

MULTI-TRACT FARMLAND **AUCTION**

Wednesday, November 21, 2012 11:00 AM

AUCTION LOCATION: Steffes Auctioneers Arena,
2000 Main Avenue East, West Fargo, ND

BUYER'S PROSPECTUS

*882+/- ACRES IN RICHLAND COUNTY NORTH DAKOTA
TO BE SOLD IN 7 TRACTS*

882+/- ACRES RICHLAND COUNTY ND FARMLAND

TRACT 1: W1/2SE1/4 Section 34-132-50, 80+/- acres, Barney Township

TRACT 2: NE1/4 Section 14-129-50, 160+/- acres, Elma Township

TRACT 3: NE1/4 Section 23-129-51-52W, 160+/- acres, Duerr "E"
Township

TRACT 4: SE1/4 17-129-51-52W, 160+/- acres, Duerr "E" Township

TRACT 5: W1/2SW1/4 16-128-51-52W, 80+/- acres, Duerr "E" Township

TRACT 6: NE1/4SE1/4 & Gov't Lots 1, & 2-4 Section 23-129-51, 203.2+/-
acres, & Gov't Lot 3, Section 9-129-51, 39.06+/- acres, Duerr
"E" Township

See details inside!

HEALY FAMILY LAND



STEFFES AUCTIONEERS INC
2000 Main Avenue East, West Fargo, ND 58078
(800) 726-8609 (701) 237-9173

Scott Steffes ND81, Brad Olstad ND319

[Details on www.steffesauctioneers.com](http://www.steffesauctioneers.com)

TERMS & CONDITIONS

The Terms and Conditions of Sale are set forth below upon this page of the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement.

The information set forth is believed to be accurate. However, the owner of the properties and Steffes Auctioneers make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

- ◆ All bidders must register their name, address, and telephone number to receive a bidding number.
 - ◆ Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the Steffes Auctioneers Real Estate Trust Account as good faith money until closing.
 - ◆ Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
 - ◆ Balance of the purchase price must be paid in full with cashier's check at closing on **Thursday, December 27, 2012.**
 - ◆ Seller will provide up-to date abstracts at their expense and will convey property by **MARKETABLE DEED.**
 - ◆ **2012 Real Estate taxes to be paid by the seller.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
 - ◆ Closing Agent Fee will be shared equally between Buyer and Seller.
 - ◆ All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will be offered again. The bidding will continue at the auctioneer's discretion. Our goal is to realize the highest return to the seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers.
 - ◆ All bidding will be on a per tract basis. We will not have 'per acre' bidding.
 - ◆ Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
 - ◆ The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
 - ◆ **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
 - ◆ **THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.**
- PROPERTY SOLD WITHOUT WARRANTY**
All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold **AS IS** and without any warranties or representations, express or implied.
- SUCCESSFUL BIDDER**
The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.
- CLOSING**
The successful bidder will be required, at the close of the auction, to complete the *Earnest Money Receipt and Purchase Agreement*. Balance of the purchase price is due in cash at closing on **Thursday, December 27, 2012.** Closing will take place at **a professional closing company agreeable to buyer & seller.**
- SELLER'S PERFORMANCE**
The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.
- AGENCY DISCLOSURE**
Steffes Auctioneers Inc. is representing the Seller and will be paid by the seller.
- POSSESSION**
Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.
- MINERAL RIGHTS**
All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.
- ENVIRONMENTAL DISCLAIMER**
The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.
- EASEMENTS AND SURVEY**
The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show. A survey of the properties **will not** be made by Seller as condition of close and Buyers shall acknowledge and accept that surveys **will not** be provided as a condition of close. Buyer, at Buyer's expense, may initiate a Survey of the property to determine the exact legal description, area and boundary lines, the nature and location of all easements and encroachments from or on to the property, the nature and location of all utilities on and/or serving the property or improvements, the location of the improvements if any, including all building sites, and means of ingress to and egress from, the property. If a Survey is performed, the survey shall meet the minimum standards adopted by ALTA/ASCM for a Class A Survey. **Property to be conveyed by and legal description determined by previously recorded legal documents.**

882.26+/- ACRES RICHLAND COUNTY ND FARMLAND

TRACT 1: W1/2SE1/4 Section 34-132-50, 80+/- acres, Barney Township

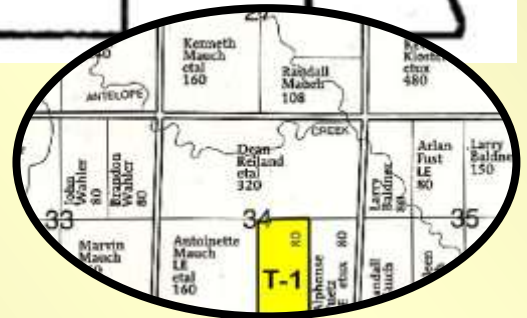
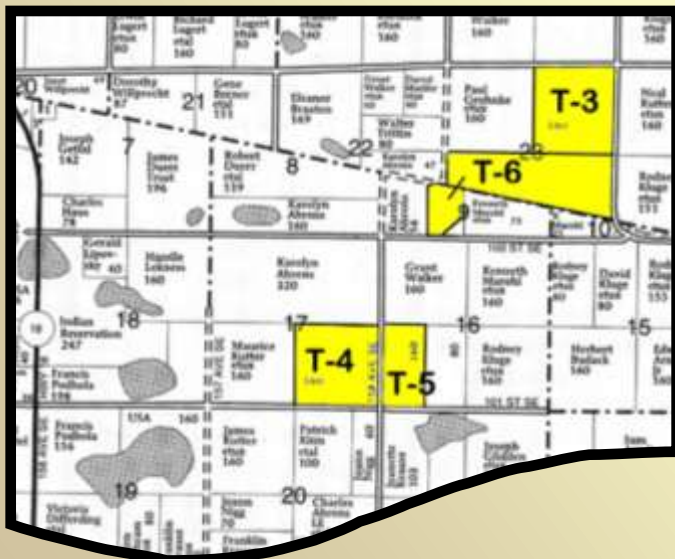
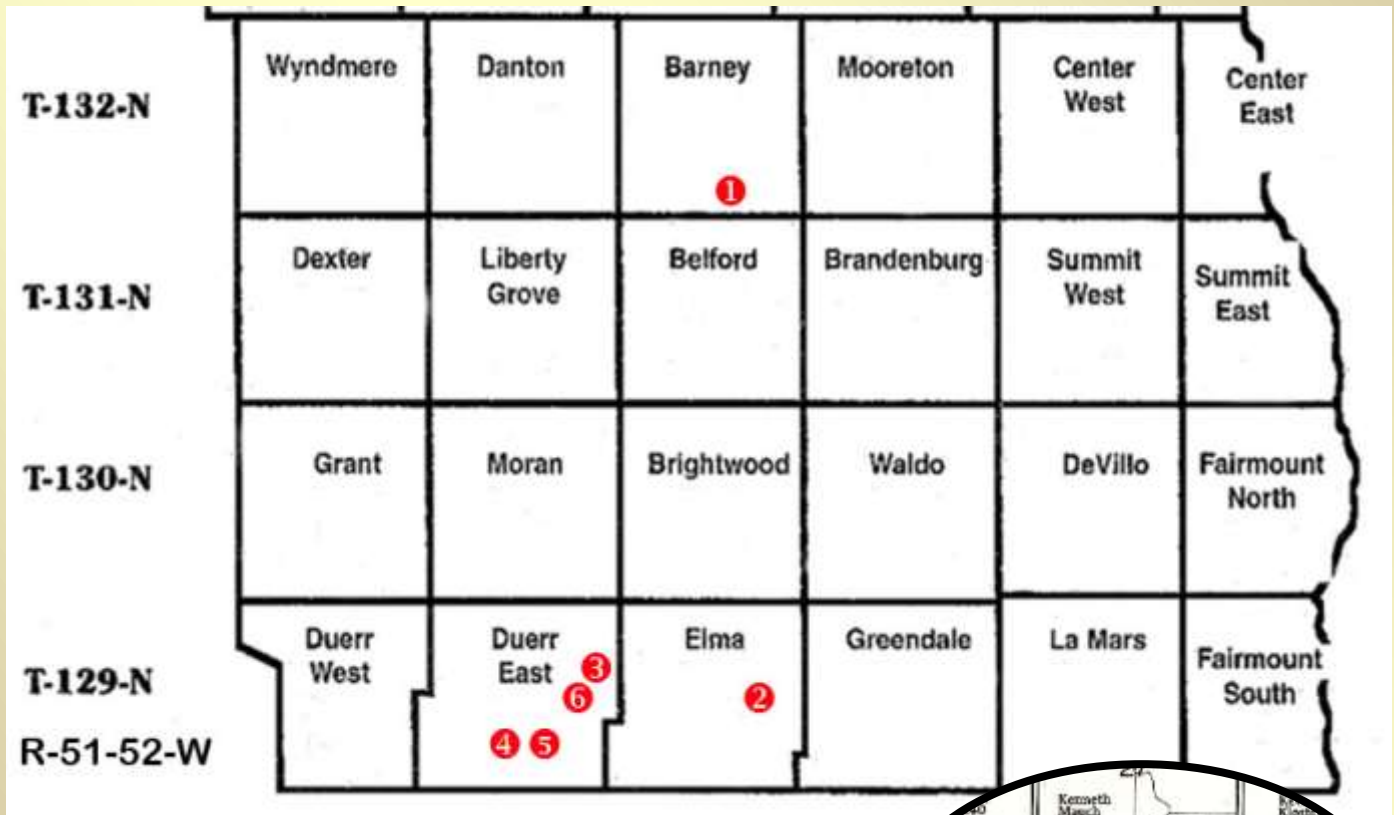
TRACT 2: NE1/4 Section 14-129-50, 160+/- acres, Elma Township

TRACT 3: NE1/4 Section 23-129-51-52W, 160+/- acres, Duerr "E" Township

TRACT 4: SE1/4 17-129-51-52W, 160+/- acres, Duerr "E" Township

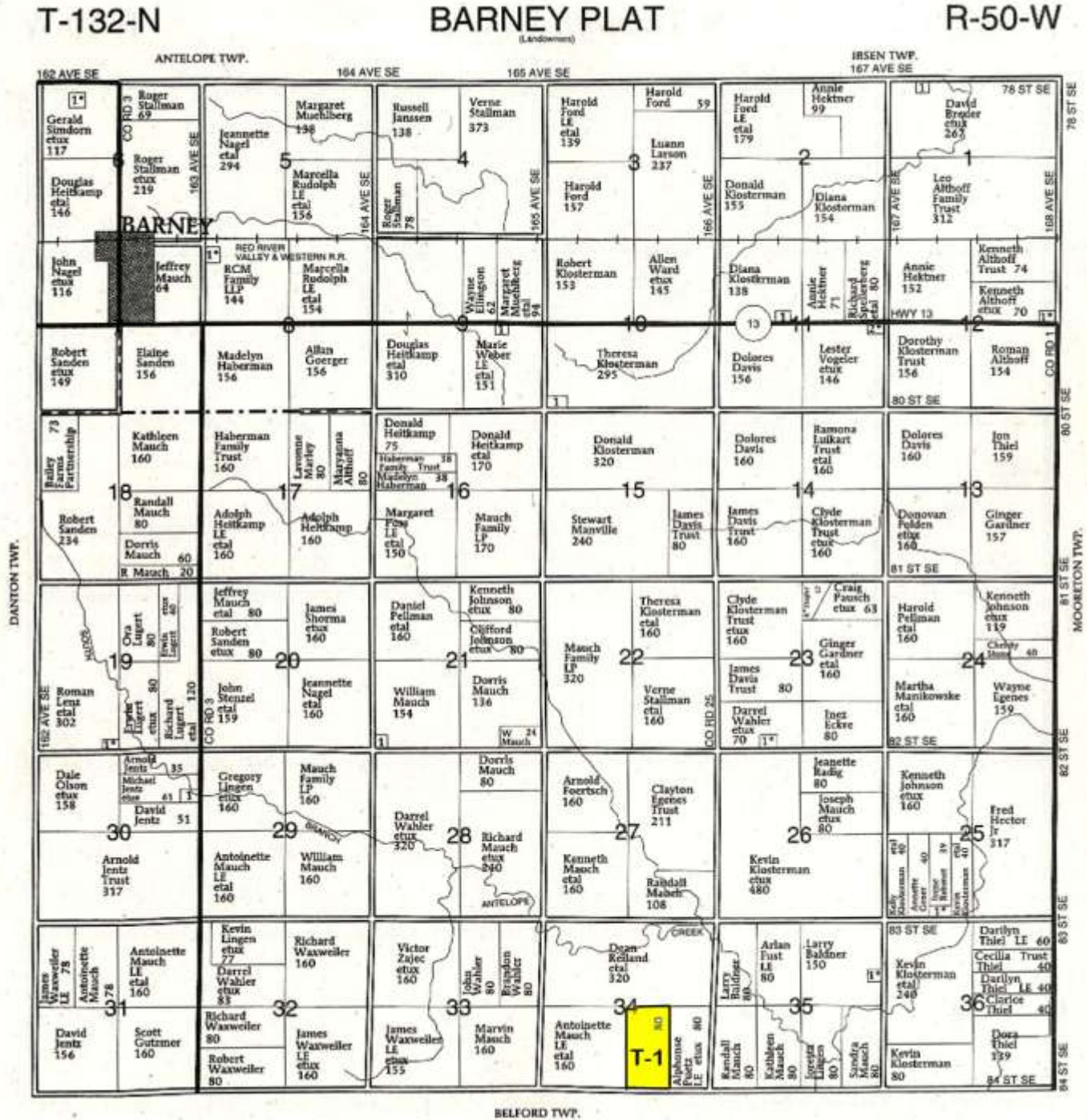
TRACT 5: W1/2SW1/4 16-128-51-52W, 80+/- acres, Duerr "E" Township

TRACT 6: NE1/4SE1/4 & Gov't Lots 1, & 2-4 Section 23-129-51, 203.2+/- acres, & Gov't Lot 3, Section 9-129-51, 39.06+/- acres, Duerr "E" Township



PLAT MAP—BARNEY TOWNSHIP—TRACT 1

TRACT 1: W1/2SE1/4 Section 34-132-50, 80+/- acres, Barney Township



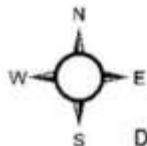
USDA FSA MAP TRACT 1

USDA Farm Service Agency
Richland County, North Dakota



PLSS: 34_132_50
Farm: 164

Richland County



Disclaimer: 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 wetland boundaries and determinations, or contract NRCS.

Wetland Determination Identifiers

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

Common Land Unit

- Cropland
- ▨ Non-cropland
- Tract Boundary
- Section Line

TRACT 1—FSA 156 & SOIL MAP

Tract Number: 4089 Description: W2SE34-132-50

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

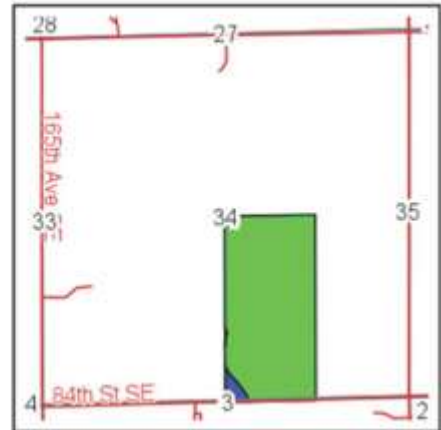
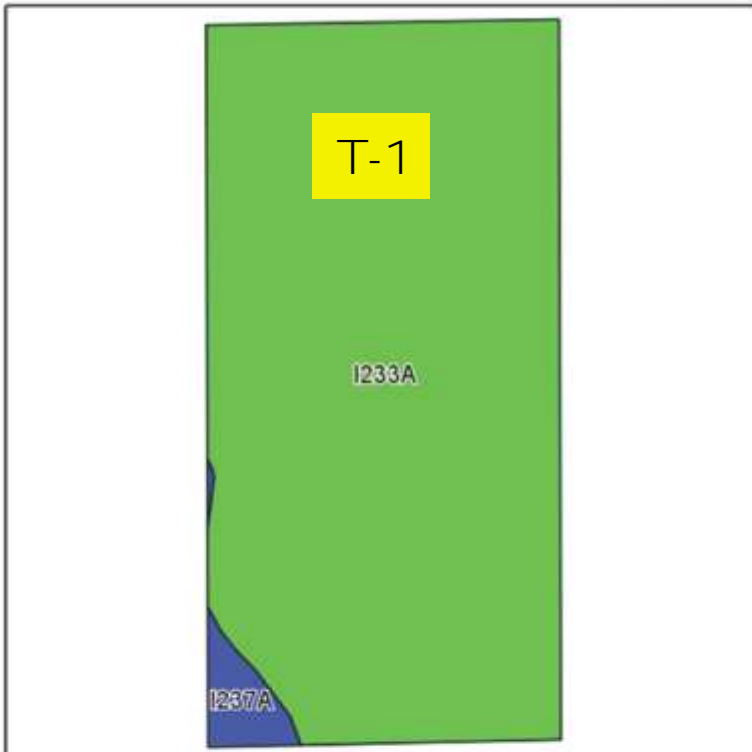
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.0	78.4	78.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	78.4	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	13.6	28	28	0.0
CORN	52.5	83	83	0.0
SOYBEANS	12.3	27	27	0.0
Total Base Acres:	78.4			

Owners: E ANN THOMAS LIVING TR

Other Producers: None

Soils Map



State: North Dakota
County: Richland
Location: 34-132N-50W
Township: Barney
Acres: 80
Date: 11/2/2012

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



Maps provided by:

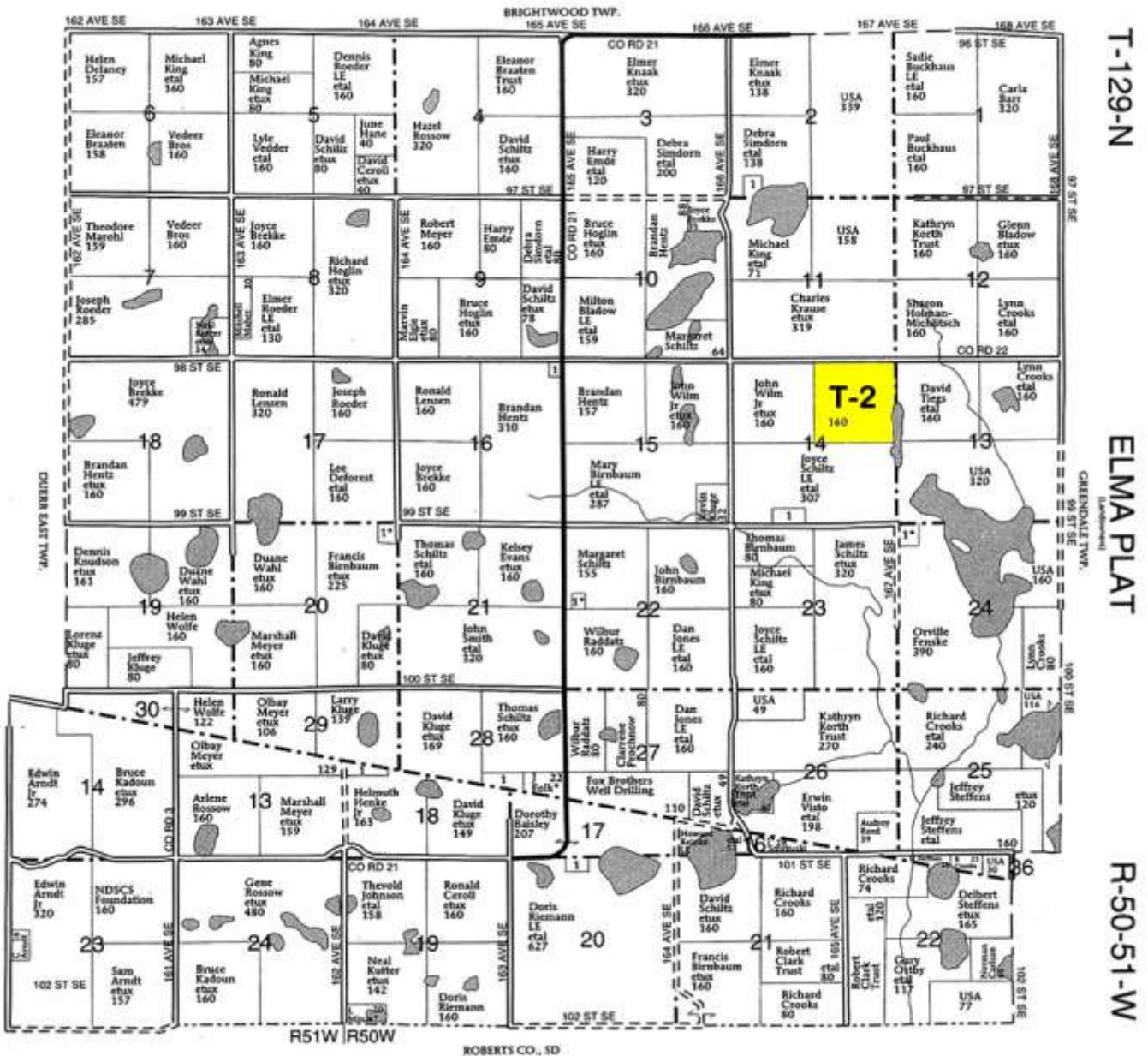


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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
I233A	Fargo silty clay loam, 0 to 1 percent slopes	77.8	97.2%		IIw	94
I237A	Fargo-Enloe complex, 0 to 2 percent slopes	2.2	2.8%		IIw	85
Weighted Average						93.7

PLAT MAP—ELMA TOWNSHIP—TRACT 2

TRACT 2: NE1/4 Section 14-129-50, 160+/- acres, Elma Township



USDA FSA MAP—TRACT 2

USDA Farm Service Agency
Richland County, North Dakota



PLSS: 14_129_50
Farm: 1049

Richland County

Wetland Determination Identifiers

- Yellow outline: Limited Restrictions
- Green outline: Exempt from Conservation Provisions
- Red dot: Restricted Use

Common Land Unit

- Yellow outline: Cropland
- Hatched area: Non-cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

TRACT 2—FSA 156 & SOIL MAP

Tract Number: 1106 Description: NE14-129-50

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

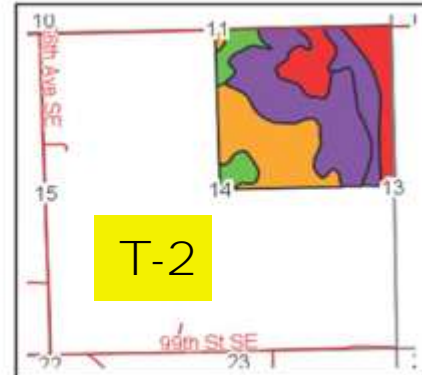
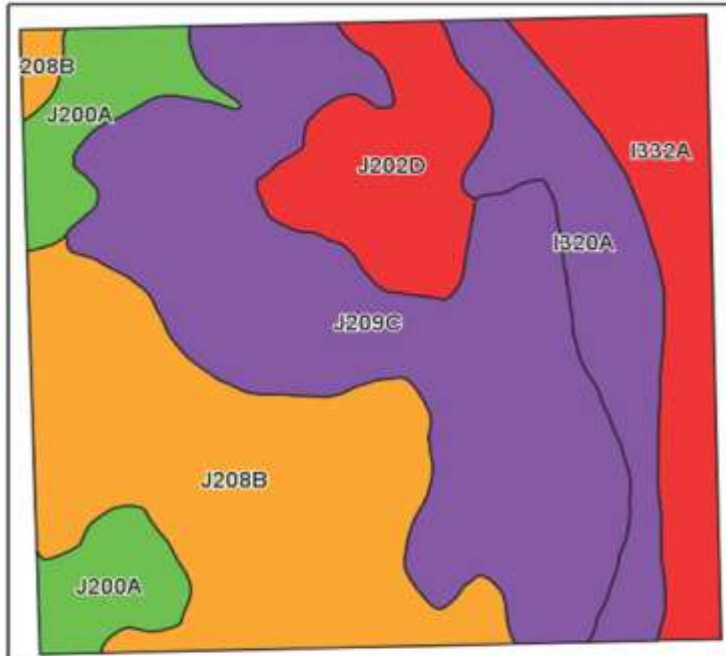
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
160.0	138.0	138.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	138.0	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	69.0	83	130	0.0
SOYBEANS	69.0	34	40	0.0
Total Base Acres:	138.0			

Owners: E ANN THOMAS LIVING TR

Other Producers: None

Soils Map



State: North Dakota
County: Richland
Location: 14-129N-50W
Township: Elma
Acres: 160
Date: 11/2/2012

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCs.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Range Production (lbs/acre/yr)	Productivity Index
J209C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	54.9	34.3%		Ive	0	55
J208B	Forman-Buse loams, 3 to 6 percent slopes	41.4	25.9%		Ile	0	75
I332A	Low loam, slightly saline, very poorly drained, 0 to 1 percent slopes, frequently flooded	18.4	11.5%		Vw	5950	25
I320A	Colvin silty clay loam, slightly saline, 0 to 1 percent slopes	17.3	10.8%		Ilw	4910	55
J202D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	14.7	9.2%		Ve	0	44
J200A	Aastad-Forman loams, 0 to 3 percent slopes	13.3	8.3%		Ilc	0	94
Weighted Average						1214.5	59.2

TRACT 2—TOPOGRAPHY MAP

Topography Map



map center: 45° 59' 12.06, 96° 55' 7.35

scale: 8769

14-129N-50W
Richland County
North Dakota



11/2/2012

Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

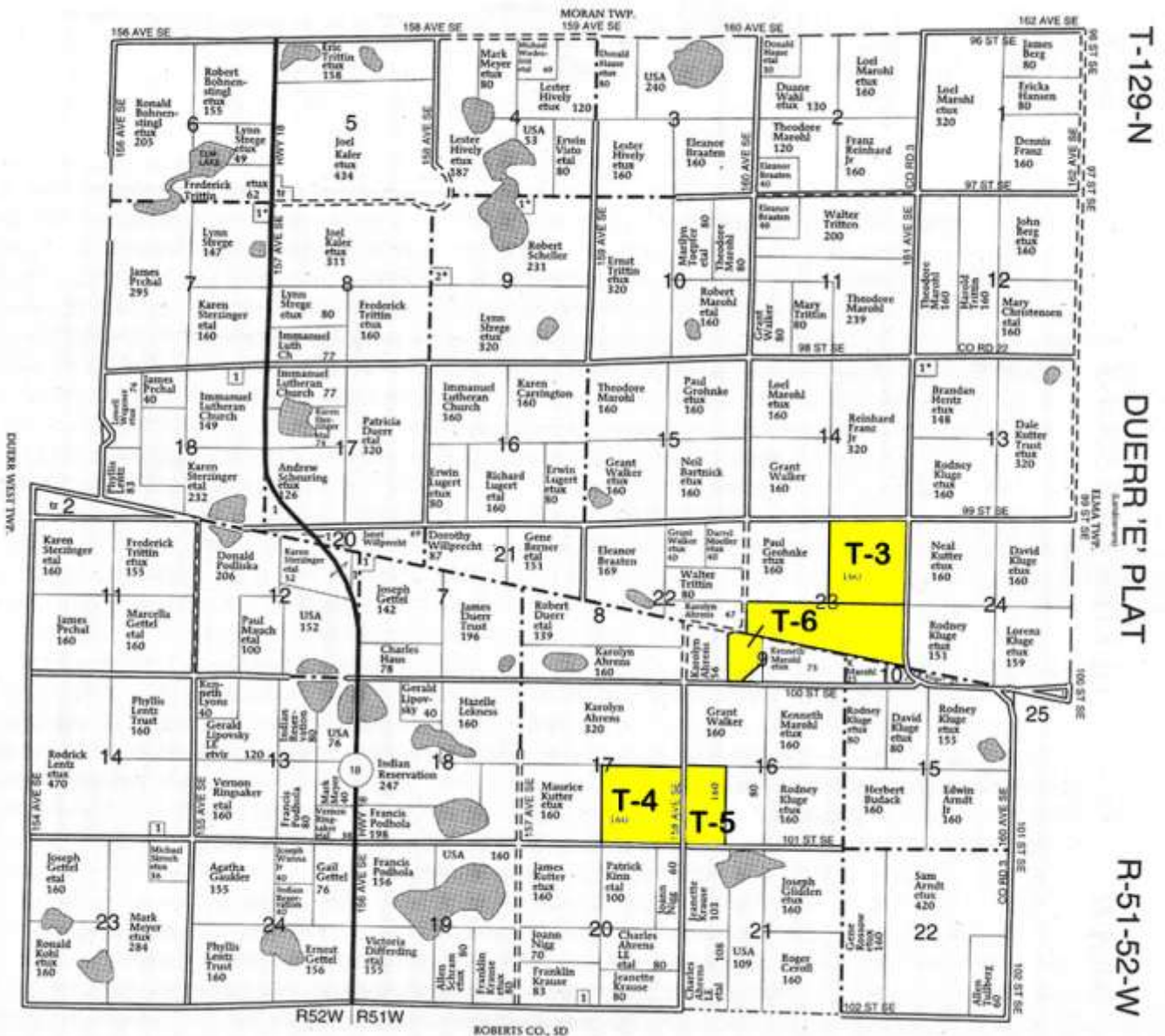
PLAT MAP—DUERR “E” TOWNSHIP—TRACTS 3, 4, 5 & 6

TRACT 3: NE1/4 Section 23-129-51-52W, 160+/- acres, Duerr “E” Township

TRACT 4: SE1/4 17-129-51-52W, 160+/- acres, Duerr “E” Township

TRACT 5: W1/2SW1/4 16-128-51-52W, 80+/- acres, Duerr “E” Township

TRACT 6: NE1/4SE1/4 & Gov’t Lots 1, & 2-4 Section 23-129-51, 203.2+/- acres, & Gov’t Lot 3, Section 9-129-51, 39.06+/- acres, Duerr “E” Township



TRACT 3—FSA MAP & 156

USDA Farm Service Agency
Richland County, North Dakota



Tract Number: 629		Description: NE23-129-51				FAV/WR History	
BIA Range Unit Number:						N	
HEL Status: Classified as not HEL.							
Wetland Status: Tract contains a wetland or farmed wetland							
WL Violations: None							
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
155.0	152.8	152.8	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	152.8	0.0	0.0			
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction			
WHEAT	66.7	25	39	0.0			
CORN	32.8	72	114	0.0			
SOYBEANS	50.3	29	35	0.0			
Total Base Acres:	152.8						
Owners: E ANN THOMAS LIVING TR							
Other Producers: None							



PLSS: 23_129_51
Farm: 812

Richland County

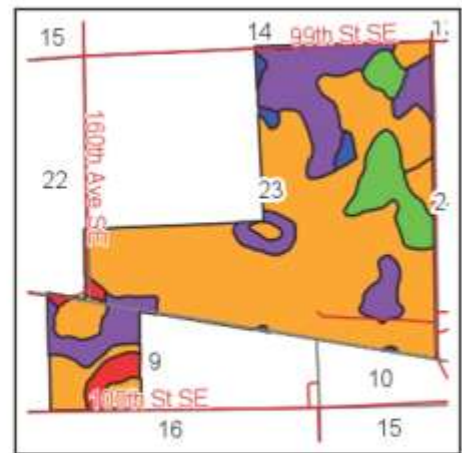
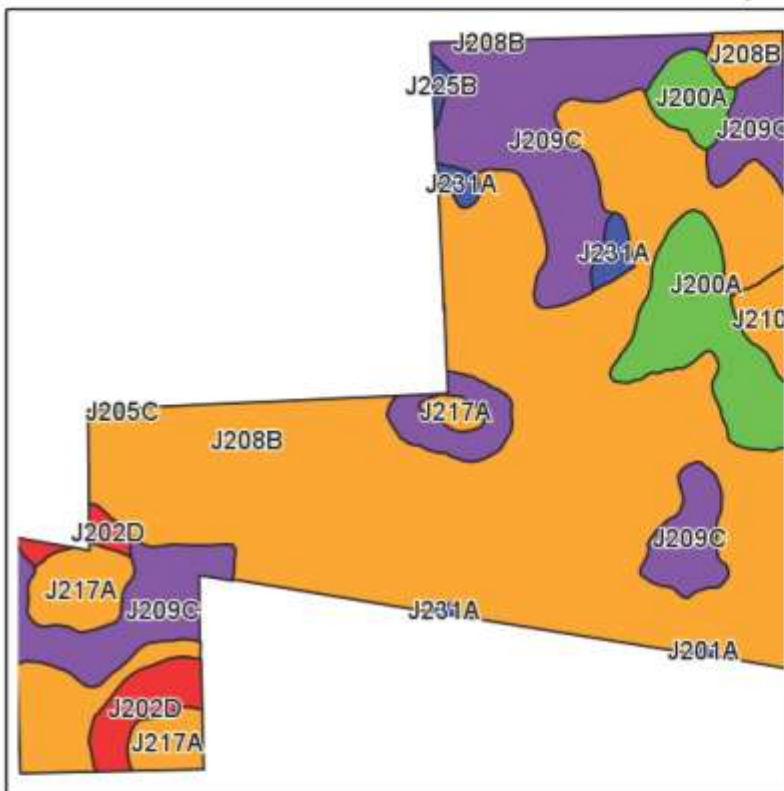
- Wetland Determination Identifiers**
- Limited Restrictions
 - Exempt from Conservation Provisions
 - Restricted Use
- Common Land Unit**
- Cropland
 - Non-cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

TRACT 3 & 6 SOILS MAP



Soils Map



State: **North Dakota**
 County: **Richland**
 Location: **23-129N-51W**
 Township: **Duerr**
 Acres: **411**
 Date: **11/6/2012**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Maps provided by:

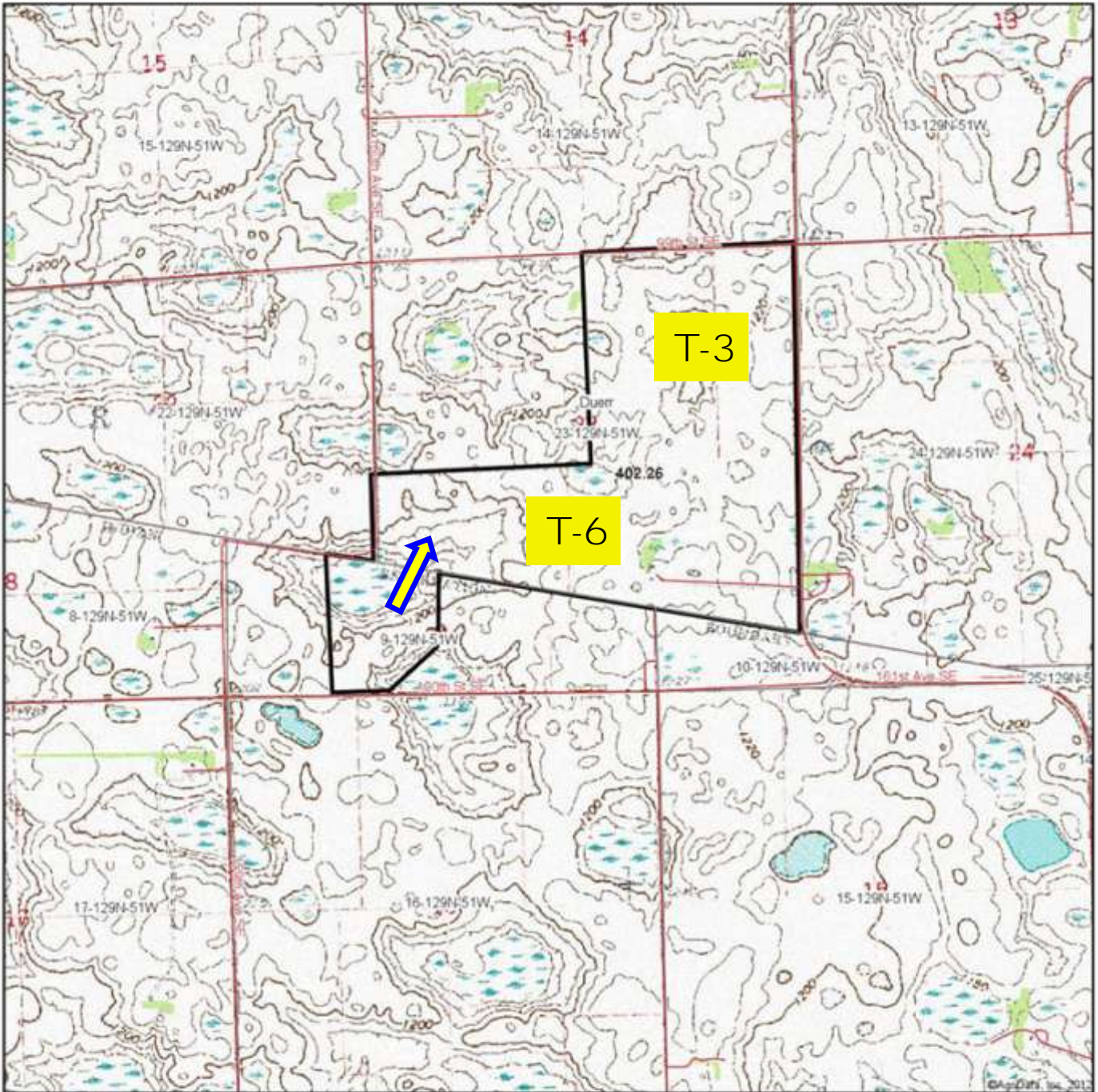


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Code	Soil Description	Acres	Percent of field	PI Legend	Non-irr Class	Productivity Index
J208B	Forman-Buse loams, 3 to 6 percent slopes	254.9	62.0%		Ile	76
J209C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	85.1	20.7%		IVe	55
J200A	Aastad-Forman loams, 0 to 3 percent slopes	32	7.8%		Iic	94
J217A	Parnell silty clay loam, 0 to 1 percent slopes	16.7	4.1%		IIIw	72
J202D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	11.3	2.7%		Ve	44
J210B	Forman-Buse-Parnell complex, 0 to 6 percent slopes	5.1	1.2%		IIIw	74
J231A	Tonka silt loam, 0 to 1 percent slopes	4.4	1.1%		IVw	83
J225B	Forman-Aastad loams, 3 to 6 percent slopes	1.1	0.3%		Ile	87
J201A	Aastad-Wyard-Tonka complex, 0 to 3 percent slopes	0.3	0.1%		IIw	90
J205C	Buse-Forman-Damen loams, 3 to 9 percent slopes	0.1	0.0%		IIIe	65
Weighted Average						72.1

TRACT 3 & 6 TOPOGRAPHY

Topography Map



map center: 45° 58' 11.04, 97° 2' 43.85
scale: 20433

23-129N-51W
Richland County
North Dakota



11/7/2012

Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT 4—FSA MAP

USDA Farm Service Agency
Richland County, North Dakota



PLSS: 17_129_51L
Farm: 781

Richland County

- Wetland Determination Identifiers**
- Limited Restrictions
 - Exempt from Conservation Provisions
 - Restricted Use
- Common Land Unit**
- Cropland
 - Non-cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

TRACT 5—FSA MAP

USDA Farm Service Agency
 Richland County, North Dakota



PLSS: 16_129_51L
 Farm: 781

Richland County

Wetland Determination Identifiers

- Limited Restrictions
- Exempt from Conservation Provisions
- Restricted Use

Common Land Unit

- Cropland
- Non-cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

TRACTS 4 & 5 FSA 156 & SOILS MAP

Tract Number: 611 Description: W2SW16;SE17-129-51LTL

FAV/WR History
N

BIA Range Unit Number:

T-4 & T-5

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

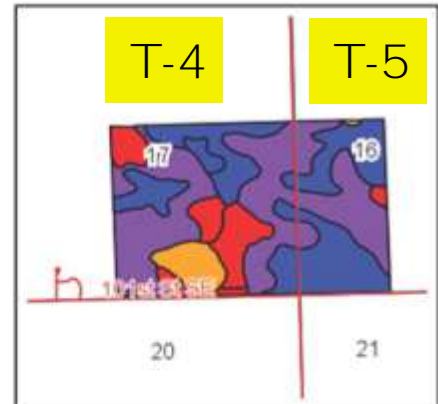
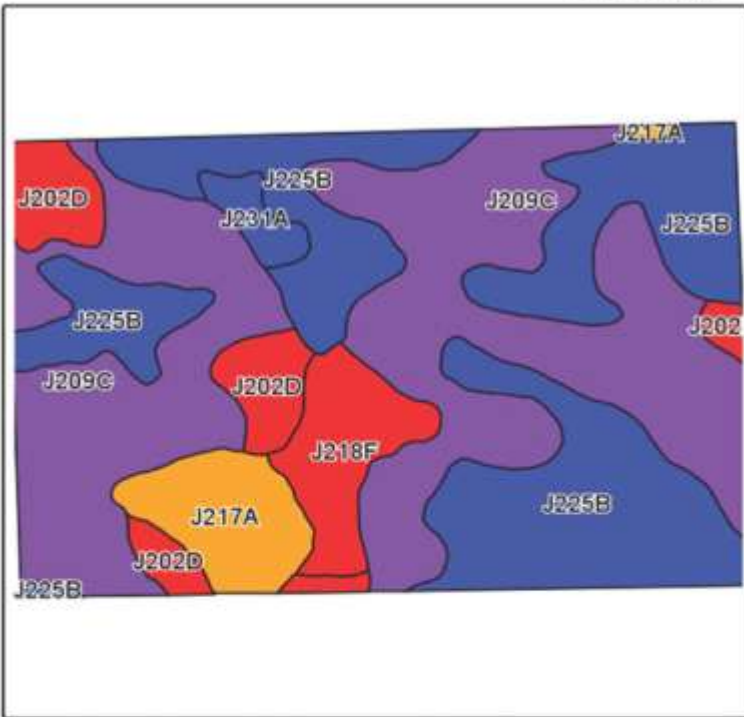
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
242.0	156.7	156.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP	
0.0	0.0	156.7	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	CRP Reduction	CRP Pending	CRP Yield
WHEAT	39.8	25	44	0.0	0.0	0.0	0
CORN	29.6	69	115	0.0	0.0	0.0	0
SOYBEANS	62.3	30	36	0.0	0.0	0.0	0
Total Base Acres:	131.7						

Owners: HEALY-THOMAS FAMILY LMTD PR TSP

Other Producers: None

Soils Map



State: North Dakota
 County: Richland
 Location: 17-129N-51W
 Township: Duerr
 Acres: 240
 Date: 11/6/2012

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Maps provided by:

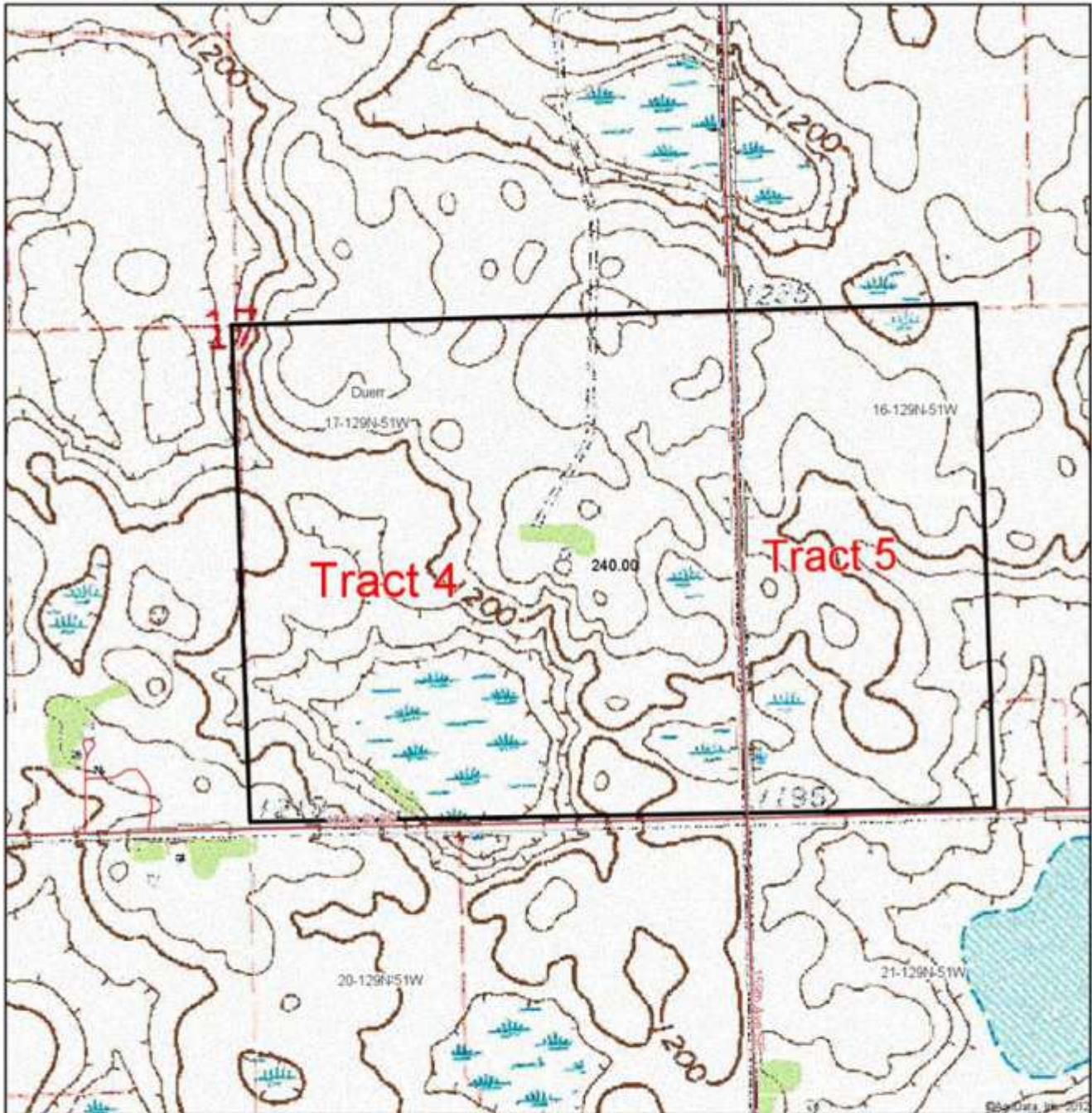


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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
J209C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	108	45.0%		Ive	55
J225B	Forman-Aastad loams, 3 to 6 percent slopes	83.4	34.7%		Ile	87
J202D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	17.6	7.3%		Ve	44
J217A	Parnell silty clay loam, 0 to 1 percent slopes	13.9	5.8%		IIlw	72
J218F	Buse-Barnes loams, 15 to 35 percent slopes	13.4	5.6%		Vile	32
J231A	Tonka silt loam, 0 to 1 percent slopes	3.7	1.5%		IVw	83
Weighted Average						65.4

TRACTS 4 & 5 TOPOGRAPHY

Topography Map



map center: 45° 57' 14.97, 97° 3' 55.19
scale: 8783

17-129N-51W
Richland County
North Dakota



11/6/2012

Maps provided by:
 **surety**
SUSTAINED ONLINE MAPPING

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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT 6 FSA MAP—PART 1 OF 2

USDA Farm Service Agency
Richland County, North Dakota



Tract Number: 632 Description: S2 23-129-51;E2SW9-128-51LTL

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

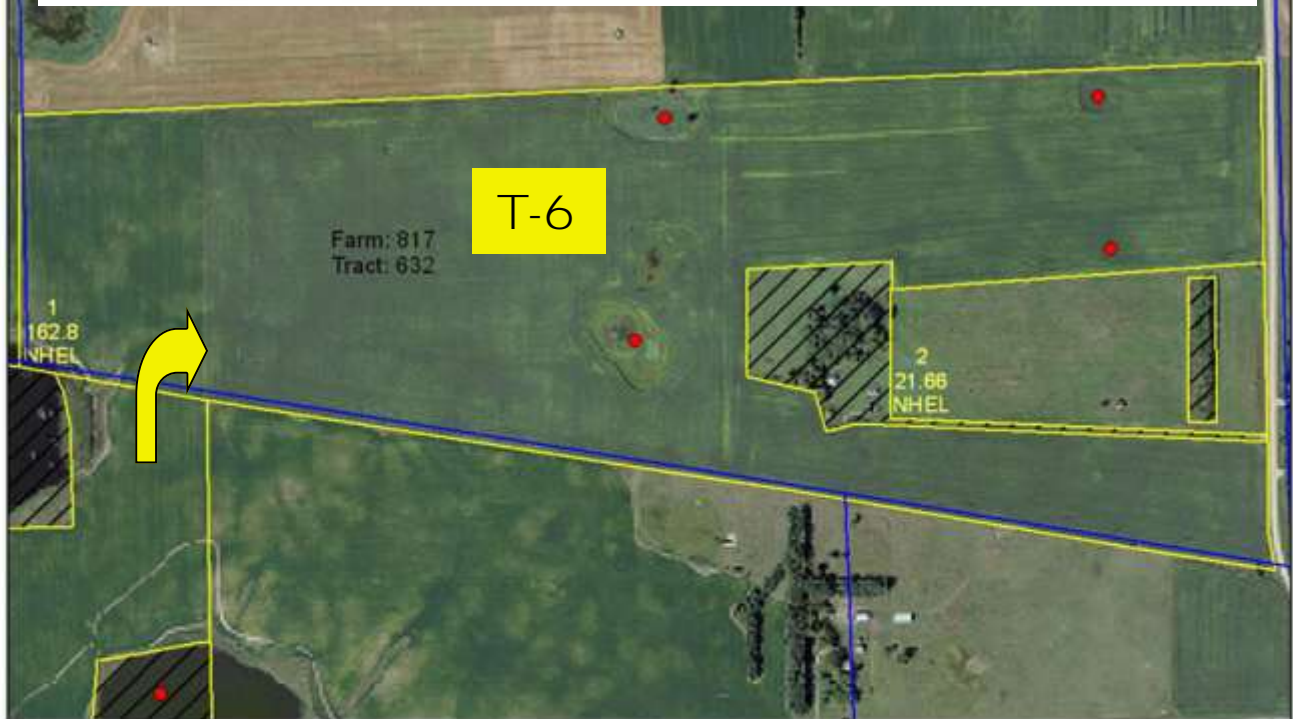
T-6 FSA 156

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
246.0	216.6	216.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	216.6	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	62.1	25	30	0.0
CORN	59.7	66	86	0.0
SUNFLOWERS	31.8	889	1015	0.0
SOYBEANS	34.3	20	24	0.0
Total Base Acres:	167.9			



PLSS: 23_129_51
Farm: 817

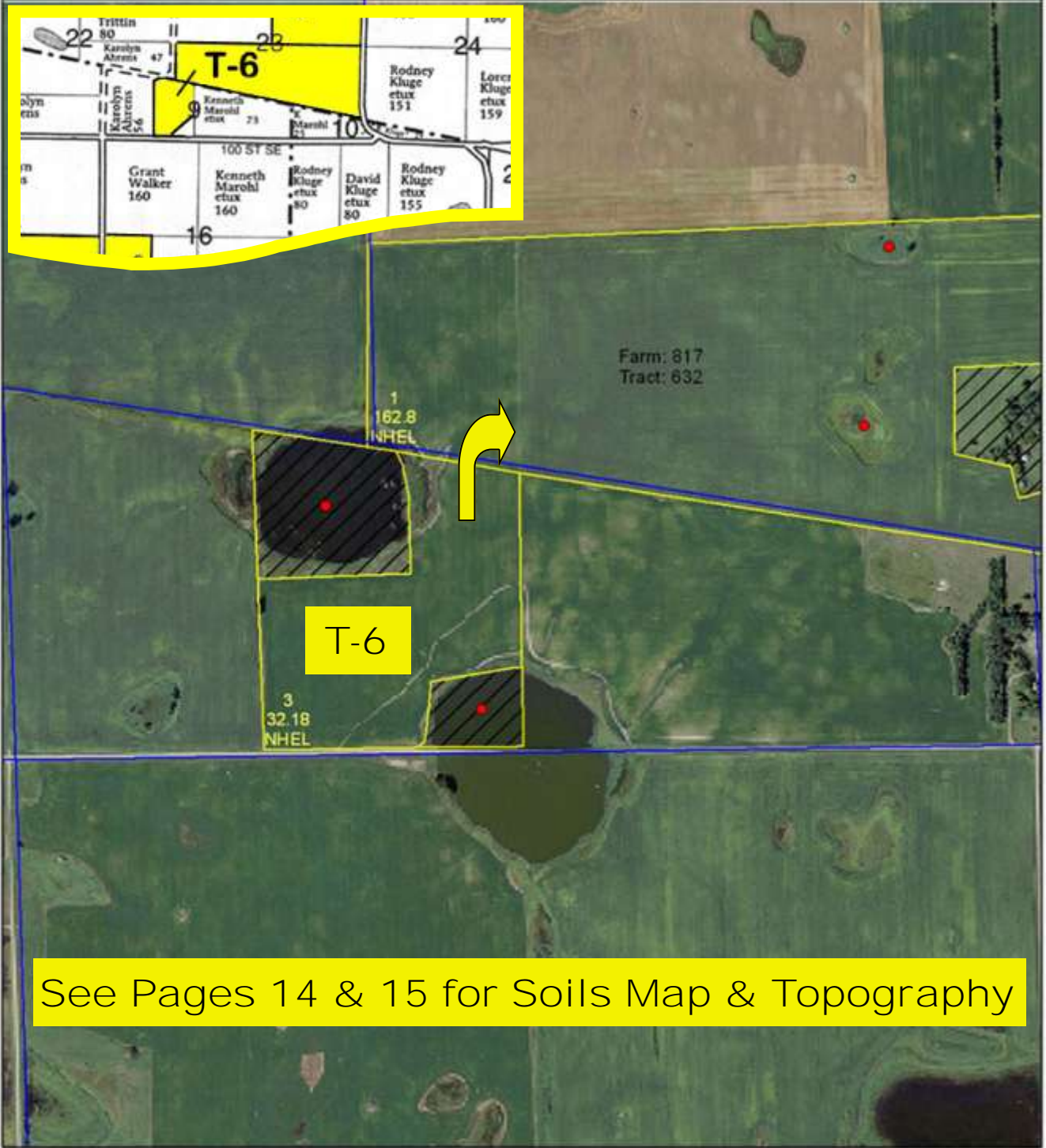
- Wetland Determination Identifiers**
- Limited Restrictions
 - Exempt from Conservation Provisions
 - Restricted Use
- Common Land Unit**
- Cropland
 - Non-cropland

Richland County

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

TRACT 6 FSA MAP—PART 2 OF 2

USDA Farm Service Agency
Richland County, North Dakota



See Pages 14 & 15 for Soils Map & Topography



PLSS: 9_129_51L
Farm: 817

Richland County

Wetland Determination Identifiers

- Limited Restrictions
- Exempt from Conservation Provisions
- Restricted Use

Common Land Unit

- Cropland
- Non-cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

TAX STATEMENT TRACTS 1 & 2

Tract 1

RICHLAND COUNTY TREASURER
RICHLAND COUNTY COURTHOUSE
418 2ND AVENUE NORTH
WAHPETON ND 58075
701-642-7705

8420
Serial # 000078

NOTE: ***SEE BACK OF STATEMENT FOR PENALTY & INTEREST DATES AND CREDIT CARD & E-CHECK PAYMENT OPTIONS***

STATEMENT#: 5,545

PARCEL#: 19-0000-03840-000
BARNEY TOWNSHIP

TAXING DISTRICT: 1908100800
ACRES: 80.00

Pd 1574.32 12/15/11
Total

W1/2 SE1/4 34 132 50 ELIZABETH A HEALY THOMAS TRUST

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			336.07	73,800	36,900
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			3,690		3,690
RECEIVED DEC 14 2011			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			1,240.10		1,240.10
-----BREAKDOWN OF TAX DOLLARS-----					
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR	5% DISCOUNT	TAX DUE IF PAID BY FEB 15TH
STATE	3.68	3.46	3.31		1,178.09
COUNTY	503.69	476.08	436.92	62.01	
SCHOOL	616.05	580.15	552.60		
TOWNSHIP	79.78	76.94	76.13		
FIRE	18.45	17.38	16.55		
AMBULANCE	18.45	17.38	16.55		
TOTAL--	1,240.10	1,171.39	1,102.06	1ST PAYMENT BY MARCH 1ST	2ND PAYMENT BY OCT 15TH
				620.05	620.05

Tract 2

RICHLAND COUNTY TREASURER
RICHLAND COUNTY COURTHOUSE
418 2ND AVENUE NORTH
WAHPETON ND 58075
701-642-7705

8420
000078

NOTE: ***SEE BACK OF STATEMENT FOR PENALTY & INTEREST DATES AND CREDIT CARD & E-CHECK PAYMENT OPTIONS***

STATEMENT#: 9,540

PARCEL#: 34-0000-06787-000
ELMA TOWNSHIP

TAXING DISTRICT: 3408080800
ACRES: 160.00

Pd 12-15-11

NE1/4 14 129 50 ELIZABETH A HEALY THOMAS TRUST

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			337.45	53,700	26,850
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			2,685		2,685
RECEIVED DEC 14 2011			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			906.05		906.05
-----BREAKDOWN OF TAX DOLLARS-----					
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR	5% DISCOUNT	TAX DUE IF PAID BY FEB 15TH
STATE	2.69	3.28	3.13		860.75
COUNTY	366.50	450.05	413.16	45.30	
SCHOOL	448.26	548.43	522.55		
TOWNSHIP	48.33	59.13	56.34		
FIRE	26.85	32.85	31.30		
AMBULANCE	13.42	16.43	15.65		
TOTAL--	906.05	1,110.17	1,042.13	1ST PAYMENT BY MARCH 1ST	2ND PAYMENT BY OCT 15TH
				453.03	453.02

TAX STATEMENT TRACTS 3 & 4

Tract 3

RICHLAND COUNTY TREASURER
RICHLAND COUNTY COURTHOUSE
418 2ND AVENUE NORTH
WAHPETON ND 58075
701-642-7705

#8420
#000078

NOTE: ***SEE BACK OF STATEMENT FOR PENALTY & INTEREST DATES AND CREDIT CARD & E-CHECK PAYMENT OPTIONS***

STATEMENT#: 9,139

PARCEL#: 33-0000-06435-000
DUERR TOWNSHIP

TAXING DISTRICT: 3308090900
ACRES: 160.00

NE1/4 23 129 51 ELIZABETH A HEALY THOMAS TRUST

PL 12/15/11

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			357.51	67,900	33,950
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			3,395		3,395
			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			1,213.75		1,213.75
RECEIVED DEC 14 2011					
-----BREAKDOWN OF TAX DOLLARS-----					
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR		
STATE	3.39	2.66	2.53		
COUNTY	463.42	364.42	334.62		
SCHOOL	566.80	444.09	423.22		
TOWNSHIP	102.05	80.78	78.46		
FIRE	44.14	34.58	32.96		
AMBULANCE	33.95	26.60	25.35		
TOTAL--	1,213.75	953.13	897.14		

5% DISCOUNT
60.69

1ST PAYMENT BY MARCH 1ST
606.88

2ND PAYMENT BY OCT 15TH
606.87

TAX DUE IF PAID BY FEB 15TH
1,153.06

Tract 4

RICHLAND COUNTY TREASURER
RICHLAND COUNTY COURTHOUSE
418 2ND AVENUE NORTH
WAHPETON ND 58075
701-642-7705

#8420
#000078

NOTE: ***SEE BACK OF STATEMENT FOR PENALTY & INTEREST DATES AND CREDIT CARD & E-CHECK PAYMENT OPTIONS***

STATEMENT#: 9,264

PARCEL#: 33-0000-06552-000
DUERR TOWNSHIP

TAXING DISTRICT: 3308090900
ACRES: 160.00

SE1/4 17 129 51 LTL ELIZABETH A HEALY THOMAS TRUST

PL 12-15-11

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			357.51	44,900	22,450
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			2,245		2,245
			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			802.61		802.61
RECEIVED DEC 14 2011					
-----BREAKDOWN OF TAX DOLLARS-----					
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR		
STATE	2.25	2.08	1.98		
COUNTY	306.44	284.96	262.02		
SCHOOL	374.80	347.26	331.40		
TOWNSHIP	67.48	63.17	61.44		
FIRE	29.19	27.04	25.80		
AMBULANCE	22.45	20.80	19.85		
TOTAL--	802.61	745.31	702.49		

5% DISCOUNT
40.13

1ST PAYMENT BY MARCH 1ST
401.31

2ND PAYMENT BY OCT 15TH
401.30

TAX DUE IF PAID BY FEB 15TH
762.48

TAX STATEMENT TRACTS 5 & Part of 6

Tract 5

RICHLAND COUNTY TREASURER
 RICHLAND COUNTY COURTHOUSE
 418 2ND AVENUE NORTH
 WAHPETON ND 58075
 701-642-7705

*#5420
#000078*

NOTE: ***SEE BACK OF STATEMENT FOR PENALTY & INTEREST DATES AND CREDIT CARD & E-CHECK PAYMENT OPTIONS***

STATEMENT#: 9,260

PARCEL#: 33-0000-06548-000
 DUERR TOWNSHIP

TAXING DISTRICT: 3308090900
 ACRES: 80.00

W1/2 SW1/4 16 129 51 LTL ELIZABETH A HEALY THOMAS TRUST

pd 12-15-11

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			357.51	36,500	18,250
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			1,825		1,825
			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			652.46		652.46

-----BREAKDOWN OF TAX DOLLARS-----				5% DISCOUNT	TAX DUE IF PAID BY FEB 15TH
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR		
STATE	1.82	1.29	1.22		
COUNTY	249.11	176.04	161.04	32.62	619.84
SCHOOL	304.69	214.53	203.68		
TOWNSHIP	54.86	39.03	37.76		
FIRE	23.73	16.70	15.86		
AMBULANCE	18.25	12.85	12.20		
TOTAL--	652.46	460.44	431.76	326.23	326.23

YEAR-2011

REAL ESTATE TAXES PAYABLE TO--RICHLAND COUNTY

39STMRP

Part of Tract 6

RICHLAND COUNTY TREASURER
 RICHLAND COUNTY COURTHOUSE
 418 2ND AVENUE NORTH
 WAHPETON ND 58075
 701-642-7705

NOTE:

STATEMENT#: 9,137

PARCEL#: 33-0000-06433-000
 DUERR TOWNSHIP
 TOWNSHIP
 TAXING DISTRICT: 3308090900
 ACRES: 165.90

NE1/4 SE1/4, GOV'T LOTS 2-4 23 129 51 KAREN R HEALY MORIN

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			357.51	71,500	35,750
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			3,575		3,575
			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			1,278.10		1,278.10

-----BREAKDOWN OF TAX DOLLARS-----				5% DISCOUNT	TAX DUE IF PAID BY FEB 15TH
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR		
STATE	3.57	3.44	3.28		
COUNTY	487.99	471.28	432.30	63.91	1,214.19
SCHOOL	596.85	574.31	546.76		
TOWNSHIP	107.46	104.47	101.36		
FIRE	46.48	44.72	42.57		
AMBULANCE	35.75	34.40	32.75		
TOTAL--	1,278.10	1,232.62	1,159.02	639.05	639.05

TAX STATEMENTS TRACT 6

YEAR-2011

REAL ESTATE TAXES PAYABLE TO--RICHLAND COUNTY

39STMNP

RICHLAND COUNTY TREASURER
RICHLAND COUNTY COURTHOUSE
418 2ND AVENUE NORTH
WAHPETON ND 58075
701-642-7705

Part of Tract 6

NOTE:

STATEMENT#: 9,138

PARCEL#: 33-0000-06434-000
DUERR TOWNSHIP
TOWNSHIP
TAXING DISTRICT: 3308090900
ACRES: 37.30

GOV'T LOT-1 23 129 51 KAREN R HEALY MORIN

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			357.51	16,300	8,150
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			815		815
			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			291.37		291.37
-----BREAKDOWN OF TAX DOLLARS-----					
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR	5% DISCOUNT	TAX DUE IF PAID BY FEB 15TH
STATE	.82	.67	.64		
COUNTY	111.25	91.10	83.82	14.57	276.80
SCHOOL	136.06	111.02	106.01		
TOWNSHIP	24.50	20.20	19.65		
FIRE	10.59	8.64	8.26		
AMBULANCE	8.15	6.65	6.35		
				1ST PAYMENT BY MARCH 1ST	2ND PAYMENT BY OCT 15TH
				145.69	145.68
TOTAL--	291.37	238.28	224.73		

YEAR-2011

REAL ESTATE TAXES PAYABLE TO--RICHLAND COUNTY

39STMNP

RICHLAND COUNTY TREASURER
RICHLAND COUNTY COURTHOUSE
418 2ND AVENUE NORTH
WAHPETON ND 58075
701-642-7705

Part of Tract 6

NOTE:

STATEMENT#: 9,247

PARCEL#: 33-0000-06536-000
DUERR TOWNSHIP
TOWNSHIP
TAXING DISTRICT: 3308090900
ACRES: 47.98

Acreage changed to 39.06. See next page.

DELETED PARCEL GOV'T LOT-3 9 129 51 LTL KAREN R HEALY MORIN

SPC/DRN#	AMOUNT	DESCRIPTION	MILL RATE	TRUE&FULL VALUE	ASSESSED VALUE
			357.51	10,300	5,150
			TAXABLE	SR CITIZEN/VET CR	NET TAXABLE
			515		515
			CONSOLIDATED	TOTAL #SPECIALS	TOTAL ALL TAXES
			184.12		184.12
-----BREAKDOWN OF TAX DOLLARS-----					
DESCRIPTION	2011-YEAR	2010-YEAR	2009-YEAR	5% DISCOUNT	TAX DUE IF PAID BY FEB 15TH
STATE	.51	.38	.36		
COUNTY	70.30	52.06	48.18	9.21	174.91
SCHOOL	85.98	63.44	60.94		
TOWNSHIP	15.48	11.54	11.30		
FIRE	6.70	4.94	4.74		
AMBULANCE	5.15	3.80	3.65		
				1ST PAYMENT BY MARCH 1ST	2ND PAYMENT BY OCT 15TH
				92.06	92.06
TOTAL--	184.12	136.16	129.17		

TAX DRAWING TRACT 6 SECTION 9

Richland County Interactive Mapping Service Parcel Report

Parcel and Owner Identification:

33-0000-06536.001
MORIN, KAREN R (19075)

School: 08 Hankinson
Fire: 09 Lidgerwood
Ambulance: 09 Lidgerwood
Vector Control: 00 None
Sec/Twp/Rng: Sect. 9, T129N, R51W
Township/City: Duerr Township
Parcel Status: NORMAL PARCEL



Legal Description: GOV'T LOT 3 EXC 8.92A 9 129 51 LTL KAREN R HEALYMORIN

Property Address:

Please contact the Richland County
Treasurer's office at 701-642-7705 for
taxes due and payoff amounts.

Lot Information:

Dim A:
Dim B:
Sq. Feet:
Acres:
Lot Type:

2011 Tax Information:

True and Full Value: \$11,100.00
Res Lot Valuation:
Res Structure Valuation:
Com Lot Valuation:
Com Structure Valuation:
Ag Land Valuation: \$5,550.00
Specials:

Consolidated Tax:
Discount Paid:
Specials Paid:
Total Tax Paid:
Penalties Paid:
Interest Paid:
Tax Abatements:
Tax Additions:

Primary Building Information:

Type: Classification:
Model: Property Year: 0
Rooms: 0 Total Square Footage:
Bedrooms: 0 Total Usable Area (Sq Ft):
Year Built: 0 Type Garage:
Basement Floor Type: Number of stalls:
Full Basement Sq Ft: Garage Sq Ft:
Partial Basement Sq Ft:

Land Use Information:

Agricultural Acres: 39.06
Residential Acres: 0.00
Commercial Acres: 0.00
Exempted Acres: 0.00
Total Deeded Acres: 39.06

Printed using Richland County Interactive Mapping Service
<http://gis.co.richland.nd.us>



This data has been created as a public service. Every effort has been made to offer the most current, correct, and clearly expressed information possible, however inadvertent errors can occur. Therefore, this information should not replace any official information source. Richland county makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the information provided herein. Richland County GIS shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.

EARNEST MONEY RECEIPT & PURCHASE AGREEMENT



2000 Main Avenue East
West Fargo, ND 58078-2210
Phone (701) 237-9173
Fax (701) 237-9976

24400 MN Hwy 22 South
Litchfield, MN 55355-5840
Phone (320) 693-9371
Fax (320) 693-9373

www.steffesauctioneers.com

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____
as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter received for _____ \$ _____

Balance to be paid as follows **In cash at closing** _____ \$ _____

1. Said deposit to be placed in the Steffes Auctioneers, 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 shall furnish BUYER an abstract updated to a current date showing good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and instalment 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. 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.

8. Closing of the sale is to be on or before _____ Possession will be at closing.

9. 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.

10. 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.

11. 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.

12. Any other conditions: _____

13. Steffes Auctioneers, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

Steffes Auctioneers, Inc.

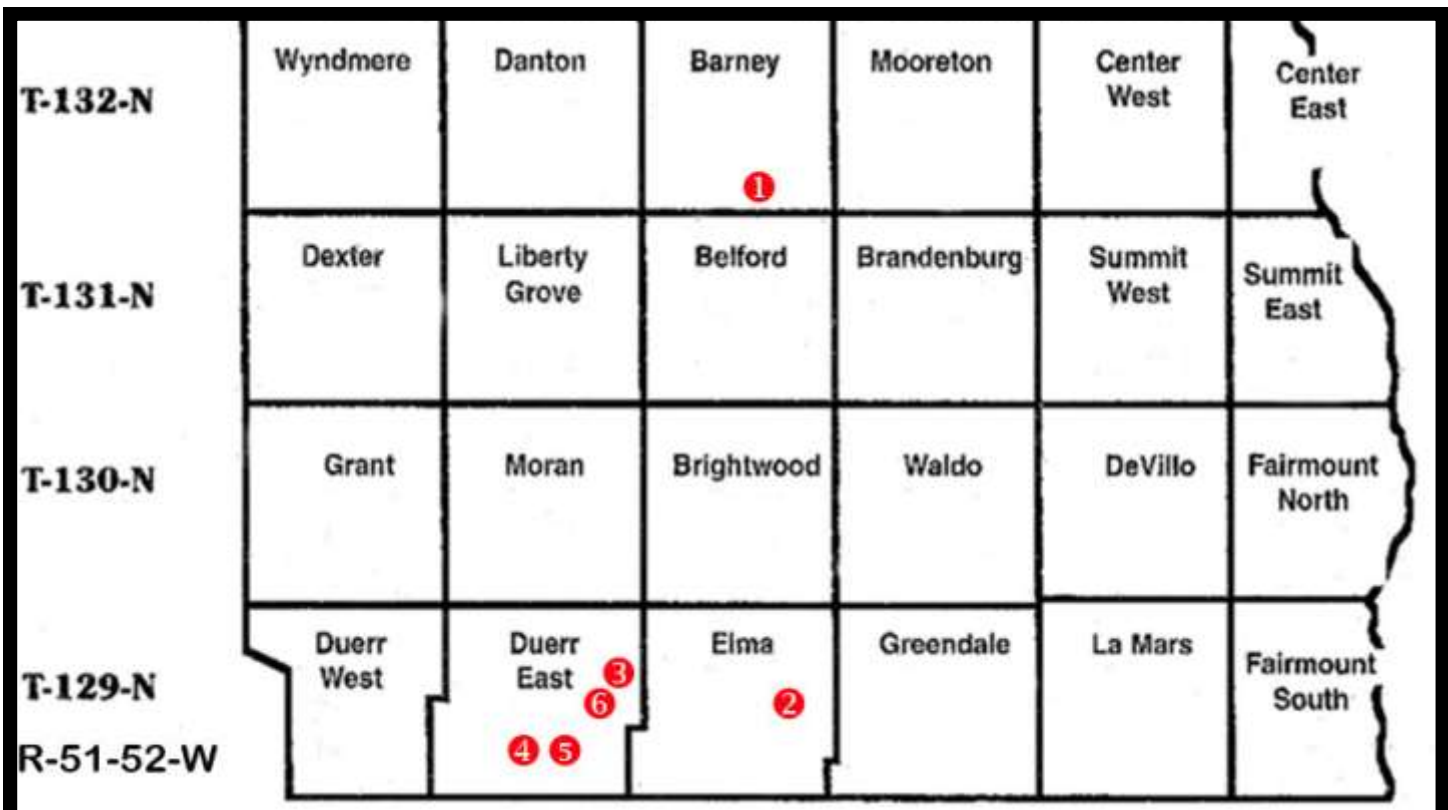
Seller's Printed Name & Address:

MULTI-TRACT FARMLAND AUCTION

Wednesday, November 21, 2012 11:00 AM

AUCTION LOCATION: Steffes Auctioneers Arena,
2000 Main Avenue East, West Fargo, ND

882+/- ACRES IN RICHLAND COUNTY NORTH DAKOTA
TO BE SOLD IN 7 TRACTS



HEALY FAMILY LAND



STEFFES AUCTIONEERS INC
2000 Main Avenue East, West Fargo, ND 58078
(800) 726-8609 (701) 237-9173

Scott Steffes ND81, Brad Olstad ND319
[Details on www.steffesauctioneers.com](http://www.steffesauctioneers.com)