

1,743.21 +/- Acres • Kidder County, ND

LAND AUCTION

Tuesday, October 27, 2020 – 10:00 a.m.

Auction Location: Pifer's Auction Center of North America • Steele, ND



Cropland • Pastureland • Hunting Land!

OWNER: Scherr Farm LP

Pifer's
LAND AUCTIONS

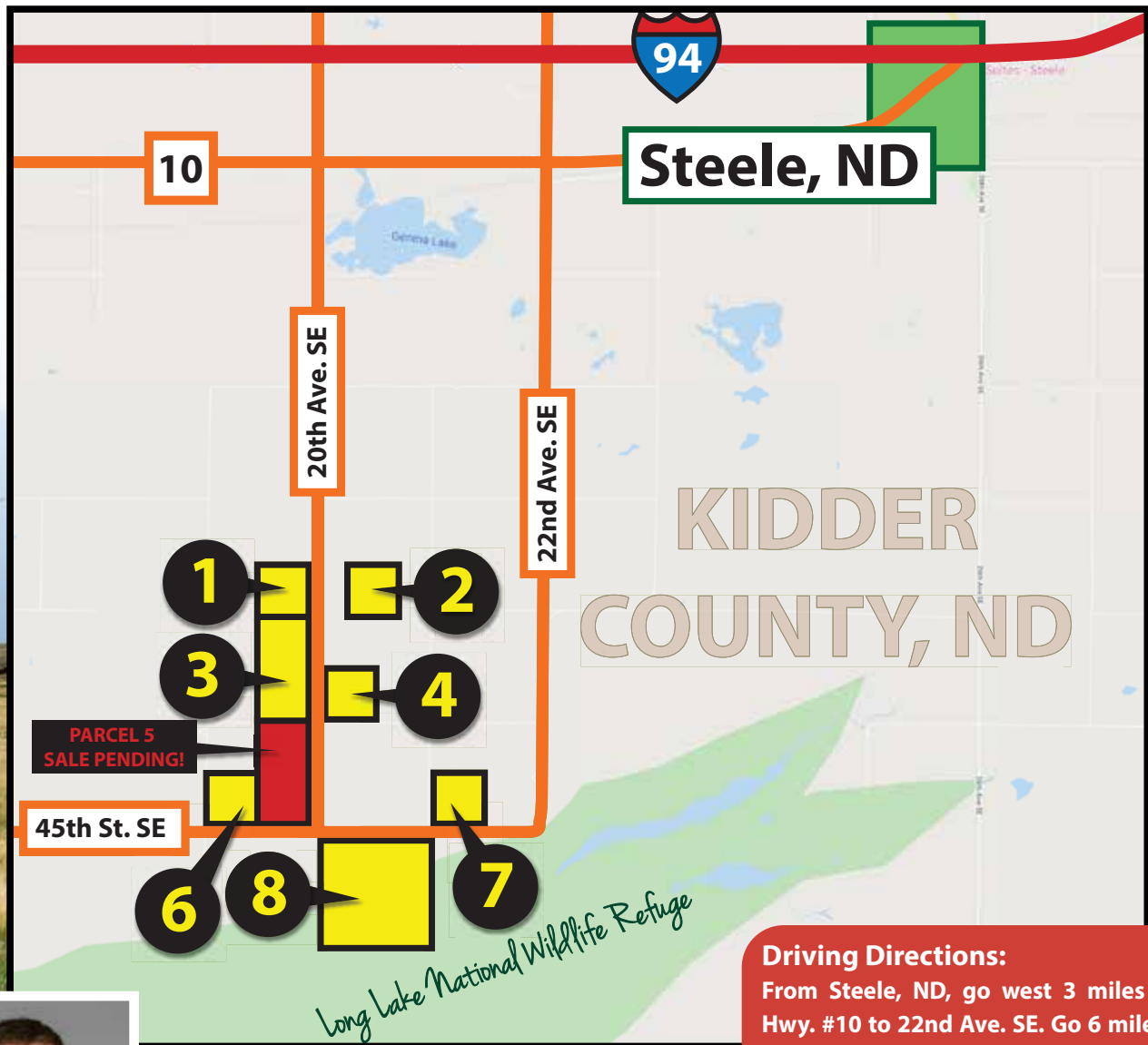
www.pifers.com

701.475.7653

General Information

Auction Note: This Scherr family offering features 1,743.21 +/- acres of highly sought after and productive farmland within 30 minutes of Bismarck. Of the total acreage, 1,267.61 +/- cropland acres boast Soil Productivity Index (SPI) numbers over 60, including 680 +/- acres over 80. The cropland is ideal for growing commodities typical of the area, including wheat, corn, soybeans, canola and barley.

Offered in eight parcels, multiple parcels include lush pastureland with solid, well-maintained four-wire fences and one parcel spans 1 mile of beautiful Long Lake shoreline, where the fish bite and the ducks fly. With excellent cropland, pastureland and habitat supportive of wildlife, this offering is as diverse as it is appealing.

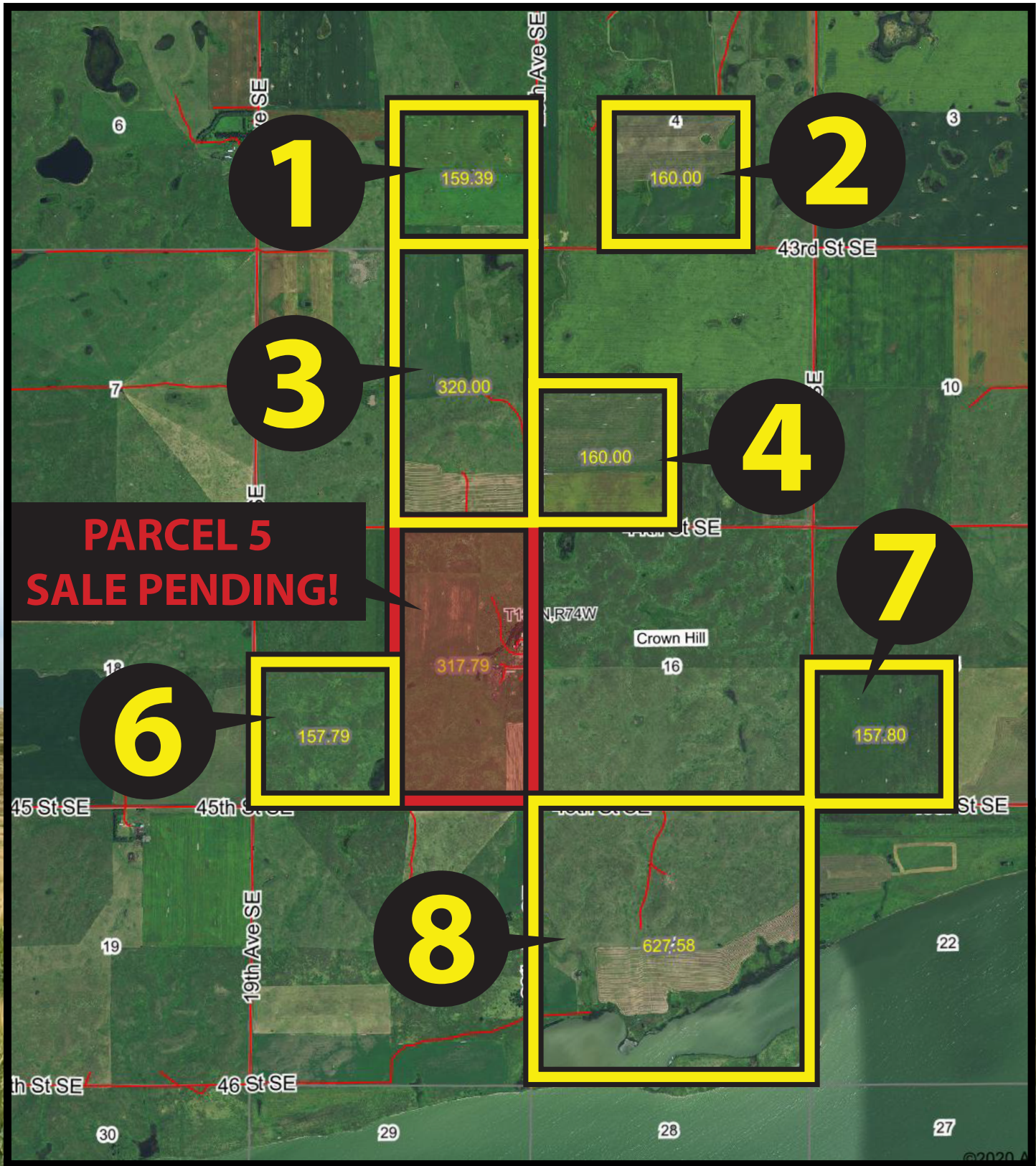


Darin Peterson
701.220.5396
darin@pifers.com

Driving Directions:

From Steele, ND, go west 3 miles on Old Hwy. #10 to 22nd Ave. SE. Go 6 miles south on 22nd Ave. SE and follow the curve west to 45th St. SE. Go 2 miles west on 45th St. SE. Here you will be at the NW corner of Parcel 8.

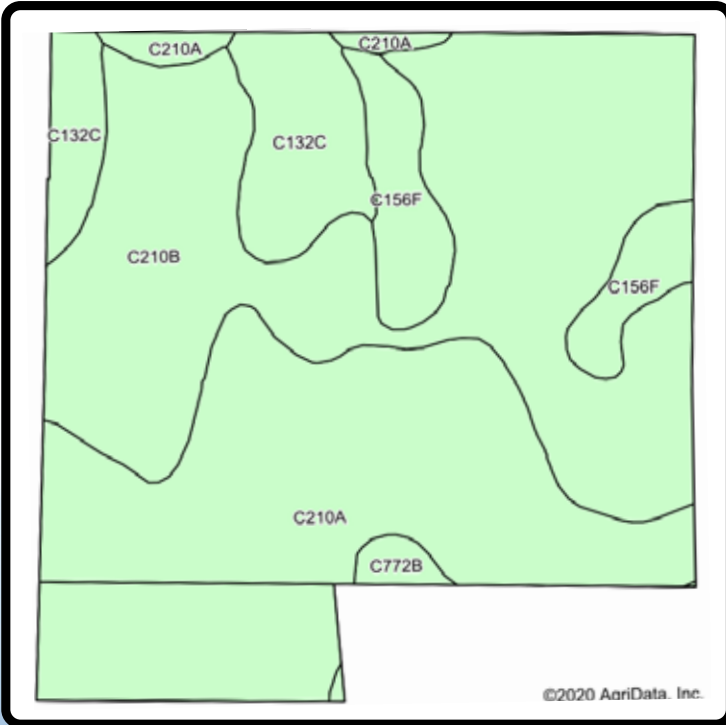
Overall Property



Parcel 1

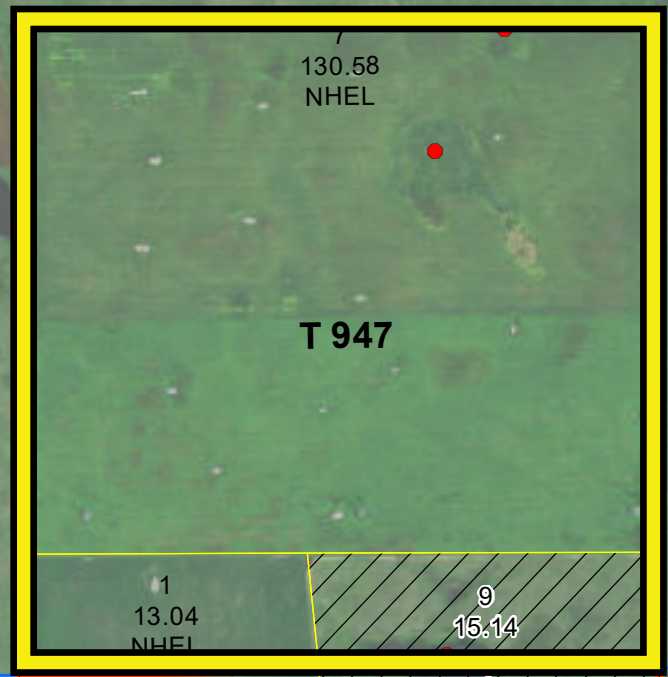
Acres: 159.39 +/-
Legal: SE¼ 5-138-74
Crop Acres: 143.62 +/-
Taxes (2019): \$326.51

This parcel features 143.62 +/- acres of productive cropland with an SPI of 78.7. This is very productive land that is currently seeded to alfalfa.



Parcels 1, 3, 4 & 5 Combined

Crop	Base Acres	Yield
Wheat	29.0	19 bu.
Oats	43.5	39 bu.
Barley	50.3	35 bu.
Total Base Acres: 122.8		

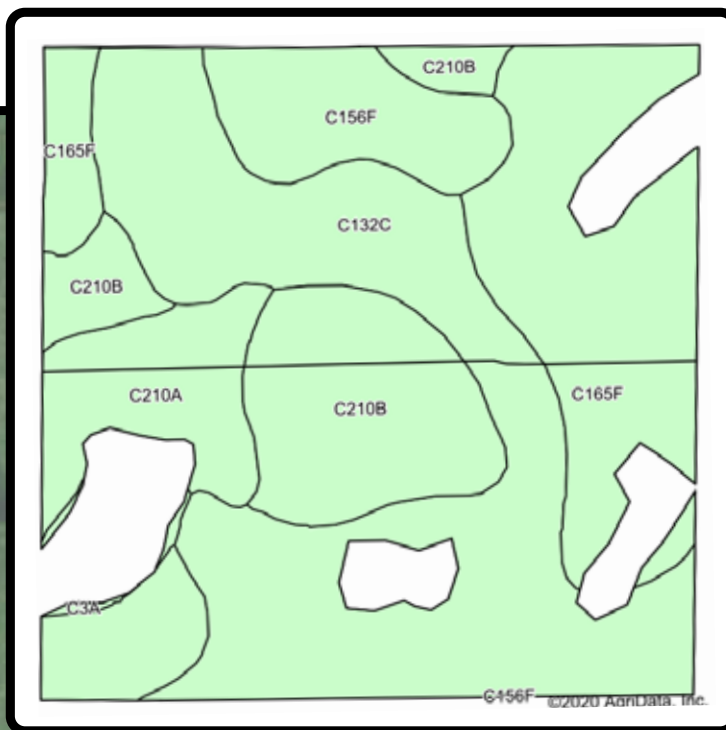
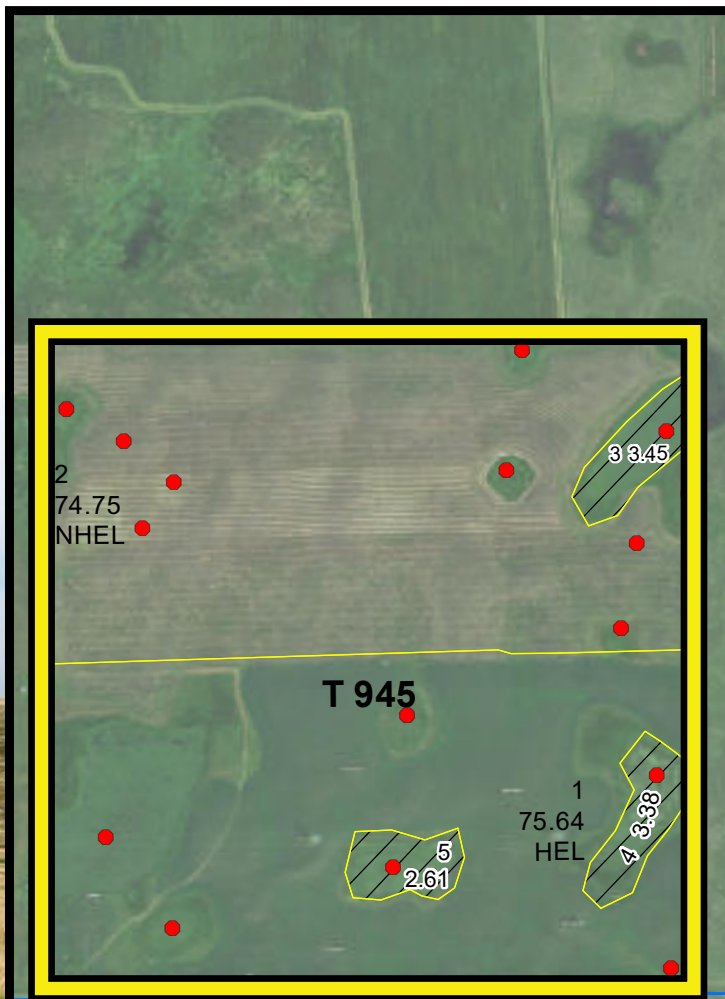


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	64.21	44.7%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	54.85	38.2%	IIc	86
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	13.14	9.1%	IIIe	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	9.97	6.9%	VIIe	36
C772B	Williams-Noonan loams, 0 to 6 percent slopes	1.45	1.0%	Ile	68
Weighted Average					78.7

Parcel 2

Acres: 160 +/-
Legal: E½SW¼; W½SE¼ 4-138-74
Crop Acres: 150.39 +/-
Taxes (2019): \$447.27

This parcel features 150.39 +/- acres of cropland with an SPI of 58.5. This productive cropland is ideal for growing corn, soybeans and small grains.



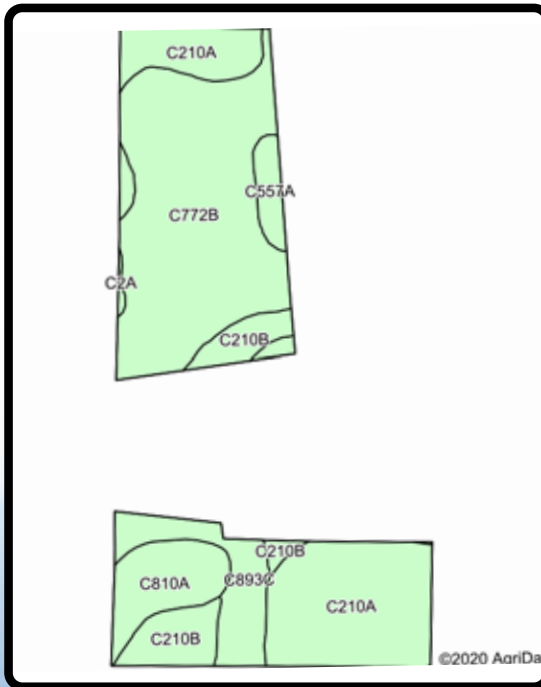
Crop	Base Acres	Yield
Oats	17.2	39 bu.
Total Base Acres: 17.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	56.50	39.3%	IIIe	61
C165F	Zahl-Max-Parnell complex, 0 to 35 percent slopes	32.63	22.7%	VIIe	30
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	23.58	16.4%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	18.26	12.7%	IIc	86
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	12.04	8.4%	VIIe	36
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.59	0.4%	Vw	20
Weighted Average					58.5

Parcel 3

Acres: 320 +/-
Legal: E½ 8-138-74
Crop Acres: 150.48 +/-
Pasture Acres: 162.13 +/-
Taxes (2019): \$1,154.41

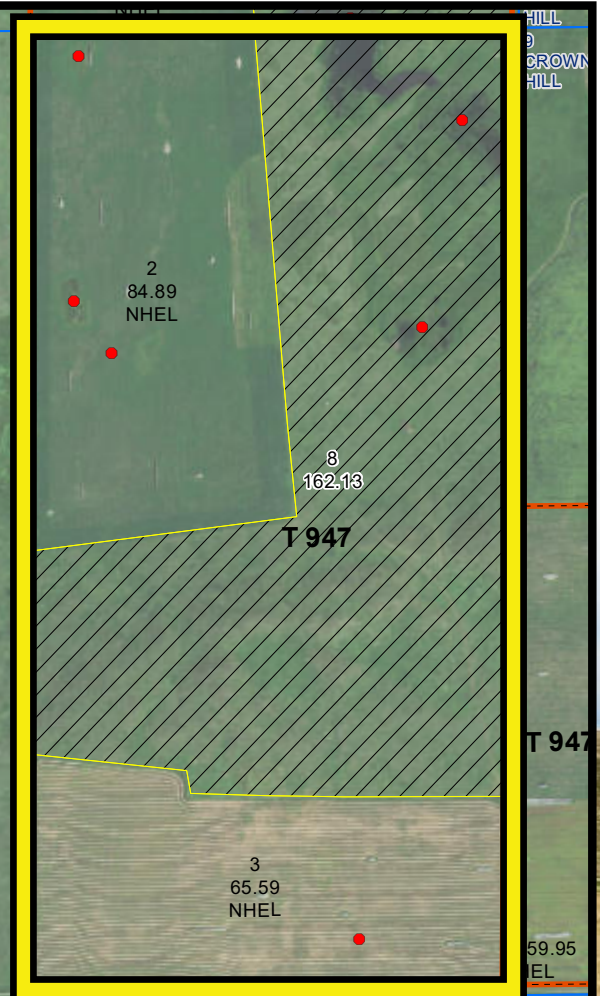
This parcel features 150.48 +/- acres of cropland suitable for growing corn, soybeans and small grains. The SPI of this parcel is 71.1 and has great access.



Parcels 1, 3, 4 & 5 Combined

Crop	Base Acres	Yield
Wheat	29.0	19 bu.
Oats	43.5	39 bu.
Barley	50.3	35 bu.

Total Base Acres: 122.8



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C772B	Williams-Noonan loams, 0 to 6 percent slopes	63.60	42.1%	Ile	68
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	42.17	27.9%	IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	13.70	9.1%	Ile	83
C893C	Williams-Wabek complex, 2 to 9 percent slopes	13.30	8.8%	IIle	53
C810A	Bowdle loam, 0 to 2 percent slopes	12.71	8.4%	IIIs	57
C557A	Miranda-Noonan loams, 0 to 3 percent slopes	4.16	2.8%	VIIs	40
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	0.90	0.6%	VIIle	36
C2A	Tonka silt loam, 0 to 1 percent slopes	0.44	0.3%	IVw	45
Weighted Average					71.1

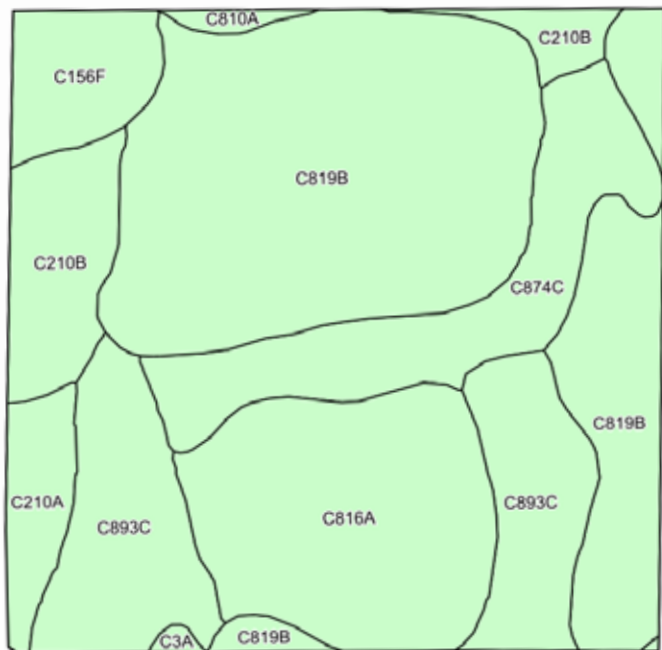
Parcel 4

Acres: 160 +/-
Legal: SW¼ 9-138-74
Crop Acres: 159.95 +/-
Taxes (2019): \$635.40

This parcel features 159.95 +/- acres of cropland with an SPI of 46.4. With great access, this productive cropland is ideal for growing corn, soybeans and small grains.

Parcels 1, 3, 4 & 5 Combined

Crop	Base Acres	Yield
Wheat	29.0	19 bu.
Oats	43.5	39 bu.
Barley	50.3	35 bu.
Total Base Acres: 122.8		



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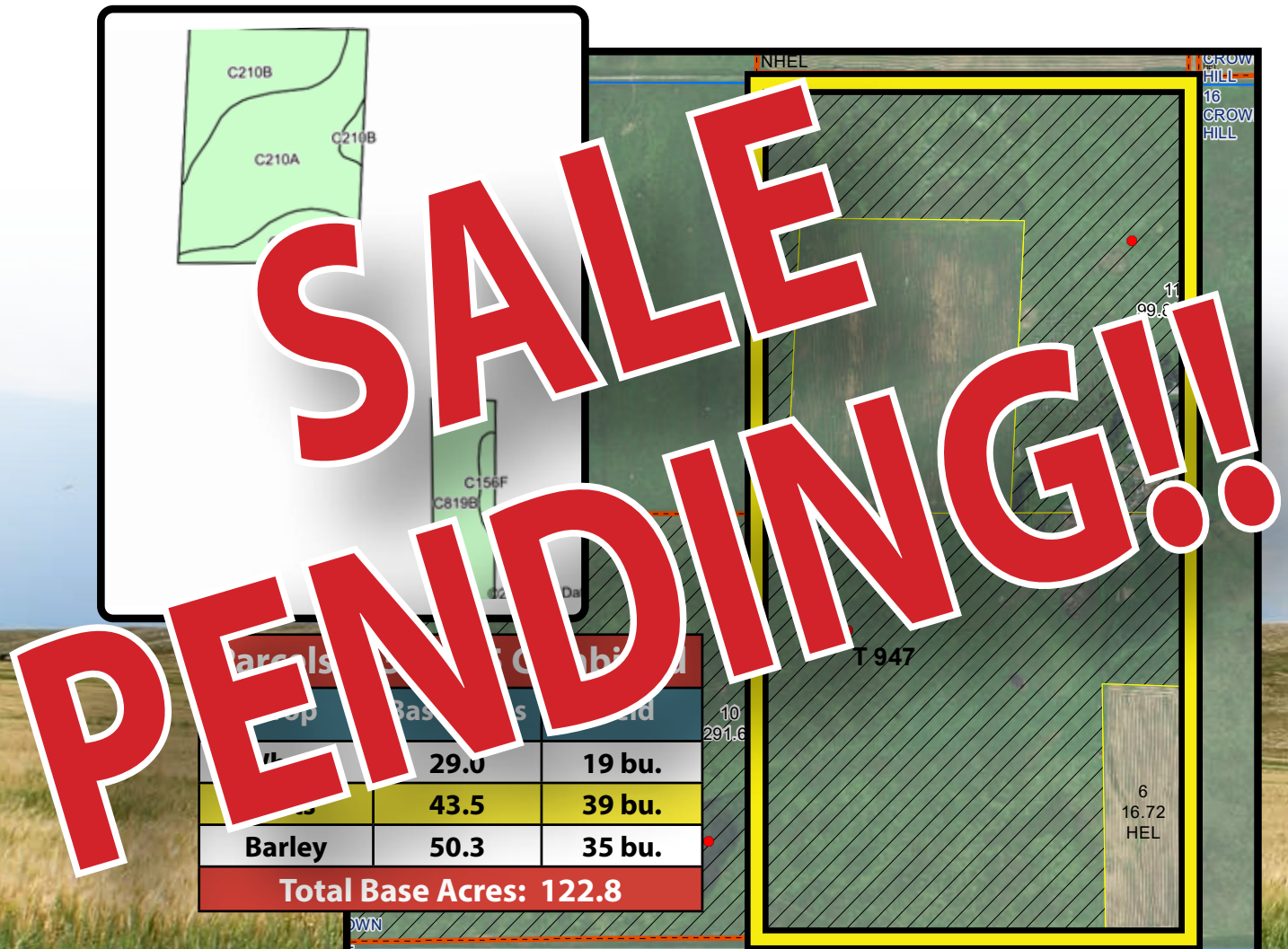
4
159.95
HFI

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	65.38	40.9%	IIIe	41
C816A	Lehr loam, 0 to 2 percent slopes	26.20	16.4%	IIIs	47
C893C	Williams-Wabek complex, 2 to 9 percent slopes	24.16	15.1%	IIIe	53
C874C	Wabek-Appam complex, 6 to 9 percent slopes	18.66	11.7%	VIIs	26
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	11.63	7.3%	Ile	83
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	7.29	4.6%	VIIe	36
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	5.33	3.3%	IIc	86
C810A	Bowdle loam, 0 to 2 percent slopes	0.91	0.6%	IIIs	57
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.39	0.2%	Vw	20
Weighted Average					46.4

Parcel 5

Acres: 317.79 +/-
Legal: SE¼ Less 2.21 Acres R/W; NE¼ 17-138-74
Crop Acres: 72.39 +/-
Farmstead Acres: 20 +/-
Pasture Acres: 225.4 +/-
Taxes (2019): \$827.73

This parcel features 72.39 +/- acres of cropland with an SPI of 71.1. The balance of this parcel consists of a farmstead and 225.4 +/- acres of lush pastureland with excellent four-wire fences. There are two wells on this parcel.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	30.63	42.3%	IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	17.00	23.5%	Ile	83
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	14.78	20.4%	IIle	41
C893C	Williams-Wabek complex, 2 to 9 percent slopes	8.03	11.1%	IIle	53
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	1.95	2.7%	Vlle	36
Weighted Average					71.1

Parcel 6

Acres: 157.79 +/-
Legal: SW¼ Less 2.21 Acres R/W 17-138-74
Pasture Acres: 157.79 +/-
Taxes (2019): \$225.20

With a SPI of 55.8, this parcel features 157.79 +/- acres of ideal grazing land with solid four-wire fences, great access and future cropping potential.



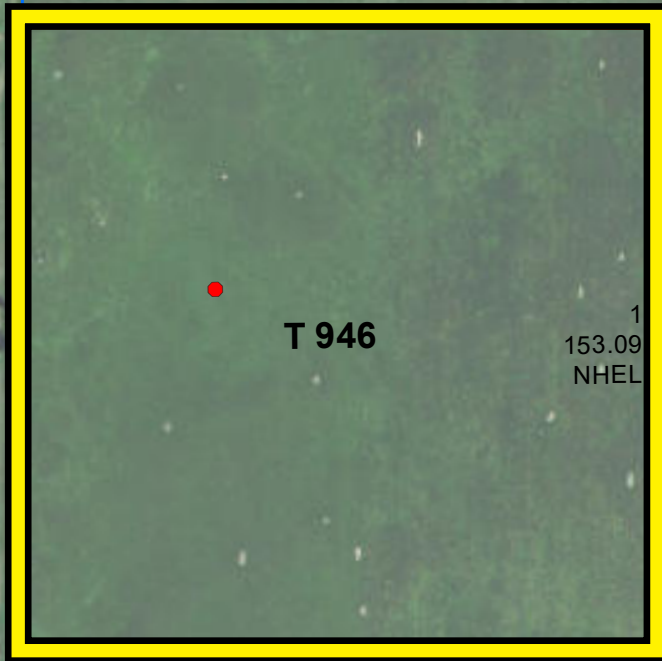
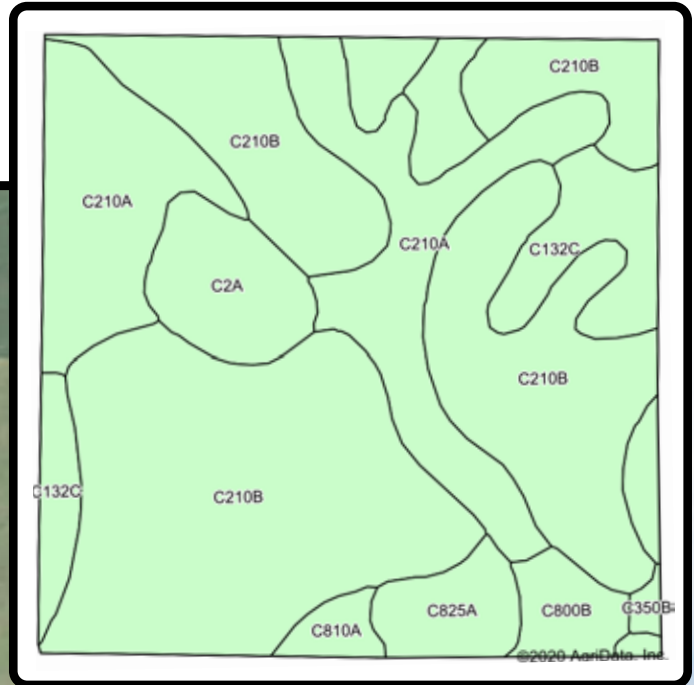
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C893C	Williams-Wabek complex, 2 to 9 percent slopes	52.53	35.6%	IIIe	53
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	23.54	16.0%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	22.44	15.2%	IIIe	61
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	19.80	13.4%	VIIe	36
C810A	Bowdle loam, 0 to 2 percent slopes	15.71	10.6%	IIIs	57
C557B	Miranda-Noonan loams, 3 to 6 percent slopes	12.05	8.2%	VIIs	37
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.88	0.6%	Vw	20
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	0.59	0.4%	IIc	86
Weighted Average					55.8

Parcel 7

Acres: 157.8 +/-
Legal: SW¼ Less 2.2 Acres R/W 15-138-74
Crop Acres: 153.09 +/-
Taxes (2019): \$629.70

This parcel features 153.09 +/- acres of cropland with an SPI of 77. With great access, this productive cropland is ideal for growing corn, soybeans and small grains.

Crop	Base Acres	Yield
Wheat	15.6	19 bu.
Oats	7.8	39 bu.
Total Base Acres: 23.4		

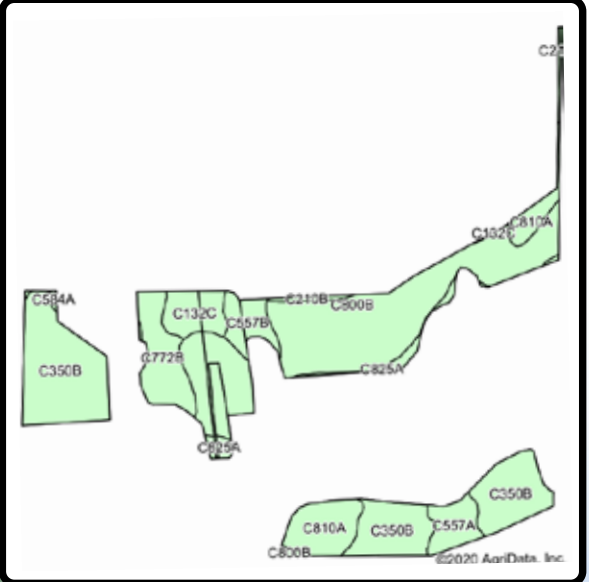
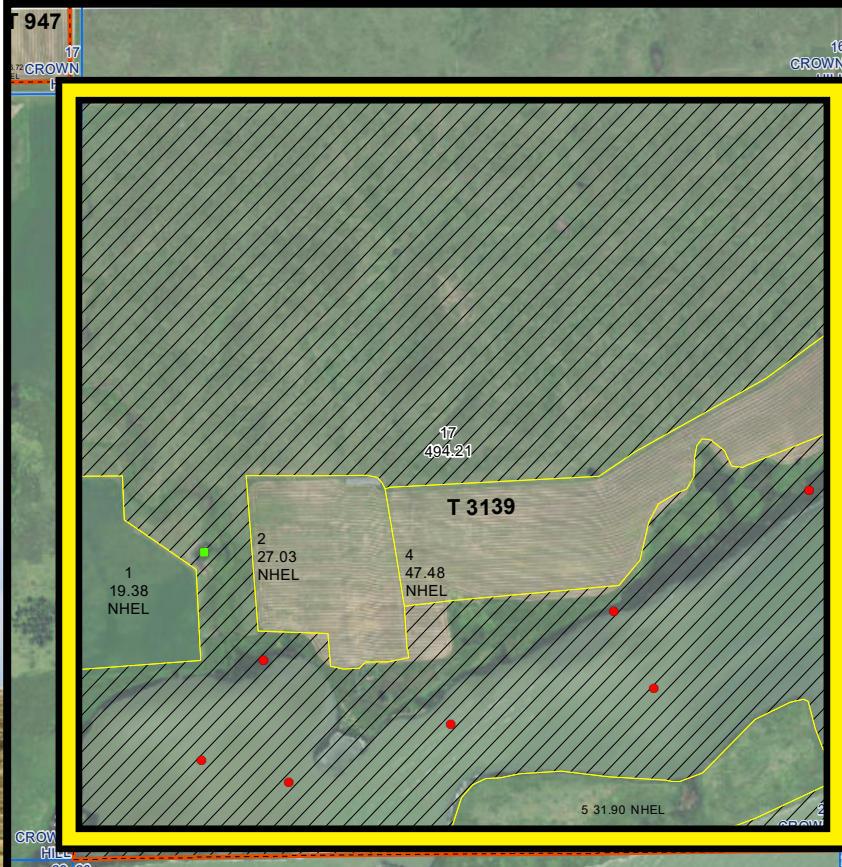


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	84.57	55.2%	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	32.58	21.3%	IIc	86
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	15.73	10.3%	IIIe	61
C2A	Tonka silt loam, 0 to 1 percent slopes	8.13	5.3%	IVw	45
C825A	Divide loam, 0 to 2 percent slopes	5.16	3.4%	IIIs	62
C800B	Appam sandy loam, 2 to 6 percent slopes	3.88	2.5%	IIIe	38
C810A	Bowdle loam, 0 to 2 percent slopes	2.40	1.6%	IIIs	57
C350B	Flaxton fine sandy loam, 3 to 6 percent slopes	0.64	0.4%	IIIe	65
Weighted Average					77

Parcel 8

Acres: 627.58 +/-
Legal: SW¼; SE¼ Less 8 Acres to USA; NE¼ Less 2.21 Acres R/W; NW¼ Less 2.21 Acres R/W 21-138-74
Crop Acres: 125.79 +/-
Pasture/Wetland Acres: 500.4 +/-
Taxes (2019): \$1,060.28

This parcel features 125.79 +/- acres of cropland with an SPI of 52. The remaining acreage is made up of pastureland with a dugout providing a water source, and a mile of Long Lake shoreline. This diverse parcel has it all, from great cropland, lush pasture and some of the best waterfowl hunting in the Midwest!



Crop	Base Acres	Yield
Wheat	38.5	20 bu.
Oats	6.1	41 bu.
Barley	0.9	29 bu.
Total Base Acres: 45.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	47.98	38.0%	IIIe	38
C350B	Flaxton fine sandy loam, 3 to 6 percent slopes	37.82	30.0%	IIIe	65
C810A	Bowdle loam, 0 to 2 percent slopes	10.84	8.6%	IIIs	57
C772B	Williams-Noonan loams, 0 to 6 percent slopes	9.31	7.4%	Ile	68
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	5.88	4.7%	IIIe	61
C557A	Miranda-Noonan loams, 0 to 3 percent slopes	4.91	3.9%	VIIs	40
C557B	Miranda-Noonan loams, 3 to 6 percent slopes	4.81	3.8%	VIIs	37
C825A	Divide loam, 0 to 2 percent slopes	3.06	2.4%	IIIs	62
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.27	1.0%	Ile	83
C584A	Harriet loam, 0 to 2 percent slopes	0.35	0.3%	VIIs	26
Weighted Average					52

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 12/11/2020. 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 11, 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.