

SARGENT COUNTY  
NORTH DAKOTA

*Live!* Thursday, December 22 | 10AM CST 2022

# LAND AUCTION



*307± Acres*  
*Whitestone Hill Township*

**Auctioneer's Note:**

Don't miss this great opportunity to purchase a Sargent County, ND half section LIVE at public auction. We offer this farm as two quarter sections, buy one or buy them both, they are sure to be a great addition to any farming operation. The shelter belt on the western half is a sure home for whitetail bucks. Both quarters sell free of any crop leases for 2023.



**Land Located:** Gwinner, ND. See page 4 for driving directions.  
**Auction Location:** The Springs Golf Course, 565 Bogey Rd., Gwinner, ND 58040

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

**Peggy Ruhn & Scott Campbell, Owners**

Contact Martin Peterson at SteffesGroup, 701.237.9173 or 320.905.5325 or visit SteffesGroup.com

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



The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or 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, February 7, 2023

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, and will convey property by Warranty Deed.

2022 Taxes to be paid by Seller. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

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

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is

offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

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

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

#### **PROPERTY SOLD WITHOUT WARRANTY**

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

#### **SUCCESSFUL BIDDER**

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

#### **CLOSING**

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

#### **SELLER'S PERFORMANCE**

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

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

#### **POSSESSION**

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

#### **MINERAL RIGHTS**

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

#### **ENVIRONMENTAL DISCLAIMER**

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

#### **EASEMENTS AND SURVEY**

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

#### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.

3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

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

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

#### **THE BIDDING STRATEGY**

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



# Selling Choice with the Privilege

Tracts 1 & 2 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.

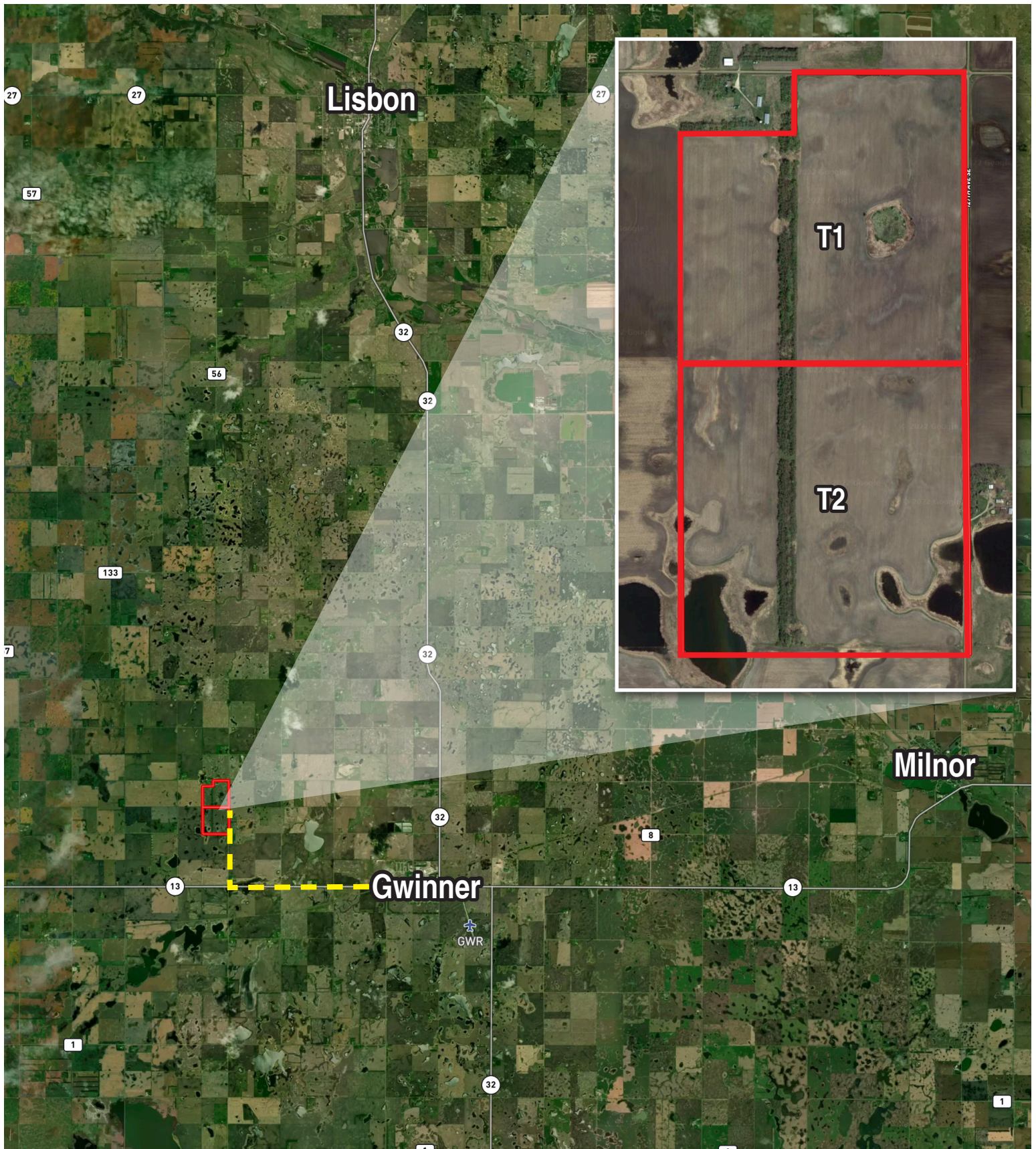
	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	147±	TBD	TBD
Tract #2	Multiplier	160±	TBD	TBD





**Land Located:** From Gwinner, west 3.6 miles to 127th Ave. SE, then north 1 mile to the southeast corner of tract 2, then north 1/2 mile to the southeast corner of tract 1.

**Auction Location:** The Springs Golf Course, 565 Bogey Rd., Gwinner, ND 58040



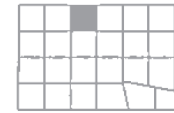


Description: Whitestone Township, Section 18 • Total Acres: 306.85± • Cropland Acres: 275.41±

T-132-N

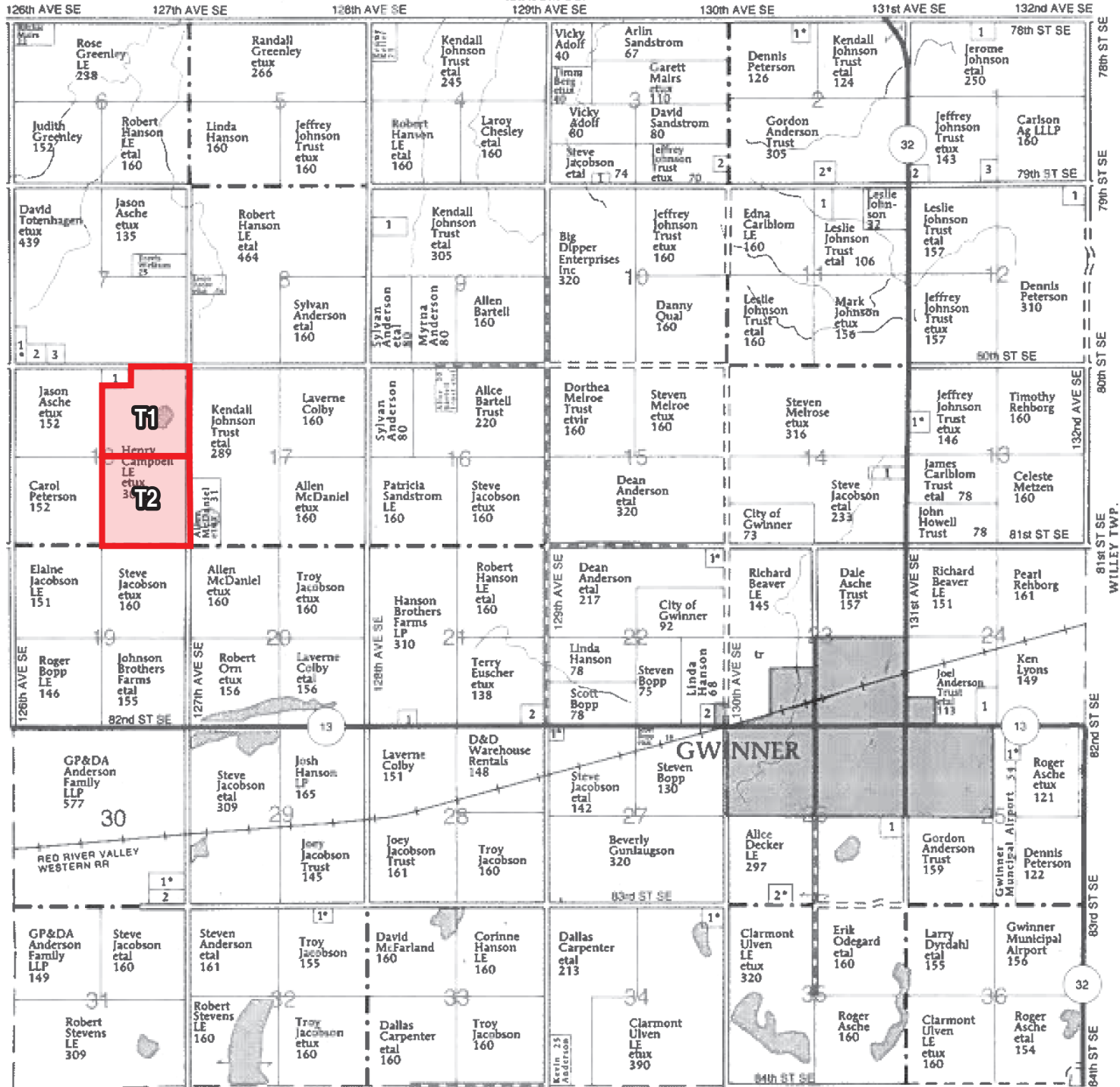
WHITESTONE HILL PLAT

(Landowners)



R-56-W

RANSOM CO.  
129th AVE SE





**Description:** NE1/4 Less 13.15 ACRE TRACT  
 BEG AT NE COR 540' x 1061' & SE1/4 Section  
 18-132-56

**Total Acres:** 146.85±

**Cropland Acres:** 134±

**PID #:** 23-7088000

**Soil Productivity Index:** 82.5

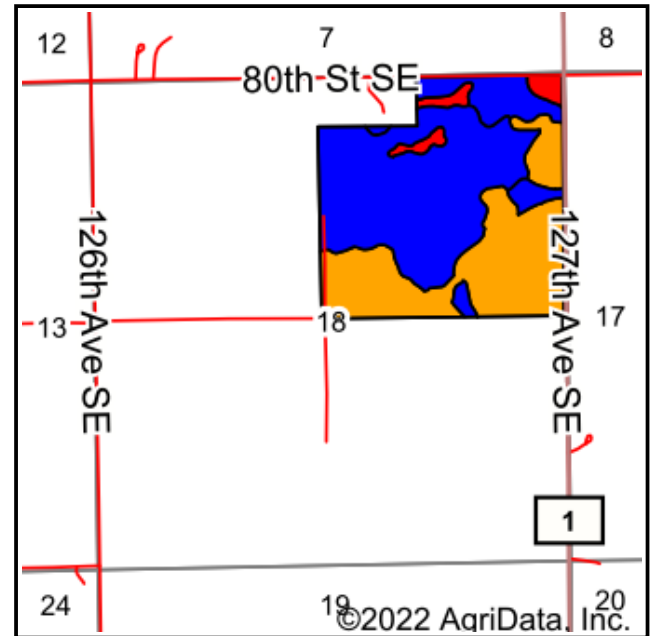
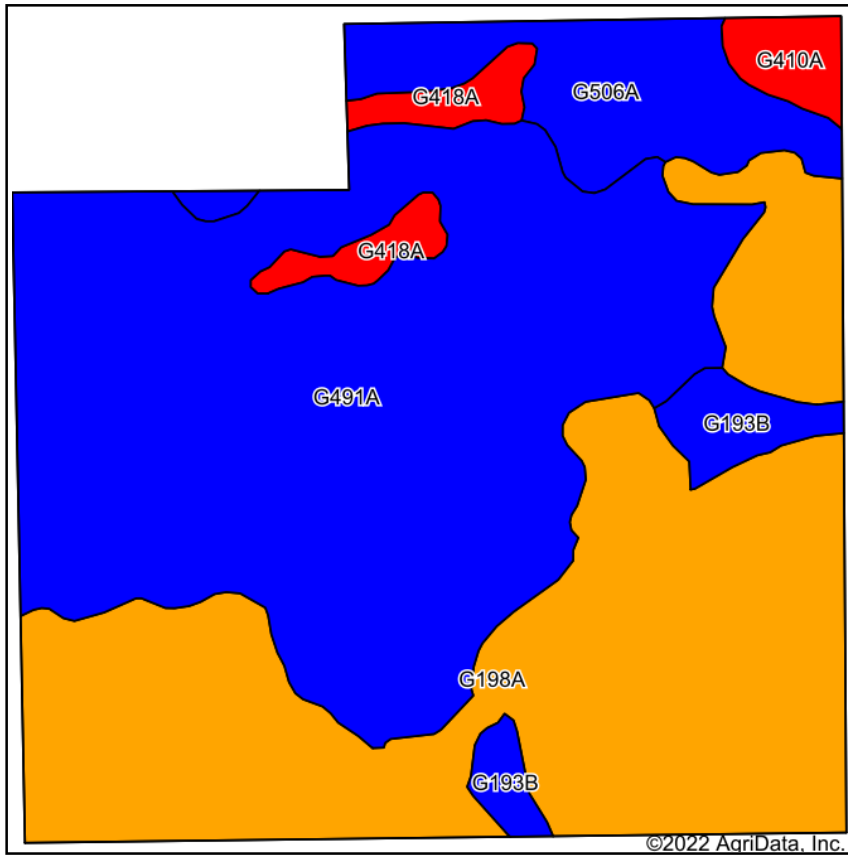
**Soils:** Gardena-Glyndon loams (46.9%), Aastad-  
 Forman-Parnell complex (38.3%)

**Taxes (2021):** \$1,884.37

**NO US Fish & Wildlife Easement**







Soils data provided by USDA and NRCS.

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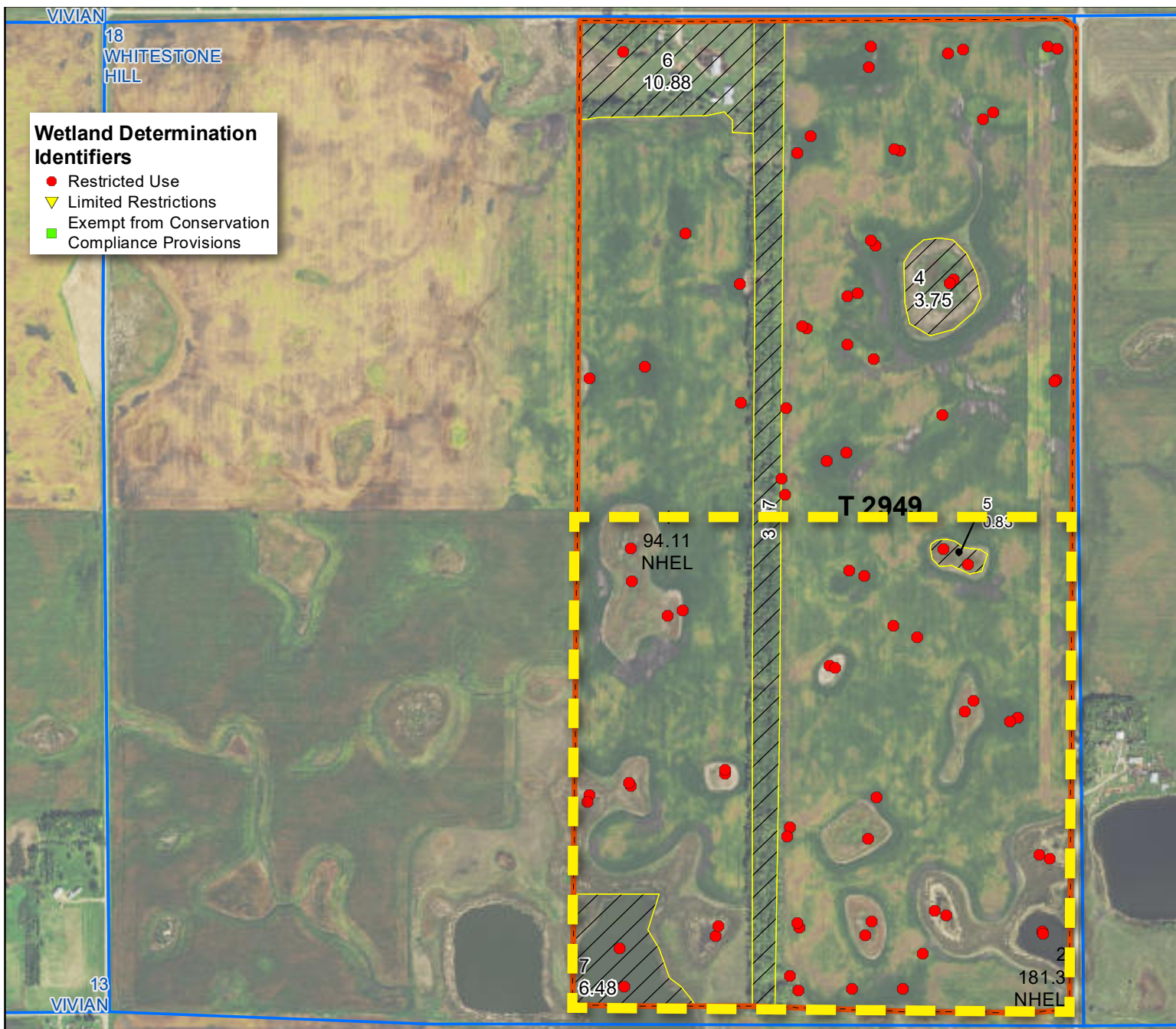
Area Symbol: ND081, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G491A	Gardena-Glyndon loams, 0 to 2 percent slopes	68.93	46.9%		Ile	87
G198A	Aastad-Forman-Parnell complex, 0 to 3 percent slopes	56.22	38.3%		IIc	80
G506A	Overly-Bearden silty clay loams, 0 to 2 percent slopes	11.63	7.9%		IIc	88
G193B	Forman-Aastad loams, 3 to 6 percent slopes	4.14	2.8%		Ile	86
G418A	Perella silty clay loam, 0 to 1 percent slopes	3.66	2.5%		IVw	43
G410A	Fargo silty clay, 0 to 1 percent slopes	2.27	1.5%		IVw	40
<b>Weighted Average</b>					<b>2.08</b>	<b>82.5</b>

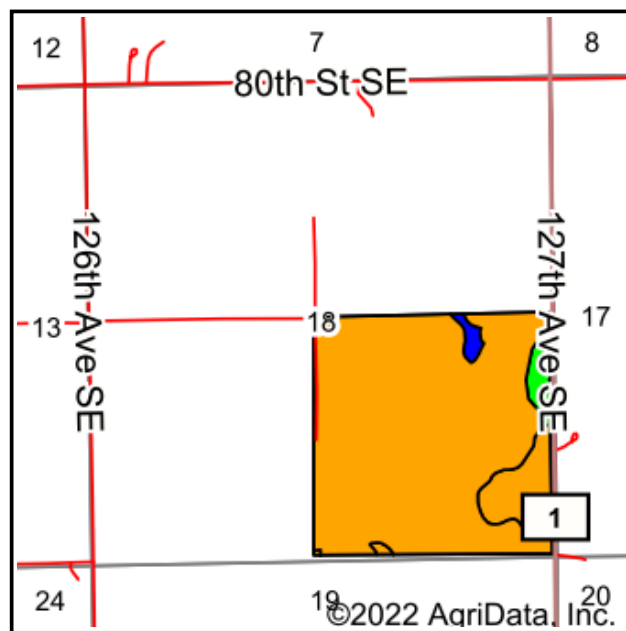
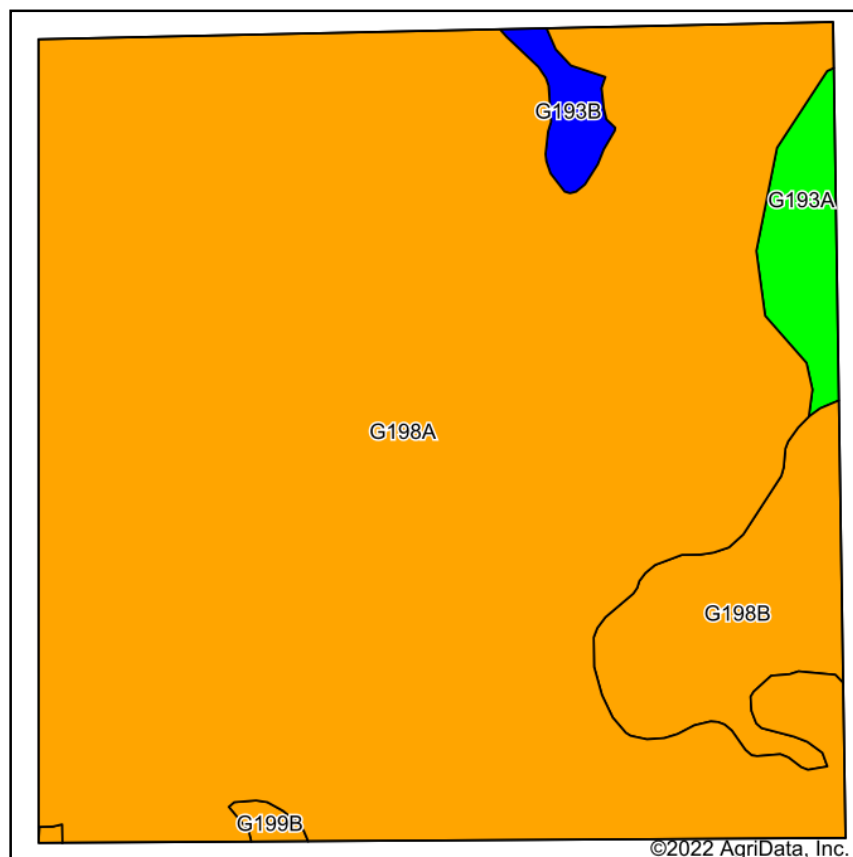
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



**Description:** SE1/4 Section 18-132-56  
**Total Acres:** 160±  
**Cropland Acres:** 141.4±  
**PID #:** 23-7091000  
**Soil Productivity Index:** 79.8  
**Soils:** Aastad-Forman-Parnell complex (88.3%),  
 forman-Aastad-Parnell complex (7.3%)  
**Taxes (2021):** \$1,853.39  
**NO US Fish & Wildlife Easement**







Soils data provided by USDA and NRCS.

Area Symbol: ND081, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G198A	Aastad-Forman-Parnell complex, 0 to 3 percent slopes	141.23	88.3%		IIc	80
G198B	Forman-Aastad-Parnell complex, 0 to 6 percent slopes	11.69	7.3%		IIe	72
G193A	Aastad-Forman loams, 0 to 3 percent slopes	4.52	2.8%		IIc	92
G193B	Forman-Aastad loams, 3 to 6 percent slopes	1.95	1.2%		IIe	86
G199B	Forman-Aastad-Tonka complex, 0 to 6 percent slopes	0.61	0.4%		IIe	78
<b>Weighted Average</b>					<b>2.00</b>	<b>79.8</b>

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



**2021 SARGENT COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 5107

Parcel Number: 23-7088000  
 Jurisdiction: WHITESTONE HILL TOWNSHIP

**Physical Location**

**Legal Description**

SECT-18 TWP-132 RANG-056  
 NE1/4 LESS 13.15 ACRE TRACT BEG AT N  
 540 X 1061' 18-132-56

ACRES: 146.85

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

	2019	2020	2021
Legislative tax relief	1,143.62	1,261.75	1,262.03

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

	2019	2020	2021
True And Full Value	166,200	182,400	182,400
Taxable Value	8,310	9,120	9,120
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	8,310	9,120	9,120
Mill Levy	216.480	204.870	206.620

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

	2019	2020	2021
State	8.31	9.12	9.12
County	758.04	860.38	877.80
City/Twp WHITESTONE HILL TOWNSHIP	44.46	49.52	52.80
School NORTH SARGENT	828.92	849.44	837.03
Co Wide	55.51	56.27	64.66
GWINNER FIRE 3	103.71	43.68	42.96

Consolidated Tax	1,798.95	1,868.41	1,884.37
	.00	.00	.00
<b>Net consolidated tax</b>	<b>1,798.95</b>	<b>1,868.41</b>	<b>1,884.37</b>
<b>Net effective tax rate</b>	<b>1.08%</b>	<b>1.02%</b>	<b>1.03%</b>

**2021 TAX BREAKDOWN**

Net consolidated tax	1,884.37
Plus: Special Assessments	
Total tax due	1,884.37
Less: 5% discount if paid by Feb. 15th	94.21
<b>Amount due by Feb. 15th</b>	<b>1,790.16</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	942.19
Payment 2: Pay by Oct. 17th	942.18

**Special Assessments**

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

**FOR ASSISTANCE, CONTACT**

Office: Sargent County Treasurer  
 Phone: 701-724-6241 X 3  
 Website: www.sargentnd.com  
 Pay property tax online at www.govpaynow.com  
 or 1-888-604-7888.  
 Convenience fee will apply.





**2021 SARGENT COUNTY REAL ESTATE TAX STATEMENT**

Statement No: 5112

Parcel Number: 23-7091000  
 Jurisdiction: WHITESTONE HILL TOWNSHIP

Physical Location

**Legal Description**

SECT-18 TWP-132 RANG-056  
 SE1/4 18-132-56

ACRES: 160.00

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

	2019	2020	2021
Legislative tax relief	1,125.04	1,241.00	1,241.27

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

	2019	2020	2021
True And Full Value	163,500	179,400	179,400
Taxable Value	8,175	8,970	8,970
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	8,175	8,970	8,970
Mill Levy	216.480	204.870	206.620

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

State	8.18	8.97	8.97
County	745.72	846.23	863.36
City/Twp WHITESTONE HILL TOWNSHIP	43.74	48.71	51.94
School NORTH SARGENT	815.46	835.47	823.27
Co Wide	54.61	55.34	63.60
GWINNER FIRE 3	102.02	42.97	42.25

Consolidated Tax	1,769.73	1,837.69	1,853.39
	.00	.00	.00
<b>Net consolidated tax</b>	<b>1,769.73</b>	<b>1,837.69</b>	<b>1,853.39</b>
<b>Net effective tax rate</b>	<b>1.08%</b>	<b>1.02%</b>	<b>1.03%</b>

**2021 TAX BREAKDOWN**

Net consolidated tax	1,853.39
Plus: Special Assessments	
Total tax due	1,853.39
Less: 5% discount	92.66
if paid by Feb. 15th	
<b>Amount due by Feb. 15th</b>	<b>1,760.73</b>
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	926.70
Payment 2: Pay by Oct. 17th	926.69

**Special Assessments**

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

**FOR ASSISTANCE, CONTACT**

Office: Sargent County Treasurer  
 Phone: 701-724-6241 X 3  
 Website: [www.sargentnd.com](http://www.sargentnd.com)  
 Pay property tax online at [www.govpaynow.com](http://www.govpaynow.com)  
 or 1-888-604-7888.  
 Convenience fee will apply.





NORTH DAKOTA

RANSOM

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5325

Prepared : 11/8/22 11:33 AM CST

Crop Year : 2023

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/WF Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
314.35	275.41	275.41	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	275.41	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	95.76	0.00	162	0
Soybeans	179.64	0.00	38	0
<b>TOTAL</b>	<b>275.40</b>	<b>0.00</b>		

## NOTES

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Tract Number : 2949

Description : SA19/E2 18 132 56  
 FSA Physical Location : NORTH DAKOTA/SARGENT  
 ANSI Physical Location : NORTH DAKOTA/SARGENT  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners :  
 Other Producers :  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
314.35	275.41	275.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	275.41	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	95.76	0.00	162

Tract 2949 Continued ...

Soybeans	179.64	0.00	38
<b>TOTAL</b>	<b>275.40</b>	<b>0.00</b>	













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:





# Sargent County, North Dakota



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