




TIOGA, NORTH DAKOTA LOT AUCTION

Opens: Thursday, March 14 | 8AM

Closes: Thursday, March 21 | 1PM ^{CDT} 2024

TIMED
ONLINE

 Land Located: From the intersection of ND Hwy. 40 & 68th St. NW near Cash Wise Foods in Tioga, west 1.2 miles to Sunset Lane properties line along Sky View Drive and Blue Sky Cir. S.

Auctioneer's Note: Located in the heart of the Bakken Oil Formation, here is a great opportunity to start or expand your investment portfolio in Tioga ND. Offered on an absolute basis these lots are priced to sell. Whether you want one, all twelve, or a combination of lots in between, make your pick and bid with confidence. Each lot is ready for electricity and natural gas service from Montana-Dakota Utilities (MDU), has access to City of Tioga water and sewer, and has access to technology services from Northwest Communications Cooperative (NCC). Several lots have concrete pads in place offering near move in ready access as well. Don't miss this chance to own investment property in the "Oil Capital of North Dakota".



BluSky Development, LLC

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

Steffes Group, Inc. | 14083 51st St. NW, Williston, ND | 701.237.9173 | SteffesGroup.com

Scott Steffes ND1634; Martin Peterson ND11034. TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days. This is a 5% Buyer's Premium auction.

The Terms and Conditions of Sale are set forth in the 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 guarantees 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.

THE AUCTION BEGINS ON THURSDAY, MARCH 14 AND WILL END AT 1PM THURSDAY, MARCH 21, 2024.

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 20% 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 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, May 7, 2024.**

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 **Warranty Deed.**

2024 Taxes: Prorated to close

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.

ABSOLUTE TERMS

THE PROPERTY WILL BE SOLD ABSOLUTE REGARDLESS OF PRICE AFTER THE OPENING BID.

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.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!

Sort By: Catalog Order Results Per Page: 10
Jump to Lot: Lot # Go Print

CATALOG ORDER

#1 POLK COUNTY, MN – GULLY TOWNSHIP

Description: SE1/4SW1/4 & Lots 4 & 5 Section 31-150-39
Total Acres: 76.83±
Cropland Acres: 72.26±
PID #: 33.00128.00
Soil Productivity Index: 40.6
Soils: Maddock loamy fine sand (35.7%), Chapett fine sandy loam (28.5%), Sandberg loamy sand (14.3%)
Taxes (2021): \$490.00
NO US Fish & Wildlife Easement
Bidding will be **77 X TIMES** your bid.
TERMS: Ten percent down upon signing purchase agreement with balance due at closing in 45 days.
More Details

Closing: Thursday, Dec 29, 10:00 AM CST
Lot Location: Trail, MN
Map It

Request to Bid US \$1,000.00/X (0)
Watch Lot US \$77,000.00 (77.00 X \$1,000.00)

High Bid: US \$1,000.00/X (0)
US \$77,000.00 (77.00 X \$1,000.00)

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

MARCH 2024

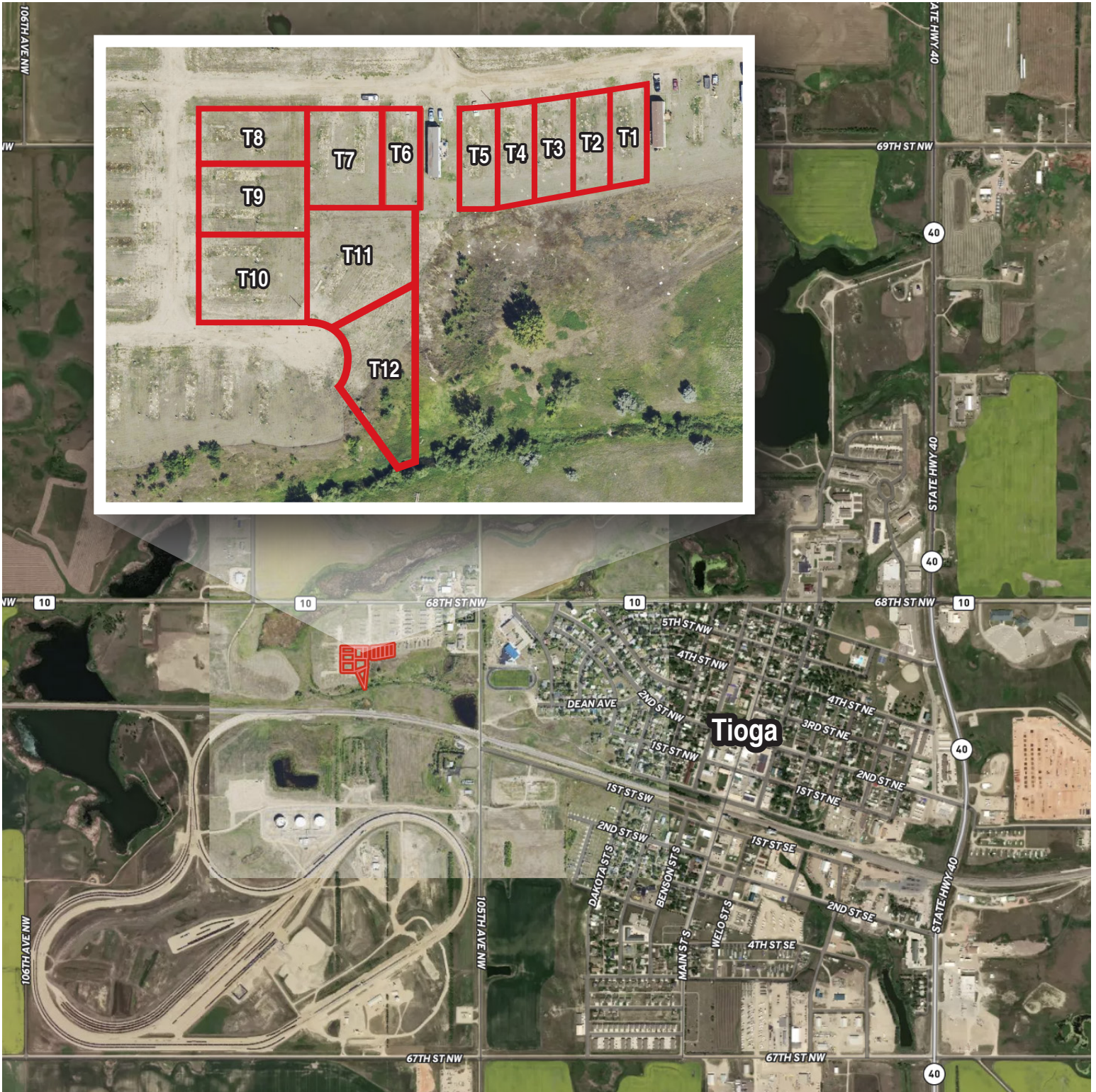
S	M	T	W	TH	F	S
25	26	27	28	29	1	2
3	4	5	6	7	8	9
10	11	12	13	OPENS 14 CLOSES	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

WILLIAMS COUNTY, ND - TIOGA, ND

Land Located: From the intersection of ND Hwy. 40 & 68th St. NW near Cash Wise Foods in Tioga, west 1.2 miles to Sunset Lane properties line along Sky View Drive and Blue Sky Cir. S.

Description: Lots 17-21 & Lots 23-29 All in Block 1 Skyview Estates Addition

To Be Sold in 12 Tracts!



*Lines are approximate



Description: Lot 17 Block 1 Skyview Estates Addition
Total Sq. Ft: 7,264
PID #: 03-000-00-88-01-170
Taxes (2023): \$186.95

2023 Williams County Real Estate Tax Statement

Statement No: 12679

Parcel Number
03-000-00-88-01-170

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

2023 TAX BREAKDOWN

Net consolidated tax	186.95
Plus: Special Assessments	0.00
Total tax due	186.95
Less: 5% discount, if paid by February 15, 2024	-9.35

Amount due by February 15, 2024 **177.60**

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	93.48
Payment 2: Pay by October 15, 2024	93.47

Legal Description

LOT:17 BLK:1
L 17 B 1
SKYVIEW ESTATES ADDITION

Legislative tax relief

(3-year comparison)	2021	2022	2023
Legislative tax relief	55.29	99.95	98.90

Tax distribution (3-year comparison):

True and Full Value	12,620	22,650	22,197
Taxable Value	631	1,133	1,110
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 631 1,133 1,110

Total mill levy 170.330 171.070 168.430

Taxes By District (in dollars):

County	21.24	37.94	35.38
Tioga City	26.40	40.12	38.86
Tioga Park District #3	19.22	32.40	35.08
Tioga SD #15	38.90	80.22	72.93
Soil Conservation District	0.44	0.88	2.50
Garrison Diversion	0.64	1.12	1.10
State	0.64	1.14	1.10

Consolidated tax **107.48** **193.82** **186.95**

Net effective tax rate **0.85%** **0.86%** **0.84%**

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 16, 2024	6%
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FOR ASSISTANCE, CONTACT:

Office: Williams County Treasurer
Mailing: PO Box 2047
Physical: 206 E Broadway
Williston, ND 58802
Phone: 701.577.4530
Email: treasurer@co.williams.nd.us
Website: www.williamsnd.com



Description: Lot 18 Block 1 Skyview Estates Addition
Total Sq. Ft: 7,318
PID #: 03-000-00-88-01-180
Taxes (2023): \$187.96

2023 Williams County Real Estate Tax Statement

Statement No: 12680

Parcel Number
03-000-00-88-01-180

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
LOT:18 BLK:1
L 18 B 1
SKYVIEW ESTATES ADDITION

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	55.29	100.57	99.44

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	12,620	22,780	22,325
Taxable Value	631	1,140	1,116
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value	631	1,140	1,116
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Total mill levy	170.330	171.070	168.430
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Taxes By District (in dollars):	2021	2022	2023
County	21.24	38.16	35.56
Tioga City	26.40	40.36	39.06
Tioga Park District #3	19.22	32.60	35.26
Tioga SD #15	38.90	80.72	73.32
Soil Conservation District	0.44	0.90	2.52
Garrison Diversion	0.64	1.14	1.12
State	0.64	1.14	1.12

Consolidated tax	107.48	195.02	187.96
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Net effective tax rate	0.85%	0.86%	0.84%
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2023 TAX BREAKDOWN

Net consolidated tax	187.96
Plus: Special Assessments	0.00
Total tax due	187.96

Less: 5% discount, if paid by February 15, 2024	-9.40
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Amount due by February 15, 2024	178.56
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(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	93.98
Payment 2: Pay by October 15, 2024	93.98

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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Description: Lot 19 Block 1 Skyview Estates Addition
Total Sq. Ft: 7,372
PID #: 03-000-00-88-01-190
Taxes (2023): \$188.97

2023 Williams County Real Estate Tax Statement

Statement No: 12681

Parcel Number
03-000-00-88-01-190

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
LOT:19 BLK:1
L 19 B 1
SKYVIEW ESTATES ADDITION

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

	2021	2022	2023
Legislative tax relief	55.73	101.10	99.97

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	12,720	22,900	22,442
Taxable Value	636	1,146	1,122
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 636 1,146 1,122

Total mill levy 170.330 171.070 168.430

Taxes By District (in dollars):

	2021	2022	2023
County	21.39	38.37	35.74
Tioga City	26.62	40.58	39.30
Tioga Park District #3	19.36	32.78	35.46
Tioga SD #15	39.22	81.14	73.71
Soil Conservation District	0.46	0.90	2.52
Garrison Diversion	0.64	1.14	1.12
State	0.64	1.14	1.12

Consolidated tax 108.33 196.05 188.97

Net effective tax rate 0.85% 0.86% 0.84%

2023 TAX BREAKDOWN

Net consolidated tax	188.97
Plus: Special Assessments	0.00
Total tax due	188.97
Less: 5% discount, if paid by February 15, 2024	-9.45
Amount due by February 15, 2024	179.52

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	94.49
Payment 2: Pay by October 15, 2024	94.48

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 16, 2024	6%
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Description: Lot 20 Block 1 Skyview Estates Addition
Total Sq. Ft: 7,475
PID #: 03-000-00-88-01-200
Taxes (2023): \$190.83

2023 Williams County Real Estate Tax Statement

Statement No: 12682

Parcel Number
03-000-00-88-01-200

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
LOT:20 BLK:1
L 20 B 1
SKYVIEW ESTATES ADDITION

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

	2021	2022	2023
Legislative tax relief	55.73	102.07	100.95

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	12,720	23,130	22,668
Taxable Value	636	1,157	1,133
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 636 1,157 1,133

Total mill levy 170.330 171.070 168.430

Taxes By District (in dollars):

	2021	2022	2023
County	21.39	38.74	36.10
Tioga City	26.62	40.96	39.68
Tioga Park District #3	19.36	33.09	35.80
Tioga SD #15	39.22	81.92	74.43
Soil Conservation District	0.46	0.90	2.54
Garrison Diversion	0.64	1.16	1.14
State	0.64	1.16	1.14

Consolidated tax 108.33 197.93 190.83

Net effective tax rate 0.85% 0.86% 0.84%

2023 TAX BREAKDOWN

Net consolidated tax	190.83
Plus: Special Assessments	0.00
Total tax due	190.83
Less: 5% discount, if paid by February 15, 2024	-9.54

Amount due by February 15, 2024 **181.29**

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	95.42
Payment 2: Pay by October 15, 2024	95.41

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 16, 2024	6%
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Description: Lot 21 Block 1 Skyview Estates Addition
Total Sq. Ft: 7,544
PID #: 03-000-00-88-01-210
Taxes (2023): \$192.17

2023 Williams County Real Estate Tax Statement

Statement No: 12683

Parcel Number
03-000-00-88-01-210

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

2023 TAX BREAKDOWN

Net consolidated tax	192.17
Plus: Special Assessments	0.00
Total tax due	192.17
Less: 5% discount, if paid by February 15, 2024	-9.61
Amount due by February 15, 2024	182.56

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	96.09
Payment 2: Pay by October 15, 2024	96.08

Legal Description
 LOT:21 BLK:1
 L 21 B 1
 SKYVIEW ESTATES ADDITION

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	55.73	102.78	101.66

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	12,720	23,280	22,815
Taxable Value	636	1,165	1,141
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	636	1,165	1,141

Total mill levy	170.330	171.070	168.430
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Taxes By District (in dollars):	2021	2022	2023
County	21.39	39.00	36.34
Tioga City	26.62	41.26	39.96
Tioga Park District #3	19.36	33.32	36.06
Tioga SD #15	39.22	82.48	74.97
Soil Conservation District	0.46	0.92	2.56
Garrison Diversion	0.64	1.16	1.14
State	0.64	1.16	1.14

Consolidated tax	108.33	199.30	192.17
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Net effective tax rate	0.85%	0.86%	0.84%
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Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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Description: Lot 23 Block 1 Skyview Estates Addition
Total Sq. Ft: 7,478
PID #: 03-000-00-88-01-230
Taxes (2023): \$190.99

2023 Williams County Real Estate Tax Statement

Statement No: 12685

Parcel Number
03-000-00-88-01-230

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
 LOT:23 BLK:1
 L 23 B 1
 SKYVIEW ESTATES ADDITION

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	55.73	102.17	101.03

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	12,720	23,140	22,677
Taxable Value	636	1,158	1,134
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	636	1,158	1,134

Total mill levy	170.330	171.070	168.430
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Taxes By District (in dollars):			
County	21.39	38.76	36.12
Tioga City	26.62	41.00	39.70
Tioga Park District #3	19.36	33.12	35.84
Tioga SD #15	39.22	82.00	74.49
Soil Conservation District	0.46	0.90	2.56
Garrison Diversion	0.64	1.16	1.14
State	0.64	1.16	1.14

Consolidated tax	108.33	198.10	190.99
Net effective tax rate	0.85%	0.86%	0.84%

2023 TAX BREAKDOWN

Net consolidated tax	190.99
Plus: Special Assessments	0.00
Total tax due	190.99
Less: 5% discount, if paid by February 15, 2024	-9.55

Amount due by February 15, 2024 181.44

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	95.50
Payment 2: Pay by October 15, 2024	95.49

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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 Email: treasurer@co.williams.nd.us
 Website: www.williamsnd.com



Description: Lot 24 Block 1 Skyview Estates Addition
Total Sq. Ft: 15,455
PID #: 03-000-00-88-01-240
Taxes (2023): \$338.88

2023 Williams County Real Estate Tax Statement

Statement No: 12686

Parcel Number
03-000-00-88-01-240

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
LOT:24 BLK:1
L 24 B 1
SKYVIEW ESTATES ADDITION

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

	2021	2022	2023
Legislative tax relief	74.14	181.21	179.27

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	16,920	41,060	40,239
Taxable Value	846	2,054	2,012
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value	846	2,054	2,012
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Total mill levy	170.330	171.070	168.430
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Taxes By District (in dollars):

County	28.46	68.76	64.10
Tioga City	35.42	72.72	70.46
Tioga Park District #3	25.78	58.74	63.58
Tioga SD #15	52.16	145.44	132.18
Soil Conservation District	0.60	1.60	4.52
Garrison Diversion	0.84	2.06	2.02
State	0.84	2.06	2.02

Consolidated tax	144.10	351.38	338.88
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Net effective tax rate	0.85%	0.86%	0.84%
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2023 TAX BREAKDOWN

Net consolidated tax	338.88
Plus: Special Assessments	0.00
Total tax due	338.88
Less: 5% discount, if paid by February 15, 2024	-16.94
Amount due by February 15, 2024	321.94

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	169.44
Payment 2: Pay by October 15, 2024	169.44

Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 16, 2024	6%
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FOR ASSISTANCE, CONTACT:

Office: Williams County Treasurer
Mailing: PO Box 2047
Physical: 206 E Broadway
Williston, ND 58802
Phone: 701.577.4530
Email: treasurer@co.williams.nd.us
Website: www.williamsnd.com



Description: Lot 25 Block 1 Skyview Estates Addition
Total Sq. Ft: 13,050
PID #: 03-000-00-88-01-250
Taxes (2023): \$294.41

2023 Williams County Real Estate Tax Statement

Statement No: 12687

Parcel Number
03-000-00-88-01-250
Jurisdiction
Tioga City
Owner
BLUSKY DEVELOPMENT LLC
Physical Location

2023 TAX BREAKDOWN

Net consolidated tax	294.41
Plus: Special Assessments	0.00
Total tax due	294.41
Less: 5% discount, if paid by February 15, 2024	-14.72
Amount due by February 15, 2024	279.69

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Legal Description
 LOT:25 BLK:1
 L 25 B 1
 SKYVIEW ESTATES ADDITION

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	147.21
Payment 2: Pay by October 15, 2024	147.20

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	68.00	157.39	155.75

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	15,520	35,670	34,957
Taxable Value	776	1,784	1,748
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value 776 1,784 1,748

Total mill levy 170.330 171.070 168.430

Taxes By District (in dollars):	2021	2022	2023
County	26.14	59.75	55.69
Tioga City	32.46	63.16	61.20
Tioga Park District #3	23.62	51.02	55.24
Tioga SD #15	47.86	126.30	114.86
Soil Conservation District	0.54	1.40	3.94
Garrison Diversion	0.78	1.78	1.74
State	0.78	1.78	1.74

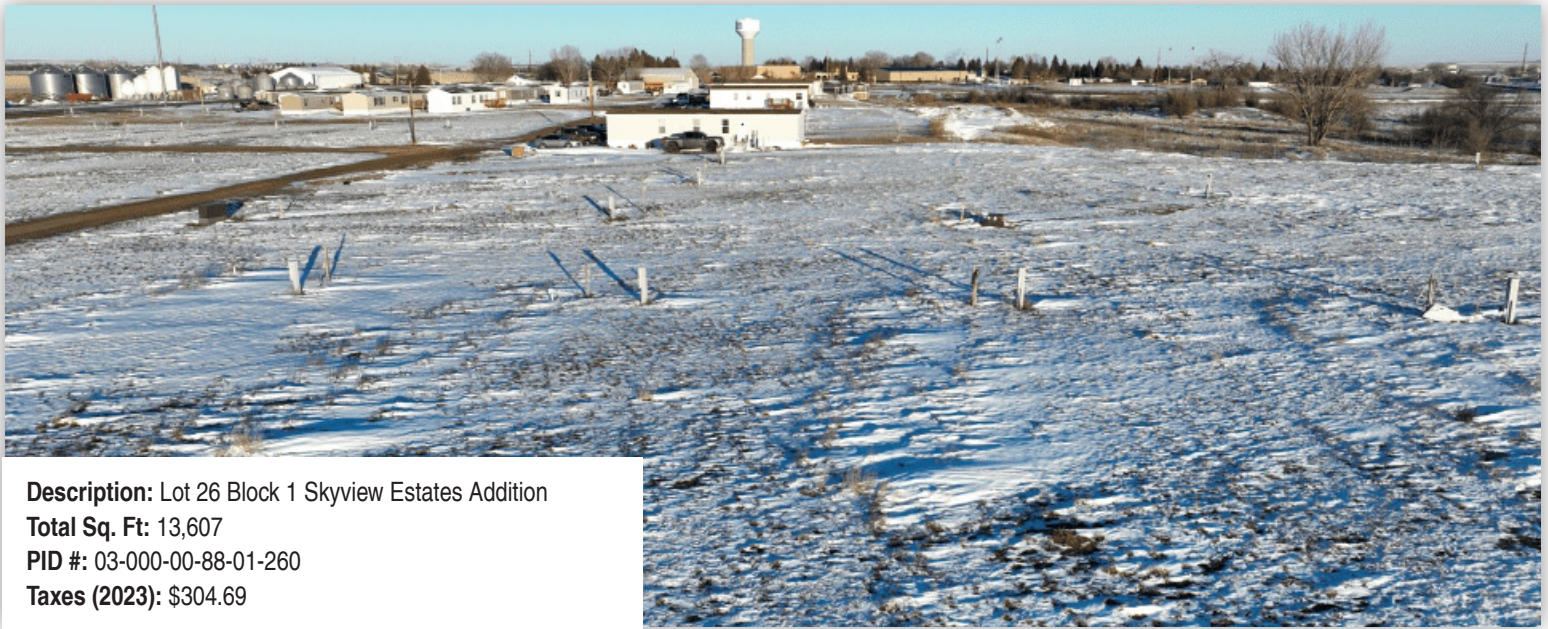
Consolidated tax **132.18 305.19 294.41**

Net effective tax rate **0.85% 0.86% 0.84%**

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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Description: Lot 26 Block 1 Skyview Estates Addition
Total Sq. Ft: 13,607
PID #: 03-000-00-88-01-260
Taxes (2023): \$304.69

2023 Williams County Real Estate Tax Statement

Statement No: 12688

Parcel Number
03-000-00-88-01-260

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

2023 TAX BREAKDOWN

Net consolidated tax	304.69
Plus: Special Assessments	0.00
Total tax due	304.69
Less: 5% discount, if paid by February 15, 2024	-15.23
Amount due by February 15, 2024	289.46

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Legal Description
 LOT:26 BLK:1
 L 26 B 1
 SKYVIEW ESTATES ADDITION

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	69.76	162.94	161.19

Or pay in two installments (with no discount)	
Payment 1: Pay by March 1, 2024	152.35
Payment 2: Pay by October 15, 2024	152.34

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	15,920	36,930	36,192
Taxable Value	796	1,847	1,809
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	796	1,847	1,809
Total mill levy	170.330	171.070	168.430

Taxes By District (in dollars):			
County	26.80	61.84	57.64
Tioga City	33.30	65.40	63.36
Tioga Park District #3	24.24	52.82	57.16
Tioga SD #15	49.08	130.77	118.85
Soil Conservation District	0.56	1.44	4.08
Garrison Diversion	0.80	1.86	1.80
State	0.80	1.84	1.80

Consolidated tax	135.58	315.97	304.69
Net effective tax rate	0.85%	0.86%	0.84%

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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Description: Lot 27 Block 1 Skyview Estates Addition
Total Sq. Ft: 13,050
PID #: 03-000-00-88-01-270
Taxes (2023): \$294.41

2023 Williams County Real Estate Tax Statement

Statement No: 12689

Parcel Number
03-000-00-88-01-270

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
LOT:27 BLK:1
L 27 B 1
SKYVIEW ESTATES ADDITION

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	68.00	157.39	155.75

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	15,520	35,670	34,957
Taxable Value	776	1,784	1,748
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value	776	1,784	1,748
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Total mill levy	170.330	171.070	168.430
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Taxes By District (in dollars):			
County	26.14	59.75	55.69
Tioga City	32.46	63.16	61.20
Tioga Park District #3	23.62	51.02	55.24
Tioga SD #15	47.86	126.30	114.86
Soil Conservation District	0.54	1.40	3.94
Garrison Diversion	0.78	1.78	1.74
State	0.78	1.78	1.74

Consolidated tax	132.18	305.19	294.41
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Net effective tax rate	0.85%	0.86%	0.84%
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2023 TAX BREAKDOWN

Net consolidated tax	294.41
Plus: Special Assessments	0.00
Total tax due	294.41
Less: 5% discount, if paid by February 15, 2024	-14.72
Amount due by February 15, 2024	279.69

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	147.21
Payment 2: Pay by October 15, 2024	147.20

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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Website: www.williamsnd.com



Description: Lot 28 Block 1 Skyview Estates Addition
Total Sq. Ft: 18,398
PID #: 03-000-00-88-01-280
Taxes (2023): \$393.78

2023 Williams County Real Estate Tax Statement

Statement No: 12690

Parcel Number
03-000-00-88-01-280

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

2023 TAX BREAKDOWN

Net consolidated tax	393.78
Plus: Special Assessments	0.00
Total tax due	393.78
Less: 5% discount, if paid by February 15, 2024	-19.69

Amount due by February 15, 2024 374.09

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2024	196.89
Payment 2: Pay by October 15, 2024	196.89

Legal Description

LOT:28 BLK:1
L 28 B 1
SKYVIEW ESTATES ADDITION

Legislative tax relief

(3-year comparison)	2021	2022	2023
Legislative tax relief	81.15	210.50	208.32

Tax distribution (3-year comparison):

	2021	2022	2023
True and Full Value	18,520	47,710	46,756
Taxable Value	926	2,386	2,338
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0

Net Taxable Value	926	2,386	2,338
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Total mill levy	170.330	171.070	168.430
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Taxes By District (in dollars):

	2021	2022	2023
County	31.17	79.91	74.46
Tioga City	38.76	84.48	81.88
Tioga Park District #3	28.20	68.24	73.88
Tioga SD #15	57.10	168.92	153.62
Soil Conservation District	0.66	1.86	5.26
Garrison Diversion	0.92	2.38	2.34
State	0.92	2.38	2.34

Consolidated tax	157.73	408.17	393.78
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Net effective tax rate	0.85%	0.86%	0.84%
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Penalty on 1st Installment & Specials:

March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%

Penalty on 2nd Installment:

October 16, 2024	6%
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Website: www.williamsnd.com



Description: Lot 29 Block 1 Skyview Estates Addition
Total Sq. Ft: 16,315
PID #: 03-000-00-88-01-290
Taxes (2023): \$355.05

2023 Williams County Real Estate Tax Statement

Statement No: 12691

Parcel Number
03-000-00-88-01-290

Jurisdiction
Tioga City

Owner
BLUSKY DEVELOPMENT LLC

Physical Location

Legal Description
 LOT:29 BLK:1
 L 29 B 1
 SKYVIEW ESTATES ADDITION

Legislative tax relief (3-year comparison)	2021	2022	2023
Legislative tax relief	76.33	189.86	187.82

Tax distribution (3-year comparison):	2021	2022	2023
True and Full Value	17,420	43,020	42,160
Taxable Value	871	2,152	2,108
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	871	2,152	2,108
Total mill levy	170.330	171.070	168.430

Taxes By District (in dollars):			
County	29.30	72.06	67.18
Tioga City	36.46	76.20	73.82
Tioga Park District #3	26.52	61.54	66.62
Tioga SD #15	53.70	152.36	138.49
Soil Conservation District	0.62	1.68	4.74
Garrison Diversion	0.88	2.14	2.10
State	0.88	2.16	2.10

Consolidated tax	148.36	368.14	355.05
Net effective tax rate	0.85%	0.86%	0.84%

2023 TAX BREAKDOWN

Net consolidated tax	355.05
Plus: Special Assessments	0.00
Total tax due	355.05
Less: 5% discount, if paid by February 15, 2024	-17.75
Amount due by February 15, 2024	337.30

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

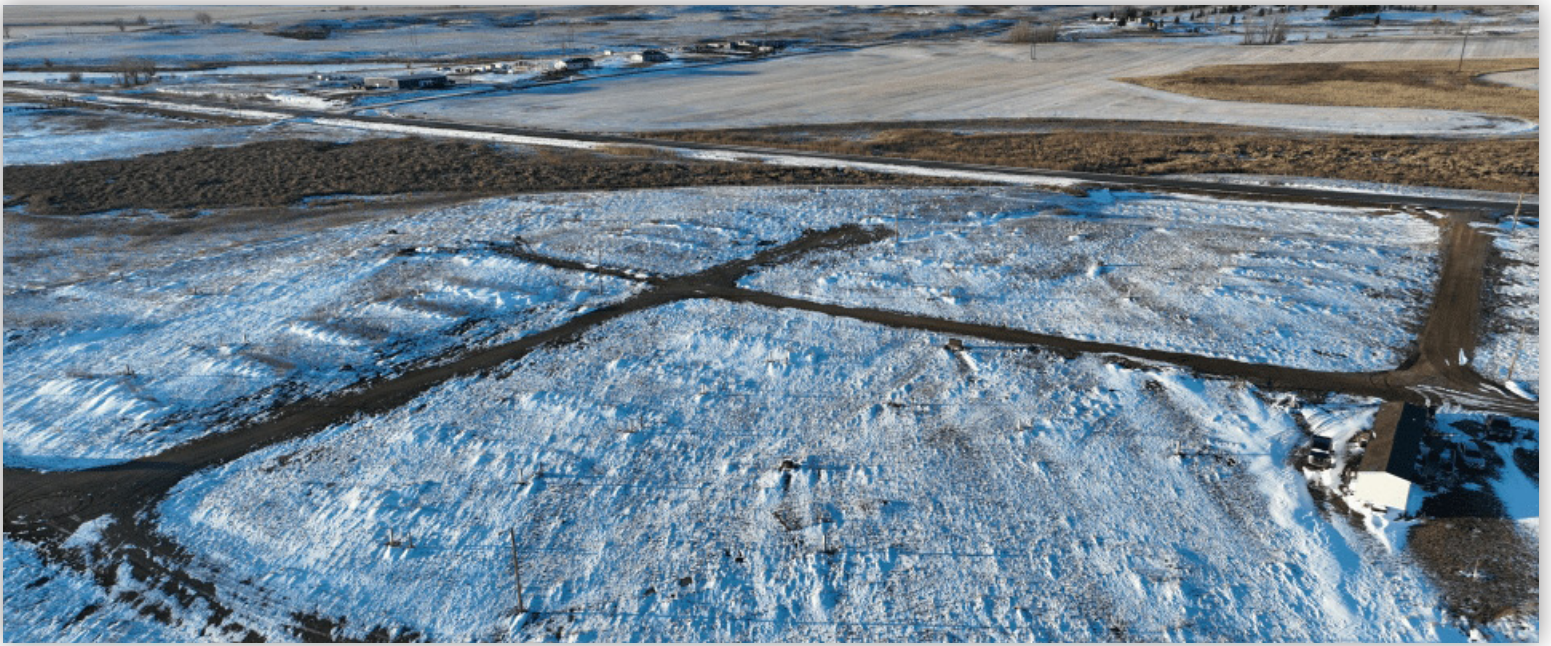
Payment 1: Pay by March 1, 2024	177.53
Payment 2: Pay by October 15, 2024	177.52

Penalty on 1st Installment & Specials:	
March 2, 2024	3%
May 1, 2024	6%
July 1, 2024	9%
October 15, 2024	12%
Penalty on 2nd Installment:	
October 16, 2024	6%

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 Williston, ND 58802

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 Email: treasurer@co.williams.nd.us
 Website: www.williamsnd.com





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: _____

Steffes Group, Inc.

Seller's Printed Name & Address:



TIOGA
NORTH DAKOTA

SteffesGroup.com | 701.237.9173 | 14083 51st St. NW, Williston, ND 58801