

Steele County

NORTH DAKOTA LAND AUCTION



• 10± miles South of Finley • 45± miles Southwest of
Grand Forks • 50± miles Northwest of Fargo

480±
acres
in 3 Tracts

UPDATED

INFORMATION BOOKLET

- Productive Soils • Grassland
- 100± Cropland Acres per FSA
- Investment Potential

THURSDAY, SEPTEMBER 19 • 10AM

Auction held at the Hope American Legion, 204 Steele Ave, Hope, ND 58046



With:



800-451-2709 | schraderauction.com

701-237-9173 | steffesgroup.com

Online Bidding Available | 3% Buyer's Premium

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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SELLER: RED RIVER TRUST

Auction Companies: Schrader Real Estate and Auction Company, Inc. and The Steffes Group



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

with



STEFFES GROUP
701-237-9173
steffesgroup.com

Auctioneer: Rex D. Schrader II - ND1005,
Scott Steffes - ND81

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **AERIAL TRACT MAP**
- **SOIL MAPS, TOPOGRAPHY MAP**
- **FSA INFORMATION & MAP**
- **TAX INFORMATION**
- **TITLE COMMITMENT**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 19, 2019

480 ACRES – STEELE COUNTY, NORTH DAKOTA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, September 12,
2019.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
480± Acres • Steele County, North Dakota
Thursday, September 19, 2019

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, September 19, 2019 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 12, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

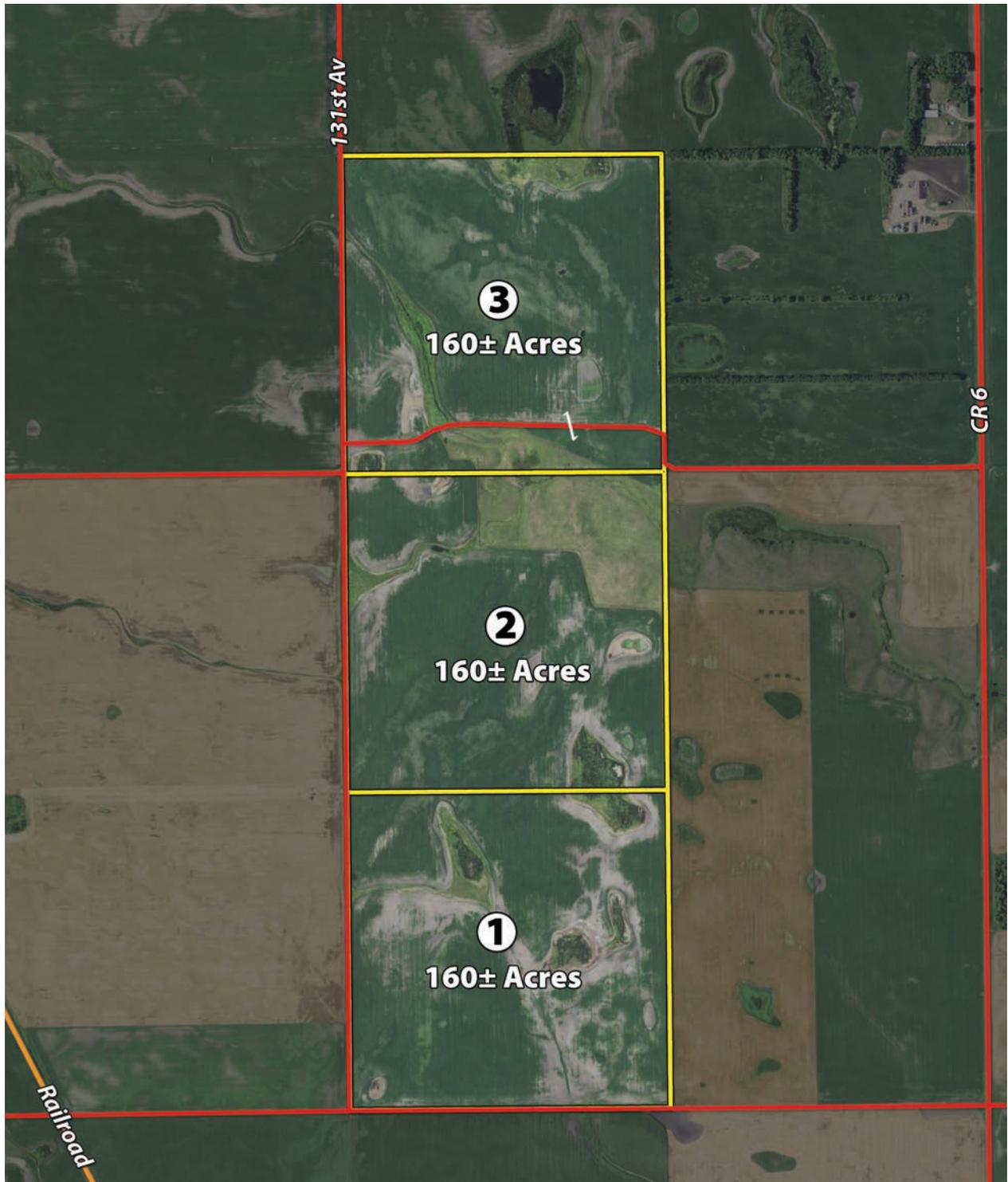
AERIAL MAPS

TRACT DESCRIPTIONS:

TRACT 1: 160± ACRES mostly all tillable, with approximately 157 acres tillable. Mostly Hamerly-Tonka and Harmerly-Wyard soils. SEC 13-145-056 SW/4. 2018 taxes of \$1,502.65

TRACT 2: 160± ACRES with approximately 127 acres tillable and balance in Grassland. Mostly BinfordCoe and BarnesBuse soils. SEC 13-145-056 NW/4. 2018 taxes: \$1,222.34

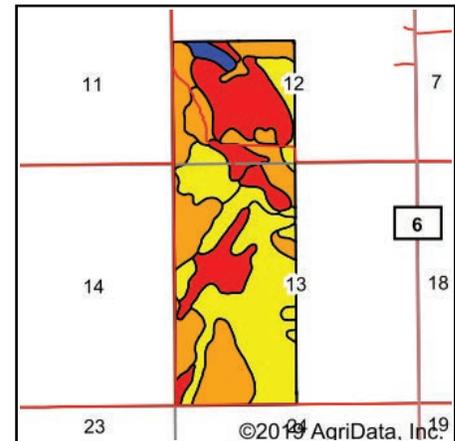
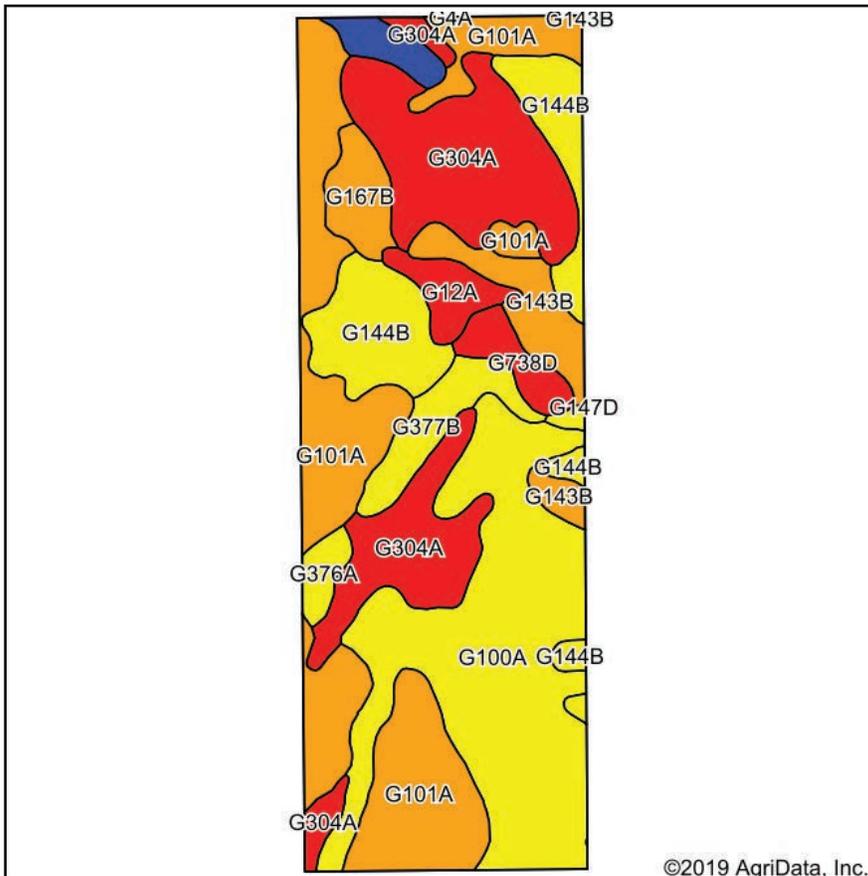
TRACT 3: 160± ACRES mostly tillable, with approximately 146 acres tillable. Mostly Binford-Coe and BarnesBuse soils. SEC 12-145-056 SW/4 2018 taxes: \$1,064.66





SOIL INFORMATION

SURETY SOILS MAP



State: **North Dakota**
 County: **Steele**
 Location: **13-145N-56W**
 Township: **Melrose**
 Acres: **480**
 Date: **8/16/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com

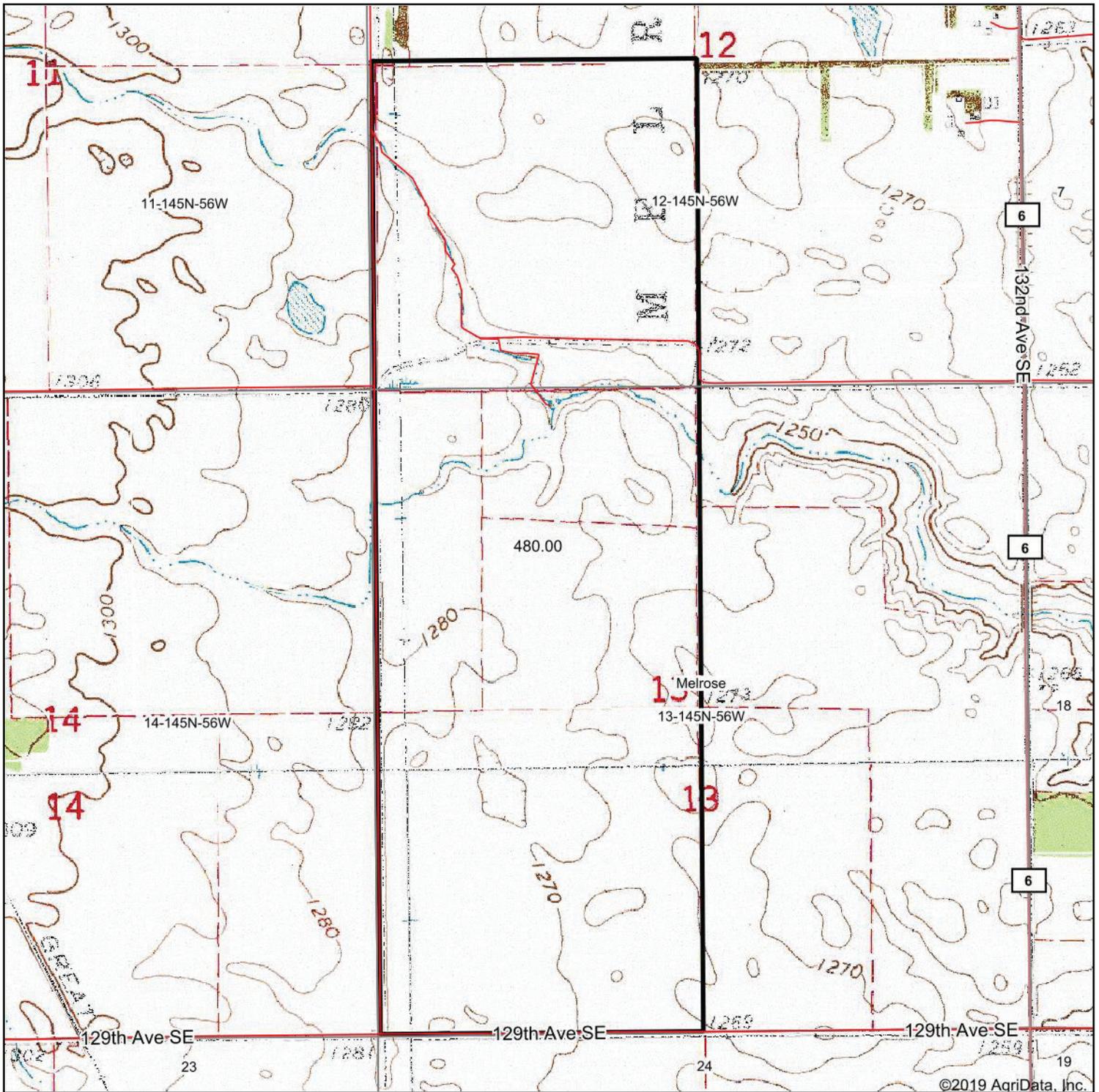


Soils data provided by USDA and NRCS.

Area Symbol: ND091. Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	125.54	26.2%		IIIe	64	58	26	28	58	
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	116.15	24.2%		Ile	77	58	37	31	58	
G304A	Binford-Coe complex, 0 to 2 percent slopes	97.88	20.4%		IVe	40	22	14	18	22	
G144B	Barnes-Buse loams, 3 to 6 percent slopes	51.47	10.7%		Ile	69	58	39	36	58	
G143B	Barnes-Svea loams, 3 to 6 percent slopes	22.61	4.7%		Ile	75	62	41	41	62	
G377B	Emden-Egeland fine sandy loams, 2 to 6 percent slopes	17.47	3.6%		IIIe	63	41	25	30	41	
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	13.25	2.8%		IIIe	73	62	41	34	62	
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	11.19	2.3%		IVw	31	25	3	14	18	
G738D	Dickey-Buse-Emden complex, 6 to 15 percent slopes	10.21	2.1%		VIe	38	37	21	27	37	
G143A	Barnes-Svea loams, 0 to 3 percent slopes	8.14	1.7%		IIc	85	63	42	41	63	
G376A	Emden fine sandy loam, 0 to 2 percent slopes	6.09	1.3%		IIIe	69	44	26	31	44	
Weighted Average						62.6	*n 49	*n 28.3	*n 28.3	*n 48.9	

*n: The aggregation method is "Weighted Average using major components"
 Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



©2019 AgriData, Inc.

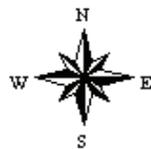


map center: 47° 22' 47.4, -97° 44' 43.95



13-145N-56W
Steele County
North Dakota

Maps Provided By:



8/16/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

FSA INFORMATION & MAPS

FSA INFORMATION

FARM: 3604

North Dakota

U.S. Department of Agriculture

Prepared: 4/23/18 9:52 AM

Steele

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	Comb of Farm 3599 and 3602	2008 38091 10

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
473.91	430.16	430.16	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	430.16	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO WHEAT, CORN , SOYBN	PLC NONE	PLC-Default NONE
----------------	-------------------------------	-------------	---------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	70.91		55	0.0
CORN	68.44		117	0.0
SOYBEANS	223.75		26	0.0
Total Base Acres:	363.1			

Tract Number: 3170 Description: W2(13) 145-56

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
327.46	290.23	290.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	290.23	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	47.84		55	0.0
CORN	46.18		117	0.0
SOYBEANS	150.96		26	0.0
Total Base Acres:	244.98			

Owners: RED RIVER TRUST

Other Producers:

FSA INFORMATION

North Dakota
 Steele
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 3604
 Prepared: 4/23/18 9:52 AM
 Crop Year: 2018
 Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 3172 Description: SW(12) 145-56
 BIA Range Unit Number:
 HEL Status: HEL Determinations not complete
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
146.45	139.93	139.93	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	139.93	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	23.07		55	0.0
CORN	22.26		117	0.0
SOYBEANS	72.79		26	0.0
Total Base Acres:	118.12			

Owners: RED RIVER TRUST
 Other Producers:

FSA INFORMATION MAP

wagner farm

Farm 3604

S12 T145N R56W
2018 Program Year
 Map Created March 28, 2018



Unless Otherwise Noted:

- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Oats = Spring for Grain
- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

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



United States Department of Agriculture
Steele County, North Dakota

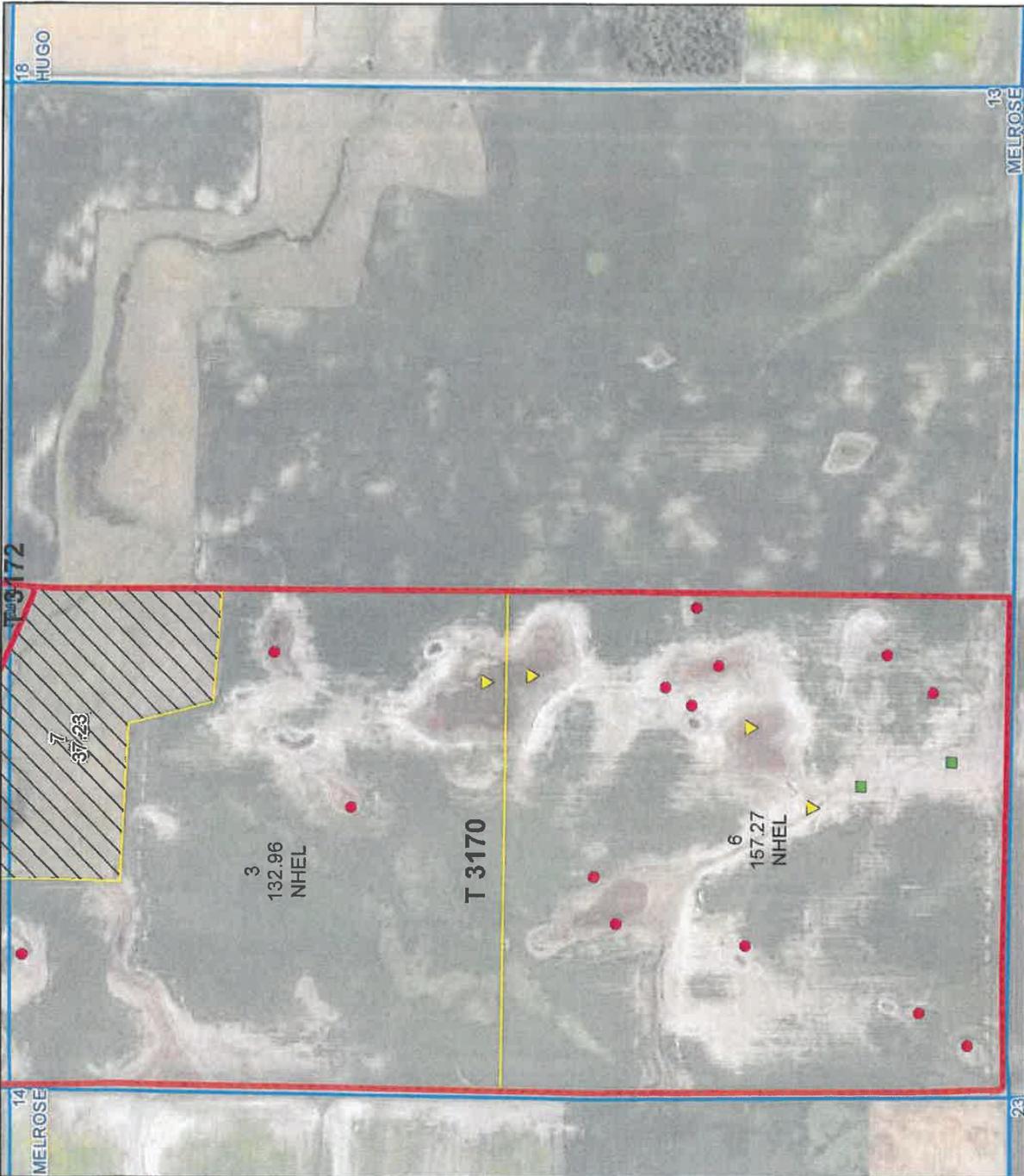


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2017.

FSA INFORMATION MAP



Steele County, North Dakota



Farm 3604

S13 T145N R56W

2018 Program Year

Map Created March 28, 2018



Unless Otherwise Noted:

- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Oats = Spring for Grain
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Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). The imagery displayed on this map was collected in calendar year 2017.



TAX INFORMATION

TAX INFORMATION

2018 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
15-0000-02952-000

Jurisdiction
MELROSE TOWNSHIP

Statement No: 2,962

2018 TAX BREAKDOWN

Physical Location

Lot: Blk: Sec: 13 Twp: 145 Rng: 56
Addition: Acres: 160.00

Net consolidated tax 1,286.67
Plus: Special assessments
Total tax due 1,286.67
Less: 5% discount,
if paid by Feb.15th 64.33

Statement Name
RED RIVER TRUST, LLC

Amount due by February 15 1,222.34

Legal Description

SEC 13-145-056 NW1/4

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 643.34
Payment 2: Pay by Oct.15th 643.33

Legislative tax relief
(3-year comparison):

	2016	2017	2018
--	------	------	------

Legislative tax relief	920.44	848.62	887.94
------------------------	--------	--------	--------

Special assessments:

SPC#	AMOUNT	DESCRIPTION
SC01		SNAGGING

Tax distribution

(3-year comparison):

	2016	2017	2018
--	------	------	------

True and full value	134,842	134,842	142,932
Taxable value	6,742	6,742	7,147
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	6,742	6,742	7,147

Total mill levy	175.78	180.11	180.03
-----------------	--------	--------	--------

Taxes By District (in dollars):

STATE	6.74	6.74	7.15
COUNTY	555.68	550.15	587.91
CITY/TWP	242.71	242.71	257.29
SCHOOL	354.02	388.88	407.95
FIRE	25.96	25.82	26.37

NOTE:

Consolidated tax	1,185.11	1,214.30	1,286.67
Less: 12% state-pd credit	142.21		
Net consolidated tax->	1,042.90	1,214.30	1,286.67
Net effective tax rate->	.77%	.90%	.90%

FOR ASSISTANCE, CONTACT:
STEELE COUNTY TREASURER
PO Box 257
Finley ND 58230
(701) 524-2890
Email: kdekker@nd.gov

[Detach here and mail with your payment]

2018 STEELE COUNTY REAL ESTATE TAX STATEMENT

Your canceled check is your receipt for your payment.
No receipt will be issued, unless requested.

Parcel Number: 15-0000-02952-000
Statement Number: 2,962
Acres: 160.00

Total tax due 1,286.67
Less: 5% discount 64.33

Amount due by February 15 1,222.34

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 643.34
Payment 2: Pay by Oct.15th 643.33

RED RIVER TRUST, LLC

PO BOX 158
MONTEREY, LOUISIANA 71354

MAKE CHECK PAYABLE TO:
STEELE COUNTY TREASURER
PO Box 257
Finley ND 58230
(701) 524-2890
Email: kdekker@nd.gov

TAX INFORMATION

2018 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
15-0000-02954-000

Jurisdiction
MELROSE TOWNSHIP

Statement No: 2,980

2018 TAX BREAKDOWN

Physical Location

Lot: Blk: Sec: 13 Twp: 145 Rng: 56
Addition: Acres: 160.00

Net consolidated tax 1,581.74
Plus: Special assessments
Total tax due 1,581.74
Less: 5% discount,
if paid by Feb.15th 79.09

Statement Name
RED RIVER TRUST, LLC

Amount due by February 15 **1,502.65**

Legal Description

SEC 13-145-056 SW1/4

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 790.87
Payment 2: Pay by Oct.15th 790.87

Legislative tax relief
(3-year comparison):

	2016	2017	2018
--	------	------	------

Legislative tax relief	1,131.65	1,043.34	1,091.57
------------------------	----------	----------	----------

Tax distribution

(3-year comparison):	2016	2017	2018
True and full value	165,770	165,770	175,716
Taxable value	8,289	8,289	8,786
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	8,289	8,289	8,786
Total mill levy	175.78	180.11	180.03

Taxes By District (in dollars):

STATE	8.29	8.29	8.79
COUNTY	683.18	676.38	722.73
CITY/TWP	298.41	298.40	316.30
SCHOOL	435.26	478.11	501.50
FIRE	31.91	31.75	32.42

Consolidated tax	1,457.05	1,492.93	1,581.74
Less: 12% state-pd credit	174.85		
Net consolidated tax->	1,282.20	1,492.93	1,581.74
Net effective tax rate>	.77%	.90%	.90%

Special assessments:
SPC# AMOUNT DESCRIPTION
SC01 SNAGGING

*2006 0 182
elf*

NOTE:

FOR ASSISTANCE, CONTACT:
STEELE COUNTY TREASURER
PO Box 257
Finley ND 58230
(701) 524-2890
Email: kdekker@end.gov

[Detach here and mail with your payment]

2018 STEELE COUNTY REAL ESTATE TAX STATEMENT

Your canceled check is your receipt for your payment.
No receipt will be issued, unless requested.

Parcel Number: 15-0000-02954-000
Statement Number: 2,980
Acres: 160.00

Total tax due 1,581.74
Less: 5% discount 79.09

Amount due by February 15 **1,502.65**

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 790.87
Payment 2: Pay by Oct.15th 790.87

RED RIVER TRUST, LLC

PO BOX 158
MONTEREY, LOUISIANA 71354

MAKE CHECK PAYABLE TO:
STEELE COUNTY TREASURER
PO Box 257
Finley ND 58230
(701) 524-2890
Email: kdekker@end.gov

TOTAL TAX DUE IF PAID BY FEBRUARY 15th...RED RIVER TRUST, LLC --> 3,789.65

TAX INFORMATION

2018 STEELE COUNTY REAL ESTATE TAX STATEMENT

Parcel Number
15-0000-02950-000

Jurisdiction
MELROSE TOWNSHIP

Statement No: 2,976

Physical Location

Lot: Blk: Sec: 12 Twp: 145 Rng: 56
Addition: Acres: 160.00

2018 TAX BREAKDOWN

Net consolidated tax 1,120.69
Plus: Special assessments
Total tax due 1,120.69
Less: 5% discount,
if paid by Feb.15th 56.03

Statement Name
RED RIVER TRUST, LLC

Amount due by February 15 1,064.66

Legal Description

SEC 12-145-056 SW1/4

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 560.35
Payment 2: Pay by Oct.15th 560.34

Legislative tax relief
(3-year comparison):

	2016	2017	2018
--	------	------	------

Legislative tax relief	801.80	739.23	773.39
------------------------	--------	--------	--------

Tax distribution

(3-year comparison):

True and full value	117,452	117,452	124,498
Taxable value	5,873	5,873	6,225
Less: Homestead credit			
Disabled Veteran credit			
Net taxable value->	5,873	5,873	6,225

Total mill levy	175.78	180.11	180.03
-----------------	--------	--------	--------

Taxes By District (in dollars):

STATE	5.88	5.87	6.23
COUNTY	484.05	479.24	512.07
CITY/TWP	211.43	211.43	224.10
SCHOOL	308.39	338.76	355.32
FIRE	22.61	22.49	22.97

NOTE:

Consolidated tax	1,032.36	1,057.79	1,120.69
Less: 12% state-pd credit	123.88		
Net consolidated tax->	908.48	1,057.79	1,120.69
Net effective tax rate>	.77%	.90%	.90%

FOR ASSISTANCE, CONTACT:
STEELE COUNTY TREASURER
PO Box 257
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(701) 524-2890
Email: kdekker@end.gov

[Detach here and mail with your payment]

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Parcel Number: 15-0000-02950-000
Statement Number: 2,976
Acres: 160.00

Total tax due 1,120.69
Less: 5% discount 56.03

Amount due by February 15 1,064.66

Or pay in 2 installments (with no discount)
Payment 1: Pay by Mar.1st 560.35
Payment 2: Pay by Oct.15th 560.34

RED RIVER TRUST, LLC

PO BOX 158
MONTEREY, LOUISIANA 71354

MAKE CHECK PAYABLE TO:
STEELE COUNTY TREASURER
PO Box 257
Finley ND 58230
(701) 524-2890
Email: kdekker@end.gov

TITLE COMMITMENT

TITLE COMMITMENT

 <p>Schedule A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-954980-32-WA1</p>
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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company
National Commercial Services
Commitment No.: NCS-954980-32-WA1

Issuing Office: 920 Fifth Avenue, Suite 1200, Seattle, WA
98104
Issuing Office File No.: NCS-954980-32-WA1

Property Address: APN 15-0000-02950-000,, 15-0000-02952-000,, ND
Revision No.:

SCHEDULE A

1. Commitment Date: July 22, 2019 at 8:00 AM
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: ABC Buyer, LLC
Proposed Policy Amount: \$1,000.00
 - (b) ALTA® Loan Policy
Proposed Insured: ABC Lender, its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount: \$1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in: Michael Larson, as trustee of the Red River Trust
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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TITLE COMMITMENT

 <p>First American Schedule BI & BII</p>	<p>ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company File No: NCS-954980-32-WA1</p>
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Commitment No.: NCS-954980-32-WA1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the Policy.
3. Documents satisfactory to us creating the interest in the Land and/or the mortgage to be insured must be signed, delivered and recorded.
4. Evidence satisfactory to the Company that the execution and delivery of the instruments evidencing the estates to be insured were properly authorized.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
6. The standard form of Seller's and/or Purchaser's Affidavit, satisfactory to the Company, is required.
7. Termination of Memorandum of Lease for Farm Lease Steele County, North Dakota by and between Red River Trust and Kevin Elliott dated June 27 and 28, 2016, recorded June 29, 2016 at 1:39 p.m. as Document No. 105214.

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TITLE COMMITMENT

 <p>Schedule BI & BII (Cont.)</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-954980-32-WA1</p>
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Commitment No.: NCS-954980-32-WA1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any; created, first appearing in the Public Records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose and which are not shown by the Public Records. (Can be deleted or modified upon receipt and review of a survey)
3. Rights or claims of parties in possession, not shown by the Public Records. (Can be deleted or modified based on the buyer and seller signing a lien affidavit at closing that discloses any parties in possession)
4. Easements or claims of easements not shown by the public records. (Can be deleted or modified upon receipt and review of a survey)
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Can be deleted based on Buyer and Seller signing a lien affidavit and if there are no other indicators that would lead us to believe that there is constructions currently or recently commenced on the property)
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims, or title to water, whether or not the matters excepted under the same are shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

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TITLE COMMITMENT

8. The Company makes no representation as to the present ownership of any such interests described in items 6 and 7 above. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Rights of tenants under unrecorded leases.
10. Taxes and special assessments, if any, which have not been certified to the County Treasurer for collection.

NOTE: 2018 and prior years taxes are paid; no search has been made of uncertified special assessments against said premises as of this date.

11. Easements as may be reserved on the recorded plat of said addition.
12. License to install underground water distribution facilities in favor of Dakota Water Users, Inc. recorded November 15, 1976 at 10:00 a.m. in Book X of Easements, Page 514 as Document No. 73692.
13. License to install underground water distribution facilities in favor of Dakota Water Users, Inc. recorded November 15, 1976 at 10:00 a.m. in Book X of Easements, Page 534 as Document No. 73712.

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 <p>Exhibit A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: NCS-954980-32-WA1</p>
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Commitment No.: NCS-954980-32-WA1

The Land referred to herein below is situated in the County of Steele, State of ND, and is described as follows:

THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 145 NORTH,
RANGE 56 WEST, STEELE COUNTY, NORTH DAKOTA
AND
THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 145 NORTH, RANGE 56 WEST, STEELE COUNTY, NORTH
DAKOTA.

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PHOTOS

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with



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950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

STEFFES GROUP
701-237-9173
steffesgroup.com

Auctioneer: Rex D. Schrader II - ND1005,
Scott Steffes - ND81

