



TRAILL COUNTY, ND

LAND AUCTION

Opens: Tuesday, February 6 | 8AM

Closes: Tuesday, February 13 | 10AM^{CST 2024}

**TIMED
ONLINE**



Land Located: T1: from Clifford, north 6 miles on Co. Hwy. 16/147th Ave. SE

T2: from Clifford, south 1-1/2 miles on Co. Hwy. 16/147th Ave. SE, east 1 mile on 6th St. SE to the SW corner of T2.

Auctioneer's Note: This auction includes two quarters of farmland. Tract one is located south of Portland and north of Clifford along the highway. Tract 2 is located a couple miles southeast of Clifford. Both tracts are free of any US Fish and Wildlife easements, leaving room for future drainage improvement projects. Moreover, you can farm or rent either tract out to the farmer of your choice this year. This is a great opportunity to add acres to your operation!

318± Acres



Tammy Volla, Owner

Contact Max Steffes at Steffes Group, 701.237.9173 or 701.212.2849, or visit SteffesGroup.com.

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND | 701.237.9173 | 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 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 TUESDAY, FEBRUARY 6 AND WILL END AT 10AM TUESDAY, FEBRUARY 13, 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 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 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: **Friday, March 29, 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.**

2023 Taxes: Paid by SELLER.

2024 Taxes: Paid by BUYER.

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.

CRP CONTRACTS

Seller discloses, and Buyer accepts the existing Conservation Reserve Program (CRP) contract as written. If said CRP contract is terminated or violated prior to end of the existing contract term by the Buyer or Buyer's successors, any penalties or repayments associated with early termination or violation are the sole responsibility of the Buyer or Buyer's successors.

It is hereby agreed, at the closing on the sale, all CRP payments, beginning October 1, 2023 and ending September 30, 2030, are sole property of the Buyer or Buyer's Successors.

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

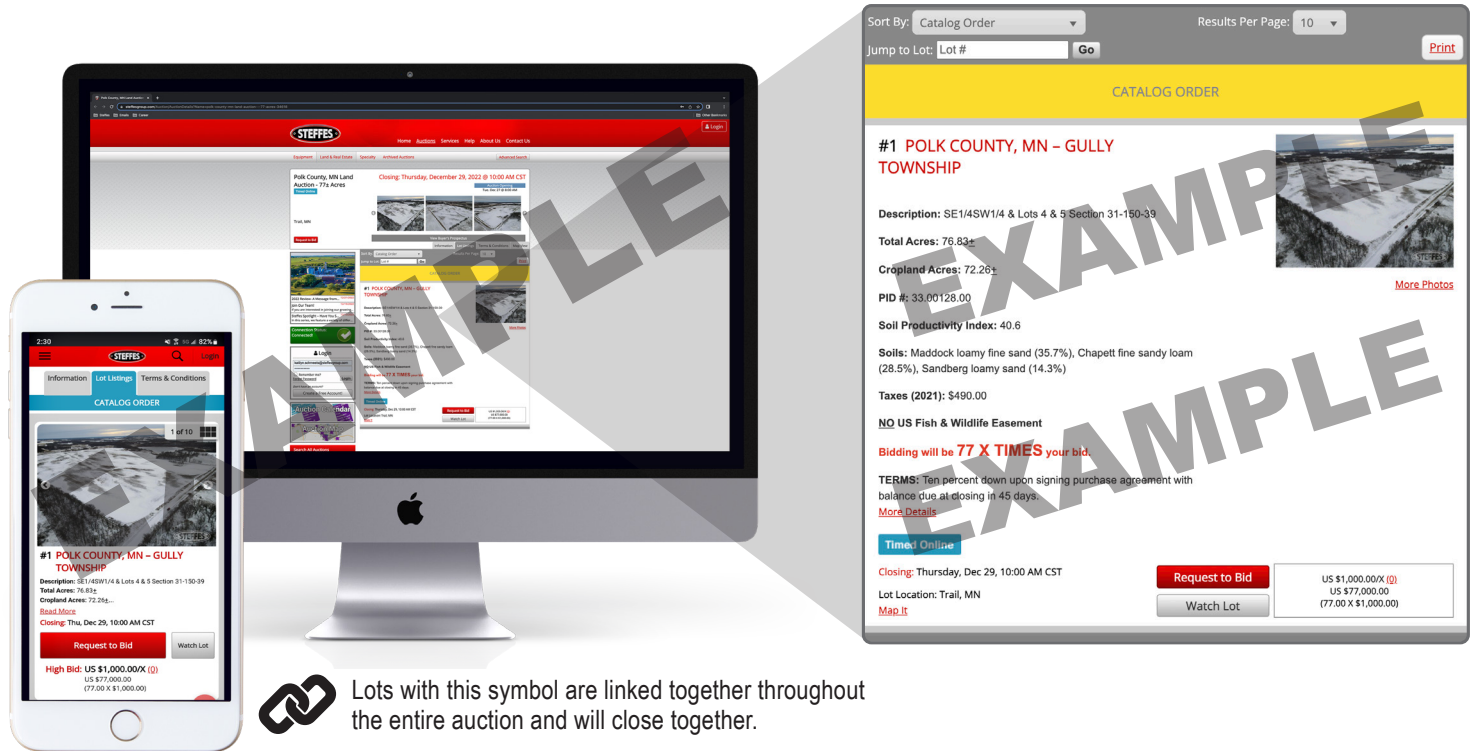
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established 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!



FEBRUARY 2024

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

TRAIL COUNTY, ND - ROSEVILLE & NORMAN TOWNSHIPS

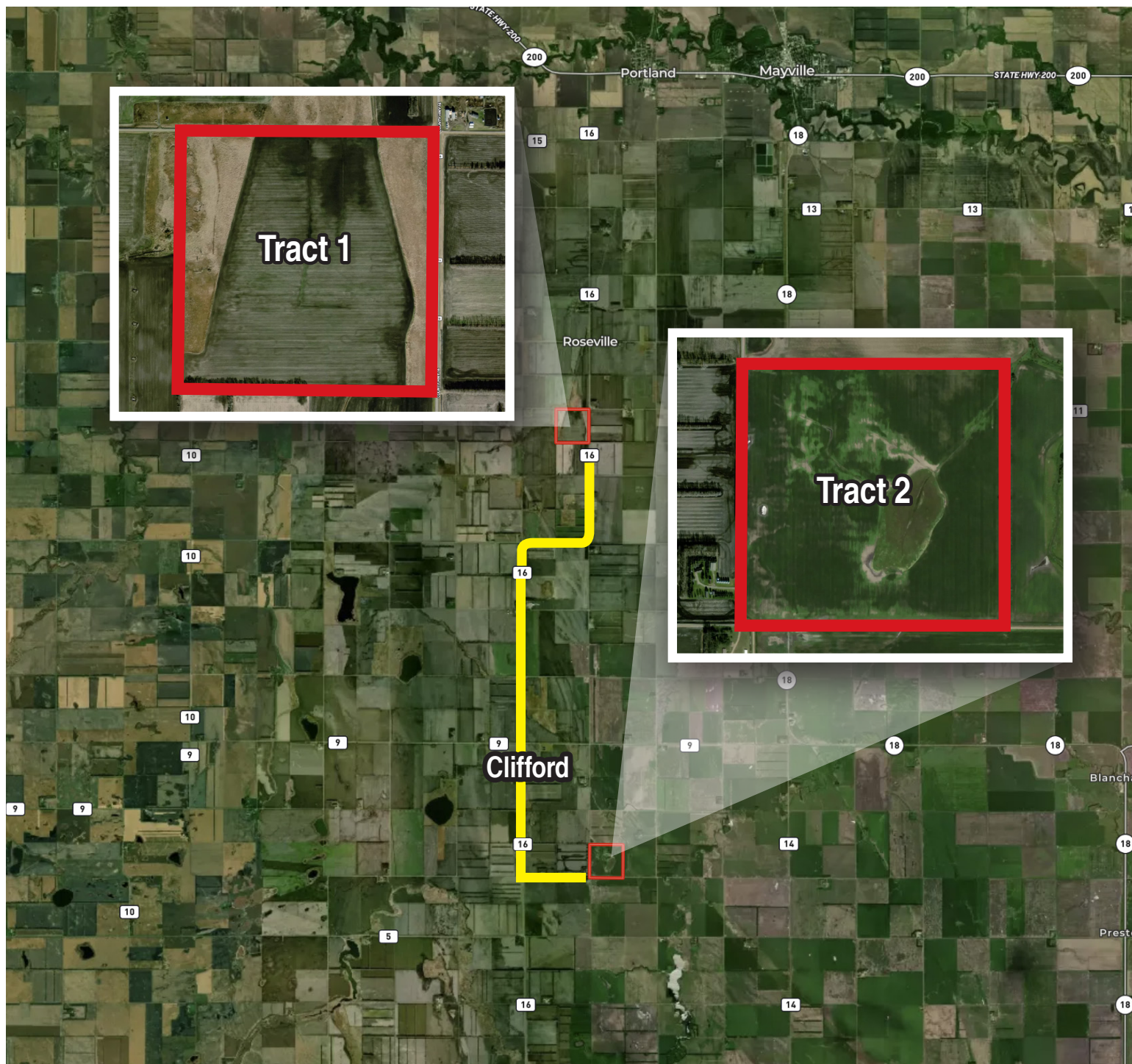
Land Located: T1: from Clifford, north 6 miles on Co. Hwy. 16/147th Ave. SE

T2: from Clifford, south 1-1/2 miles on Co. Hwy. 16/147th Ave. SE, east 1 mile on 6th St. SE to the SW corner of T2.

Description: NE1/4 Section 34-146-53 & SW1/4 Section 35-145-53

Total Acres: 317.79±

To Be Sold in 2 Tracts!

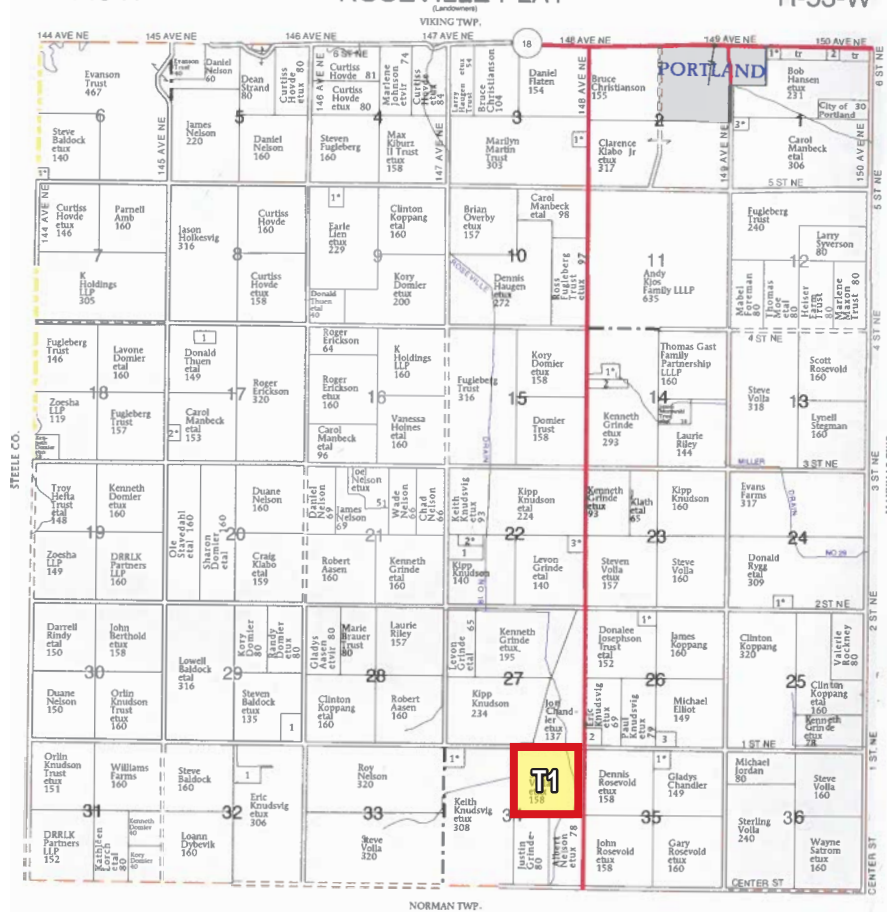


*Lines are approximate

T-146-N

ROSEVILLE PLAT

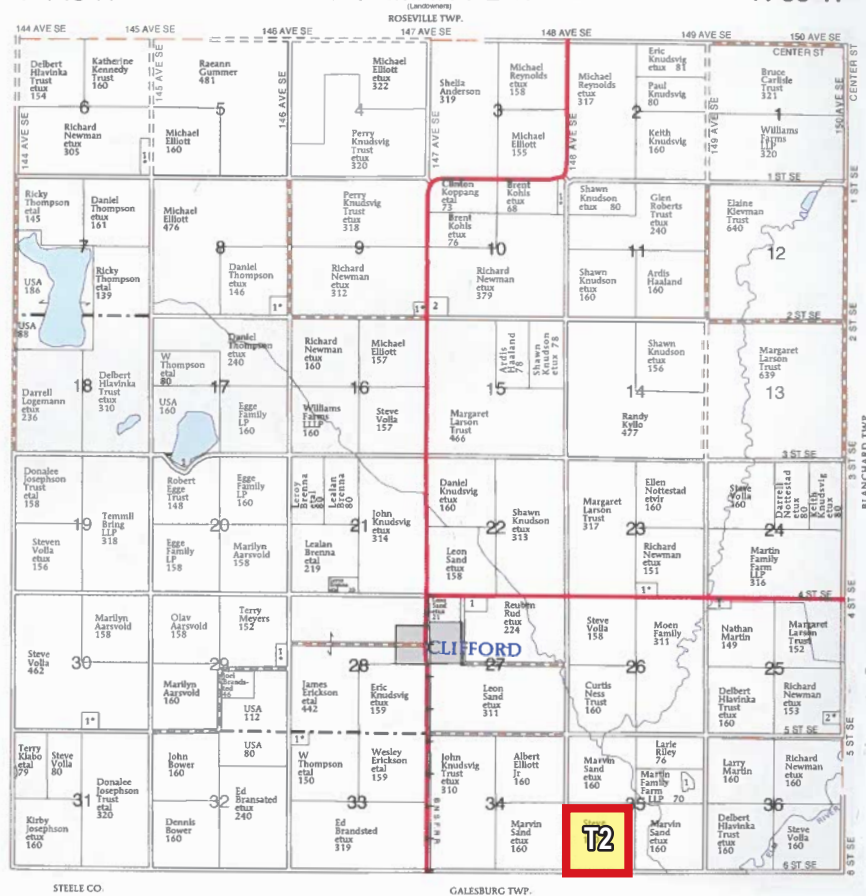
R-53-W



T-145-N

NORMAN PLAT

R-53-W



Description: NE1/4 Less Parc #24 (2.21) Section 34-146-53

Total Acres: 157.79±

Cropland Acres: 146.83±

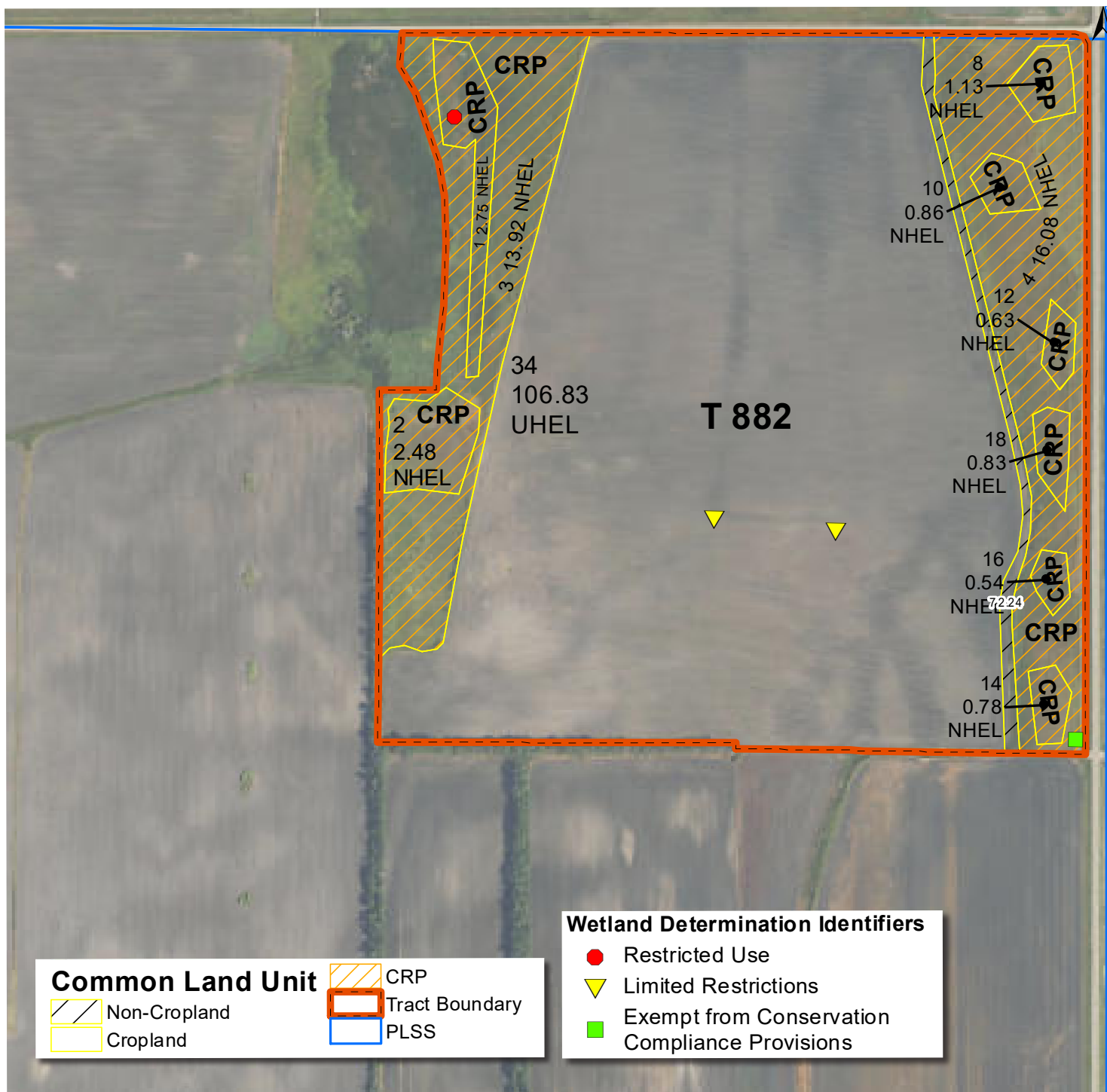
CRP Acres: 40± AC @ \$91.00/AC or \$3,640.00 Annually, Expires 09/30/2030

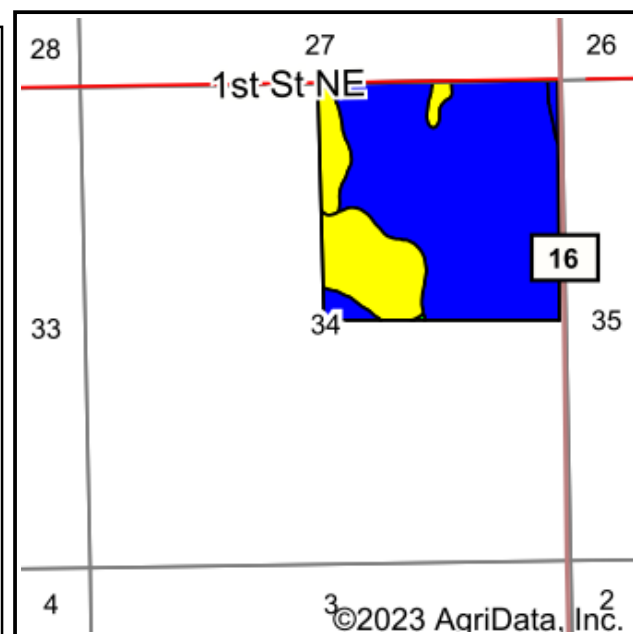
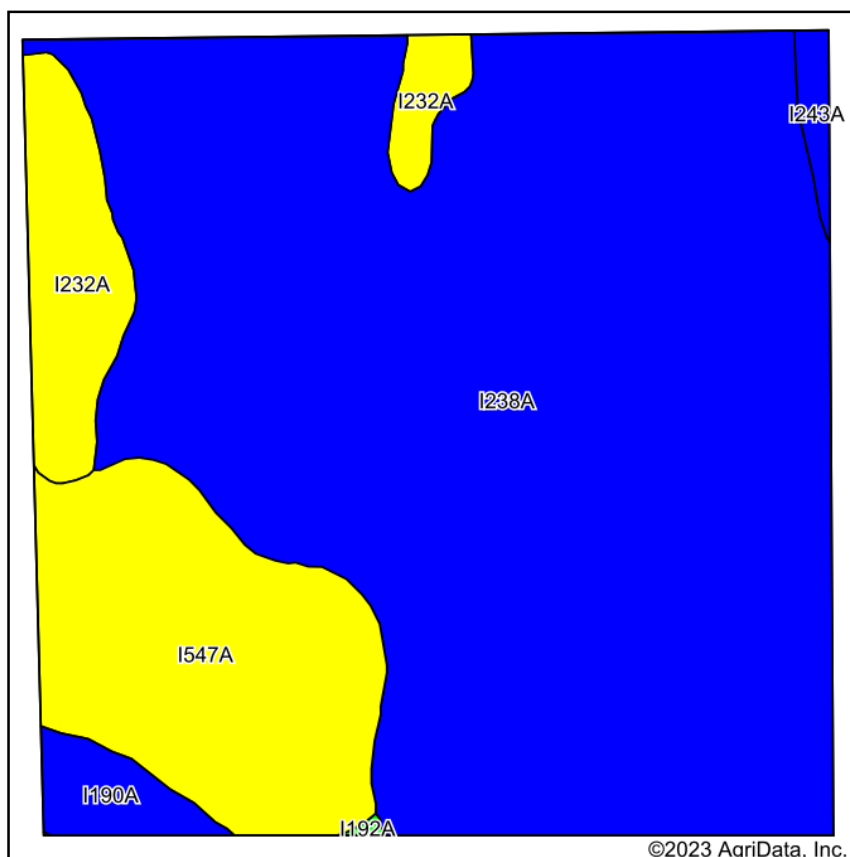
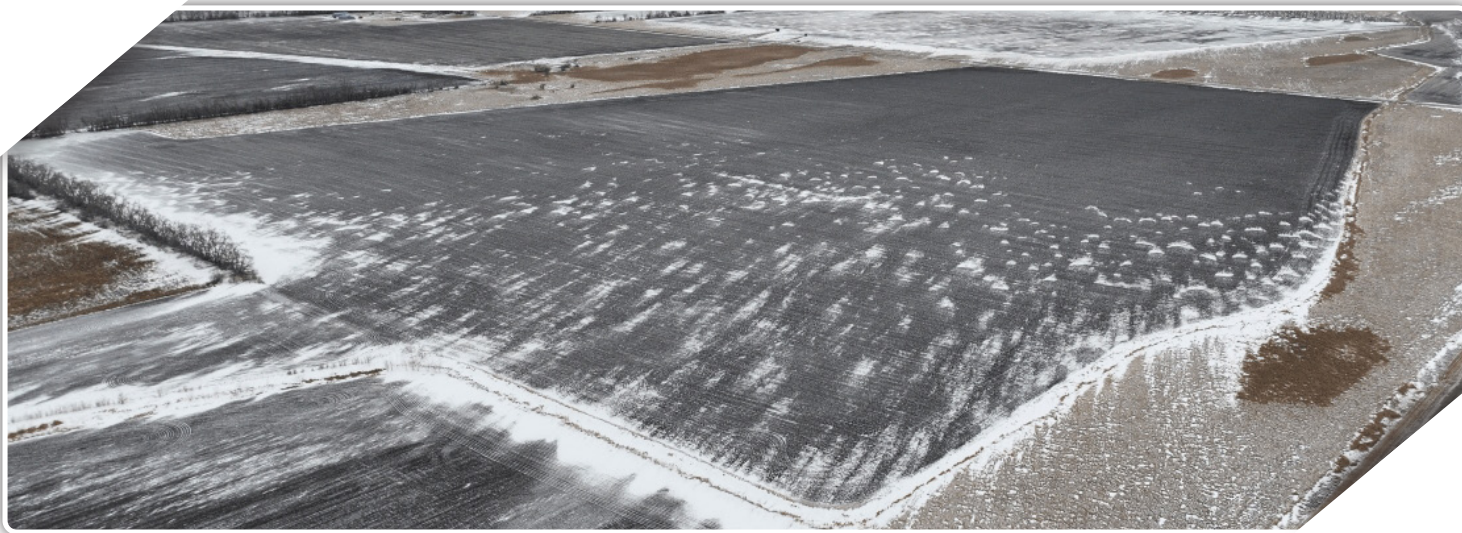
PID #: 22-0000-03669-000

Soil Productivity Index: 80.4

Soils: Fargo-Hegne silty clays (75.9%), Colvin silt loam (15%), Grano silty clay (6.4%)

Taxes (2022): \$2,717.37





Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	119.75	75.9%		IIw	84
I547A	Colvin silt loam, 0 to 1 percent slopes	23.59	15.0%		IIw	69
I232A	Grano silty clay, 0 to 1 percent slopes	10.10	6.4%		IIIw	61
I190A	Bohnsack loam, 0 to 2 percent slopes	3.04	1.9%		Ile	88
I243A	Doran clay loam, 0 to 2 percent slopes	1.20	0.8%		Ilc	89
I192A	Bearden silt loam, silty substratum, 0 to 2 percent slopes	0.11	0.1%		Ile	92
Weighted Average					2.06	80.4

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

Tract Number : 882
Description : NE(34)146 53
FSA Physical Location : NORTH DAKOTA/TRAILL
ANSI Physical Location : NORTH DAKOTA/TRAILL
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 : STEVEN W VOLLA ESTATE
Other Producers : STEVE WESLEY VOLLA
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
149.07	146.83	146.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	106.83	0.00	40.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	21.61	3.82	34
Oats	4.58	0.82	67
Soybeans	80.64	14.27	23
TOTAL	106.83	18.91	



2022 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number Jurisdiction
22-0000-03669-000 ROSEVILLE TWP

Statement No: 5,539

Physical Location

Lot: Blk: Sec: 34 Twp: 146 Rng: 53
 Addition: Acres: 157.79

Statement Name
VOLLA, STEVEN W & TAMMY A

Legal Description

NE1/4 LESS PARC #24(2.21) 34-146-53 A-157.79

2022 TAX BREAKDOWN

Net consolidated tax 2,086.21
 Plus: Special assessments 631.16
 Total tax due 2,717.37
 Less: 5% discount,
 if paid by Feb.15,2023 104.31

Amount due by Feb,15,2023 2,613.06

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 1,674.27
 Payment 2: Pay by Oct.15th 1,043.10

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	1,259.02	1,285.15	1,279.42

Tax distribution

(3-year comparison):

	2020	2021	2022
True and full value	179,680	185,300	181,260
Taxable value	8,984	9,265	9,063
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,984	9,265	9,063

	2020	2021	2022
Total mill levy	225.10	235.19	230.19

Taxes By District (in dollars):

	2020	2021	2022
COUNTY	989.51	1,102.62	1,035.09
ROSEVILLE TOWNSHIP	222.08	240.33	235.46
MPCG SCHOOL	756.81	780.49	761.29
PORTLAND FIRE	44.92	46.33	45.31
STATE	8.98	9.27	9.06

	2020	2021	2022
Consolidated tax	2,022.30	2,179.04	2,086.21

	2020	2021	2022
Net effective tax rate>	1.13%	1.17%	1.15%

Special assessments:

SPC#	AMOUNT	DESCRIPTION
019.00	631.16	DRAIN #19
063.00		SNAGGING
077.00		DRAINS

ESCROW COMPANY NAME:

NOTE:

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

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation <div style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</div>		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">38 097</div>		2. SIGN-UP NUMBER <div style="text-align: center;">53</div>	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) TRAILL COUNTY FARM SERVICE AGENCY PO BOX 250 HILLSBORO, ND58045-0250		3. CONTRACT NUMBER <div style="text-align: center;">11244A</div>		4. ACRES FOR ENROLLMENT <div style="text-align: center;">40.00</div>	
		6. TRACT NUMBER <div style="text-align: center;">882</div>		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">10-01-2020 09-30-2030</div>	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (701) 436-5101		8. SIGNUP TYPE: FWP			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>					
9A. Rental Rate Per Acre \$ 91.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 3,640.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		882	0001	CP27	2.75
(Item 9C is applicable only when the first year payment is prorated.)		882	0002	CP27	2.48
		882	0003	CP28	13.92
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">100.00 %</div>	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY <div style="text-align: center;">PR</div>	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 			B. DATE <div style="text-align: center;">9-20-23</div>
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p>					
<p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>					

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 532-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Description: SW1/4 Section 35-145-53

Total Acres: 160±

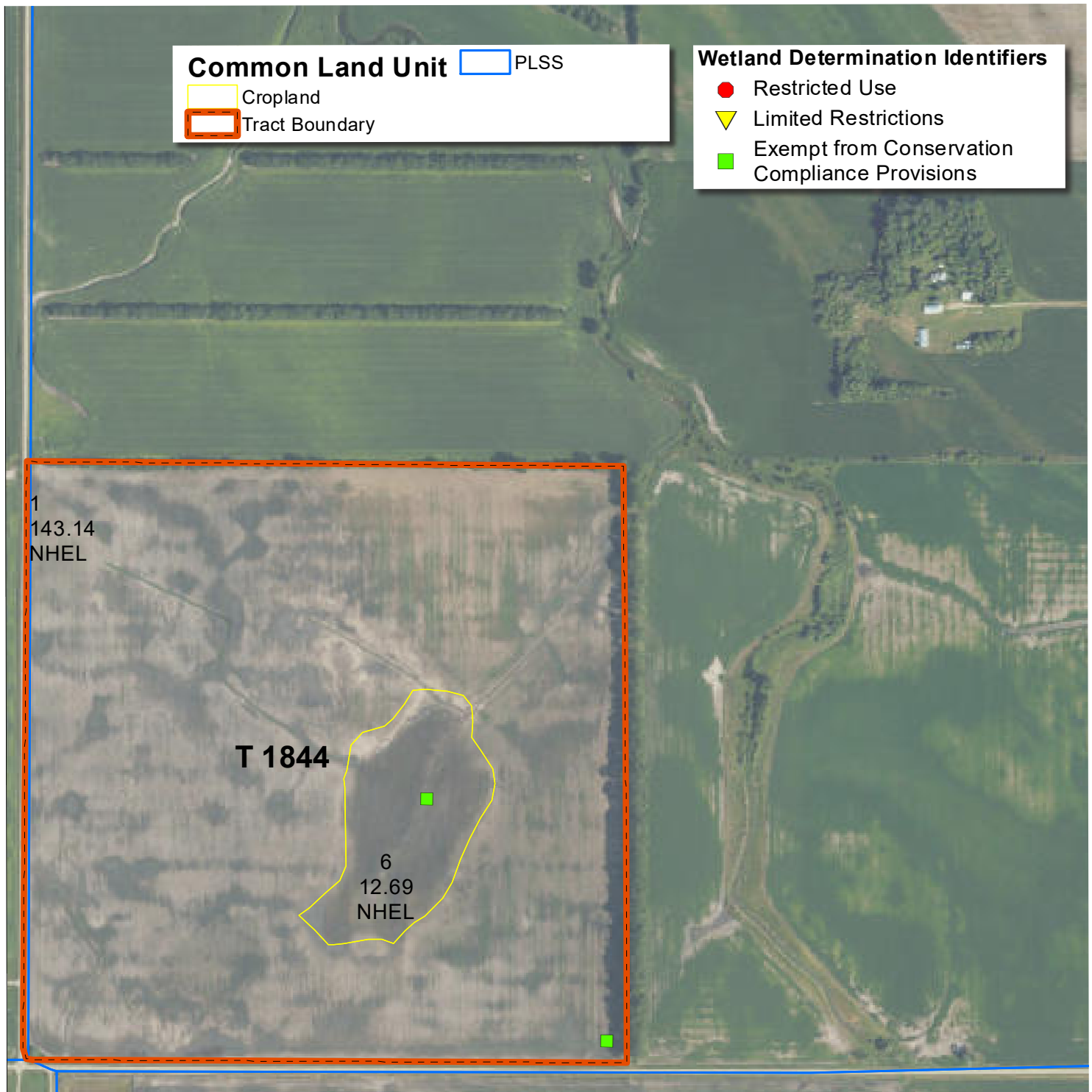
Cropland Acres: 155.83±

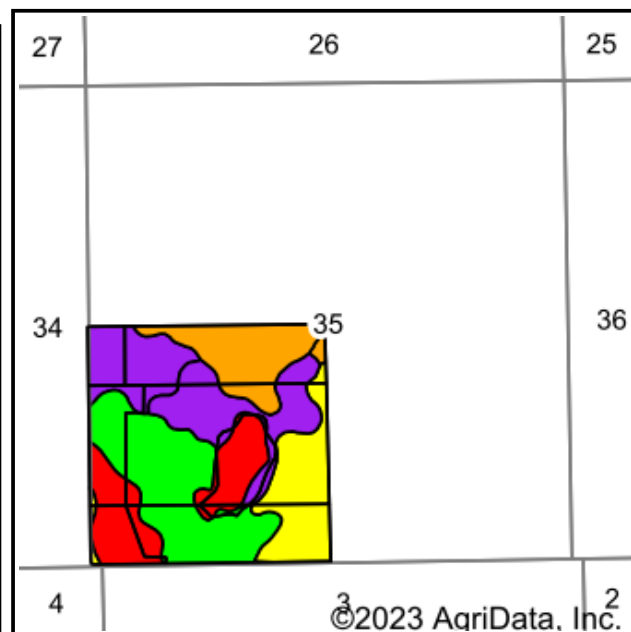
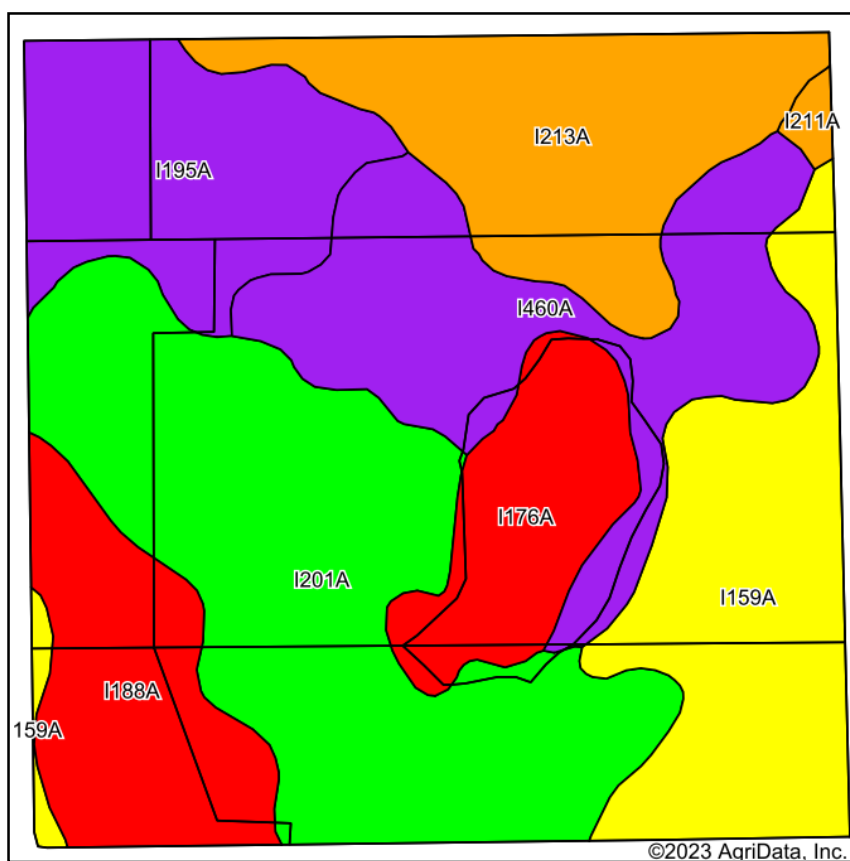
PID #: 20-0000-03293-000

Soil Productivity Index: 66.3

Soils: Glyndon silt loam (26.9%), Wyndmere-Tiffany fine sandy loam (15.5%), Nahon silt loam (15.2%)

Taxes (2022): \$1,776.35





Soils data provided by USDA and NRCS.

Area Symbol: ND097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I201A	Glyndon silt loam, 0 to 2 percent slopes	41.95	26.9%		Ile	92
I159A	Wyndmere-Tiffany fine sandy loams, 0 to 2 percent slopes	24.12	15.5%		IIIe	70
I460A	Nahon silt loam, 0 to 1 percent slopes	23.66	15.2%		IVs	55
I213A	Embsen fine sandy loam, 0 to 2 percent slopes	21.41	13.7%		IIIe	74
I195A	Bearden silt loam, moderately saline, 0 to 2 percent slopes	17.79	11.4%		IIIs	53
I188A	Borup silt loam, moderately saline, 0 to 1 percent slopes	14.69	9.4%		IIIs	42
I176A	Ojata silty clay loam, 0 to 1 percent slopes	11.42	7.3%		VIIs	25
I211A	Wyndmere loam, 0 to 2 percent slopes	0.79	0.5%		Ile	76
Weighted Average					3.10	66.3

Tract Number : 1844
Description : SW(35)145 53
FSA Physical Location : NORTH DAKOTA/TRAILL
ANSI Physical Location : NORTH DAKOTA/TRAILL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : STEVEN W VOLLA ESTATE
Other Producers
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.83	155.83	155.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	155.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	30.67	0.00	54
Corn	1.79	0.00	126
Soybeans	79.26	0.00	30
TOTAL	111.72	0.00	



2022 TRAILL COUNTY REAL ESTATE TAX STATEMENT

Parcel Number Jurisdiction
20-0000-03293-000 NORMAN TWP

Statement No: 4,978

Physical Location

Lot: Blk: Sec: 35 Twp: 145 Rng: 53
 Addition: Acres: 160.00

Statement Name
VOLLA, STEVE

ription

SW1,

2022 TAX BREAKDOWN

Net consolidated tax 1,776.35
 Plus: Special assessments
 Total tax due 1,776.35
 Less: 5% discount,
 if paid by Feb.15,2023 88.82

Amount due by Feb,15,2023 1,687.53

Or pay in 2 installments (with no discount)
 Payment 1: Pay by Mar.1st 888.18
 Payment 2: Pay by Oct.15th 888.17

Legislative tax relief
 (3-year comparison):

	2020	2021	2022
Legislative tax relief	1,040.96	1,030.20	1,043.95
Tax distribution			
(3-year comparison):	2020	2021	2022
True and full value	148,550	148,530	147,890
Taxable value	7,428	7,427	7,395
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	7,428	7,427	7,395
Total mill levy	230.97	245.25	240.21

Special assessments:
 SPC# AMOUNT DESCRIPTION
 001.00 ELM RIVER
 063.00 SNAGGING
 073.00 DRAIN #73

Taxes By District (in dollars):

	2020	2021	2022
COUNTY	818.12	883.89	844.59
NORMAN TOWNSHIP	227.22	267.37	266.22
MPCG SCHOOL	625.74	625.65	621.18
PORTLAND FIRE	37.14	37.13	36.97
STATE	7.43	7.43	7.39

ESCROW COMPANY NAME:

NOTE:

Consolidated tax 1,715.65 1,821.47 1,776.35

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

Net effective tax rate> 1.15% 1.22% 1.20%

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 receipted 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:



TRAILL COUNTY
NORTH DAKOTA

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