

Pifer's

LAND AUCTIONS

- 620.52 +/- Crop Acres
- 185.5 +/- Pasture Acres
- 254.06 +/- Conservation Reserve Program (CRP) Acres
- Great Access East of Leith, ND
- Online Bidding Available

LAND AUCTION

1,172.88 +/- Acres • Grant County, ND

Thursday, September 23, 2021 – 5:00 p.m.

Baymont Inn & Suites: 2611 Old Red Trail • Mandan, ND



**OWNER: Edwin
Johnson Estate**

877.477.3105

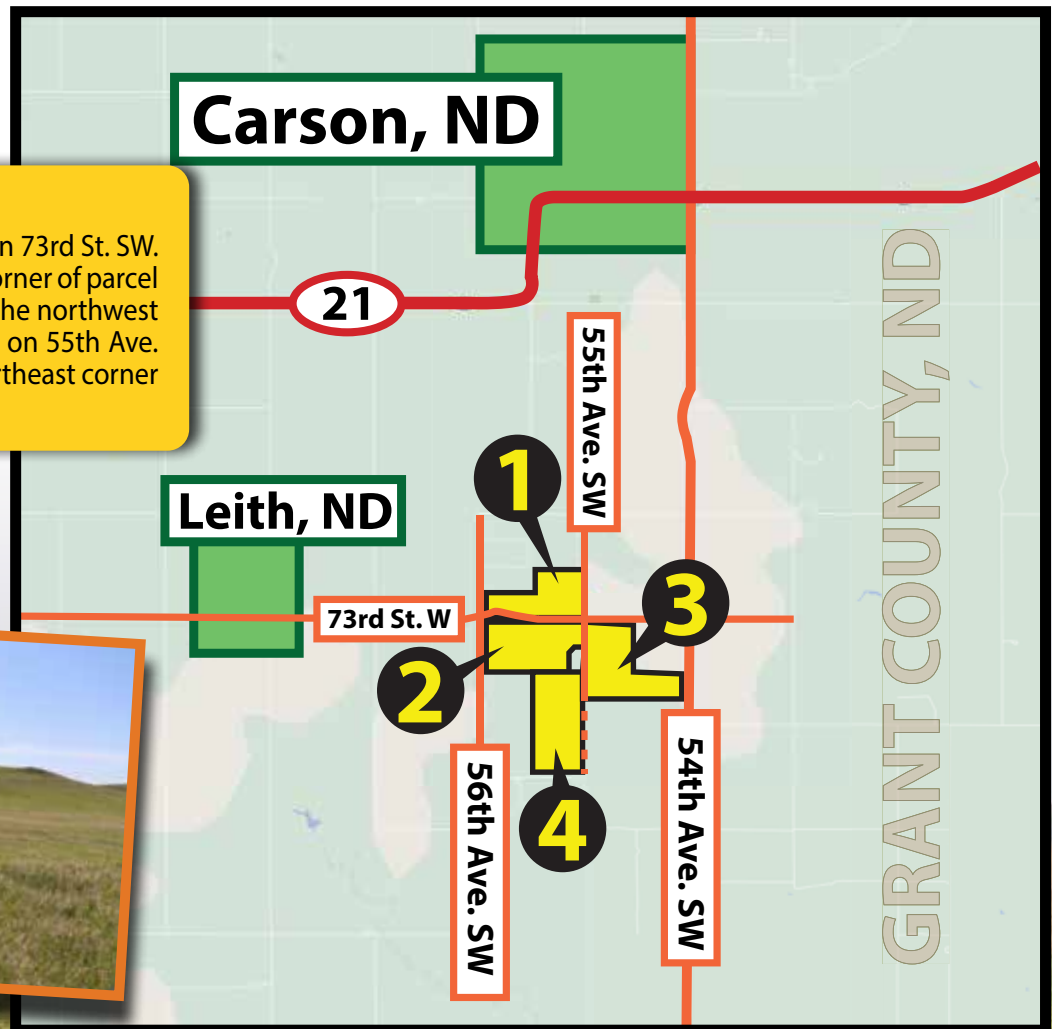
www.pifers.com

General Information

AUCTION NOTE: Grant County property east of Leith, ND featuring 1,172.88 +/- acres of crop, pasture, Conservation Reserve Program (CRP) and hunting land. The cropland has a strong cropping history with a good Soil Productivity Index (SPI). The pasture has excellent grazing. This property has prime habitat for wildlife and hunting for deer, small game and upland bird hunting. Great chance to add to your operation or portfolio with quality crop and pastureland that includes hunting opportunities! Parcels are currently in a North Dakota Game & Fish PLOTS (Private Land Open To Sportsman) program through 3/31/2022 with this year's payment prorated between the seller and the buyer. Cropland and pastureland are available for the 2022 crop year.

Driving Directions

From Leith, ND, go three mile east on 73rd St. SW. This will take you to the southeast corner of parcel 1, northeast corner of parcel 2 and the northwest corner of parcel 3. Go south ½ mile on 55th Ave. SW and this will bring you to the northeast corner of parcel 4.



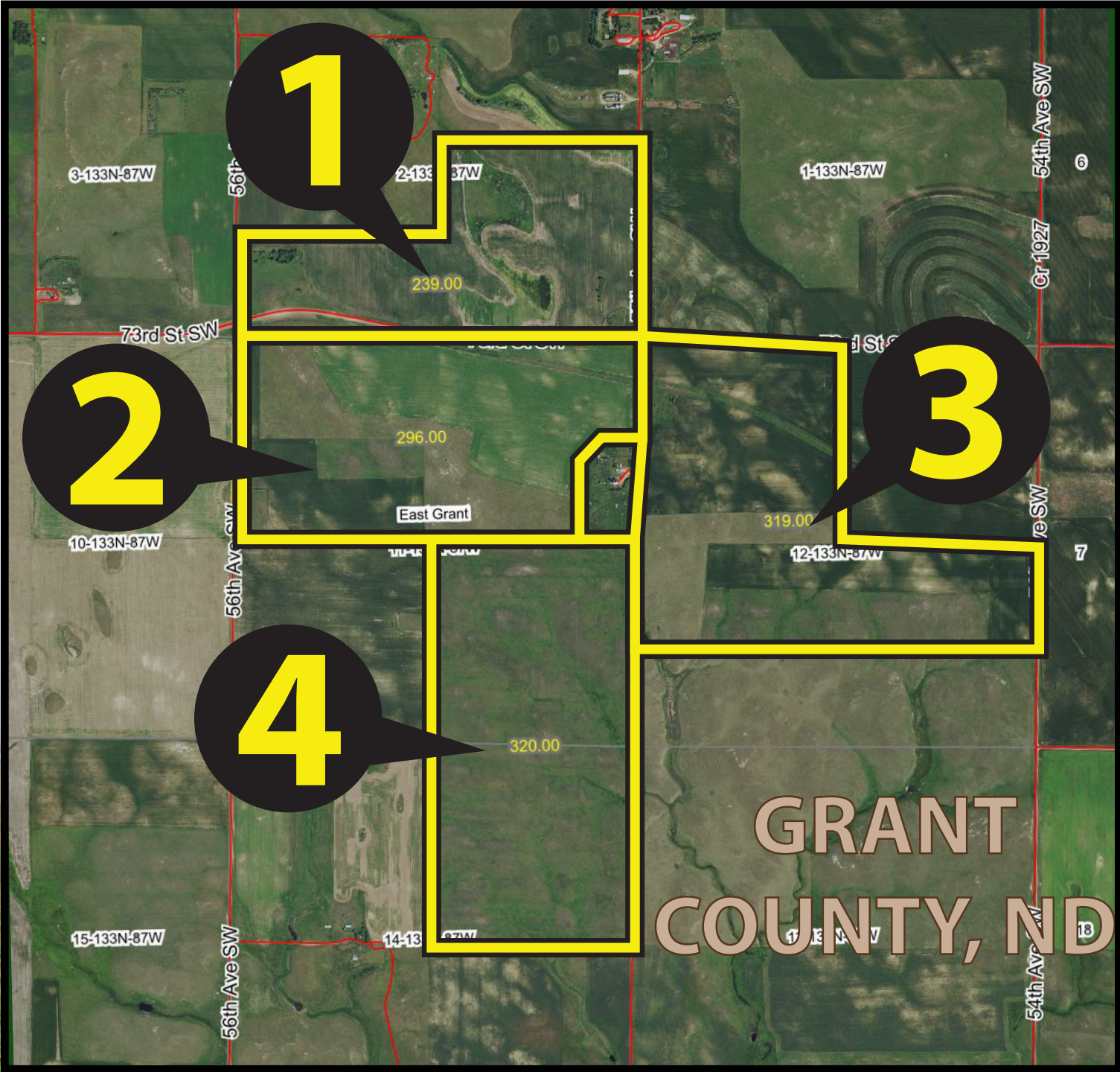
Bob Pifer
701.371.8538
bob@pifers.com



Pifer's
LAND AUCTIONS

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

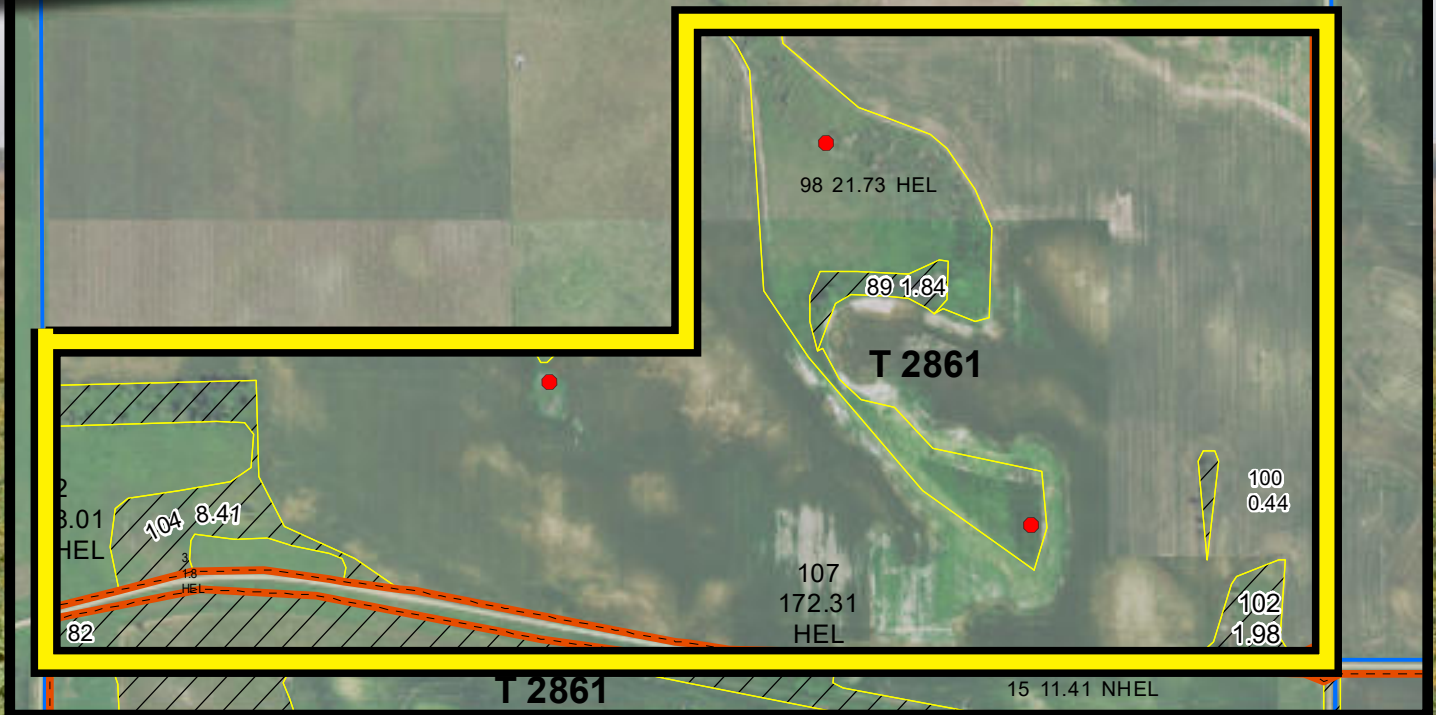
Overall Property



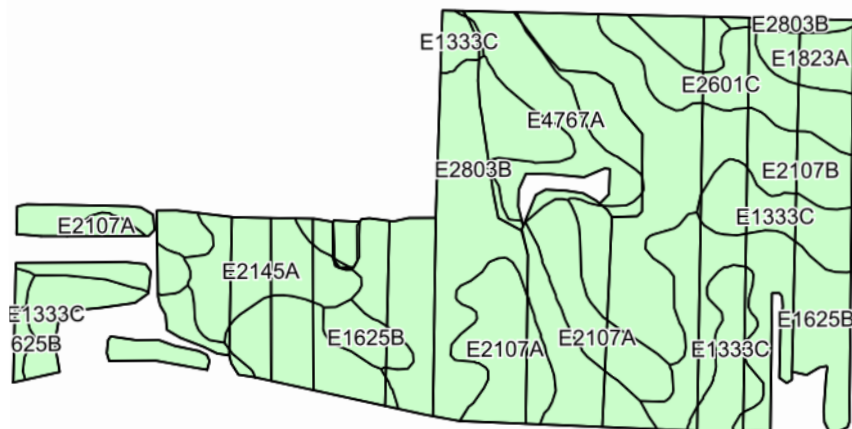
Parcel 1 • FSA Map & Information

Acres: 238.55 +/-
Legal: S½SW¼ & SE¼ 2-133-87
FSA Crop Acres: 202.5 +/-
PLOTS: Payment of \$280.90 +/- will be prorated to the day of closing.
ND Game & Fish contract runs from 4/1/2021 to 3-31-2022.
Taxes (2020): \$1,214.10

The 238.55 +/- acres including 202.5 +/- acres of cropland and the remaining acres includes grassland. Cropland has fantastic SPI with acres 71 & 93 with an average SPI of 71.8! PLOTS program expires 3-31-2022 with the year payment being prorated between the seller and buyer. Property has excellent hunting with antelope, deer and pheasants.



Parcel 1 • Soil Map



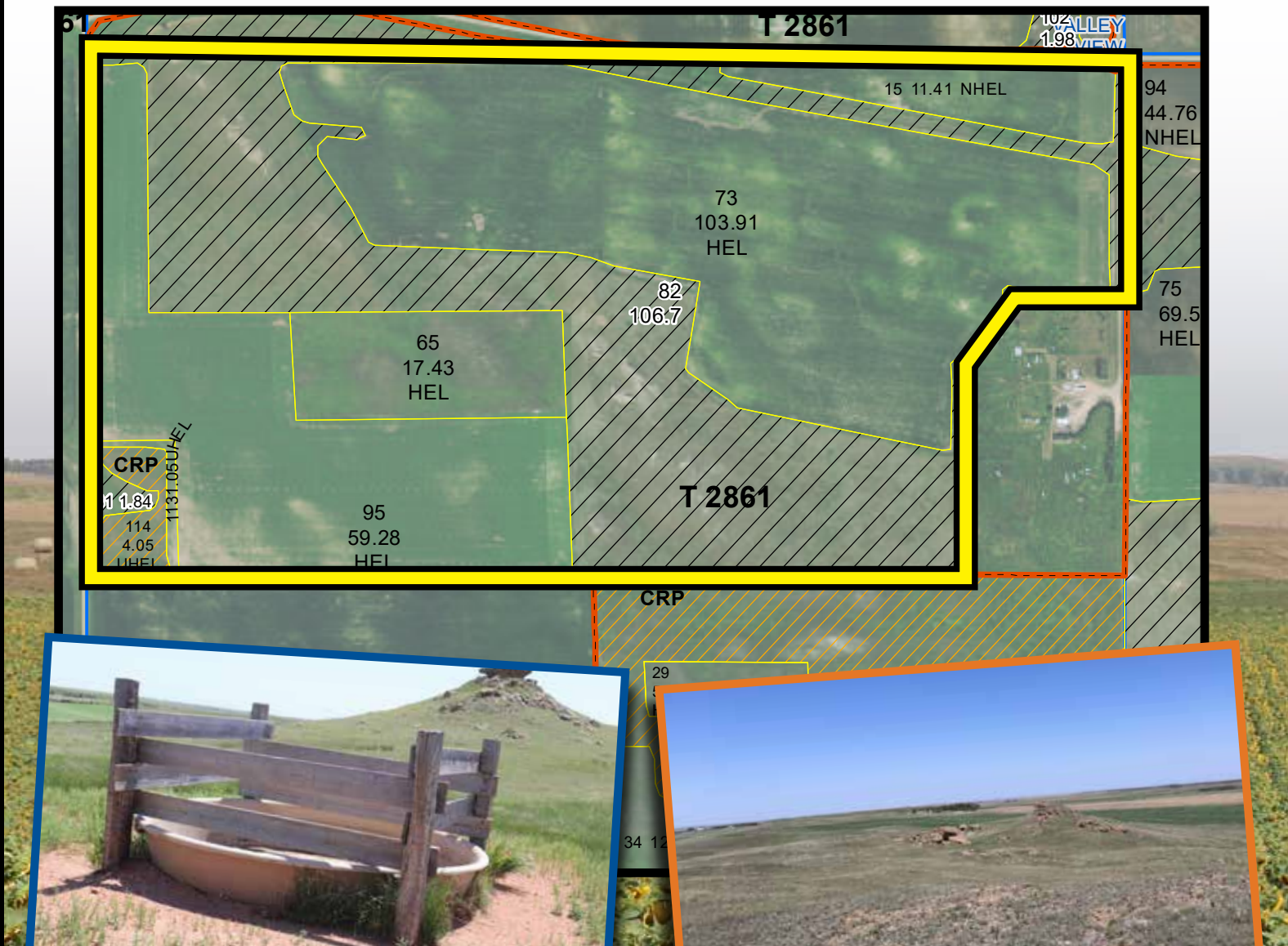
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	45.90	22.8%	Ile	76
E2107B	Arnegard loam, 2 to 6 percent slopes	37.31	18.5%	Ile	93
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	25.73	12.8%	IIle	63
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	23.73	11.8%	IVe	40
E2107A	Arnegard loam, 0 to 2 percent slopes	22.38	11.1%	IIc	97
E2145A	Shambo loam, 0 to 2 percent slopes	11.38	5.6%	IIc	87
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	11.12	5.5%	IIIle	53
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	10.53	5.2%	IVw	26
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	9.16	4.5%	IIIle	66
E1823A	Parshall fine sandy loam, 0 to 2 percent slopes	4.43	2.2%	IIIle	71
Weighted Average					71.8



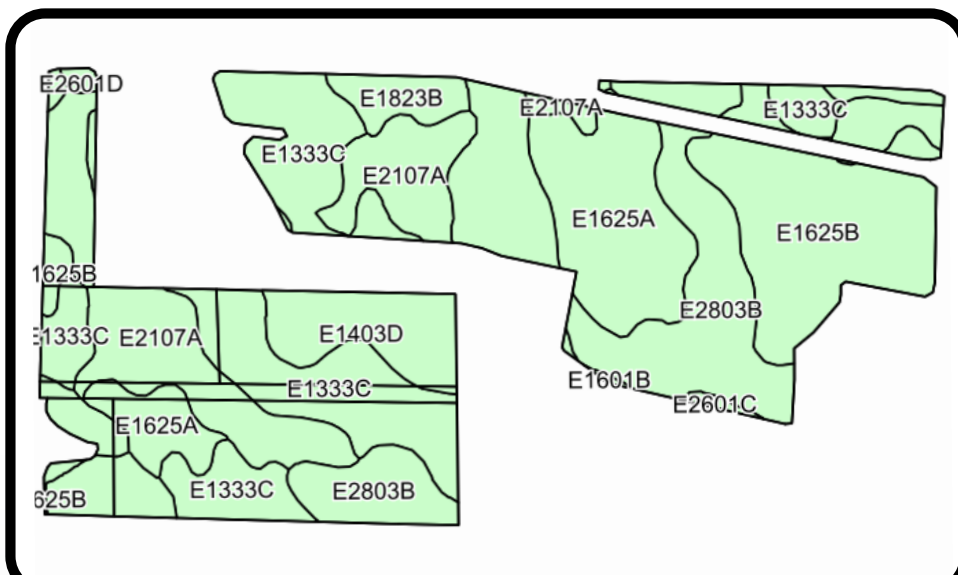
Parcel 2 • FSA Map & Information

Acres: 295.6 +/-
Legal: NW¼ & NE¼ Less 24.4 Acres 11-133-87
FSA Crop Acres: 195.08 +/-
Pasture Acres: 85 +/-
CRP Acres: 4.05 acres @ \$28.52/ac. - \$115.50/yr. – Expires: 9-30-2030
PLOTS: Payment of \$212.70 +/- will be prorated to the day of closing.
 ND Game & Fish contract runs from 4/1/2021 to 3-31-2022.
Taxes (2020): \$1,150.82

The 295.6 +/- acres include 195.08 +/- acres of cropland and 85 +/- acres of pastureland. Cropland has great SPI with acres at 76 & 97 SPI and an average SPI of 63.4! Pasture has good native grasses throughout. Seller doesn't control the current water source on this parcel. PLOTS program expires 3-31-2022 with the year payment being prorated between the seller and buyer. Property has excellent hunting with deer, antelope, and pheasants.



Parcel 2 • Soil Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	43.51	22.1%	Ile	76
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	40.33	20.5%	IVe	40
E2107A	Arnegard loam, 0 to 2 percent slopes	31.53	16.0%	IIc	97
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	30.47	15.5%	IIle	63
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	25.40	12.9%	IIle	66
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	15.19	7.7%	VIe	26
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	5.08	2.6%	IVe	35
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	4.44	2.3%	IIle	66
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.67	0.3%	IVe	40
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	0.51	0.3%	IIle	53
Weighted Average					63.4



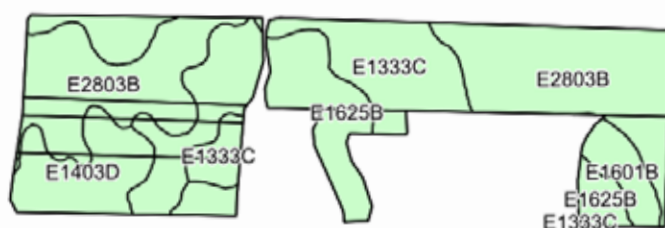
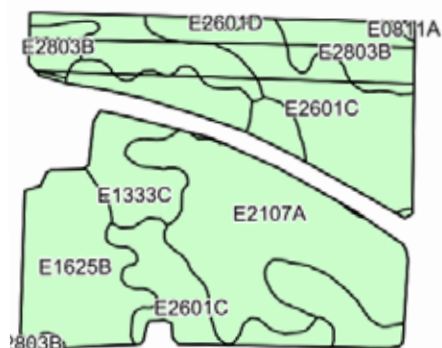
Parcel 3 • FSA Map & Information

Acres: 318.73 +/-
Legal: NW¼ & N½SE¼ & N½SW¼ 12-133-87
FSA Crop Acres: 205.4 +/-
Pasture Acres: 100.5 +/-
CRP Acres: 4.62 acres @ \$28.52/ac. - \$131.76/yr. – Expires: 9-30-2030
PLOTS: Payment of \$264.00 +/- will be prorated to the day of closing.
ND Game & Fish contract runs from 4/1/2021 to 3-31-2022.
Taxes (2020): \$1,331.74

The property features 318.73 +/- acres including 205.4 +/- acres of cropland and 100.5 +/- acres of pastureland. Cropland has great SPI with acres at 76 & 96 SPI and an average SPI of 63.3. Pastureland has good native grasses throughout with livestock water dugout. PLOTS program expires 3-31-2022 with the year payment being prorated between the seller and buyer. This parcel has excellent hunting with antelope, deer and pheasants.



Parcel 3 • Soil Map



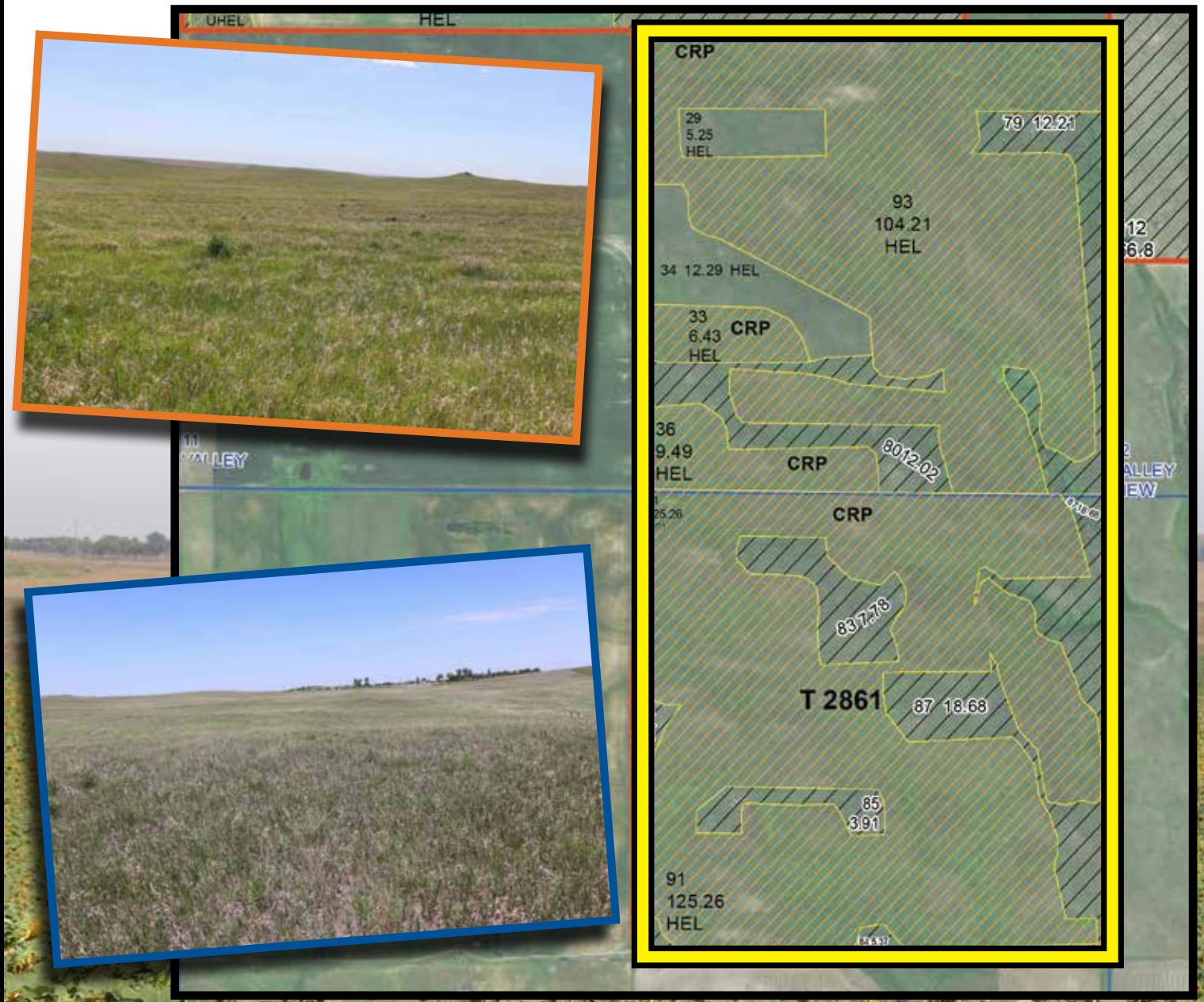
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	48.56	23.1%	Ile	76
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	47.33	22.5%	IIle	63
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	33.70	16.0%	IVe	40
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	32.01	15.2%	IIle	53
E2107A	Arnegard loam, 0 to 2 percent slopes	31.97	15.2%	IIc	97
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	11.83	5.6%	VIe	26
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	4.18	2.0%	IVe	35
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	0.45	0.2%	IVe	40
E0811A	Grail silty clay loam, 0 to 2 percent slopes	0.32	0.2%	IIc	96
Weighted Average					63.3



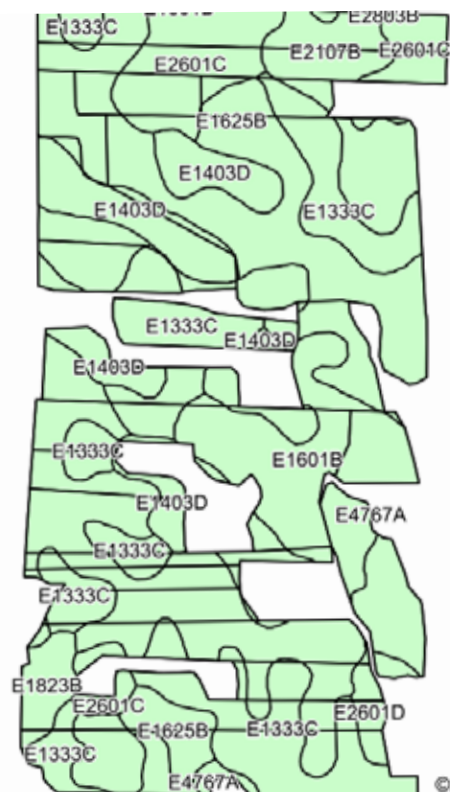
Parcel 4 • FSA Map & Information

Acres: 320 +/-
Legal: SE¼ 11-133-87 & NE¼ 14-133-87
FSA Crop Acres: 17.54 +/-
CRP Acres: 245.39 acres @ \$28.52/ac. - \$6,998.52/yr. – Expires: 9-30-2030
PLOTS: Payment of \$2,566.40 +/- will be prorated to the day of closing.
ND Game & Fish contract runs from 4/1/2021 to 3-31-2022.
Taxes (2020): \$1,019.44

The 320 +/- acres which includes 245.39 +/- acres of CRP with the remaining acres being FSA cropland and grassland. PLOTS program expires 3-31-2022 with the year payment being prorated between the seller and buyer. Property has excellent hunting with antelope, deer and pheasants.



Parcel 4 • Soil Map



©2021 AgriDat

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	92.61	35.2%	IIIe	63
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	62.99	24.0%	IVe	40
E1403D	Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes	28.08	10.7%	VIe	26
E1601B	Beisigl-Lihen loamy fine sands, 0 to 6 percent slopes	26.03	9.9%	IVe	35
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	21.42	8.1%	IIIe	53
E2107B	Arnegard loam, 2 to 6 percent slopes	16.02	6.1%	Ile	93
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	8.08	3.1%	IVe	40
E1823B	Parshall fine sandy loam, 2 to 6 percent slopes	6.62	2.5%	IIIe	66
E4767A	Regan silt loam, saline, 0 to 2 percent slopes, occasionally flooded	1.08	0.4%	IVw	26
Weighted Average					51



Base Acres & Yields

ALL PARCELS COMBINED

Crop	Base Acres	Yield
Wheat	350.75	31 bu.
Oats	9.1	39 bu.
Corn	96.67	82 bu.
Sunflowers	92.36	1,489 lbs.
Barley	6.4	32 bu.
Total Base Acres: 555.28		



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 11/8/2021. 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 November 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.



Pifer's



Pifer's
AUCTION & REALTY



877.477.3105
www.pifers.com