

640 +/- Acres • Oliver County, ND

Pifer's **LAND AUCTION**



Monday, February 10, 2020 – 11:00 a.m. (CT)

AUCTION LOCATION: Beulah Civic Center • 112 7th St. NE - Beulah, ND

OWNER: M & W Hunting Club

Cropland, Wind Turbine Lease and Hunting Opportunities!



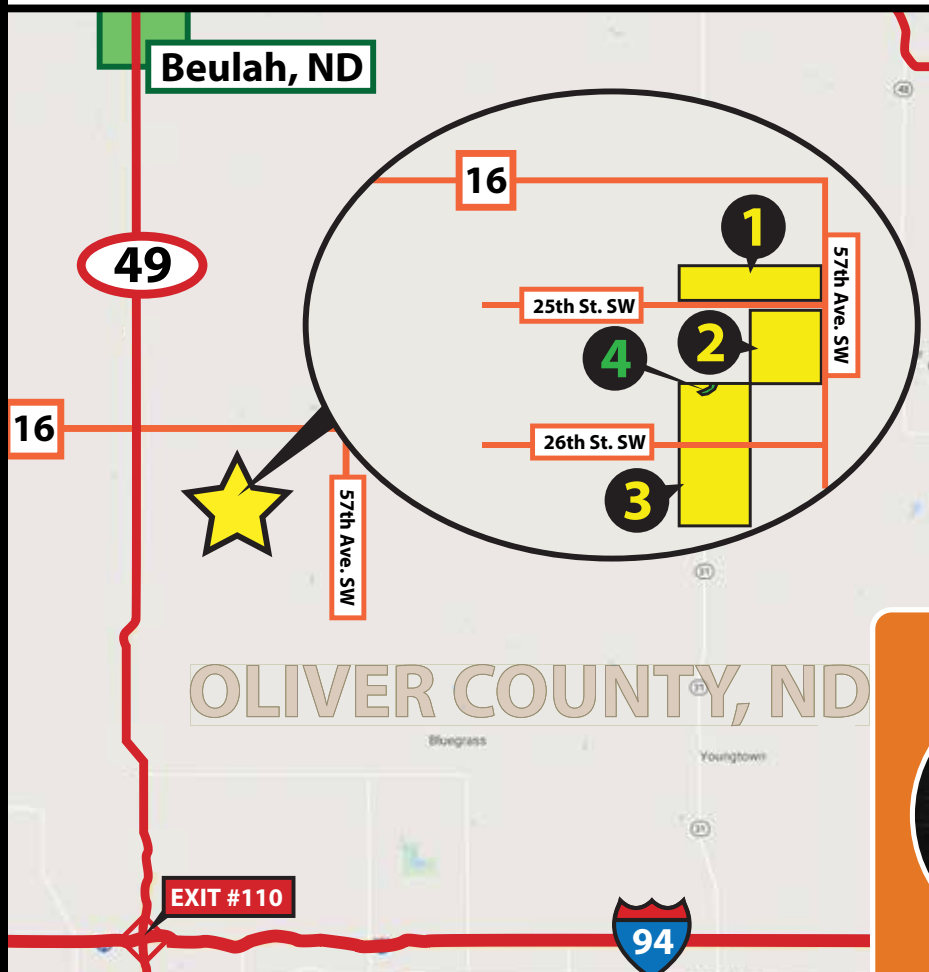
Pifer's
LAND AUCTIONS

www.pifers.com

701.523.7366

General Information

Auction Note: Western North Dakota offers some of the most diverse land with this specific property being no exception to the rule. If you have ever been in the market for a recreational property that offers a premium return on investment, look no further. This property offers prime small and large game hunting in Oliver County all within productive cropland and grassland. As an added feature, Pifer's will be offering an income producing parcel with a wind turbine lease.



Driving Directions

From Beulah, ND: Drive 13 miles south on Hwy. #49 to County Rd. #16 (24th St. SW), then drive east 4 miles to 57th Ave. SW. Drive south on 57th Ave. for $\frac{3}{4}$ mile. Parcel 1 is on the west side of the road.

From I-94/Hwy. #49 Intersection: Drive 14 miles north on Hwy. #49 to County Rd. #16 (24th St. SW), then drive east 4 miles to 57th Ave. SW. Drive south on 57th Ave. for $\frac{3}{4}$ mile. Parcel 1 is on the west side of the road.

Contacts



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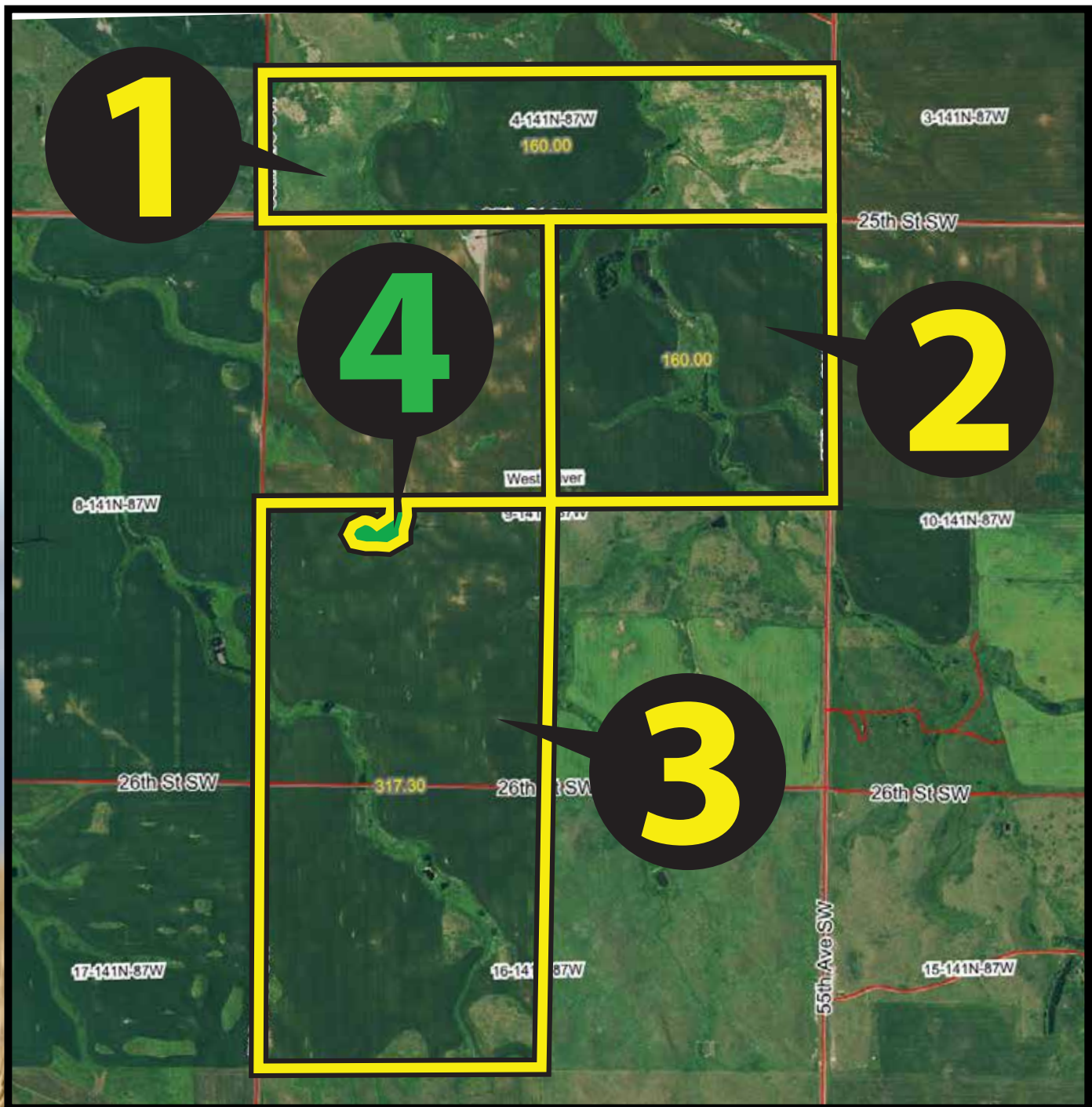


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Overall Property



*Prime crop & grassland with a
wind turbine lease!*

Parcel 1

Acres: 160 +/-
 Legal: S½S½ 4-141-87, West Oliver Twp.
 Crop Acres: 134.5 +/-
 Taxes (2018): \$429.17

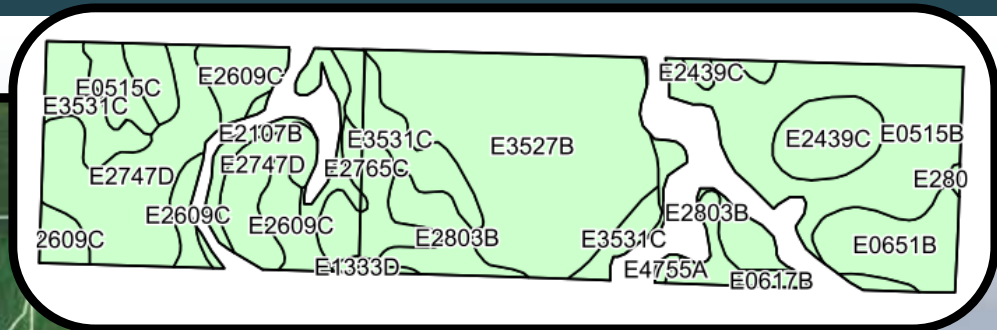
Parcel 1 has great access and would be an excellent parcel for a hunting enthusiast looking for a positive return on investment.

Pheasants Forever Conservation Contract: 70.3 +/- acres with a \$50/acre payment. Contract expires December 31, 2021.

Honey Bee & Monarch Butterfly Partnership. Terms of this agreement available upon request.

PARCELS COMBINED

Base Acres	Yield
283.39	41 bu.
94.81	1,349 lbs.
Base Acres: 378.2	



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	32.14	23.9%	Ile	84
E0515B	Rhoades-Daglum complex, 0 to 6 percent slopes	23.50	17.5%	VIIs	29
E2747D	Werner-Chama-Sen silt loams, 9 to 15 percent slopes	19.02	14.1%	VIe	38
E3531C	Williams loam, 6 to 9 percent slopes	11.76	8.7%	IIIe	70
E2609C	Amor-Werner-Farnuf loams, 6 to 9 percent slopes	9.98	7.4%	IIIe	56
E2439C	Sen-Janesburg silt loams, 6 to 9 percent slopes	7.94	5.9%	VIe	48
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	7.38	5.5%	Ile	51
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	7.31	5.4%	Ile	76
E2765C	Sen-Werner loams, 6 to 9 percent slopes	5.84	4.3%	IIIe	50
E2107B	Arnegard loam, 2 to 6 percent slopes	4.65	3.5%	Ile	93
E0515C	Rhoades-Daglum complex, 6 to 9 percent slopes	2.64	2.0%	VIIs	23
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	1.35	1.0%	Ile	65
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	0.60	0.4%	VIe	32
E4755A	Regan silt loam, strongly saline, 0 to 1 percent slopes, occasionally flooded	0.39	0.3%	VIIs	10
Weighted Average					57.2

Parcel 2

Acres: 160 +/-
 Legal: NE¼ 9-141-87, West Oliver Twp.
 Crop Acres: 125.15 +/-
 Taxes (2018): \$442.87

This is an exceptional quarter of cropland that lays soils. Parcel 2 is also an excellent hunting quarter around a small dam.

ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	283.39	41 bu.
Sunflowers	94.81	1,349 lbs.

Total Base Acres: 378.2



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	38.13	30.5%	Ile	76
E2609C	Amor-Werner-Farnuf loams, 6 to 9 percent slopes	20.37	16.3%	IIle	56
E2765C	Sen-Werner loams, 6 to 9 percent slopes	15.21	12.2%	IIle	50
E2107B	Arnegard loam, 2 to 6 percent slopes	9.93	7.9%	Ile	93
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	9.89	7.9%	Ile	65
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	9.21	7.4%	IVe	40
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	8.21	6.6%	VIle	32
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	7.09	5.7%	Ile	79
E1647B	Vebar-Tally loams, 3 to 6 percent slopes	3.30	2.6%	Ile	70
E4755A	Regan silt loam, strongly saline, 0 to 1 percent slopes, occasionally flooded	2.48	2.0%	VIIs	10
E3531C	Williams loam, 6 to 9 percent slopes	0.67	0.5%	IIle	70
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	0.42	0.3%	IIIs	60
E0651B	Regent-Janesburg complex, 3 to 6 percent slopes	0.24	0.2%	Ile	51
Weighted Average					63.1

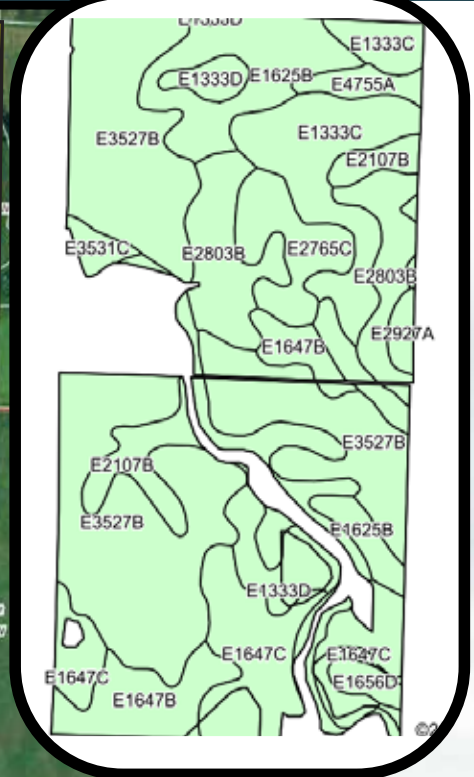
Parcel 3

Acres: 317.3 +/-
Legal: SW ¼ 9-141-87 & NW¼ 16-141-87 (Less Wind Tower Tract), West Oliver Twp.
Crop Acres: 286.85 +/-
Taxes (2018): \$1,034.12

This half section of cropland features productive soils and a small winding draw as well.
 The Soil Productivity Index (SPI) on this half section of cropland has an average of 70!

ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	283.39	41 bu.
Sunflowers	94.81	1,349 lbs.
Total Base Acres: 378.2		

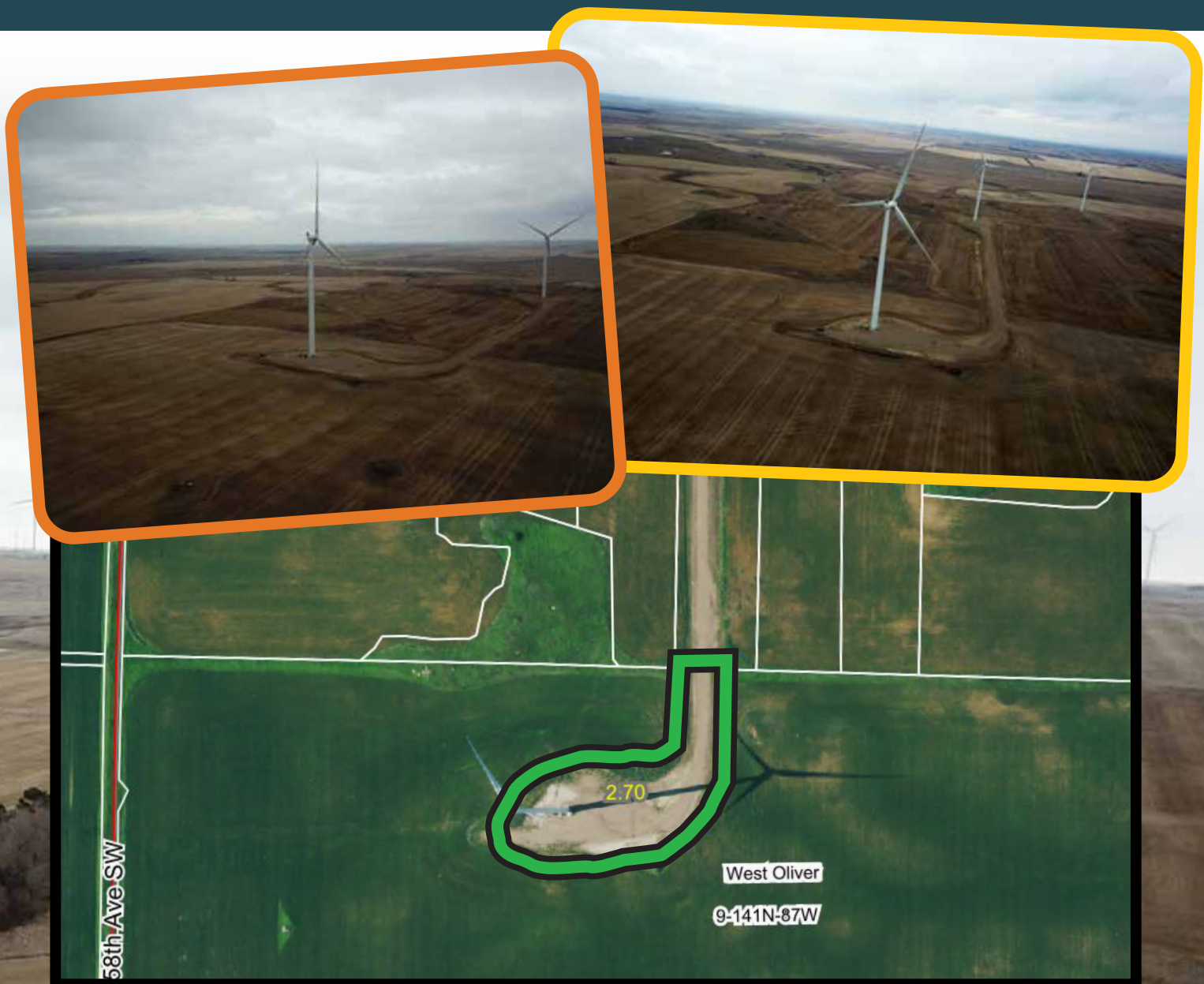


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	98.74	34.5%	Ile	84
E1647C	Vebar-Tally loams, 6 to 9 percent slopes	30.44	10.6%	IIle	56
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	27.29	9.5%	IVe	40
E2107B	Arnegard loam, 2 to 6 percent slopes	25.83	9.0%	Ile	93
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	24.06	8.4%	Ile	76
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	23.36	8.2%	IIle	63
E1647B	Vebar-Tally loams, 3 to 6 percent slopes	17.22	6.0%	Ile	70
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	16.07	5.6%	VIe	32
E2765C	Sen-Werner loams, 6 to 9 percent slopes	12.05	4.2%	IIle	50
E4755A	Regan silt loam, strongly saline, 0 to 1 percent slopes, occasionally flooded	3.92	1.4%	VIIs	10
E1656D	Vebar-Cohagen fine sandy loams, 6 to 15 percent slopes, very stony	2.78	1.0%	VIIs	25
E3531C	Williams loam, 6 to 9 percent slopes	2.57	0.9%	IIle	70
E2927A	Morton-Farland silt loams, 0 to 3 percent slopes	2.25	0.8%	IIIs	84
Weighted Average					68.4

Parcel 4

Acres: 2.70 +/-
Legal: Wind Tower Tract in NW ¼ 9-141-87 (to be surveyed at sellers expense), West Oliver Twp.
Taxes (2018): TBD

Take a close look at this rare opportunity to purchase a small tract of land with a sizeable return on investment. Parcel 4 features a Wind Generator Lease in effect through November 2064. This lease provides a sizable return on investment with an annual 2% escalator for the term of the lease. The current lease shall transfer to the buyer at the time of closing and the buyer shall assume the lease and all previously agreed upon terms and easements of record. Don't miss out on this great investment! Lease terms, easements, and agreements are available upon request.



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 3/23/20. 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 23, 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, ND #715.