

# Pifer's

LAND AUCTIONS

- *Exceptional Pastureland*
- *Conservation Reserve Program (CRP) Land*
- *Excellent Hunting Opportunities*
- *Online Bidding Available!*

# LAND AUCTION

**750.18 +/- Acres • Ransom & LaMoure Counties, ND**

***Wednesday, January 20, 2021 – 10:00 a.m.***  
***Eagles Club • Valley City, ND***



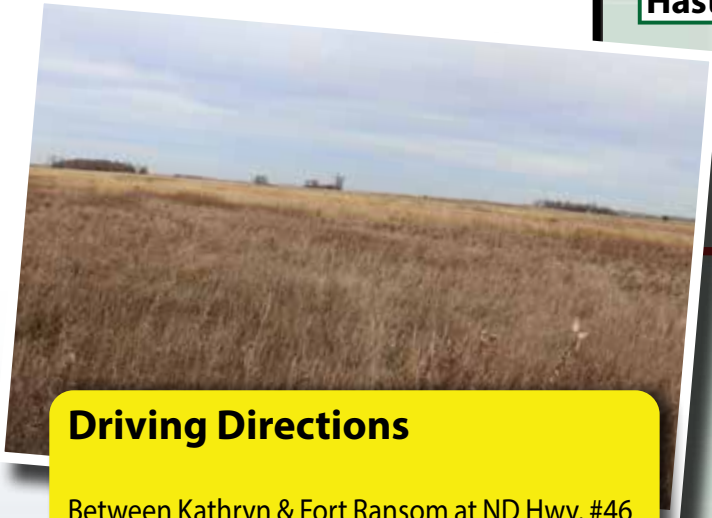
***OWNER: RJC LLLP***

877.477.3105

[www.pifers.com](http://www.pifers.com)

# General Information

**AUCTION NOTE:** This auction features 750.18 +/- acres of exceptional pastureland and Conservation Reserve Program (CRP) land in Ransom & LaMoure Counties in North Dakota. CRP land has strong annual payments. This is exceptional hunting and recreational land. Property is subject to Private Land Open To Sportsman (PLOTS) through North Dakota Game & Fish. Excellent access to all parcels.

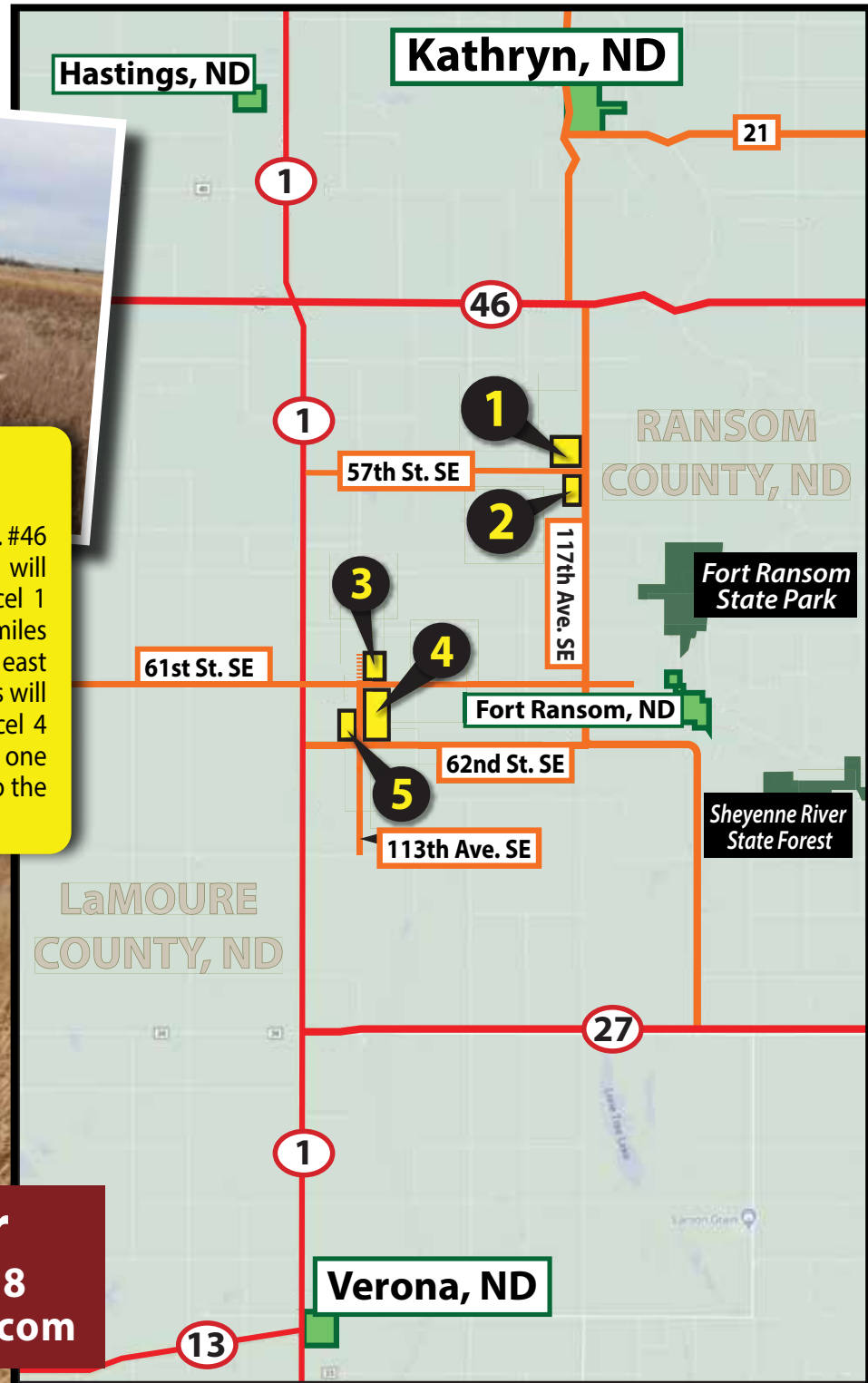


## Driving Directions

Between Kathryn & Fort Ransom at ND Hwy. #46 and 117th Ave. SE, go 3 miles south. This will bring you to the southeast corner of parcel 1 and the northeast corner of parcel 2. Ten miles north of Verona from ND Highway 1 go east one mile on County Rd. #35/62nd St SE. This will bring you to the southwest corner of parcel 4 and southeast corner of parcel 5. Go north one mile on 113th Ave. SE. This will bring you to the southwest corner of parcel 3.



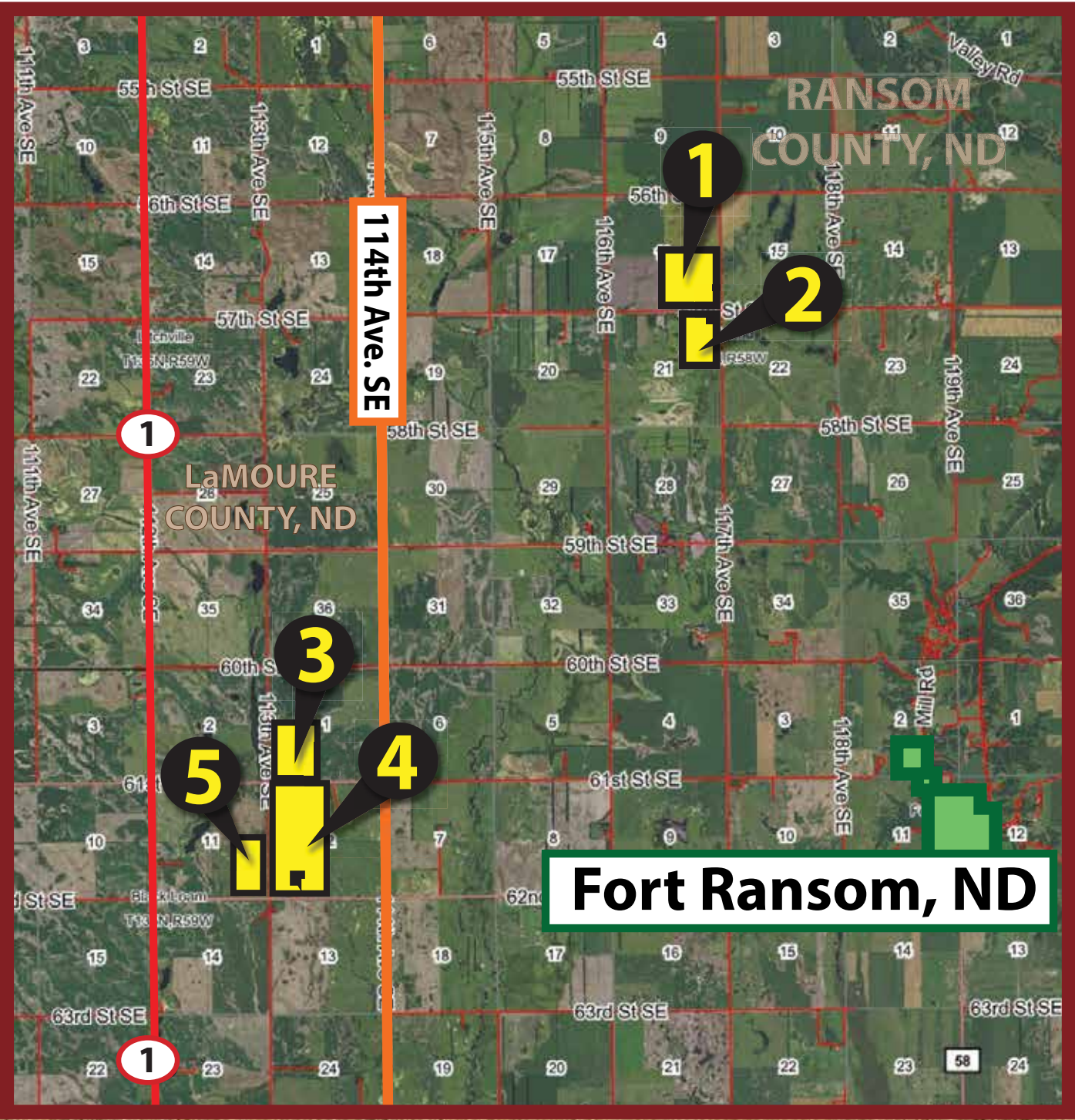
**Bob Pifer**  
701.371.8538  
bob@pifers.com



**Pifer's**  
LAND AUCTIONS

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

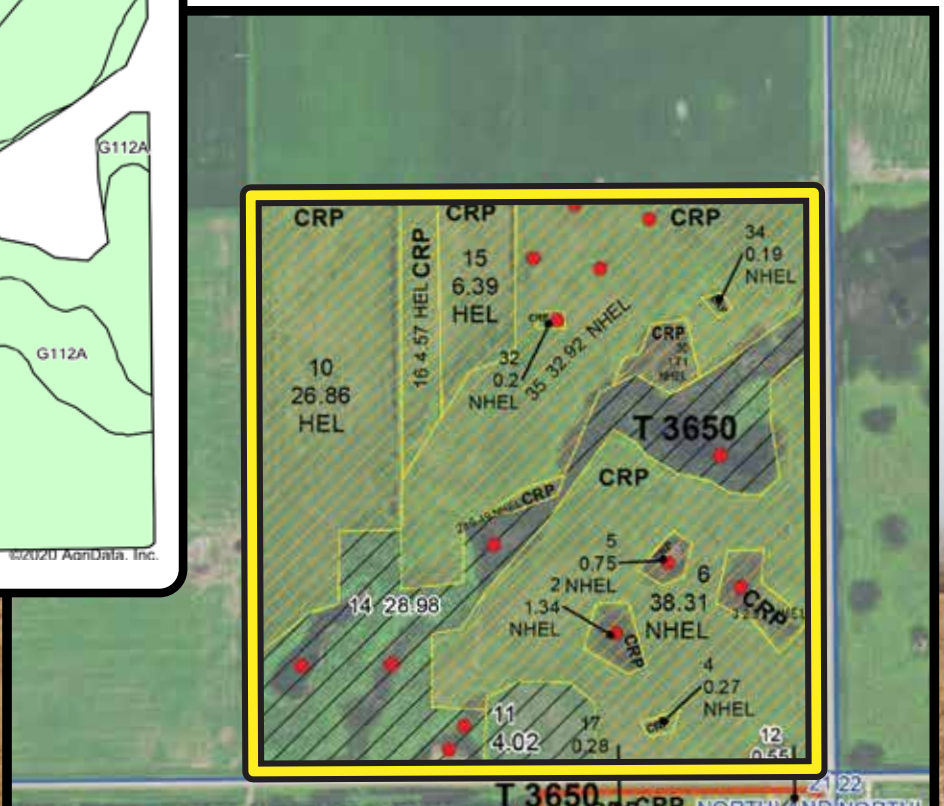
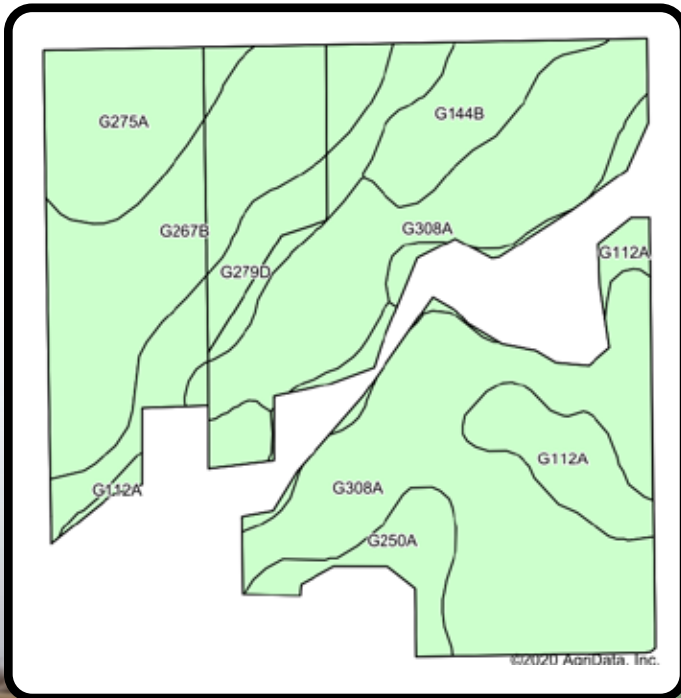
# Property Layout



# Parcel 1 • Ransom County

**Acres:** 160 +/-  
**Legal:** SE¼ 16-136-58  
**CRP Acres:** 110.58 acres @ \$78.84/ac. - \$8,718.12/yr. – Expires: 9-30-2022  
**Taxes (2019):** \$753.00

This parcel is currently enrolled in both CRP and PLOTS programs with the agreements expiring 9-30-2022. Between Kathryn and Fort Ransom this property has great access off of paved highway 117th Ave. SE and has excellent habitat for hunting upland game and deer. A perpetual US Fish & Wildlife wetland easement is on this parcel.

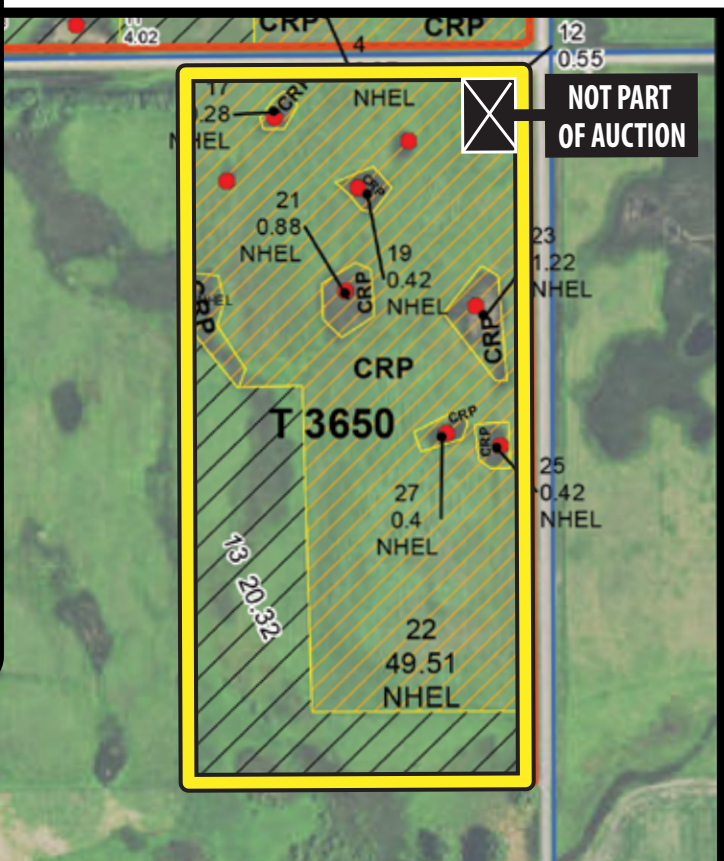
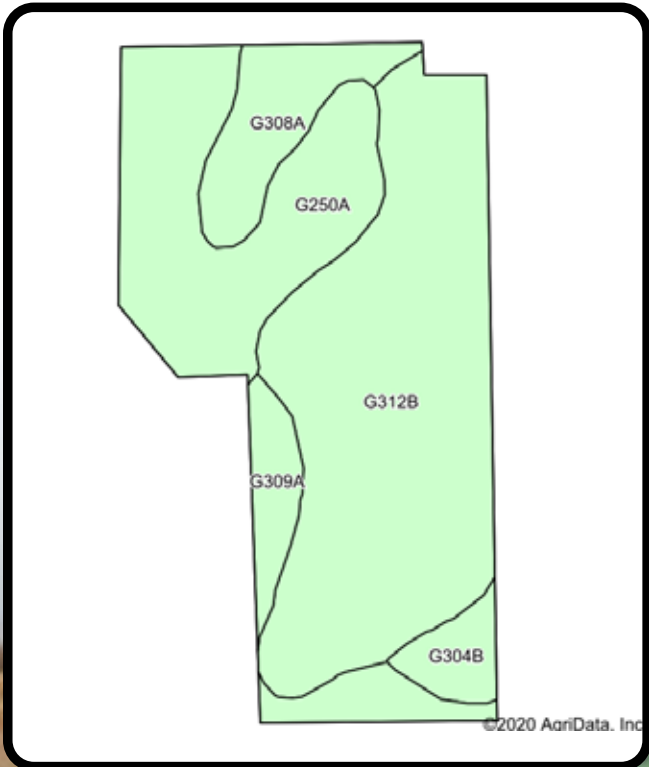


| Code                    | Soil Description                                     | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|------------------------------------------------------|-------|------------------|------------------|--------------------|
| G308A                   | Brantford loam, 0 to 2 percent slopes                | 50.69 | 43.7%            | IVs              | 48                 |
| G267B                   | Sioux-Renshaw complex, 0 to 6 percent slopes         | 21.71 | 18.7%            | VIIs             | 29                 |
| G279D                   | Sioux-Renshaw cobbly loams, 6 to 15 percent slopes   | 12.42 | 10.7%            | VIIIs            | 19                 |
| G275A                   | Renshaw loam, 0 to 2 percent slopes                  | 10.04 | 8.7%             | IVs              | 44                 |
| G112A                   | Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes | 8.88  | 7.7%             | IIw              | 58                 |
| G144B                   | Barnes-Buse loams, 3 to 6 percent slopes             | 6.50  | 5.6%             | IIIe             | 69                 |
| G250A                   | Divide loam, 0 to 2 percent slopes                   | 5.78  | 5.0%             | IIIs             | 58                 |
| <b>Weighted Average</b> |                                                      |       |                  |                  | <b>43.4</b>        |

# Parcel 2 • Ransom County

**Acres:** 79 +/-  
**Legal:** E½NE¼ Less 1.0 Acre TWP 21-136-58  
**CRP Acres:** 55.05 acres @ \$78.84/ac. - \$4,340.14/yr. – Expires: 9-30-2022  
**Taxes (2019):** \$468.29

This parcel is currently enrolled in both CRP and PLOTS programs with the contracts set to expire on 9-30-2022. Between Kathryn and Fort Ransom this property has great access off of paved highway 117th Ave. SE and excellent habitat for hunting upland game and deer. A perpetual US Fish & Wildlife wetland easement is on this parcel.

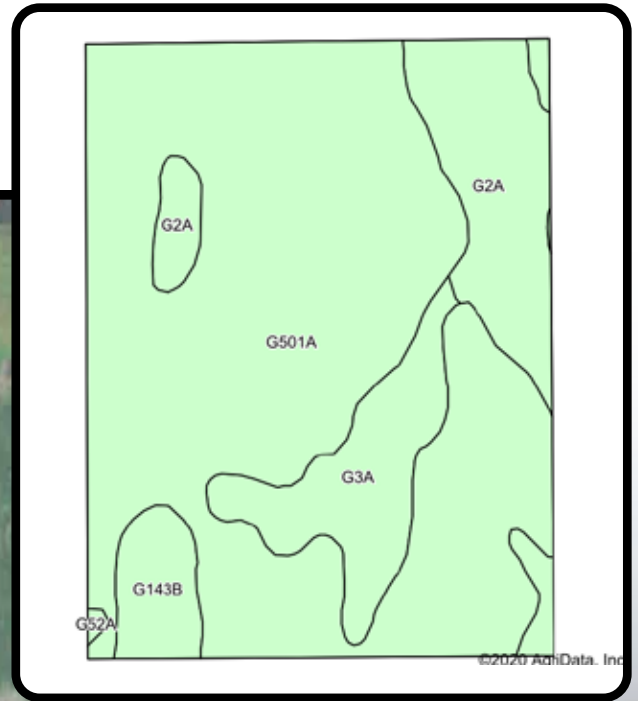
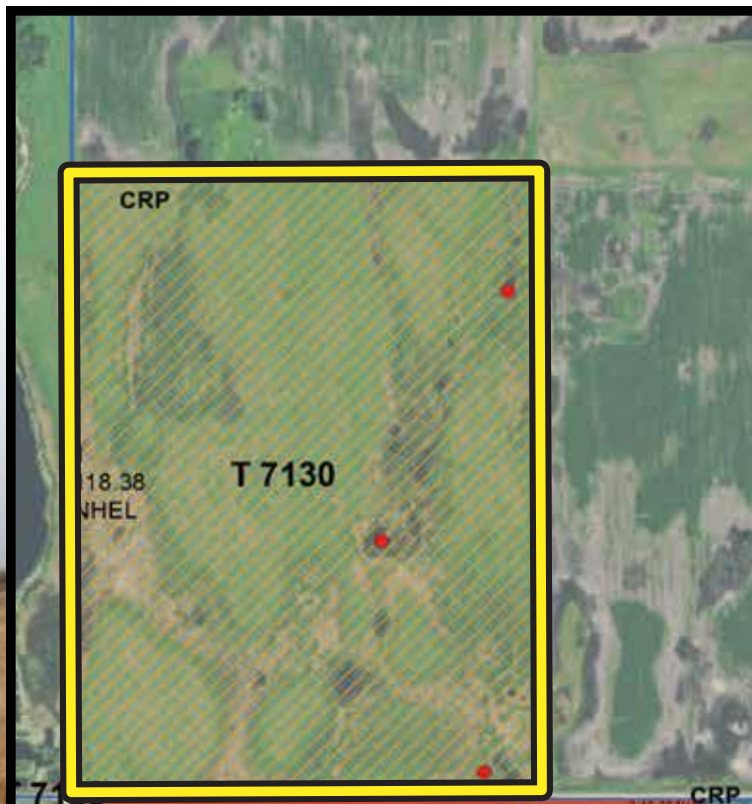


| Code                    | Soil Description                             | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|----------------------------------------------|-------|------------------|------------------|--------------------|
| G312B                   | Brantford-Coe complex, 2 to 6 percent slopes | 27.98 | 51.7%            | IVe              | 42                 |
| G250A                   | Divide loam, 0 to 2 percent slopes           | 14.49 | 26.8%            | IIIs             | 58                 |
| G308A                   | Brantford loam, 0 to 2 percent slopes        | 4.95  | 9.1%             | IVs              | 48                 |
| G309A                   | Brantford-Vang loams, 0 to 2 percent slopes  | 4.69  | 8.7%             | IVs              | 53                 |
| G304B                   | Binford-Coe complex, 2 to 6 percent slopes   | 2.02  | 3.7%             | IIIe             | 38                 |
| <b>Weighted Average</b> |                                              |       |                  |                  | <b>47.6</b>        |

# Parcel 3 • LaMoure County

**Acres:** 120 +/-  
**Legal:** W½SW¼ & W½E½SW¼ 1-135-59  
**CRP Acres:** 118.40 acres @ \$80.11/ac. - \$9,485.02/yr. – Expires: 9-30-2023  
**Taxes (2019):** \$860.91

This parcel is currently enrolled in both CRP and PLOTS programs with the agreements run until 9-30-2023.  
 Only one mile off ND Hwy. #1 this parcel has excellent habitat for hunting upland game and deer.

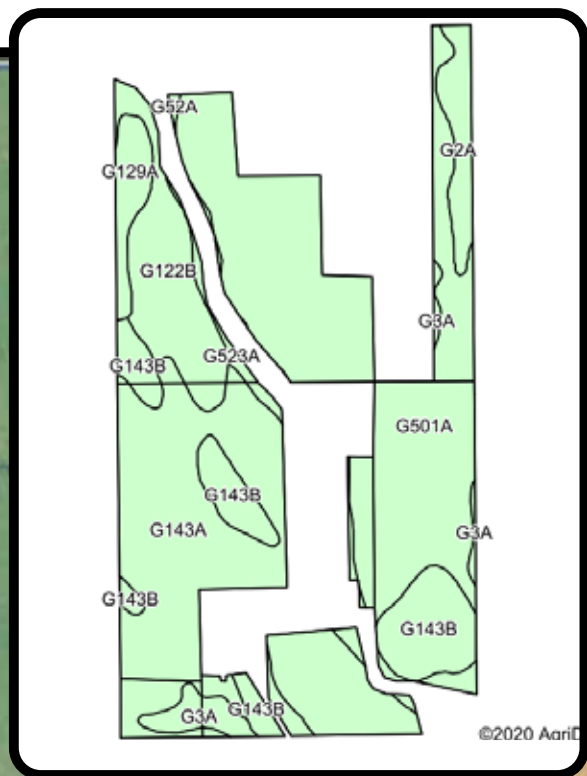
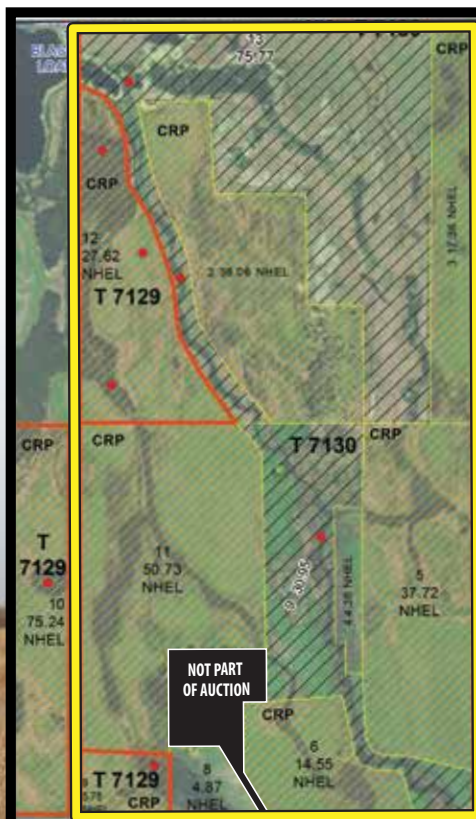


| Code                    | Soil Description                                                          | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| G501A                   | Lankin, terrace-Spottswood, loamy substratum loams, 0 to 2 percent slopes | 84.71 | 71.6%            | IIc              | 87                 |
| G2A                     | Tonka silt loam, 0 to 1 percent slopes                                    | 16.89 | 14.3%            | IVw              | 42                 |
| G3A                     | Parnell silty clay loam, 0 to 1 percent slopes                            | 11.79 | 10.0%            | Vw               | 25                 |
| G143B                   | Barnes-Svea loams, 3 to 6 percent slopes                                  | 4.78  | 4.0%             | Ile              | 75                 |
| G52A                    | Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded       | 0.21  | 0.2%             | VIw              | 24                 |
| <b>Weighted Average</b> |                                                                           |       |                  |                  | <b>73.8</b>        |

# Parcel 4 • LaMoure County

**Acres:** 311.18 +/-  
**Legal:** NW¼ and SW¼ Less Farmstead 8.82 Acre Farmstead 12-135-59  
**Pasture Acres:** 106 +/-  
**CRP Acres:** 156.40 acres @ \$80.11/ac. - \$12,529.20/yr. – Expires: 9-30-2023  
 33.40 acres @ \$73.17/ac. - \$2,443.88/yr. – Expires: 9-30-2023  
**Taxes (2019):** \$2,741.82

Parcel consists of 106 acres of excellent pastureland with fencing and good water source. Just one mile east of North Dakota Highway 1 with excellent access on the south, west and north sides of the property. Non-pastureland is currently enrolled in both CRP and PLOTS programs expiring 9-30-2023. This parcel has an excellent habitat for hunting upland game and deer.

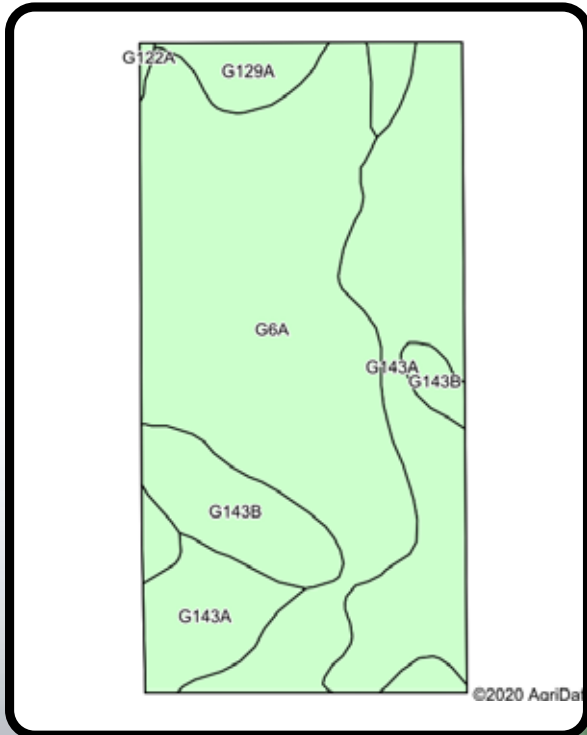


| Code                    | Soil Description                                                               | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| G501A                   | Lankin, terrace-Spottswood, loamy substratum loams, 0 to 2 percent slopes      | 75.59 | 38.0%            | IIc              | 87                 |
| G143A                   | Barnes-Svea loams, 0 to 3 percent slopes                                       | 61.40 | 30.9%            | IIc              | 85                 |
| G143B                   | Barnes-Svea loams, 3 to 6 percent slopes                                       | 21.85 | 11.0%            | Ile              | 75                 |
| G122B                   | Barnes-Cresbard loams, 3 to 6 percent slopes                                   | 18.33 | 9.2%             | Ile              | 72                 |
| G2A                     | Tonka silt loam, 0 to 1 percent slopes                                         | 6.93  | 3.5%             | IVw              | 42                 |
| G129A                   | Cavour-Ferney loams, 0 to 3 percent slopes                                     | 5.68  | 2.9%             | IVs              | 35                 |
| G3A                     | Parnell silty clay loam, 0 to 1 percent slopes                                 | 4.94  | 2.5%             | Vw               | 25                 |
| G523A                   | Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded | 4.04  | 2.0%             | VIw              | 21                 |
| G52A                    | Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded            | 0.26  | 0.1%             | VIw              | 24                 |
| <b>Weighted Average</b> |                                                                                |       |                  |                  | <b>77.7</b>        |

# Parcel 5 • LaMoure County

**Acres:** 80 +/-  
**Legal:** E½SE¼ 11-135-59  
**CRP Acres:** 75.20 acres @ \$73.17/ac. - \$5,502.38/yr. – Expires: 9-30-2023  
**Taxes (2019):** \$549.12

Property currently enrolled in both CRP and PLOTS programs setting to expire 9-30-2023. Only 3/4 mile off of ND Hwy. #1 this parcel has excellent habitat for hunting upland game and deer.



| Code                    | Soil Description                           | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------|-------|------------------|------------------|--------------------|
| G6A                     | Vallers loam, 0 to 1 percent slopes        | 40.00 | 53.2%            | IVw              | 46                 |
| G143A                   | Barnes-Svea loams, 0 to 3 percent slopes   | 24.08 | 32.0%            | IIc              | 85                 |
| G143B                   | Barnes-Svea loams, 3 to 6 percent slopes   | 7.22  | 9.6%             | Ile              | 75                 |
| G129A                   | Cavour-Ferney loams, 0 to 3 percent slopes | 3.76  | 5.0%             | IVs              | 35                 |
| G122A                   | Svea-Cresbard loams, 0 to 3 percent slopes | 0.18  | 0.2%             | IIc              | 79                 |
| <b>Weighted Average</b> |                                            |       |                  |                  | <b>60.8</b>        |

# Property Photos



# 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 3/8/2021. 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 March 8, 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, ND #715.



Parcel 1

# Pifer's



Parcel 4

**Pifer's**  
LAND AUCTIONS



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