

Pifer's

LAND AUCTIONS

- *Highly Productive Cropland*
- *Excellent Pastureland*
- *Fantastic Hunting Opportunities*
- *Beautiful Setting for a Ranch or Hunting Lodge*
- *Close to Des Lacs Lake*

LAND AUCTION

939 +/- Acres • Burke & Ward Counties, ND

Wednesday, February 17, 2021 – 11:00 a.m.

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



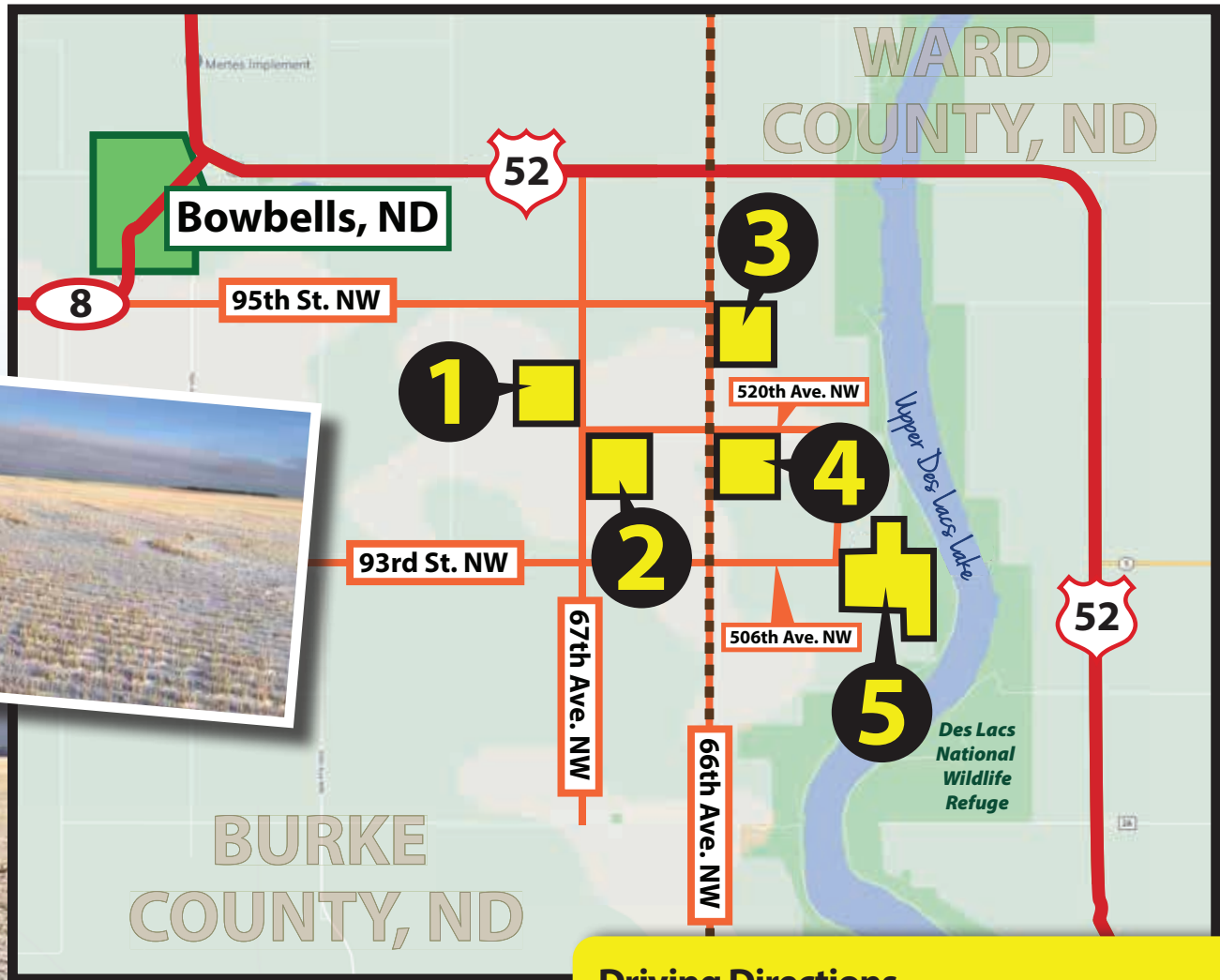
**OWNERS: Duane Hanson
& Dean Hanson**

877.477.3105

www.pifers.com

General Information

AUCTION NOTE: This Burke and Ward County property has it all! East of Bowbells, ND, this property features 939 +/- acres which includes a beautiful farmstead, highly productive cropland, pasture, and hunting land. Cropland has a strong cropping history with fantastic cropland soils throughout with much of the Soil Productivity Indexes (SPI) ranging in the 80s and 90s. The parcel which includes the farmstead borders US land and is less than a 1/4 mile from Des Lacs Lake and is a great setting for a ranch or hunting lodge. The pastureland features a well, dugout and native grasses making great land for cattle, horses and hunting opportunities! Property is to be offered in five parcels. Crop and pastureland available for 2021 crop year.



Driving Directions

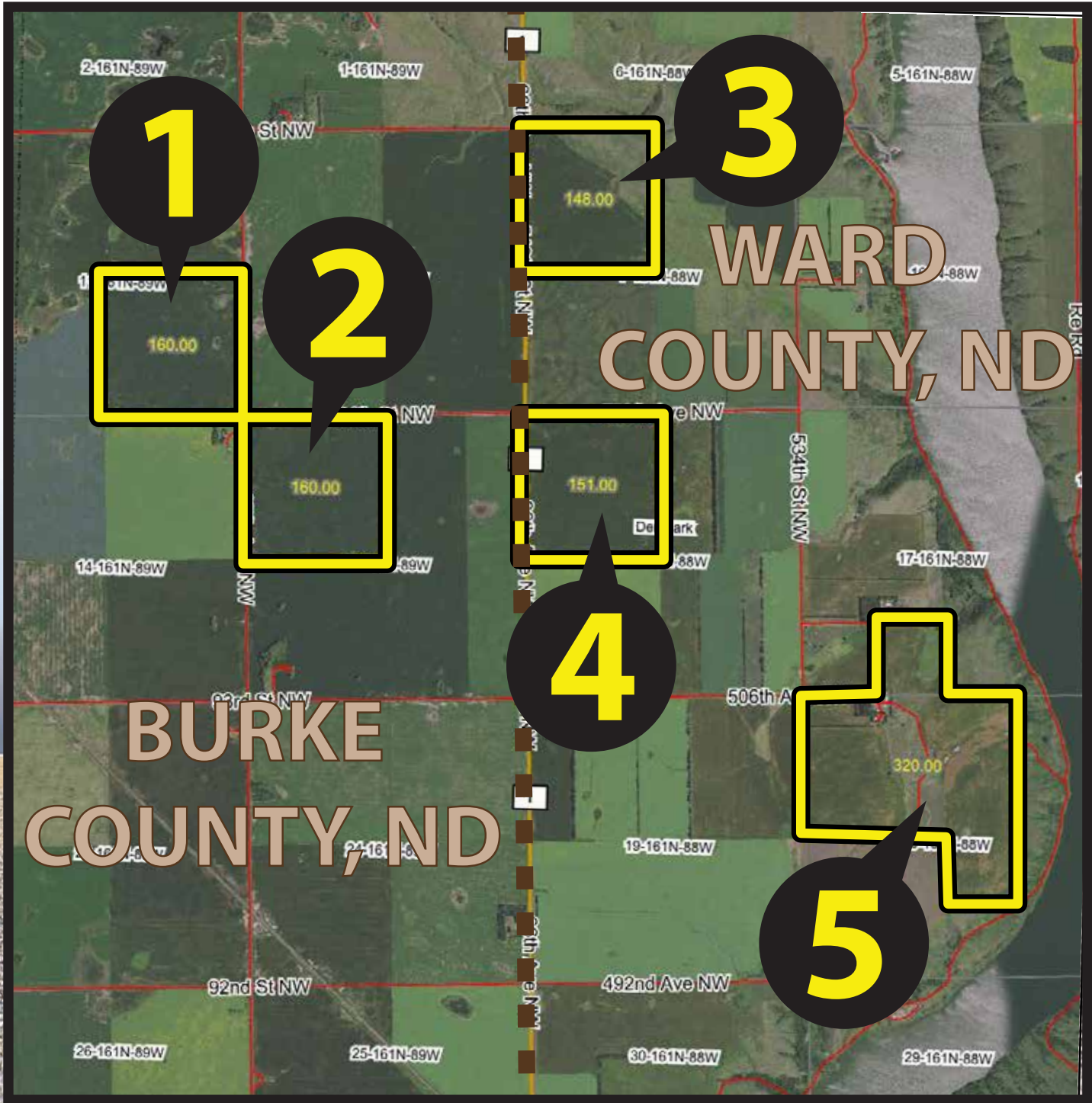
From Bowbells, ND go east 3 miles on US Hwy. #52 and then south two miles on 67th Ave. NW. This will bring you the southeast corner of parcel 1 and northwest corner of parcel 2. On US Hwy. #52 & 66th Ave. NW/548th St. NW go south 1 mile. This will bring you to the northwest corner of parcel 3. Continue south 1 mile. This will bring you to the northwest corner of Parcel 4. Continue 1 mile south to 506th Ave. NW and go 1 mile east. This will bring you to the northwest corner of Parcel 5.



Bob Pifer
701.371.8538
bob@pifers.com

Pifer's
LAND AUCTIONS

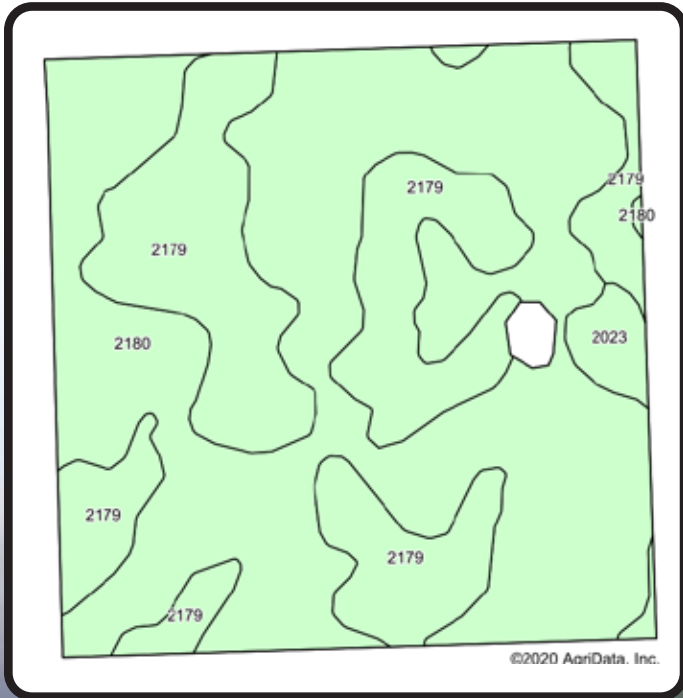
997 47th Ave. S, Suite #3 • Grand Forks, ND 58201



Parcel 1 • Burke County

Acres: 160 +/-
Legal: SE¼ 11-161-89
Cropland Acres: 157.78 +/-
Taxes (2020): \$664.54

This parcel features 160 +/- acres with 157.78 +/- acres of cropland containing great soils throughout and a SPI of 63.7.



Crop	Base Acres	Yield
Wheat	84.4	38 bu.
Flax	2.8	15 bu.
Barley	7.85	57 bu.
Canola	44.89	2,076 lbs.
Total Base Acres: 139.94		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2180	Niobell-Noonan-Tonka complex, 0 to 3 percent slopes	98.04	62.1%	IIIs	67
2179	Noonan-Niobell loams, 0 to 6 percent slopes	56.14	35.6%	IVs	57
2023	Williams-Niobell loams, 0 to 3 percent slopes	3.60	2.3%	IIc	80
Weighted Average					63.7

Parcel 2 • Burke County

Acres: 160 +/-
Legal: NW¼ 13-161-89
Cropland Acres: 155.80 +/-
Taxes (2020): \$679.12

This parcel features 160 +/- acres with 155.8 +/- acres of cropland containing great soils throughout with a SPI of 67.3.



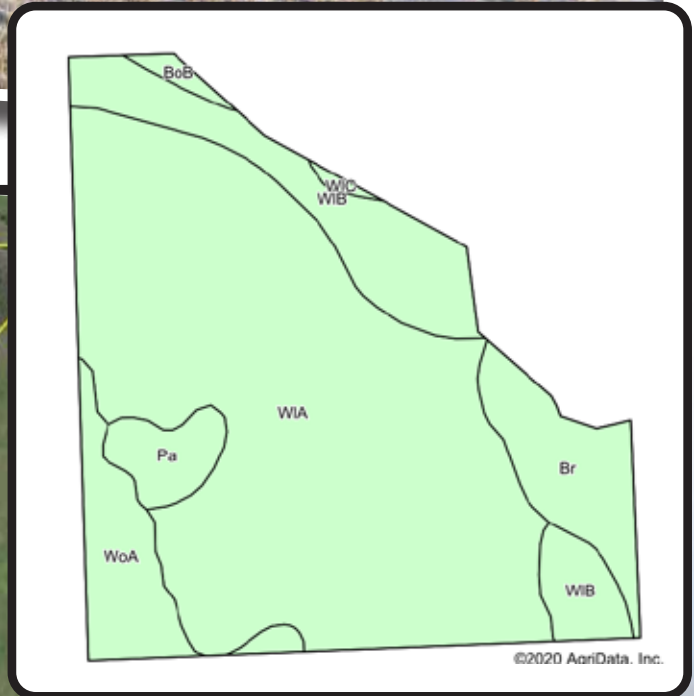
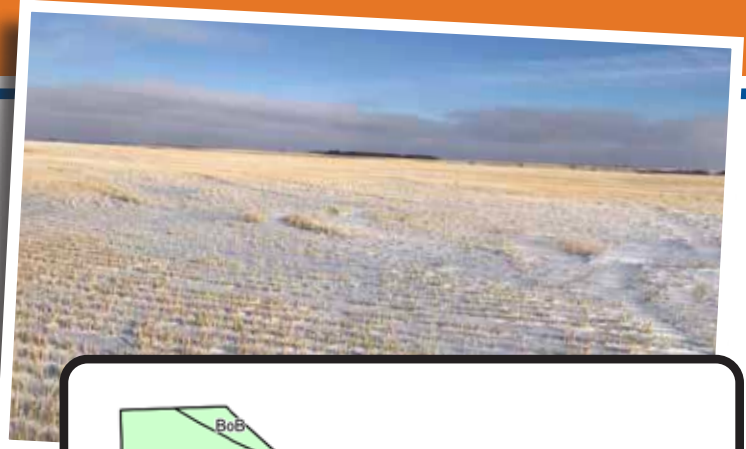
Crop	Base Acres	Yield
Wheat	83.36	38 bu.
Flax	2.77	15 bu.
Barley	7.75	57 bu.
Canola	44.34	2,076 lbs.
Total Base Acres: 138.22		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
2180	Niobell-Noonan-Tonka complex, 0 to 3 percent slopes	108.97	69.9%	IIs	67
2179	Noonan-Niobell loams, 0 to 6 percent slopes	20.98	13.5%	IVs	57
2023	Williams-Niobell loams, 0 to 3 percent slopes	11.57	7.4%	IIc	80
2024	Williams-Niobell loams, 3 to 6 percent slopes	7.63	4.9%	Ile	76
1427	Parnell silty clay loam, 0 to 1 percent slopes	6.65	4.3%	IIIw	73
Weighted Average					67.3

Parcel 3 • Ward County

Acres: 148 +/-
Legal: NW¼ 7-161-88
Cropland Acres: 109.828 +/-
Pasture Acres: 38.97 +/-
Taxes (2020): \$725.90

This parcel features 148 +/- acres with 109.82 +/- acres of cropland containing a fantastic SPI of 88.5. Pasture has good native grasses throughout along with a livestock water dugout.



Crop	Base Acres	Yield
Wheat	58.75	38 bu.
Flax	1.95	15 bu.
Barley	5.46	57 bu.
Canola	31.25	2,076 lbs.
Total Base Acres: 97.41		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WIA	Williams loam, level	73.11	66.6%	IIc	89
WIB	Williams loam, gently undulating	15.23	13.9%	Ile	84
Br	Bowbells-Tonka complex	8.59	7.8%	IIc	96
WoA	Williams-Bowbells-Tonka loams, level	8.09	7.4%	IIc	90
Pa	Parnell silty clay loam	3.66	3.3%	IIIw	75
BoB	Bowbells loam, gently sloping	0.81	0.7%	Ile	93
WIC	Williams loam, undulating	0.33	0.3%	Ile	85
Weighted Average					88.5

Parcel 4 • Ward County

Acres: 151 +/-
Legal: E½NW¼ and Lots 1 & 2 18-161-88
Cropland Acres: 146.3 +/-
Taxes (2020): \$923.23

This parcel features 151 +/- acres with 146.3 +/- acres of cropland containing fantastic SPI average of 90.9 and 36 acres with a SPI of 96.



Crop	Base Acres	Yield
Wheat	78.27	38 bu.
Flax	2.6	15 bu.
Barley	7.28	57 bu.
Canola	41.63	2,076 lbs.
Total Base Acres: 129.78		

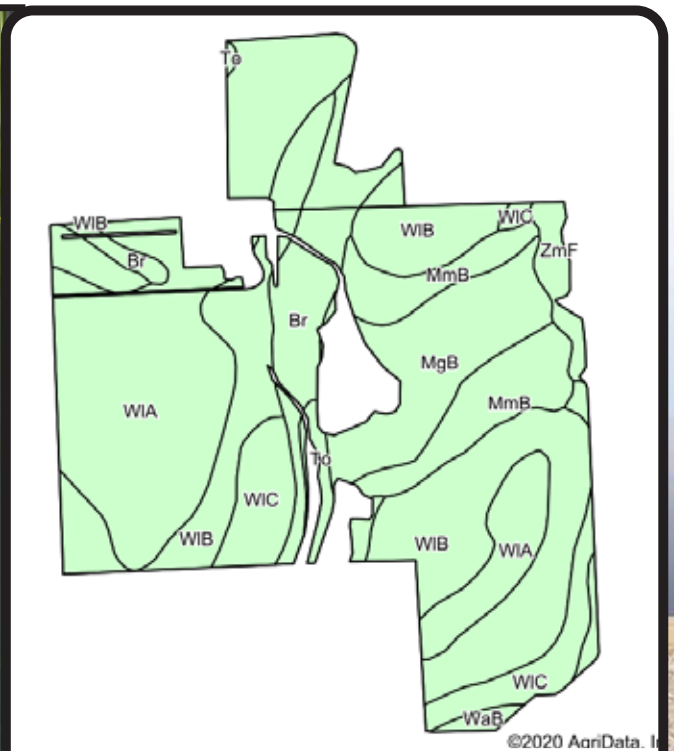
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WoA	Williams-Bowbells-Tonka loams, level	56.37	38.9%	IIc	90
WIA	Williams loam, level	47.43	32.7%	IIc	89
Br	Bowbells-Tonka complex	34.90	24.1%	IIc	96
To	Tonka silt loam	6.20	4.3%	IIlw	84
Weighted Average					90.9

Parcel 5 • Ward County

Acres:	320 +/-
Legal:	SE¹/₄SW¹/₄ 17-161-88 and NW¹/₄NE¹/₄ & N¹/₂NW¹/₄ & S¹/₂NW¹/₄ & SW¹/₄NE¹/₄ & NW¹/₄SE¹/₄ 20-161-88
Cropland Acres:	278.96 +/-
Pasture Acres:	35.15 +/-
Taxes (2020):	\$2,321.04

Crop	Base Acres	Yield
Wheat	149.23	38 bu.
Flax	4.94	15 bu.
Barley	13.89	57 bu.
Canola	79.39	2,076 lbs.
Total Base Acres: 247.45		

The 320 +/- acres includes the farmstead, cropland, and pastureland. This is an incredible setting for a ranch or hunting operation. The entire east side borders US Wildlife Refuge land and is a couple hundred yards from Des Lacs Lake with incredible views from the property. Cropland has a fantastic SPI with much of it between 89 and 96 and averaging a SPI of 79.7! Pasture has good native grasses throughout with a livestock water dugout. Property has excellent hunting with pheasant, grouse, and deer moving in and out of the reserve.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WIA	Williams loam, level	85.42	30.5%	IIc	89
WIB	Williams loam, gently undulating	84.16	30.1%	Ile	84
MgB	Manning sandy loam, undulating	27.65	9.9%	IIle	40
MmB	Max-Williams loams, undulating	24.37	8.7%	Ile	76
Br	Bowbells-Tonka complex	23.37	8.3%	IIc	96
WIC	Williams loam, undulating	23.30	8.3%	Ile	85
ZmF	Zahl-Max loams, steep	6.88	2.5%	VIIe	21
To	Tonka silt loam	3.14	1.1%	IIlw	84
WaB	Wabek soils, undulating	1.61	0.6%	VIIs	23
Weighted Average					79.7

Farmstead Information

House

Address: 53001 506th Ave. NW - Bowbells, ND 58721

Built: 1956 (Original Home)

Sq. ft.: 950 – 1,100

Bedrooms: 2

Bathrooms: 1

Cooling/Heating: Central Air & Propane Heat

Water: 2 Wells – 1 Working, 1 Not Operational

Power: Burke-Divide Power

Internet: NCC

Please Note: Appliances Are Not Included

Quonset

Size: 40' x 72' - Dirt Floor

Shop – 2 Car Garage

Size: 24' x 40' - Cement Floor

Small Barn

Size: 24' x 30' - Dirt Floor

Wood Granary

Size: 16' x 20' - Wood Floor

2 Car Garage

Size: 28' x 24' - Dirt Floor

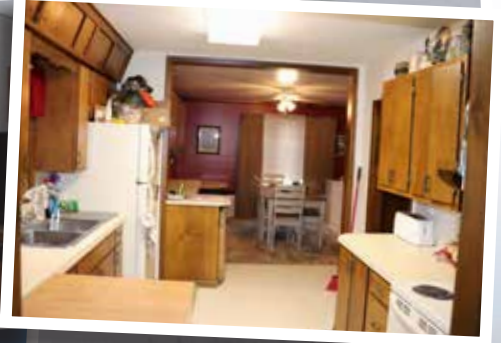
Shed/Small Barn

Size: 24' x 30' Dirt Floor

Grain Bins

Size: Various - Sizes Unknown

*Home & Outbuildings are
Viewed by Appointment Only!*



***Please Note: If the square footage of the residence is an important factor to you, the buyer, you should determine or verify the square footage in a manner that makes you comfortable and satisfied with the information.**

All fencing & corrals belong to the current tenant and are not part of the auction sale. The brown shed, red lean barn shelter, brown and white chicken coop and tin attached on the east side of the small barn are not included.



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 3/31/2021. 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 31, 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 5

Pifer's



Parcel 4

Pifer's
LAND AUCTIONS



877.477.3105
www.pifers.com