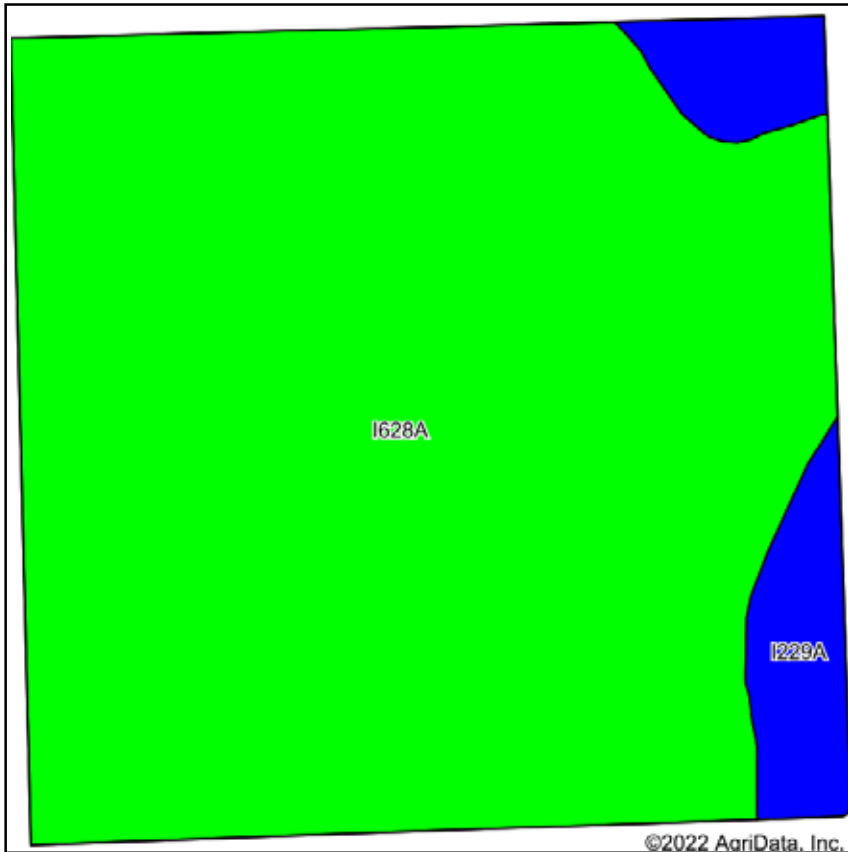
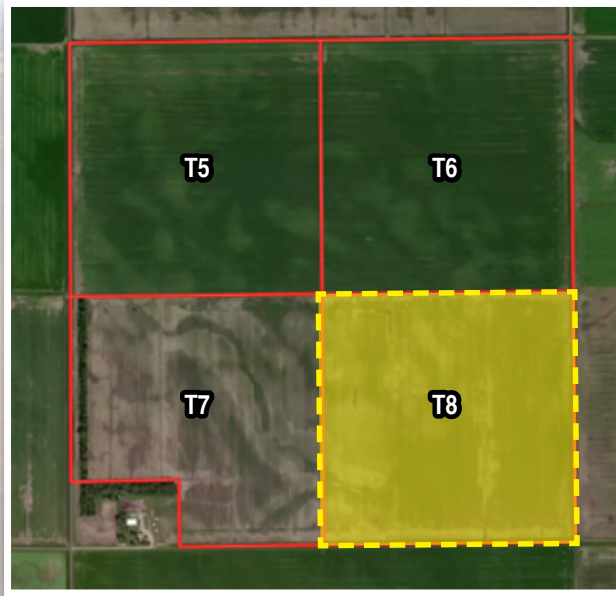


### Wetland Determination Identifiers

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



**Description:** SE1/4 Section 1-145-52  
**Total Acres:** 160±  
**Cropland Acres (Est.):** 158.20±  
**PID #:** 03-0000-00300-000  
**Soil Productivity Index:** 93.4  
**Soils:** Bearden-Overly silty clay loams (92.5%),  
 Fargo silty clay (7.5%)  
**Taxes (2021):** \$3,148.38  
**Tract Note:** The SE1/4 of the section is nearly 100% tillable land with a phenomenal productivity index of 93. Available to farm for the 2023 growing season.



Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I628A	Bearden-Overly silty clay loams, 0 to 2 percent slopes	146.27	92.5%		Ile	94
I229A	Fargo silty clay, 0 to 1 percent slopes	11.93	7.5%		IIw	86
<b>Weighted Average</b>					<b>2.00</b>	<b>93.4</b>



### Wetland Determination Identifiers

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



2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 19-0000-03121-000  
 Jurisdiction MORGAN TWP

Statement No: 4,759

2021 TAX BREAKDOWN

Physical Location  
 Lot: Blk: Sec: 34 Twp: 148 Rng: 52  
 Addition: Acres: 80.00

Net consolidated tax 1,076.62  
 Plus: Special assessments 340.80  
 Total tax due 1,417.42  
 Less: 5% discount,  
 if paid by Feb.15,2022 53.83

Statement Name  
 WELLS FARGO BANK TTEE

**Amount due by Feb.15,2022 1,363.59**

Legal Description  
 E1/2SW1/4 34-148-52 A-80

Or pay in 2 installments(with no discount)  
 Payment 1: Pay by Mar.1st 879.11  
 Payment 2: Pay by Oct.15th 538.31

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	695.95	676.46	665.95

Special assessments:

SPC#	AMOUNT	DESCRIPTION
008.00	320.00	NORTH MAY
077.00	20.80	DRAINS
08.00		DRAIN #8

Tax distribution

	2019	2020	2021
True and full value	95,990	96,540	96,010
Taxable value	4,800	4,827	4,801
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,800	4,827	4,801

Total mill levy 214.13 212.95 224.25

ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District(in dollars):

COUNTY	509.76	531.64	571.37
MORGAN TOWNSHIP	84.91	84.81	96.02
MPCG SCHOOL	428.35	406.63	404.43
STATE	4.80	4.83	4.80

NOTE:

Consolidated tax 1,027.82 1,027.91 1,076.62

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate> 1.07% 1.06% 1.12%

2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 19-0000-03120-000  
 Jurisdiction MORGAN TWP

Statement No: 4,757

2021 TAX BREAKDOWN

Physical Location  
 Lot: Blk: Sec: 34 Twp: 148 Rng: 52  
 Addition: Acres: 40.00

Net consolidated tax 637.09  
 Plus: Special assessments 102.40  
 Total tax due 739.49  
 Less: 5% discount,  
 if paid by Feb.15,2022 31.85

Statement Name  
 WELLS FARGO BANK TTEE

**Amount due by Feb.15,2022 707.64**

Legal Description  
 S1/2N1/2SE1/4 34-148-52 A-40

Or pay in 2 installments(with no discount)  
 Payment 1: Pay by Mar.1st 420.95  
 Payment 2: Pay by Oct.15th 318.54

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	413.66	396.88	394.08

Special assessments:

SPC#	AMOUNT	DESCRIPTION
008.00	32.00	NORTH MAY
036.00	60.00	DRAIN
077.00	10.40	DRAINS
08.00		DRAIN #8

Tax distribution

	2019	2020	2021
True and full value	57,060	56,630	56,820
Taxable value	2,853	2,832	2,841
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	2,853	2,832	2,841

Total mill levy 214.13 212.95 224.25

ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District(in dollars):

COUNTY	302.99	311.91	338.11
MORGAN TOWNSHIP	50.47	49.76	56.82
MPCG SCHOOL	254.60	238.57	239.32
STATE	2.85	2.83	2.84

NOTE:

Consolidated tax 610.91 603.07 637.09

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate> 1.07% 1.06% 1.12%



# Tract 3 & 4 Tax Statements

**2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number: 17-0000-02610-000      Jurisdiction: LINDAAS TWP      Statement No: 3,959

2021 TAX BREAKDOWN

Physical Location  
 Lot: Blk: Sec: 2 Twp: 147 Rng: 52      1714000000  
 Addition: Acres: 86.08  
 Net consolidated tax 1,436.13  
 Plus: Special assessments 366.70  
 Total tax due 1,802.83  
 Less: 5% discount, if paid by Feb.15,2022 71.81  
**Amount due by Feb.15,2022 1,731.02**

Statement Name: **WELLS FARGO BANK TTEE**

Legal Description  
 N1/2NW1/4 2-147-52 A-86.08

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 1,084.77  
 Payment 2: Pay by Oct.15th 718.06

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	909.38	909.09	902.45

Special assessments:

SPC#	AMOUNT	DESCRIPTION
036.00	344.32	DRAIN #36
077.00	22.38	DRAINS

Tax distribution  
 (3-year comparison):

	2019	2020	2021
True and full value	125,440	129,730	130,120
Taxable value	6,272	6,487	6,506
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	6,272	6,487	6,506

Total mill levy	215.68	212.12	220.74
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ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District (in dollars):

COUNTY	666.09	714.48	774.28
LINDAAS TOWNSHIP	120.67	108.59	107.28
MPCG SCHOOL	559.71	546.46	548.06
STATE	6.27	6.49	6.51

NOTE:

Consolidated tax	1,352.74	1,376.02	1,436.13
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FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate>	1.08%	1.06%	1.10%
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**2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number: 18-0000-02951-000      Jurisdiction: MAYVILLE TWP      Statement No: 4,514

2021 TAX BREAKDOWN

Physical Location  
 Lot: Blk: Sec: 31 Twp: 146 Rng: 52      1814000000  
 Addition: Acres: 77.96  
 Net consolidated tax 1,280.79  
 Plus: Special assessments 335.23  
 Total tax due 1,616.02  
 Less: 5% discount, if paid by Feb.15,2022 64.04  
**Amount due by Feb.15,2022 1,551.98**

Statement Name: **WELLS FARGO BANK TTEE**

Legal Description  
 N1/2SE1/4 LESS PT PARC NO 9 (.21) & PT PARC #29(1.83) 31-146-52 A-77.96

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 975.63  
 Payment 2: Pay by Oct.15th 640.39

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	720.31	783.66	770.95

Special assessments:

SPC#	AMOUNT	DESCRIPTION
017.00	311.84	MURRAY DR
063.00	23.39	SNAGGING

Tax distribution  
 (3-year comparison):

	2019	2020	2021
True and full value	99,360	111,840	111,160
Taxable value	4,968	5,592	5,558
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	4,968	5,592	5,558

Total mill levy	224.21	224.91	230.44
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ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District (in dollars):

COUNTY	527.60	615.91	661.46
MAYVILLE TOWNSHIP	137.96	165.13	145.56
MPCG SCHOOL	443.35	471.07	468.21
STATE	4.97	5.59	5.56

NOTE:

Consolidated tax	1,113.88	1,257.70	1,280.79
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FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate>	1.12%	1.12%	1.15%
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2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 03-0000-00299-000  
 Jurisdiction BLANCHARD TWP

Statement No: 421

2021 TAX BREAKDOWN

Physical Location  
 Lot: Blk: Sec: 1 Twp: 145 Rng: 52  
 Addition: Acres: 159.64

0314000000 Net consolidated tax 3,072.31  
 Plus:Special assessments 207.89  
 Total tax due 3,280.20  
 Less: 5% discount,  
 if paid by Feb.15,2022 153.62

Statement Name  
 WELLS FARGO BANK ND TTEE

**Amount due by Feb.15,2022 3,126.58**

Legal Description  
 NW1/4 1-145-52 A-159.64

Or pay in 2 installments(with no discount)  
 Payment 1:Pay by Mar.1st 1,744.05  
 Payment 2:Pay by Oct.15th 1,536.15

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,757.71	1,806.97	1,806.84

Special assessments:

SPC#	AMOUNT	DESCRIPTION
039.00	160.00	DRAIN
063.00	47.89	SNAGGING

Tax distribution

	2019	2020	2021
True and full value	242,450	257,880	260,520
Taxable value	12,123	12,894	13,026
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	12,123	12,894	13,026

Total mill levy 221.97 219.88 235.86

ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District(in dollars):

COUNTY	1,287.46	1,420.15	1,550.22
BLANCHARD TOWNSHIP	309.50	315.90	411.75
MPCG SCHOOL	1,081.86	1,086.19	1,097.31
STATE	12.12	12.89	13.03

NOTE:

Consolidated tax 2,690.94 2,835.13 3,072.31

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate> 1.11% 1.09% 1.17%

2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 03-0000-00298-000  
 Jurisdiction BLANCHARD TWP

Statement No: 420

2021 TAX BREAKDOWN

Physical Location  
 Lot: Blk: Sec: 1 Twp: 145 Rng: 52  
 Addition: Acres: 159.90

0314000000 Net consolidated tax 3,017.59  
 Plus:Special assessments 47.97  
 Total tax due 3,065.56  
 Less: 5% discount,  
 if paid by Feb.15,2022 150.88

Statement Name  
 WELLS FARGO BANK ND TTEE

**Amount due by Feb.15,2022 2,914.68**

Legal Description  
 NE1/4 1-145-52 A-159.90

Or pay in 2 installments(with no discount)  
 Payment 1:Pay by Mar.1st 1,556.77  
 Payment 2:Pay by Oct.15th 1,508.79

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,730.31	1,779.22	1,774.66

Special assessments:

SPC#	AMOUNT	DESCRIPTION
063.00	47.97	SNAGGING

Tax distribution

	2019	2020	2021
True and full value	238,670	253,910	255,870
Taxable value	11,934	12,696	12,794
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	11,934	12,696	12,794

Total mill levy 221.97 219.88 235.86

ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District(in dollars):

COUNTY	1,267.39	1,398.34	1,522.61
BLANCHARD TOWNSHIP	304.68	311.05	404.42
MPCG SCHOOL	1,064.99	1,069.51	1,077.77
STATE	11.93	12.70	12.79

NOTE:

Consolidated tax 2,648.99 2,791.60 3,017.59

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate> 1.11% 1.09% 1.17%



## 2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 03-0000-00301-012 Jurisdiction BLANCHARD TWP Statement No: 12,637

## Physical Location

Lot: Blk: Sec: 1 Twp: 145 Rng: 52 Addition: Acres: 11.70

Statement Name  
WELLS FARGO BANK TTEE

Legal Description  
S3/4SW1/4SW1/4 LESS 17.97 AC IRREGULAR TRACT & LES Or  
S A .33 AC TRACT 1-145-52 A-11.70

## 2021 TAX BREAKDOWN

Net consolidated tax 205.43  
Plus: Special assessments 26.91  
Total tax due 232.34  
Less: 5% discount,  
if paid by Feb.15,2022 10.27

**Amount due by Feb.15,2022 222.07**

Or pay in 2 installments (with no discount)  
Payment 1: Pay by Mar.1st 129.63  
Payment 2: Pay by Oct.15th 102.71

Legislative tax relief  
(3-year comparison):

	2019	2020	2021
Legislative tax relief	116.14	120.52	120.82

Special assessments:  
SPC# AMOUNT DESCRIPTION  
039.00 23.40 DRAIN #39  
063.00 3.51 Drains

## Tax distribution

	2019	2020	2021
True and full value	16,020	17,190	17,410
Taxable value	801	860	871
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	801	860	871

ESCROW COMPANY NAME:

Total mill levy 221.97 219.88 235.86

## Taxes By District (in dollars):

District	2019	2020	2021
COUNTY	85.07	94.72	103.66
BLANCHARD TOWNSHIP	20.45	21.07	27.53
MPCG SCHOOL	71.48	72.45	73.37
STATE	.80	.86	.87

NOTE:

Consolidated tax 177.80 189.10 205.43

FOR ASSISTANCE, CONTACT:  
TRAILL COUNTY TREASURER  
PO BOX 9  
HILLSBORO ND 58045-0009  
701-636-4459

Net effective tax rate > 1.11% 1.10% 1.17%

## 2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number 03-0000-00301-001 Jurisdiction BLANCHARD TWP Statement No: 10,181

## Physical Location

Lot: Blk: Sec: 1 Twp: 145 Rng: 52 Addition: Acres: 130.00

Statement Name  
WELLS FARGO BANK ND TTEE

Legal Description  
SW1/4 LESS S3/4SW1/4SW1/4 1-145-52 A-130.00

## 2021 TAX BREAKDOWN

Net consolidated tax 2,507.90  
Plus: Special assessments 114.94  
Total tax due 2,622.84  
Less: 5% discount,  
if paid by Feb.15,2022 125.40

**Amount due by Feb.15,2022 2,497.44**

Or pay in 2 installments (with no discount)  
Payment 1: Pay by Mar.1st 1,368.89  
Payment 2: Pay by Oct.15th 1,253.95

Legislative tax relief  
(3-year comparison):

	2019	2020	2021
Legislative tax relief	1,418.87	1,471.75	1,474.90

Special assessments:  
SPC# AMOUNT DESCRIPTION  
039.00 75.94 DRAIN #39  
063.00 39.00 SNAGGING

## Tax distribution

	2019	2020	2021
True and full value	195,710	210,040	212,660
Taxable value	9,786	10,502	10,633
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	9,786	10,502	10,633

ESCROW COMPANY NAME:  
LERETA LLC

Total mill levy 221.97 219.88 235.86

## Taxes By District (in dollars):

District	2019	2020	2021
COUNTY	1,039.27	1,156.69	1,265.44
BLANCHARD TOWNSHIP	249.84	257.30	336.11
MPCG SCHOOL	873.30	884.69	895.72
STATE	9.79	10.50	10.63

NOTE:

Consolidated tax 2,172.20 2,309.18 2,507.90

FOR ASSISTANCE, CONTACT:  
TRAILL COUNTY TREASURER  
PO BOX 9  
HILLSBORO ND 58045-0009  
701-636-4459

Net effective tax rate > 1.11% 1.09% 1.17%

**2021 TRAILL COUNTY REAL ESTATE TAX STATEMENT**

Parcel Number: 03-0000-00300-000  
 Jurisdiction: BLANCHARD TWP

Statement No: 422

Physical Location

0314000000  
 Lot: Blk: Sec: 1 Twp: 145 Rng: 52  
 Addition: Acres: 160.00

Statement Name  
**WELLS FARGO BANK ND TTEE**

Legal Description  
 SE1/4 1-145-52 A-160

2021 TAX BREAKDOWN

Net consolidated tax 3,100.38  
 Plus: Special assessments 48.00  
 Total tax due 3,148.38  
 Less: 5% discount,  
 if paid by Feb.15,2022 155.02

**Amount due by Feb.15,2022 2,993.36**

Or pay in 2 installments (with no discount)  
 Payment 1: Pay by Mar.1st 1,598.19  
 Payment 2: Pay by Oct.15th 1,550.19

Legislative tax relief  
 (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,760.03	1,821.68	1,823.34

Special assessments:

SPC#	AMOUNT	DESCRIPTION
063.00	48.00	SNAGGING

Tax distribution

	2019	2020	2021
(3-year comparison):			
True and full value	242,780	259,970	262,890
Taxable value	12,139	12,999	13,145
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	12,139	12,999	13,145

Total mill levy 221.97 219.88 235.86

ESCROW COMPANY NAME:  
 LERETA LLC

Taxes By District (in dollars):

District	2019	2020	2021
COUNTY	1,289.16	1,431.70	1,564.39
BLANCHARD TOWNSHIP	309.91	318.48	415.51
MPCG SCHOOL	1,083.28	1,095.04	1,107.33
STATE	12.14	13.00	13.15

NOTE:

Consolidated tax 2,694.49 2,858.22 3,100.38

FOR ASSISTANCE, CONTACT:  
 TRAILL COUNTY TREASURER  
 PO BOX 9  
 HILLSBORO ND 58045-0009  
 701-636-4459

Net effective tax rate > 1.11% 1.09% 1.17%





Tract Number: 6967 Description ESW(34)148 52  
 FSA Physical Location : Traill, ND ANSI Physical Location: Traill, ND

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number 2023- 17

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.37	78.37	78.37	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	78.37	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	32.66	109	0.00
SOYBEANS	32.66	36	0.00
<b>Total Base Acres:</b>	<b>65.32</b>		

Tract Number: 6969 Description SNSE(34)148 52  
 FSA Physical Location : Traill, ND ANSI Physical Location: Traill, ND

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number 2023- 16

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
40.24	40.24	40.24	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	40.24	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	16.77	109	0.00
SOYBEANS	16.77	36	0.00
<b>Total Base Acres:</b>	<b>33.54</b>		

FSA Physical Location : Traill, ND ANSI Physical Location: Traill, ND

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
83.11	83.11	83.11	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	83.11	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	21.7	59	0.00
CORN	24.1	136	0.00
BARLEY	17.0	81	0.00
<b>Total Base Acres:</b>	<b>62.8</b>		

FARM: 797

North Dakota

U.S. Department of Agriculture

Prepared: 10/25/22 12:09 PM

Traill

Farm Service Agency

Crop Year: 2023

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

## Farm Identifier

TWP 17

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
707.01	694.51	694.51	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	694.51	0.0	0.0	0.0				

## ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	315.49	136	0.00
SOYBEANS	242.11	41	0.00
<b>Total Base Acres:</b>	557.6		

Tract Number: 1067 Description D9 N2SE31 146 52

FSA Physical Location : Traill, ND

ANSI Physical Location: Traill, ND

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
74.61	74.61	74.61	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	74.61	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	33.88	136	0.00
SOYBEANS	26.0	41	0.00
<b>Total Base Acres:</b>	59.88		



FARM: 797

North Dakota

U.S. Department of Agriculture

Prepared: 10/25/22 12:09 PM

Trail

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.

C & T GARRETT INC

Tract Number: 1395 Description F10 SEC 1 145 52

FSA Physical Location : Traill, ND

ANSI Physical Location: Traill, ND

BIA Range Unit Number:

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

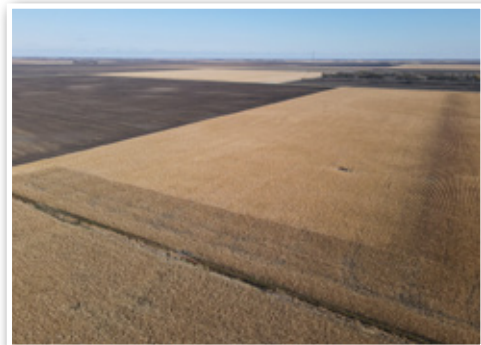
Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
632.4	619.9	619.9	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	619.9	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	281.61	136	0.00
SOYBEANS	216.11	41	0.00
<b>Total Base Acres:</b>	<b>497.72</b>		













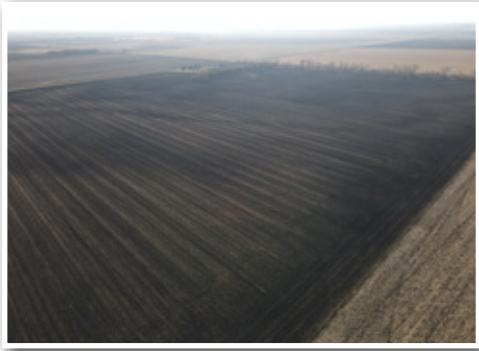
TRACT 5



TRACT 6







TRACT 7



TRACT 8

















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:



# Trail County, North Dakota



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