



# BARNES COUNTY, ND FARMSTEAD AUCTION

**LIVE: Friday, September 15 | 9:30AM CST 2023**

📍 11446 43rd St SE., Valley City, ND 58072 | Auction to be held at 446 43rd St. SE, Valley City, ND 58072

**PREVIEW/OPEN HOUSE:** Friday, September 8 from 11 AM - 1PM

**Auctioneer's Note:** Great opportunity to purchase a well-kept farmstead located just south of Valley City, ND. This 5-acre farmstead is being sold to settle the estate of Leslie Manstrom and is offered in conjunction with the equipment which will be sold immediately after the real estate.



**THE ESTATE OF LESLIE C. MANSTROM | Bethany Harms, PR**

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849 or Brad Olstad 701.238.0240, or visit [SteffesGroup.com](http://SteffesGroup.com)

**Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | [SteffesGroup.com](http://SteffesGroup.com)**

Scott Steffes ND1634; Max Steffes ND8313. 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.



Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

**This Auction begins at 9:30AM on Friday, September 15, 2023.**

Auction staff will be at the sale site approximately one hour prior to sale time. All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

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 contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at the live auction location, or Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078.

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 701-237-9173 or send a scanned copy by email.

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 at closing on or before:

**Tuesday, October 31, 2023.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment,

Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Personal Representative Deed.**

**2023 Taxes: 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.

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.

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

**THE PROPERTY WILL BE SOLD UPON SELLER 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, expressed 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 either to 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.

**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 or completion of current crop harvest, whichever is later, 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 well.

**EASEMENTS AND SURVEY**

This real estate is selling subject to any, and all, covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

**BUYER DEFAULT**

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

**INTERNET RISK**

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if

internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

**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.

Tract will be sold Lump Sum. 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.

Sample Bidding Grid. This is an AUCTION! To the Highest Bidder.

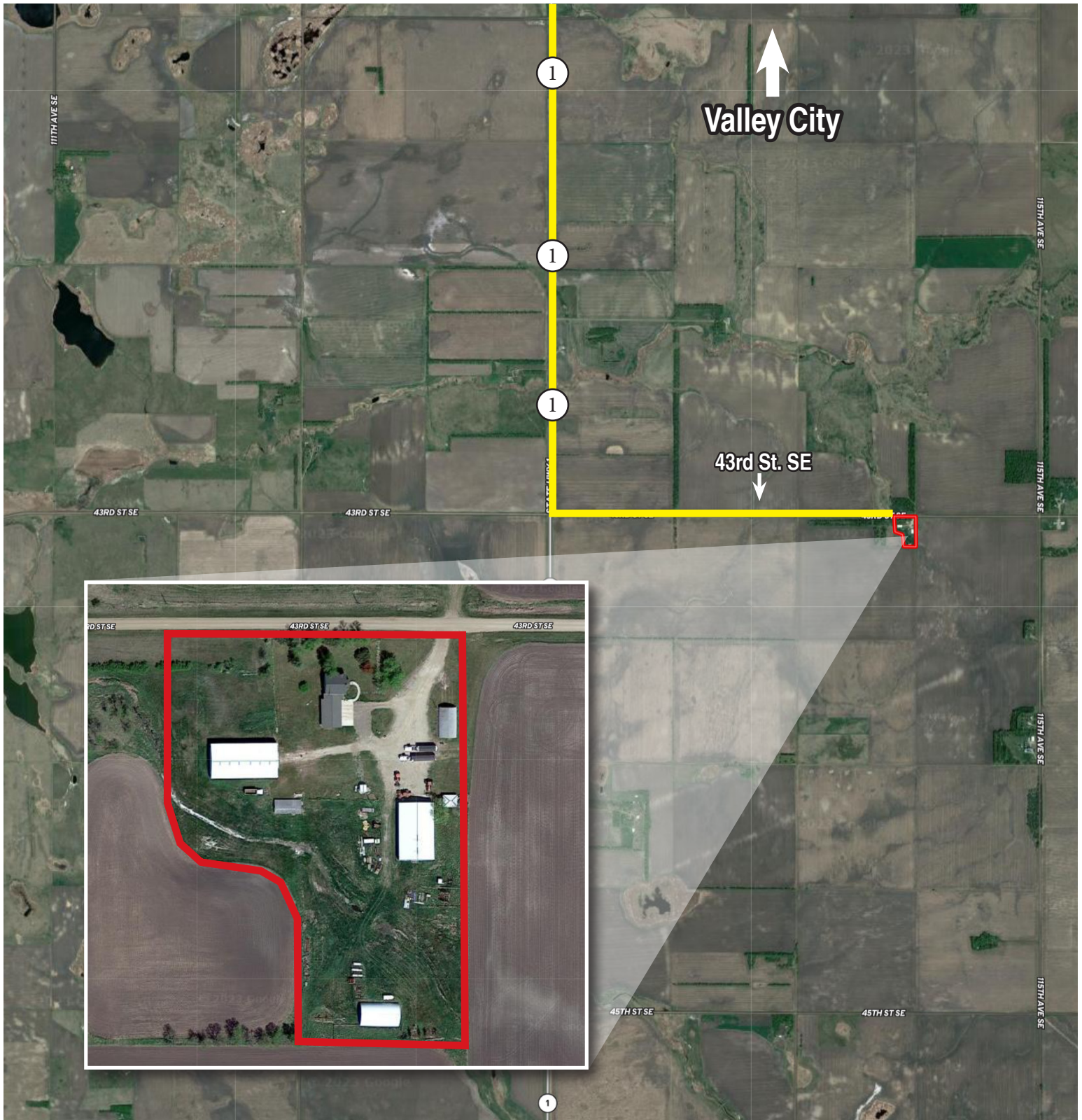
	Multiplier (Ares)	High Bidder Price	Purchase Price
Tract #1	Lump Sum	TBD	TBD

 Lots with this symbol are linked together throughout the entire auction and will close together.

## SEPTEMBER 2023

S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8 OPEN HOUSE AUCTION DAY	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

**Land Located:** From I-94 exit 288 west of Valley City, south 8-1/2 miles on ND-1 to 43rd St. SE, east on 43rd St. SE 1-1/2 miles to the farmstead.



\*Lines are approximate

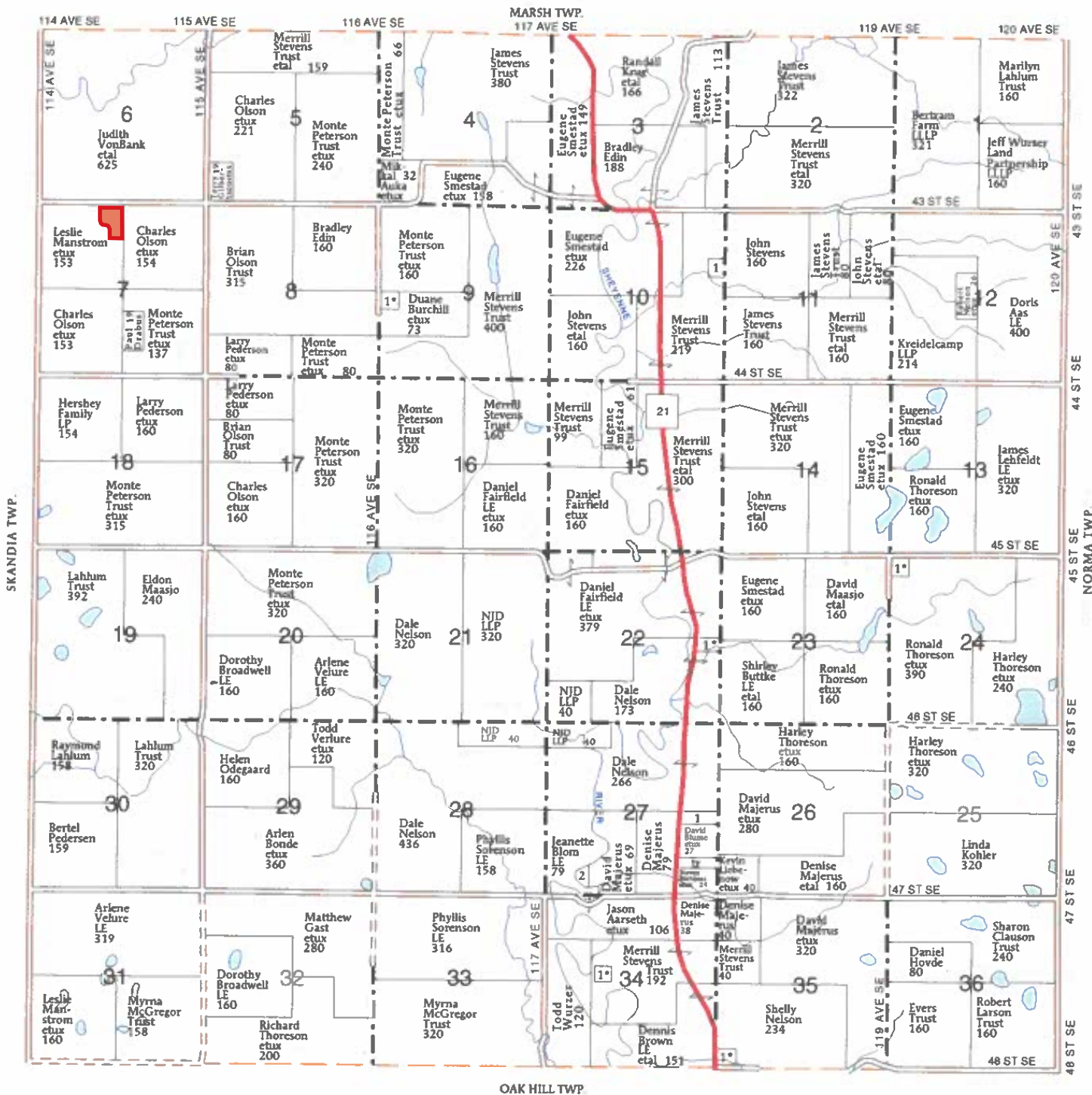
**BARNES COUNTY, ND | NELSON TOWNSHIP****Address:** 11446 43rd St SE., Valley City, ND 58072**Description:** 5.63± Acre Surveyed Farmstead Section 7-138-58**PID #:** 23-0720200 (includes all of NW1/4)**Taxes (2022):** \$2,207.21 (includes all of NW1/4)**HOUSE & ATTACHED GARAGE****42'x32' 2 Story Home w/attached 42'x28' 3-Stall****Garage:** bedrooms, 1-1/2 bathrooms, kitchen, large living room, large entry room off garage (originally porch), 3-stall garage added in 1990s, poured foundation, jacuzzi tub**House Utilities:** EFA heat w/fuel oil off peak, central air A/C, sump pump, rural water services home, septic system**OUTBUILDINGS****100'x55' West Morton Building:** wood post construction, dirt floor, 15' sidewalls, power, 27'x15'h sliding door**8'x10' Chemical Shed:** heated, 250 gal. propane tank**90'x55' South Morton Building:** wood post construction, 15' sidewalls, 27'x15'h sliding door, 45' shop area w/concrete floor & power, 45' cold storage area w/17'x13'h sliding door**35'x60' South Quonset:** dirt floors**20'x16' Shed****48'x27' Quonset:** dirt floors, (2) 10'x8' O/H garage doors on front and rear of building**UTILITIES****Well & Richie Waterer****Hydrant from Well in Chemical Stand****Rural Water to house only****PLEASE NOTE:** 500 GAL. PROPANE TANK IS EXCLUDED

T-138-N

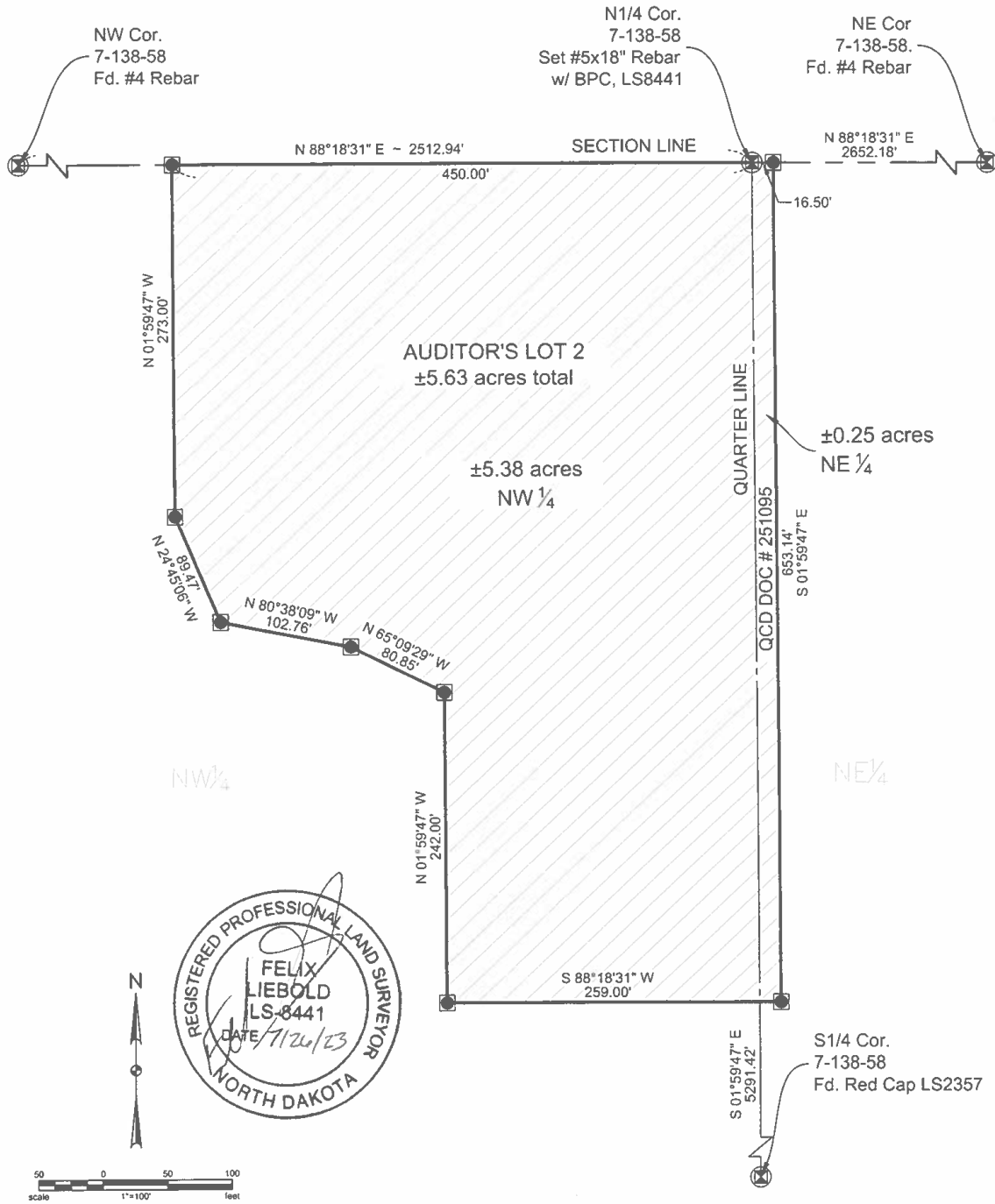
NELSON PLAT

(Landowners)

R-58-W



**PLAT OF AUDITOR'S LOT NUMBER 2  
IN THE NORTH HALF (N<sup>1</sup>/<sub>2</sub>), SECTION 7,  
TOWNSHIP 138 N., RANGE 58 W., 5TH P.M.,  
NELSON TOWNSHIP, BARNES COUNTY, NORTH DAKOTA**



BASIS OF BEARING : US STATE PLANE COORDINATE SYSTEM,  
NORTH DAKOTA SOUTH ZONE, NAD83 (2011)  
UNITS : INTERNATIONAL FEET  
NOTE : DISTANCES SHOWN ARE GROUND DISTANCES.  
USE A CONVERSION FACTOR OF 0.9998710 TO  
CONVERT GROUND DISTANCES TO GRID DISTANCES

⊗ PLSS CORNER  
● SET #5X18" REBAR W/ BPC, LS8441

VALLEY CITY, NORTH DAKOTA

Jul 26, 2023 - 3:29pm - K:\Projects\Individual\Harms\_Bethany\2306-00955\CAD\2306-00955\_Plot.dwg



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This auction is offered in conjunction with the Leslie Manstrom Farm Estate Auction. This auction is Live On-Site on Friday, Sept. 15 beginning at 10AM. Preview: Friday, Sept. 8 - Friday, Sept. 15 from 8:00AM - 5:00PM.





# Earnest Money Receipt & Purchase Agreement

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 ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title 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: \_\_\_\_\_

Seller's Printed Name & Address:

Steffes Group, Inc.



BARNES COUNTY  
**NORTH DAKOTA**

SteffesGroup.com | 701.237.9173 | 2000 Main Ave. E, West Fargo, ND 58078