

360 +/- Acres • Marshall County, MN

LAND AUCTION

Monday, January 18, 2021 – 10:00 a.m.

Auction Location: Legacy Event Center • Thief River Falls, MN



Excellent Cropland with Fantastic Hunting!



OWNER: Wayne Onger



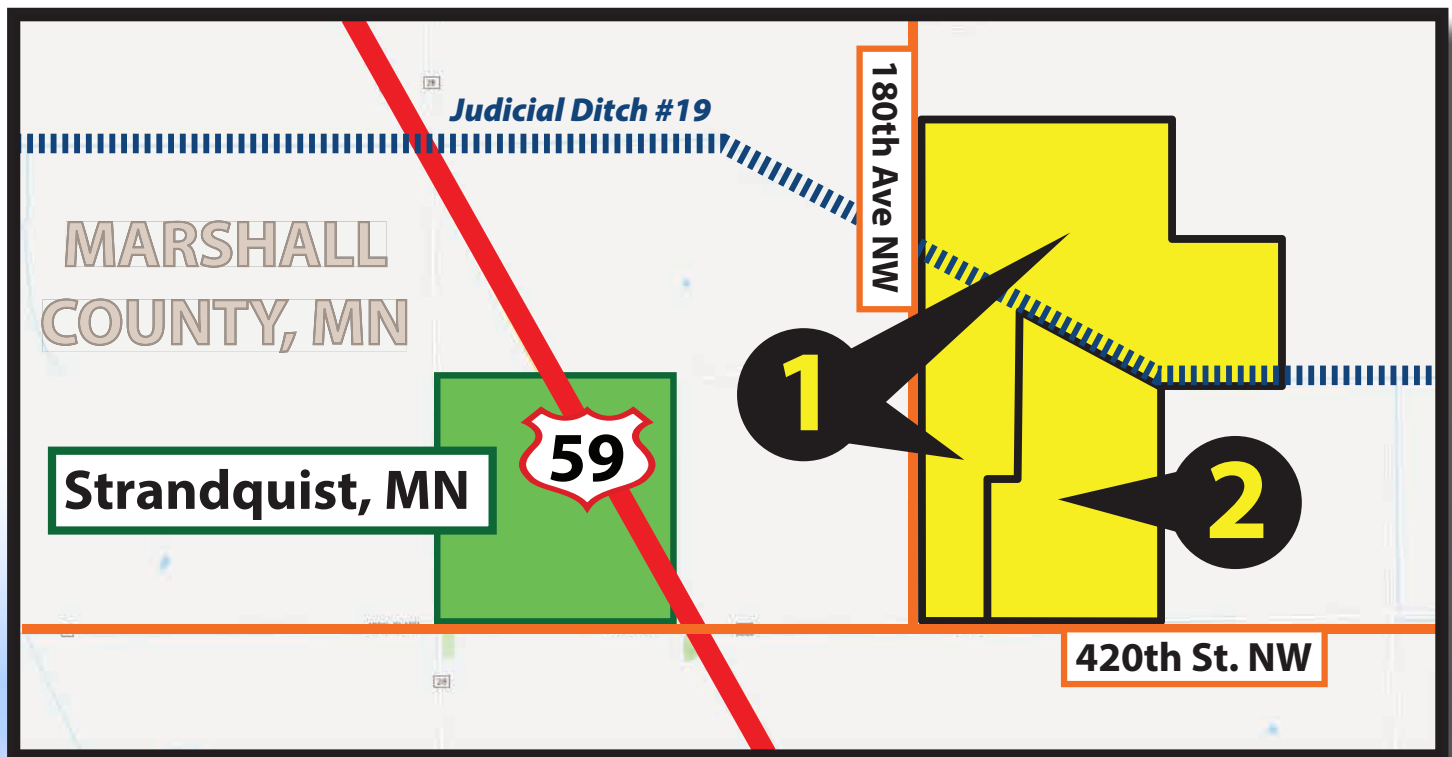
Pifer's
LAND AUCTIONS

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877.477.3105

General Information

Auction Note: 360 +/- acres in Marshall County east of Strandquist, Minnesota with great access. Excellent cropland with above normal Soil Productivity Indexes (SPI) with much of it over 80. Combination of the cropland, wooded areas, open meadows, and water source make excellent habitat for whitetail deer, bear, turkey, prairie chickens, and grouse. This is a rare find with 255 +/- acres of cropland and many acres of hunting throughout the entire property with great access. Many Trophy Bucks have been taken on the properties throughout the years. A building site with a beautiful setting has power located to the north and is surrounded by woods with enough acres to build your dream home, hunting lodge getaway and/or other outbuildings.



Driving Directions:

From Strandquist, MN go east on 420th St. NW to 180th Ave. This will bring you to the southwest corner of Parcel 1. Continue east, this will bring you to the southwest corner of Parcel 2.

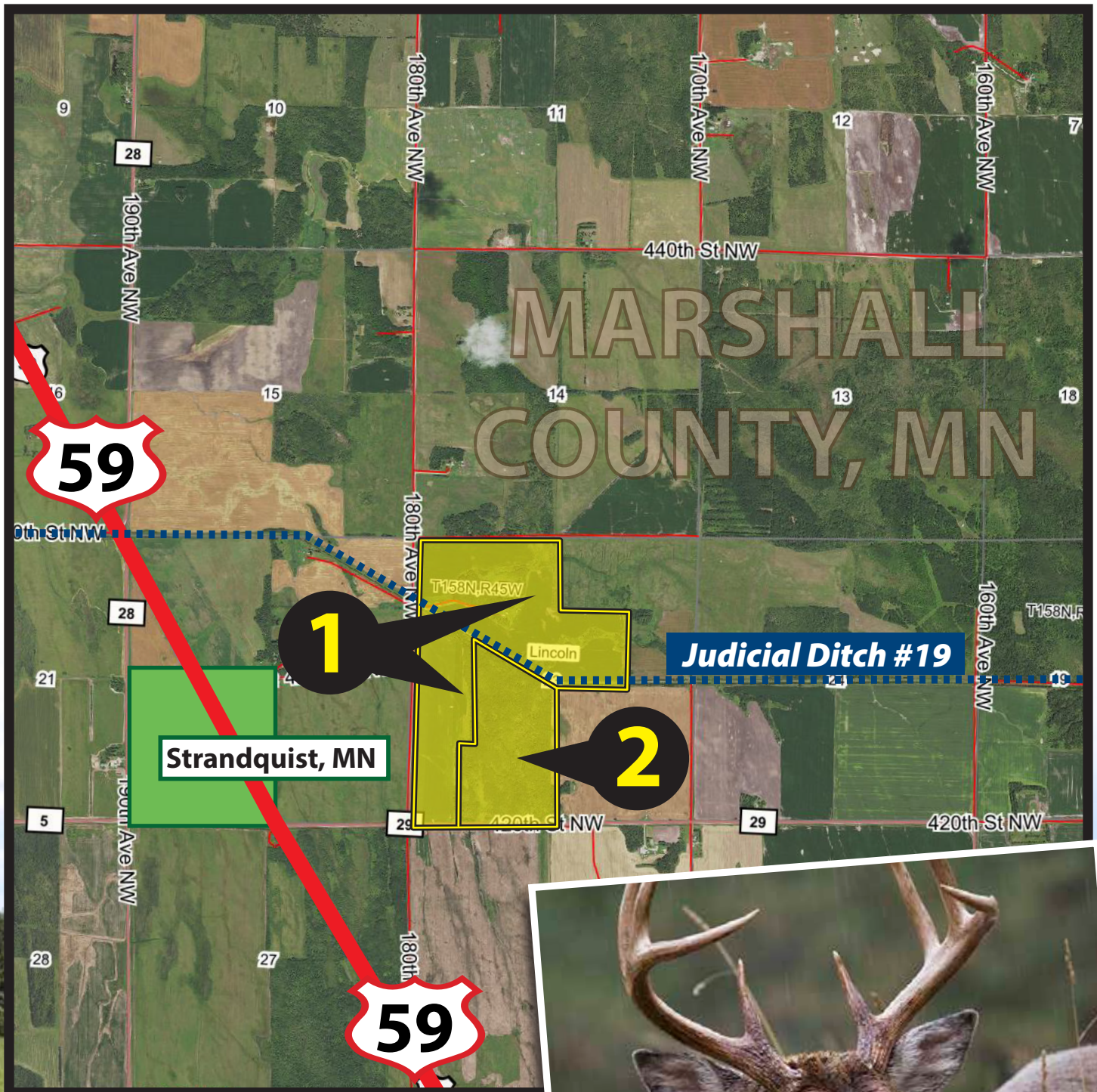


Bob Pifer
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997 47th Ave. S #3 • Grand Forks, ND 58201

Property Layout



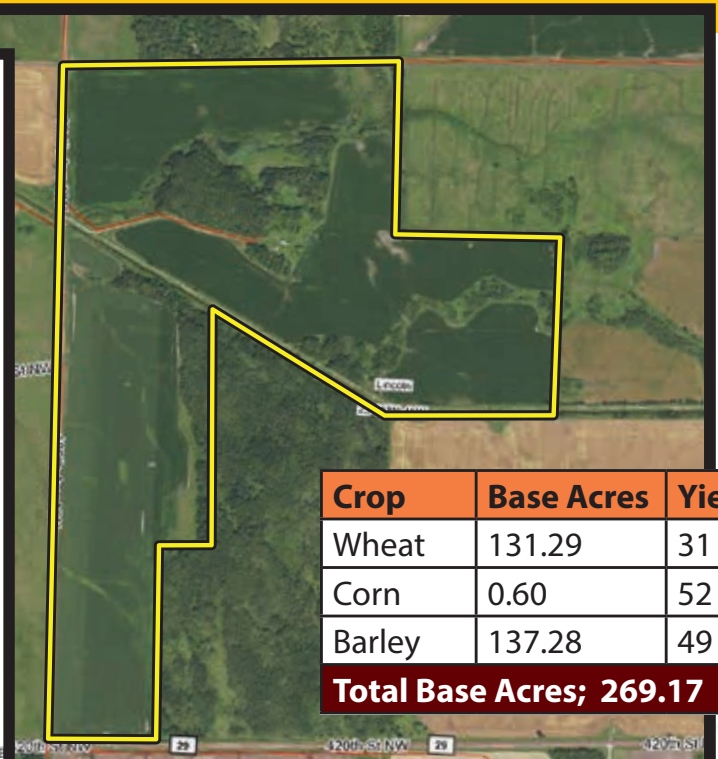
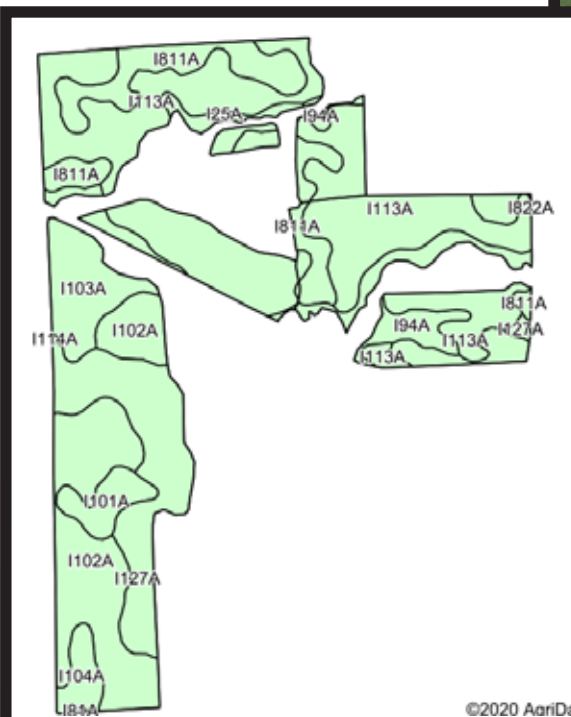
FANTASTIC HUNTING!



Parcel 1

Acres: 255 +/-
Legal: SW¼NE¼ & NW¼ Less South 10.5 +/- Acres & West 65.5 +/- Acres in the SW¼ 23-158-45
Cropland Acres: 192.23 +/-
Taxes (2020): TBD (Total 2020 Tax for Parcels 1 & 2 = \$2,176.00)

This parcel features 192.23 +/- acres of cropland with good soils throughout and an SPI of 82.6. Prime habitat for deer, bear, turkeys and upland birds. Building site with power located to the north is surrounded by woods with enough acres for building a hunting lodge and other outbuildings. Existing buildings are not livable. This parcel is a great opportunity to own a combination of fantastic crop & hunting ground with the option of building your dream home or hunting get away!



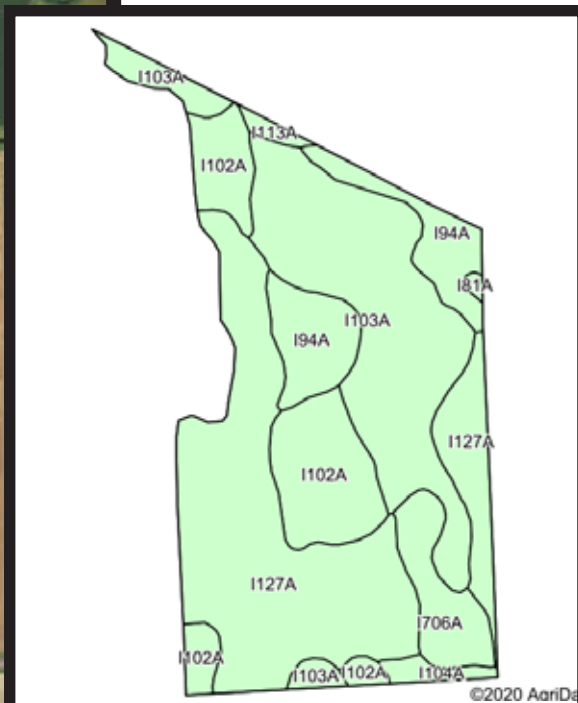
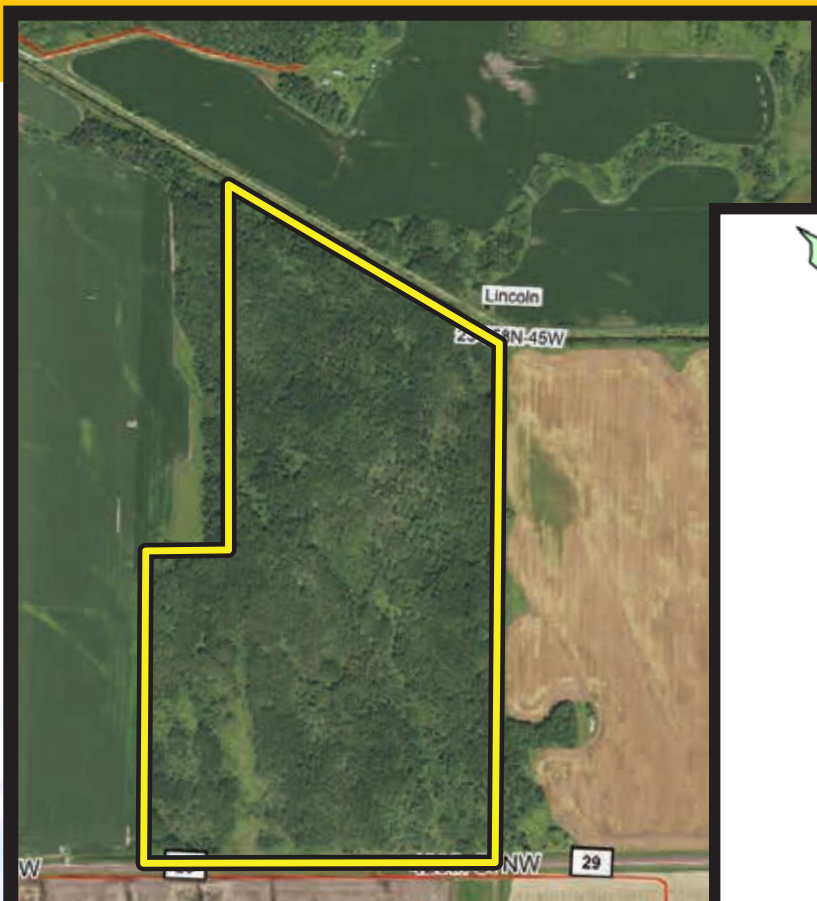
Crop	Base Acres	Yield
Wheat	131.29	31 bu.
Corn	0.60	52 bu.
Barley	137.28	49 bu.
Total Base Acres; 269.17		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	70.83	36.9%	IIs	88
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	32.84	17.1%	IIIw	75
I811A	Linveltdt fine sandy loam, dense till, 0 to 2 percent slopes	27.07	14.1%	IIIs	89
I127A	Percy loam, 0 to 1 percent slopes	24.34	12.7%	IIw	85
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	13.92	7.3%	IIw	77
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	10.16	5.3%	IIw	80
I101A	Foxhome sandy loam, dense till, 0 to 2 percent slopes	5.15	2.7%	IIIs	65
I104A	Strandquist loam, dense till, 0 to 1 percent slopes	3.99	2.1%	IIIw	66
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	3.39	1.8%	IVw	52
I81A	Northwood muck, dense till, 0 to 1 percent slopes	0.07	0.0%	VIw	10
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	0.07	0.0%	IIs	65
Weighted Average					82.6

Parcel 2

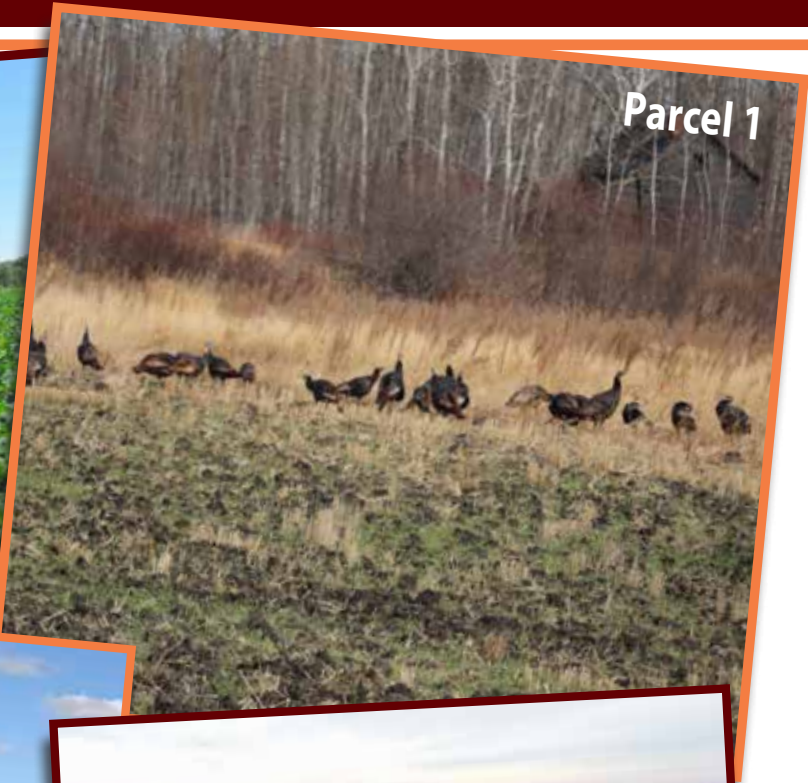
Acres: 105 +/-
Legal: East 94.5 Acres in the SW¼ & South 10.5 +/- Acres in the NW¼ 23-158-45
Hunting Acres: 105 +/-
Taxes (2020): TBD (Total 2020 Tax for Parcels 1 & 2 = \$2,176.00)

This parcel features 105 +/- wooded acres which makes prime habitat for deer, bear, and turkeys. There are plenty of acres for strategic placements for deer stands.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I127A	Percy loam, 0 to 1 percent slopes	44.22	37.9%	IIw	85
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	34.29	29.4%	IIw	77
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	17.16	14.7%	IIIw	75
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	11.89	10.2%	IIw	80
I706A	Roliss loam, very poorly drained, dense till, 0 to 1 percent slopes	6.62	5.7%	IIIw	86
I104A	Strandquist loam, dense till, 0 to 1 percent slopes	1.48	1.3%	IIIw	66
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	0.84	0.7%	IIIs	88
I81A	Northwood muck, dense till, 0 to 1 percent slopes	0.28	0.2%	VIw	10
Weighted Average					80.3

Property Photos



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 2/26/2021. 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 February 26, 2021, 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, MN #14-106.



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