

LAND AUCTION

Tuesday November 28th, 2023 – 11:00 AM

144 +/- Acres of Highly Productive Cass County Farmland

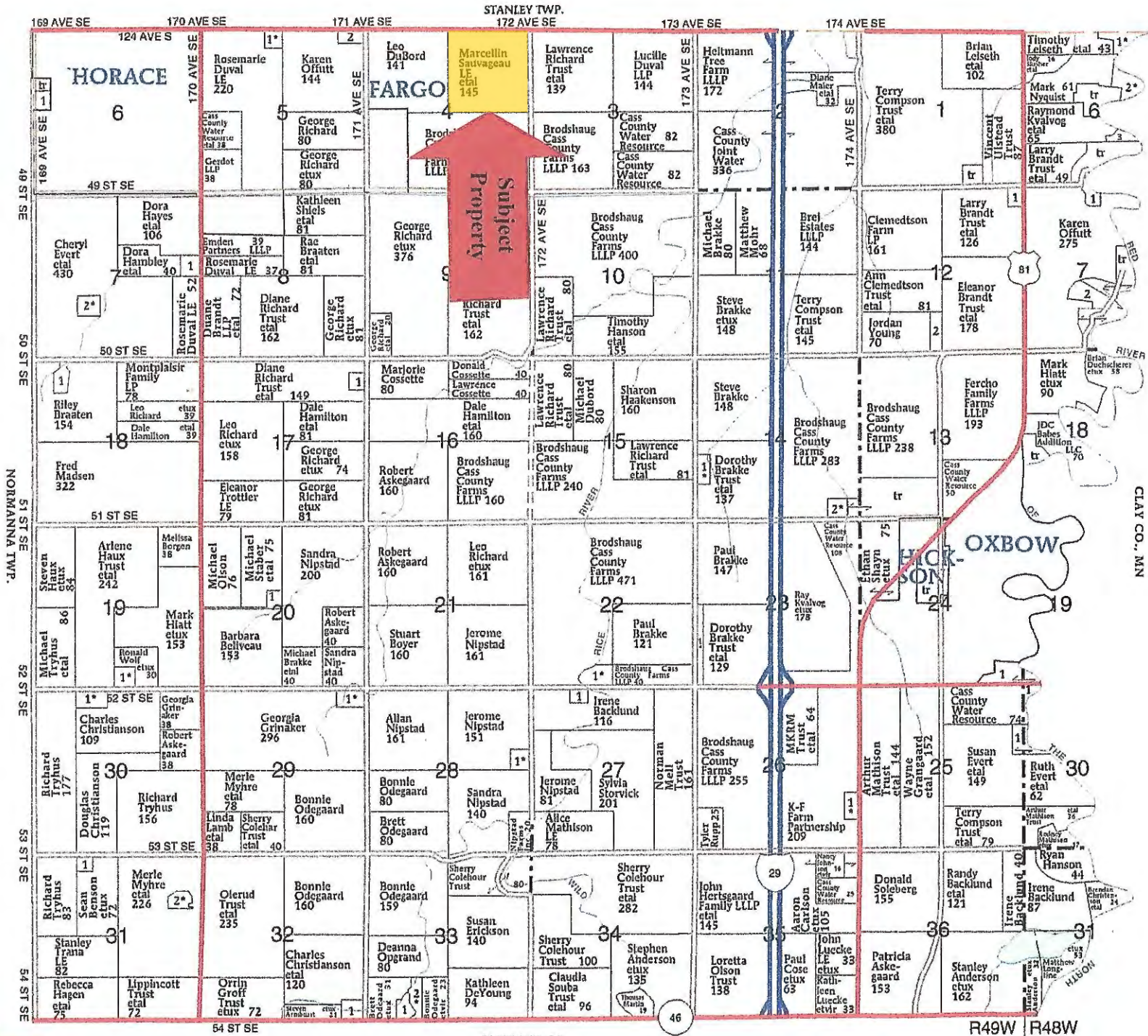
NE ¼ of Section 4, Pleasant Township. T-137-N, R-49-W.

Auction Location: Holiday Inn Fargo
3803 13th Ave S, PO Box 9555, Fargo, ND 58103

Owners: Sauvageau Family

See below for Buyer's Prospectus and Auction Terms. Interested parties should call Helbling Auctioneers LLC. at 701-428-3184 or visit www.helblingauctioneers.com for complete details.

AUCTIONEERS: Helbling Auctioneers LLC. (701) 428-3184; 321 Hwy 46 Kindred, ND- State Hwy 11 Hankinson, ND; Bob Helbling JR. ND Lic. 285, MN Lic. 14-084, John Kuchera ND Lic. 547, Clerk Lic. 390. Website: www.midwestauctions.com click on Helbling Auctioneers.



T-137-N

PLEASANT PLAT
(Landowners)

R-48-49-W

↑

Subject
Property

STANLEY TWP.
172 AVE SE

RICHLAND CO.

R49W | R48W

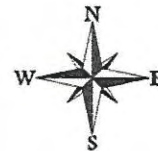
Aerial Map



Boundary Center: 46° 42' 48.24, -96° 52' 3.84



4-137N-49W
Cass County
North Dakota

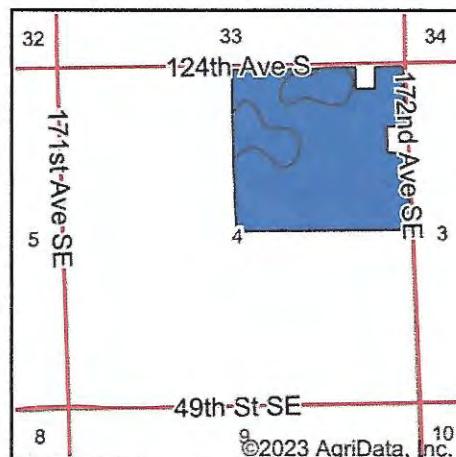
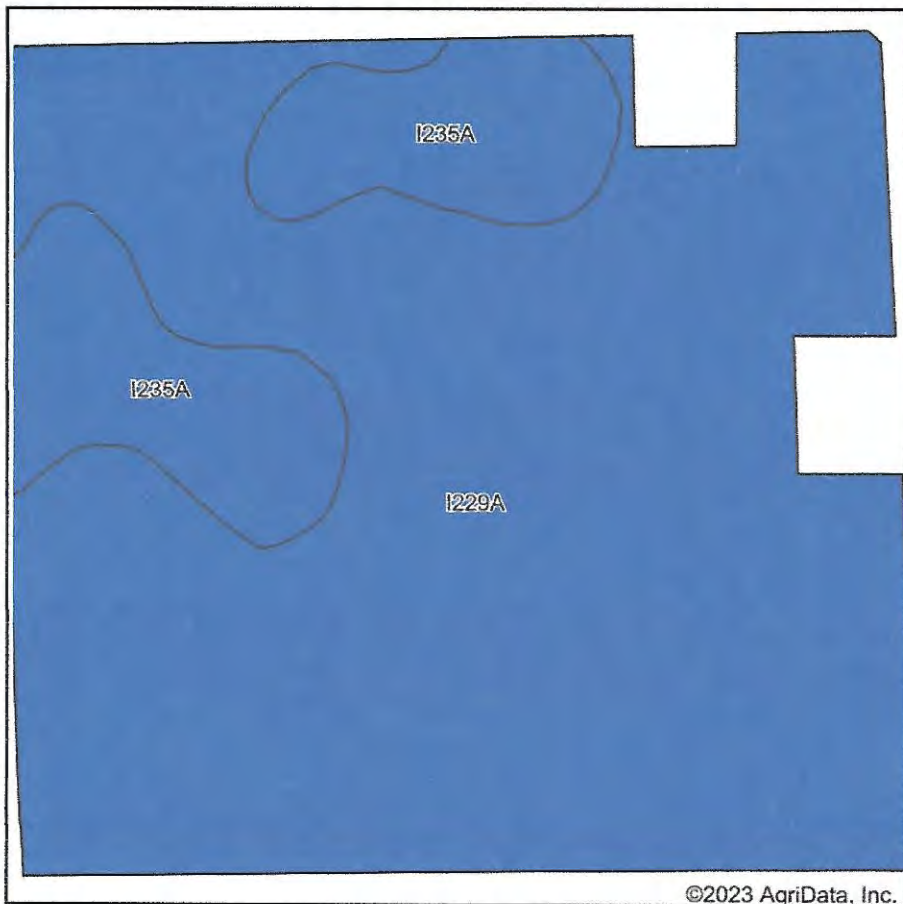


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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10/11/2023

Soils Map



State: **North Dakota**
 County: **Cass**
 Location: **4-137N-49W**
 Township: **Pleasant**
 Acres: **142.28**
 Date: **10/11/2023**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: ND017, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I229A	Fargo silty clay, 0 to 1 percent slopes	118.62	83.4%		IIw	86	50
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	23.66	16.6%		IIIw	86	20
Weighted Average					2.17	86	*n 45

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

2022 Cass County Real Estate Tax Statement

Your cancelled check is your receipt for your payment.
Receipt available upon request.

Parcel Number: 57-0000-10240-020

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]



Total tax due: 3,192.63
Less 5% discount: 150.71
Amount due by Feb 15, 2023 3,041.92

Or pay in two installments (with no discount):
Payment 1: Pay by Mar 01, 2023 1,685.53
Payment 2: Pay by Oct 16, 2023 1,507.10

Amount applied to this statement

MAKE CHECK PAYABLE TO:
Cass County Finance
211 9th Street South
P.O. Box 2806
 Fargo, ND 58108-2806



▼ Detach here and mail with your payment ▼

2022 Cass County Real Estate Tax Statement

Parcel Number:
57-0000-10240-020

[REDACTED]
[REDACTED]

Legal Description:

Lot: 0 Block: 4 Addition: Additional: 4-137-49
SAUVAGEAU'S SUB

Jurisdiction:

Pleasant Township

Physical Address:

4608 124 AVE S
PLEASANT TWP, ND 99999

A 65.52 N 1/2 NE 1/4 LESS R/W & LESS

2022 TAX BREAKDOWN

Net consolidated tax 3,014.21
Plus: Special Assessments 0.00
Plus: Drains 178.42
Total tax due: 3,192.63
Less 5% discount
if paid by Feb 15, 2023 150.71
Amount due by Feb 15, 2023 3,041.92

Or pay in two installments (with no discount):
Payment 1: Pay by Mar 01, 2023 1,685.53
Payment 2: Pay by Oct 16, 2023 1,507.10

FOR ASSISTANCE, CONTACT:

Cass County Finance
211 9th Street South
P.O. Box 2806
 Fargo, ND 58108-2806
 Phone: 701-241-5600

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Tax payments by e-check or credit card can be made online at www.casscountynnd.gov. There is a convenience fee of 2.65% of the transaction amount with a minimum fee of \$1.00 for all credit card payments.

****Notes:**

- If your mortgage company pays the real estate taxes for this property, this statement is being provided for your information only.
- Discount is 5% of Net Consolidated Tax.

****PLEASE USE THE DROP BOX IN FRONT OF THE COURTHOUSE, MAIL YOUR CHECK WITH STUB OR PAY ONLINE****

	2020	2021	2022
Legislative tax relief	1,556.15	1,582.01	1,601.98
Property Valuation			
True & Full Value	256,800	265,200	270,800
Taxable Value	11,999	12,372	12,607
Total mill levy	188.05	182.53	239.09
Summary of Taxes			
Consolidated Tax	2,256.42	2,258.26	3,014.21
Total Tax	2,256.42	2,258.26	3,014.21
Taxes by District (in dollars)			
County	612.79	628.50	630.98
State Medical	12.00	12.37	12.61
County Soil Conservation	5.28	6.06	6.18
Horace Rural Fire	140.03	160.84	163.89
Kindred Public School District #2	1,218.26	1,177.94	1,921.56
Pleasant Township	220.90	226.90	232.47
Southeast Water Resource District	47.16	45.65	46.52
Total Tax	2,256.42	2,258.26	3,014.21
Net effective tax rate %	0.88	0.85	1.11

2022 Cass County Real Estate Tax Statement

Your cancelled check is your receipt for your payment.
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Parcel Number: 57-0000-10240-010

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

▼ Detach here and mail with your payment ▼

2022 Cass County Real Estate Tax Statement

Parcel Number:
57-0000-10240-010

[REDACTED]
[REDACTED]
[REDACTED]

Legal Description:

Lot: 0 Block: 4 Addition: Additional: 4-137-49 S1/2 OF NE1/4 LESS R/W A 78.88

Jurisdiction:
Pleasant Township
Physical Address:
N/A
PLEASANT TWP, ND 99999

	2020	2021	2022
Legislative tax relief	714.60	698.17	665.21
Property Valuation			
True & Full Value	110,200	109,200	104,700
Taxable Value	5,510	5,460	5,235
Total mill levy	188.05	182.53	239.09
Summary of Taxes			
Consolidated Tax	1,036.15	996.63	1,251.65
Total Tax	1,036.15	996.63	1,251.65
Taxes by District (in dollars)			
County	281.40	277.37	262.01
State Medical	5.51	5.46	5.24
County Soil Conservation	2.42	2.68	2.57
Horace Rural Fire	64.30	70.98	68.06
Kindred Public School District #2	559.43	519.85	797.92
Pleasant Township	101.44	100.14	96.53
Southeast Water Resource District	21.65	20.15	19.32
Total Tax	1,036.15	996.63	1,251.65
Net effective tax rate %	0.94	0.91	1.20



Total tax due: 1,437.44
Less 5% discount: 62.58
Amount due by Feb 15, 2023 1,374.86

Or pay in two installments (with no discount):
Payment 1: Pay by Mar 01, 2023 811.62
Payment 2: Pay by Oct 16, 2023 625.82

Amount applied to this statement

MAKE CHECK PAYABLE TO:
Cass County Finance
211 9th Street South
P.O. Box 2806
Fargo, ND 58108-2806



2022 TAX BREAKDOWN

Net consolidated tax	1,251.65
Plus: Special Assessments	0.00
Plus: Drains	185.79
Total tax due:	1,437.44
Less 5% discount	
if paid by Feb 15, 2023	62.58
Amount due by Feb 15, 2023	1,374.86

Or pay in two installments (with no discount):
Payment 1: Pay by Mar 01, 2023 811.62
Payment 2: Pay by Oct 16, 2023 625.82

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Terms and Conditions

It is the buyer's responsibility to inspect the property and accept the property in an "As Is, Where Is" condition, with no warranties, expressed or implied. The property is being sold subject to owner conformation.

Bidding will take place on a per acre basis. Minimum bid raise will be \$25.00 per acre. Anyone who wishes to bid must register and present a \$10,000.00 cashier's check payable to Helbling Auctioneers LLC. By 11:00 AM the day of the auction (unless other arrangements have been made with Helbling Auctioneers LLC.). The successful bidder will be required to sign a binding purchase agreement at the close of the auction, and their cashier's check will be deposited into Helbling Auctioneers trust account as earnest money. Unsuccessful bidder's cashier's checks will be returned at the cashier's table. Closing will take place on or before January 29th, 2024, at a time and place to be determined. The balance of the purchase price will be due at this time. Purchasers who are unable to close by January 29th, 2024, will be in default. Seller will provide an updated abstract at their expense and will convey the property by warranty deed.

All real estate taxes and special assessments for 2024 will be prorated between the buyer and the seller. The closing fee, title opinion/abstract examination fee and deed recording fee will be paid by the buyer.

Contact Bob Helbling at 701-428-3184 for further details.

Property is Subject to all Easements of Record. No exclusion on mineral rights. Statements made auction day take precedence over any and all printed material.