

241 +/- Acres • Clay County, MN

Pifer's LAND AUCTION



Parcel 1



Parcel 2

Friday, January 24, 2020 – 10:00 a.m.

AUCTION LOCATION: Hitterdal Community Center - Hitterdal, MN

OWNER: Harvey Burnside Estate

Excellent cropland with a beautiful farmstead!



Parcel 1

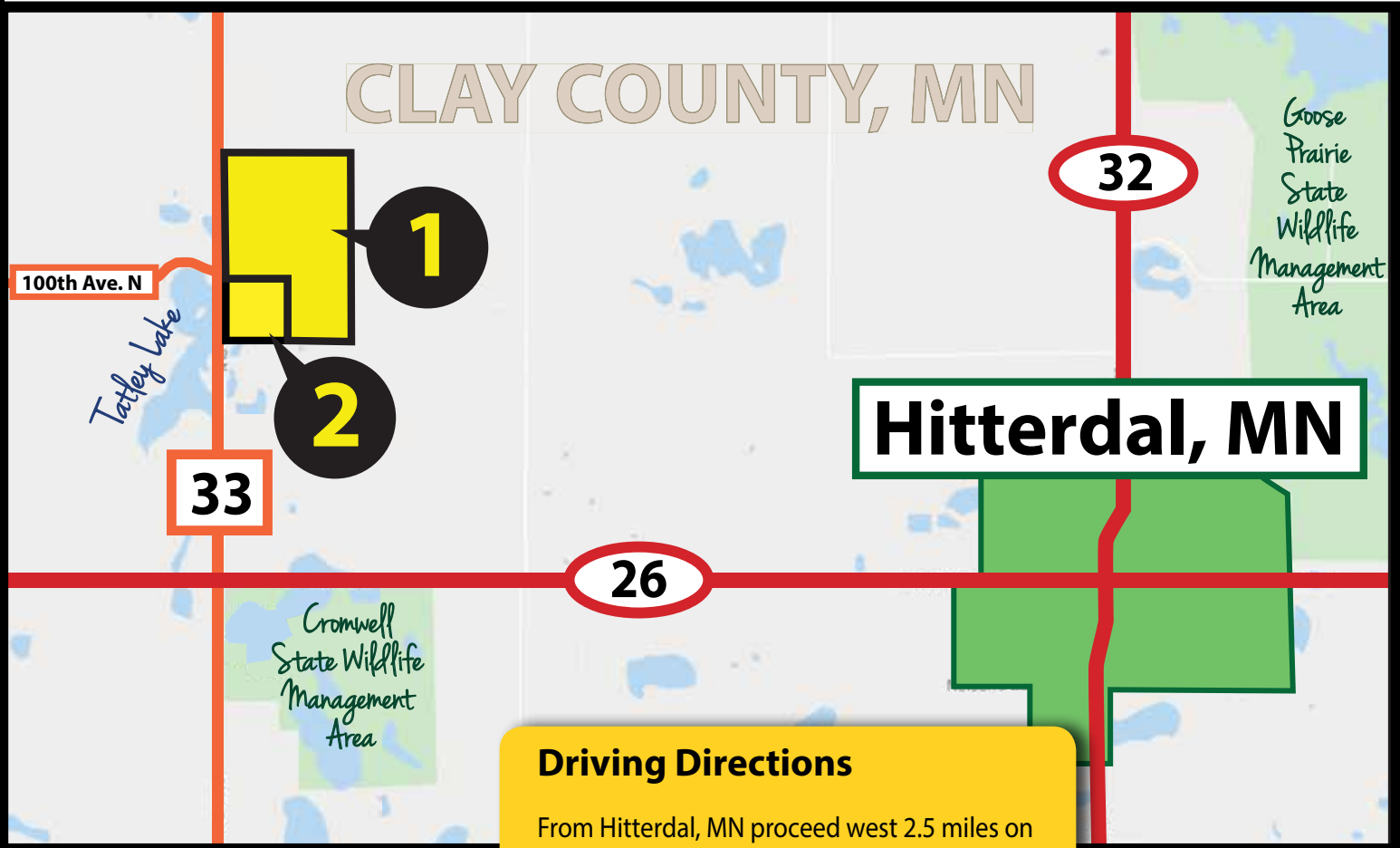
Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

Auction Note: This auction features 185.2 +/- acres of exceptional cropland with remarkable soil productivity and a unique building site on 40 acres with home, garage and other buildings. The Burnside family farm is a notable farm property with exceptional cropland with a strong cropping history and a Soil Productivity Index (SPI) of 87. What's more, the building site is surrounded by mature trees including oak, maple and evergreens. It is an ideal setting for hunting with ideal habitat including native grasses, large sloughs and trees. The cropland and building site have access from Clay County Hwy. #33.



Driving Directions

From Hitterdal, MN proceed west 2.5 miles on Clay County Hwy. #26, then north one mile on Clay County Hwy. #33 to the property.

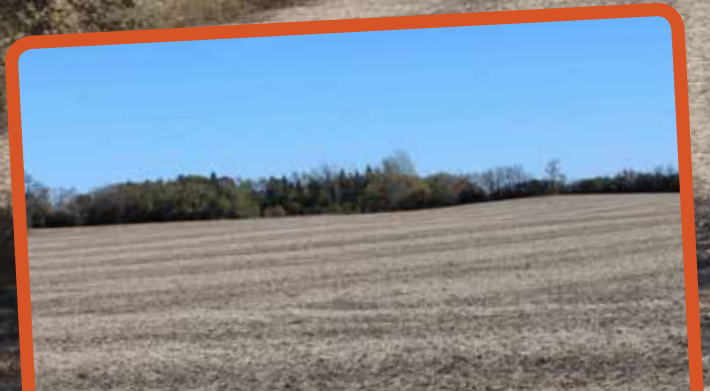


Contact

Kevin Pifer

701.238.5810

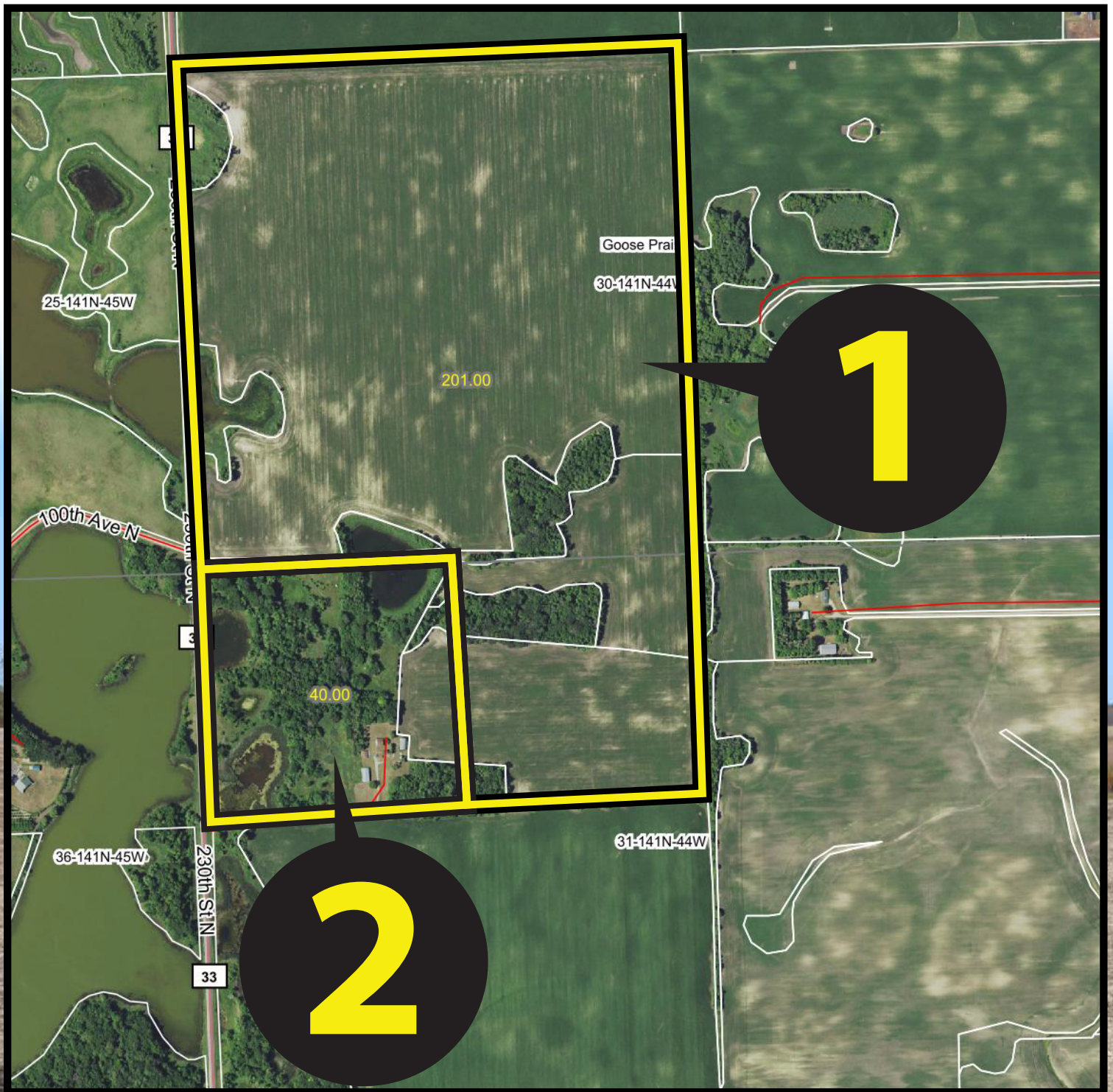
kpifer@pifers.com



Pifer's
LAND AUCTIONS

1506 29th Ave. S - Moorhead, MN 56560

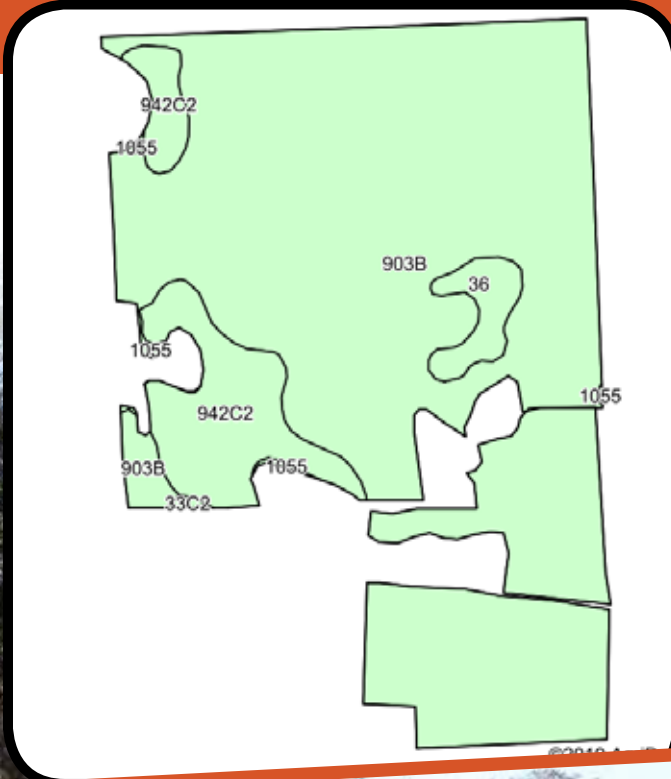
Overall Property



Parcel 1

Acres: 201 +/-
Legal: SW $\frac{1}{4}$ 30-141-44 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ 31-141-44 (all contiguous)
Crop Acres: 185.2 +/-
Taxes (2019): \$7,242.00 (Parcels 1 & 2 Combined)

This parcel features 180 acres +/- of exceptional cropland with a SPI of 87.2. The balance of the property are wetlands and mature stands of trees.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
903B	Hokans-Buse complex, 2 to 6 percent slopes	154.77	86.5%	Ile	89
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	19.06	10.6%	IVe	74
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	4.26	2.4%	IIw	92
1055	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	0.65	0.4%	VIIIw	5
33C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	0.25	0.1%	IIle	76
Weighted Average					87.2

Parcel 2

Acres: 40 +/-
Legal: NW¼NW¼ 31-141-44
Crop Acres: 5 +/-
Taxes (2019): \$7,242.00 (Parcels 1 & 2 Combined)

This is a remarkable property featuring the original family farmstead with home, garage, and other outbuildings. The 40 acres features five acres of exceptional cropland and rolling hills, trees and sloughs.



House

- Built in 1953.
- 896 Sq. Ft. (Main Level).
- 2-story with basement and upstairs.
- Hardwood floors.
- Two large rooms on second floor.
- Kitchen appliances included.
- One full bath.
- Propane heat.
- New furnace in 2018.
- New central air conditioning in 2018.
- Current well and sewer in 2001.
- New asphalt shingles in 2015.
- Electric water heater.
- Water softener.
- Basement drain.

Garage

- 2-Stall Detached.
- New asphalt shingles in 2014.
- New siding in 2014.

Pole Shed

- Built in 1973 by Folz
- 36' x 72' *e
- Pole with steel siding.
- Sliding doors on north end.

Other Buildings

- Farm Buildings
- Grain Bin

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
903B	Hokans-Buse complex, 2 to 6 percent slopes	4.18	92.3%	Ile	89
942C2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	0.28	6.2%	IVe	74
33C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	0.07	1.5%	IIIe	76
Weighted Average					87.9

Base Acres & Yields

Parcels 1 & 2 Combined

Crop	Base Acres	Yield
Wheat	45.47	53 bu.
Corn	92.81	139 bu.
Soybeans	46.42	33 bu.
Total Base Acres: 184.7		



Parcel 1



Parcel 2

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 3/4/20. 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 March 4, 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

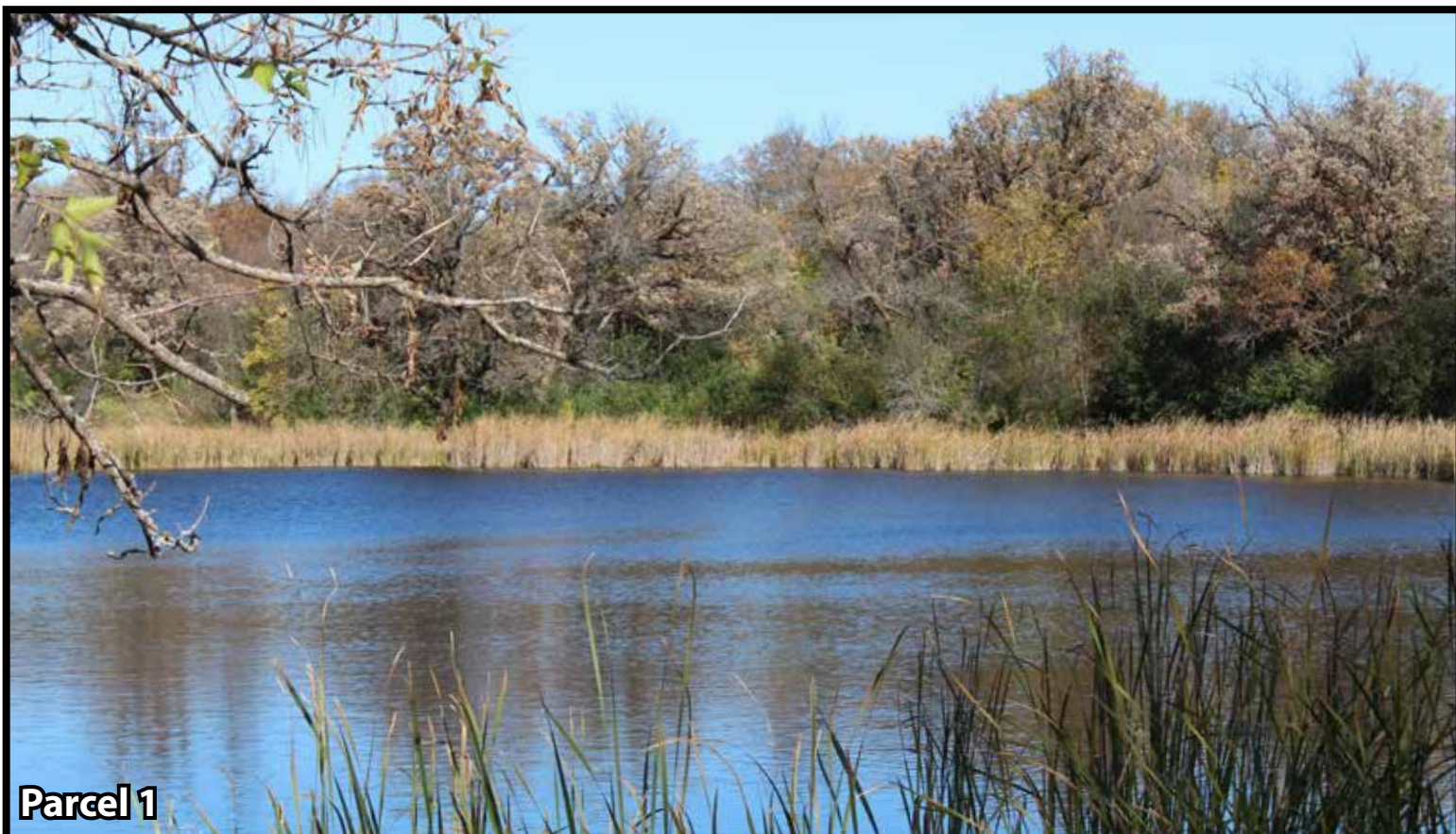
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

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.

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, MN #14-106.



Parcel 1

Pifer's



Parcel 2

Pifer's
LAND AUCTIONS



877.700.4099
www.pifers.com