

364.4 +/- Acres • Otter Tail County, MN

Pifer's **LAND AUCTION**



Tuesday, November 5, 2019 – 10:00 a.m.

AUCTION LOCATION: City Hall - New York Mills, MN

Owner: Hendrickx Bros. Dairy

***Excellent cropland with a Soil Productivity
Index (SPI) of 80.4 for Parcel 1!!***



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LAND AUCTIONS

www.pifers.com

877.700.4099

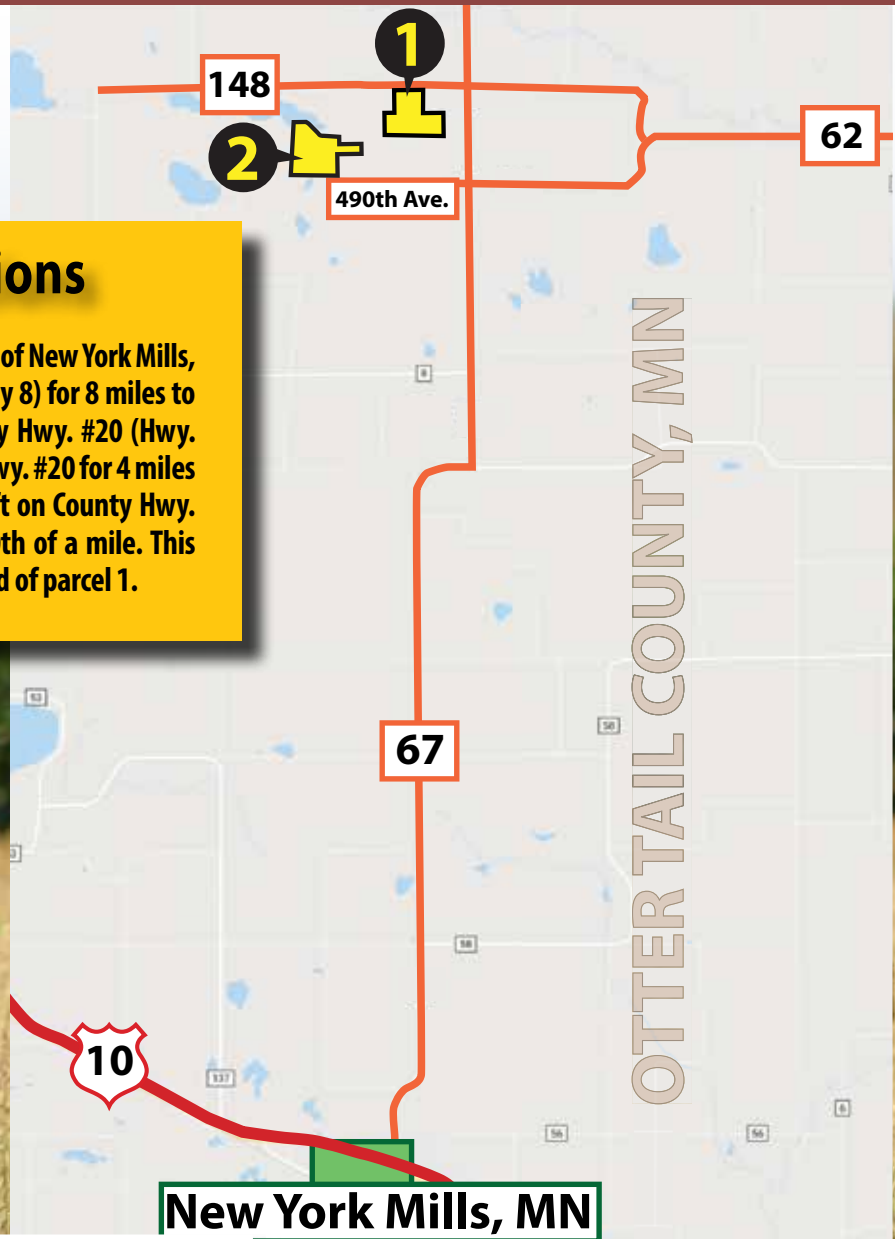
General Information

This auction features two parcels which includes 136 +/- crop acres, 40.41 +/- pasture acres, 85 +/- recreational acres, 90.4 +/- low land acres and a 7.59 +/- acre farmstead. The farmstead features a nice two story farmhouse with a two stall attached garage and 2 stall detached garage. The farmstead also has a dairy barn, hoop barn and quonset. Parcel 1 features a Soil Productivity Index (SPI) of 80.4 and parcel 2 provides excellent grazing & hunting opportunities!

Driving Directions

From the Cenex Station on the north side of New York Mills, MN, head north on County Hwy. #67 (Hwy 8) for 8 miles to the intersection of Hwy. #67 and County Hwy. #20 (Hwy. #67). Then turn left and drive north on Hwy. #20 for 4 miles to the town of Butler, MN. Then turn left on County Hwy. #148 (500th St.) and drive west for 7/10th of a mile. This will put at the driveway for the farmstead of parcel 1.

***Strong and
productive
cropland!***



Contact



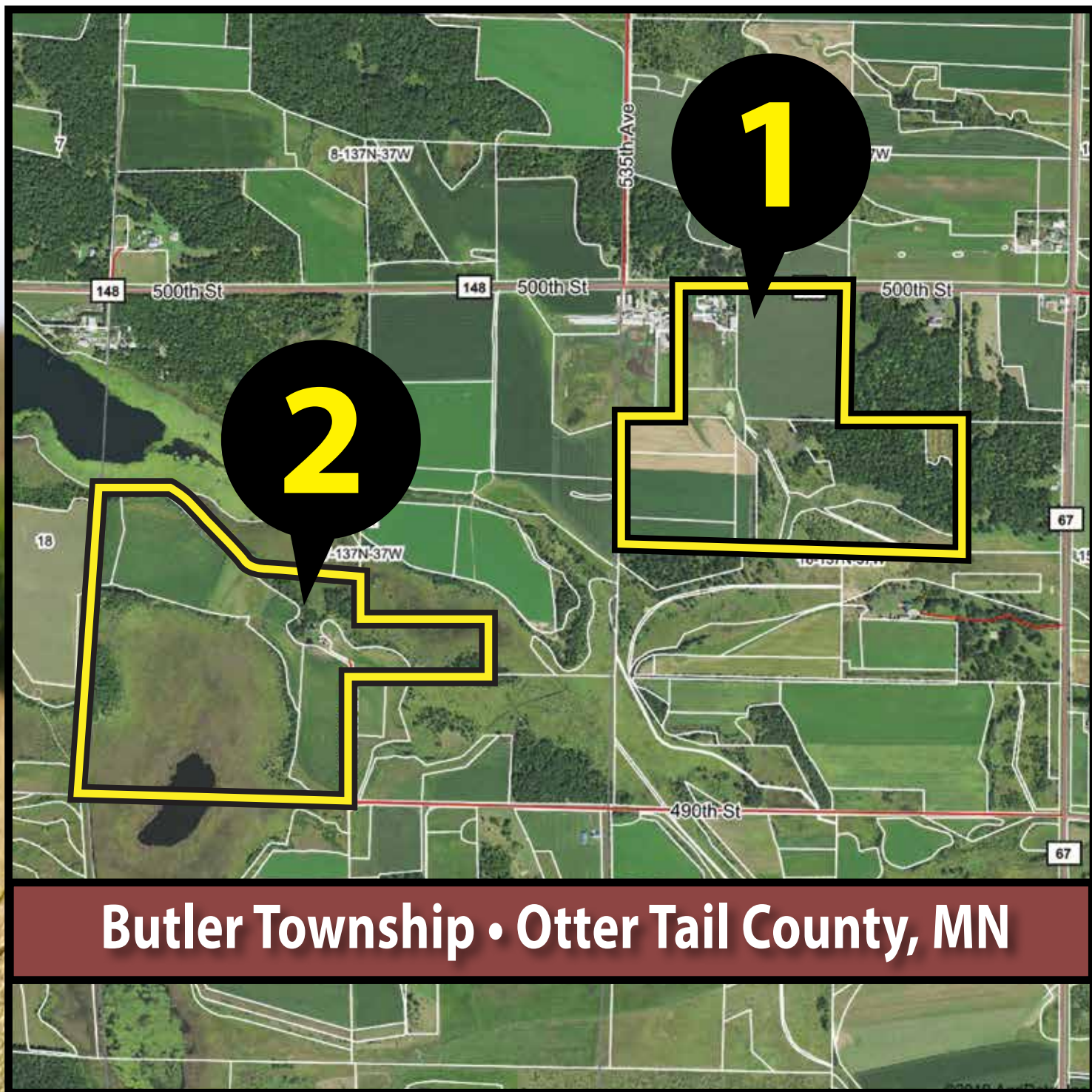
Lindsey Brown
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1506 29th Ave. S. - Moorhead, MN 56560

Overall Property

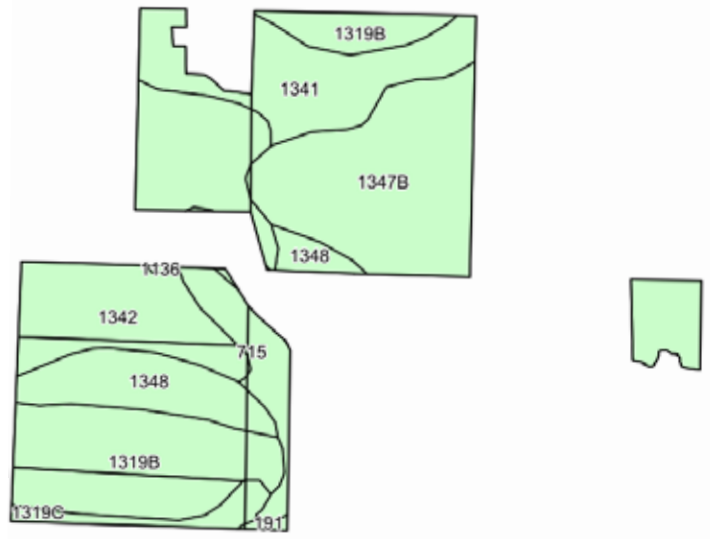
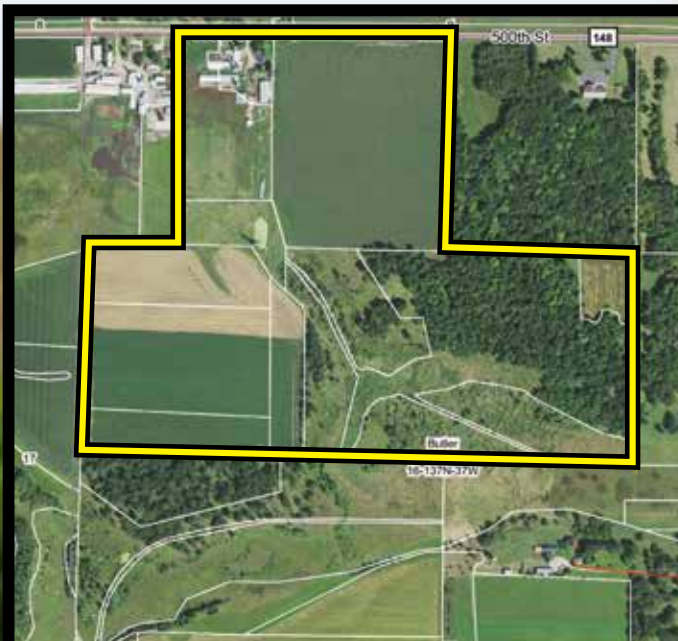


Butler Township • Otter Tail County, MN

Parcel 1

Acres: 180 +/-
Legal: N 570' of W 580' of E½NW¼NW¼, NE¼NW¼, S½ NW¼, E½NW¼NW¼ excluding tract & SW¼NE¼ all in 16-137-37
Cropland Acres: 76 +/-
Recreational Acres: 61 +/-
Pasture Acres: 15.41 +/-
Low Land Acres: 20 +/-
Farmstead Acres: 7.59 +/-
Taxes & Specials (2019): \$2,404.00

The 7.59 acre farmstead has a very nice two story home with an oversized two stall garage. The main floor of the home has a large kitchen and eat-in dining area, with a living room, bedroom and full bathroom. Upstairs there are three bedrooms and a 3/4 bath. The 76 +/- acres of cropland have very good soils and are suitable for growing corn, soybeans and small grains.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
1347B	Kandota loam, 1 to 6 percent slopes	21.99	25.5%	Ile	88
1342	Pinelake, loamy substratum-Brandsvold complex	19.07	22.1%	IIw	73
1319B	Rockwood soils, 2 to 6 percent slopes	17.83	20.7%	Ile	85
1341	Clitherall-Wykeham complex	11.45	13.3%	III _s	73
1348	Knute loam, thick solum	8.73	10.1%	I	97
715	Bluffcreek-Clearriver complex	4.48	5.2%	III _s	51
1319C	Rockwood soils, 6 to 12 percent slopes	2.24	2.6%	III _e	76
191	Epoufette sandy loam	0.26	0.3%	IV _w	30
1136	Nidaros muck	0.19	0.2%	VI _w	15
Weighted Average					80.4

Parcel 2

Acres: 184.4 +/-
Legal: Govt' Lot 3 & 4 and S½ SW¼ and S½ NW¼ SE¼ all in 17-137-37
Cropland Acres: 60 +/-
Recreational Acres: 24 +/-
Pasture Acres: 25 +/-
Low Land Acres: 70.4 +/-
Farmstead Acres: 5 +/-
Taxes & Specials (2019): \$2,404.00

This parcel features a nice mix of cropland, hunting or recreation land and grassland. There is also a building site with vacant house and a steel shed. The property does have a well and septic system on it.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
705B	Nitche-Kandota-Lida complex, 1 to 6 percent slopes	18.85	31.4%	IIIIs		66
191	Epoufette sandy loam	16.07	26.8%	IVw		30
715	Bluffcreek-Clearriver complex	14.92	24.9%	IIIIs		51
1196B	Lida-Two Inlets complex, 1 to 8 percent slopes	8.38	14.0%	IIIIs		45
406A	Dorset sandy loam, 0 to 2 percent slopes	0.61	1.0%	IIIIs	IIIIs	46
1136	Nidaros muck	0.59	1.0%	VIw		15
1077	Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes	0.56	0.9%	VIw	VIw	15
Weighted Average						48.5

Base Acres & Yields

Parcel 1

Crop	Base Acres	Yield
Wheat	3.24	43 bu.
Oats	3.04	42 bu.
Corn	42.10	107 bu.
Soybeans	3.79	27 bu.

Total Base Acres: 52.17

Parcel 2

Crop	Base Acres	Yield
Wheat	1.97	43 bu.
Oats	1.85	42 bu.
Corn	25.62	107 bu.
Soybeans	2.31	27 bu.

Total Base Acres: 31.75



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 12/16/19. 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 16, 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, MN #14-106.



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