

Stutsman County, ND

480[±]
Acres

Offered in 3 Tracts

NORTH DAKOTA LAND AUCTION

INFORMATION BOOKLET

*Immediate
Possession
Available!*

• Suitable & Pasture
• Montpelier Township



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

THURSDAY, APRIL 7th • 6PM

Auction held at The Club 1883/Knights of Columbus (KC's)
519 1st Ave S, Jamestown, ND 58401

800.451.2709 • SchraderAuction.com

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.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

AUCTIONEER: Rex Defoe Schrader II, 1005 • Schrader Real Estate and Auction Co., Inc., 673

REAL ESTATE: Rex D. Schrader II, 9934 • Schrader Real Estate and Auction Company Inc, 3232



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The Properties will be offered in 3 individual tracts, any combination of tracts, and as a total 480± acres. There will be open bidding on tracts, combinations, and the whole during the auction as determined by the Auctioneer. Bids on tracts, combinations of tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Sellers acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction. The form Purchase Agreement is available for your inspection.

DEED: Seller shall provide a warranty deed (with customary trustee provisions) or equivalent deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller will provide a preliminary title insurance commitment to review prior to auction, the cost of the standard coverage owner's title insurance shall be paid by Seller. The cost of any lender's title insurance, special coverage or endorsement shall be charged to Buyer.

CLOSING: The balance of the purchase price is due at closing, which will take place 45 days after the auction, or as

soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage and lenders title insurance policy shall be paid by the Buyer(s).

POSSESSION: Immediate possession, for purposes of Spring 2022 farming activities, is available upon completion of the Pre-Closing Access Agreement.

REAL ESTATE TAXES: Buyer shall assume 2022 calendar year taxes due in 2023.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller and Auction Company disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the

property for sale.

EASEMENTS: Subject to any and all existing easements.

AGENCY: Schrader Real Estate & Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. Your bid is based solely on your inspection.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

BOOKLET INDEX

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, APRIL 7, 2022

480+ ACRES – MONTPELIER, 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 brent@schraderauction.com, no later than Thursday, March
31, 2022.

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 • Stutsman County, North Dakota
Thursday, April 7, 2022

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, April 7, 2022 at 6:00 PM.
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; email: auctions@schraderauction.com

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.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 31, 2022**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

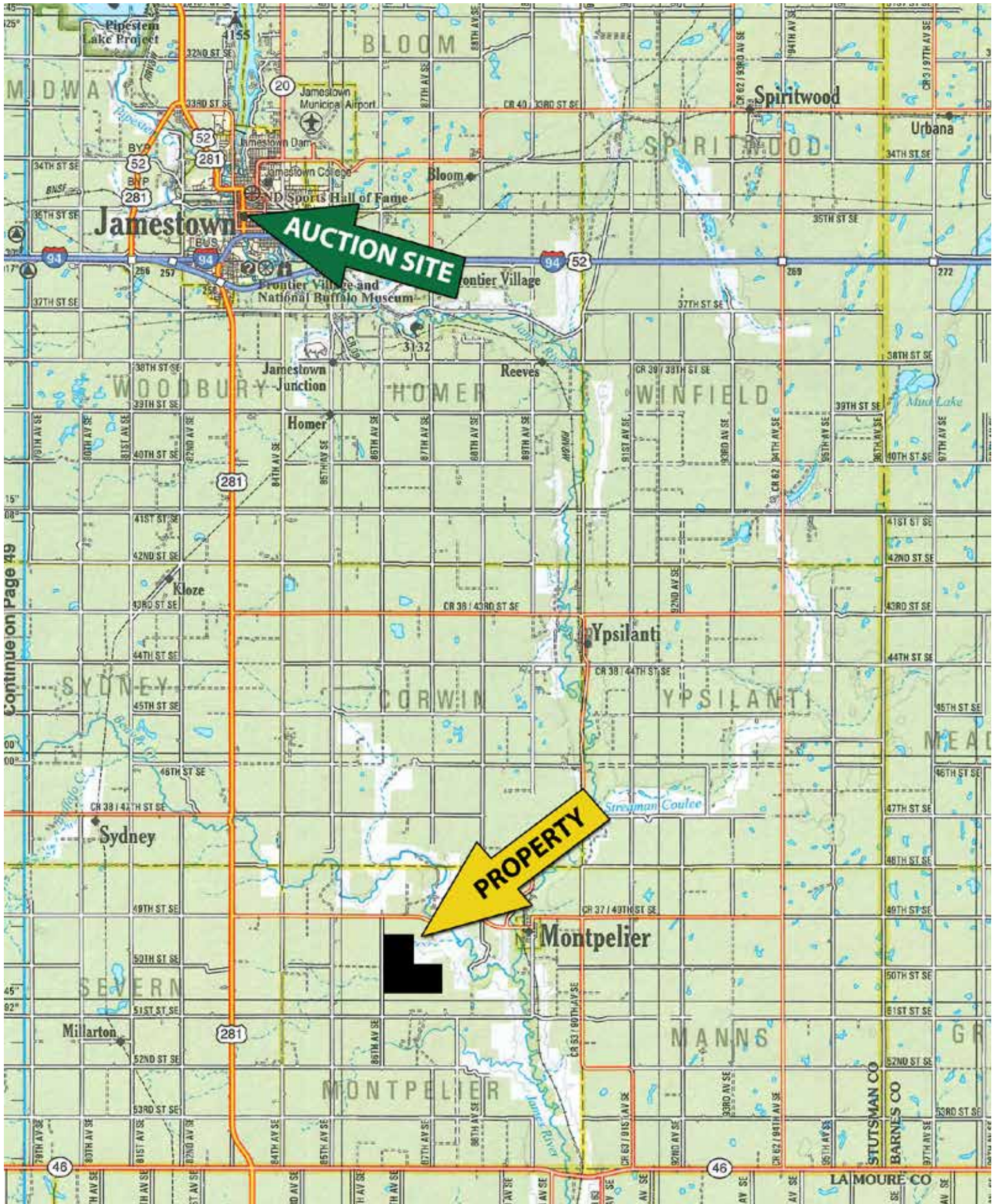
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

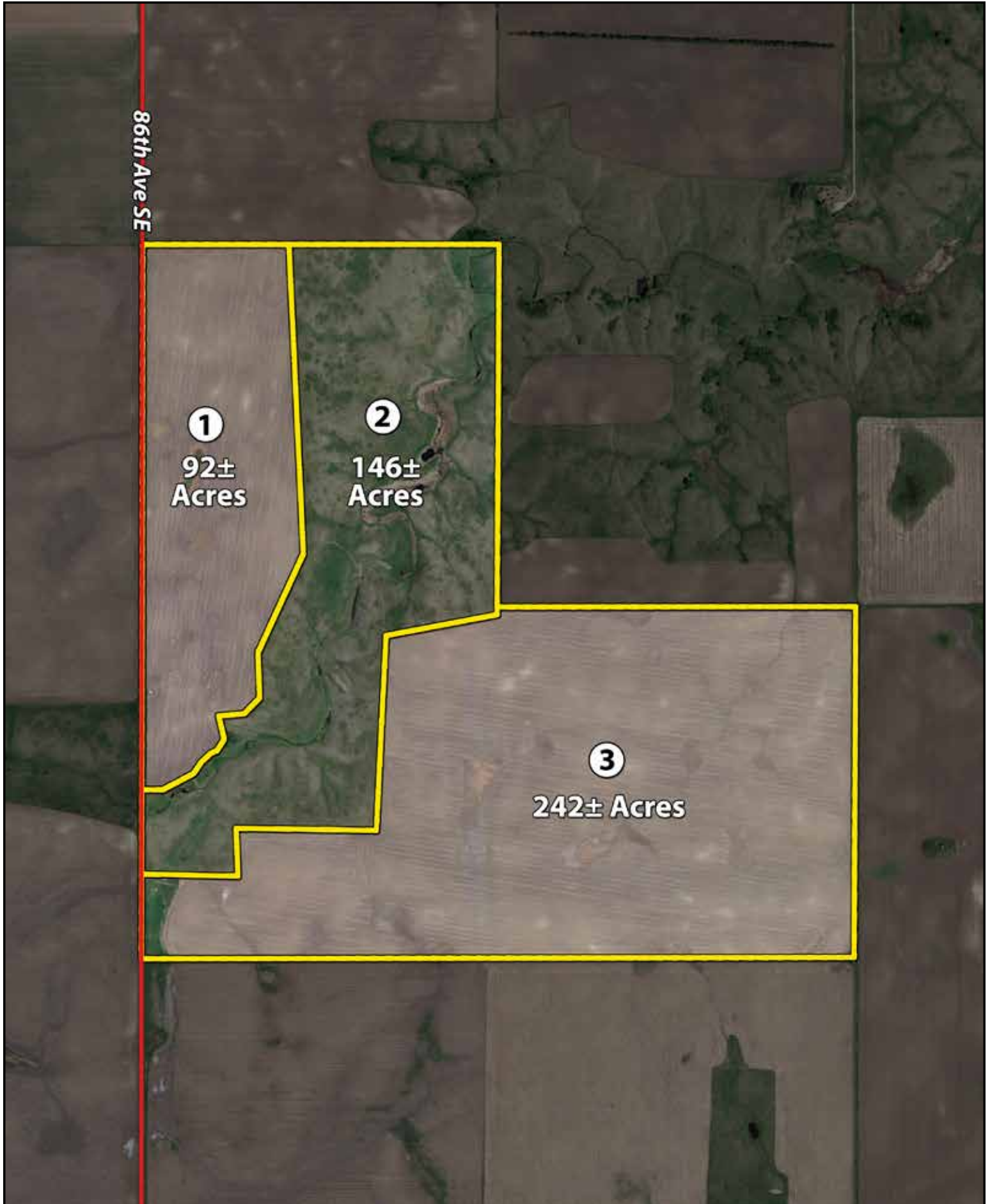
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP

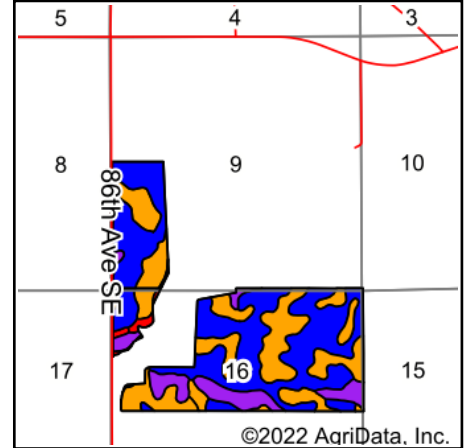
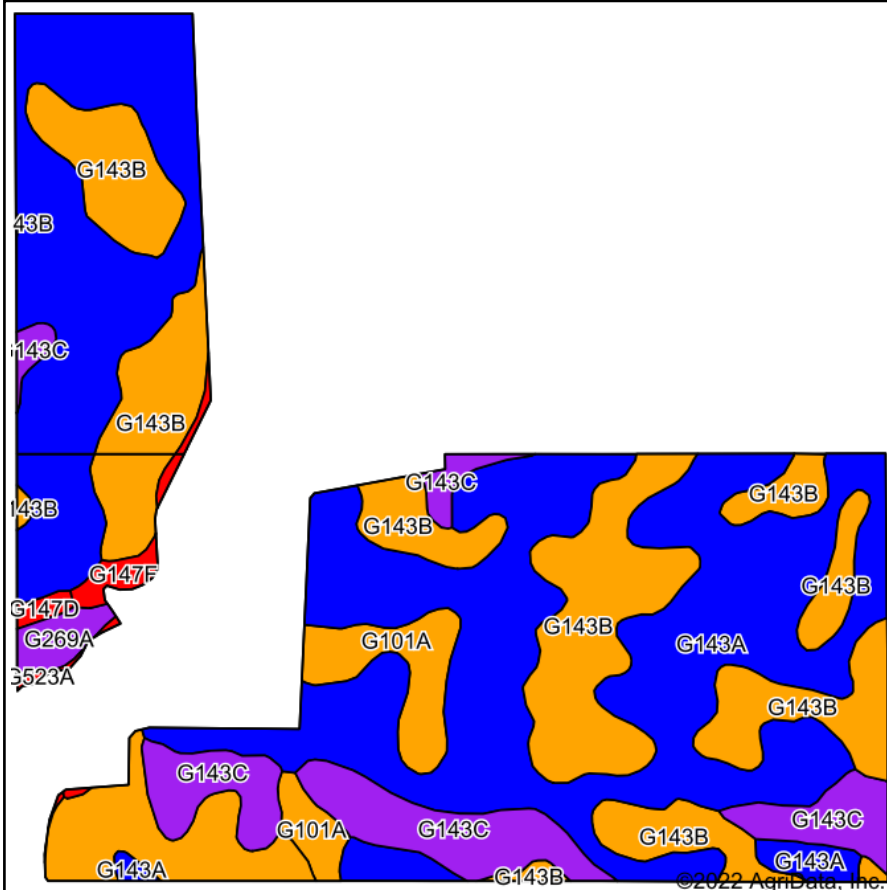


AERIAL TRACT MAP



SOIL INFORMATION

TILLABLE SOIL MAP



State: **North Dakota**
 County: **Stutsman**
 Location: **9-137N-63W**
 Township: **Montpelier**
 Acres: **325.27**
 Date: **2/19/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



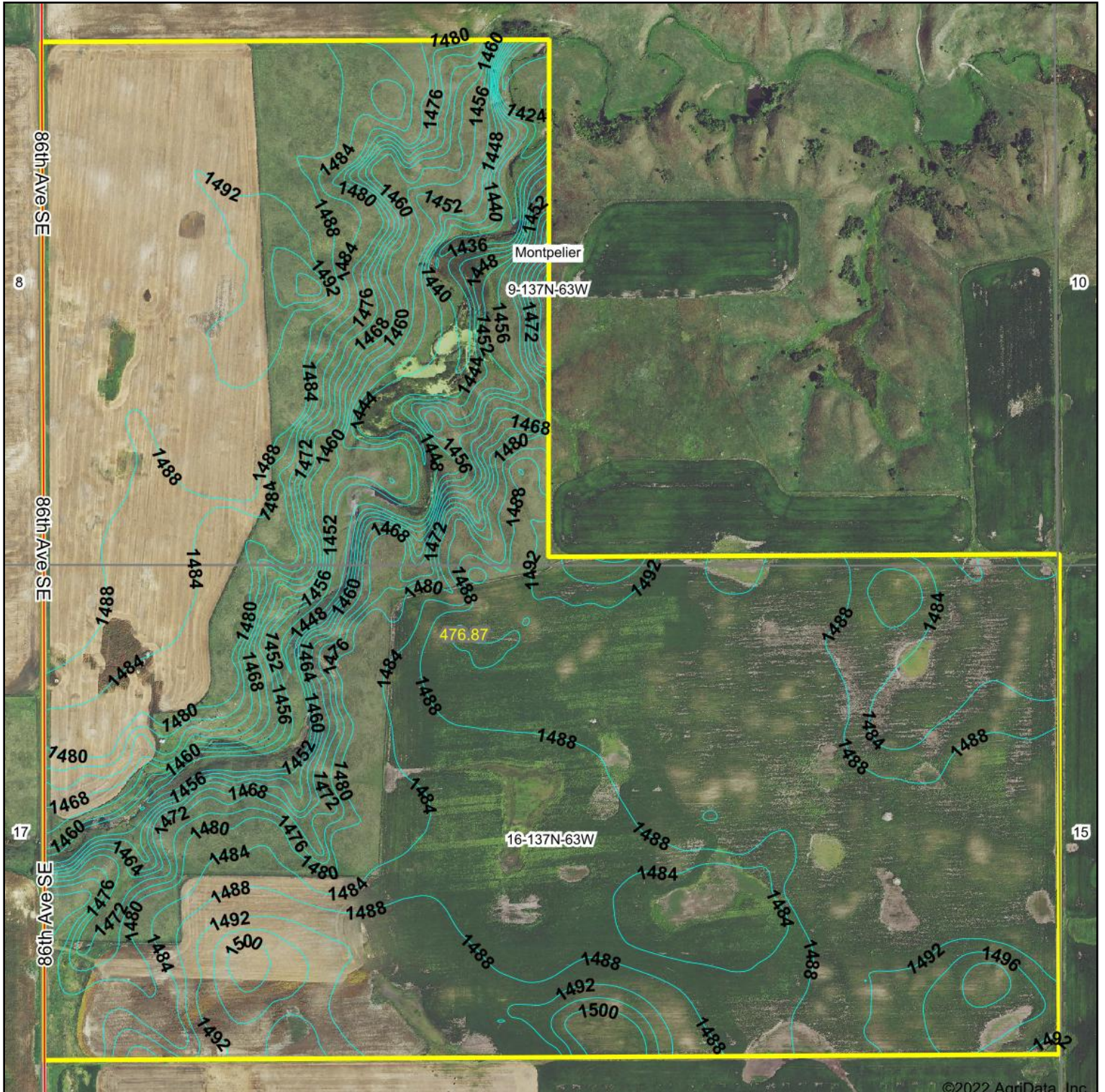
Soils data provided by USDA and NRCS.

Area Symbol: ND093, Soil Area Version: 24

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
G143A	Barnes-Svea loams, 0 to 3 percent slopes	170.83	52.5%		IIc	85	60	40	36	60
G143B	Barnes-Svea loams, 3 to 6 percent slopes	101.11	31.1%		IIe	75	59	39	35	58
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	31.66	9.7%		IVe	55	55	37	33	53
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	13.37	4.1%		IIe	77	57	37	32	56
G269A	Fordville-Renshaw loams, 0 to 2 percent slopes	3.48	1.1%		IIIIs	54	33	30	32	30
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	3.21	1.0%		VIe	33	32	24	21	31
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	1.06	0.3%		IVe	46	54	38	34	53
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.55	0.2%		VIw	21	14	6	12	9
Weighted Average					2.26	77.6	*n 58.4	*n 38.9	*n 35	*n 57.8

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

TOPO CONTOURS MAP



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Source: USGS 10 meter dem

Interval(ft): 4.0

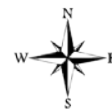
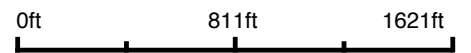
Min: 1,417.1

Max: 1,503.8

Range: 86.7

Average: 1,482.5

Standard Deviation: 13.81 ft



2/19/2022

9-137N-63W
Stutsman County
North Dakota

Map Center: 46° 41' 20.04, -98° 38' 20.82

Maps Provided By:



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www.AgridataInc.com

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

2021 Stutsman County Real Estate Tax

- Check here to request receipt
 Please indicate and list address change



36-0930000

Parcel Number 36-0930000

Amount Paid _____

HEJDUK TRUST
617 S MONROE
STILLWATER OK 74074

Total tax due 891.97
 Less 5% discount -44.60
Amount due by February 15, 2022 847.37

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2022 445.99
 Payment 2: Pay by October 17, 2022 445.98

MAKE CHECK PAYABLE TO:

Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401
Phone: 701.252.9036

MP # 68742

Detach and return with payment

2021 Stutsman County Real Estate Tax Statement

Statement No: 8016

Parcel Number 36-0930000
 Jurisdiction MONTPELIER TWP
 Owner HEJDUK TRUST
 Physical Location

Stmt 1 of 3 Multi Parcel #: 68742

Legal Description
 SCT:9 TWN:137 RNG:63
 S9, T137, R63, ACRES 160, SW1/4 160.00 ACRES

2021 TAX BREAKDOWN

Net consolidated tax 891.97
 Plus: Special Assessments
 Principal 0.00
 Interest 0.00
 Total tax due 891.97
 Less: 5% discount,
 if paid by February 15, 2022 -44.60
Amount due by February 15, 2022 847.37

Legislative tax relief (3-year comparison)

	2019	2020	2021
Legislative tax relief	778.75	811.95	818.76

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2022 445.99
 Payment 2: Pay by October 17, 2022 445.98

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	107,667	113,054	114,183
Taxable Value	5,383	5,653	5,709
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	5,383	5,653	5,709

Total mill levy 163.450 158.080 156.240

Taxes By District (in dollars):

District	2019	2020	2021
COUNTY	395.70	395.83	416.42
SCHOOL	379.17	387.56	364.23
STATE	5.38	5.66	5.70
TOWNSHIP	99.60	104.58	105.62

Consolidated tax **879.85 893.63 891.97**

Net effective tax rate **0.82% 0.79% 0.78%**

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%
Penalty on 2nd Installment:	
October 18, 2022	6%

FOR ASSISTANCE CONTACT:

Office Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401
 Phone: 701.252.9036
 Email: treasurer@stutsmancounty.gov
 Website: www.stutsmancounty.gov

TAX/PARCEL INFORMATION

2021 Stutsman County Real Estate Tax

- Check here to request receipt
 Please indicate and list address change



36-1610000

Parcel Number 36-1610000

Amount Paid _____

HEJDUK TRUST
 617 S MONROE
 STILLWATER OK 74074

Total tax due 1,528.03
 Less 5% discount -76.40

Amount due by February 15, 2022 1,451.63

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2022 764.02
 Payment 2: Pay by October 17, 2022 764.01

MAKE CHECK PAYABLE TO:

Stutsman County Treasurer
 511 2nd Ave SE, Ste 101
 Jamestown, ND 58401
 Phone: 701.252.9036

MP # 68742

Detach and return with payment

2021 Stutsman County Real Estate Tax Statement

Statement No: 8058

Parcel Number
 36-1610000

Jurisdiction
 MONTPELIER TWP

Stmt 2 of 3

Multi Parcel #: 68742

Owner
 HEJDUK TRUST

Physical Location

2021 TAX BREAKDOWN

Net consolidated tax 1,528.03
 Plus: Special Assessments
 Principal 0.00
 Interest 0.00

Total tax due 1,528.03

Less: 5% discount,
 if paid by February 15, 2022 -76.40

Amount due by February 15, 2022 1,451.63

Legal Description

SCT:16 TWN:137 RNG:63
 S16, T137, R63, ACRES 160, NE1/4 160.00 ACRES

Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2022 764.02
 Payment 2: Pay by October 17, 2022 764.01

Legislative tax relief (3-year comparison)

	2019	2020	2021
Legislative tax relief	1,334.13	1,390.77	1,402.59

Tax distribution (3-year comparison):

	2019	2020	2021
True and Full Value	184,431	193,658	195,593
Taxable Value	9,222	9,683	9,780
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	9,222	9,683	9,780

	2019	2020	2021
Total mill levy	163.450	158.080	156.240

Taxes By District (in dollars):

	2019	2020	2021
COUNTY	677.90	678.01	713.35
SCHOOL	649.60	663.86	623.97
STATE	9.22	9.68	9.78
TOWNSHIP	170.62	179.14	180.93

	2019	2020	2021
Consolidated tax	1,507.34	1,530.69	1,528.03

	2019	2020	2021
Net effective tax rate	0.82%	0.79%	0.78%

Penalty on 1st Installment & Specials:

March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%

Penalty on 2nd Installment:

October 18, 2022	6%
------------------	----

FOR ASSISTANCE CONTACT:

Office Stutsman County Treasurer
 511 2nd Ave SE, Ste 101
 Jamestown, ND 58401

Phone: 701.252.9036

Email: treasurer@stutsmancounty.gov

Website: www.stutsmancounty.gov

TAX/PARCEL INFORMATION

2021 Stutsman County Real Estate Tax

- Check here to request receipt
 Please indicate and list address change



36-1620000

Parcel Number 36-1620000

Amount Paid _____

HEJDUK TRUST
617 S MONROE
STILLWATER OK 74074

Total tax due 1,083.68
 Less 5% discount -54.18
Amount due by February 15, 2022 1,029.50

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2022 541.84
 Payment 2: Pay by October 17, 2022 541.84

MAKE CHECK PAYABLE TO:

Stutsman County Treasurer
511 2nd Ave SE, Ste 101
Jamestown, ND 58401
Phone: 701.252.9036

MP # 68742

Detach and return with payment

2021 Stutsman County Real Estate Tax Statement

Statement No: 8059

Parcel Number 36-1620000
 Jurisdiction MONTPELIER TWP
 Owner HEJDUK TRUST
 Physical Location

Stmt 3 of 3 Multi Parcel #: 68742

Legal Description
 SCT:16 TWN:137 RNG:63
 S16, T137, R63, ACRES 160, NW1/4 160.00 ACRES

2021 TAX BREAKDOWN

Net consolidated tax 1,083.68
 Plus: Special Assessments
 Principal 0.00
 Interest 0.00
 Total tax due 1,083.68
 Less: 5% discount,
 if paid by February 15, 2022 -54.18
Amount due by February 15, 2022 1,029.50

Legislative tax relief (3-year comparison)	2019	2020	2021
Legislative tax relief	946.28	986.45	994.72
Tax distribution (3-year comparison):	2019	2020	2021
True and Full Value	130,809	137,354	138,726
Taxable Value	6,541	6,868	6,936
Less: Homestead credit	0	0	0
Veterans credit	0	0	0
Net Taxable Value	6,541	6,868	6,936
Total mill levy	163.450	158.080	156.240
Taxes By District (in dollars):			
COUNTY	480.83	480.91	505.92
SCHOOL	460.74	470.86	442.52
STATE	6.54	6.86	6.94
TOWNSHIP	121.02	127.06	128.30
Consolidated tax	1,069.13	1,085.69	1,083.68
Net effective tax rate	0.82%	0.79%	0.78%

Or pay in two installments (with no discount):
 Payment 1: Pay by March 1, 2022 541.84
 Payment 2: Pay by October 17, 2022 541.84

Penalty on 1st Installment & Specials:	
March 2, 2022	3%
May 2, 2022	6%
July 1, 2022	9%
October 17, 2022	12%
Penalty on 2nd Installment:	
October 18, 2022	6%

FOR ASSISTANCE CONTACT:

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511 2nd Ave SE, Ste 101
Jamestown, ND 58401
 Phone: 701.252.9036
 Email: treasurer@stutsmancounty.gov
 Website: www.stutsmancounty.gov

PHOTOS

PHOTOS



Northwest Corner



Southwest Corner

PHOTOS



PHOTOS



PHOTOS



Tract 3



Tract 3



Tract 3



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SchraderAuction.com

