

1,381 +/- Acres • McLean County, ND

LAND AUCTION

Tuesday, October 20, 2020 – 5:00 p.m. (CT)

Auction Location: Sleep Inn & Suites Conference Center (Sunrise Room) • Minot, ND



Productive Cropland with Hunting Opportunities!

OWNERS: *Raymond L. Herda
LE, etal & Ronald Herda*

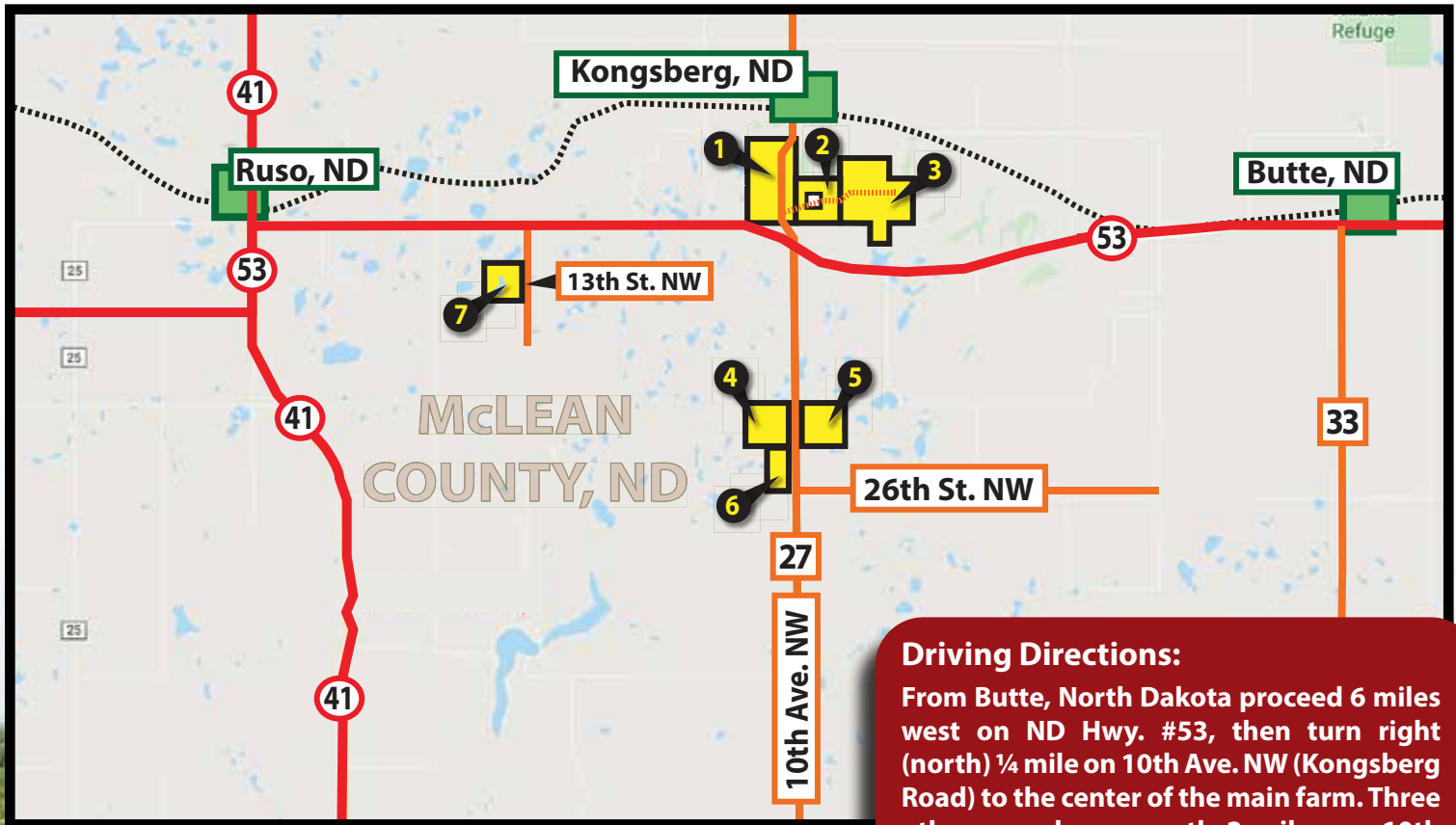
Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

Auction Note: The Herda Farm is one of the most productive and scenic farms in all McLean County. This remarkable farm in Butte and Otis Townships is nestled on the breaks of the hills near Kongsberg, bordering McHenry County. This diverse farm features highly productive soils and some of the best Whitetail Deer Hunting in North Dakota. Most of the cropland is planted to corn and soybeans in 2020. This multi-generational farm is spectacular in many ways. You will want to own part or all of this farm.



Driving Directions:

From Butte, North Dakota proceed 6 miles west on ND Hwy. #53, then turn right (north) ¼ mile on 10th Ave. NW (Kongsberg Road) to the center of the main farm. Three other parcels are south 2 miles on 10th Ave. NW. The quarter of pasture is in Otis Township, 3 miles west on #53, then ½ mile south on 13th Ave. NW.

**UNIQUE PROPERTY
WITH SCENIC VIEWS!**



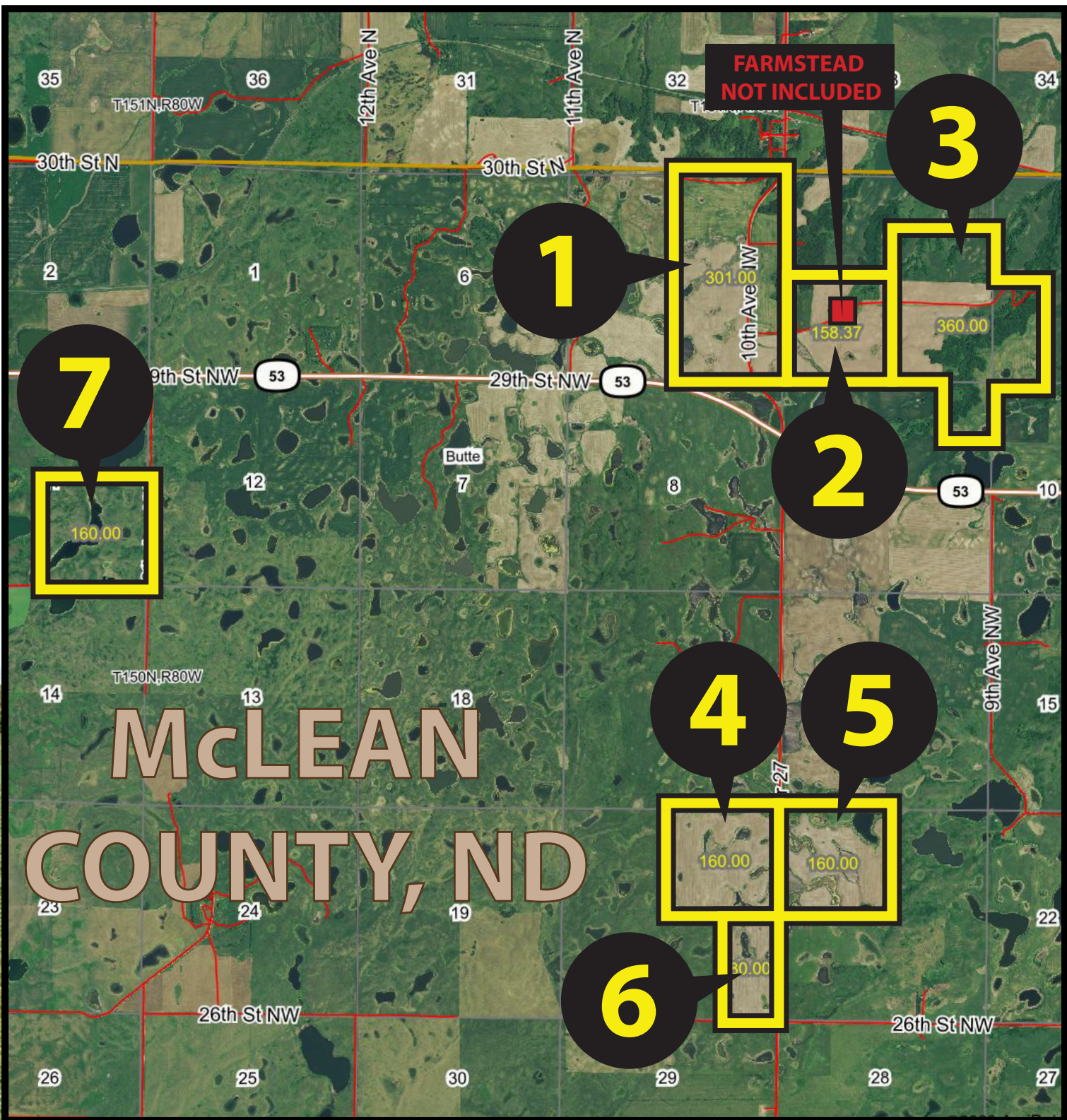
Kevin Pifer
701.238.5810
kpifer@pifers.com



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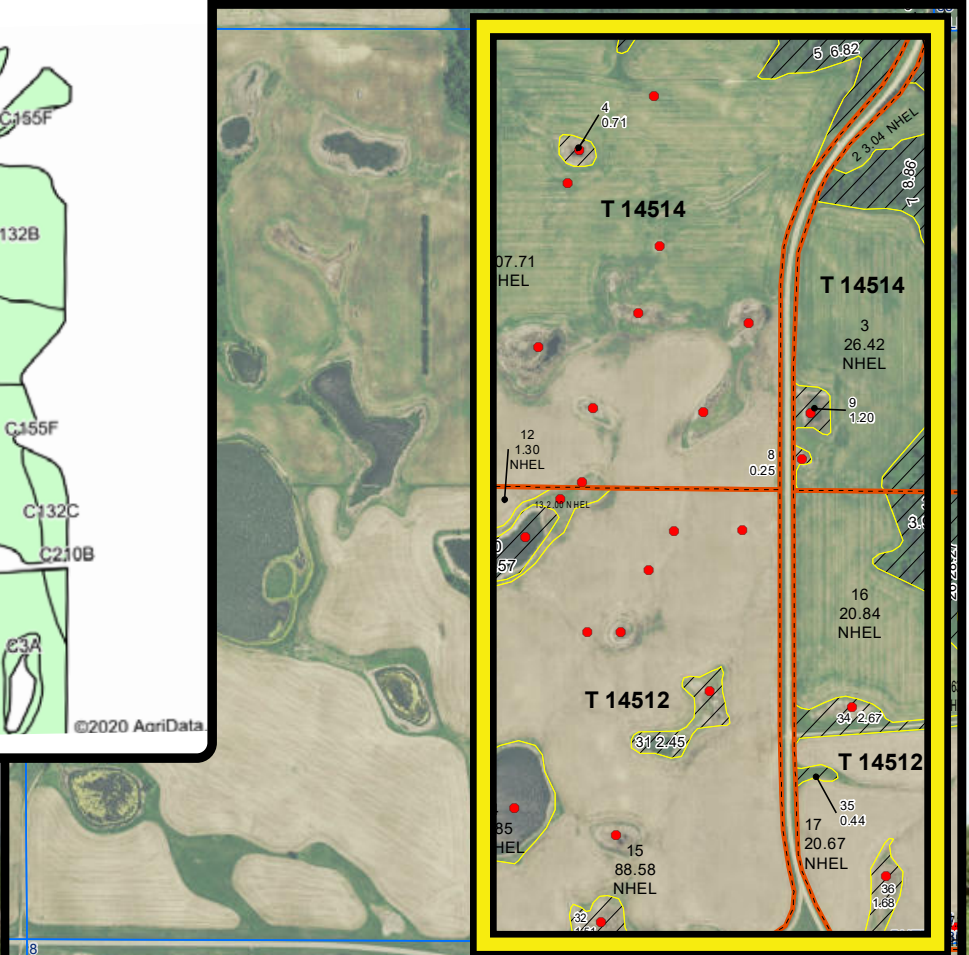
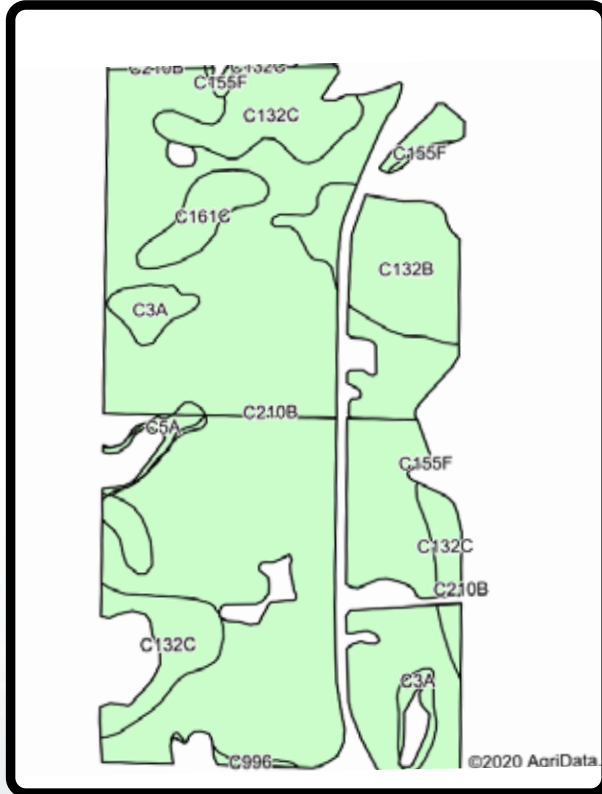
1506 29th Ave. S • Moorhead, MN 56560

Overall Property



Parcel 1

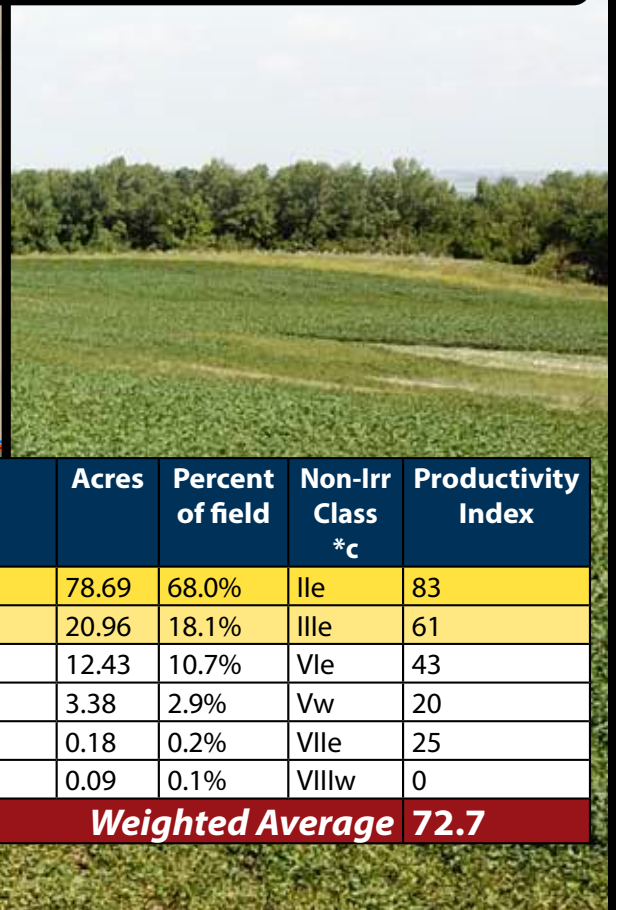
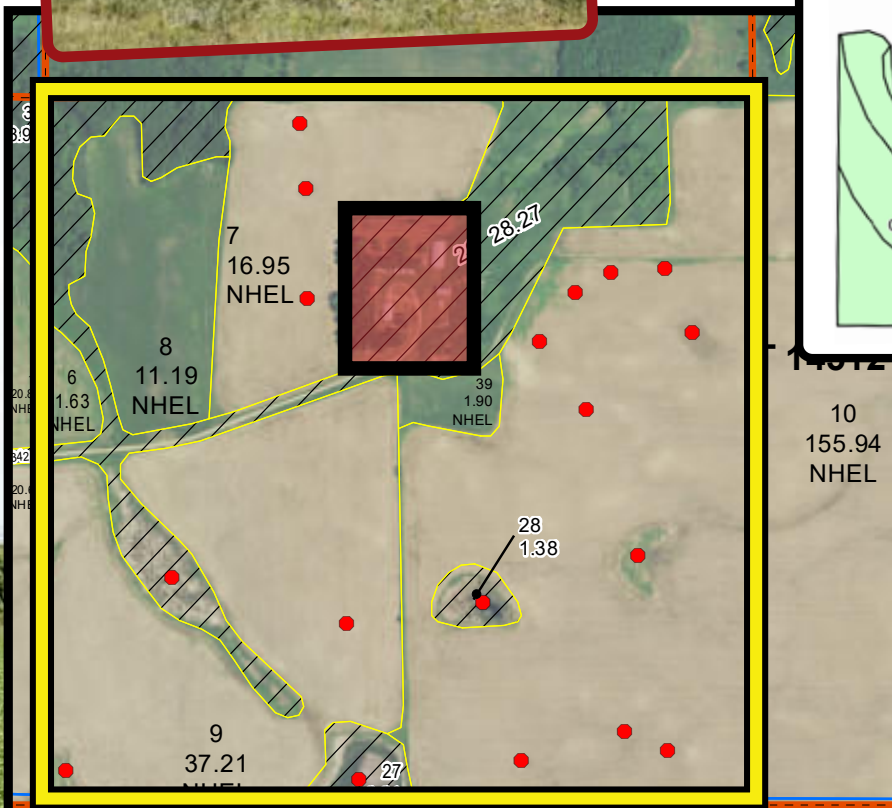
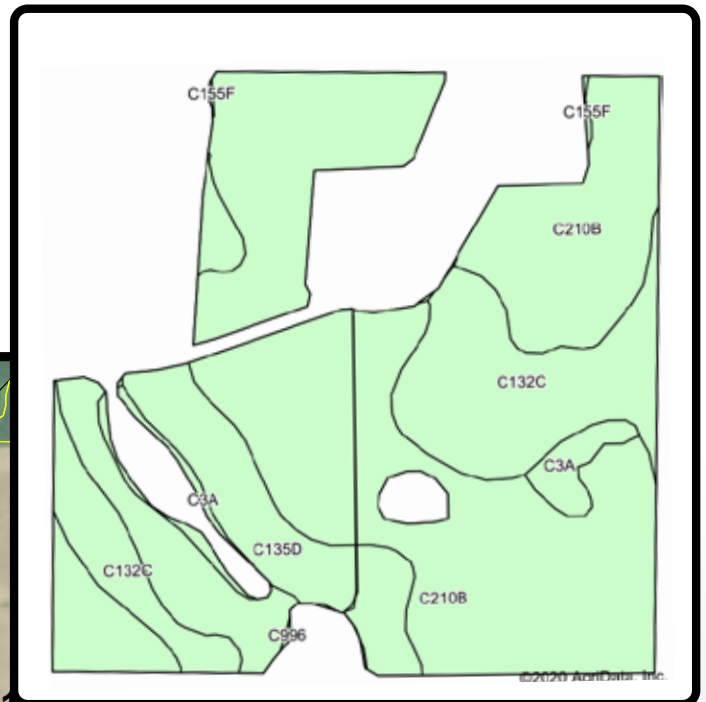
Acres: 301 +/-
Legal: E½ less road 5-150-79
Crop Acres: 269.74 +/-
Taxes (2019): \$1,661.28



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	195.49	72.5%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	33.17	12.3%	IIle	61
C132B	Williams-Zahl loams, 3 to 6 percent slopes	21.40	7.9%	Ile	76
C161C	Williams-Zahl-Bowbells complex, 3 to 9 percent slopes, very stony	7.16	2.7%	VIIs	49
C3A	Parnell silty clay loam, 0 to 1 percent slopes	6.62	2.5%	VW	20
C5A	Southam silty clay loam, 0 to 1 percent slopes	2.55	0.9%	VIIIW	5
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	1.04	0.4%	VIIle	25
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	0.88	0.3%	Ile	83
C996	Water	0.78	0.3%	VIIIW	0
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	0.57	0.2%	IIle	61
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	0.08	0.0%	VIIle	25
Weighted Average					76

Parcel 2

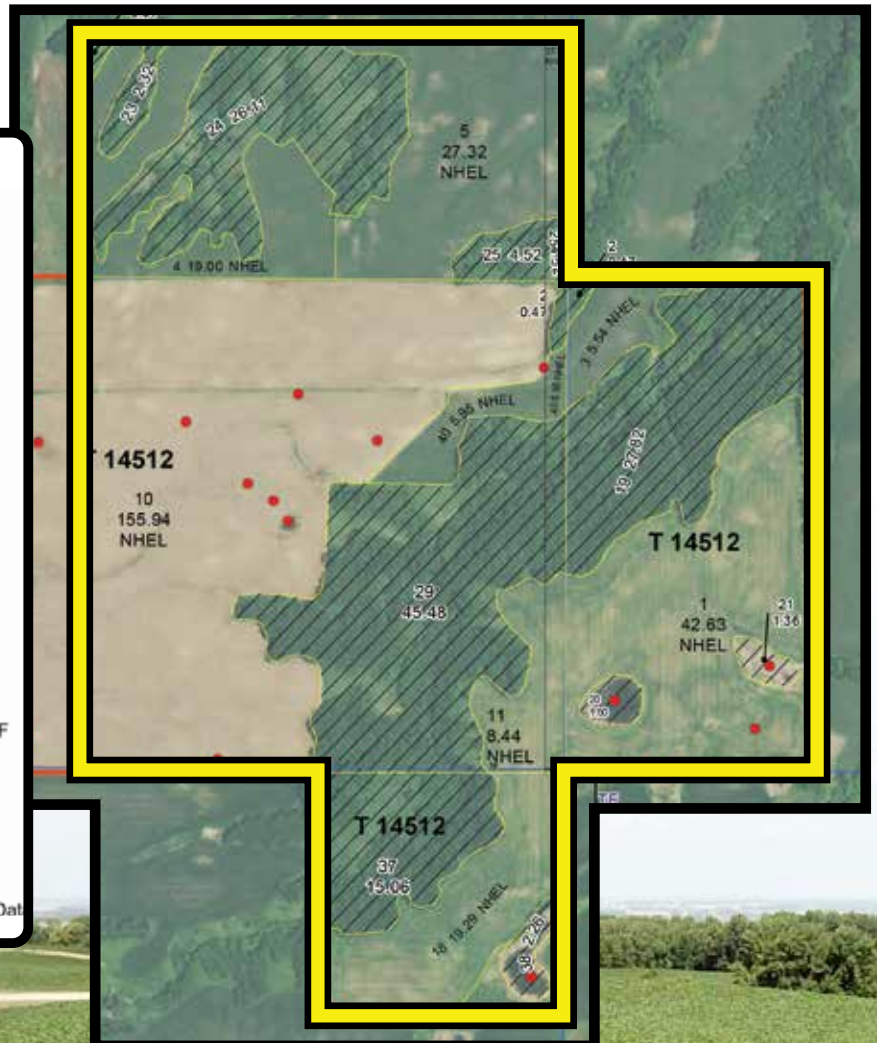
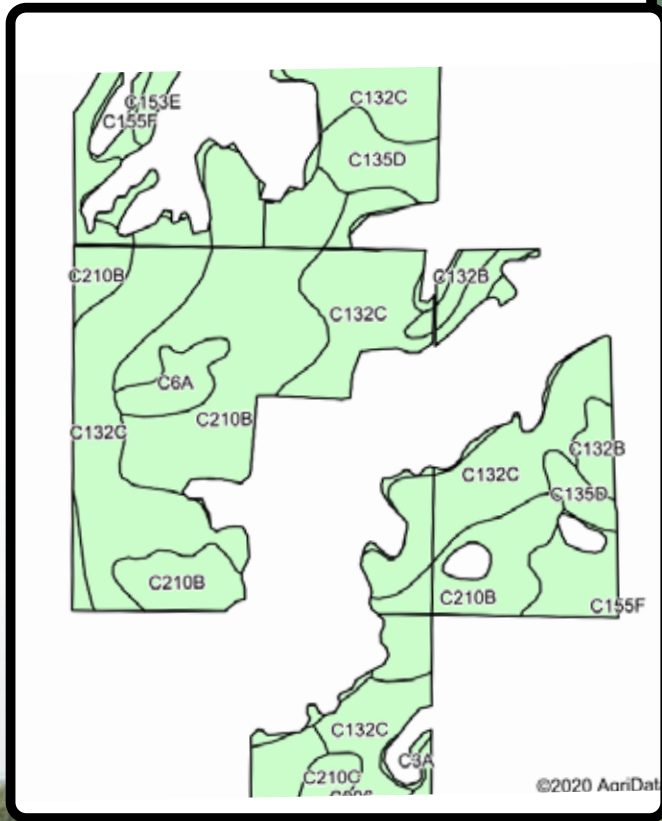
Acres: 150 +/-
Legal: SW¼ 4-150-79 Less 10 +/- Acre Farmstead (To Be Surveyed)
Crop Acres: 115.73 +/-
Taxes (2019): \$1,059.00 (Includes Farmstead)



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	78.69	68.0%	Ile	83
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	20.96	18.1%	IIle	61
C135D	Zahl-Williams loams, 9 to 15 percent slopes	12.43	10.7%	VIle	43
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.38	2.9%	Vw	20
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	0.18	0.2%	VIIle	25
C996	Water	0.09	0.1%	VIIIw	0
Weighted Average					72.7

Parcel 3 (Subject to Change)

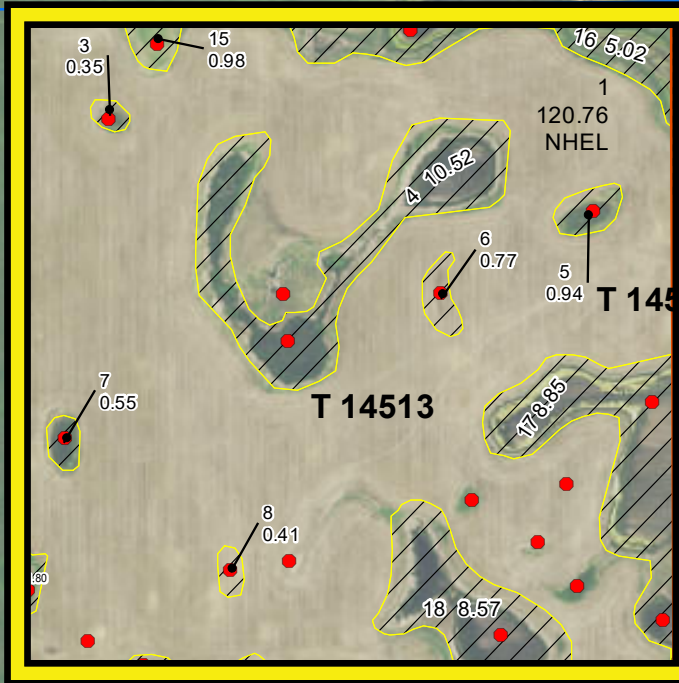
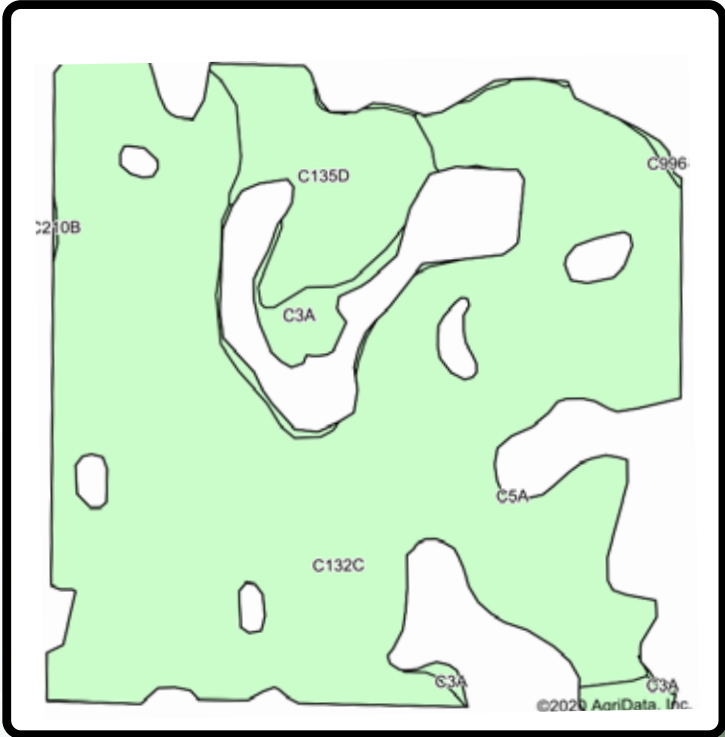
Acres: 360 +/-
Legal: S½NE¼ & SE¼ 4-150-79; W½SW¼ 3-150-79; NE¼NE¼ 9-150-79
Crop Acres: 226.18 +/-
Wooded Acres: 121.31 +/-
Taxes (2019): \$1,982.04



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	101.86	45.0%	IIIe	61
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	85.59	37.8%	Ile	83
C135D	Zahl-Williams loams, 9 to 15 percent slopes	12.17	5.4%	VIe	43
C155F	Zahl-Max-Arnegard loams, 15 to 60 percent slopes	8.85	3.9%	VIIe	25
C132B	Williams-Zahl loams, 3 to 6 percent slopes	6.20	2.7%	Ile	76
C6A	Tonka-Parnell complex, 0 to 1 percent slopes	5.77	2.6%	IVw	37
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	2.70	1.2%	IIIe	66
C153E	Zahl-Max loams, 15 to 25 percent slopes	2.19	1.0%	VIIe	31
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.79	0.3%	Vw	20
C996	Water	0.06	0.0%	VIIIw	0
Weighted Average					66.4

Parcel 4

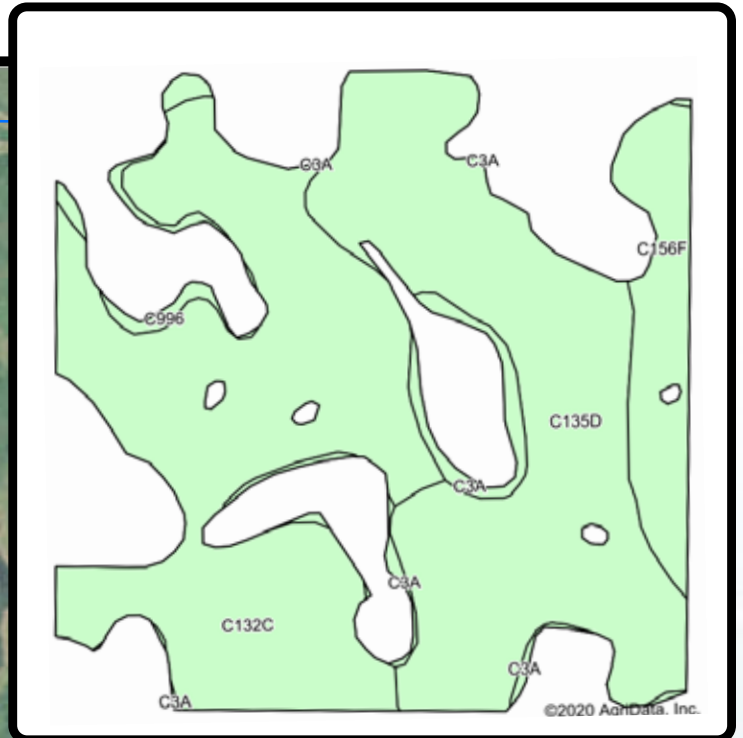
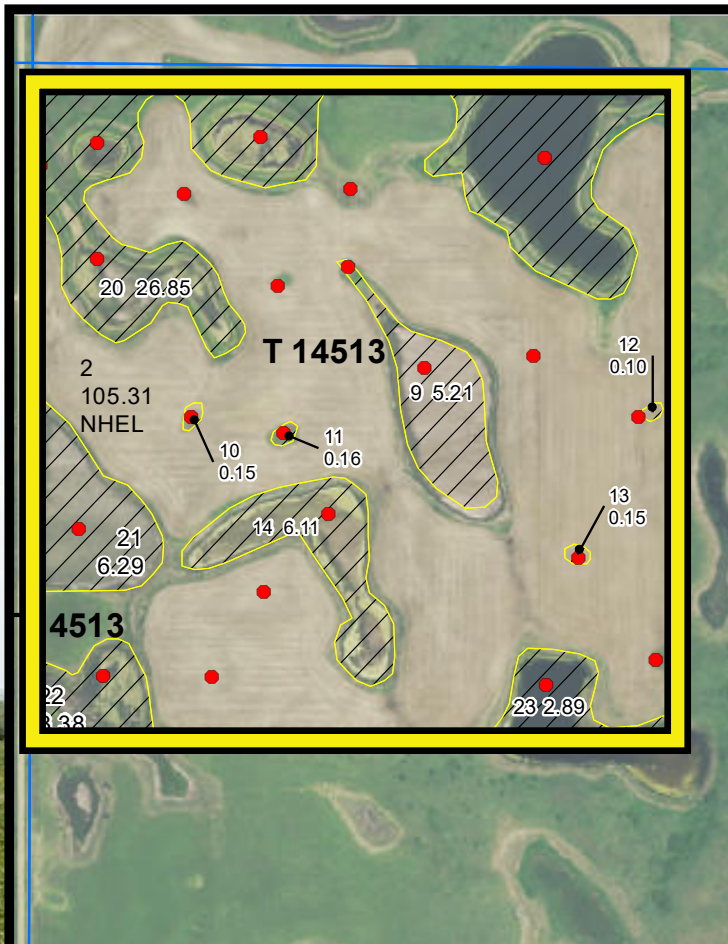
Acres:	160 +/-
Legal:	NE¼ 20-150-79
Crop Acres:	120.76 +/-
Taxes (2019):	\$803.35



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	103.72	85.9%	IIle	61
C135D	Zahl-Williams loams, 9 to 15 percent slopes	11.85	9.8%	VIle	43
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.55	2.9%	VW	20
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.18	1.0%	IIle	83
C996	Water	0.46	0.4%	VIIIW	0
Weighted Average					58

Parcel 5

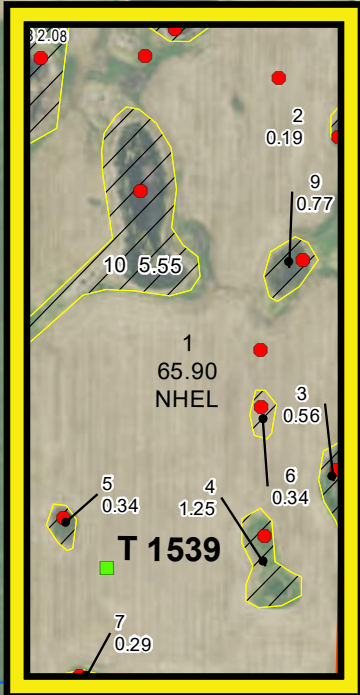
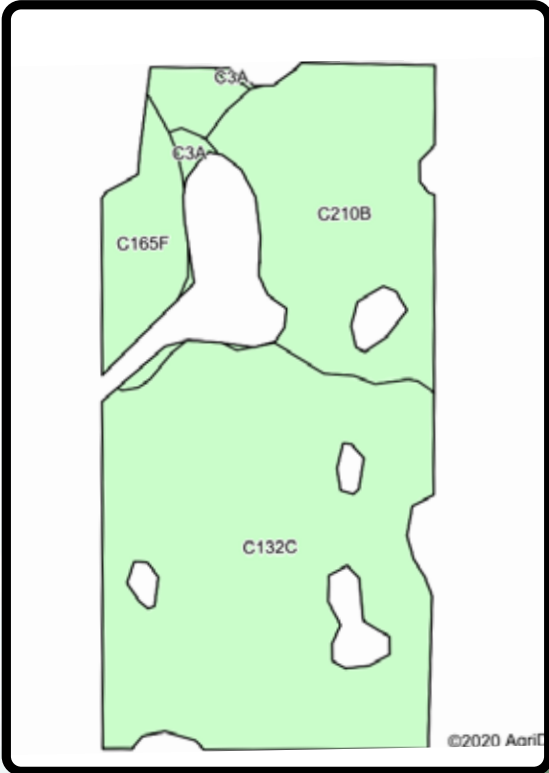
Acres: 160 +/-
Legal: NW¼ 21-150-79
Crop Acres: 105.31 +/-
Taxes (2019): \$677.91



Code	Soil Description	Acres	Percent of field	Non-Irr Class *C	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	47.43	45.0%	IIIe	61
C135D	Zahl-Williams loams, 9 to 15 percent slopes	43.30	41.1%	VIe	43
C156F	Zahl-Max-Bowbells loams, 6 to 35 percent slopes	9.81	9.3%	VIIe	36
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.22	3.1%	Vw	20
C996	Water	1.55	1.5%	VIIIw	0
Weighted Average					49.1

Parcel 6

Acres: 80 +/-
Legal: E½SE¼ 20-150-79
Crop Acres: 65.9 +/-
Taxes (2019): \$465.35



Code	Soil Description	Acres	Percent of field	Non-Irr Class *C	Productivity Index
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	103.72	85.9%	IIIe	61
C135D	Zahl-Williams loams, 9 to 15 percent slopes	11.85	9.8%	VIe	43
C3A	Parnell silty clay loam, 0 to 1 percent slopes	3.55	2.9%	Vw	20
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	1.18	1.0%	Ile	83
C996	Water	0.46	0.4%	VIIIw	0
Weighted Average					58

Parcel 7

Acres: 160 +/-
Legal: SE¼ 11-150-80
Pasture Acres: 160 +/-
Taxes (2019): \$438.09



STRONG PRODUCING CROPLAND!

TRACT 14512 • Parcels 1-3		
Crop	Base Acres	Yield
Wheat	128.01	38 bu.
Corn	58.99	78 bu.
Sunflowers	51.66	1,362 lbs.
Barley	15.57	56 bu.
Canola	36.19	1,353 lbs.
Total Base Acres: 290.42		

TRACT 14514 • Parcel 1		
Crop	Base Acres	Yield
Wheat	35.43	38 bu.
Corn	16.32	78 bu.
Sunflowers	14.3	1,362 lbs.
Barley	4.31	56 bu.
Canola	10.01	1,353 lbs.
Total Base Acres: 80.37		

TRACT 14513 • Parcels 4 & 5		
Crop	Base Acres	Yield
Wheat	26.91	78 bu.
Sunflowers	23.58	1,362 lbs.
Barley	7.1	56 bu.
Canola	16.51	1,353 lbs.
Total Base Acres: 132.51		

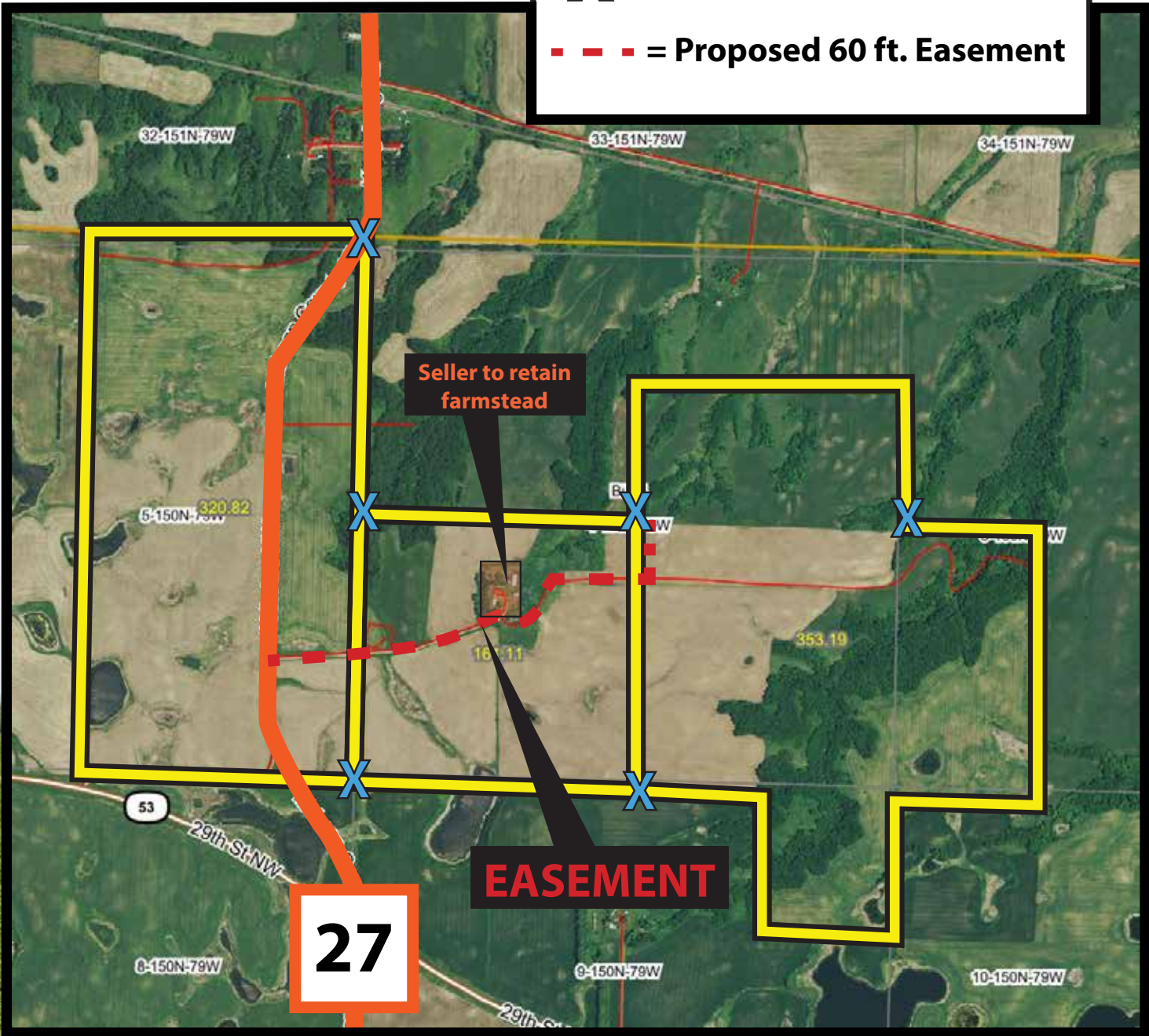
TRACT 1539 • Parcel 6		
Crop	Base Acres	Yield
Wheat	56.2	24 bu.
Total Base Acres: 56.2		



Easement Map

X = Survey Markers

- - - = Proposed 60 ft. Easement



Property Photos



Property Photos



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 12/4/2020. 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 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.

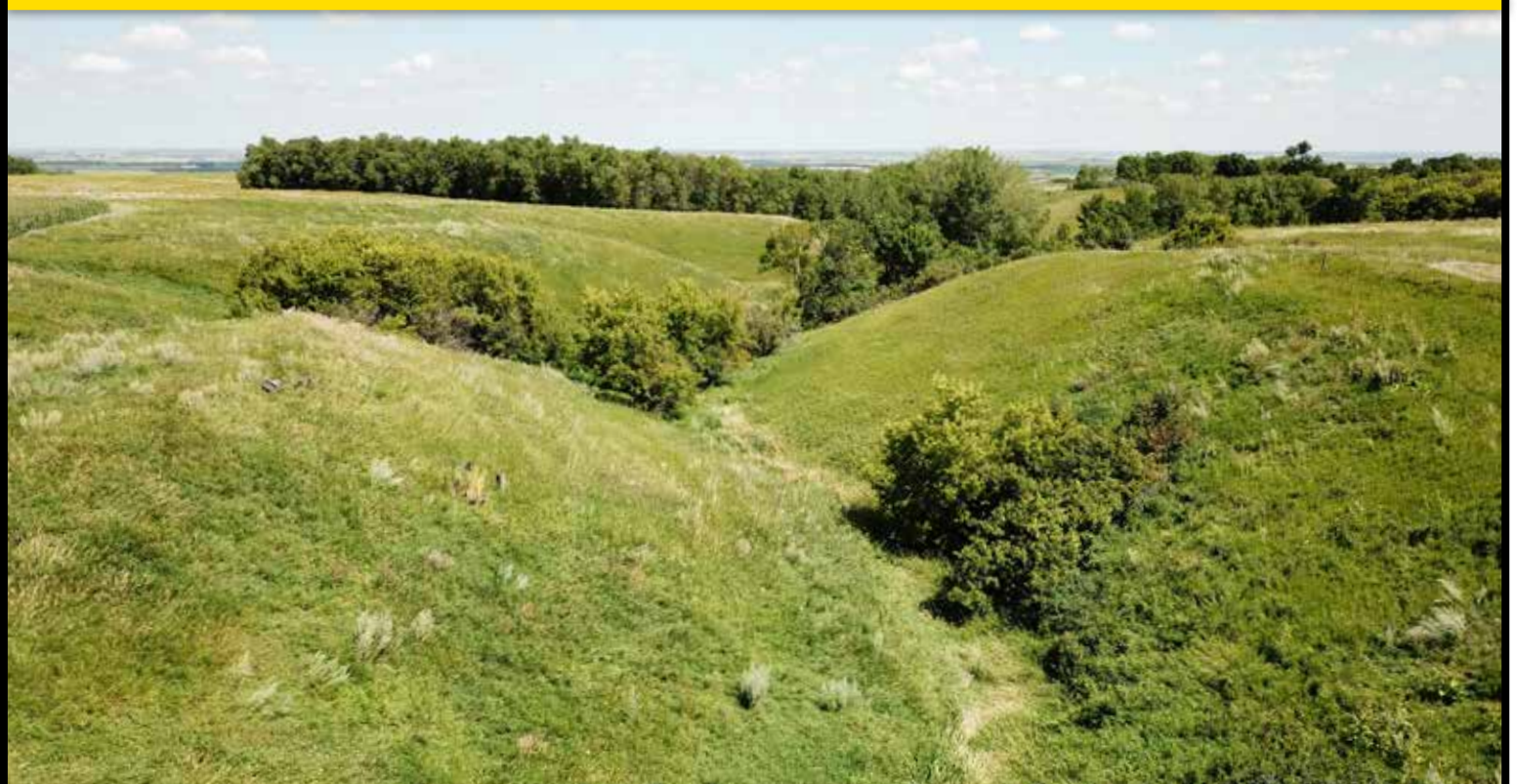
This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

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, ND #715.



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