

BARNES COUNTY
NORTH DAKOTA

Live!

Tuesday, December 20 | 10AM CST 2022

LAND AUCTION



798± Acres

Thordenskjold & Raritan Township

Auctioneer's Note:

This large land auction includes 5 square quarters of productive cropland located along the Hwy. 32 corridor near Nome, ND! All 5 tracts are located along good roads and between 1/2 mile and 2-1/2 miles off the pavement. This auction sale represents a great opportunity to add close to 800 acres of farmland to your operation! Please join us live on-site or online on the 20th of December.



Land Located: Nome, ND. See page 4 for driving directions.

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

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

JKK Family Investments Ltd. Jay Kraemer, Owner

Contact Max Steffes, 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, February 3, 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, 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.

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 1-5 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	158±	TBD	TBD
Tract #2	Multiplier	160±	TBD	TBD
Tract #3	Multiplier	160±	TBD	TBD
Tract #4	Multiplier	160±	TBD	TBD
Tract #5	Multiplier	160±	TBD	TBD



TRACT 1



TRACT 2



TRACT 3



TRACT 4

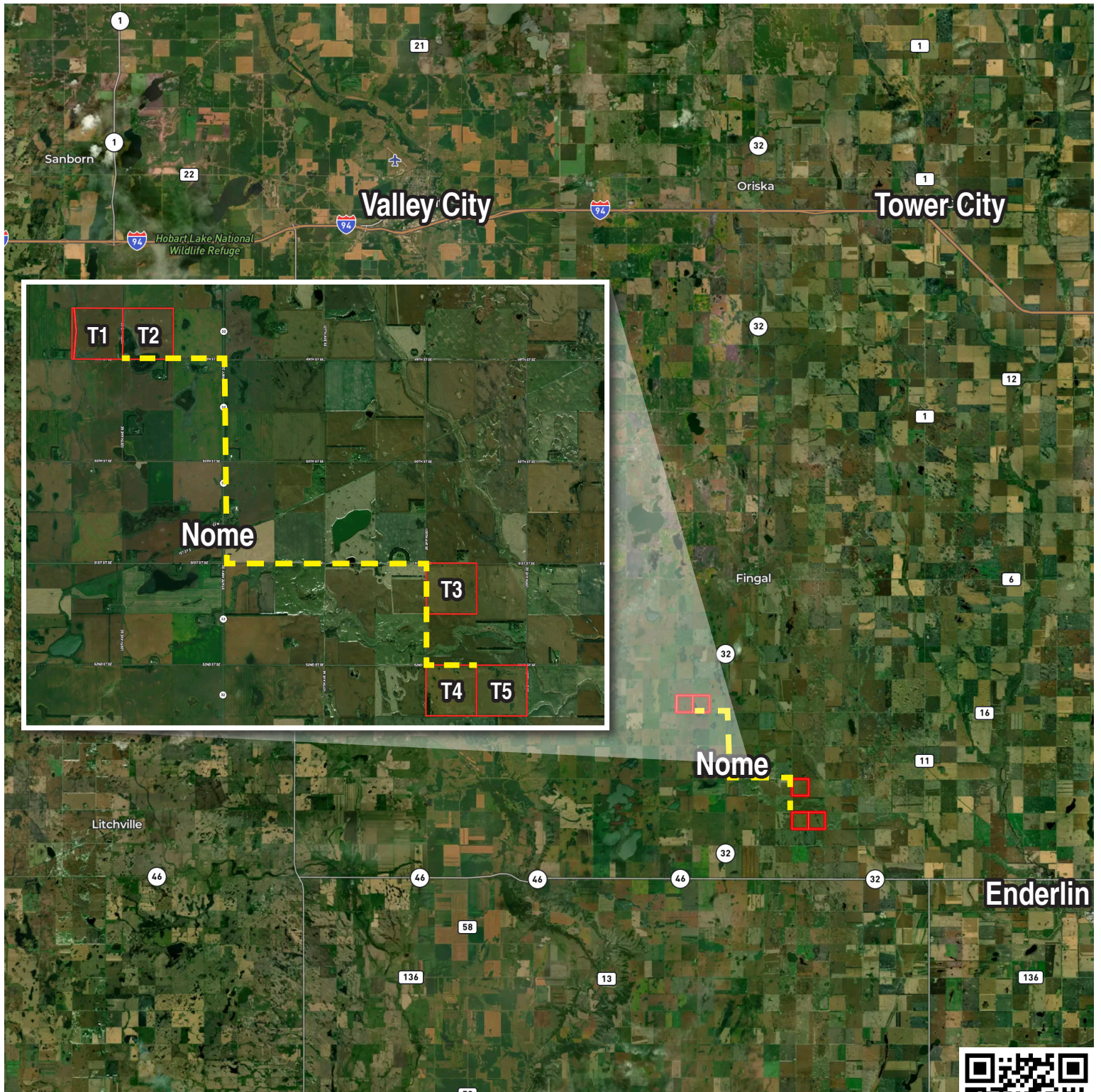


TRACT 5

Land Location:

T1 & T2: From Nome, 1-1/2 miles north on ND-32/126th Ave SE, west 1 mile on 49th Ave SE, tracts 1 & 2 on the north side.
T3-T5: From Nome, 1/3 mile south on ND-32/126th Ave SE, 2 miles east on 51st St SE to 128th Ave SE, tract 3 on east side, continue south 1 mile to tracts 4 & 5.

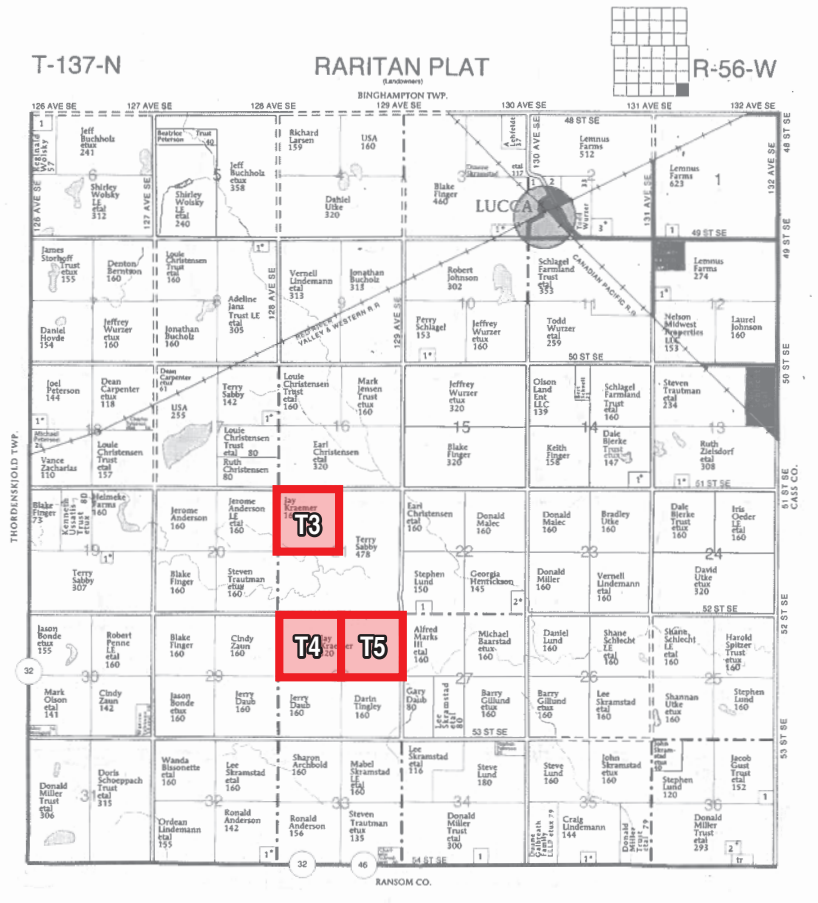
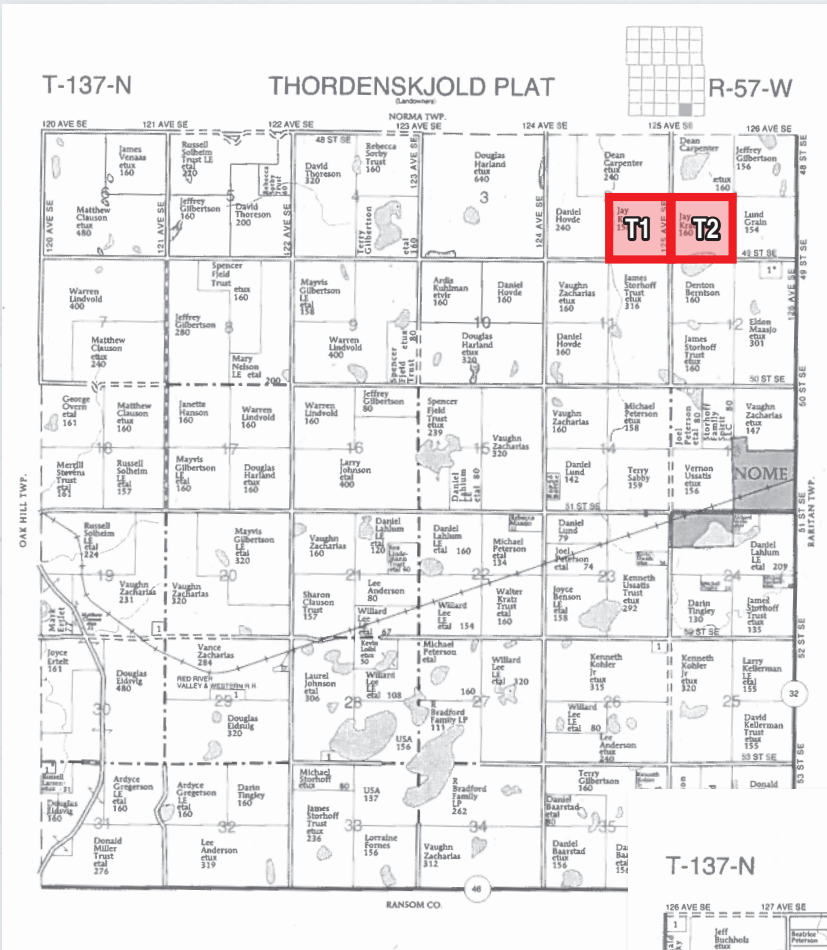
Auction Location: Steffes Group Arena, 2000 Main Ave E, West Fargo, ND 58078



View Map on Mapright.com →



Description: Section 1 & 2 Thordenskjold TWP & Sections 21 & 28 Raritan TWP
Total Acres: 798± • Cropland Acres: 775.08± • To be sold in 5 Tracts!

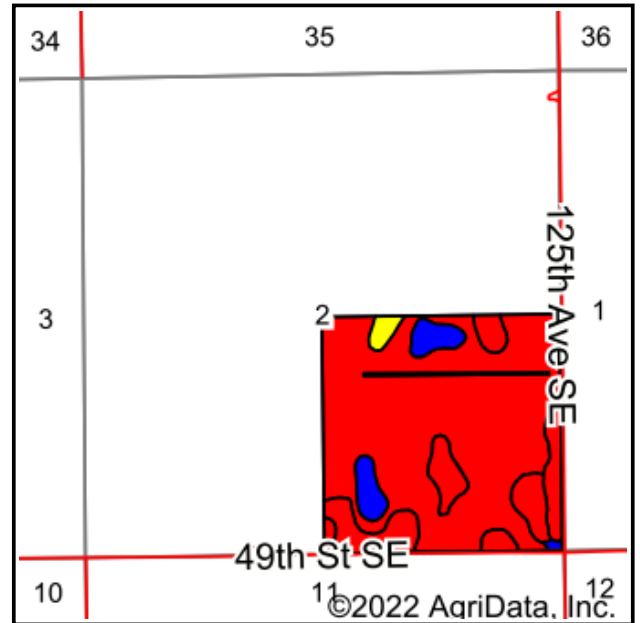
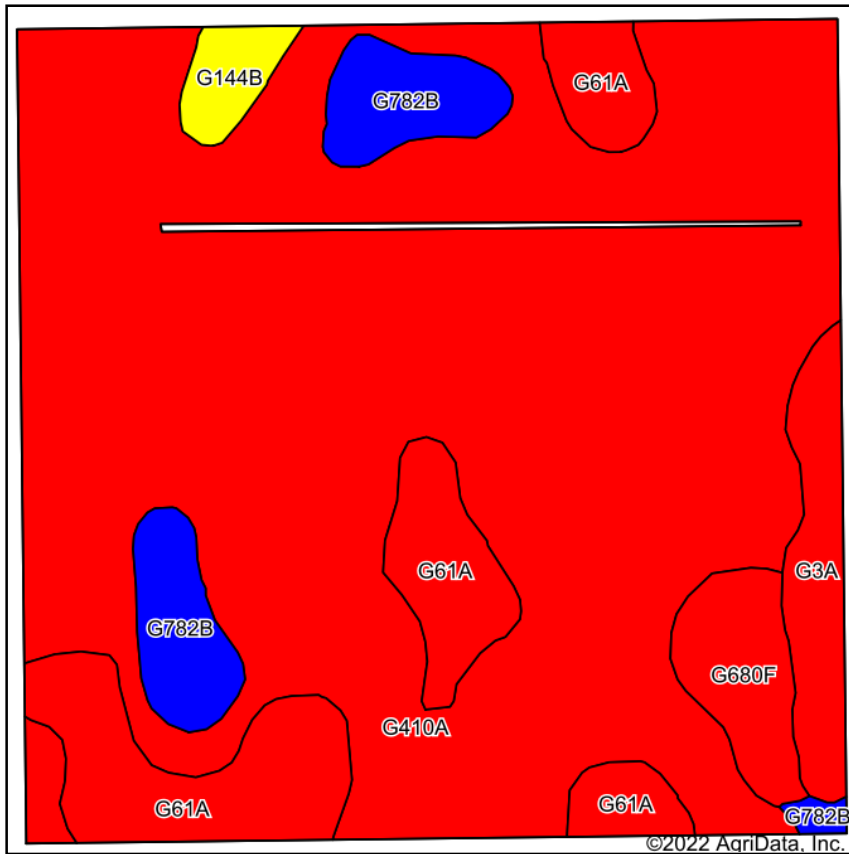


Description: SE1/4 Section 2-137-57
Total Acres: 157.96±
Cropland Acres: 157.56±
PID #: 39-0240400
Soil Productivity Index: 39.5
Soils: Fargy silty clay (75.3%), Dovray silty clay (11.5%),
Taxes (2021): \$2,491.46

Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G410A	Fargo silty clay, 0 to 1 percent slopes	118.04	75.3%		IVw	40
G61A	Dovray silty clay, 0 to 1 percent slopes	17.98	11.5%		Vw	23
G782B	Kranzburg-Lismore silty clay loams, 2 to 6 percent slopes	8.25	5.3%		Ile	81
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5.48	3.5%		Vw	25
G680F	Buse-Sioux complex, 9 to 35 percent slopes	4.82	3.1%		Vlle	22
G144B	Barnes-Buse loams, 3 to 6 percent slopes	2.11	1.3%		IIle	69
Weighted Average					4.12	39.5

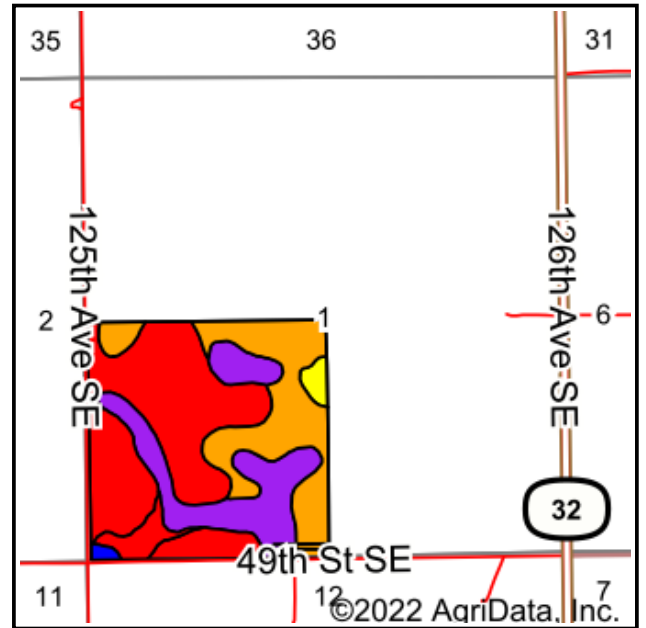
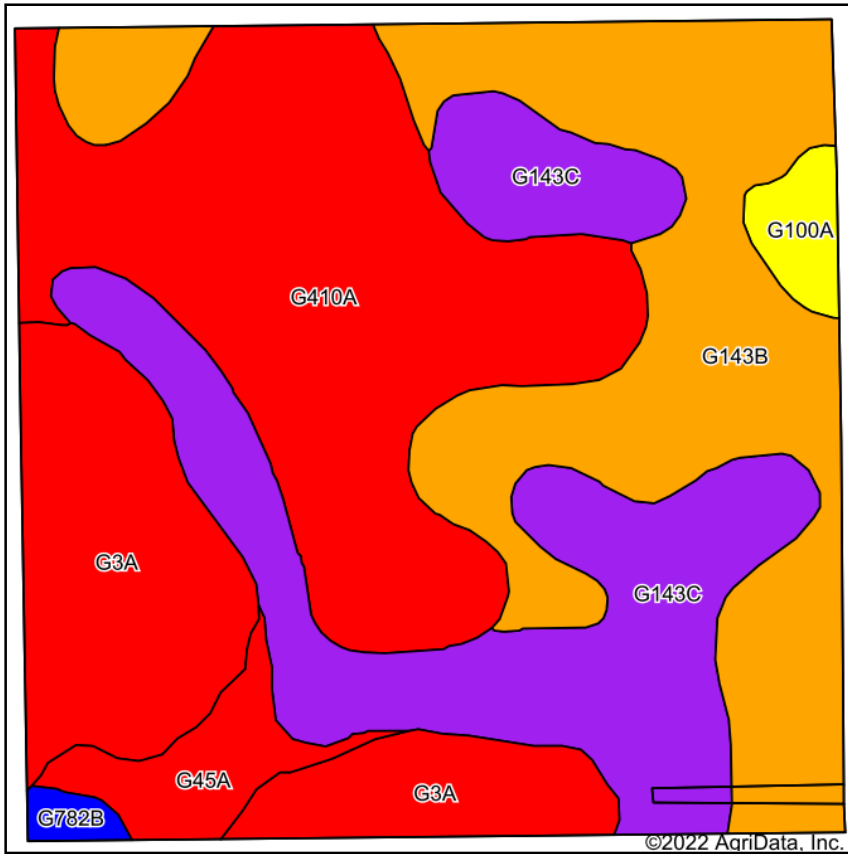
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Description: SW1/4 Section 1-137-57
Total Acres: 160±
Cropland Acres: 157.25±
PID #: 39-0130300
Soil Productivity Index: 51.1
Soils: Fargo silty clay (28.9%), Barnes-Svea loam (26.9%), Barnes-Buse-Langhei loams (21.9%), Parnell silty clay loam (16.3%)
Taxes (2021): \$2,162.62

Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G410A	Fargo silty clay, 0 to 1 percent slopes	45.42	28.9%		IVw	40
G143B	Barnes-Svea loams, 3 to 6 percent slopes	42.37	26.9%		Ile	75
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	34.50	21.9%		IVe	55
G3A	Parnell silty clay loam, 0 to 1 percent slopes	25.68	16.3%		Vw	25
G45A	Colvin silty clay loam, 0 to 1 percent slopes	5.55	3.5%		IVw	45
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	2.70	1.7%		Ile	64
G782B	Kranzburg-Lismore silty clay loams, 2 to 6 percent slopes	1.03	0.7%		Ile	81
Weighted Average					3.58	51.1

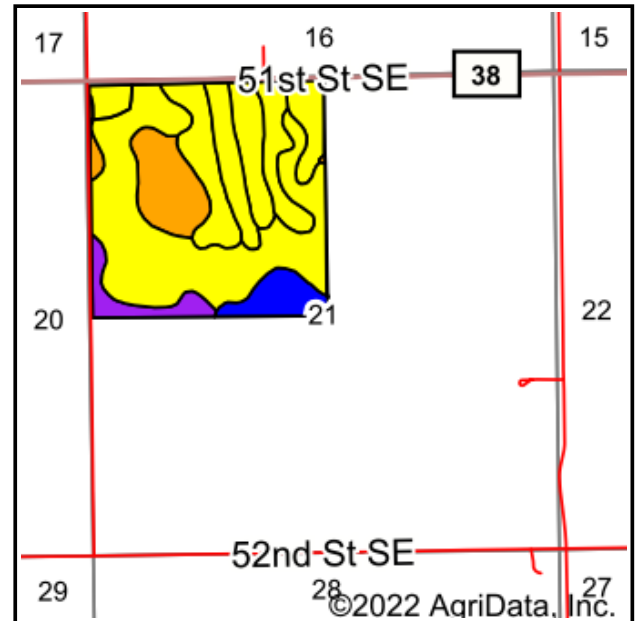
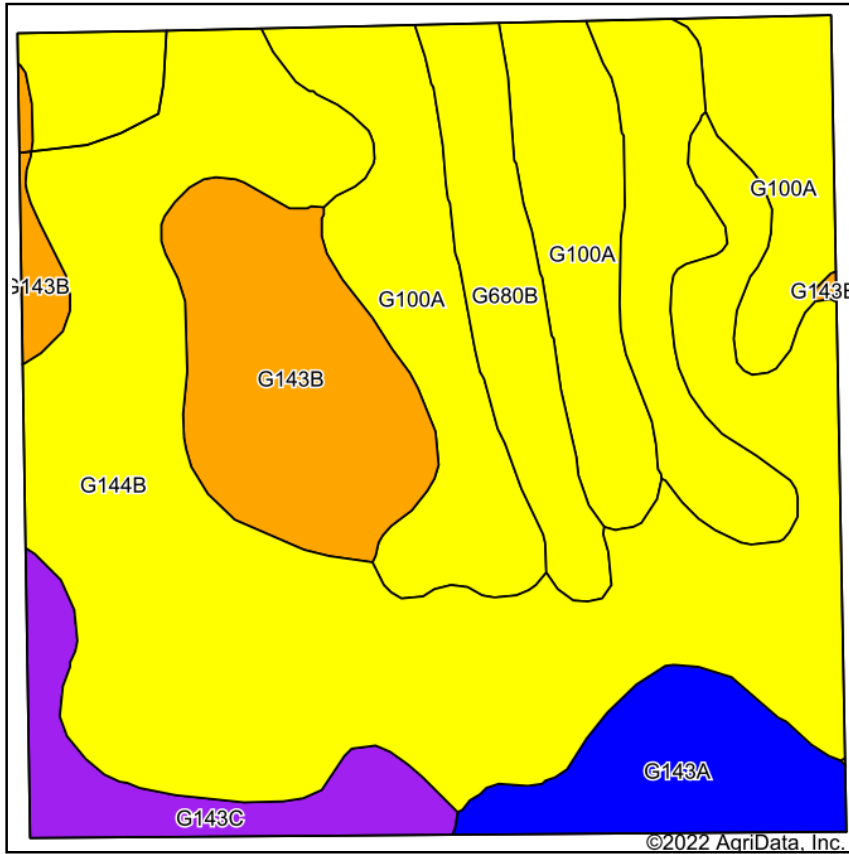
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Description: NW1/4 Section 21-137-56
Total Acres: 160±
Cropland Acres: 156.28±
PID #: 30-2120200
Soil Productivity Index: 68.2
Soils: Barnes-Buse loams (44%), Hamerly-Tonka complex (20.8%), Barnes-Sioux complex (12.5%), Barnes-Svea loams (11.7%)
Taxes (2021): \$1,916.95

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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Soils data provided by USDA and NRCS.

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Area Symbol: ND003, Soil Area Version: 27

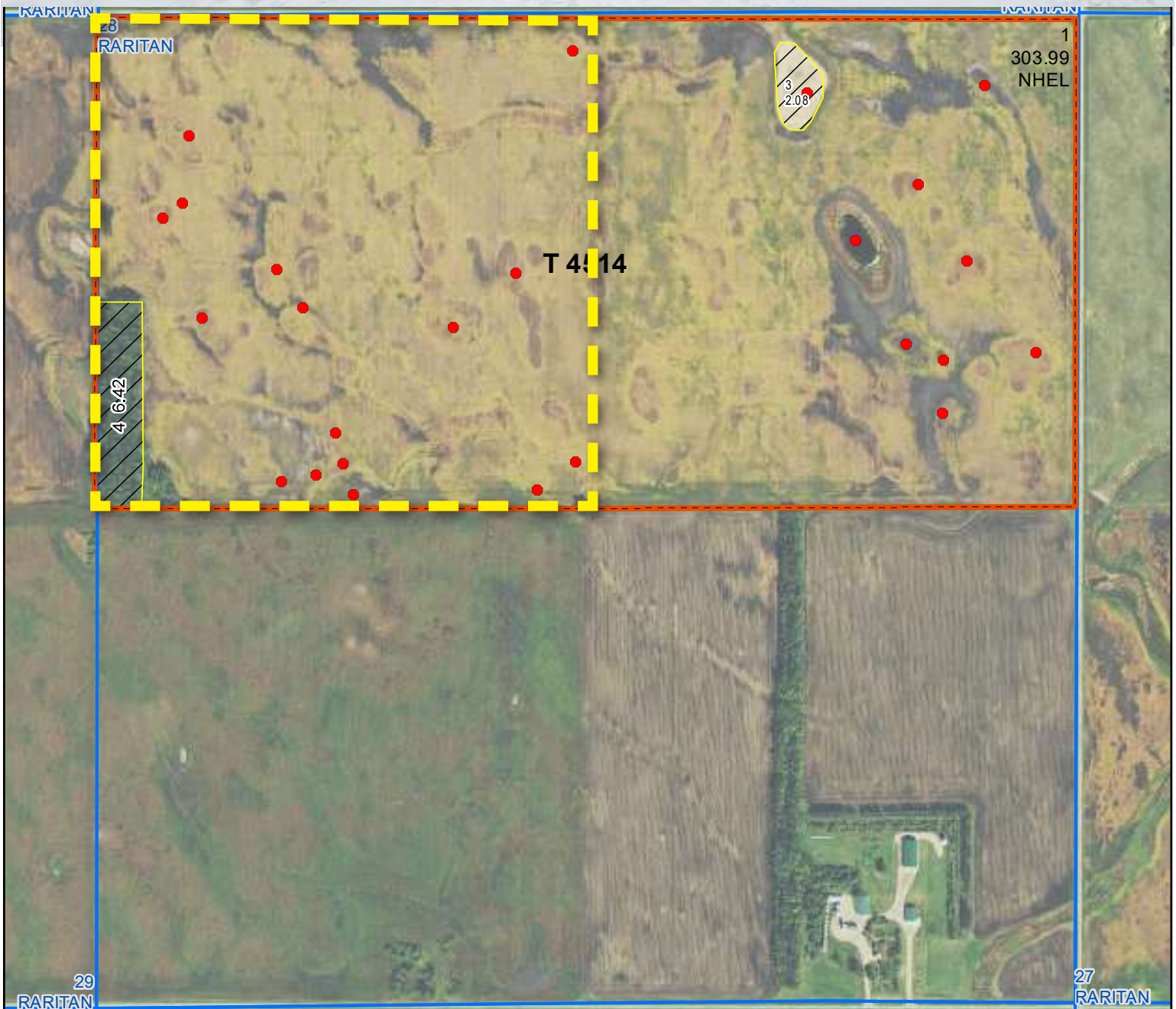
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	68.81	44.0%		IIIe	69
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	32.47	20.8%		IIe	64
G680B	Barnes-Sioux complex, 1 to 6 percent slopes	19.50	12.5%		IIe	63
G143B	Barnes-Svea loams, 3 to 6 percent slopes	18.24	11.7%		IIe	75
G143A	Barnes-Svea loams, 0 to 3 percent slopes	9.64	6.2%		IIc	85
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	7.58	4.9%		IVe	55
Weighted Average					2.54	68.2

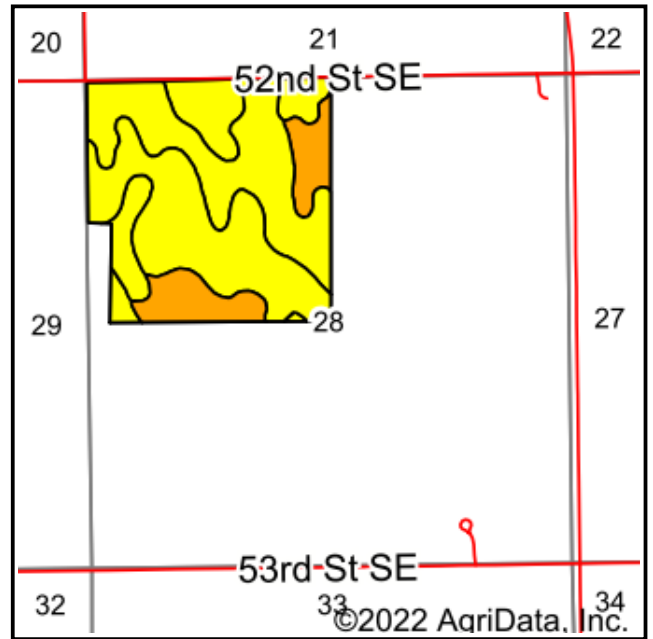
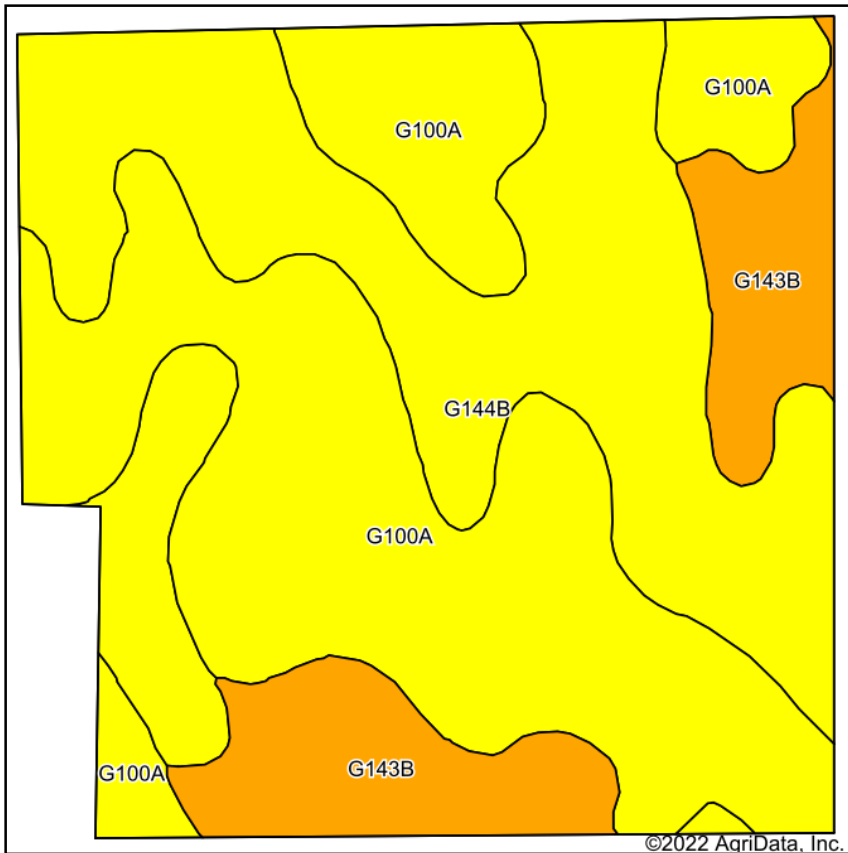
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Description: NW1/4 Section 28-137-56
Total Acres: 160±
Cropland Acres: 149.83±
PID #: 30-2820200
Soil Productivity Index: 67.5
Soils: Hamerly-Tonka complex (46.7%), Barnes-Buse loams (38.6%), Barnes-Svea loams (14.7%)
Taxes (2021): \$1,919.22

Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 27

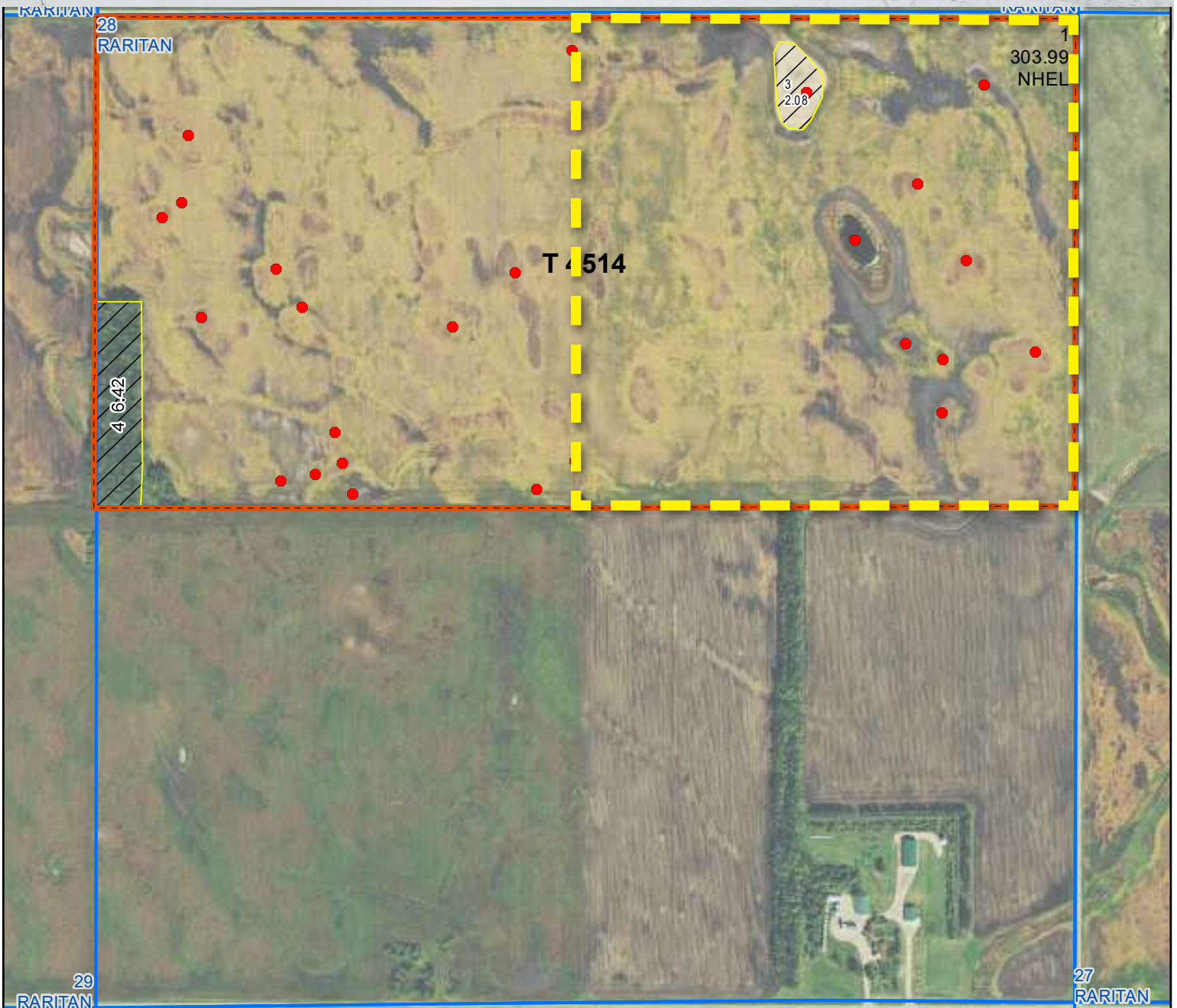
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	70.60	46.7%		Ile	64
G144B	Barnes-Buse loams, 3 to 6 percent slopes	58.42	38.6%		IIle	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	22.18	14.7%		Ile	75
Weighted Average					2.39	67.5

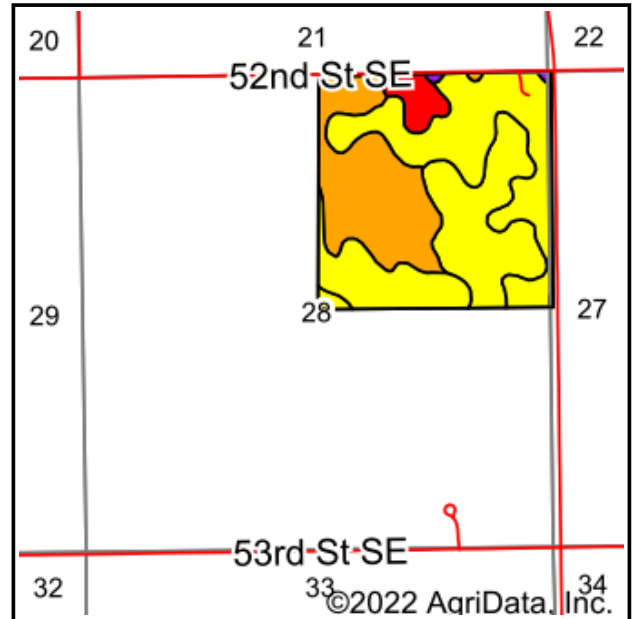
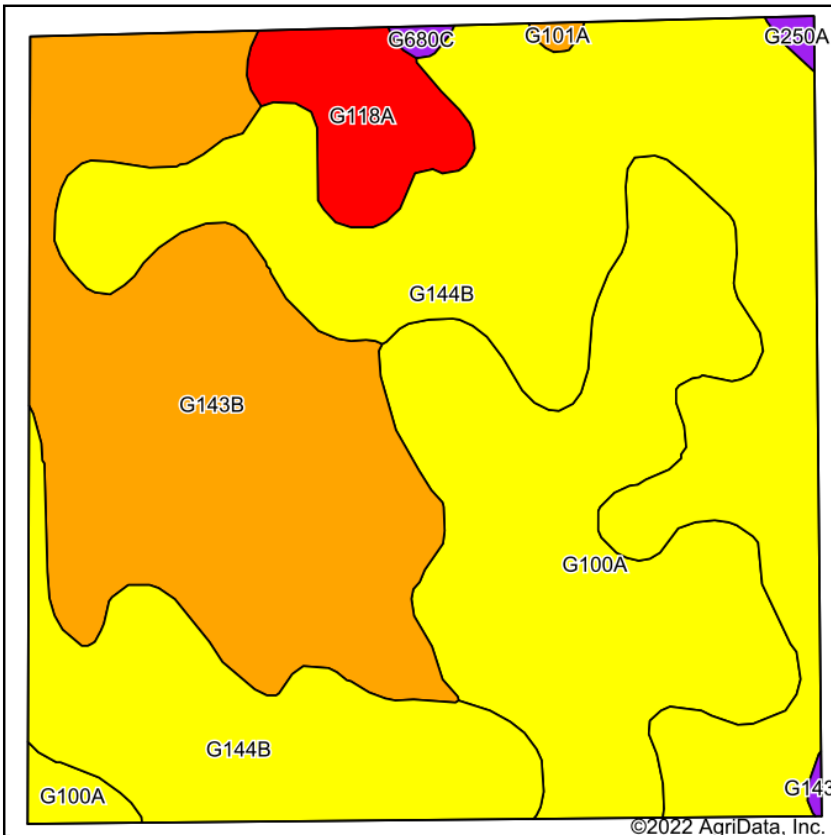
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Description: NE1/4 Section 28-137-56
Total Acres: 160±
Cropland Acres: 154.17±
PID #: 30-2810100
Soil Productivity Index: 68.2
Soils: Barnes-Buse loams (43.9%), Barnes-Svea loams (27.1%), Hamerly-Tonka complex (23.9%)
Taxes (2021): \$1,927.18

Wetland Determination Identifiers

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





Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G144B	Barnes-Buse loams, 3 to 6 percent slopes	67.96	43.9%	Yellow	IIIe	69
G143B	Barnes-Svea loams, 3 to 6 percent slopes	42.00	27.1%	Orange	IIe	75
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	36.95	23.9%	Light Yellow	IIe	64
G118A	Vallers loam, saline, 0 to 1 percent slopes	6.77	4.4%	Red	IVw	42
G250A	Divide loam, 0 to 2 percent slopes	0.38	0.2%	Purple	IIIs	58
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	0.35	0.2%	Purple	IIe	55
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	0.29	0.2%	Orange	IIe	77
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.15	0.1%	Purple	IVe	55
Weighted Average					2.53	68.2

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

2021 BARNES COUNTY REAL ESTATE TAX STATEMENT

Statement No: 5209

Parcel Number:

Jurisdiction

39-0240400

THORDENSKJOLD TOWNSHIP

JKK FAMILY INVESTMENTS LTD

Physical Location

Legal Description

SECT-02 TWP-137 RANG-057
SE1/4
157.96 ACRES

ACRES: 157.96

2021 TAX BREAKDOWN

Net consolidated tax	2,175.81
Plus: Special Assessments	315.65
Total tax due	2,491.46
Less: 5% discount if paid by Feb. 15th	108.79
Amount due by Feb. 15th	2,382.67
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	1,403.56
Payment 2: Pay by Oct. 17th	1,087.90

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

	2019	2020	2021
Legislative tax relief	1,197.74	1,247.80	1,243.81

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	183,000	187,700	187,400
Taxable Value	9,150	9,385	9,370
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	9,150	9,385	9,370
Mill Levy	208.780	221.470	232.210

Taxes By District(in dollars):

State	9.15	9.39	9.37
County	790.65	898.43	927.44
City/Twp THORDENSKJOLD TOWNSHIP	164.88	171.93	231.44
School MAPLE VALLEY SCHOOL DIST	750.30	797.73	796.45
COUNTY-WIDE	149.79	154.10	164.07
NOME RURAL F 13	45.57	46.93	47.04

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

Consolidated Tax	1,910.34	2,078.51	2,175.81
	.00	.00	.00
Net consolidated tax	1,910.34	2,078.51	2,175.81
Net effective tax rate	1.04%	1.11%	1.16%

FOR ASSISTANCE:

Office: Barnes County Treasurer
 230 4th St. NW RM 203
 Valley City, ND 58072
 Phone: 701-845-8505
 Website: www.barnescounty.us



2021 BARNES COUNTY REAL ESTATE TAX STATEMENT

Statement No: 5208

Parcel Number: 39-0130300
 Jurisdiction: THORDENSKJOLD TOWNSHIP

JKK FAMILY INVESTMENTS LTD
 Physical Location

Legal Description
 SECT-01 TWP-137 RANG-057
 SW1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	1,844.92
Plus: Special Assessments	317.70
Total tax due	2,162.62
Less: 5% discount	92.24
if paid by Feb. 15th	
Amount due by Feb. 15th	2,070.38
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	1,240.16
Payment 2: Pay by Oct. 17th	922.46

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,016.44	1,057.67	1,054.65

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	155,300	159,100	158,900
Taxable Value	7,765	7,955	7,945
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	7,765	7,955	7,945
Mill Levy	208.780	221.470	232.210

Taxes By District(in dollars):

State	7.77	7.96	7.95
County	670.97	761.53	786.40
City/Twp THORDENSKJOLD TOWNSHIP	139.93	145.74	196.24
School MAPLE VALLEY SCHOOL DIST	636.73	676.18	675.33
COUNTY-WIDE	127.11	130.62	139.12
NOME RURAL F 13	38.67	39.78	39.88

Consolidated Tax	1,621.18	1,761.81	1,844.92
	.00	.00	.00
Net consolidated tax	1,621.18	1,761.81	1,844.92
Net effective tax rate	1.04%	1.11%	1.16%

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

FOR ASSISTANCE:
 Office: Barnes County Treasurer
 230 4th St. NW RM 203
 Valley City, ND 58072
 Phone: 701-845-8505
 Website: www.barnescounty.us



2021 BARNES COUNTY REAL ESTATE TAX STATEMENT

Statement No: 5205

Parcel Number:
30-2120200

Jurisdiction
RARITAN TOWNSHIP

JKK FAMILY INVESTMENTS LTD

Physical Location

Legal Description

SECT-21 TWP-137 RANG-056
NW1/4
160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	1,916.95
Plus: Special Assessments	
Total tax due	1,916.95
Less: 5% discount	95.84
if paid by Feb. 15th	
Amount due by Feb. 15th	1,821.11
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	958.48
Payment 2: Pay by Oct. 17th	958.47

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

	2019	2020	2021
Legislative tax relief	1,085.00	1,136.84	1,133.03

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	163,600	168,800	168,500
Taxable Value	8,180	8,440	8,425
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	8,180	8,440	8,425
Mill Levy	210.800	223.190	227.530

Taxes By District(in dollars):

State	8.18	8.44	8.43
County	706.83	807.96	833.91
City/Twp RARITAN TOWNSHIP	149.61	151.92	154.18
School ENDERLIN AREA SCHOOL DIST	685.08	734.62	730.62
COUNTY-WIDE	133.91	138.58	147.52
NOME RURAL F 13	40.74	42.20	42.29

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

Consolidated Tax	1,724.35	1,883.72	1,916.95
	.00	.00	.00
Net consolidated tax	1,724.35	1,883.72	1,916.95
Net effective tax rate	1.05%	1.12%	1.14%

FOR ASSISTANCE:

Office: Barnes County Treasurer
 230 4th St. NW RM 203
 Valley City, ND 58072
 Phone: 701-845-8505
 Website: www.barnescounty.us



2021 BARNES COUNTY REAL ESTATE TAX STATEMENT

Statement No: 5207

Parcel Number: 30-2820200
 Jurisdiction: RARITAN TOWNSHIP

JKK FAMILY INVESTMENTS LTD
 Physical Location

Legal Description
 SECT-28 TWP-137 RANG-056
 NW1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	1,919.22
Plus: Special Assessments	
Total tax due	1,919.22
Less: 5% discount	95.96
if paid by Feb. 15th	
Amount due by Feb. 15th	1,823.26
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	959.61
Payment 2: Pay by Oct. 17th	959.61

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,086.32	1,137.52	1,134.37

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	163,800	168,900	168,700
Taxable Value	8,190	8,445	8,435
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	8,190	8,445	8,435
Mill Levy	210.800	223.190	227.530

Taxes By District(in dollars):

State	8.19	8.45	8.44
County	707.70	808.44	834.90
City/Twp RARITAN TOWNSHIP	149.80	152.01	154.36
School ENDERLIN AREA SCHOOL DIST	685.91	735.05	731.48
COUNTY-WIDE	134.07	138.67	147.70
NOME RURAL F 13	40.79	42.23	42.34

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

Consolidated Tax	1,726.46	1,884.85	1,919.22
	.00	.00	.00
Net consolidated tax	1,726.46	1,884.85	1,919.22
Net effective tax rate	1.05%	1.12%	1.14%

FOR ASSISTANCE:
 Office: Barnes County Treasurer
 230 4th St. NW RM 203
 Valley City, ND 58072
 Phone: 701-845-8505
 Website: www.barnescounty.us



2021 BARNES COUNTY REAL ESTATE TAX STATEMENT

Statement No: 5206

Parcel Number: 30-2810100
 Jurisdiction: RARITAN TOWNSHIP

JKK FAMILY INVESTMENTS LTD
 Physical Location

Legal Description
 SECT-28 TWP-137 RANG-056
 NE1/4
 160.00 ACRES

ACRES: 160.00

2021 TAX BREAKDOWN

Net consolidated tax	1,927.18
Plus: Special Assessments	
Total tax due	1,927.18
Less: 5% discount	96.35
if paid by Feb. 15th	
Amount due by Feb. 15th	1,830.83
Or pay in two installments(with no discount)	
Payment 1: Pay by Mar. 1st	963.59
Payment 2: Pay by Oct. 17th	963.59

Legislative tax relief (3-year comparison):

	2019	2020	2021
Legislative tax relief	1,090.96	1,142.23	1,139.08

Tax distribution(3-year comparison):

	2019	2020	2021
True And Full Value	164,500	169,600	169,400
Taxable Value	8,225	8,480	8,470
Less: Homestead credit			
Disabled Veterans' credit			
Net Taxable Value	8,225	8,480	8,470
Mill Levy	210.800	223.190	227.530

Taxes By District(in dollars):

State	8.23	8.48	8.47
County	710.72	811.79	838.36
City/Twp RARITAN TOWNSHIP	150.44	152.64	155.00
School ENDERLIN AREA SCHOOL DIST	688.84	738.10	734.52
COUNTY-WIDE	134.64	139.24	148.31
NOME RURAL F 13	40.96	42.40	42.52

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

Consolidated Tax	1,733.83	1,892.65	1,927.18
	.00	.00	.00
Net consolidated tax	1,733.83	1,892.65	1,927.18
Net effective tax rate	1.05%	1.12%	1.14%

FOR ASSISTANCE:

Office: Barnes County Treasurer
 230 4th St. NW RM 203
 Valley City, ND 58072
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NORTH DAKOTA
RANSOM
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5459
Prepared : 11/16/22 12:02 PM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
783.58	775.08	775.08	0.00	0.00	0.00	0.00	0.00	Active	3
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	775.08	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	361.61	0.00	138	
Soybeans	396.49	0.00	31	
TOTAL	758.10	0.00		

NOTES

Tract Number : 4513

Description : SW 1; SE 2 137 57
FSA Physical Location : NORTH DAKOTA/BARNES
ANSI Physical Location : NORTH DAKOTA/BARNES
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 : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
314.81	314.81	314.81	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	314.81	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	146.67	0.00	138

NORTH DAKOTA
RANSOM
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5459

Prepared : 11/16/22 12:02 PM CST

Crop Year : 2023

Tract 4513 Continued ...

Soybeans	160.82	0.00	31
TOTAL	307.49	0.00	

NOTES

Tract Number : 4514

Description : N2 28 137 56
 FSA Physical Location : NORTH DAKOTA/BARNES
 ANSI Physical Location : NORTH DAKOTA/BARNES
 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 : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
312.49	303.99	303.99	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	303.99	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	141.97	0.00	138
Soybeans	155.66	0.00	31
TOTAL	297.63	0.00	

NOTES

Tract Number : 4515

Description : NW 21 137 56
 FSA Physical Location : NORTH DAKOTA/BARNES
 ANSI Physical Location : NORTH DAKOTA/BARNES
 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 : None
 Recon ID : None

Tract Land Data

Tract 4515 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.28	156.28	156.28	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	156.28	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	72.97	0.00	138
Soybeans	80.01	0.00	31
TOTAL	152.98	0.00	



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:



Barnes County, North Dakota



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