

732.63 +/- Acres - Grand Forks County, ND

Pifer's **LAND AUCTION**



Thursday, October 24, 2019 – 10:00 a.m.

AUCTION LOCATION: UND Center for Innovation - Grand Forks, ND

Owners: Brad Gunderson, Cathi Gunderson & Diane Wilkie

***Highly productive irrigated & non-irrigated cropland
& pastureland near McCanna, ND!***



Pifer's
LAND AUCTIONS

www.pifers.com

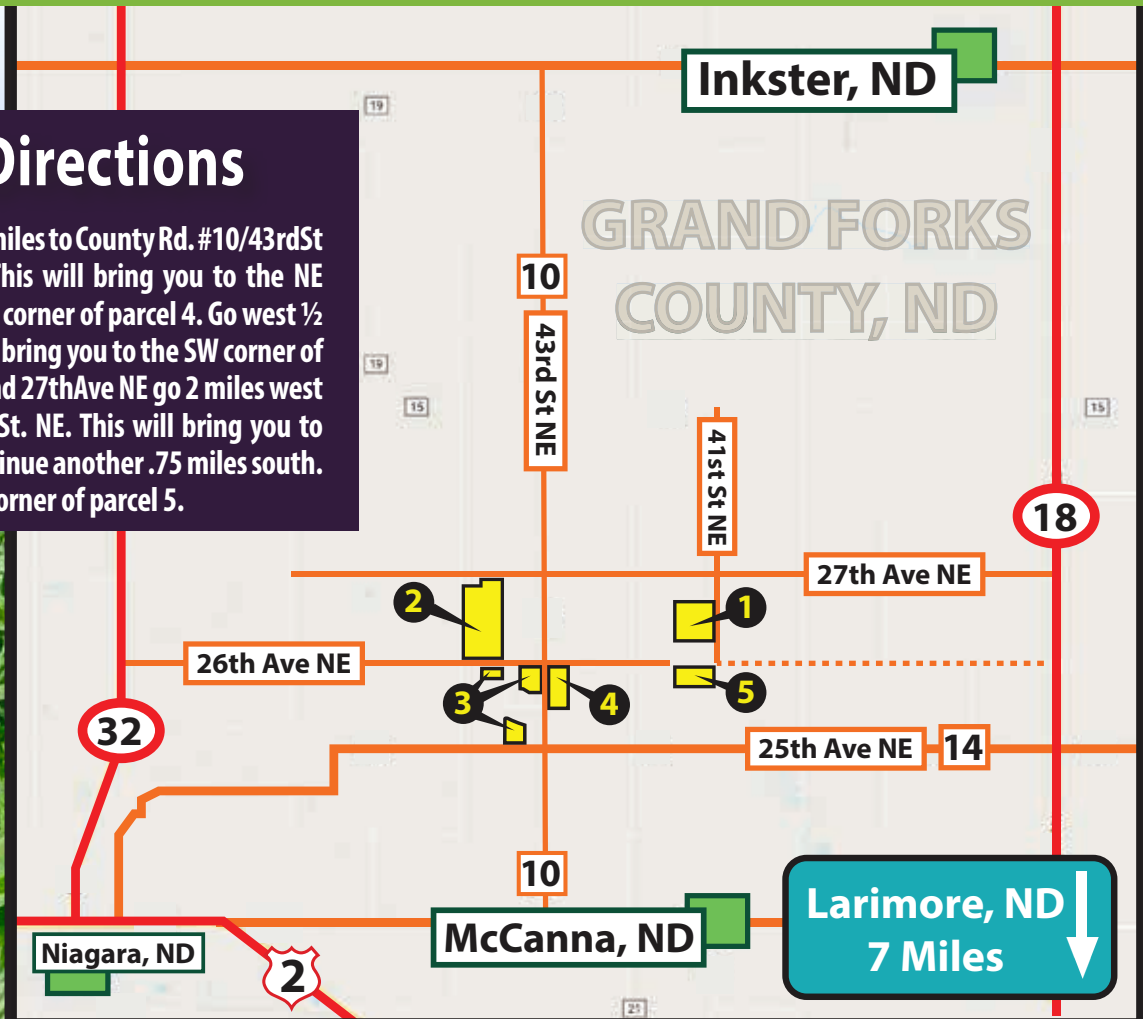
877.477.3105

General Information

Property features 732.63 acres with highly productive irrigated and non-irrigated cropland and pastureland. Exceptional producing land for potatoes, corn, and soybeans with the water for the irrigated parcel coming out of the Elk Valley Aquifer. Property has a very strong Soil Productivity Index (SPI) much of it in the 80s to 90s! Property is in Agnes Township west of McCanna, North Dakota. Irrigated parcel is available for the 2020 crop year. The remaining cropland parcels have a land lord/tenant lease through the 2020 crop year. Pasture & hunting land has immediate possession. Rare opportunity to buy highly productive irrigated cropland in the Red River Valley.

Driving Directions

From McCanna, ND go west 2 miles to County Rd. #10/43rd St NE, then go north 3 miles. This will bring you to the NE corner of Parcel 3 and the NW corner of parcel 4. Go west ½ mile on 26th Ave. NE, this will bring you to the SW corner of parcel 2. At County Rd. #10 and 27th Ave NE go 2 miles west and .25 miles south on 41st St. NE. This will bring you to the NE corner of parcel 1. Continue another .75 miles south. This will bring you to the NE corner of parcel 5.



Contact



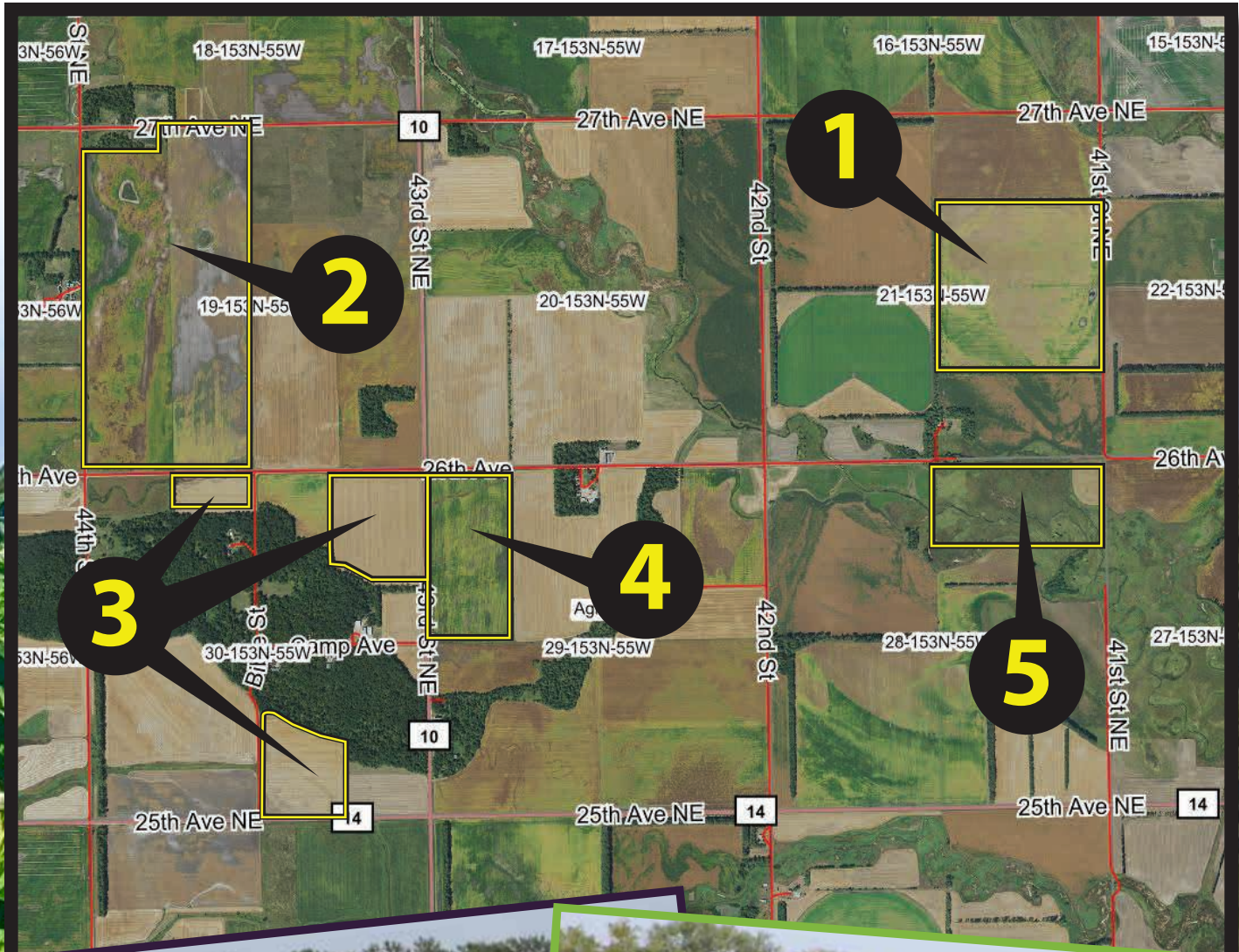
Bob Pifer
701.371.8538
bob@pifers.com



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997 47th Ave. S, Suite #3 - Grand Forks, ND

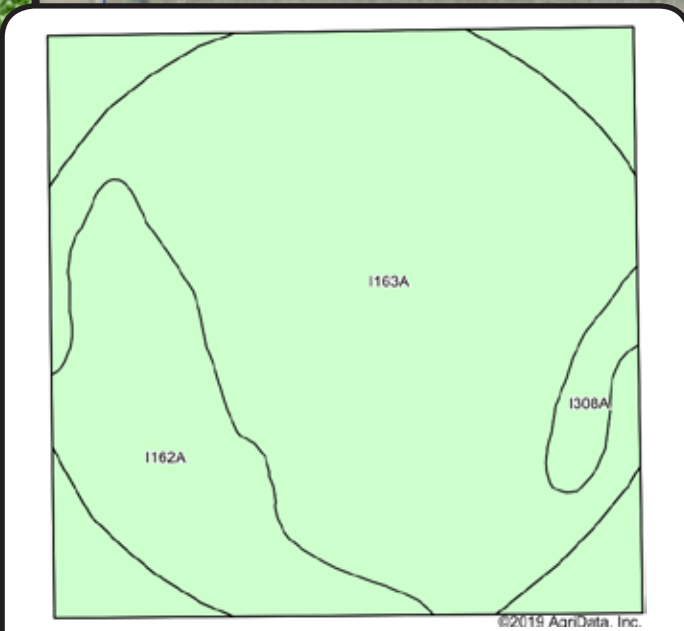
Property Layout



Parcel 1

Acres: 160 +/-
Legal: S½NE¼ & N½SE¼ 21-153-55
Cropland Acres: 150.96 +/-
Taxes (2018): \$1,791.56

This parcel features 150.96 +/- of cropland with 132.72 +/- acres of exceptional irrigated cropland! Cropland has an SPI of 73-92. Pivot is owned by the current tenant. 3 phase power to the property, Well Permit #4311, 134 acres authorized, 201 Acre-feet at 800 gpm rate from April 1 to October 15. 61' Well and is Screened at 40'-60'. Available for 2020 crop year!

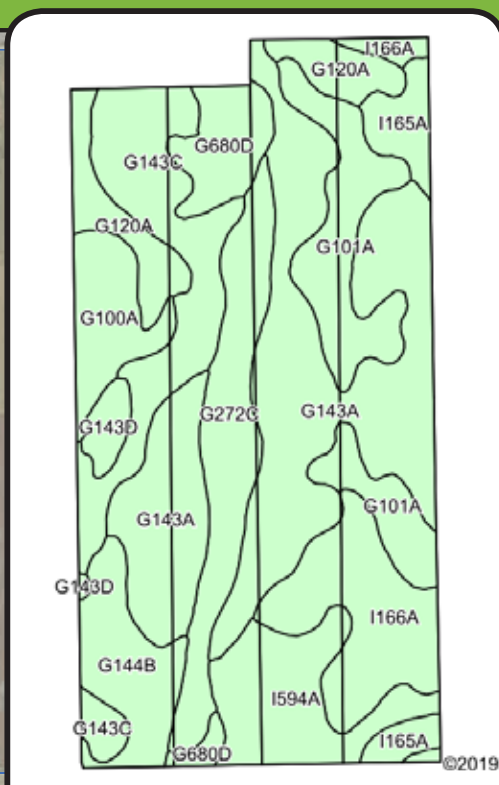
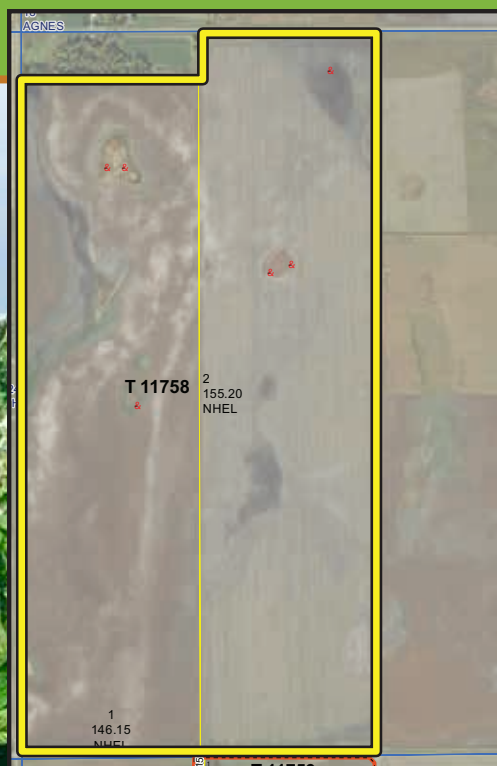


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I163A	Inkster sandy loam, 0 to 2 percent slopes	112.75	74.7%	IIIe	73
I162A	Walsh loam, 0 to 2 percent slopes	33.89	22.4%	IIc	92
I308A	Tiffany loam, 0 to 1 percent slopes	4.32	2.9%	IIw	81
Weighted Average					77.5

Parcel 2

Acres: 308.12 +/-
Legal: E½W½ & S½N½Lot 1 & All Lots 2, 3 & 4 NE¼ 19-153-55
Cropland Acres: 301.35 +/-
Taxes (2018): \$2,803.19

This parcel features 308.12 +/- acres with 301.12 +/- acres of cropland with an SPI of 68.6 and much of it in the 80 to 90 range. Landlord tenant lease through 2020 crop year.



Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Productivity Index
G143A	Barnes-Svea loams, 0 to 3 percent slopes	84.50	28.0%	IIc	85
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	35.40	11.7%	IVe	55
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	30.11	10.0%	Ile	77
I166A	Aberdeen-Nutley silty clays, 0 to 2 percent slopes	28.06	9.3%	IIs	76
G272C	Sioux-Arvilla-Renshaw complex, 6 to 9 percent slopes	27.47	9.1%	VIIs	26
I594A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	22.62	7.5%	IIc	95
G144B	Barnes-Buse loams, 3 to 6 percent slopes	16.80	5.6%	IIIe	69
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	15.92	5.3%	IVw	37
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	13.46	4.5%	Ile	64
G680D	Barnes-Sioux complex, 6 to 15 percent slopes	12.82	4.3%	VIe	44
I165A	Bearden-Perella silty clays, 0 to 2 percent slopes	9.70	3.2%	Ile	89
G143D	Barnes-Buse-Langhei loams, 9 to 15 percent slopes	4.05	1.3%	VIe	41
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	0.44	0.1%	Ile	90
Weighted Average					68.6

Parcel 3

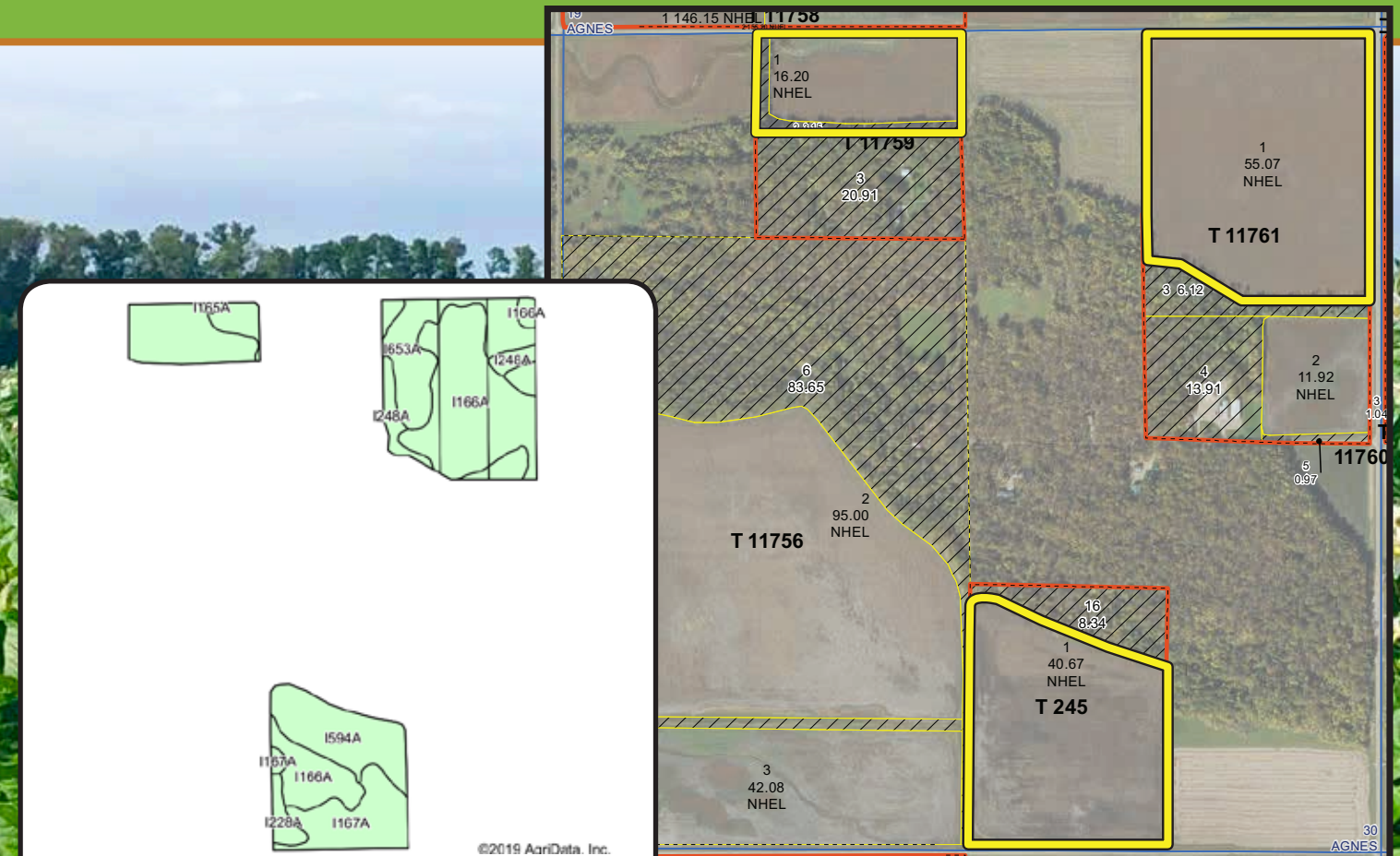
Acres: 106.13 +/-

Legal: N½NE¼NW¼ & W½SE¼ EX 25.05 A to Bachelors Grove, EX 17.32 A & Gunderson Sub Lot 1 & Blk 1(Part of NE¼) 30-153-55

Cropland Acres: 105.08 +/-

Taxes (2018): \$1,336.26

This parcel features 106.13 +/- acres with 105.08 +/- acres of exceptional cropland with an Soil an SPI in the upper 70s and much of it in the 90 range. Current tenant lease through 2020 crop year.

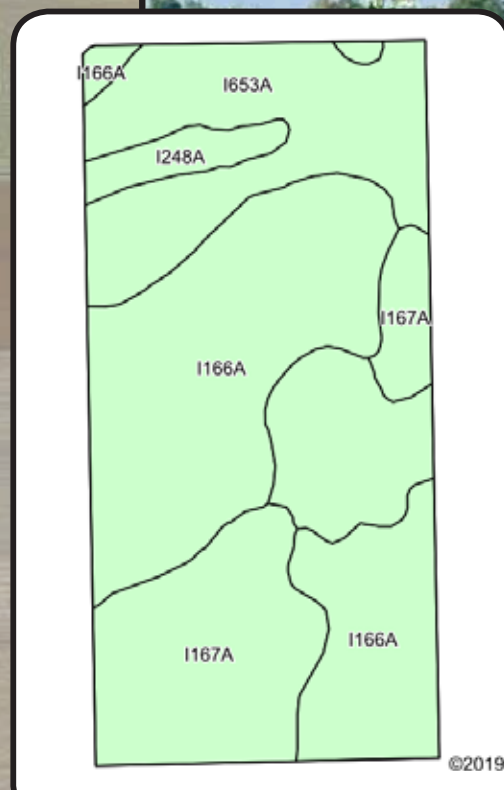


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I166A	Aberdeen-Nutley silty clays, 0 to 2 percent slopes	38.95	34.8%	IIs	76
I594A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	28.35	25.3%	IIc	95
I653A	Nutley silty clay, 0 to 2 percent slopes	16.56	14.8%	IIe	86
I167A	Exline-Aberdeen silty clays, 0 to 1 percent slopes	13.76	12.3%	VIIs	45
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	11.25	10.1%	IIe	90
I228A	Vallers, saline-Manfred clay loams, 0 to 1 percent slopes	2.66	2.4%	IIIs	38
I165A	Bearden-Perella silty clays, 0 to 2 percent slopes	0.41	0.4%	IIe	89
Weighted Average					79

Parcel 4

Acres: 78.38 +/-
Legal: W½NW¼ EX 1.622 A RD 29-153-55
Cropland Acres: 74.40 +/-
Taxes (2018): \$816.89

This parcel features 78.38 +/- acres with 74.40 +/- acres of exceptional cropland with an SPI average of 72.8. Landlord tenant lease through 2020 crop year.

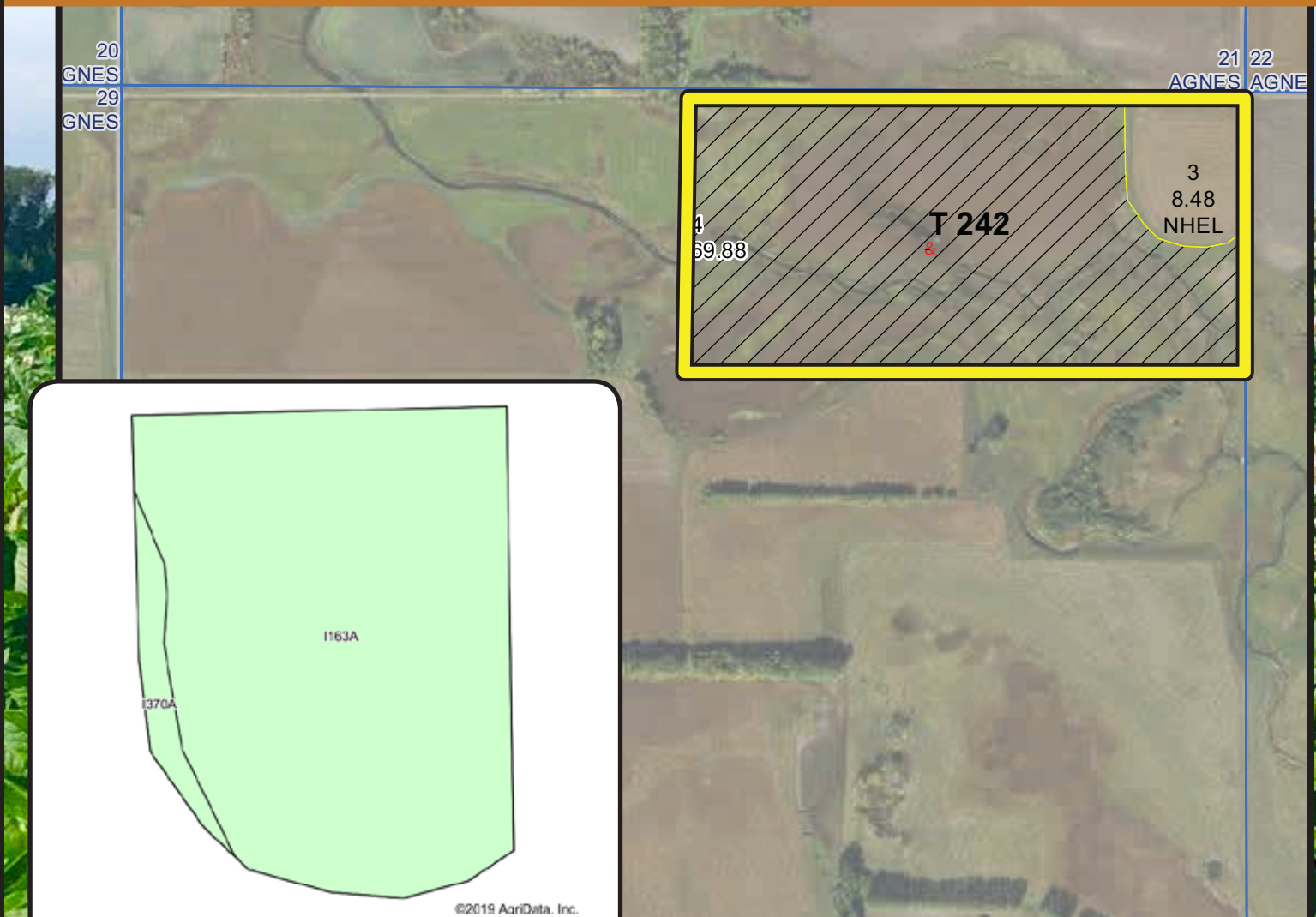


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I166A	Aberdeen-Nutley silty clays, 0 to 2 percent slopes	32.88	44.2%	Ils	76
I653A	Nutley silty clay, 0 to 2 percent slopes	23.07	31.0%	Ile	86
I167A	Exline-Aberdeen silty clays, 0 to 1 percent slopes	16.09	21.6%	Vls	45
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	2.36	3.2%	Ile	90
Weighted Average					72.8

Parcel 5

Acres: 80 +/-
Legal: N½NE¼ 28-153-55
Cropland Acres: 8.48 +/-
Pasture Acres: 69.88 +/-
Taxes (2018): \$137.82

This parcel 8.48 acres of highly productive cropland and 69.88 acres of native grasses and water sources making excellent pasture for livestock or horses. Great hunting land with fantastic wildlife habitat and areas for strategic food plot placement for whitetail deer, partridge, and other small game. Immediate possession!



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I163A	Inkster sandy loam, 0 to 2 percent slopes	8.05	94.9%	IIIe	73
I370A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	0.43	5.1%	Vw	33
Weighted Average					71

Base Acres & Yields

Parcel 1		
Crop	Base Acres	Yield
Wheat	57.45	45 bu.
Corn	27.29	93 bu.
Sunflowers	1.7	1,270 lbs.
Soybeans	21.36	29 bu.
Total Base Acres: 107.8		

Parcel 2		
Crop	Base Acres	Yield
Wheat	116.81	45 bu.
Corn	55.5	93 bu.
Sunflowers	3.46	1,270 lbs.
Soybeans	43.43	29 bu.
Total Base Acres: 219.2		

Parcel 3		
Crop	Base Acres	Yield
Wheat	47.64	45 bu.
Corn	22.64	93 bu.
Sunflowers	1.42	1,270 lbs.
Soybeans	17.7	29 bu.
Total Base Acres: 89.40		

Parcel 4		
Crop	Base Acres	Yield
Wheat	28.88	45 bu.
Corn	13.72	93 bu.
Sunflowers	0.86	1,270 lbs.
Soybeans	10.74	29 bu.
Total Base Acres: 54.2		

Parcel 5		
Crop	Base Acres	Yield
Wheat	3.3	45 bu.
Corn	1.57	93 bu.
Sunflowers	0.1	1,270 lbs.
Soybeans	1.23	29 bu.
Total Base Acres: 6.2		

Property Photos



Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/3/19. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 3, 2019, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction Company and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction Company, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.



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