

Pifer's

LAND AUCTIONS

- *Contiguous Crop & Pastureland*
- *Strong Producing Cropland*
- *Excellent 4 Wire Fencing & Water Sources*
- *Online Bidding Available!*

LAND AUCTION

552.54 +/- Acres • Emmons County, ND

Wednesday, March 31, 2021 – 1:00 p.m. (CT)

Holiday Inn: 3903 State St. • Bismarck, ND



OWNER:
Heidrich Family

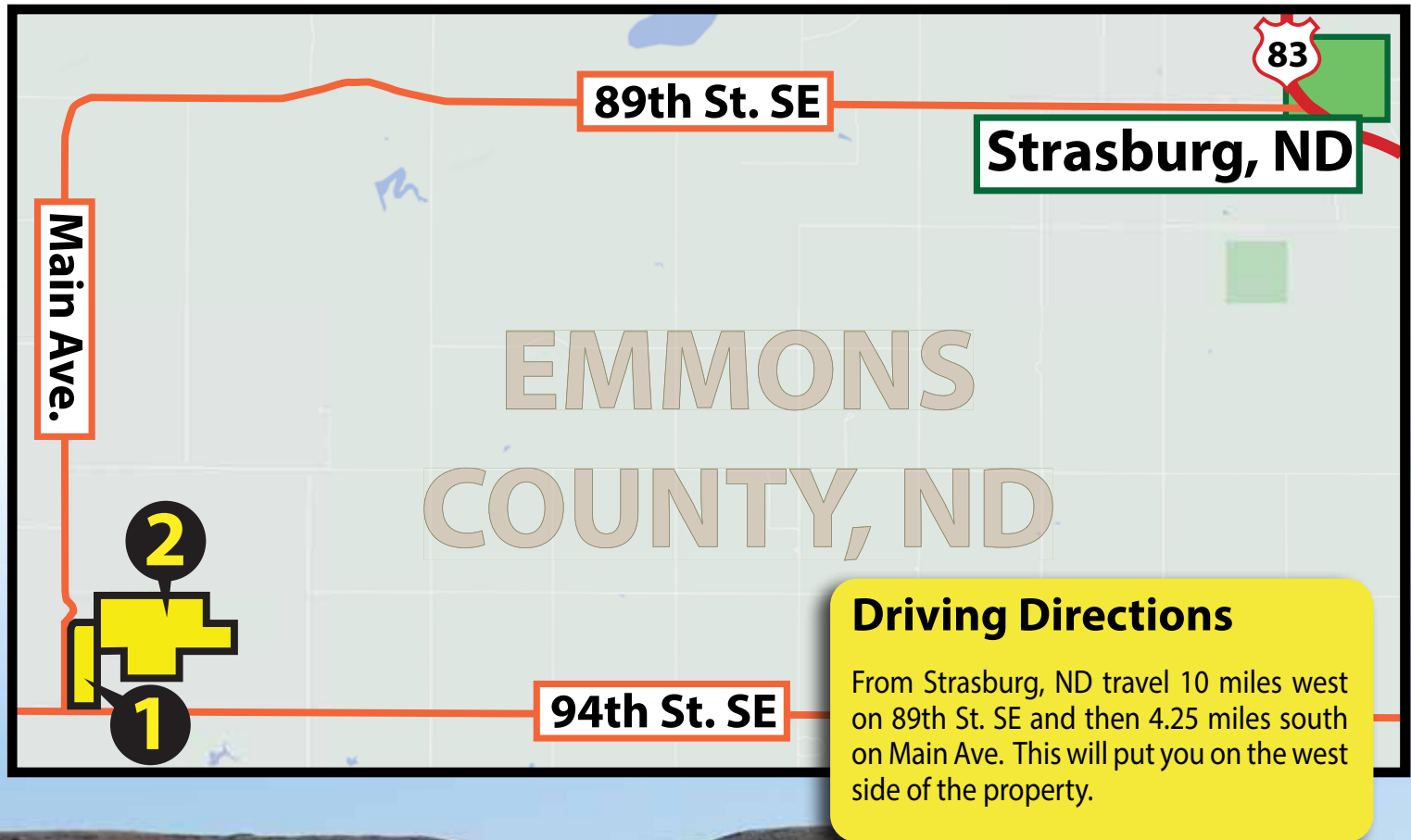


877.700.4099

www.pifers.com

General Information

AUCTION NOTE: This secluded property features 552.54 +/- contiguous acres consisting of 335 +/- acres of quality cropland with the balance of native pasture and hayland, located west of Strasburg, ND. The diverse landscape of this property offers not only quality cropland with excellent soils and good drainage, but also lush native pastures with rugged terrain making it prime pheasant and deer habitat. The pasture features excellent 4 wire fencing and good water sources. Sellers are retaining the mineral interests.



CONTIGUOUS PROPERTY THAT HAS IT ALL!

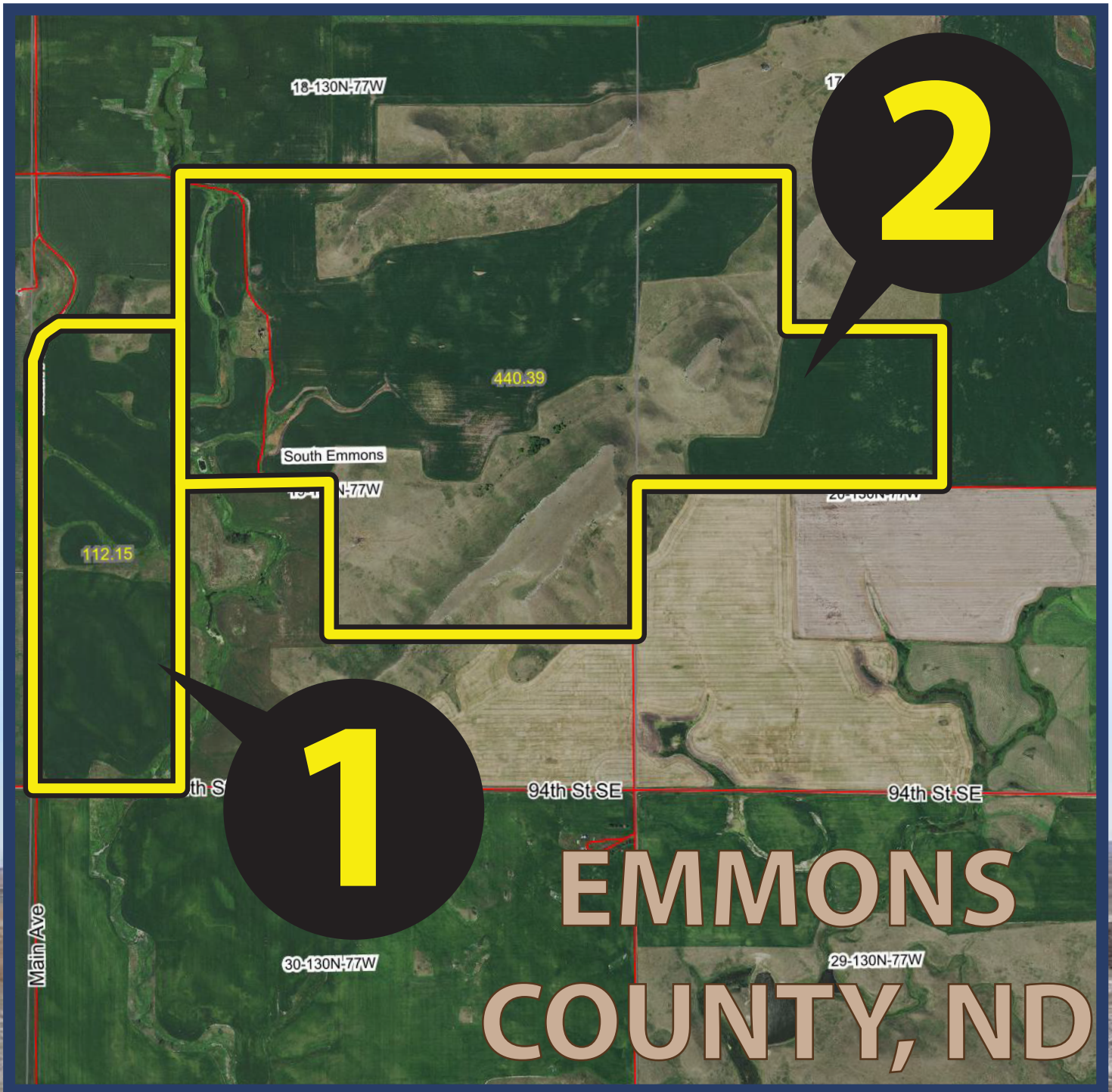


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Property Layout



Parcel 1

Acres: 112.15 +/-
Legal: Lots 2, 3 & 4 19-130-77
Crop Acres: 92.07 +/-
Hay Acres: 14.2 +/-
Taxes (2020): \$612.99 (Estimate)

This parcel has excellent soils with good crop history and great access off gravel road on the west and south side.

PARCELS 1 & 2 COMBINED

Crop	Base Acres	Yield
Wheat	167.2	36 bu.
Sunflowers	167.2	1,644 lbs.
Total Base Acres: 334.4		

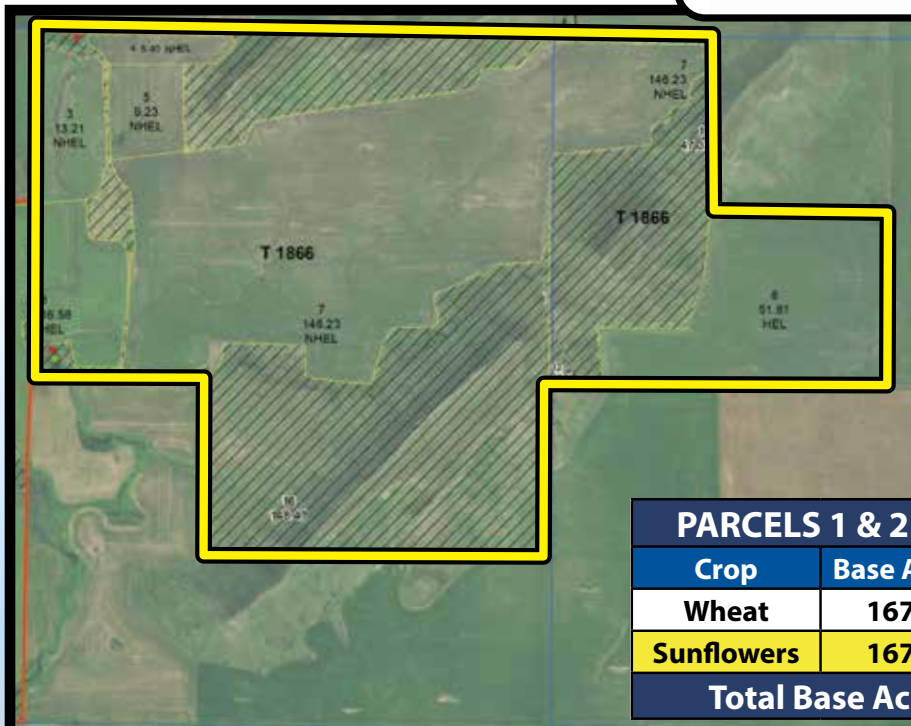
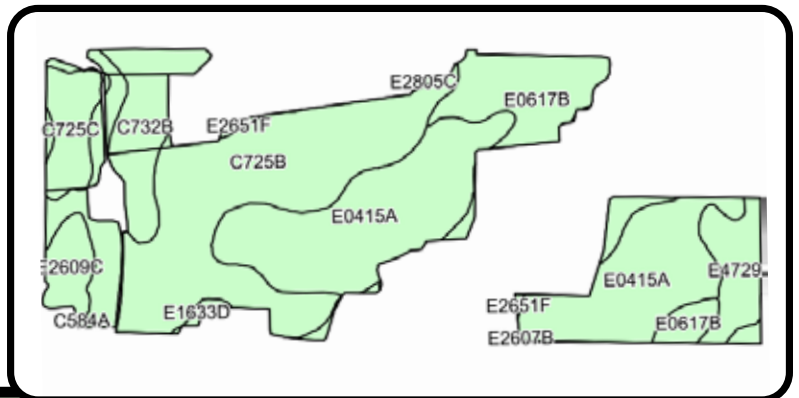


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C725B	Omio-Amor complex, 3 to 6 percent slopes	29.74	32.3%	Ile	80
C725C	Omio-Amor complex, 6 to 9 percent slopes	17.08	18.6%	IIle	66
E0921C	Regent-Cabba complex, 6 to 9 percent slopes	13.99	15.2%	IIle	54
E2609C	Amor-Werner-Farnuf loams, 6 to 9 percent slopes	12.76	13.9%	IIle	56
C717C	Sutley silt loam, 2 to 9 percent slopes	6.84	7.4%	IVe	53
C732B	Bryant silt loam, 2 to 6 percent slopes	4.80	5.2%	Ile	83
C954B	Regent-Savage silty clay loams, 3 to 6 percent slopes	2.34	2.5%	Ile	81
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	2.00	2.2%	Vle	25
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	1.68	1.8%	IIls	60
C584A	Harriet loam, 0 to 2 percent slopes	0.84	0.9%	VIls	26
Weighted Average					66.2

Parcel 2

Acres:	440.39 +/-
Legal:	NW¹/₄NW¹/₄, S¹/₂NW¹/₄ 20-130-77, E¹/₂NW¹/₄, N¹/₂SE¹/₄, NE¹/₄ 19-130-77
Crop Acres:	242.46 +/-
Pasture Acres:	195.8 +/-
Taxes (2020):	\$1,943.50 (Estimate)

In addition to good, well drained soils and strong crop history, this parcel contains native grass with good fencing and excellent hunting opportunities.



PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Wheat	167.2	36 bu.
Sunflowers	167.2	1,644 lbs.
Total Base Acres: 334.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C725B	Omio-Amor complex, 3 to 6 percent slopes	83.38	34.4%	Ile	80
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	79.97	33.0%	Ils	60
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	28.25	11.7%	Ile	65
C732B	Bryant silt loam, 2 to 6 percent slopes	17.59	7.3%	Ile	83
E4729A	Heil silty clay loam, 0 to 1 percent slopes	11.78	4.9%	Vls	35
C725C	Omio-Amor complex, 6 to 9 percent slopes	10.91	4.5%	IIle	66
E2609C	Amor-Werner-Farnuf loams, 6 to 9 percent slopes	7.47	3.1%	IIle	56
E1633D	Vebar fine sandy loam, 9 to 15 percent slopes	1.66	0.7%	VIe	36
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	0.97	0.4%	VIe	25
E2805C	Amor loam, 6 to 9 percent slopes	0.29	0.1%	IIle	57
C584A	Harriet loam, 0 to 2 percent slopes	0.19	0.1%	Vls	26
Weighted Average					67.7

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 5/17/2021. 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 May 17, 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 2

Pifer's
LAND AUCTIONS



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