

# Land Auction

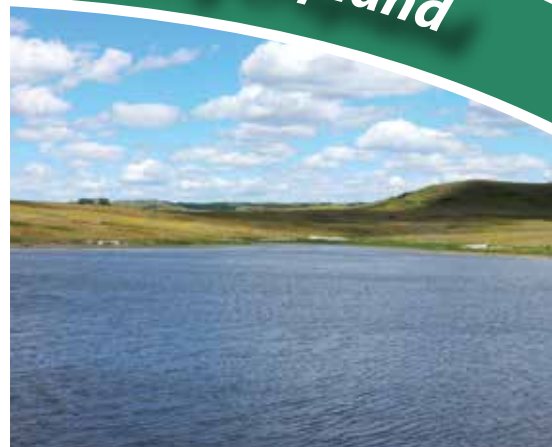
**5,885 +/- Acres • Morton & Oliver Counties, ND**

**Tuesday, October 6, 2020 – 10:00 a.m.**

**Auction Location: Baymont Inn & Suites • Mandan, ND**



**Remarkable Ranchland • Excellent Hunting • Strong Cropland**



**OWNERS: Mark & Heidi Quanbeck • Dale & Kaye Effertz • Kurt & Cheryl Quanbeck**

**Pifer's**



**www.pifers.com**  
**877.700.4099**

# Welcome & Invitation to the Quanbeck & Effertz Ranch



*Dear Friends,*

A once in a lifetime opportunity! Offered in 10 parcels, these 5,885 +/- acres of contiguous native grass pastureland with a mix of tillable acreage in Oliver & Morton Counties are some of the most prominent and scenic land in the Missouri Plateau Region. This property is defined by rolling hills, valleys with quality soils for crops, and deep treed ravines for abundant wildlife habitat. Numerous water sources including small dams, dugouts, wells with pipelines to water tanks and rural water nearby make this an ideal ranch property. Sellers are retaining the mineral interest of all parcels.

The Morton County land is 554 +/- acres with 349 +/- acres of bottom land on the east side of Hwy. #25 and consists of cropland, and pastureland with the Square Butte Creek meandering through the property. This parcel is adjacent to the 5,331 +/- acres in Oliver County.

The other Morton County parcel lays on the west side of Hwy. #25 and consists of 205 +/- acres with cattle feeding facilities, pens, buildings and was permitted to feed up to 1,875 head on a seasonal basis.

The land lays between Hwy. #1806 on the east and Hwy. #25 on the west, with paved roads close to the property. The contiguous nature of this property, with limited or no public access, makes this ideal property for ranching, farming, and hunting, and is only a short drive from the Bismarck/Mandan city limits!

This property is a once in a lifetime opportunity to own some of the most picturesque views, productive crop & ranchland and excellent hunting opportunities!

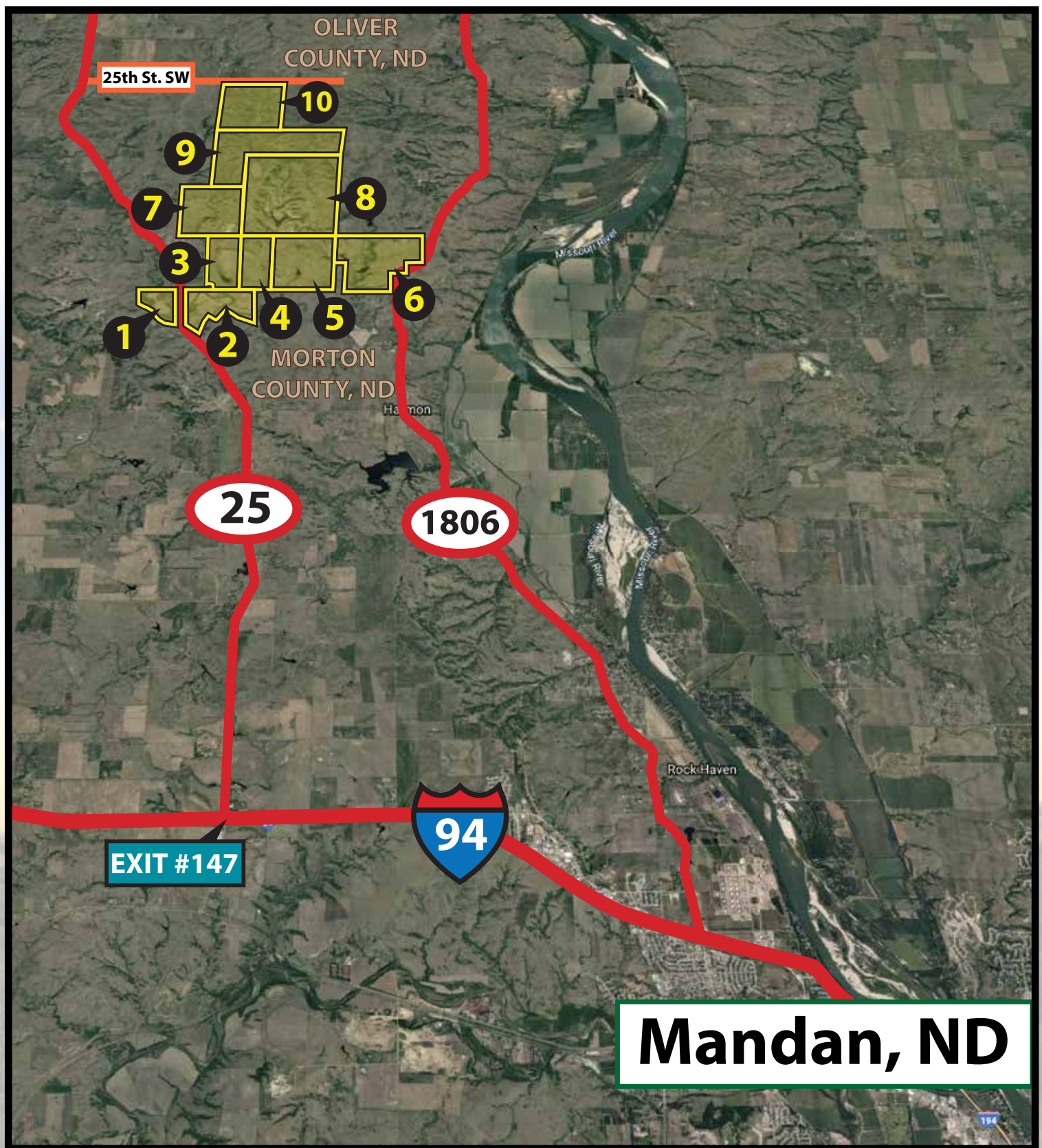
I look forward to seeing you at the auction!

Alan Butts  
701.400.8858  
alanb@pifers.com

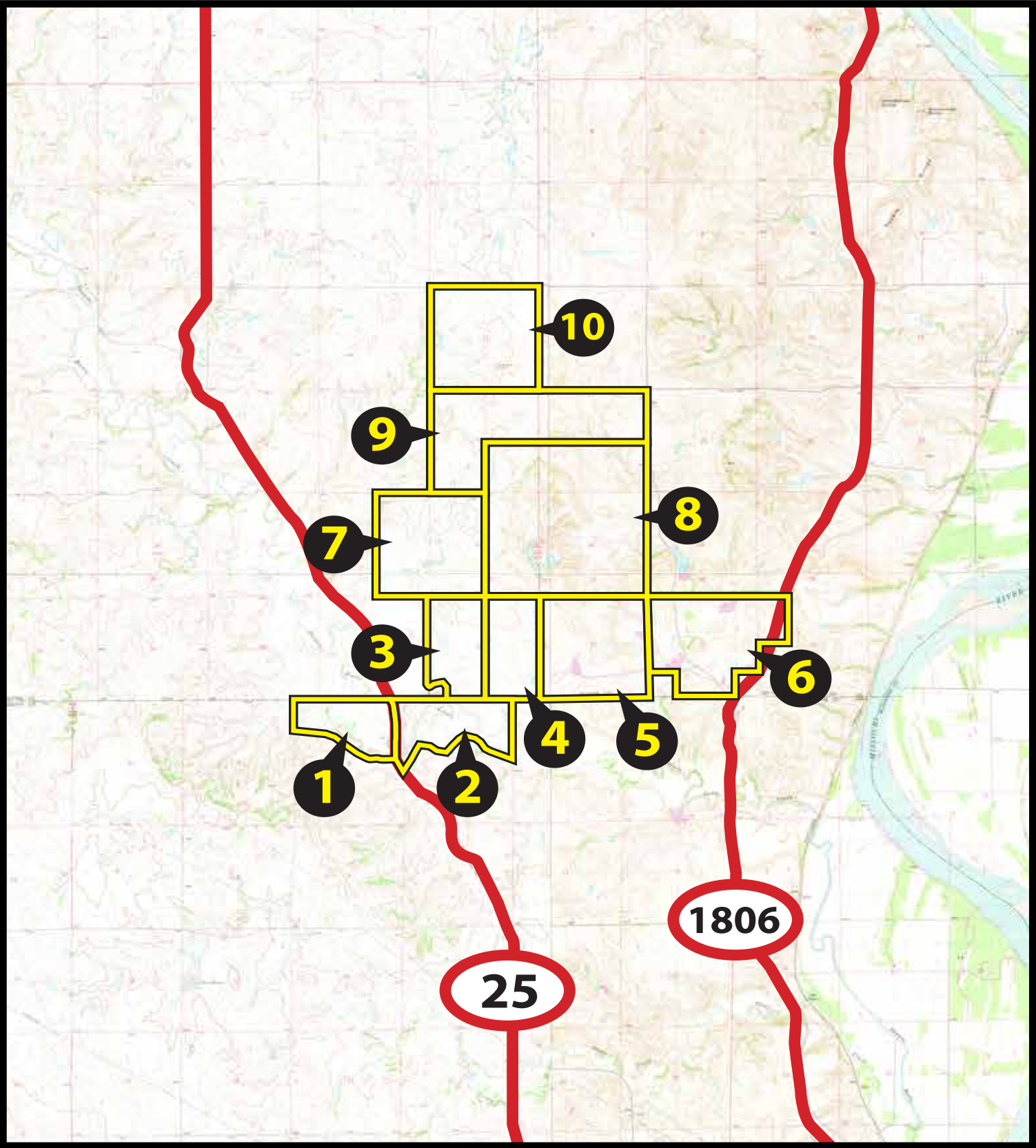


*Note: Fences may or may not be located exactly on section or quarter lines, and Buyer(s) may be responsible to adjust fences accordingly.*

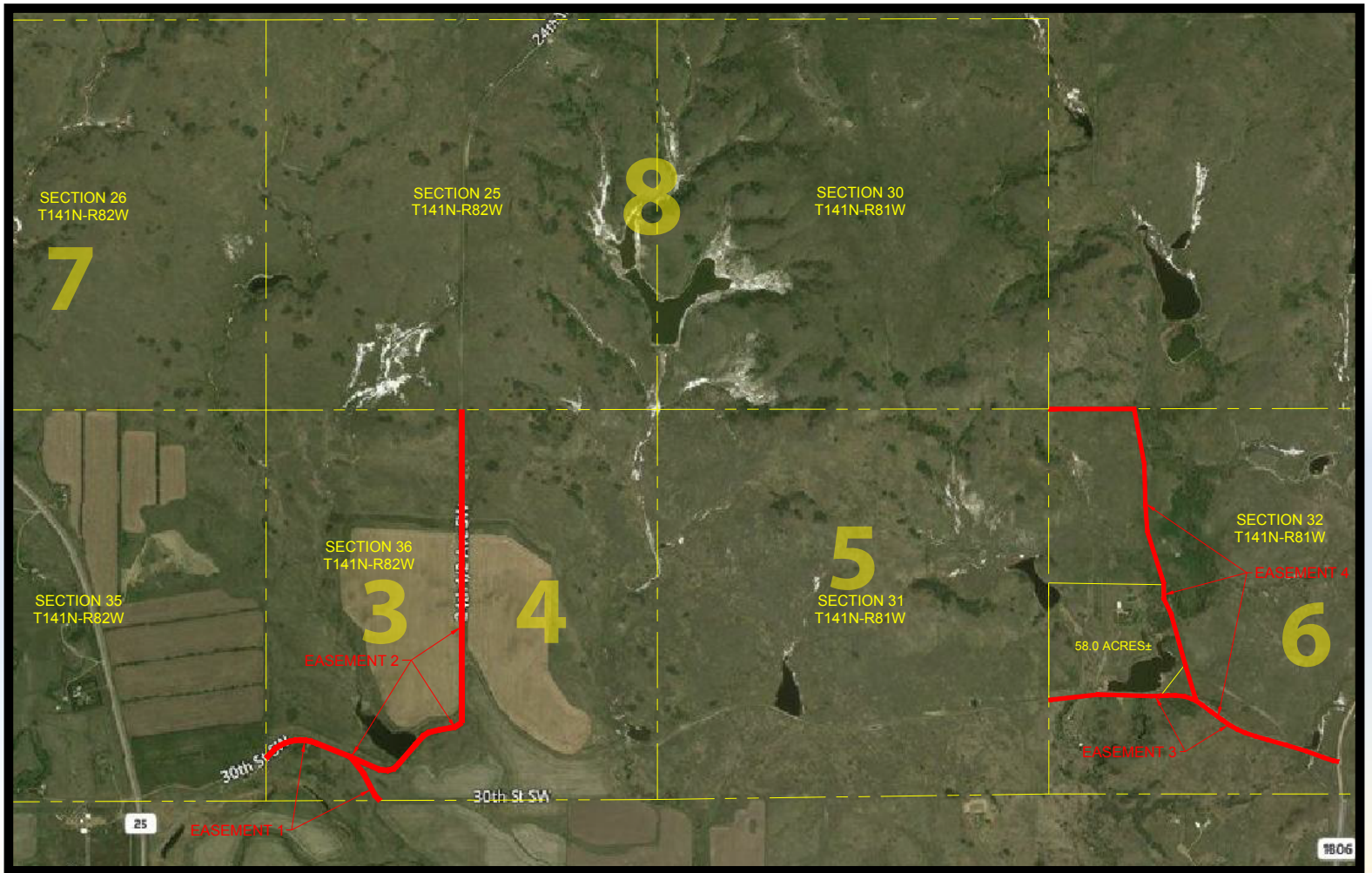
## Location & Layout



# Property Topography Map



# Easement Map



### Easements in place for Parcels 2, 3, 4, 5, 6, 7 & 8.



## Parcel 1 • Feed Lot

**Acres:** 205.39 +/-  
**Legal:** Tract B of NE $\frac{1}{4}$  and Tract C of N $\frac{1}{2}$  4-140-82  
**Crop Acres:** 52.8 +/-  
**Taxes (2019):** \$818.03

**Prime location for a cattle, horses or investment/development property with excellent access along Hwy. #25 just minutes from the Bismarck/Mandan area. Property offers a scenic setting of Square Butte Creek, and views of wooded ravines and buttes to the west/southwest. Rural water and a well supply water for housing and livestock.**

### *Feed Lot Features:*

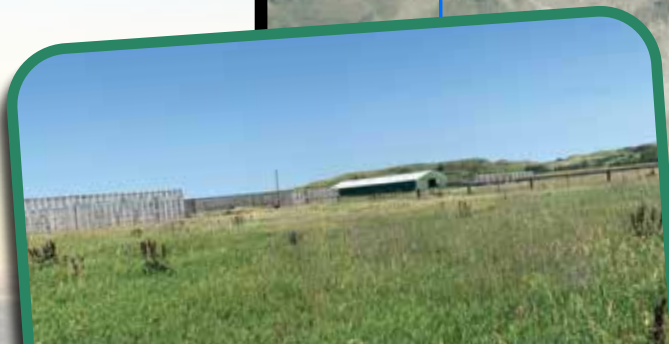
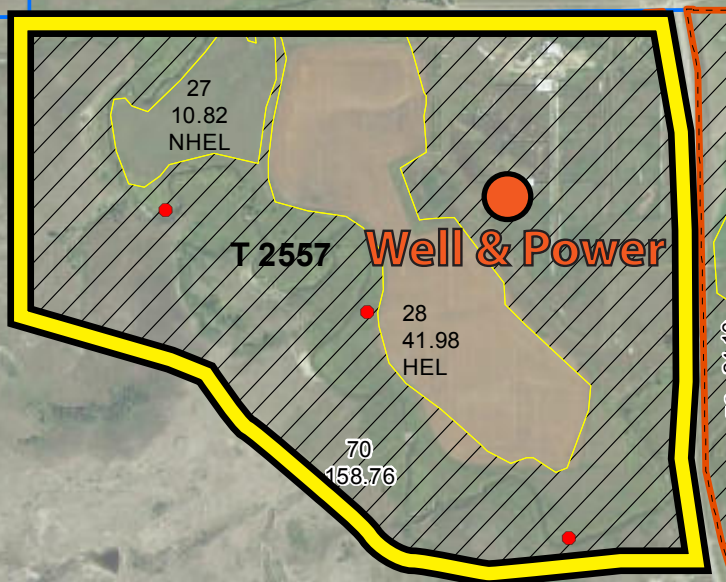
- 60' x 80' Working Barn/Office
- 1,400 sq. ft. Office Space
- Indoor Cattle Working Facility
- 40' x 40' Insulated Shop
- 40' x 60' Concrete Feed Building, Grain Leg & Bin Storage
- 40' x 128' Calving Barn
- Over 3,000' of Concrete Bunk Line with Pad
- 12' & 15' Pad in Front of Bunks
- 20-22 Pens
- Gravel Paths Between Pens for Feeding
- Fiberglass Water Tanks in the Pens
- Estimated 30 GPM Well Water Servicing the Pens
- Rural Water Available for a House



# Parcel 1 • Feed Lot



| PARCELS 1 & 2 COMBINED   |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Wheat                    | 44.15      | 27 bu.     |
| Corn                     | 88.28      | 121 bu.    |
| Sunflowers               | 44.15      | 1,859 lbs. |
| Total Base Acres: 176.58 |            |            |



| Code             | Soil Description                                                                  | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-----------------------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E4161A           | Straw loam, 0 to 2 percent slopes, rarely flooded                                 | 22.71 | 43.0%            | Ile              | 88                 |
| E4105A           | Lohler complex, 0 to 2 percent slopes, occasionally flooded                       | 16.77 | 31.8%            | Ile              | 78                 |
| E4195A           | Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded                | 5.98  | 11.3%            | IIle             | 64                 |
| E4139A           | Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded | 4.45  | 8.4%             | VIw              | 43                 |
| E1865B           | Tally-Parshall fine sandy loams, 2 to 6 percent slopes                            | 2.18  | 4.1%             | IIle             | 67                 |
| E2651F           | Werner-Amor-Arnegard loams, 9 to 50 percent slopes                                | 0.71  | 1.3%             | VIe              | 25                 |
| Weighted Average |                                                                                   |       |                  |                  | 76.6               |

## Parcel 2 • Morton County

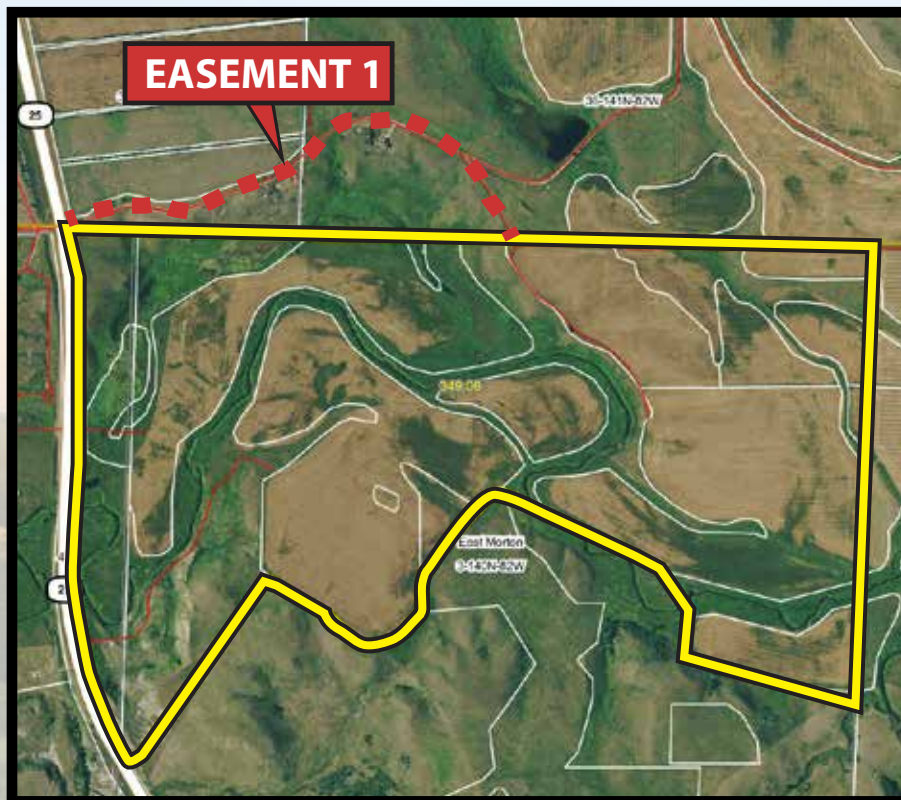
**Acres:** 349.06 +/-  
**Legal:** Tract B of N½ of 3-140-82 & Tract A of NE¼ of 4-140-82  
**Crop Acres:** 219 +/-  
**Taxes (2019):** \$1,422.34

**This parcel has it all; quality cropland, pasture, Square Butte Creek meandering through the property, a great view, and a shed adjacent to Hwy. #25. This land is adjacent to the 5,348 +/- acres of land in Oliver County.**

**Access Easement: ROADWAY EASEMENT 1 – SECTION 36**

**A TRACT OF LAND BEING 66 FEET WIDE AND 33 FEET ON EACH SIDE OF A LINE WITHIN THE SW1/4 OF SECTION 36, TOWNSHIP 141 NORTH, RANGE 82 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:**

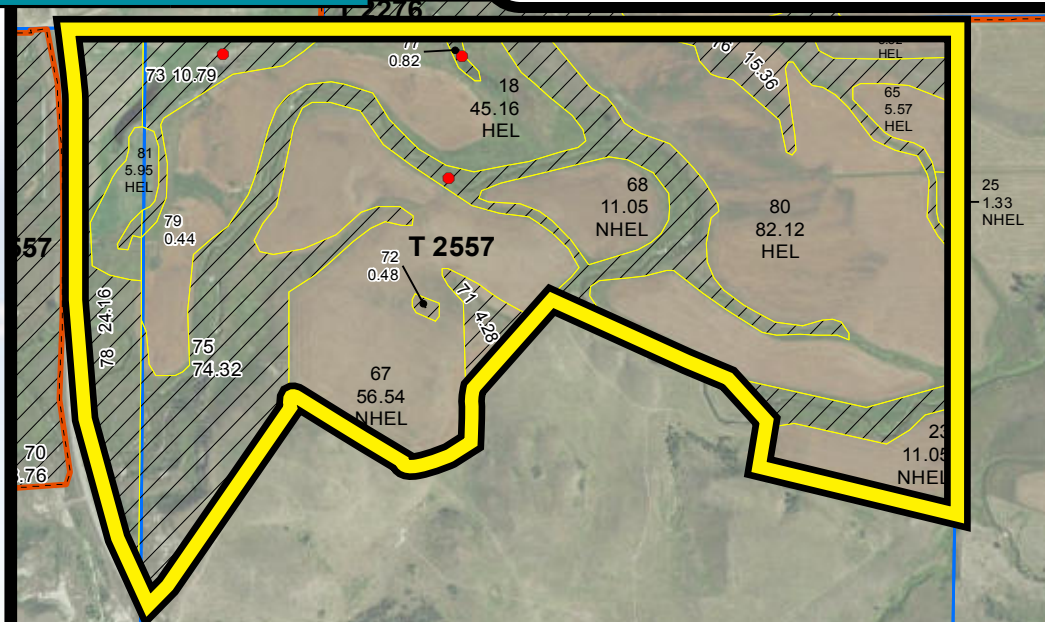
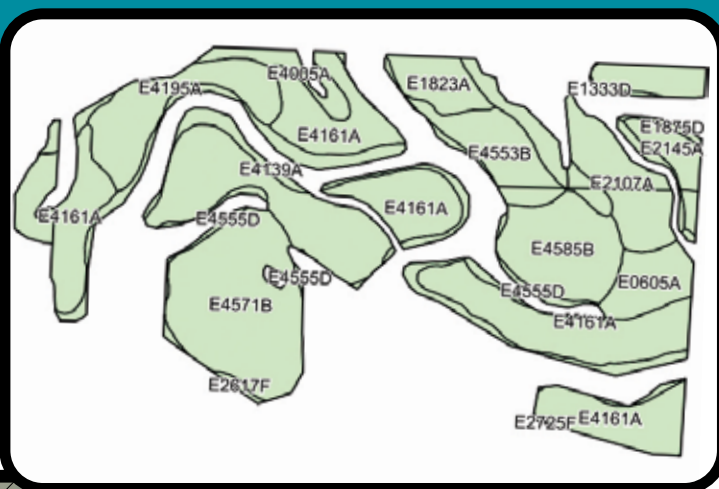
**COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 FOR APPROXIMATELY 600 FEET TO THE CENTERLINE OF 30TH STREET SW AND THE POINT OF BEGINNING; THENCE EASTERLY AND SOUTHERLY ALONG SAID CENTERLINE OF 30TH STREET AND ITS SOUTHERLY EXTENSION FOR APPROXIMATELY 1,975 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 AND THE POINT OF TERMINATION.**



**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

# Parcel 2 • Morton County

| PARCELS 1 & 2 COMBINED   |            |            |
|--------------------------|------------|------------|
| Crop                     | Base Acres | Yield      |
| Wheat                    | 44.15      | 27 bu.     |
| Corn                     | 88.28      | 121 bu.    |
| Sunflowers               | 44.15      | 1,859 lbs. |
| Total Base Acres: 176.58 |            |            |



| Code             | Soil Description                                                                  | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-----------------------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E4161A           | Straw loam, 0 to 2 percent slopes, rarely flooded                                 | 82.64 | 37.1%            | Ile              | 88                 |
| E4571B           | Shambo loam, gravelly substratum, 2 to 6 percent slopes                           | 29.33 | 13.2%            | Ile              | 70                 |
| E4585B           | Manning fine sandy loam, 2 to 6 percent slopes                                    | 15.83 | 7.1%             | IIle             | 45                 |
| E4139A           | Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded | 15.65 | 7.0%             | VIW              | 43                 |
| E4195A           | Velva fine sandy loam, 0 to 2 percent slopes, occasionally flooded                | 14.35 | 6.4%             | IIle             | 64                 |
| E2107A           | Arnegard loam, 0 to 2 percent slopes                                              | 13.49 | 6.1%             | IIc              | 97                 |
| E4553B           | Tally fine sandy loam, gravelly substratum, 2 to 6 percent slopes                 | 10.38 | 4.7%             | IIle             | 55                 |
| E0605A           | Belfield-Grail clay loams, 0 to 2 percent slopes                                  | 7.66  | 3.4%             | IIs              | 82                 |
| E1875D           | Telfer loamy fine sand, 6 to 15 percent slopes                                    | 6.68  | 3.0%             | VIe              | 27                 |
| E1823A           | Parshall fine sandy loam, 0 to 2 percent slopes                                   | 6.29  | 2.8%             | IIle             | 71                 |
| E4005A           | Harriet loam, 0 to 2 percent slopes, occasionally flooded                         | 5.24  | 2.4%             | VIIs             | 27                 |
| E1865A           | Tally-Parshall fine sandy loams, 0 to 2 percent slopes                            | 4.95  | 2.2%             | IIle             | 69                 |
| E2145A           | Shambo loam, 0 to 2 percent slopes                                                | 4.76  | 2.1%             | IIc              | 87                 |
| E4555D           | Wabek-Manning complex, 6 to 15 percent slopes                                     | 3.55  | 1.6%             | VIIs             | 27                 |
| E2651F           | Werner-Amor-Arnegard loams, 9 to 50 percent slopes                                | 1.09  | 0.5%             | VIe              | 25                 |
| E2617F           | Cabba-Chama-Shambo loams, 9 to 50 percent slopes                                  | 0.82  | 0.4%             | VIIe             | 27                 |
| E1333D           | Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes                            | 0.14  | 0.1%             | VIe              | 32                 |
| E2725F           | Arikara-Shambo-Cabba loams, 9 to 70 percent slopes                                | 0.08  | 0.0%             | VIIe             | 24                 |
| Weighted Average |                                                                                   |       |                  |                  | 70.9               |

## Parcel 3 • Oliver County

**Acres:** 305 +/-  
**Legal:** W½ 36-141-82  
**Crop Acres:** 84 +/-  
**Taxes (2019):** \$849.00

**This parcel has easy access from Hwy. #25, consists of 305 +/- acres with 84 +/- acres cropland, and the balance native pasture. Water well and electrical power in the southwest corner of the parcel. Separated from Parcel 4 by access road on north-south quarter line.**

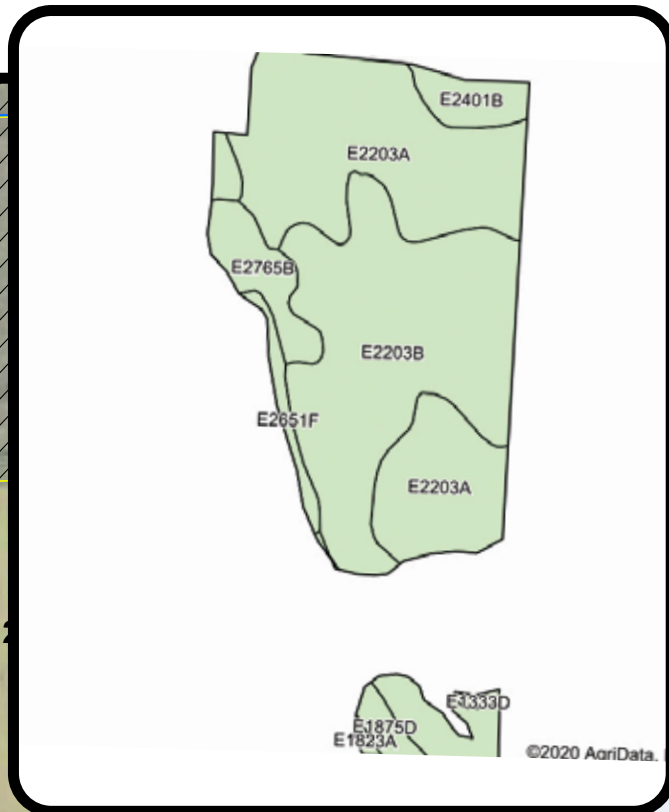
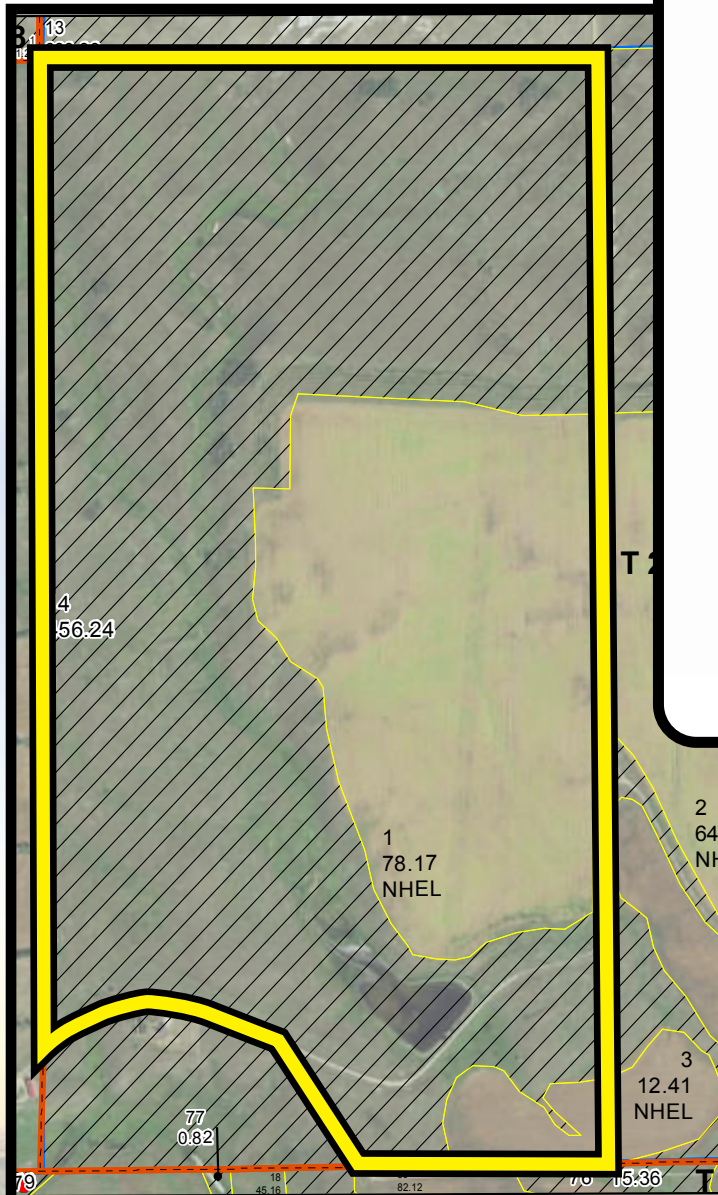
### **Access Easement: ROADWAY EASEMENT 2 – SECTION 36**

A TRACT OF LAND BEING 66 FEET WIDE AND 33 FEET ON EACH SIDE OF A LINE WITHIN SECTION 36, TOWNSHIP 141 NORTH, RANGE 82 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 FOR AN APPROXIMATE DISTANCE OF 600 FEET TO THE CENTER OF 30TH STREET SW AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID 30TH STREET AND THE EASTERLY AND NORTHEASTERLY EXTENSION THEREOF AND FOLLOWING AN EXSITING ROADWAY FOR AN APPROXIMATE DISTANCE OF 3,030 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 36; THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF AND SAID ROADWAY FOR AN APPROXIMATE DISTANCE OF 4,230 FEET TO THE NORTH LINE OF SAID SECTION 36 AND THE POINT OF TERMINATION.



**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

# Parcel 3 • Oliver County



## PARCELS 3, 4 & 8 COMBINED

| Crop                     | Base Acres | Yield      |
|--------------------------|------------|------------|
| Wheat                    | 33.48      | 27 bu.     |
| Corn                     | 66.96      | 121 bu.    |
| Sunflowers               | 33.48      | 1,859 lbs. |
| Total Base Acres: 133.92 |            |            |

| Code             | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E2203A           | Farland silt loam, 0 to 2 percent slopes               | 34.80 | 41.5%            | IIc              | 89                 |
| E2203B           | Farland silt loam, 2 to 6 percent slopes               | 32.84 | 39.2%            | Ile              | 86                 |
| E2765B           | Sen-Werner loams, 3 to 6 percent slopes                | 4.68  | 5.6%             | Ile              | 69                 |
| E2107A           | Arnegard loam, 0 to 2 percent slopes                   | 3.57  | 4.3%             | IIc              | 97                 |
| E2401B           | Belfield-Morton silt loams, 3 to 6 percent slopes      | 3.08  | 3.7%             | Ile              | 72                 |
| E2651F           | Werner-Amor-Arnegard loams, 9 to 50 percent slopes     | 2.69  | 3.2%             | VIe              | 25                 |
| E1875D           | Telfer loamy fine sand, 6 to 15 percent slopes         | 1.43  | 1.7%             | VIe              | 27                 |
| E1333D           | Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes | 0.44  | 0.5%             | VIe              | 32                 |
| E1823A           | Parshall fine sandy loam, 0 to 2 percent slopes        | 0.28  | 0.3%             | IIIe             | 71                 |
| Weighted Average |                                                        |       |                  |                  | 83                 |

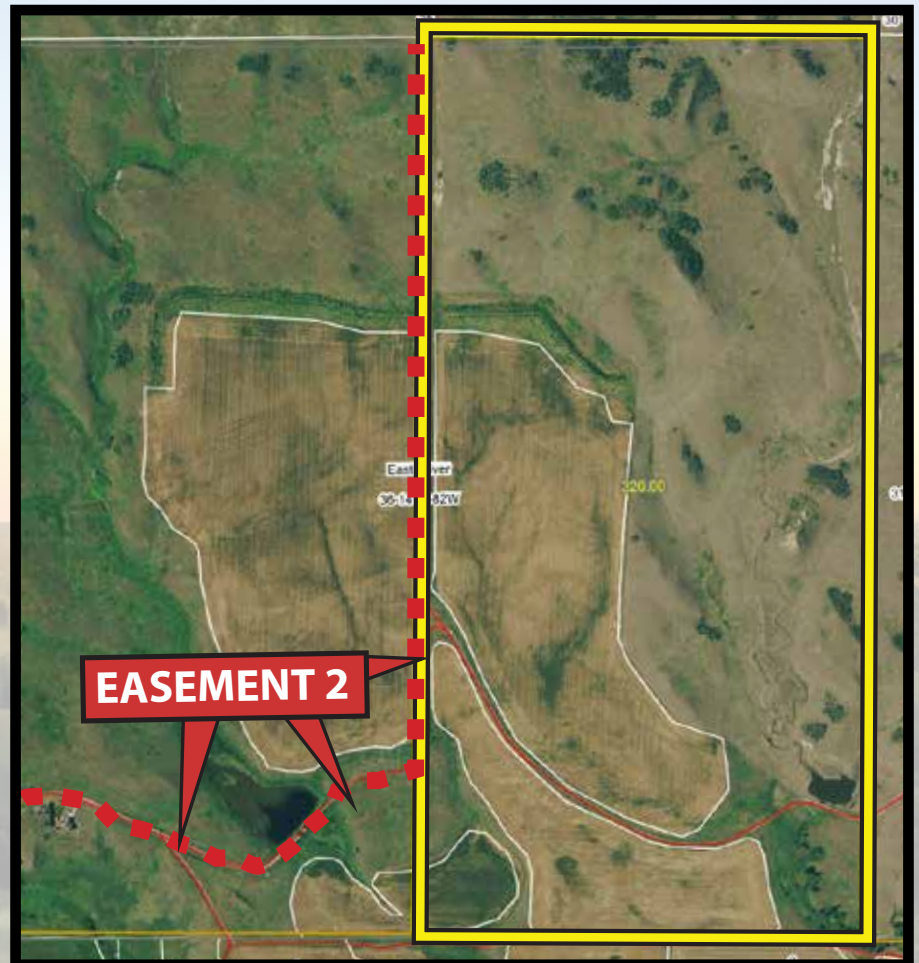
## Parcel 4 • Oliver County

**Acres:** 320 +/-  
**Legal:** E½ 36-141-82  
**Crop Acres:** 98 +/-  
**Taxes (2019):** \$669.65

**This parcel has easy access from Hwy. #25, consists of 320 +/- acres with 98 +/- acres cropland, and the balance native pasture. Separated from Parcel 3 by access road on north-south quarter line.**

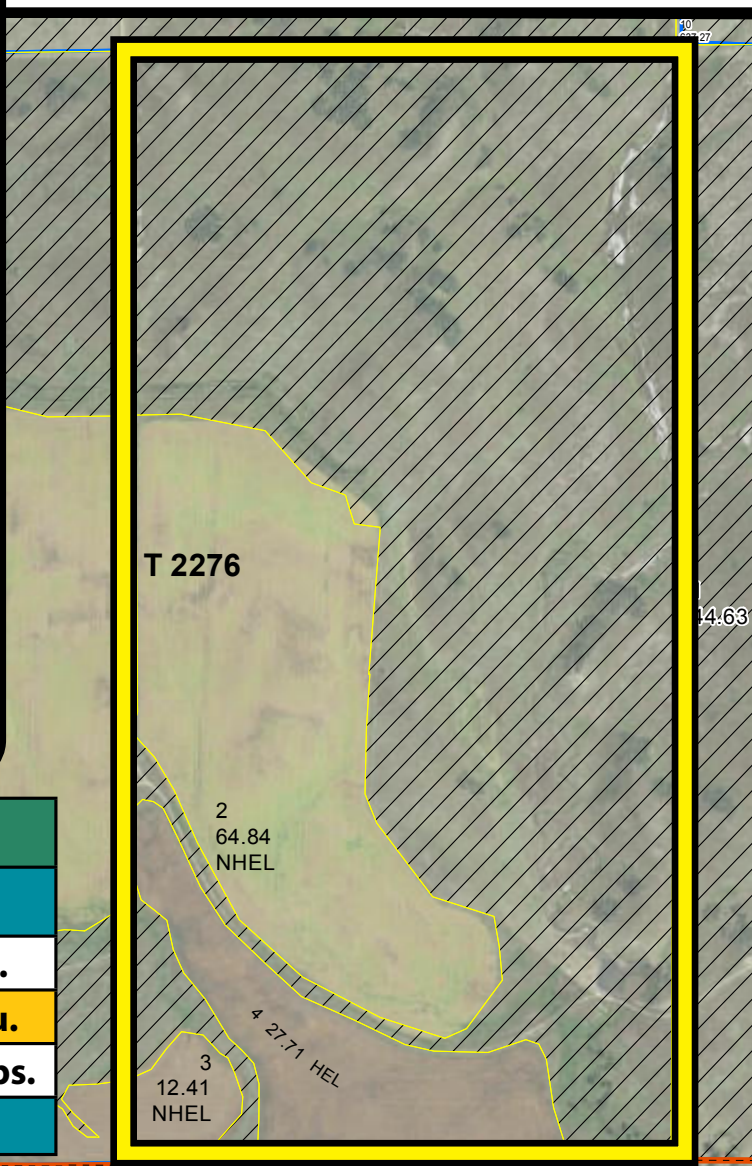
**Access Easement: ROADWAY EASEMENT 2 – SECTION 36**

A TRACT OF LAND BEING 66 FEET WIDE AND 33 FEET ON EACH SIDE OF A LINE WITHIN SECTION 36, TOWNSHIP 141 NORTH, RANGE 82 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 FOR AN APPROXIMATE DISTANCE OF 600 FEET TO THE CENTER OF 30TH STREET SW AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID 30TH STREET AND THE EASTERLY AND NORTHEASTERLY EXTENSION THEREOF AND FOLLOWING AN EXSITING ROADWAY FOR AN APPROXIMATE DISTANCE OF 3,030 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 36; THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF AND SAID ROADWAY FOR AN APPROXIMATE DISTANCE OF 4,230 FEET TO THE NORTH LINE OF SAID SECTION 36 AND THE POINT OF TERMINATION.



**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

# Parcel 4 • Oliver County



## PARCELS 3, 4 & 8 COMBINED

| Crop                     | Base Acres | Yield      |
|--------------------------|------------|------------|
| Wheat                    | 33.48      | 27 bu.     |
| Corn                     | 66.96      | 121 bu.    |
| Sunflowers               | 33.48      | 1,859 lbs. |
| Total Base Acres: 133.92 |            |            |

| Code             | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1865A           | Tally-Parshall fine sandy loams, 0 to 2 percent slopes | 23.88 | 24.3%            | IIIe             | 69                 |
| E2203B           | Farland silt loam, 2 to 6 percent slopes               | 19.25 | 19.6%            | Ile              | 86                 |
| E2107A           | Arnegard loam, 0 to 2 percent slopes                   | 17.63 | 17.9%            | IIc              | 97                 |
| E2203A           | Farland silt loam, 0 to 2 percent slopes               | 12.80 | 13.0%            | IIc              | 89                 |
| E2439B           | Sen-Janesburg silt loams, 3 to 6 percent slopes        | 9.85  | 10.0%            | Ile              | 60                 |
| E2651F           | Werner-Amor-Arnegard loams, 9 to 50 percent slopes     | 7.21  | 7.3%             | VIe              | 25                 |
| E1333D           | Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes | 4.22  | 4.3%             | VIe              | 32                 |
| E1875D           | Telfer loamy fine sand, 6 to 15 percent slopes         | 2.23  | 2.3%             | VIe              | 27                 |
| E2401B           | Belfield-Morton silt loams, 3 to 6 percent slopes      | 0.65  | 0.7%             | Ile              | 72                 |
| E1865A           | Tally-Parshall fine sandy loams, 0 to 2 percent slopes | 0.60  | 0.6%             | IIIe             | 69                 |
| Weighted Average |                                                        |       |                  |                  | 73.3               |

## Parcel 5 • Oliver County

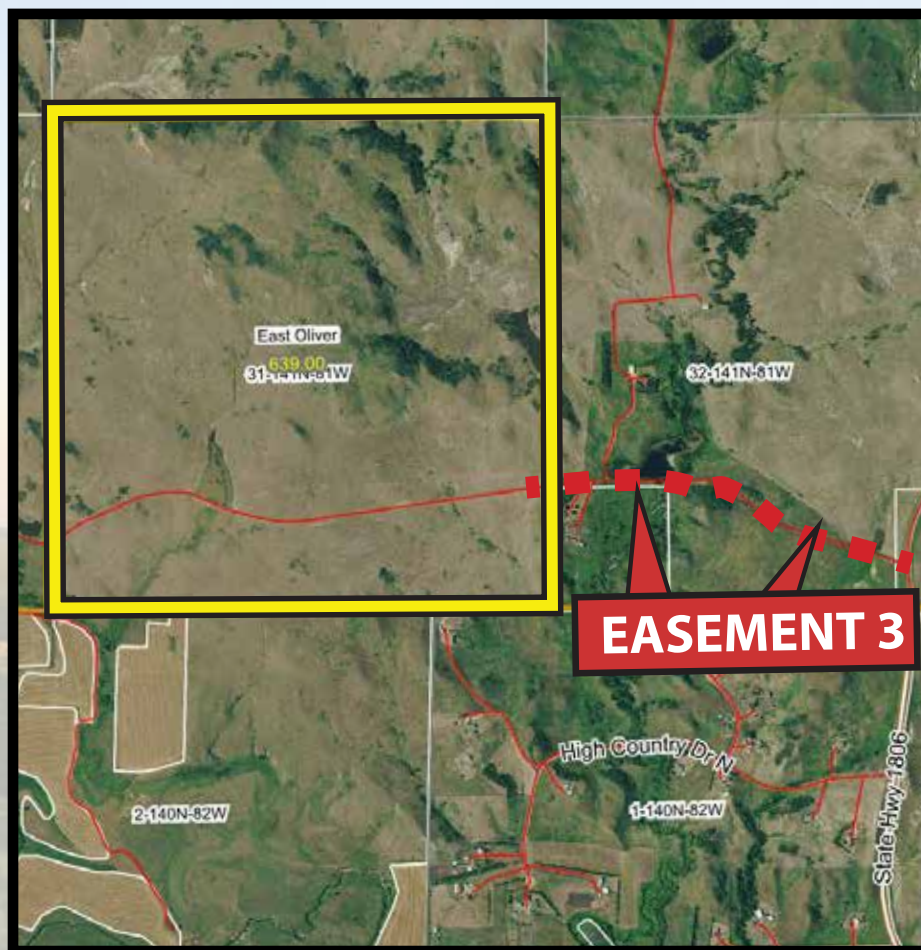
**Acres:** 639 +/-  
**Legal:** Section 31-141-81  
**Pasture Acres:** 639 +/-  
**Taxes (2019):** \$1,084.11

**This parcel has access from Hwy. #1806 and Hwy. #25, consists of 639 +/- acres of native pasture with several dams for water and numerous treed ravines in the northeast corner.**

**Access Easement: ROADWAY EASEMENT 3 – SECTION 32**

**A TRACT OF LAND BEING 40 FEET WIDE AND 20 FEET ON EACH SIDE OF A LINE WITHIN SECTION 32, TOWNSHIP 141 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, T141N-R81W; THENCE NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SECTION 32 FOR APPROXIMATELY 1270 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING GRAVEL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CENTERLINE FOR APPROXIMATELY 4,115 FEET TO THE CENTERLINE OF ND HIGHWAY 1806, SAID POINT BEING THE POINT OF TERMINATION.**



**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

# Parcel 6 • Oliver County

**Acres:** 569 +/-  
**Legal:** Section 32-141-81 Less SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Less SE $\frac{1}{4}$ SE $\frac{1}{4}$ , less Lot A, less 58 +/- Acres & W $\frac{1}{2}$ NW $\frac{1}{4}$  33-141-81  
**Pasture Acres:** 569 +/-  
**Taxes (2019):** \$1,059.18

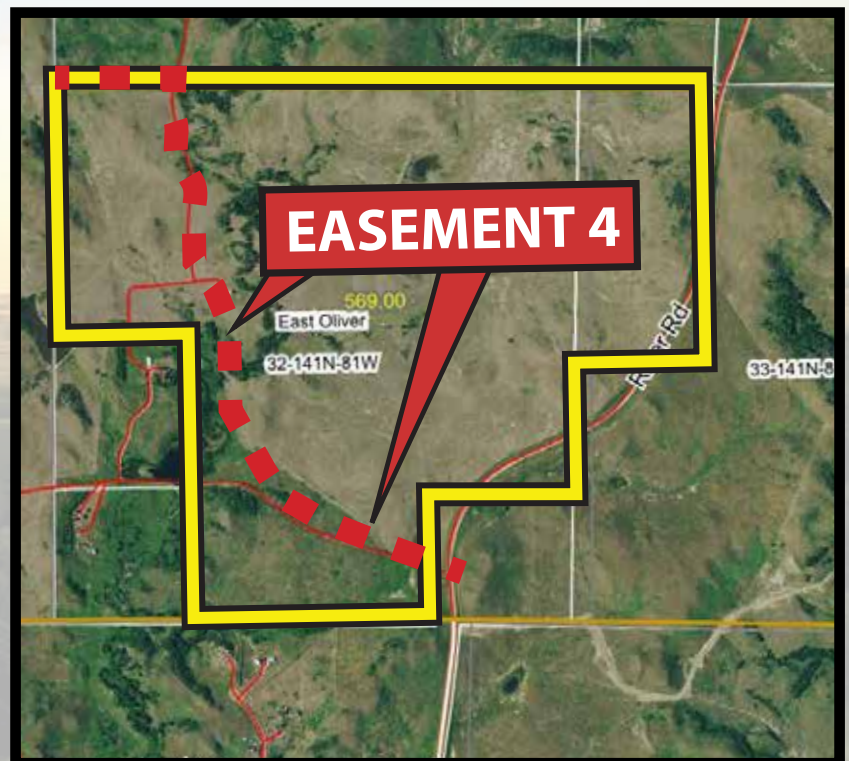
**This parcel features 569 +/- acres of pasture with native grass, rolling hills, and great access with over ½ mile of Hwy. #1806 frontage.**

**Access Easement: ROADWAY EASEMENT 4 – SECTION 32**

A TRACT OF LAND BEING 50 FEET WIDE AND 25 FEET ON EACH SIDE OF A LINE WITHIN SECTION 32, TOWNSHIP 141 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, T141N-R81W; THENCE EAST ALONG THE NORTH LINE OF SECTION 32 FOR AN APPROXIMATE DISTANCE OF 1,150 FEET TO AN EXISTING ROAD BED (LEGACY TRAIL) AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID ROAD BED (LEGACY TRAIL) FOR AN APPROXIMATE DISTANCE OF 4,050 FEET TO THE CENTER OF AN EXISTING GRAVEL ROAD; THENCE EASTERLY ALONG SAID GRAVEL ROAD FOR AN APPROXIMATE DISTANCE OF 2,100 FEET TO NORTH DAKOTA HIGHWAY 1806 AND THE POINT OF TERMINATION.

THIS ROADWAY EASEMENT SHALL BE MAINTAINED AS OPEN WITH NO FENCES BEING CONSTRUCTED SO THAT THE OWNER OF SECTION 32 CAN HAVE THE ABILITY FOR OPEN GRASSING. ENTRANCE AND EXIT GATES SHALL BE USED AT THE NORTH END AND AT THE POINT WHERE EASEMENT 4 INTERSECTS EASEMENT 3, UNLESS CATTLE GUARD CROSSINGS ARE INSTALLED. THERE IS AN OLD BRIDGE ALONG THE ROUTE OF THIS EASEMENT THAT WILL NEED TO BE REPAIRED IN ORDER FOR THE ROUTE TO BE USED BY PASSENGER VEHICLES.



**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

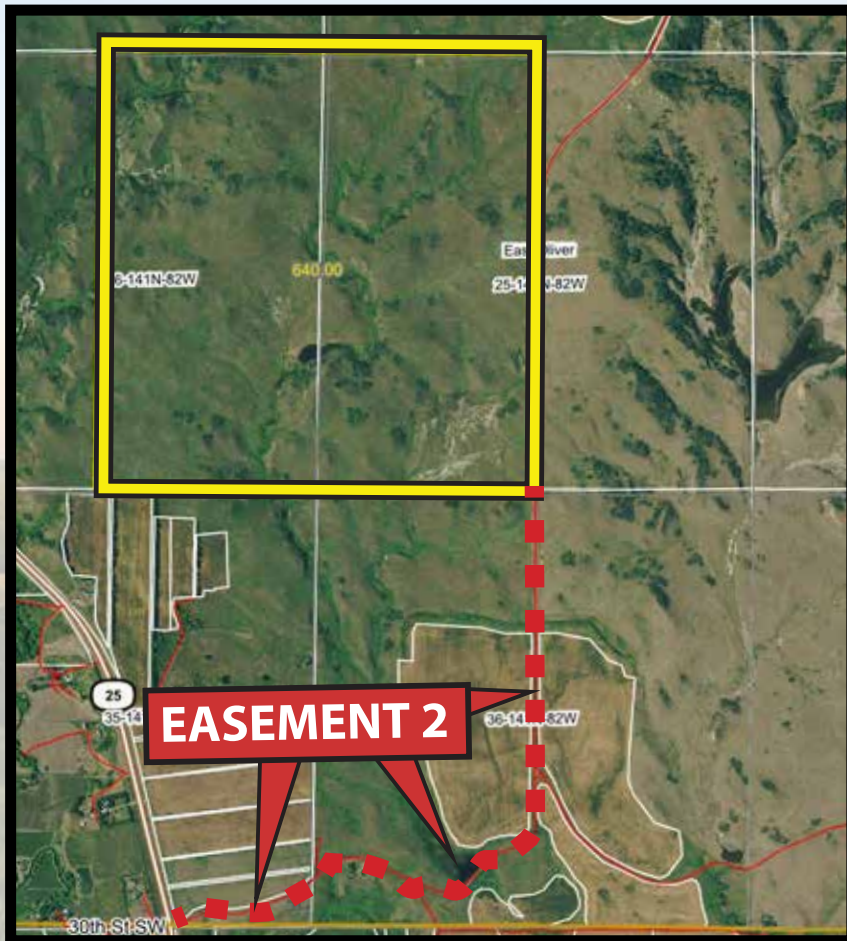
## Parcel 7 • Oliver County

**Acres:** 640 +/-  
**Legal:** W½ 25-141-82; E½ 26-141-82  
**Pasture Acres:** 640 +/-  
**Taxes (2019):** \$1,173.09 (Estimate)

**This parcel features 640 +/- acres of rolling hills with native grass and a centrally located dam for water. Access from Hwy. #25, via Access Easements in Section 36 along existing roads to the southeast corner of property.**

**Access Easement: ROADWAY EASEMENT 2 – SECTION 36**

A TRACT OF LAND BEING 66 FEET WIDE AND 33 FEET ON EACH SIDE OF A LINE WITHIN SECTION 36, TOWNSHIP 141 NORTH, RANGE 82 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 FOR AN APPROXIMATE DISTANCE OF 600 FEET TO THE CENTER OF 30TH STREET SW AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID 30TH STREET AND THE EASTERLY AND NORTHEASTERLY EXTENSION THEREOF AND FOLLOWING AN EXSITING ROADWAY FOR AN APPROXIMATE DISTANCE OF 3,030 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 36; THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF AND SAID ROADWAY FOR AN APPROXIMATE DISTANCE OF 4,230 FEET TO THE NORTH LINE OF SAID SECTION 36 AND THE POINT OF TERMINATION.

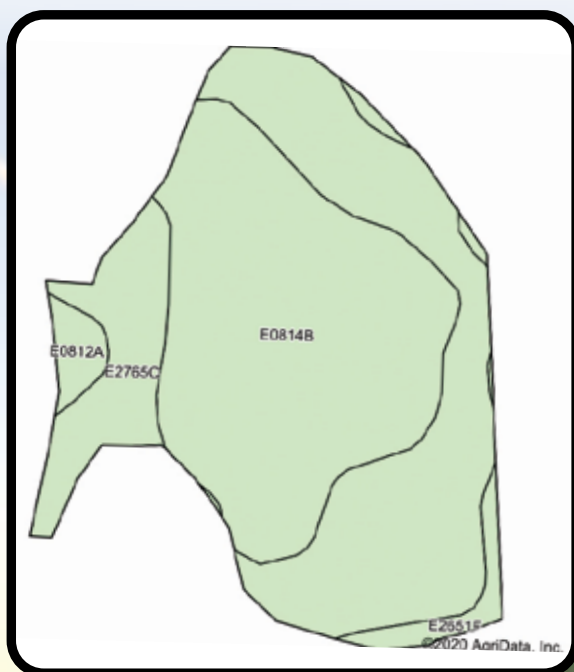


**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

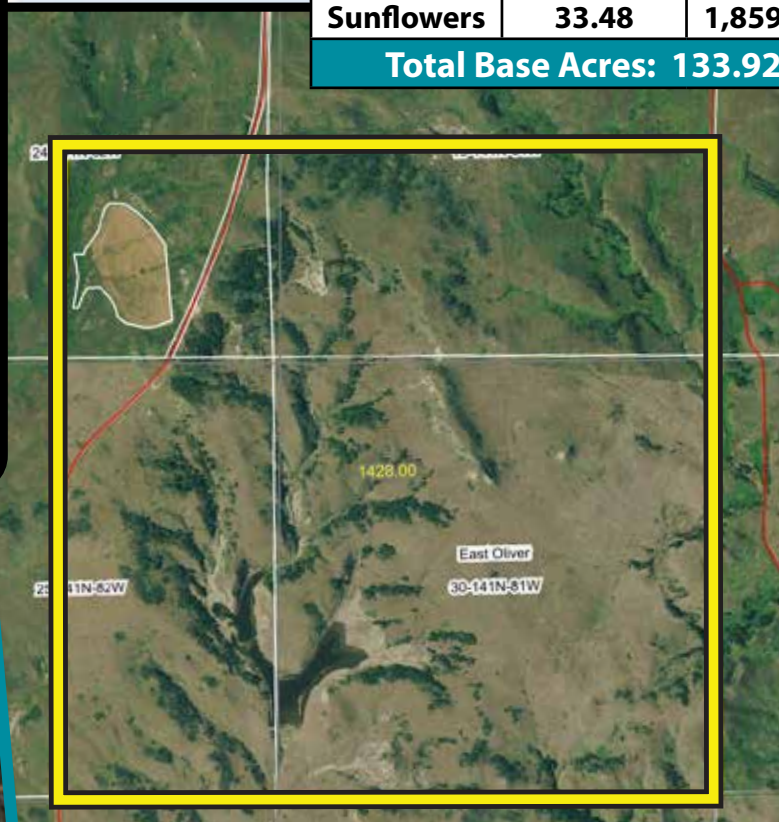
# Parcel 8 • Oliver County

**Acres:** 1,428 +/-  
**Legal:** Section 30-141-81; S½ 19-141-81; SE¼ 24-141-82; E½ 25-141-82  
**Pasture Acres:** 1,401.1 +/-  
**Crop Acres:** 26.9 +/-  
**Taxes (2019):** \$2,156.07

Wow! Parcel 8 has it all! From deep, heavily treed ravines and varied elevation, to a sizable dam and small cropland area, this parcel has beauty and topography that feels remote but is not far away from the amenities of the Bismarck/Mandan community. The property can be accessed from two different directions via access easements.



| PARCELS 3, 4 & 8 COMBINED |            |            |
|---------------------------|------------|------------|
| Crop                      | Base Acres | Yield      |
| Wheat                     | 33.48      | 27 bu.     |
| Corn                      | 66.96      | 121 bu.    |
| Sunflowers                | 33.48      | 1,859 lbs. |
| Total Base Acres: 133.92  |            |            |



| Code             | Soil Description                                   | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|----------------------------------------------------|-------|------------------|------------------|--------------------|
| E0814B           | Grail-Farland silt loams, 2 to 6 percent slopes    | 12.94 | 48.1%            | Ile              | 88                 |
| E2765C           | Sen-Werner loams, 6 to 9 percent slopes            | 12.37 | 46.0%            | IIle             | 50                 |
| E2651F           | Werner-Amor-Arnegard loams, 9 to 50 percent slopes | 0.97  | 3.6%             | Vle              | 25                 |
| E0812A           | Grail silt loam, 0 to 2 percent slopes             | 0.62  | 2.3%             | IIc              | 96                 |
| Weighted Average |                                                    |       |                  |                  | 68.4               |

# Parcel 8 • Oliver County • Easement Map

## Access Easement: ROADWAY EASEMENT 2 – SECTION 36

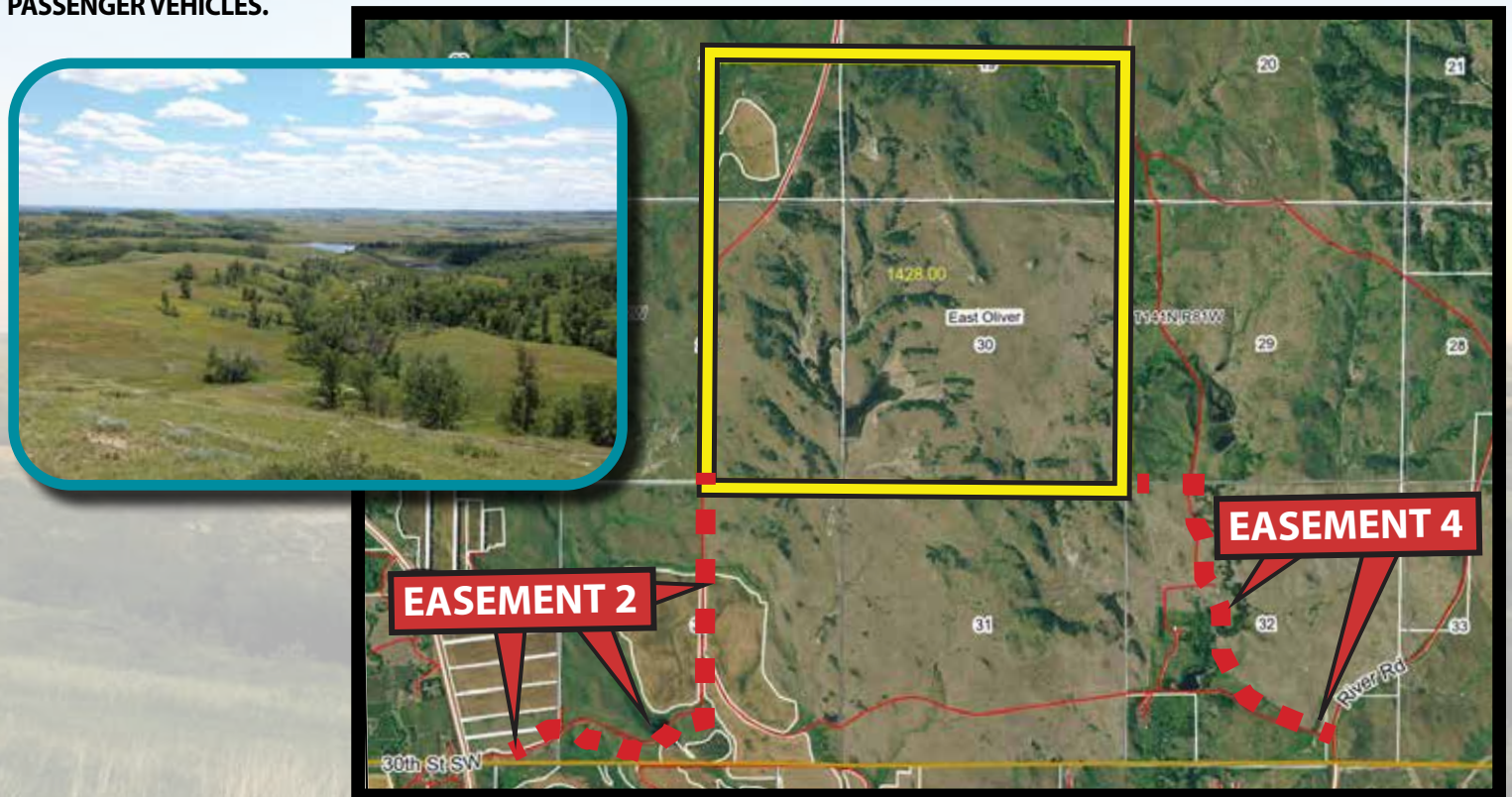
**A TRACT OF LAND BEING 66 FEET WIDE AND 33 FEET ON EACH SIDE OF A LINE WITHIN SECTION 36, TOWNSHIP 141 NORTH, RANGE 82 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 36 FOR AN APPROXIMATE DISTANCE OF 600 FEET TO THE CENTER OF 30TH STREET SW AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID 30TH STREET AND THE EASTERLY AND NORTHEASTERLY EXTENSION THEREOF AND FOLLOWING AN EXSITING ROADWAY FOR AN APPROXIMATE DISTANCE OF 3,030 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 36; THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF AND SAID ROADWAY FOR AN APPROXIMATE DISTANCE OF 4,230 FEET TO THE NORTH LINE OF SAID SECTION 36 AND THE POINT OF TERMINATION.**

## Access Easement: ROADWAY EASEMENT 4 – SECTION 32

**A TRACT OF LAND BEING 50 FEET WIDE AND 25 FEET ON EACH SIDE OF A LINE WITHIN SECTION 32, TOWNSHIP 141 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, OLIVER COUNTY, NORTH DAKOTA, AND DESCRIBED AS FOLLOWS:**

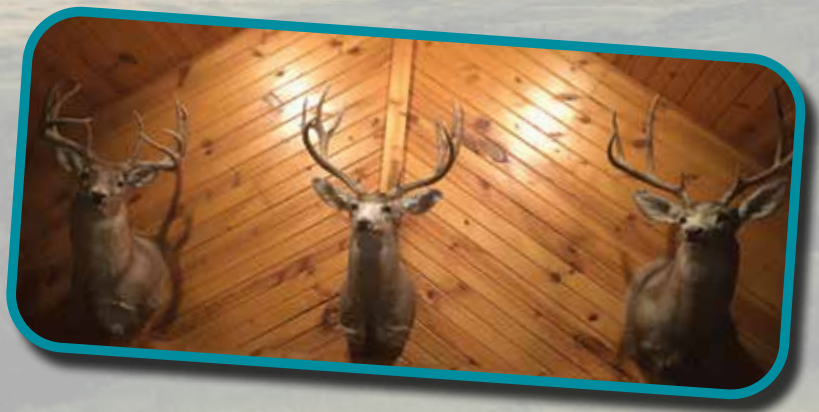
COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, T141N-R81W; THENCE EAST ALONG THE NORTH LINE OF SECTION 32 FOR AN APPROXIMATE DISTANCE OF 1,150 FEET TO AN EXISTING ROAD BED (LEGACY TRAIL) AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID ROAD BED (LEGACY TRAIL) FOR AN APPROXIMATE DISTANCE OF 4,050 FEET TO THE CENTER OF AN EXISTING GRAVEL ROAD; THENCE EASTERLY ALONG SAID GRAVEL ROAD FOR AN APPROXIMATE DISTANCE OF 2,100 FEET TO NORTH DAKOTA HIGHWAY 1806 AND THE POINT OF TERMINATION.

**THIS ROADWAY EASEMENT SHALL BE MAINTAINED AS OPEN WITH NO FENCES BEING CONSTRUCTED SO THAT THE OWNER OF SECTION 32 CAN HAVE THE ABILITY FOR OPEN GRASSING. ENTRANCE AND EXIT GATES SHALL BE USED AT THE NORTH END AND AT THE POINT WHERE EASEMENT 4 INTERSECTS EASEMENT 3, UNLESS CATTLE GUARD CROSSINGS ARE INSTALLED. THERE IS AN OLD BRIDGE ALONG THE ROUTE OF THIS EASEMENT THAT WILL NEED TO BE REPAIRED IN ORDER FOR THE ROUTE TO BE USED BY PASSENGER VEHICLES.**



**Note: The Distances Shown Hereon Are Approximate And Will Require A Field Survey Before This Easement Can Be Filed At The County Recorder's Office.**

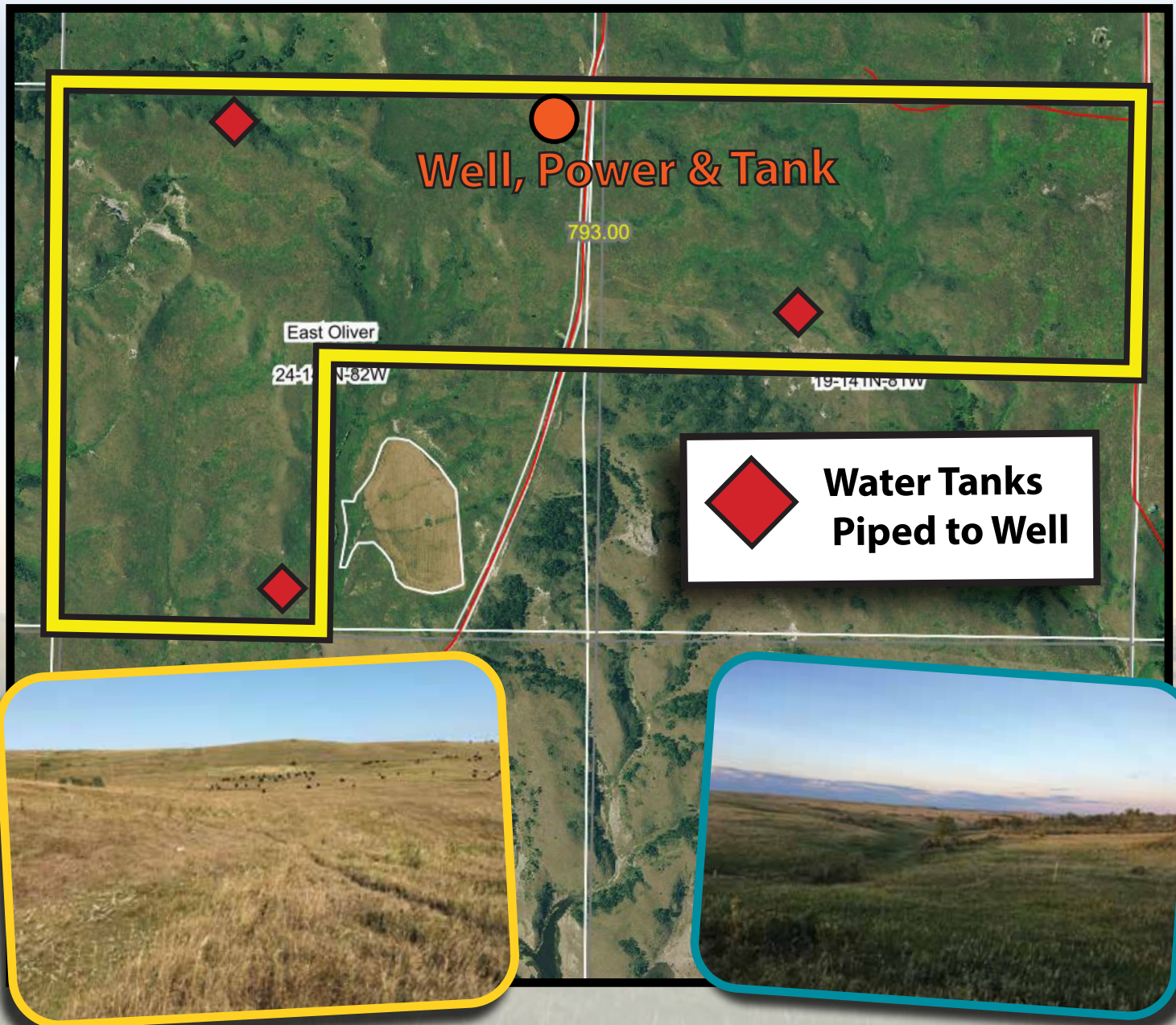
## Parcel 8 • Oliver County • Photos



## Parcel 9 • Oliver County

**Acres:** 793 +/-  
**Legal:** N½ 19-141-81; N½ 24-141-82; SW¼ 24-141-82  
**Pasture Acres:** 793 +/-  
**Taxes (2019):** \$1,752.52 (Estimate)

This parcel features rolling native pastureland with 2 dams, and a well with over two miles of underground pipeline and 4 water tank sites serviced by the well. There is a spring that may be able to be developed in the W½ of Section 24. Well and electrical power located in northeast corner of Section 24.



## Parcel 10 • Oliver County

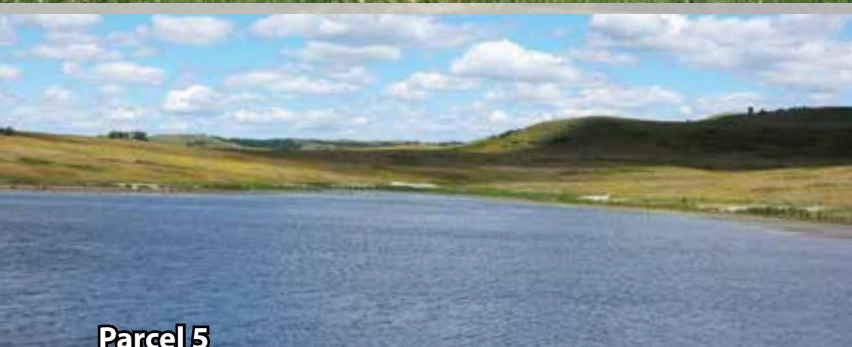
**Acres:** 636 +/-  
**Legal:** Section 13-141-82  
**Pasture Acres:** 636 +/-  
**Taxes (2019):** \$1,562.66



This parcel features rolling hills with native grass, two dams in W½ Section 13, corrals in the northeast corner, and a well in the northeast corner of Parcel 9. Electrical power along the east side of Parcel 10. Property can be accessed from 25th St. SW on the north side of the land.



# Property Photos



# Property Photos

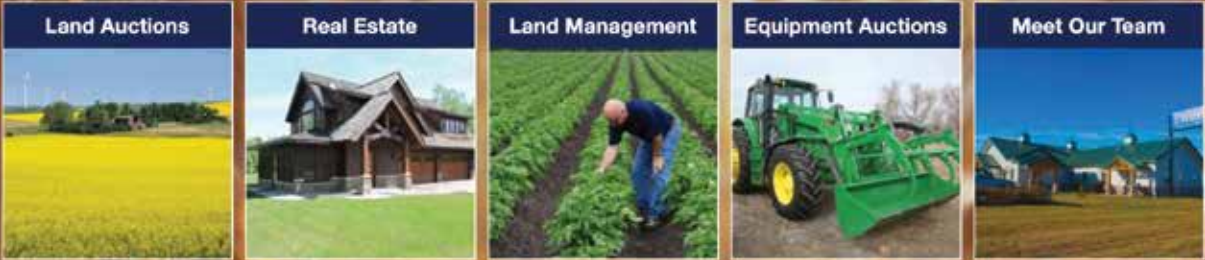


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Due to COVID-19, ONLINE BIDDING is recommended for all Pifer's Land and Equipment Auctions. Attendance in the auction ring will be limited. Phone bidding is available for Land Auctions and limited for Equipment Auctions. Please do not bring non-essential or vulnerable persons to the auction. Equipment auction sites will remain open for inspections. Check daily for updates. [Learn More](#)

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FEATURED AUCTION



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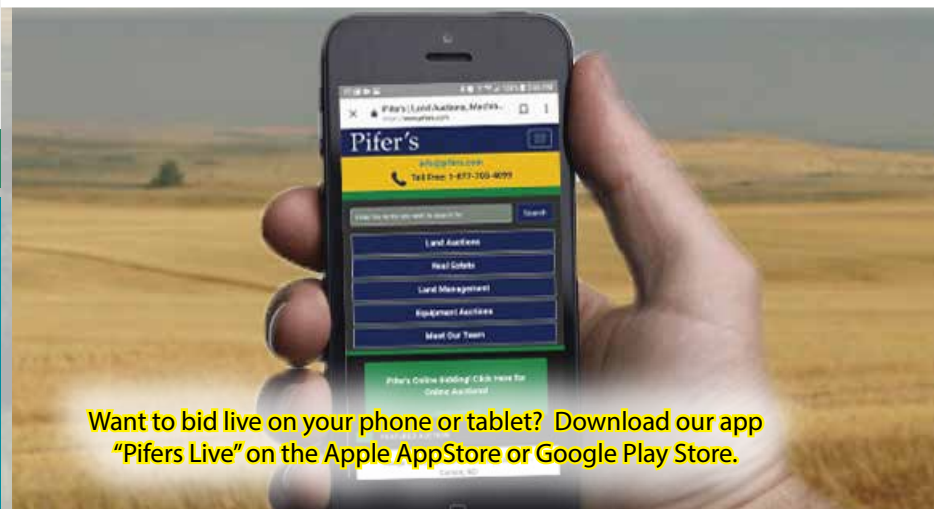
Fax

Enter all your information and accept the Terms & Conditions!

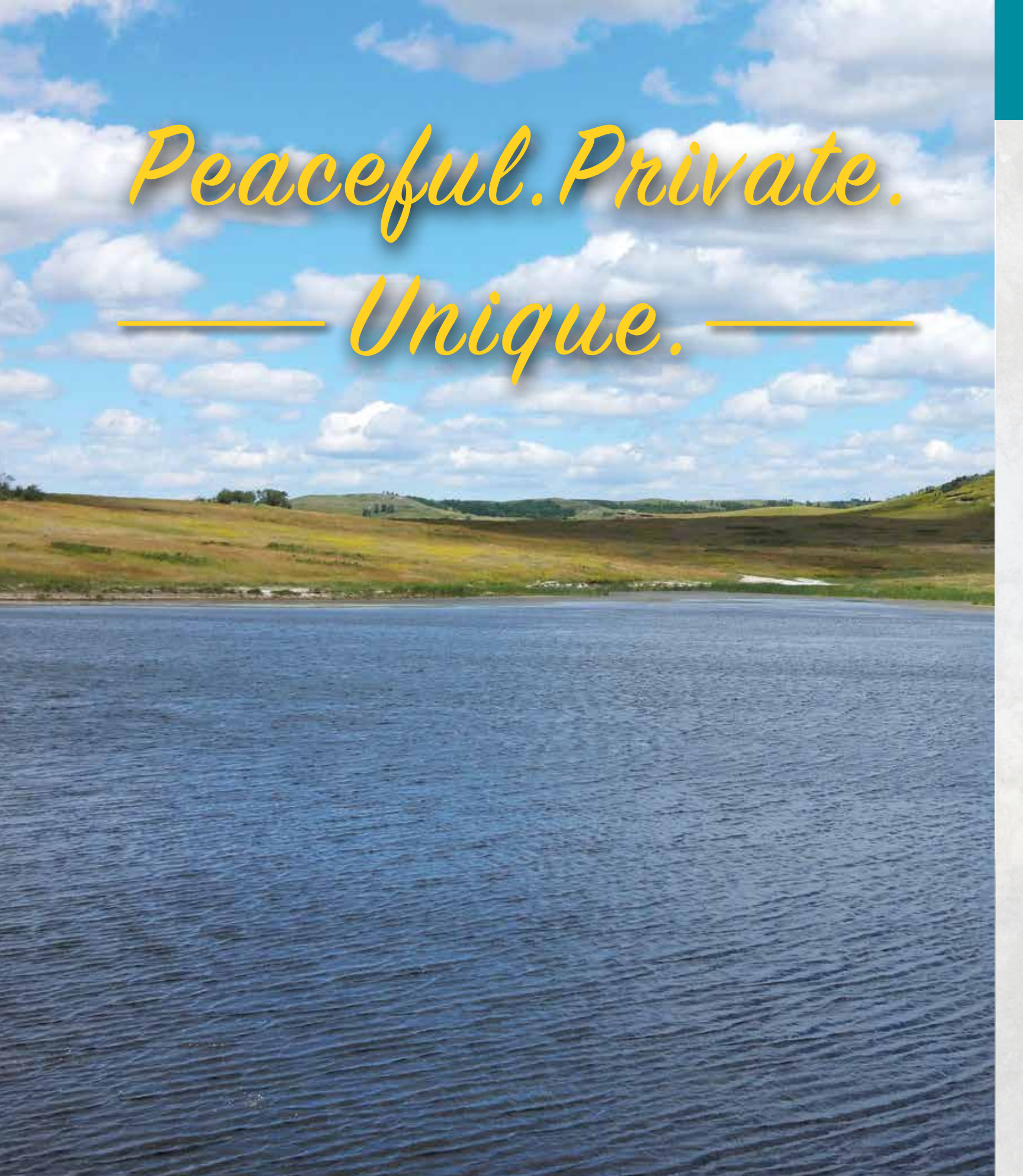
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# Terms & Conditions

## 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 11/20/20. 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 November 20, 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. Subject to prior sale.

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