

800 +/- Acres • Sioux County, ND

Pifer's **LAND AUCTION**



Tuesday, October 29, 2019 – 11:00 a.m. (MT)

AUCTION LOCATION: Beeler Community Center - Lemmon, SD

OWNERS: Myren Sisters

Excellent cropland with Hwy. #49 access!



Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

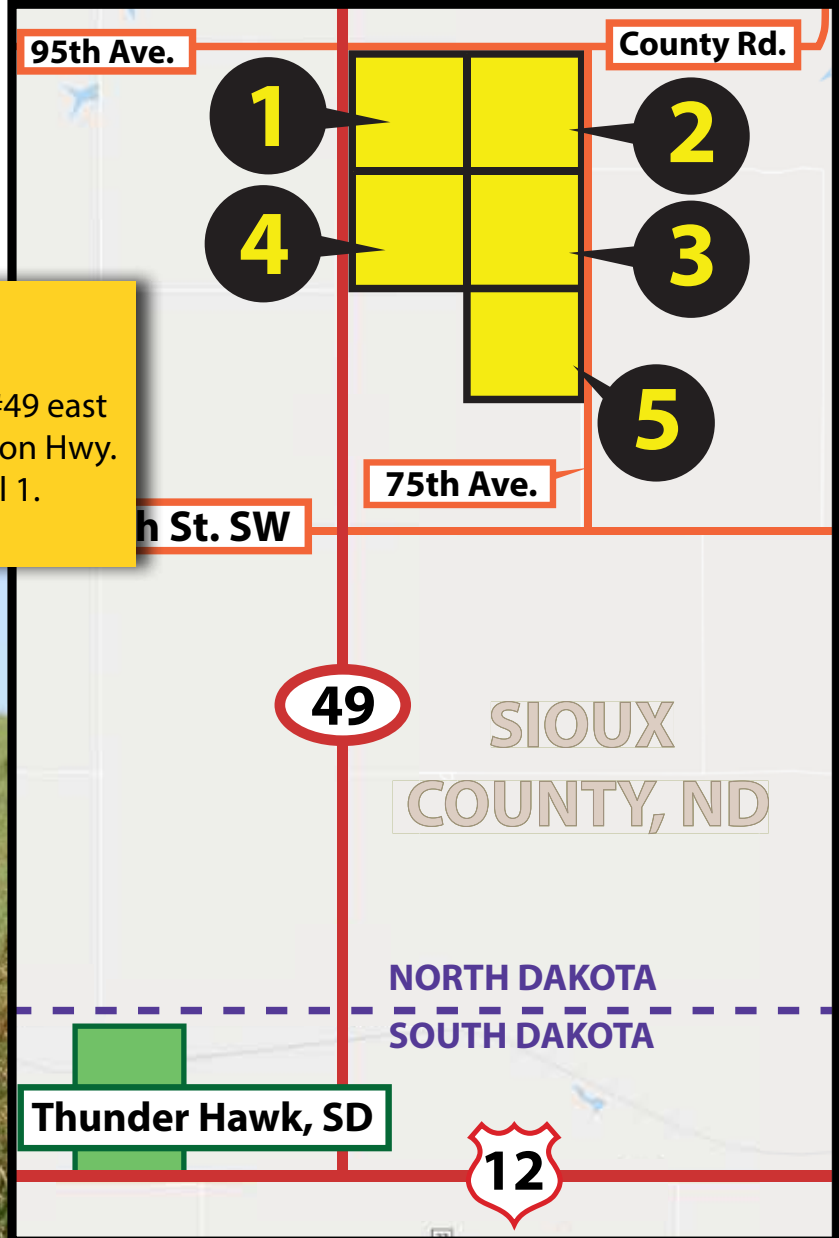
General Information

Auction Note: This auction offers a great opportunity to add some high productivity cropland near the South Dakota/North Dakota border to your portfolio! These five parcels all offer Soil Productivity Indexes (SPI) in the high 70s and low 80s with great access off Hwy. #49.

Driving Directions

From the intersection of Hwy. #12 & Hwy. #49 east of Thunderhawk, SD: Drive 4.5 miles north on Hwy. #49 to reach the northwest corner of Parcel 1.

*Contiguous land
near the
ND/SD Border!*



Contacts

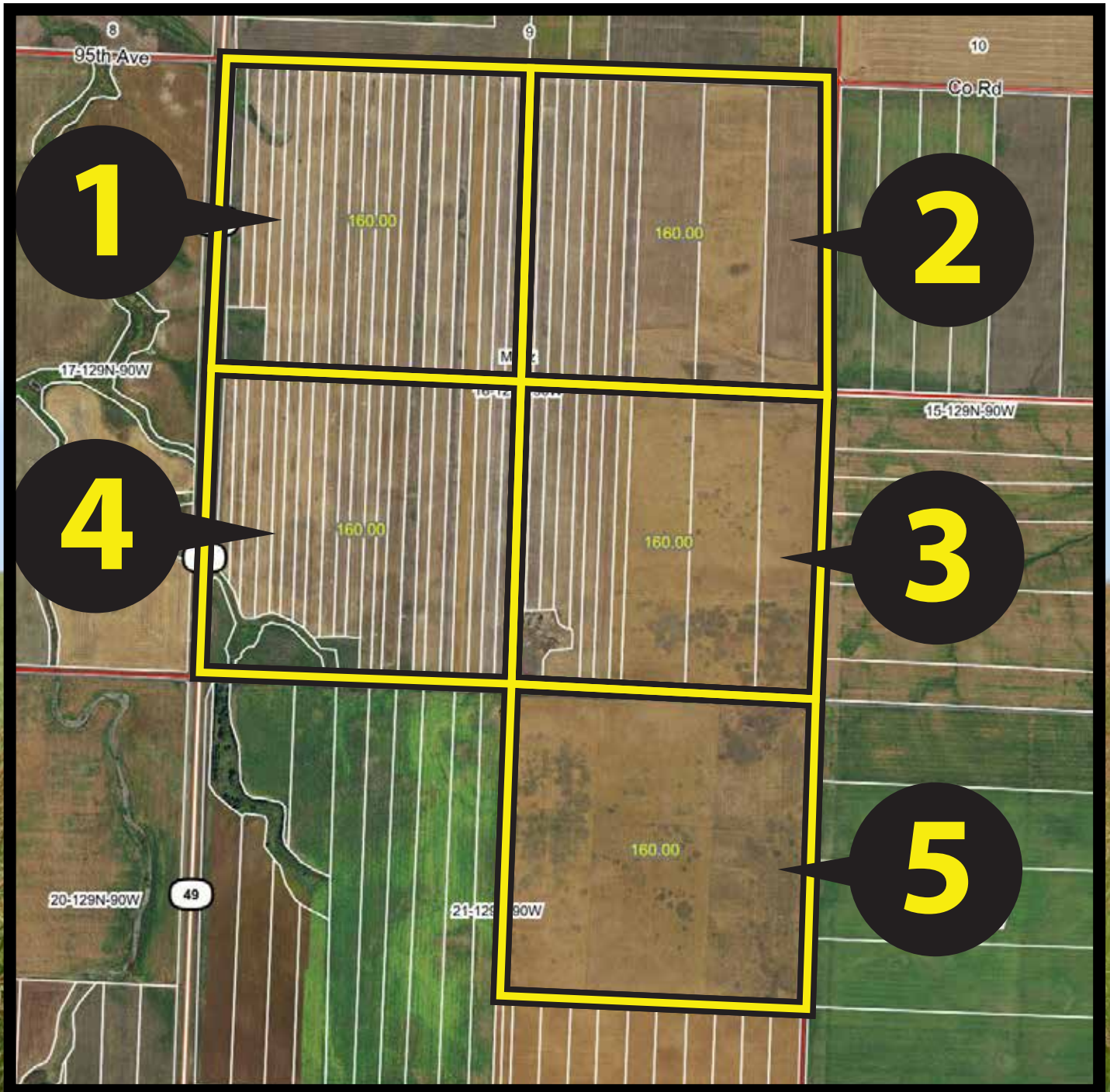


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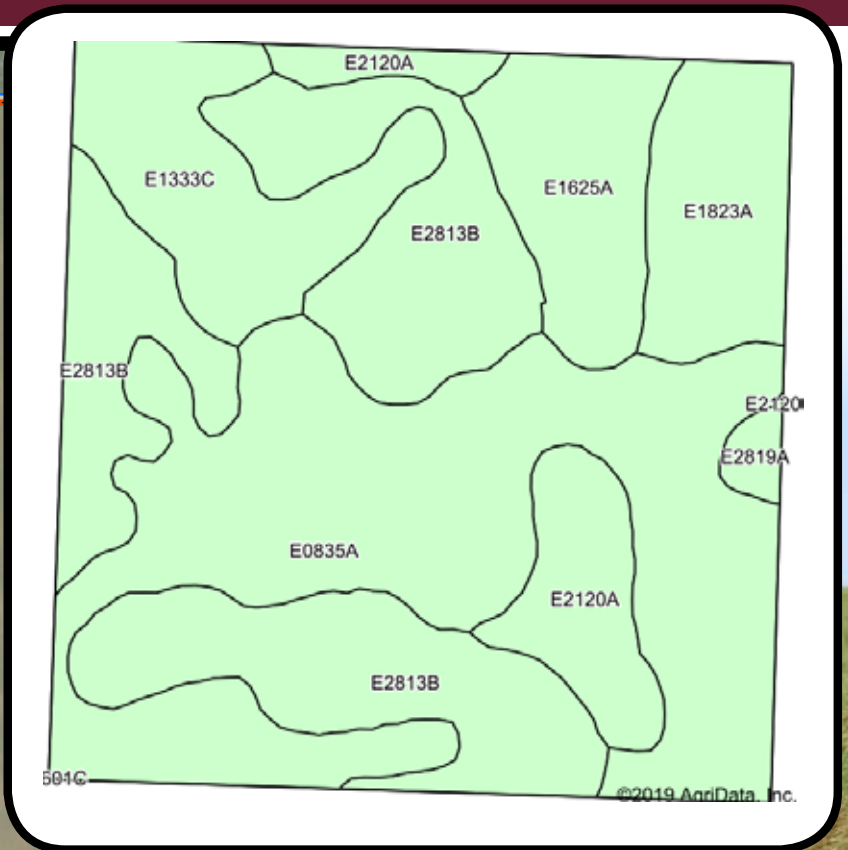
Overall Property



Parcel 1

Acres: 160 +/-
Legal: NW¼ 16-129-90
FSA Crop Acres: 763.59 +/- (Parcels 1-5 combined; FSA to split)
Taxes (2018): \$579.78

Parcel 1 lays along Hwy. #49 and features a Soil Productivity Index (SPI) of 75.4.

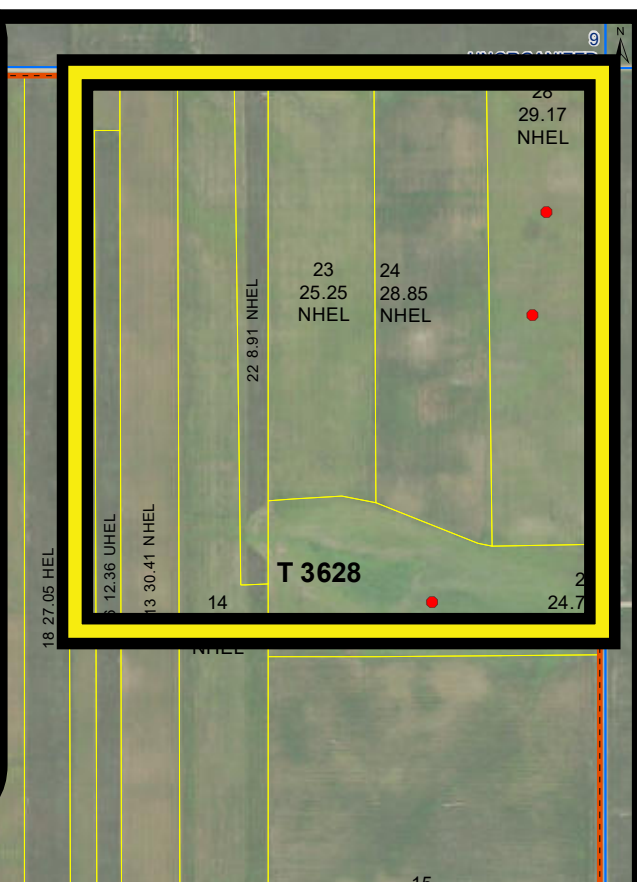
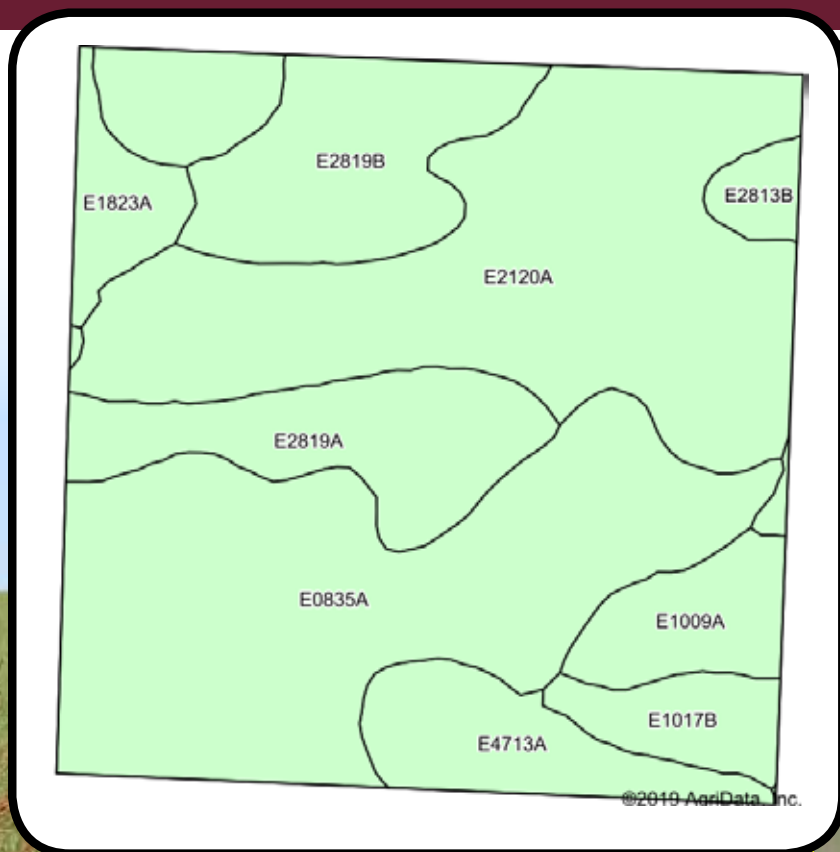


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	59.06	36.8%	IIc	89
E2813B	Amor-Verbar complex, 0 to 6 percent slopes	47.15	29.4%	Ile	71
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	16.47	10.3%	IVe	40
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	12.82	8.0%	IIIe	66
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	12.05	7.5%	IIIe	71
E2120A	Farnuf loam, 0 to 2 percent slopes	11.37	7.1%	IIc	89
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	1.37	0.9%	IIIs	84
Weighted Average					75.4

Parcel 2

Acres: 160 +/-
Legal: NE¼ 16-129-90
FSA Crop Acres: 763.59 +/- (Parcels 1-5 combined; FSA to split)
Taxes (2018): \$625.03

Parcel 2 offers highly productive soils with an overall SPI of 81.3, of which 70% is at an SPI of 84 or above!

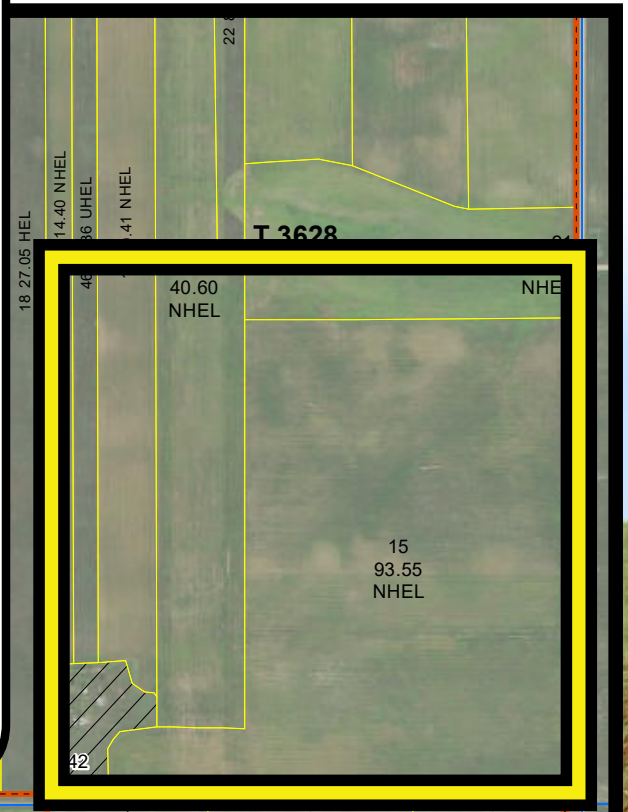
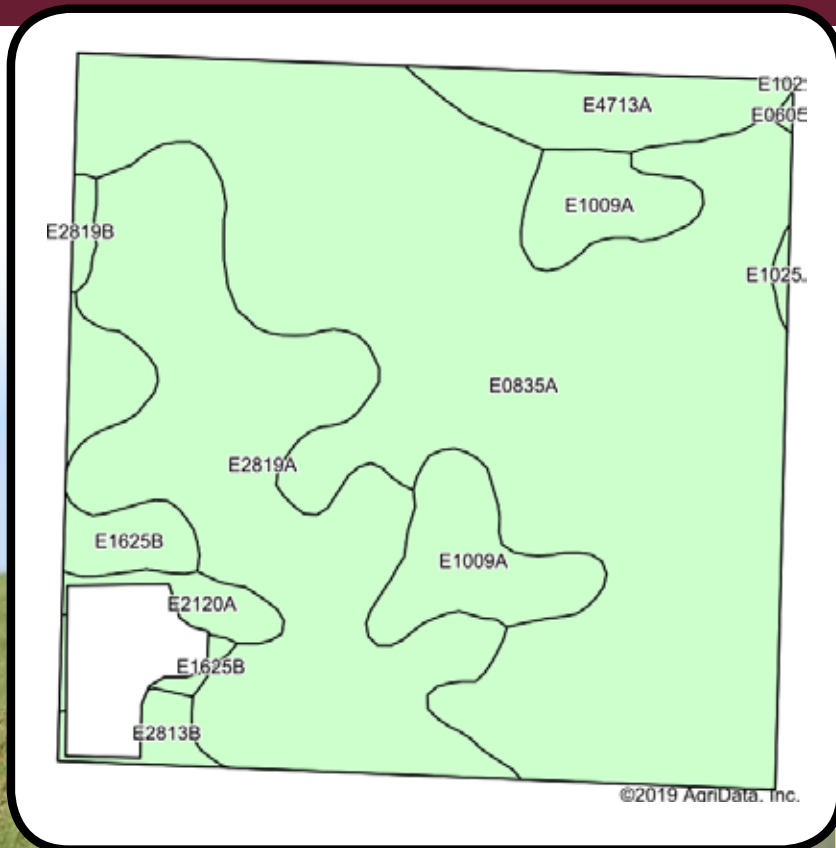


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2120A	Farnuf loam, 0 to 2 percent slopes	52.96	33.1%	IIc	89
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	47.90	29.9%	IIc	89
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	15.24	9.5%	Ile	78
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	14.27	8.9%	IIs	84
E4713A	Dimmick silty clay, loamy substratum, 0 to 1 percent slopes	9.54	6.0%	Vw	30
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	7.06	4.4%	IIle	66
E1017B	Moreau-Regent silty clay loams, 3 to 6 percent slopes	5.39	3.4%	IIle	66
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	4.90	3.1%	IIle	71
E2813B	Amor-Vebar complex, 0 to 6 percent slopes	2.74	1.7%	Ile	71
Weighted Average					81.3

Parcel 3

Acres: 160 +/-
Legal: SE¼ 16-129-90
FSA Crop Acres: 763.59 +/- (Parcels 1-5 combined; FSA to split)
Taxes (2018): \$628.85

Parcel 3 features an overall SPI of 82. Over half of the acres have an SPI of 89!

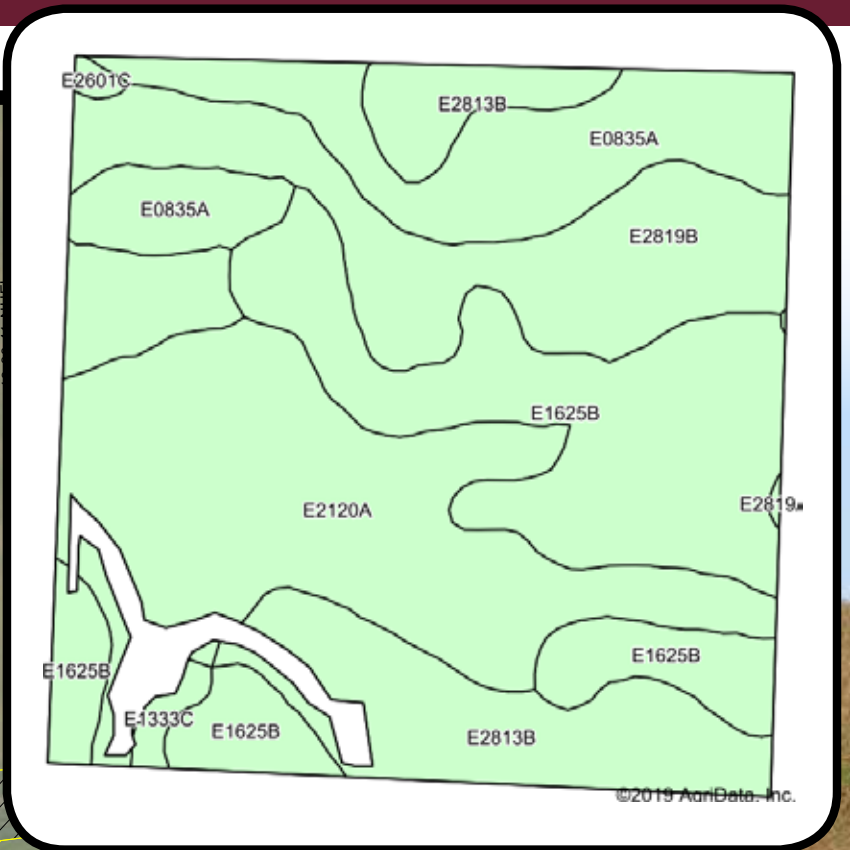


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	85.82	55.6%	IIc	89
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	38.86	25.2%	IIIs	84
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	11.79	7.6%	IIIe	66
E4713A	Dimmick silty clay, loamy substratum, 0 to 1 percent slopes	7.02	4.5%	Vw	30
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	5.95	3.9%	IIIe	63
E2120A	Farnuf loam, 0 to 2 percent slopes	2.14	1.4%	IIc	89
E2813B	Amor-Vebar complex, 0 to 6 percent slopes	1.55	1.0%	IIe	71
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	0.76	0.5%	IIe	78
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	0.36	0.2%	IIIs	84
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	0.15	0.1%	IIIs	81
Weighted Average					82

Parcel 4

Acres: 160 +/-
Legal: SW¼ 16-129-90
FSA Crop Acres: 763.59 +/- (Parcels 1-5 combined; FSA to split)
Taxes (2018): \$594.09

This parcel is along Hwy. #49 and also offers strong soils, with an overall SPI of 77.2.

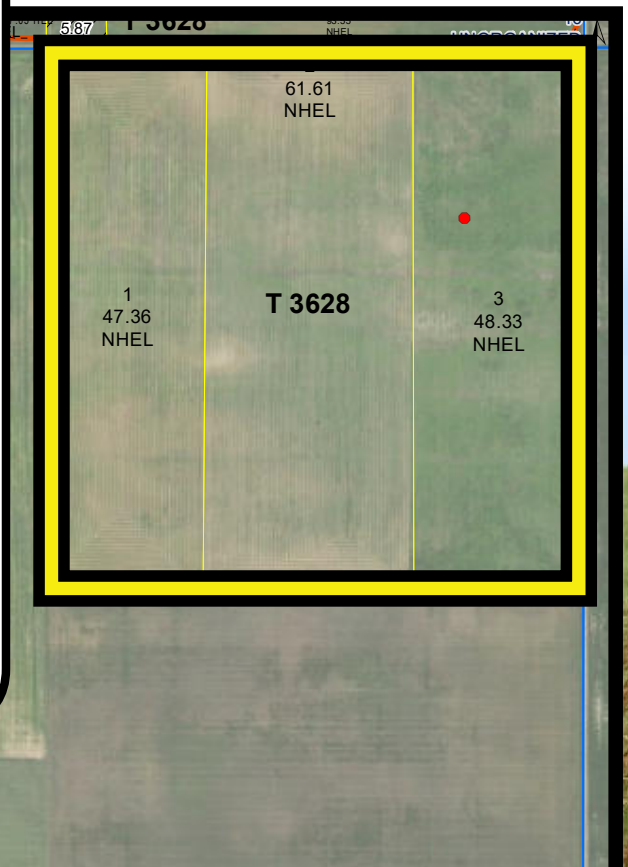
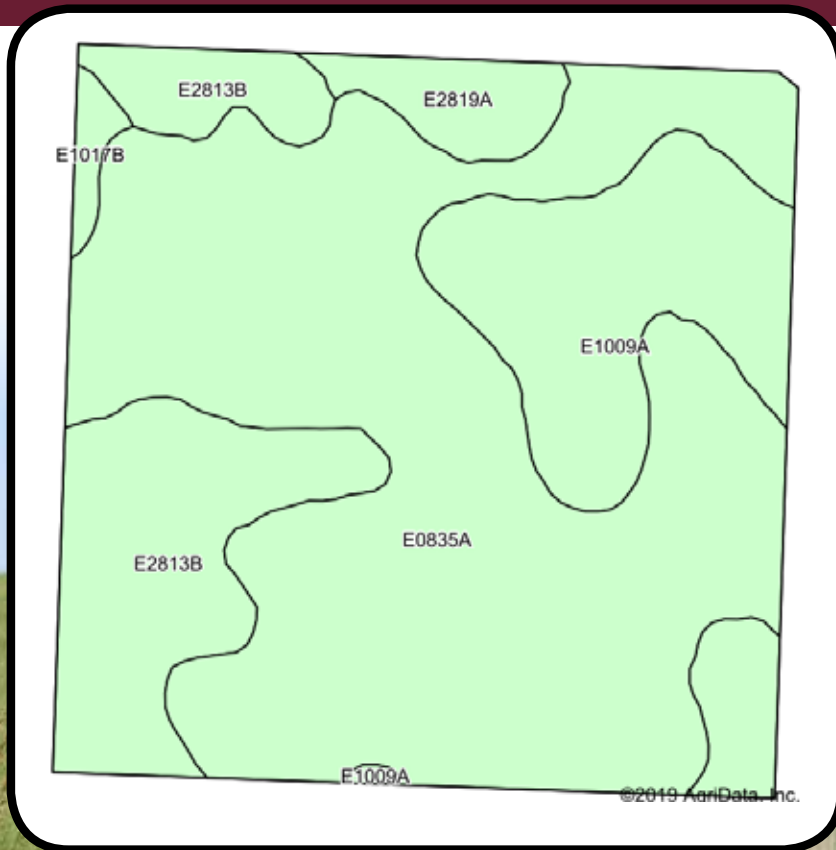


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	40.86	26.3%	IIIe	63
E2120A	Farnuf loam, 0 to 2 percent slopes	39.63	25.5%	IIc	89
E2819B	Reeder-Farnuf loams, 3 to 6 percent slopes	29.01	18.7%	Ile	78
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	22.81	14.7%	IIc	89
E2813B	Amor-Vebar complex, 0 to 6 percent slopes	21.10	13.6%	Ile	71
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	1.11	0.7%	IVe	40
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	0.47	0.3%	IIIe	53
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	0.16	0.1%	IIIs	84
Weighted Average					77.2

Parcel 5

Acres: 160 +/-
Legal: NE¼ 21-129-90
FSA Crop Acres: 763.59 +/- (Parcels 1-5 combined; FSA to split)
Taxes (2018): \$626.48

This parcel features an overall SPI of 81.5, with over 60% of the acres at an SPI of 89!



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E0835A	Savage-Grail silty clay loams, 0 to 2 percent slopes	96.23	61.2%	IIc	89
E1009A	Moreau-Barkof silty clays, 0 to 3 percent slopes	27.84	17.7%	IIIe	66
E2813B	Amor-Vebar complex, 0 to 6 percent slopes	26.21	16.7%	Ile	71
E2819A	Reeder-Farnuf loams, 0 to 3 percent slopes	5.37	3.4%	IIs	84
E1017B	Moreau-Regent silty clay loams, 3 to 6 percent slopes	1.64	1.0%	IIIe	66
Weighted Average					81.5

PARCELS 1-5 ALL COMBINED

Crop	Base Acres	Yield
Wheat	414.1	22 bu.
Corn	81.0	107 bu.
Sunflowers	51.0	924 lbs.
Barley	76.8	30 bu.
Total Base Acres: 622.9		

Property Photos



Terms and 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 12/9/19. 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 9, 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 Company, Kevin Pifer, ND #715.



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