

480 +/- Acres • Grant County, ND

LAND AUCTION

Tuesday, November 17, 2020 – 7:00 p.m. (MT)

Auction Location: County Seat Lounge • Carson, ND

Productive Cropland with Great Access!

OWNER: Theodore M. Riehl Estate



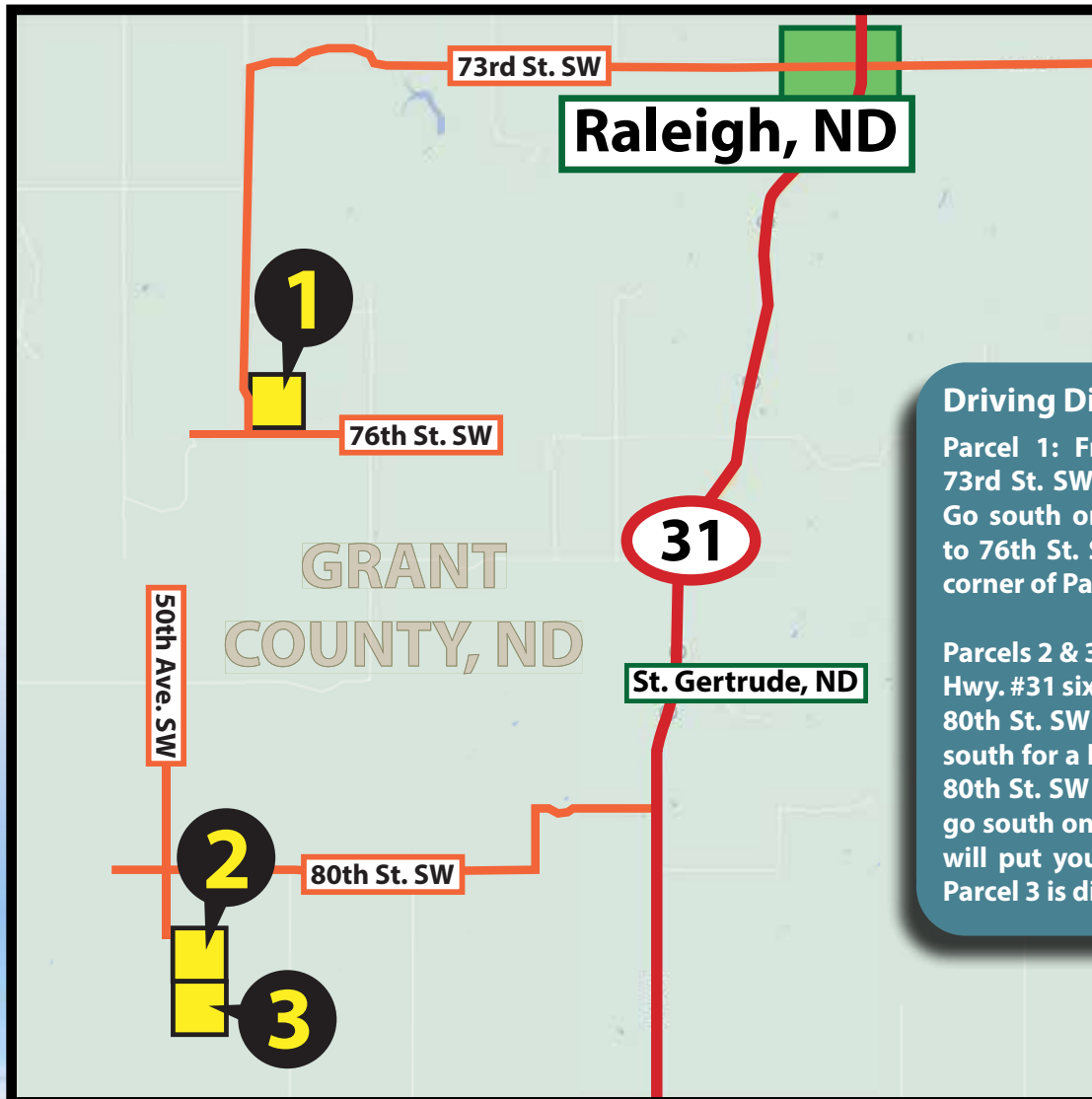
Pifer's
LAND AUCTIONS

www.pifers.com

877.700.4099

General Information

Auction Note: This is good farmland and hunting land in Grant County near Raleigh, ND. The cropland has a strong cropping history and the property has excellent access.



Driving Directions:

Parcel 1: From Raleigh, ND, go west on 73rd St. SW for five miles to 47th Ave. SW. Go south on 47th Ave. SW for three miles to 76th St. SW. This will put you at the SW corner of Parcel 1.

Parcels 2 & 3: From Raleigh, ND, go south on Hwy. #31 six miles to 80th St. SW. Go west on 80th St. SW for a mile until the road curves south for a half mile, then continue west on 80th St. SW for 3 miles to 50th St. SW. Then go south on 50th St. SW for a half mile. This will put you at the NW corner of Parcel 2. Parcel 3 is directly south of Parcel 2.

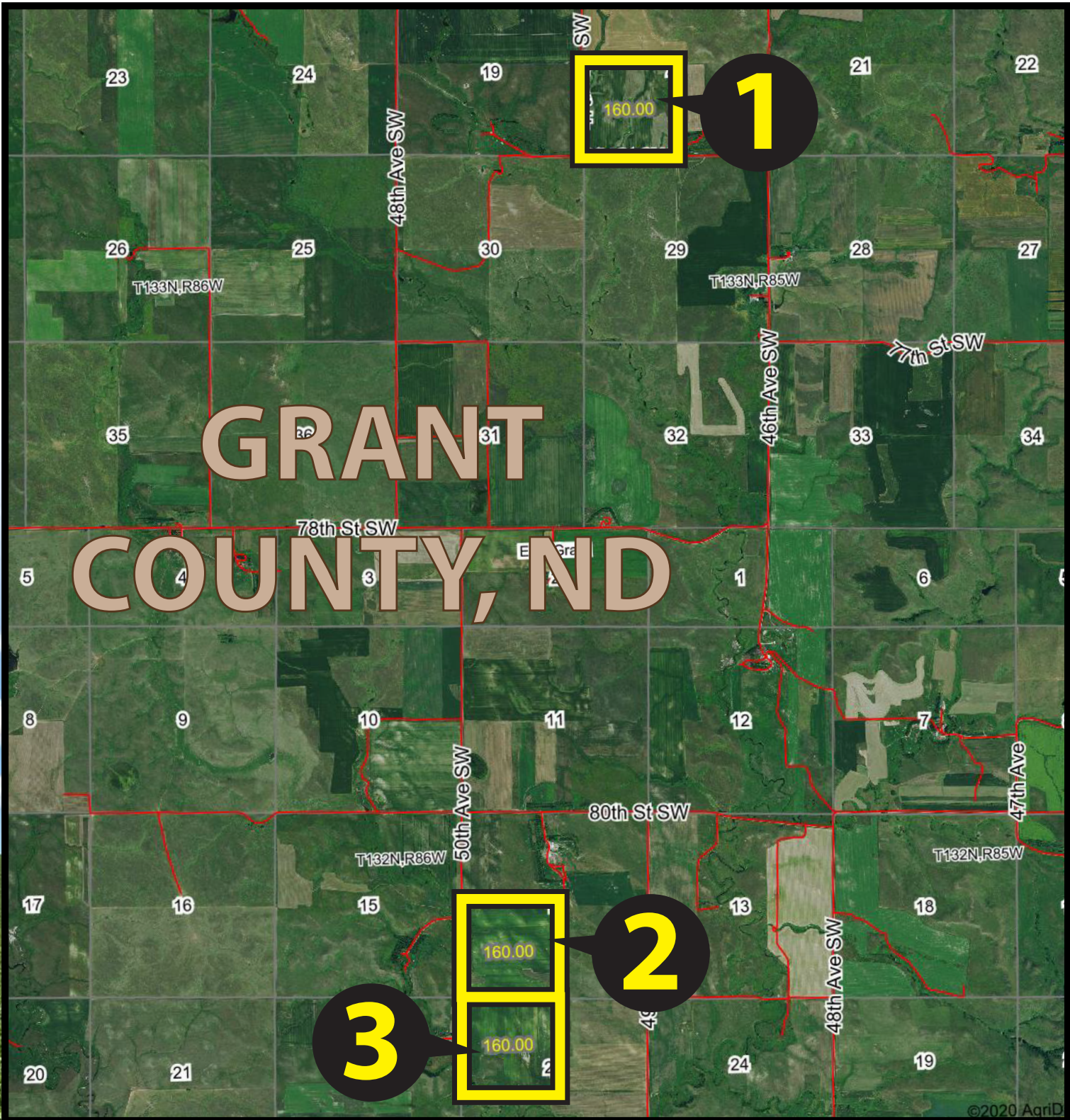


Kevin Pifer
701.238.5810
kpifer@pifers.com



Steve Miller
701.471.3288
smiller@pifers.com

Overall Property

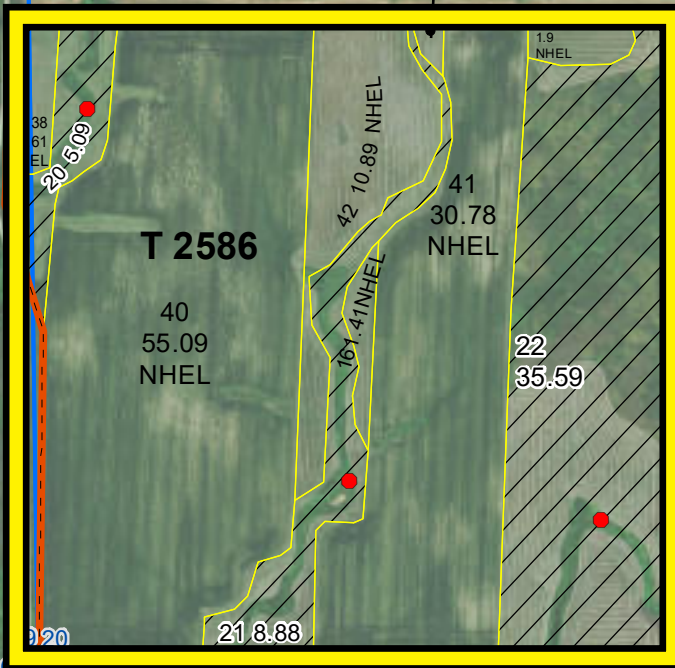
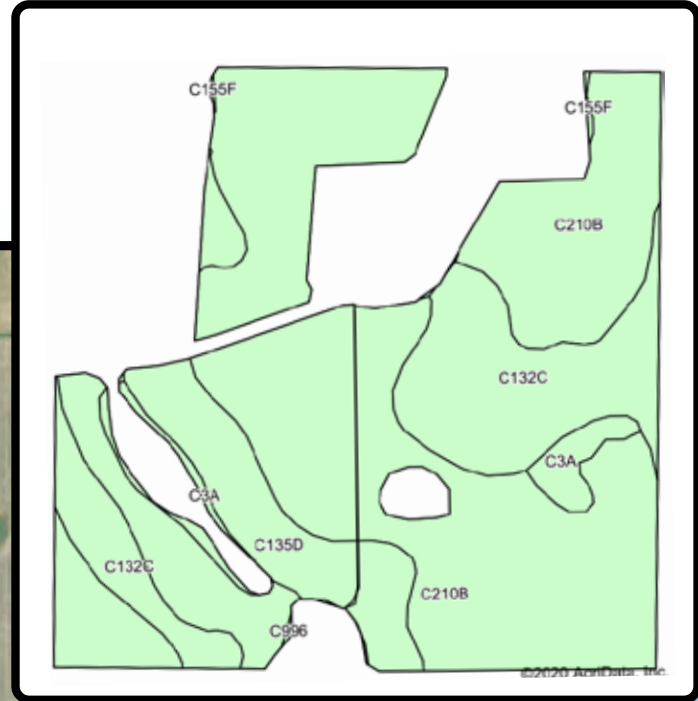


Parcel 1

Acres: 160 +/-
Legal: SW¼ 20-133-85
Crop Acres: 103.19 +/-
Taxes (2019): \$894.33

This is productive cropland with a Soil Productivity Index (SPI) of 71.1. Nearly 100 acres have a Soil Productivity Index (SPI) from 76-79, featuring Regent Savage Silty Clay Loam and Amor Shambo Loam Soils.

Crop	Base Acres	Yield
Wheat	30.6	26 bu.
Corn	22.0	37 bu.
Barley	15.7	32 bu.
Total Base Acres: 68.3		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1025B	Regent-Savage silty clay loams, 3 to 6 percent slopes	74.97	73.7%	Ile	79
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	26.65	26.2%	IVe	49
E0454B	Daglum-Rhoades complex, 0 to 6 percent slopes	0.14	0.1%	IVs	35
Weighted Average					71.1

Parcel 2

Acres: 160 +/-
Legal: SW¼ 14-132-86
Crop Acres: 141.67 +/-
Taxes (2019): \$575.57

This parcel features 141.67 +/- acres of cropland with a strong cropping history. The balance of the property is grassland and hayland.

(Parcels 2 & 3 Combined)

Crop	Base Acres	Yield
Wheat	85.1	26 bu.
Oats	5.3	47 bu.
Corn	61.2	72 bu.
Barley	43.6	32 bu.
Total Base Acres: 195.2		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	54.81	39.0%	IVe	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	53.02	37.7%	IIIe	63
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	16.82	12.0%	VIe	32
E2107A	Arnegard loam, 0 to 2 percent slopes	5.16	3.7%	IIc	97
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	4.42	3.1%	IIIe	53
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	3.53	2.5%	VIW	43
E2107B	Arnegard loam, 2 to 6 percent slopes	2.76	2.0%	IIe	93
Weighted Average					51.3

Parcel 3

Acres: 160 +/-
 Legal: NW¼ 23-132-86
 Crop Acres: 139.99 +/-
 Taxes (2019): \$728.55

This is good cropland with a strong cropping history. It is planted to sunflowers in 2020. The balance of the land has excellent wildlife habitat featuring grassland, wetland and small creek in the southwestern corner of the property.



(Parcels 2 & 3 Combined)

Crop	Base Acres	Yield
Wheat	85.1	26 bu.
Oats	5.3	47 bu.
Corn	61.2	72 bu.
Barley	43.6	32 bu.
Total Base Acres: 195.2		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	32.32	23.1%	IVe	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	26.49	18.9%	IIIe	63
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	22.11	15.8%	VIe	32
E2107B	Arnegard loam, 2 to 6 percent slopes	16.29	11.6%	IIe	93
E0811A	Grail silty clay loam, 0 to 2 percent slopes	11.64	8.3%	IIc	96
E2107A	Arnegard loam, 0 to 2 percent slopes	11.46	8.2%	IIc	97
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	5.20	3.7%	IIe	76
E2145A	Shambo loam, 0 to 2 percent slopes	3.96	2.8%	IIc	87
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	3.66	2.6%	VIIe	22
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	2.46	1.8%	IIIe	53
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	2.34	1.7%	VIW	43
E4585B	Manning fine sandy loam, 2 to 6 percent slopes	1.48	1.1%	IIIe	45
E4161A	Straw loam, 0 to 2 percent slopes, rarely flooded	0.58	0.4%	IIe	88
Weighted Average					61.3

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 1/4/2020. 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 January 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. Subject to prior sale.



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