

Land Auction

2,414.63 +/- Acres • Dunn County, ND

Tuesday, October 8, 2019 – 11:00 a.m. (MT)

Auction Location • Grand Dakota Lodge & Convention Center - Dickinson, ND



OWNER: Fettig Ranch



Pifer's



www.pifers.com
877.700.4099

Welcome & Invitation to Fettig Ranch Auction



Dear Friends,

The Fettig Ranch is a remarkable property with expansive meadows, stunningly beautiful buttes and treelined-valleys on the eastern edge of the North Dakota Badlands. What's more, the ranch is rich in wildlife habitat, native grasses and flowers. It's diversity and contrasts provide productive grazing for cattle and horses and endless activities for sportsmen and recreationalists.

The Fettig Ranch will be offered in three parcels. Parcel one features a notable farm and ranch headquarters highlighted by a multi-purpose building with living quarters, shop, tack room, livestock well and Southwest Water (Rural Water.) The highly productive cropland is suitable for alfalfa and small grains, and the pastureland offers excellent grazing. The Gumbo Creek also runs through this parcel. Both parcels feature an abundance of natural habitat and beauty!

North Dakota Hwy. #22 divides parcels two and three which provides great access to both parcels.

The Badlands are in view for miles with The Little Missouri River in the distance with beautiful scenic views. This is a premiere property that rarely comes on the market! I invite you to attend this spectacular auction on October 8th in Dickinson, ND.

Kevin D. Pifer
President/Auctioneer
701.238.5810
kpifer@pifers.com



Parcel 2



Parcel 1

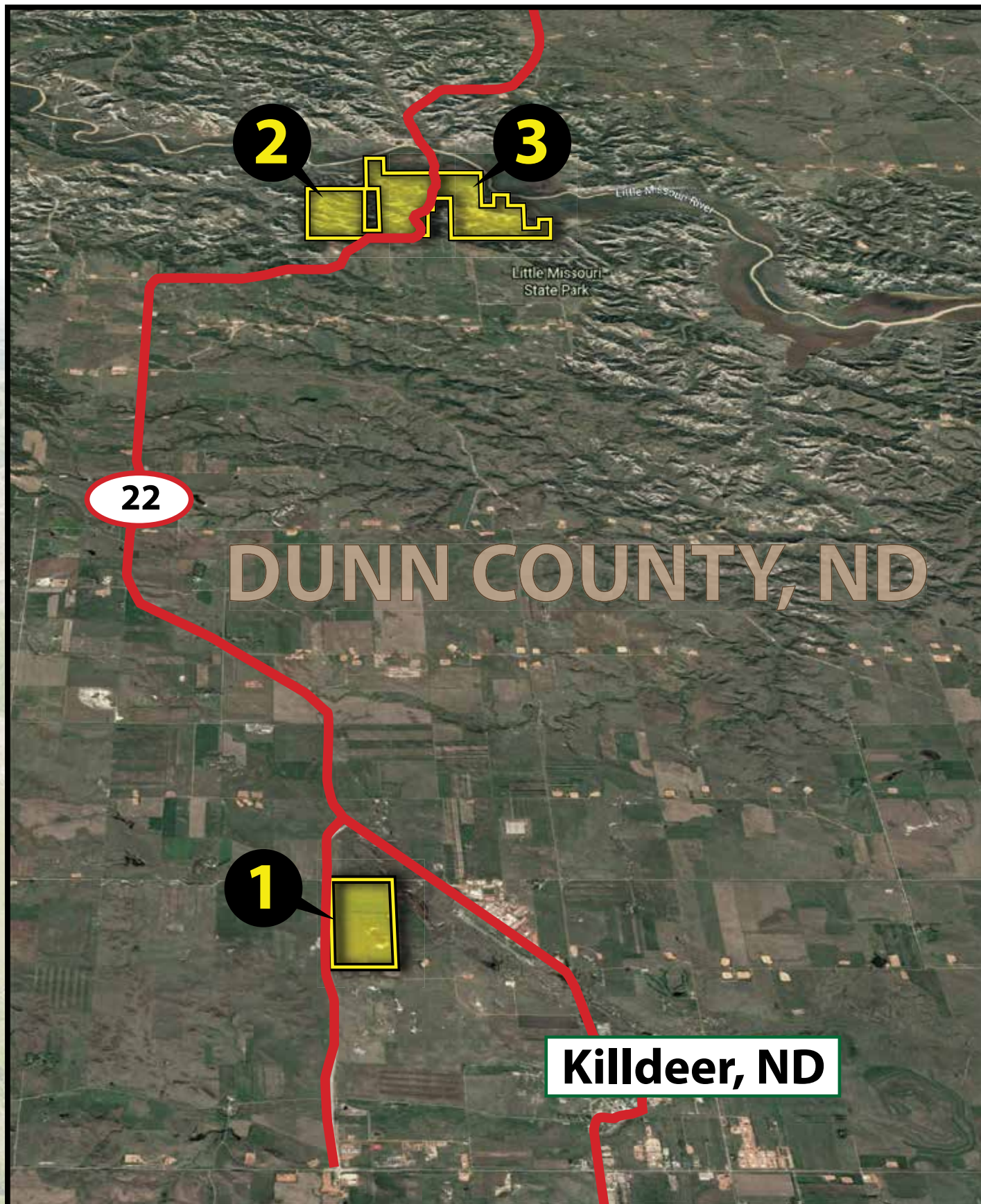


Parcel 3

Pifer's

1506 29th Ave. S - Moorhead, MN 56560

Location & Layout



Introduction & Property Overview

The Fettig Ranch is a sprawling and diverse property with spectacular beauty and endless views of the eastern edge of North Dakota's Badlands. The ranch headquarters, with its significant infrastructure improvements, is surrounded by productive grazing and cropland only minutes from Killdeer, ND!

Total Acres: 2,414.63 +/-
Parcels: 3
Crop Acres: 109.96 +/-
Grazing Acres: 2,292.67 +/-
Building Acres: 12 +/-
Ranch Headquarters: Parcel 1

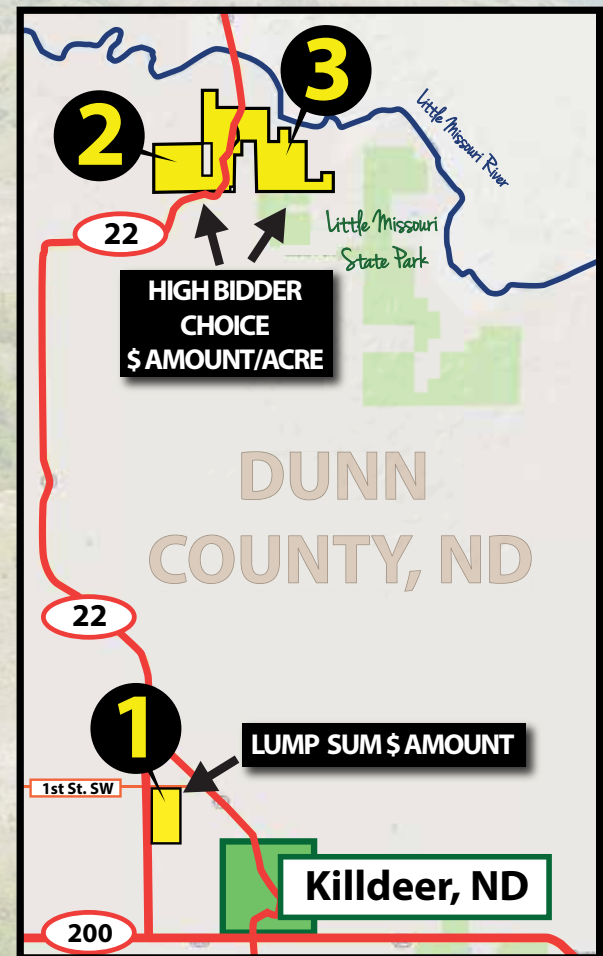


Auction Sale Method

Parcel One will be sold in a lump sum dollar amount rather than a dollar amount per acre. The bidding amount will start at the auctioneer's discretion.

Parcels Two and Three will be sold "High Bidder Choice". In other words, parcels two and three are offered at the same time. Bidders will bid on a dollar amount per acre. The high bidder will have "Choice" and may take either one of the two parcels or both. The purchase price will be whatever the high bid is per acre times the number of acres in the parcel (s) the high bidder chooses. If the high bidder takes both parcels the auction for those two parcels is closed. If the high bidder only takes one of the two parcels, the remaining parcel will be sold for a dollar amount per acre.

None of the parcels will be lumped together at the end of the auction. All bidders have an opportunity to buy any individual parcel, any combination of two parcels or all of the parcels.



Minerals, Personal Property & Livestock

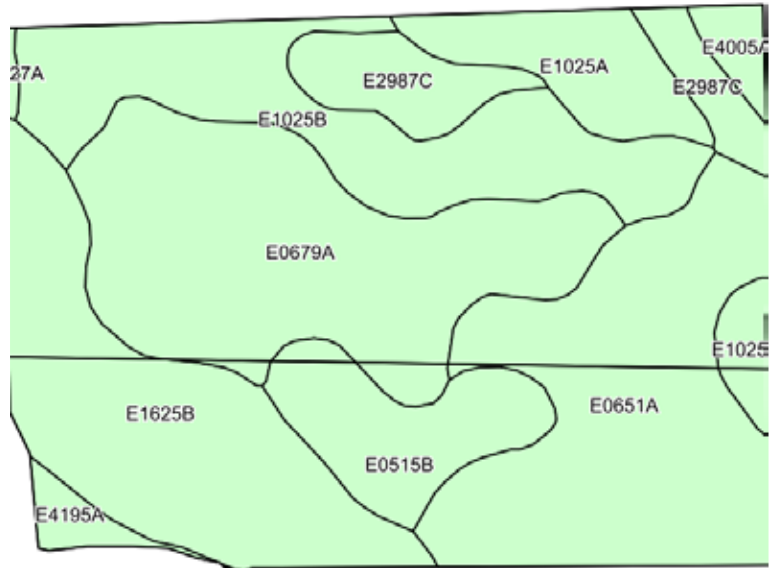
All subsurface minerals including but not limited to oil, coal and gas are excluded and will be reserved by sellers. Aggregate and surface rights, gravel, sand, clay and scoria owned as of record by sellers will transfer to buyer(s). All personal property including but not limited to corral panels, wind break panels, hopper bins and fuel tanks are excluded. All livestock, feed and hay are excluded.

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Parcel 1 • Crop & Pastureland

Acres: 314.96 +/-
Legal: W½ 9-145-95 less 5.04 +/- acres
Cropland Acres: 109.96 +/-
Pasture Acres: 193 +/-
Taxes (2018): \$477.97

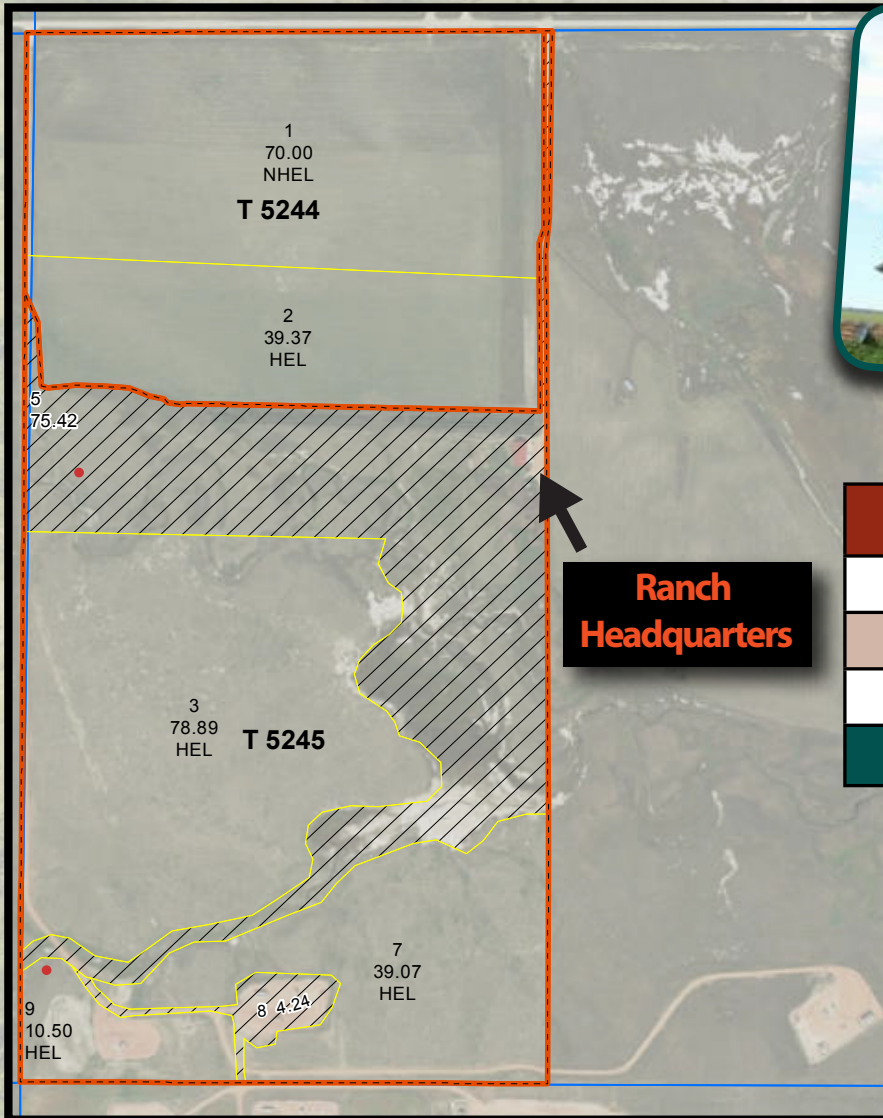


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0679A	Savage-Daglum complex, 0 to 2 percent slopes	24.83	22.7%	IIc	74
E0651A	Regent-Janesburg complex, 0 to 3 percent slopes	24.08	22.0%	IIIs	54
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	19.30	17.6%	IIIe	63
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	18.16	16.6%	IIe	79
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	7.51	6.9%	VIIs	29
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	6.42	5.9%	IIIe	58
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	5.93	5.4%	IIIs	84
E4195A	Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded	1.43	1.3%	IIIe	64
E4005A	Harriet loam, 0 to 2 percent slopes, occasionally flooded	1.36	1.2%	VIIs	27
E2927A	Morton-Farland silt loams, 0 to 3 percent slopes	0.35	0.3%	IIIs	84
Weighted Average					64.3

Parcel 1 • Crop & Pastureland

This is an exceptional property with highly productive cropland and pastureland. What's more, the ranch headquarters features a multi-use facility which includes living quarters, shop and tack room.

*Great Access and
Near Killdeer, ND!*



Crop	Base Acres	Yield
Wheat	22.4	21 bu.
Oats	3.2	42 bu.
Barley	1.2	34 bu.
Total Base Acres:		26.8

The current crop acres are 109.96. Previous US Department of Agriculture (USDA) records reflect 237.83 +/- crop acre history.

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Parcel 1 • Property Photos



Parcel 1 • Morton Building, Bunkhouse & Shop

Acres: 12 +/-

Years Built: 2013-2015

Size: 6,600 sq. ft.

- Shop: 5,400 sq. ft., 14' x 16' mezzanine; 16' walls.

- Bunkhouse: 1,260 sq. ft.; 14' x 20' loft.

Bunkhouse: Kitchen with dining area, living room, mechanical, laundry room, $\frac{3}{4}$ bath, office, bedroom – mud room.

Interior: Ceilings and walls; pine/cedar tongue and groove boards; ceramic tile and laminate flooring, fireplace, hickory cabinets with granite counter tops, paddle fans, kitchen appliances, washer, dryer.

Siding: Ribbed metal panels.

Interior: Insulated liner; 1,200 sq. ft. 8' high - 3/4" plywood on south and west walls.

Roof: Ribbed steel metal, insulated sandwich panel, two cupolas.

Floor: 6" poured reinforced.

Insulation: R-38 blown in.

Windows: Vinyl clad sliders, louvered shutters.

Overhead Doors: 2 - 14' x 14', 1 - 20' x 14', insulated with operators.

Passage Doors: Two flex-steel, insulated.

Electrical System: 120 Volt 3-phase system; two 200, one 100 amp service entrances, rigid and regular conduit, PVC, photo cells.

Plumbing: Shower, sink, water closet, sump pump, 80 gallon water heater, kitchen sink, laundry tray, floor drains, drain tile and septic system, water well, pressure tank.

HVAC: Radiant hot water floor heat, space heaters, propane forced air heat with central air.



Pifer's

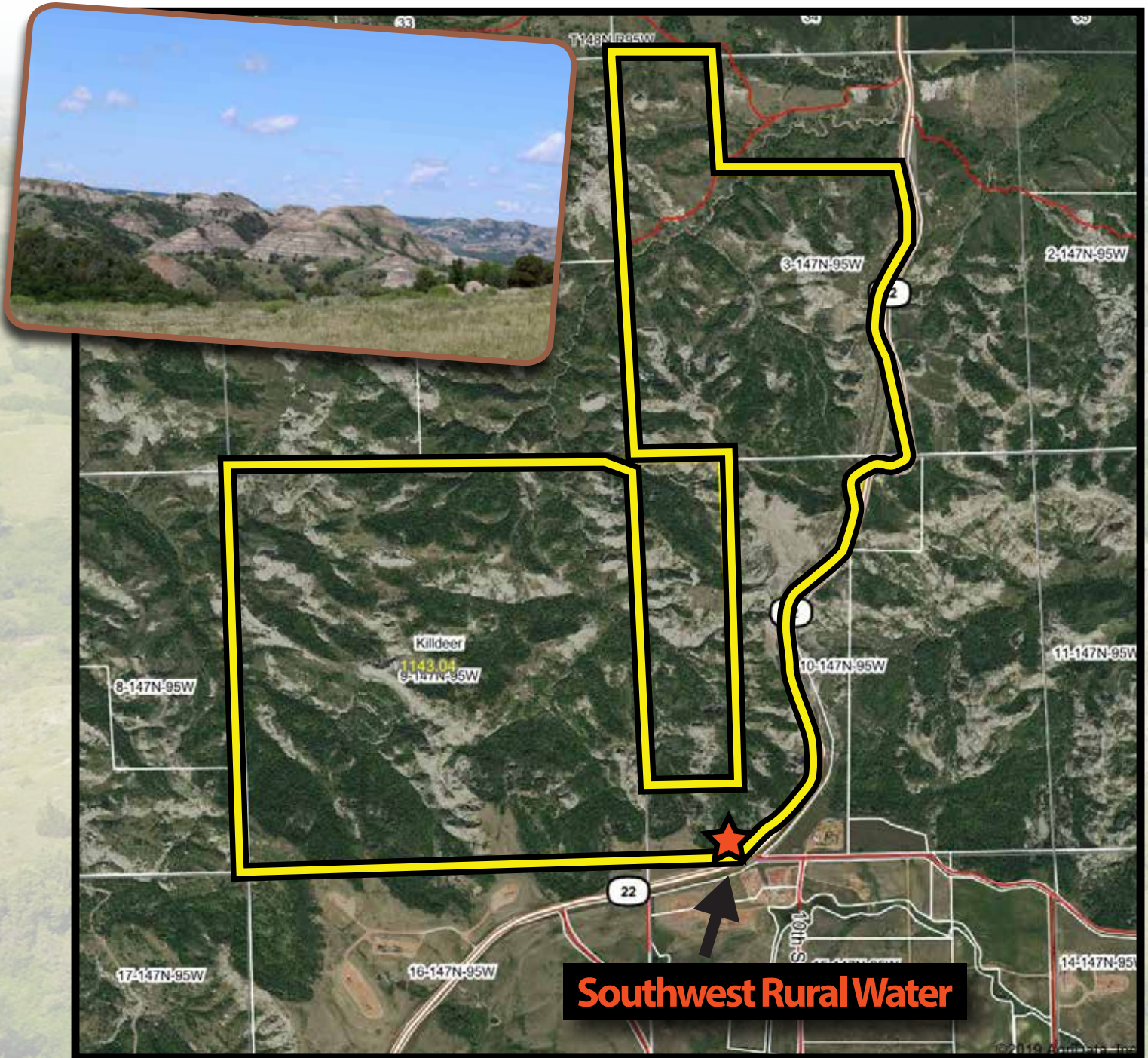
1506 29th Ave. S - Moorhead, MN 56560

Parcel 1 • Ranch Photos



Parcel 2 • West of Hwy. #22

Acres: 1,078.57 +/- (Estimated acres, survey will determine final acreage)
Legal: West of Hwy. #22 in 3-147-95 (TBD by Survey), all of 9-147-95, E½NW¼, NE¼SW¼, NW¼NE¼ Less 33.70 acres, 9.89 acres & 0.47 acres
Taxes (2018): \$307.69 (Estimate)



Parcel 2 • West of Hwy. #22

The impressive steep tree-lined valleys, and massive buttes provide remarkable habitat for wildlife. Recreational opportunities are endless, such as hiking, horseback riding and hunting!

Southwest Water is piped in and hooked up on this parcel, and the native grasses and access to Southwest Water (Rural Water) provide a powerful dynamic for livestock grazing.

This parcel clearly has much to offer, including excellent access from ND Hwy. #22. The entire access lies west of Hwy. #22.



*Scenic Views of
The Badlands!*



Parcel 2 • Property Photos

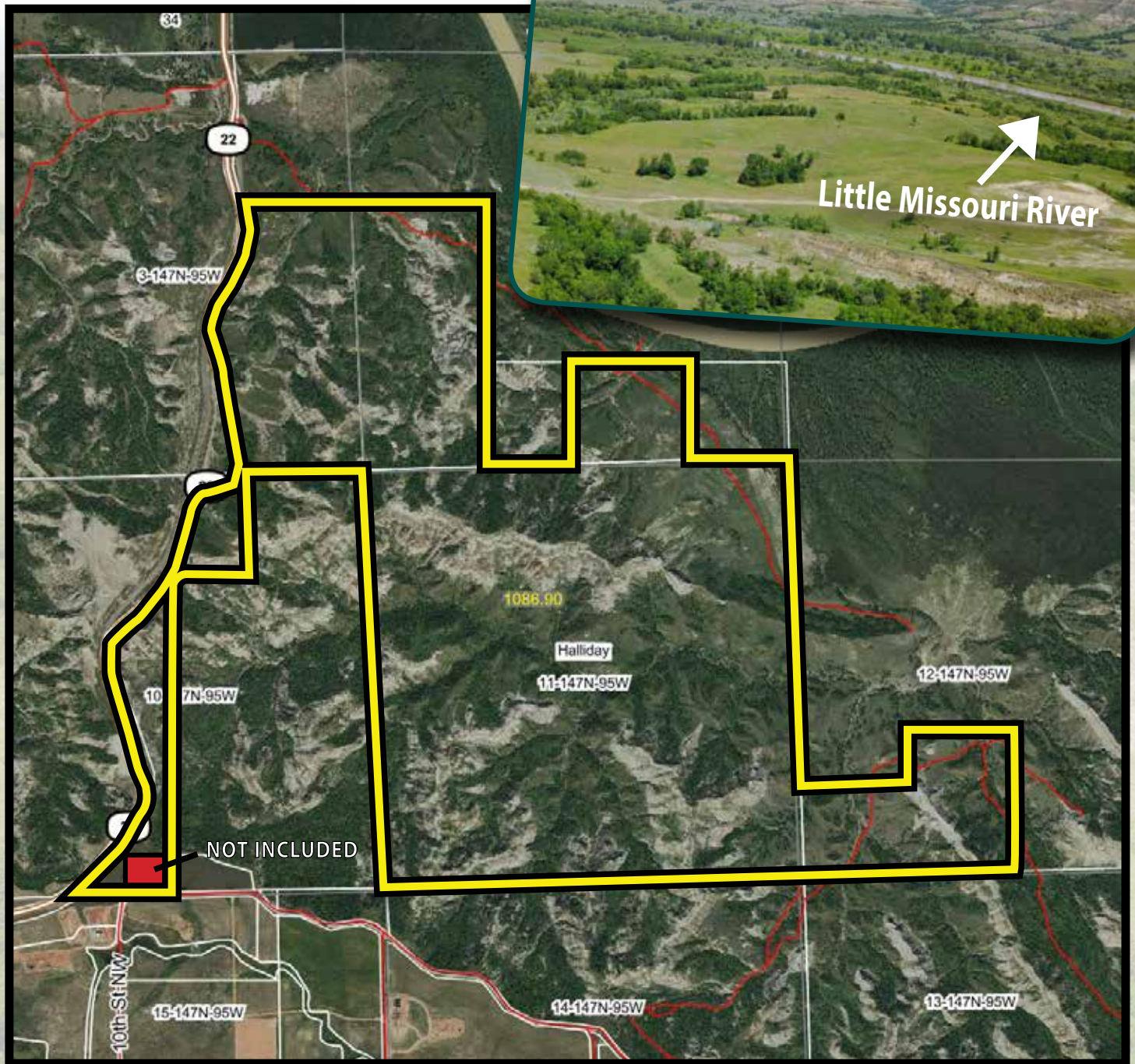


Parcel 2 • Property Photos



Parcel 3 • East of Hwy. #22

Acres: 1,021.10 +/- (Estimated acres, survey will determine final acreage)
Legal: W $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ less 3.41 acres in 2-147-95, East of Hwy. #22 in 3-147-95 & East of Hwy. #22 in 10-147-95 (TBD by Survey), S $\frac{1}{2}$ NE $\frac{1}{4}$ Less 2.67 acres & NW $\frac{1}{4}$ NE $\frac{1}{4}$ & SE $\frac{1}{4}$ & W $\frac{1}{2}$ of 11-147-95, S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ in 12-147-95
Taxes (2018): \$221.92 (Estimate)



Parcel 3 • East of Hwy. #22

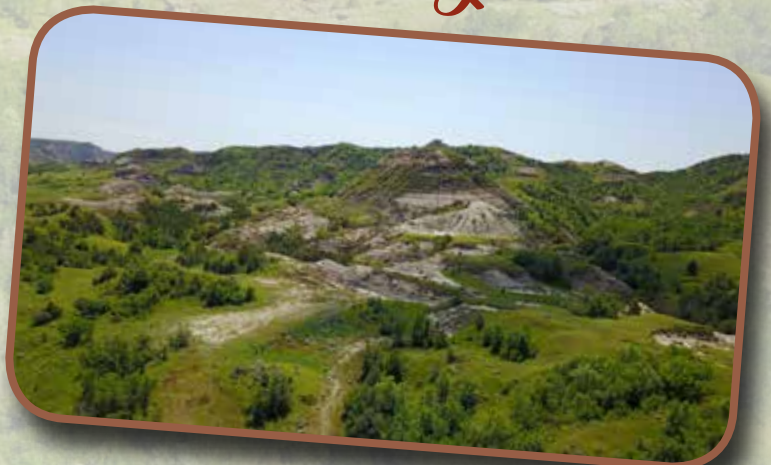
The expansive meadows surrounded by tree-lined valleys and buttes provide incredible opportunities for livestock grazing and hunting. This parcel also has great opportunities for recreational activities. The gradual valleys allow the ease of hiking and horseback riding. Within the valleys lays a prominent water hole providing water for livestock and wildlife.

This parcel has excellent access from ND Hwy. #22 with views of the Little Missouri River. An access road into the property is also shared with The Little Missouri State Park. This beautiful state park draws in many individuals throughout the Midwest. The park is a great retreat for horseback riding & camping!

NOTE: The parcel is subject to a "Trail Lease" with The Little Missouri State Park through November 21, 2021. Public access to the trails is limited to a six-month period from May 1st through November 1st each year of the easement. All annual payments have been paid in full to sellers. The lease does not restrict the rights of the owners and their guests to hunt on the lands, and does not convey any hunting rights to the state or public.



*Beautiful Meadows
and Valleys!*



Parcel 3 • Property Photos



Parcel 3 • Property Photos



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. Closing will occur between January 1, 2020 and February 2, 2020. 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 between January 1 and February 3, 2020, 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. All statements made the day of the auction take precedence over all printed materials.

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. All personal property is not included in the sale including, but not limited, to corral panels, wind-break panels, hopper bins and fuel tanks. The seller reserves all subsurface minerals including but not limited to oil, coal and gas.

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

Pifer's



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