

1,234.21 +/- Acres - Emmons County, ND

Pifer's **LAND AUCTION**



Wednesday, October 30, 2019 – 10:00 a.m.

AUCTION LOCATION: Ramada Inn - Bismarck, ND

Owner: Angeline Hager Estate

***Crop, Pasture, Conservation Reserve Program (CRP) Land,
& Hunting Land Near Strasburg, ND!***



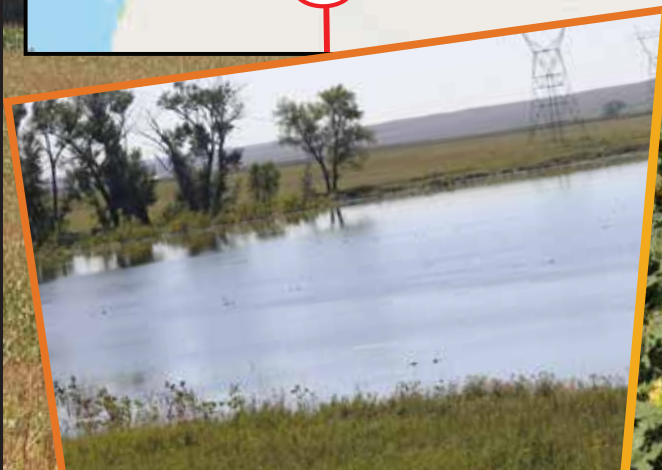
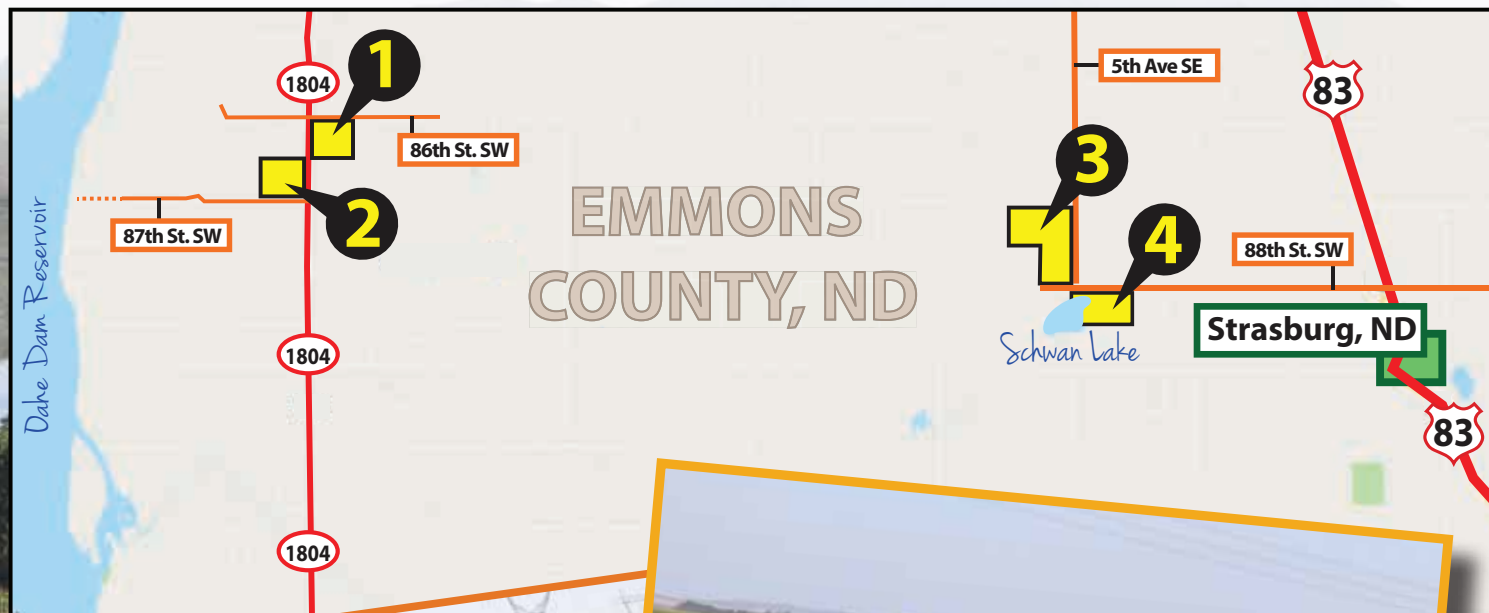
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www.pifers.com

877.477.3105

General Information

Emmons County property west of Strasburg, ND featuring 1,234.21 +/- acres of crop, pasture, Conservation Reserve Program(CRP) and hunting land. The cropland has a strong cropping history with a good Soil Productivity Index. The pasture has excellent grazing with good fencing and water sources including South Central Water taps. This property has prime habitat for wildlife and hunting for deer, small game and upland bird hunting. This is a great chance to add to your operation or portfolio with quality crop and pastureland with hunting opportunities! Cropland is available for the 2020 crop year.



Contact



Bob Pifer
701.371.8538
bob@pifers.com

Driving Directions

Parcels 1 & 2 are located on State Highway #1804 between 86th St. SE and 87th St. SE west of Strasburg, ND.

Parcels 3 & 4: North of Strasburg, ND at 88th St. SE go 5 miles west. This will take you to the southeast corner of Parcel 3 and the northwest corner of Parcel 4.

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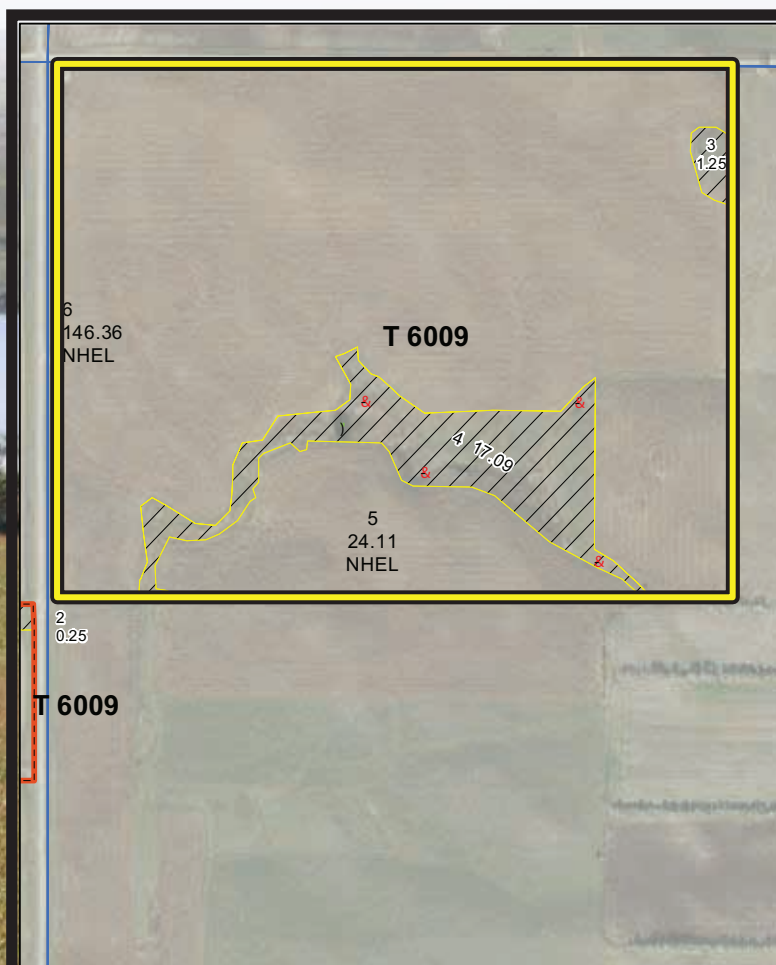
997 47th Ave. S, Suite #3 - Grand Forks, ND

Parcel 1

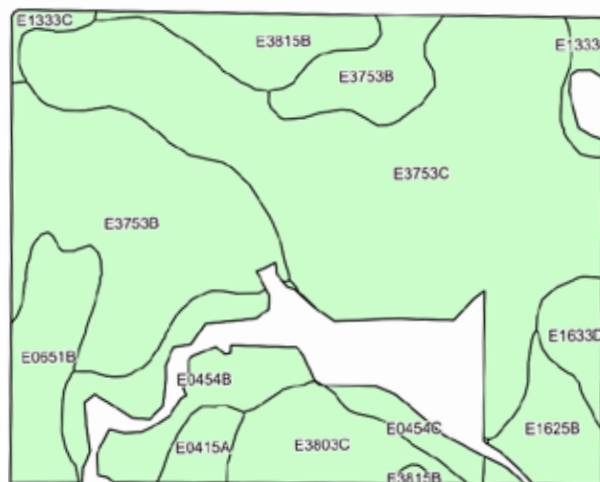
Acres: 197.49 +/-
Legal: NW¼ Less 2.51 Acres R/W & W½W½NE¼ 13-131-79
Cropland Acres: 170.47 +/-
Taxes (2018): \$673.29



This parcel features 170.47 acres of cropland. Excellent access off of State Highway #1804.
 Draws through the property provide excellent habitat and water source for upland game and deer.



Crop	Base Acres	Yield
Wheat	156	26 bu.
Oats	68	41 bu.
Corn	16.5	44 bu.
Barley	43.3	32 bu.
Total Base Acres: 283.81 (Parcels 1 & 2)		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	75.31	46.3%	Ile	76
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	58.26	35.8%	Ile	80
C2A	Tonka silt loam, 0 to 1 percent slopes	22.11	13.6%	IVw	45
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.93	3.6%	Vw	20
C5A	Southam silty clay loam, 0 to 1 percent slopes	1.02	0.6%	VIIIw	5
Weighted Average					70.7

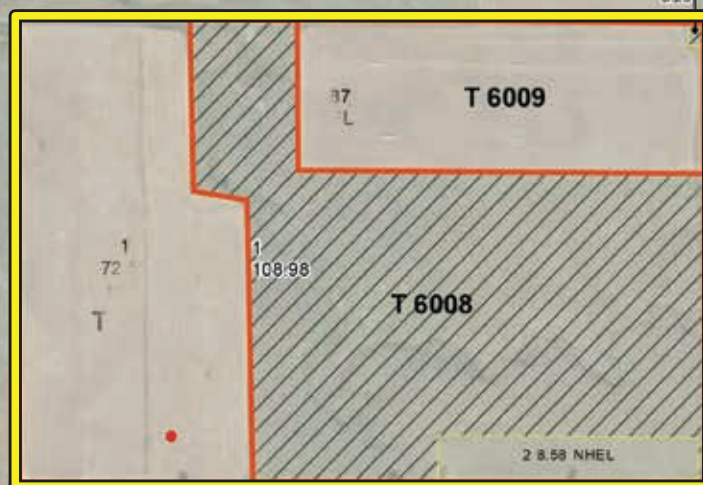
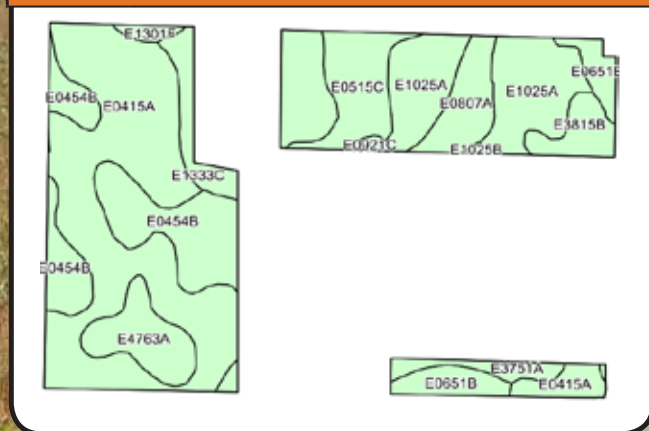
Parcel 2

Acres: 236.72 +/-
Legal: SE¼ Less 2.28 Acres R/W
 & Cemetery & E½SW¼ 14-131-79
Cropland Acres: 117.42 +/-
Pasture Acres: 117.56 +/-
Taxes (2018): \$952.40



This parcel features a combination of crop and pasture land. Pasture has excellent water sources with a well, dugout and South Central Water pasture tap. Water tap currently is not being used and would have to be set up with a meter and piped to a point of usage. Excellent access off of State Highway #1804.

Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Productivity Index
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	44.90	35.6%	IIIs	60
E1025A	Regent-Savage silty clay loams, 0 to 3 percent slopes	23.65	18.8%	IIIs	84
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	17.68	14.0%	IVs	35
E0515C	Rhoades-Daglum complex, 6 to 9 percent slopes	8.31	6.6%	VIIs	23
E4763A	Tonka silt loam, 0 to 1 percent slopes	7.02	5.6%	IVw	44
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	6.13	4.9%	IIe	50
E0807A	Grail silty clay loam, till, 0 to 2 percent slopes	5.88	4.7%	IIc	97
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	4.18	3.3%	IVe	40
E3815B	Bryant silt loam, 2 to 6 percent slopes	4.03	3.2%	IIe	84
E3751A	Omio-Grassna silt loams, 0 to 3 percent slopes	2.59	2.1%	IIIs	87
E1301F	Cohagen-Vebar-Parshall fine sandy loams, 9 to 35 percent slopes	0.92	0.7%	VIe	22
E0921C	Regent-Cabba complex, 6 to 9 percent slopes	0.53	0.4%	IIIe	54
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	0.18	0.1%	IIe	79
Weighted Average					59.3



Crop	Base Acres	Yield
Wheat	156	26 bu.
Oats	68	41 bu.
Corn	16.5	44 bu.
Barley	43.3	32 bu.

Total Base Acres: 283.81 (Parcels 1 & 2)

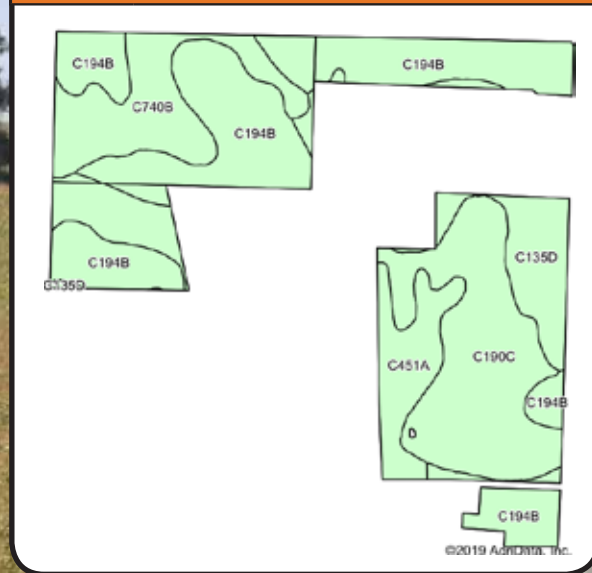
Parcel 3

Acres: 480 +/-
Legal: NW¼ & NE¼ & SE¼ 23-131-77
Cropland Acres: 281.06 +/-
Pasture Acres: 188.83 +/-
Taxes (2018): \$2,430.45



This parcel has exceptional cropland with a Soil Productivity Index(PI) of 71.4 PI. The pasture has good water sources with a dugout, artisan water piped to the parcel and a South Central Water pasture tap on the property. Water tap currently is not being used and would have to be set up with a meter and piped to a point of usage.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	114.37	40.7%	Ile	76
C190C	Bearpaw loam, 6 to 9 percent slopes	84.09	29.9%	IIle	62
C740B	Temvik silt loam, 3 to 6 percent slopes	36.62	13.0%	Ile	81
C135D	Zahl-Williams loams, 9 to 15 percent slopes	23.72	8.4%	VIle	43
C451A	Arnegard loam, 0 to 2 percent slopes	22.26	7.9%	IIc	98
Weighted Average					71.4

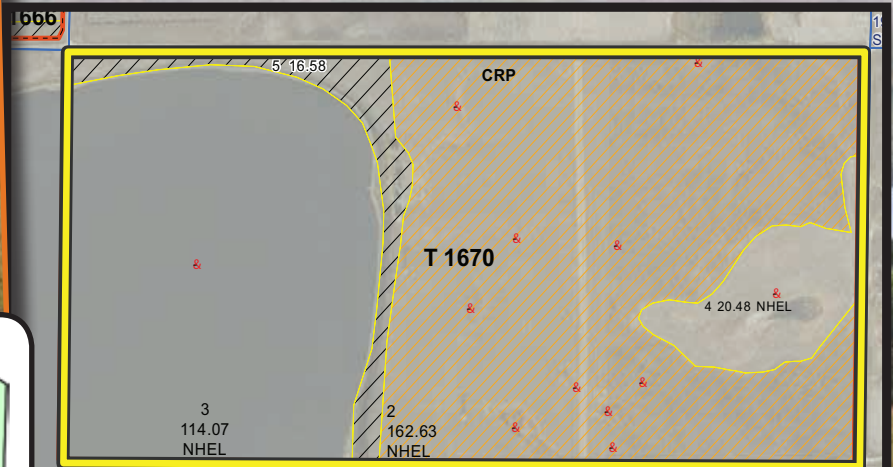
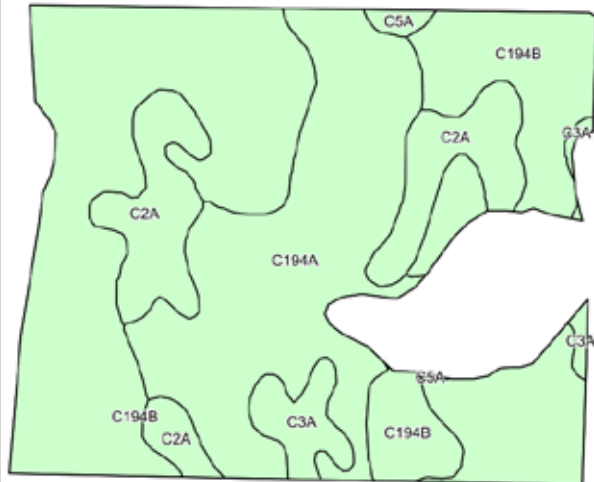


Crop	Base Acres	Yield
Corn	269.42	87 bu.
Total Base Acres: 269.42		

Parcel 4

Acres: 320 +/-
Legal: NW¼ & NE¼ 25-131-77
CRP Acres: 162.60 acres @ \$36.00/ac. - \$5,854.00/yr. – Expires: 9-30-2022
Taxes (2018): \$1,080.51

This parcel features 162.60 +/- acres enrolled in the Conservation Reserve Program(CRP) with good soils throughout. The balance of this parcel is in water and provides excellent habitat for upland game, waterfowl, and deer hunting with Schwahn Lake on the west side of property.



Crop	Base Acres	Yield
Corn	128.97	87 bu.
Total Base Acres: 128.97		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	75.31	46.3%	Ile	76
C194A	Bearpaw-Zeeland loams, 0 to 3 percent slopes	58.26	35.8%	Ile	80
C2A	Tonka silt loam, 0 to 1 percent slopes	22.11	13.6%	IVw	45
C3A	Parnell silty clay loam, 0 to 1 percent slopes	5.93	3.6%	Vw	20
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Weighted Average					70.7

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 12/10/19. 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 10, 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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