

*The Future of Stark County, North Dakota!*

# LAND AUCTION

968.84 +/- Acres • Stark County, ND

**Tuesday, September 28, 2021 – 3:00 p.m. (MT)**  
**Grand Dakota Lodge • Dickinson, ND**



**OWNERS: Frenzel Family Farms, Inc.**

**Pifer's**  
LAND AUCTIONS



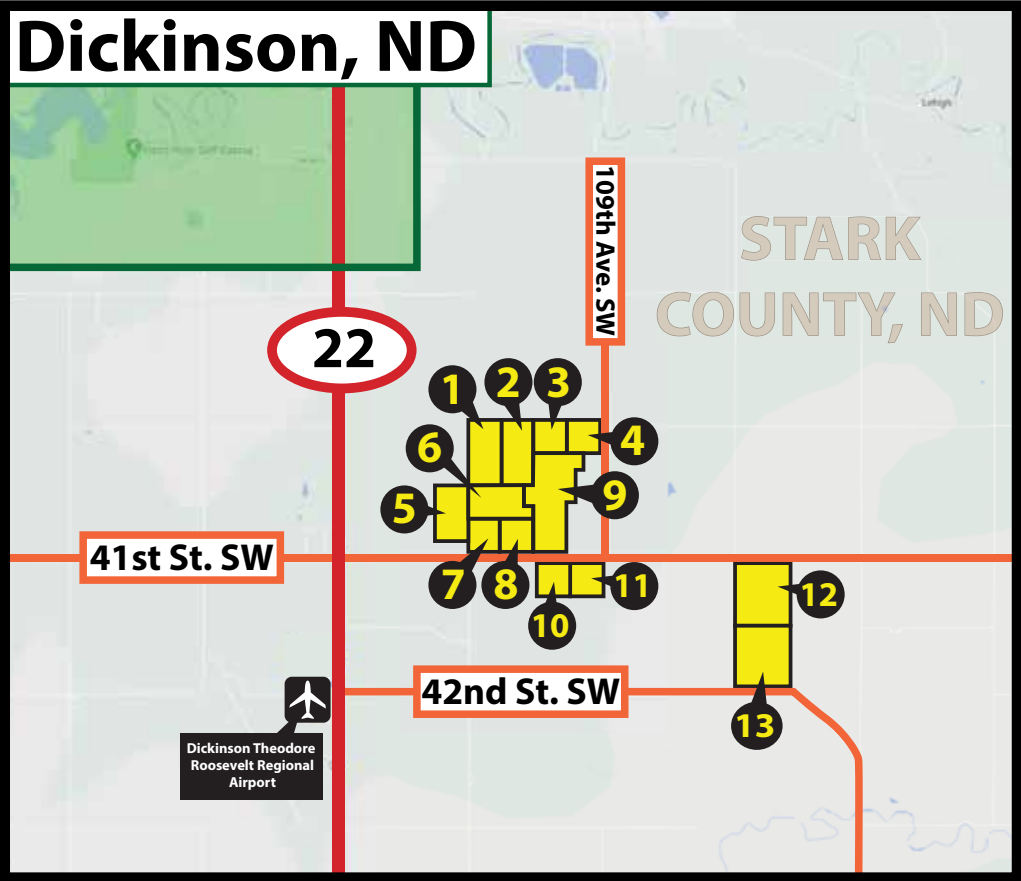
[www.pifers.com](http://www.pifers.com)

701.523.7366

# Introduction

Stark County, ND offers as much diversity, productivity, and opportunity as any area in the region. The Frenzel Family Farm is no exception to this rule. This very productive property is in the heart of the Dickinson area urban expansion, offering hardy native and tame grasses, rolling hills, productive cropland, and opportunity for near-future development.

The Frenzel Family Farm is only 3 miles southeast of the city of Dickinson, ND and lays directly on the east side of the new fairgrounds. Additionally, we will offer the original farmstead with a modest home, barn, quonset, trees and more.

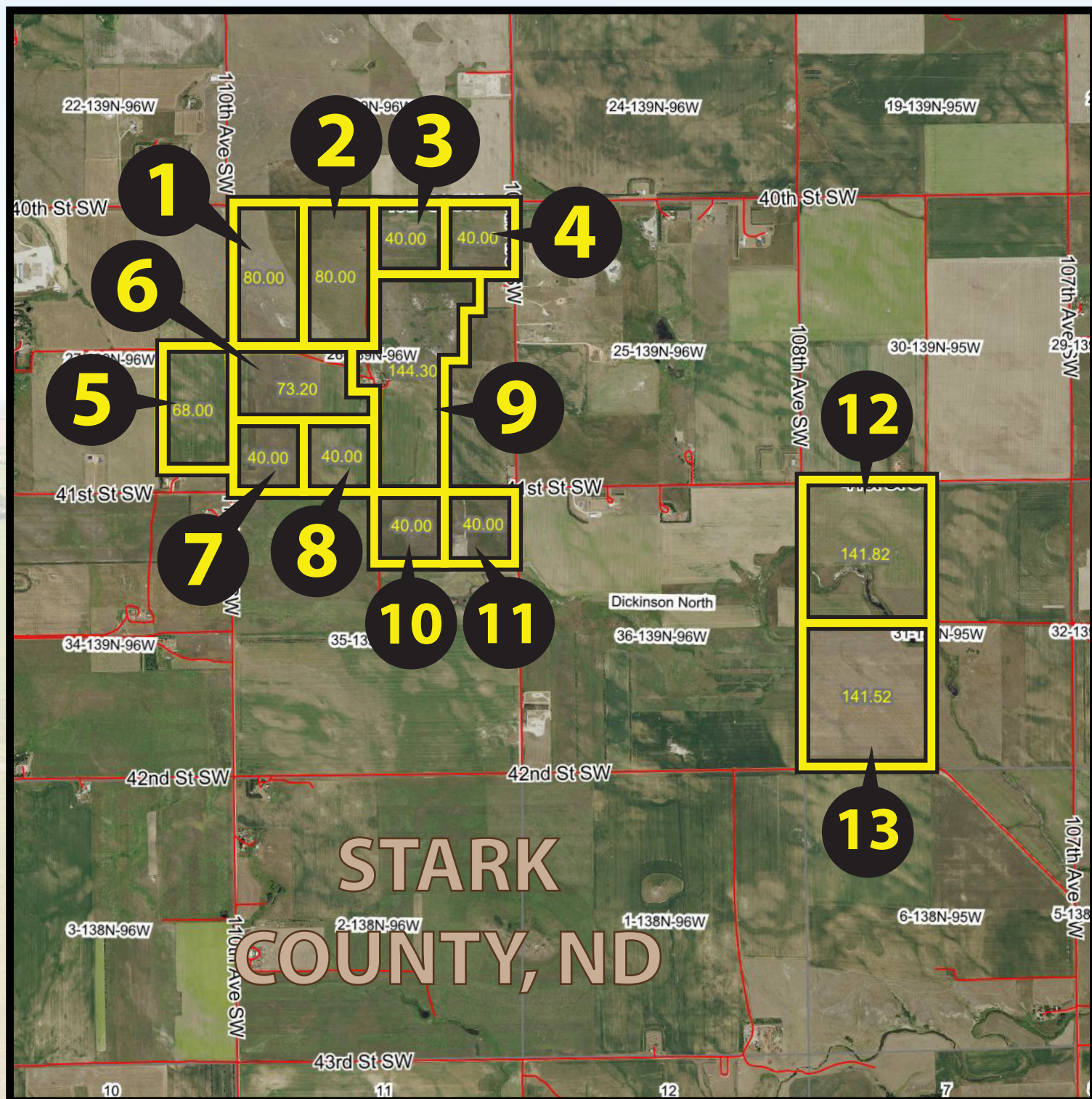


**Andy Mrnak**  
701.206.1095



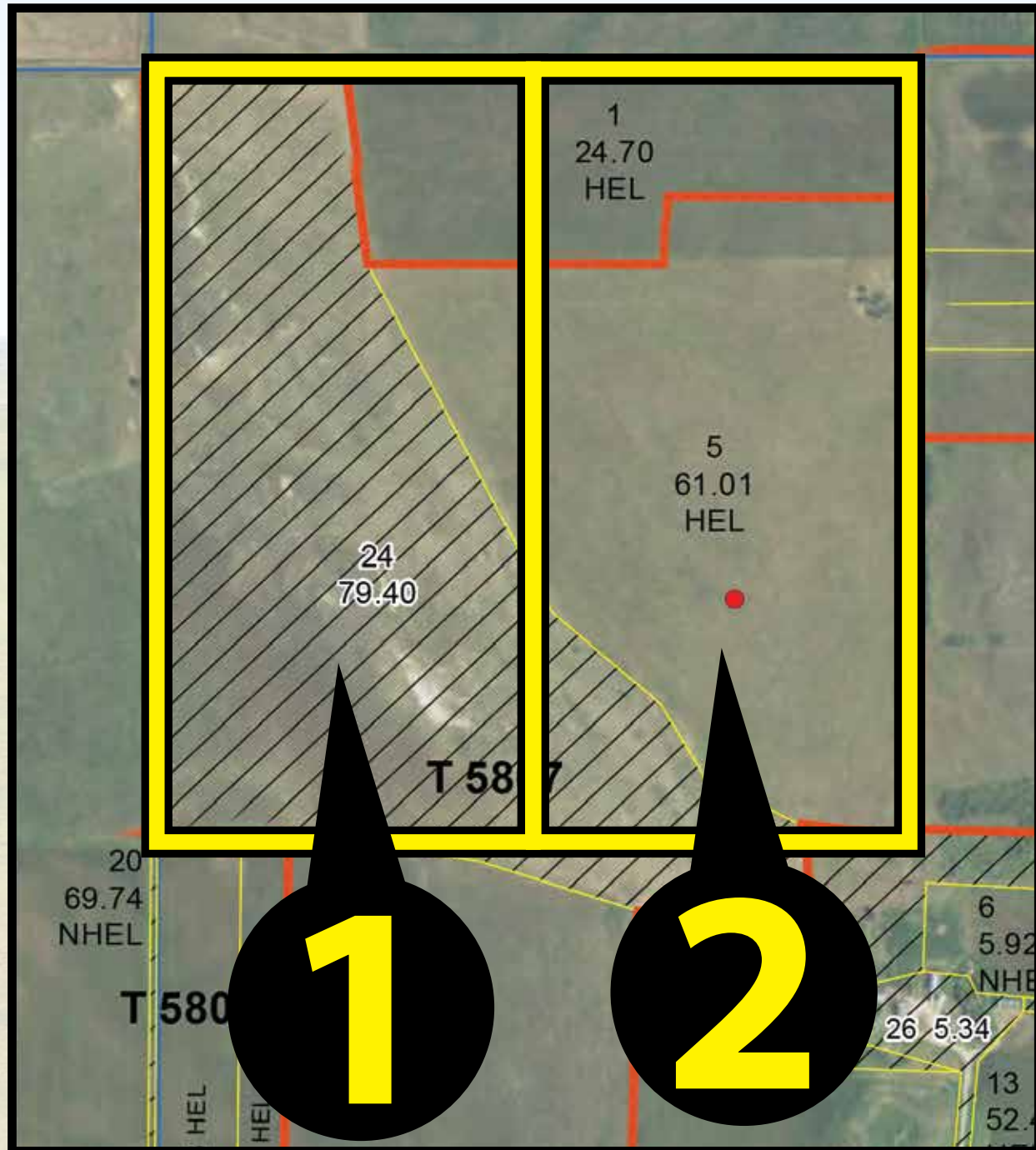
**Jim Sabe**  
701.523.6283

# Overall Map



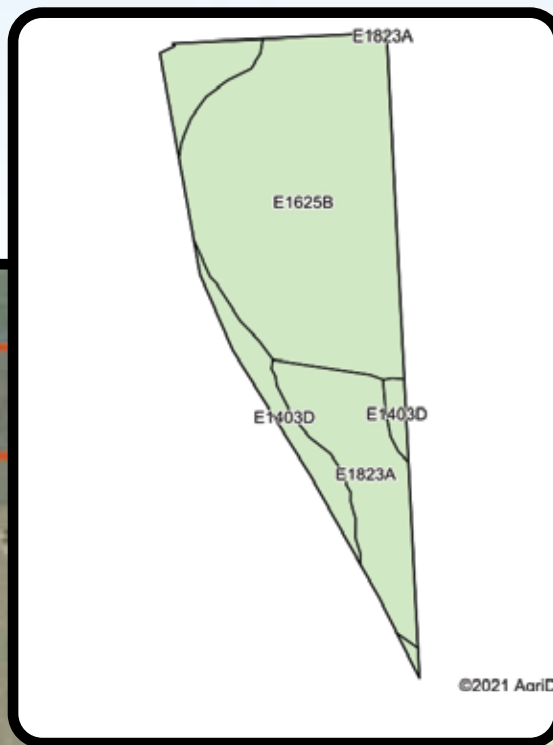
# Parcels 1 & 2

These parcels offers diversity and luster to anyone looking for an opportunity to purchase land with future development options. Access is available via the two section line roads on the north and west sides of this section. Also, from the top of the world is exceptional views of Dickinson to the north and the new Stark County fairgrounds to the west.



# Parcel 1

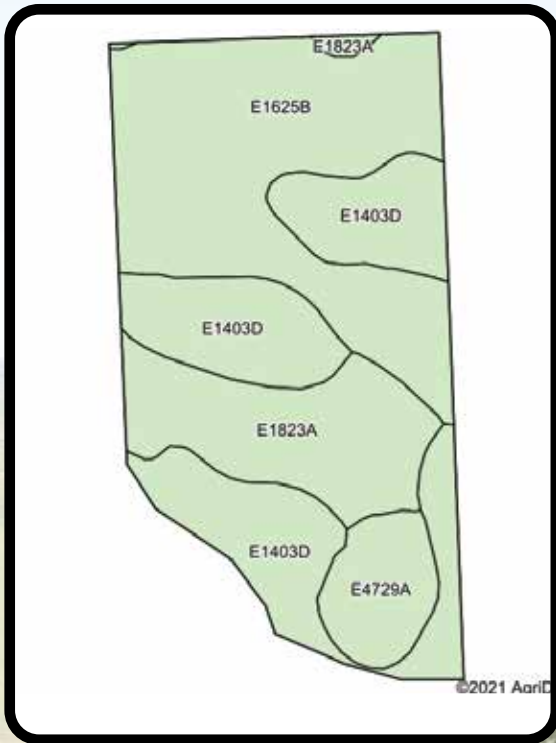
**Acres:** 80 +/-  
**Legal:** W½NW¼ 26-139-96  
**Crop Acres:** 14.79 +/- (Estimate)  
**Pasture Acres:** 65.21 +/- (Estimate)  
**Taxes (2020):** \$558.77 (Combined with Parcel 2)



| Code                    | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes          | 9.78  | 66.1%            | IIIe             | 63                 |
| E1823A                  | Parshall fine sandy loam, 0 to 2 percent slopes                 | 2.81  | 19.0%            | IIIe             | 71                 |
| E1403D                  | Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes | 2.20  | 14.9%            | Vle              | 26                 |
| <b>Weighted Average</b> |                                                                 |       |                  |                  | <b>59</b>          |

# Parcel 2

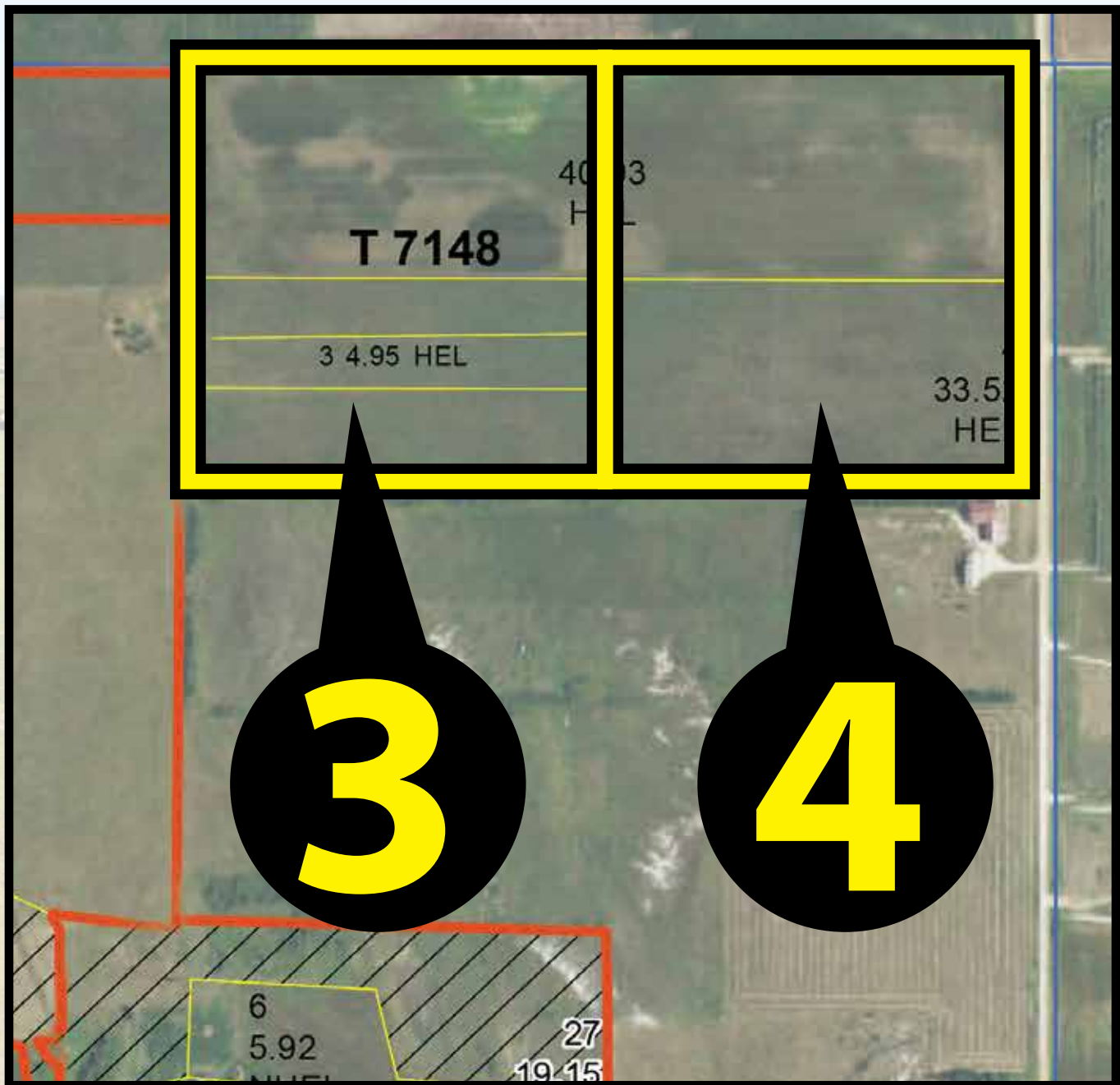
**Acres:** 80 +/-  
**Legal:** E½NW¼ 26-139-96  
**Crop Acres:** 70.47 +/- (Estimate)  
**Pasture Acres:** 9.53 +/- (Estimate)  
**Taxes (2020):** \$558.77 (Combined with Parcel 1)



| Code                    | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes          | 27.91 | 39.6%            | IIIe             | 63                 |
| E1403D                  | Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes | 24.00 | 34.1%            | VIe              | 26                 |
| E1823A                  | Parshall fine sandy loam, 0 to 2 percent slopes                 | 13.26 | 18.8%            | IIIe             | 71                 |
| E4729A                  | Heil silty clay loam, 0 to 1 percent slopes                     | 5.30  | 7.5%             | VIIs             | 35                 |
| <b>Weighted Average</b> |                                                                 |       |                  |                  | <b>49.8</b>        |

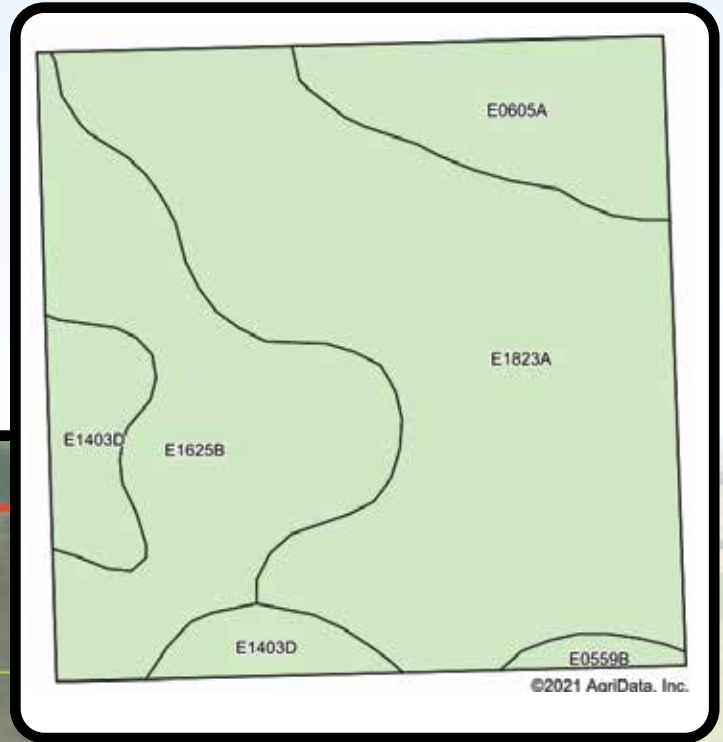
# Parcels 3 & 4

These exceptional 40 +/- acre parcels currently offer good productive cropland with good access, but the potential to improve these parcels for future development is endless. These two flat laying properties are surrounded by successful rural development projects and would fit the mold as well as any property in the area.



# Parcel 3

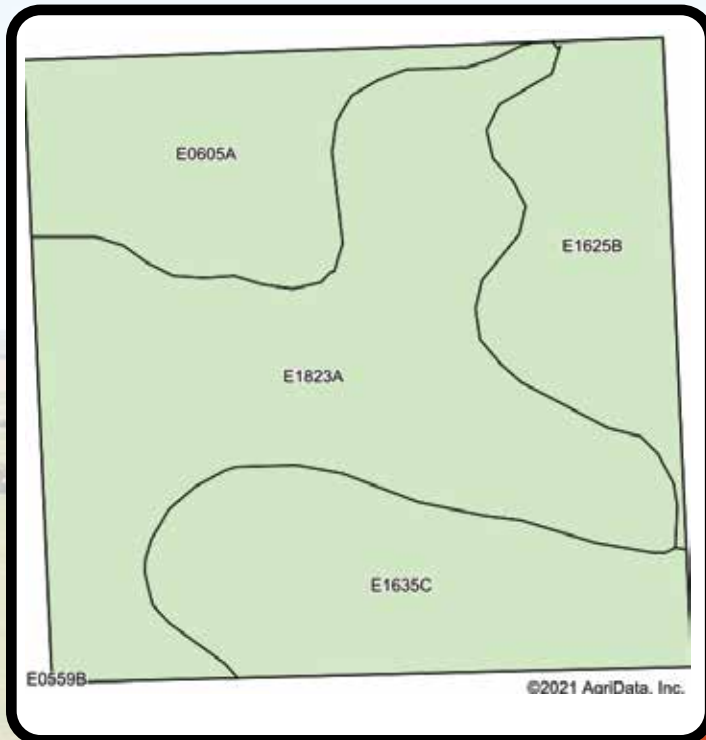
**Acres:** 40 +/-  
**Legal:** NW¼NE¼ 26-139-96  
**Crop Acres:** 38.39 +/- (Estimate)  
**Taxes (2020):** \$450.93 (Combined with Parcel 4)



| Code                    | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1823A                  | Parshall fine sandy loam, 0 to 2 percent slopes                 | 20.77 | 54.1%            | IIIe             | 71                 |
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes          | 9.41  | 24.5%            | IIIe             | 63                 |
| E0605A                  | Belfield-Grail clay loams, 0 to 2 percent slopes                | 4.49  | 11.7%            | IIIs             | 82                 |
| E1403D                  | Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes | 3.26  | 8.5%             | VIe              | 26                 |
| E0559B                  | Dogtooth-Janesburg complex, 0 to 6 percent slopes               | 0.46  | 1.2%             | VIIs             | 26                 |
| <b>Weighted Average</b> |                                                                 |       |                  |                  | <b>66</b>          |

# Parcel 4

**Acres:** 40 +/-  
**Legal:** NE $\frac{1}{4}$ NE $\frac{1}{4}$  26-139-96  
**Crop Acres:** 38.7 +/- (Estimate)  
**Taxes (2020):** \$450.93 (Combined with Parcel 3)

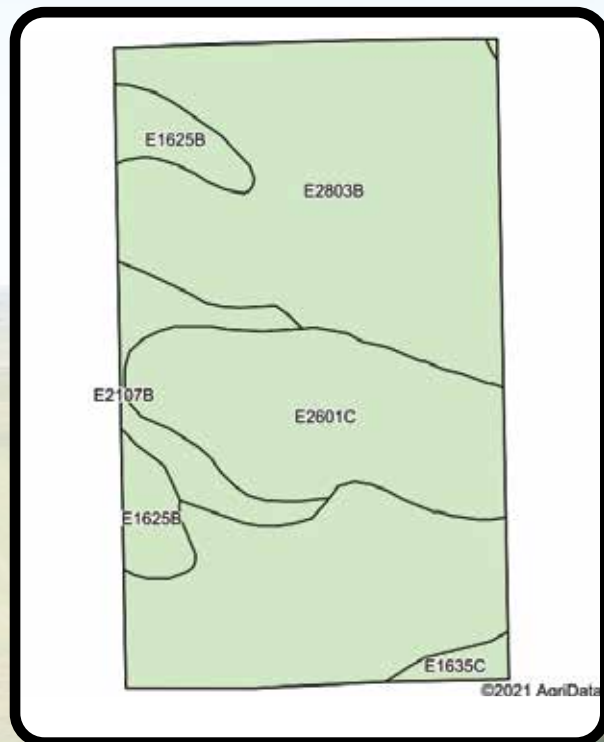


| Code                    | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1823A                  | Parshall fine sandy loam, 0 to 2 percent slopes        | 17.39 | 44.9%            | IIle             | 71                 |
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes    | 8.41  | 21.7%            | IVe              | 51                 |
| E0605A                  | Belfield-Grail clay loams, 0 to 2 percent slopes       | 6.74  | 17.4%            | IIls             | 82                 |
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes | 6.16  | 15.9%            | IIle             | 63                 |
| <b>Weighted Average</b> |                                                        |       |                  |                  | <b>67.3</b>        |

# Parcel 5

**Acres:** 68 +/-  
**Legal:** E½SE¼ (Less 12 Ac. Tract) 27-139-96  
**Crop Acres:** 69.74 +/-  
**Taxes (2020):** \$499.22

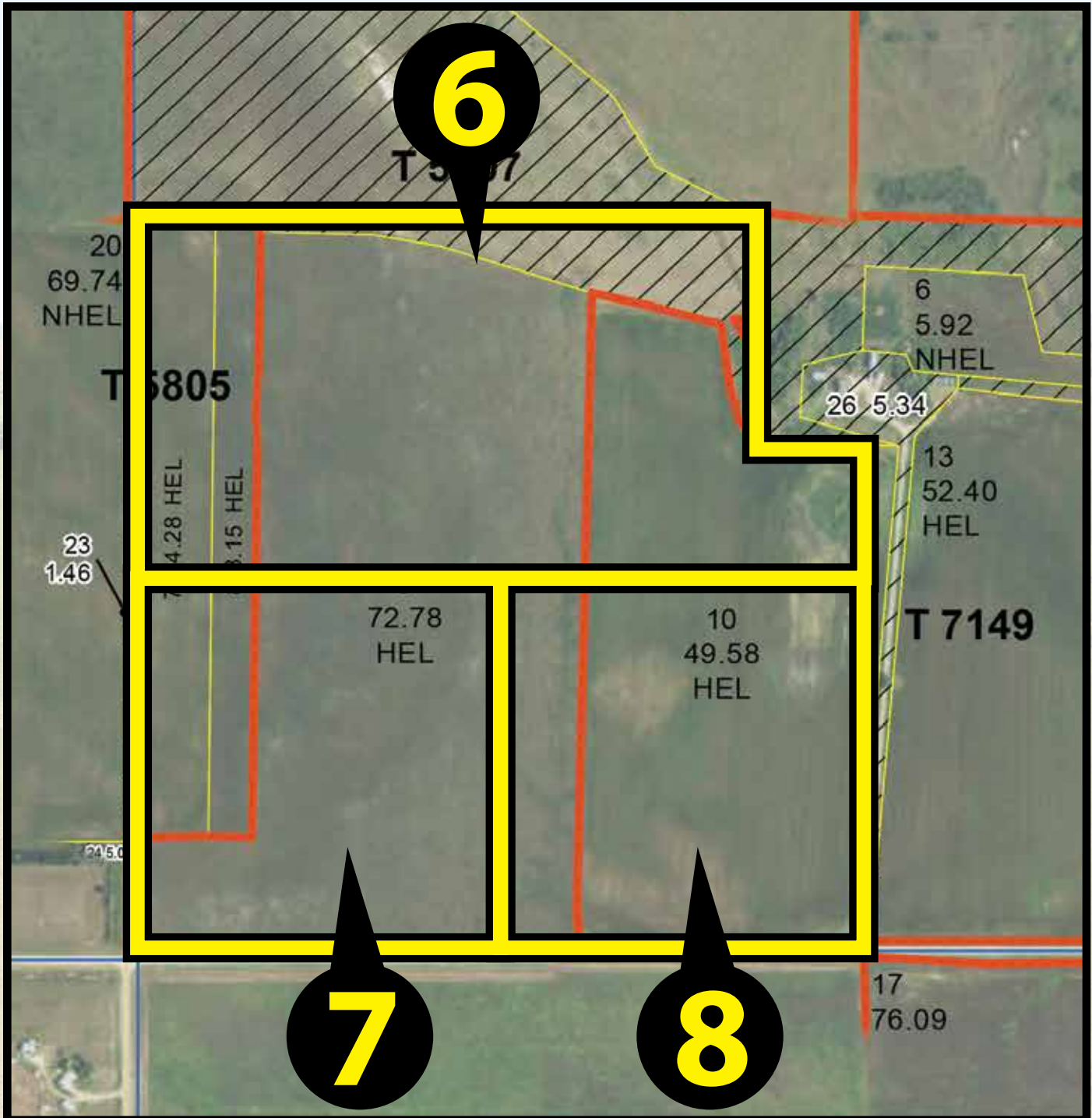
Parcel 5 is an extremely productive parcel that offers strong soil productivity for short term return on investment, yet this parcel also offers a landscape that could be ideal for a rural building site with ample future opportunities.



| Code                    | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E2803B                  | Amor-Shambo loams, 3 to 6 percent slopes               | 45.46 | 65.2%            | Ile              | 76                 |
| E2601C                  | Amor-Cabba loams, 6 to 9 percent slopes                | 14.96 | 21.5%            | IIle             | 53                 |
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes | 4.31  | 6.2%             | IIle             | 63                 |
| E2107B                  | Arnegard loam, 2 to 6 percent slopes                   | 4.03  | 5.8%             | Ile              | 93                 |
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes    | 0.98  | 1.4%             | IVe              | 51                 |
| <b>Weighted Average</b> |                                                        |       |                  |                  | <b>70.9</b>        |

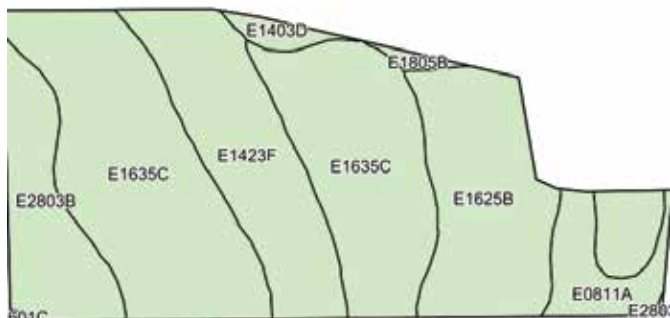
# Parcels 6, 7 & 8

Parcels 6, 7, & 8 complete the southwest quarter of the home section, just west and south of the farmstead. Currently used for grass, hay, and crop production, these parcels ranging from 40 to 80 acres lay just off the main county road and provide as much scenic character with a slight roll to the landscape collectively with flat development sites.



# Parcel 6

**Acres:** 73.2 +/-  
**Legal:** N½SW¼ (Less Farmstead Tract) 26-139-96  
**Crop Acres:** 65.92 +/- (Estimate)  
**Pasture Acres:** 7.3 +/- (Estimate)  
**Taxes (2020):** \$599.55 (Parcels 6, 7 & 8 Combined)



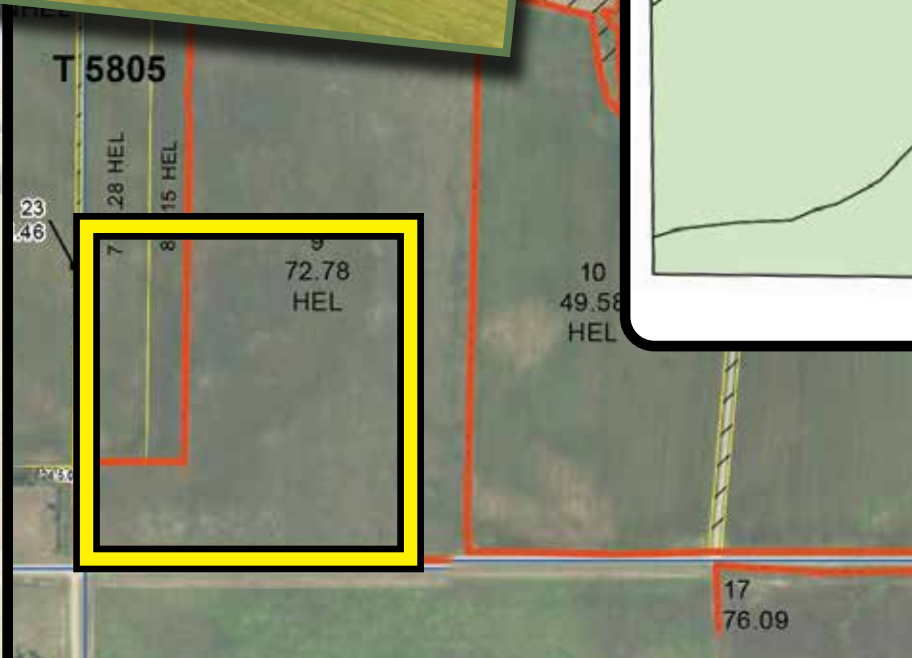
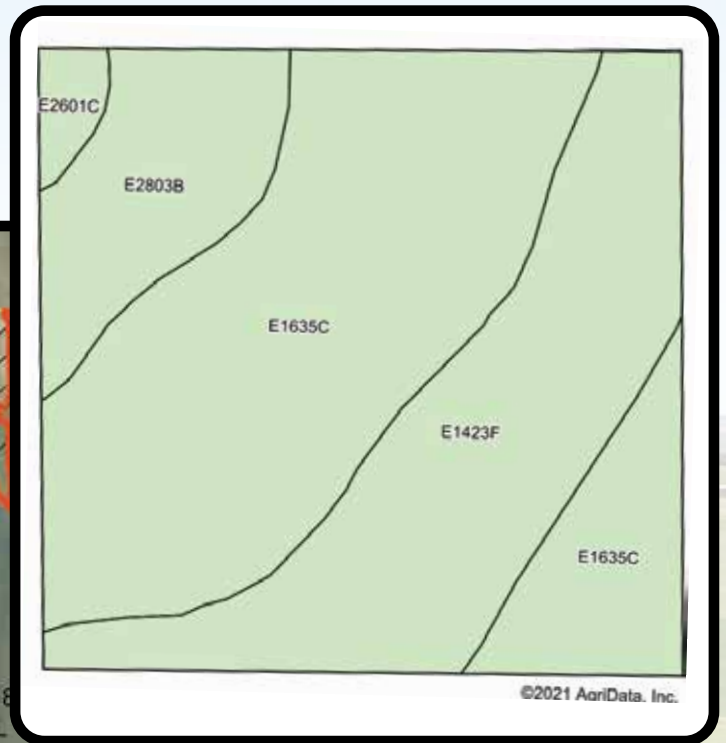
## TRACT 7149 (Parcels 6, 8 & 9)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 69.77      | 25 bu.     |
| Sunflowers              | 21.99      | 1,332 lbs. |
| Total Base Acres: 91.76 |            |            |

| Code             | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|-----------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1635C           | Vebar-Tally fine sandy loams, 6 to 9 percent slopes             | 29.51 | 44.8%            | IVe              | 51                 |
| E1625B           | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes          | 13.20 | 20.0%            | IIle             | 63                 |
| E1423F           | Flasher-Vebar-Parshall complex, 9 to 35 percent slopes          | 11.22 | 17.0%            | VIIe             | 22                 |
| E2803B           | Amor-Shambo loams, 3 to 6 percent slopes                        | 7.06  | 10.7%            | Ile              | 76                 |
| E0811A           | Grail silty clay loam, 0 to 2 percent slopes                    | 3.53  | 5.4%             | IIc              | 96                 |
| E1403D           | Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes | 0.93  | 1.4%             | VIe              | 26                 |
| E1805B           | Lihen-Parshall complex, 0 to 6 percent slopes                   | 0.41  | 0.6%             | IVe              | 52                 |
| E2601C           | Amor-Cabba loams, 6 to 9 percent slopes                         | 0.06  | 0.1%             | IIle             | 53                 |
| Weighted Average |                                                                 |       |                  |                  | 53.2               |

# Parcel 7

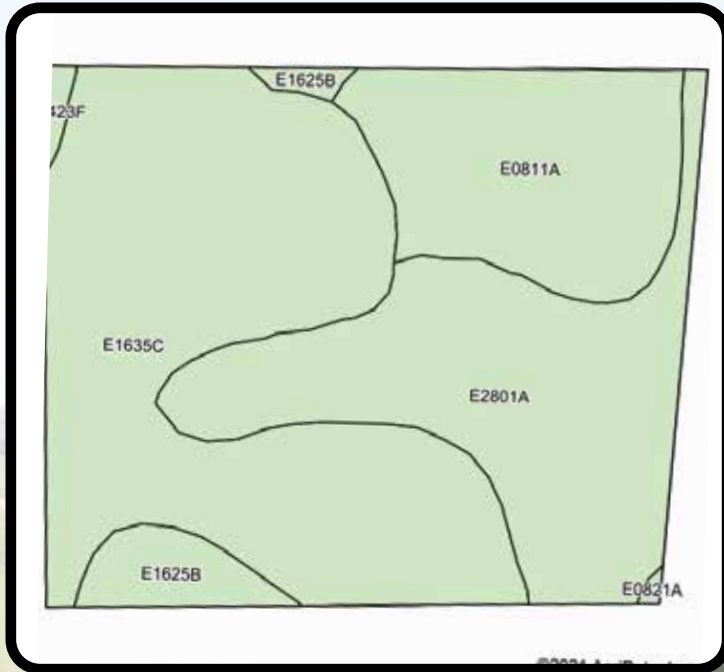
**Acres:** 40 +/-  
**Legal:** SW $\frac{1}{4}$ SW $\frac{1}{4}$  26-139-96  
**Crop Acres:** 32.99 +/- (Estimate)  
**Taxes (2020):** \$599.55 (Parcels 6, 7 & 8 Combined)



| Code                    | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes    | 17.66 | 53.5%            | IVe              | 51                 |
| E1423F                  | Flasher-Vebar-Parshall complex, 9 to 35 percent slopes | 10.55 | 32.0%            | VIIe             | 22                 |
| E2803B                  | Amor-Shambo loams, 3 to 6 percent slopes               | 4.16  | 12.6%            | IIe              | 76                 |
| E2601C                  | Amor-Cabba loams, 6 to 9 percent slopes                | 0.62  | 1.9%             | IIIe             | 53                 |
| <b>Weighted Average</b> |                                                        |       |                  |                  | <b>44.9</b>        |

# Parcel 8

**Acres:** 40 +/-  
**Legal:** SE¼SW¼ 26-139-96  
**Crop Acres:** 33.78 +/-  
**Taxes (2020):** \$599.55 (Parcels 6, 7 & 8 Combined)

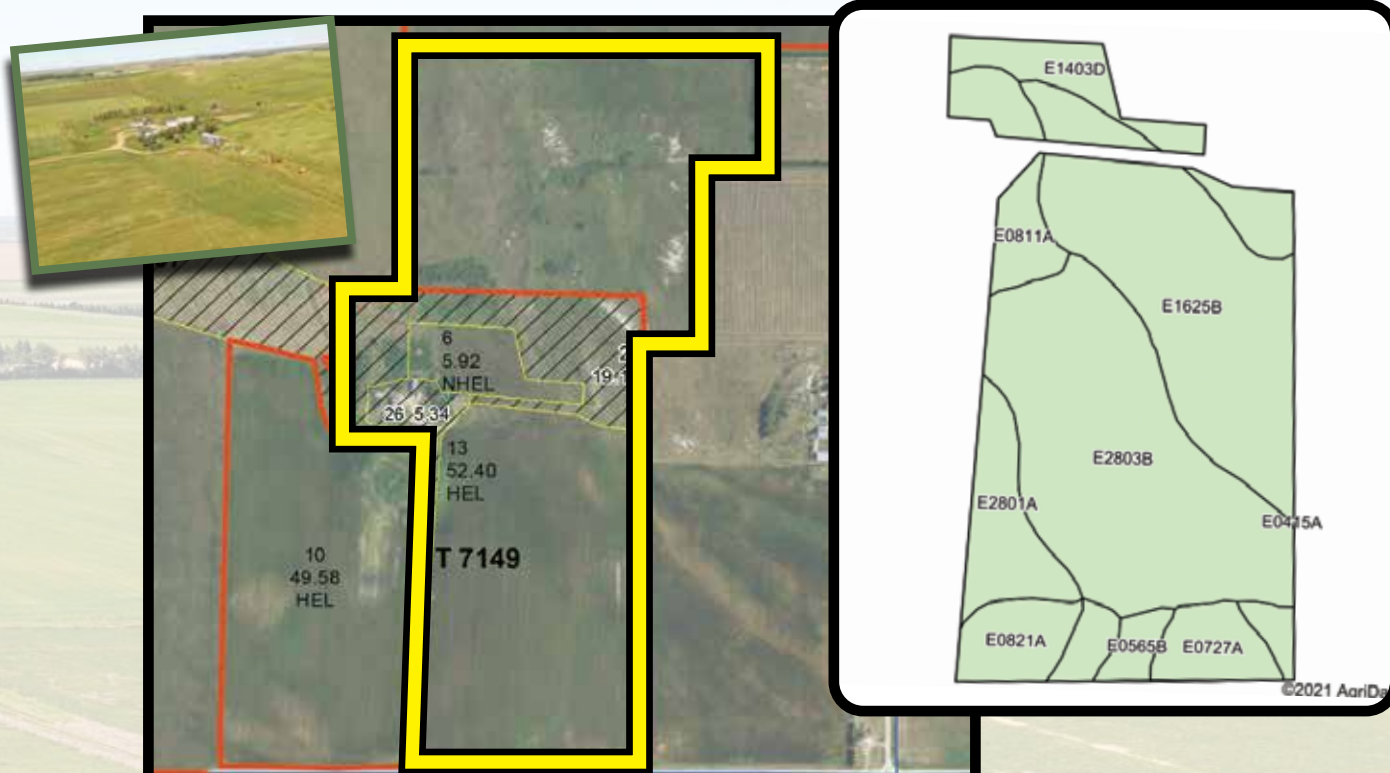


| Code                    | Soil Description                                       | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes    | 16.19 | 47.9%            | IVe              | 51                 |
| E2801A                  | Amor-Arnegard loams, 0 to 3 percent slopes             | 9.71  | 28.7%            | IIIs             | 81                 |
| E0811A                  | Grail silty clay loam, 0 to 2 percent slopes           | 6.22  | 18.4%            | IIc              | 96                 |
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes | 1.44  | 4.3%             | IIIe             | 63                 |
| E1423F                  | Flasher-Vebar-Parshall complex, 9 to 35 percent slopes | 0.22  | 0.7%             | VIIe             | 22                 |
| <b>Weighted Average</b> |                                                        |       |                  |                  | <b>68.2</b>        |

# Parcel 9

**Acres:** 144.3 +/-  
**Legal:** W $\frac{1}{2}$ SE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ ,  
 and Farmstead Parcel in NE $\frac{1}{4}$ SW $\frac{1}{4}$  26-139-96  
**Crop Acres:** 58.32 +/-  
**Pasture Acres:** 85.98 +/-  
**Taxes (2020):** \$1,941.94

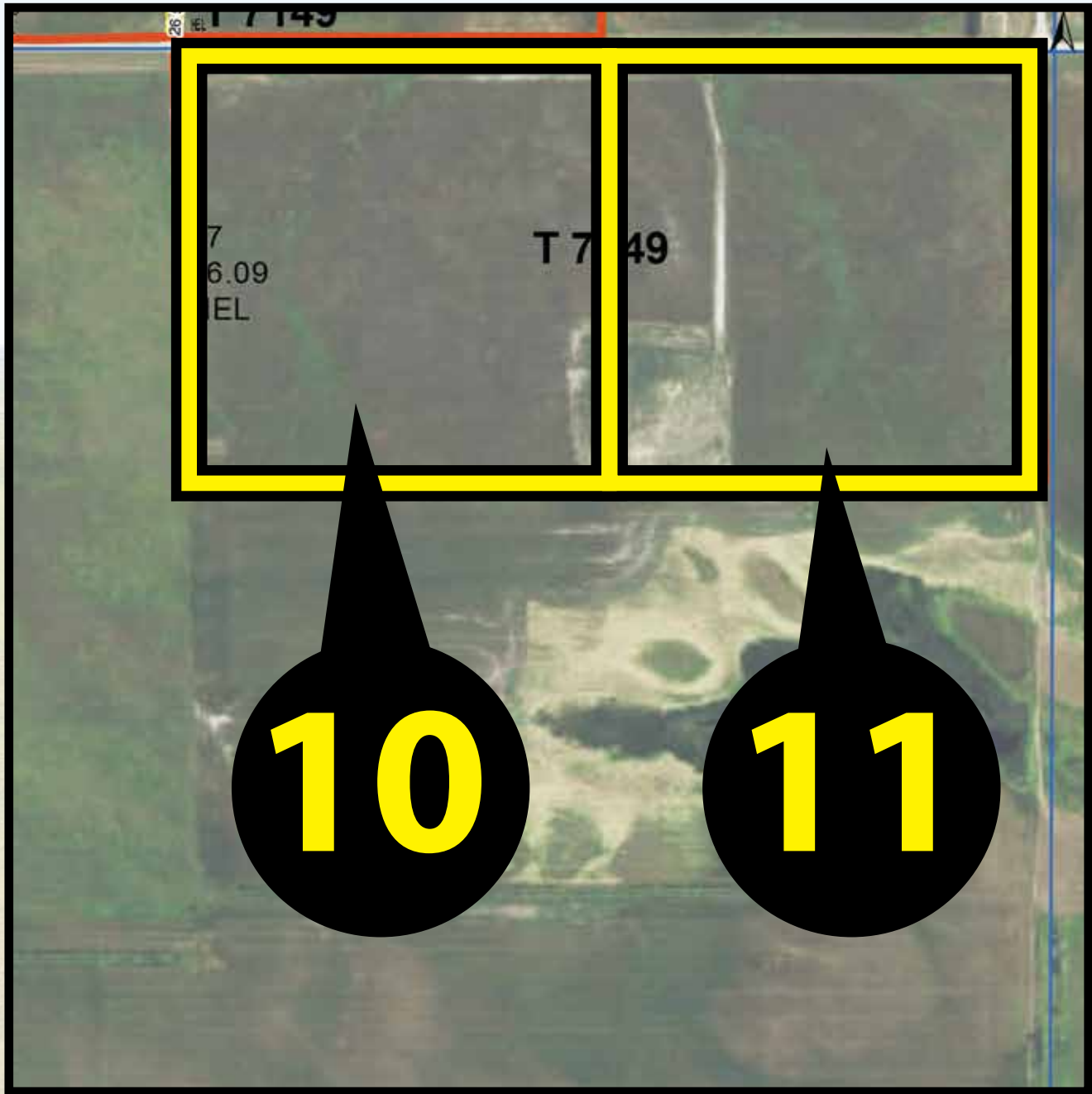
This productive, yet diverse farmstead offer's a balanced 144 +/- acre parcel with productive cropland and hay land alongside prolific native pastureland that feeds directly to the modest farmstead. This property is ideal for a small ranch headquarters or ranchette that is only a few short miles to Dickinson. Parcel 9 features a modest ranch home and outbuildings that are serviced by a functional well and rural water.



| Code                    | Soil Description                                                | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-----------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E2803B                  | Amor-Shambo loams, 3 to 6 percent slopes                        | 20.77 | 35.6%            | Ile              | 76                 |
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes          | 17.04 | 29.2%            | IIle             | 63                 |
| E1403D                  | Beisigl-Flasher-Telfer loamy fine sands, 6 to 15 percent slopes | 4.42  | 7.6%             | VIle             | 26                 |
| E2801A                  | Amor-Arnegard loams, 0 to 3 percent slopes                      | 4.29  | 7.4%             | IIs              | 81                 |
| E0811A                  | Grail silty clay loam, 0 to 2 percent slopes                    | 3.51  | 6.0%             | IIc              | 96                 |
| E0821A                  | Lawther silty clay, 0 to 2 percent slopes                       | 2.77  | 4.7%             | Ile              | 79                 |
| E0727A                  | Barkof-Janesburg complex, 0 to 3 percent slopes                 | 2.56  | 4.4%             | IIIs             | 53                 |
| E0565B                  | Janesburg fine sandy loam, 0 to 6 percent slopes                | 1.86  | 3.2%             | IVe              | 42                 |
| E2601C                  | Amor-Cabba loams, 6 to 9 percent slopes                         | 1.10  | 1.9%             | IIle             | 53                 |
| <b>Weighted Average</b> |                                                                 |       |                  |                  | <b>67.6</b>        |

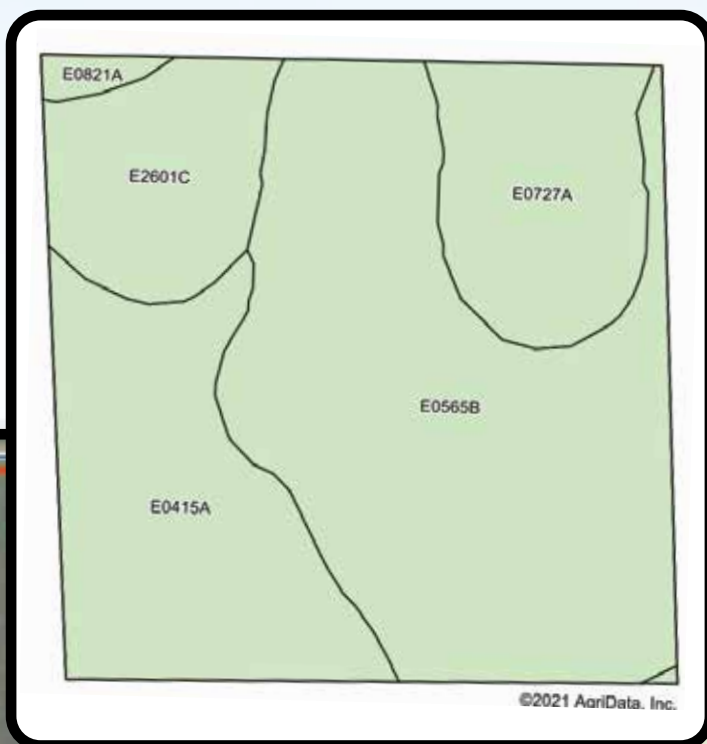
# Parcels 10 & 11

Two excellent 40 acre parcels featuring great access from the main county road and only 1.5 miles east of Hwy. #22. Currently utilized for hay production, these two parcels lay well with tremendous development potential.



# Parcel 10

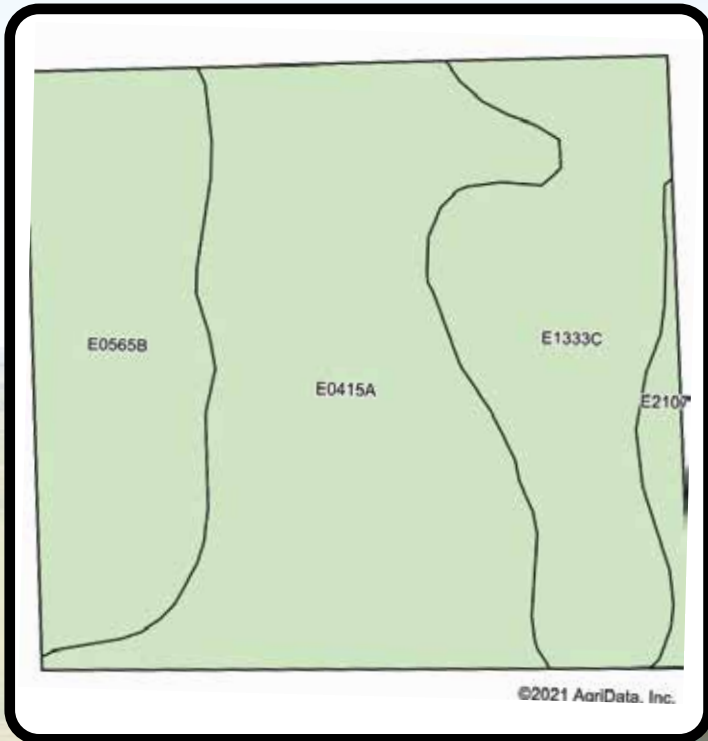
**Acres:** 40 +/-  
**Legal:** NW¼NE¼ 35-139-96  
**Crop Acres:** 36.64 +/- (Estimate)  
**Taxes (2020):** \$331.84 (Combined with Parcel 10)



| Code                    | Soil Description                                 | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--------------------------------------------------|-------|------------------|------------------|--------------------|
| E0565B                  | Janesburg fine sandy loam, 0 to 6 percent slopes | 18.04 | 49.2%            | IVe              | 42                 |
| E0415A                  | Belfield-Daglum complex, 0 to 2 percent slopes   | 8.75  | 23.9%            | IIIs             | 60                 |
| E0727A                  | Barkof-Janesburg complex, 0 to 3 percent slopes  | 5.14  | 14.0%            | IIIs             | 53                 |
| E2601C                  | Amor-Cabba loams, 6 to 9 percent slopes          | 4.31  | 11.8%            | IIIe             | 53                 |
| E0821A                  | Lawther silty clay, 0 to 2 percent slopes        | 0.40  | 1.1%             | Ile              | 79                 |
| <b>Weighted Average</b> |                                                  |       |                  |                  | <b>49.5</b>        |

# Parcel 11

**Acres:** 40 +/-  
**Legal:** NE $\frac{1}{4}$ NE $\frac{1}{4}$  35-139-96  
**Crop Acres:** 38.88 +/- (Estimate)  
**Taxes (2020):** \$331.84 (Combined with Parcel 10)

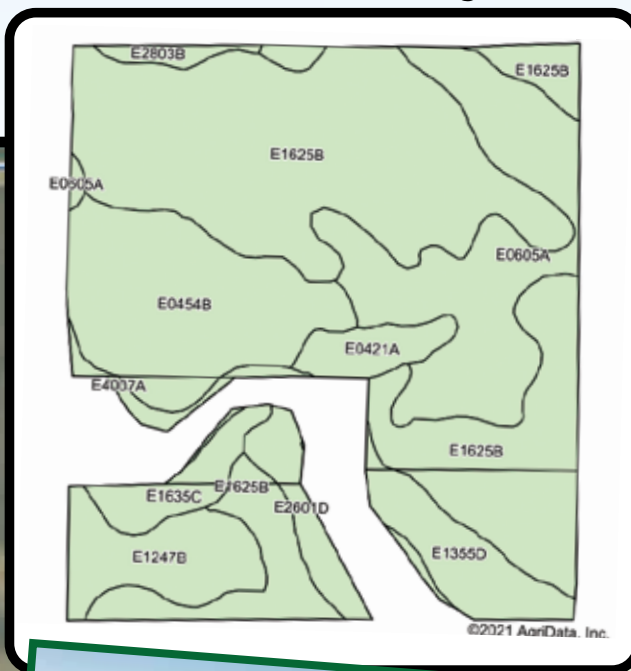


| Code                    | Soil Description                                      | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|-------------------------------------------------------|-------|------------------|------------------|--------------------|
| E0415A                  | Belfield-Daglum complex, 0 to 2 percent slopes        | 18.09 | 46.5%            | IIIs             | 60                 |
| E1333C                  | Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes | 10.02 | 25.8%            | IVe              | 40                 |
| E0565B                  | Janesburg fine sandy loam, 0 to 6 percent slopes      | 9.59  | 24.7%            | IVe              | 42                 |
| E2107A                  | Arnegard loam, 0 to 2 percent slopes                  | 1.18  | 3.0%             | IIc              | 97                 |
| <b>Weighted Average</b> |                                                       |       |                  |                  | <b>51.5</b>        |

# Parcel 12

**Acres:** 141.82 +/-  
**Legal:** NW¼ 31-139-95  
**Crop Acres:** 106.56 +/-  
**Taxes (2020):** \$1,009.66

Parcel 12 is a nice short quarter of cropland that offers productive soils, and a winding creek that provides large and small game wildlife habitat. Parcel 12 also has excellent access along 41st St. and is only one mile east of Parcels 1-11.

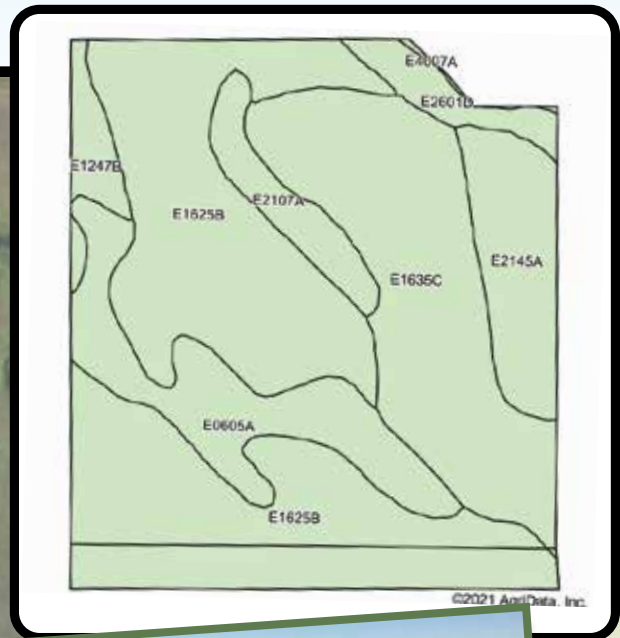


| Code                    | Soil Description                                                    | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes              | 58.45 | 47.0%            | IIIe             | 63                 |
| E0605A                  | Belfield-Grail clay loams, 0 to 2 percent slopes                    | 20.74 | 16.7%            | IIIs             | 82                 |
| E0454B                  | Daglum-Rhoades complex, 0 to 6 percent slopes                       | 17.99 | 14.5%            | IVs              | 35                 |
| E1247B                  | Ekalaka-Parshall-Desart fine sandy loams, 0 to 6 percent slopes     | 7.50  | 6.0%             | IVs              | 52                 |
| E1355D                  | Vebar-Flasher-Tally complex, 9 to 15 percent slopes                 | 6.24  | 5.0%             | VIe              | 32                 |
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes                 | 3.71  | 3.0%             | IVe              | 51                 |
| E2601D                  | Amor-Cabba loams, 9 to 15 percent slopes                            | 3.58  | 2.9%             | IVe              | 40                 |
| E0421A                  | Belfield-Daglum clay loams, saline, 0 to 2 percent slopes           | 3.10  | 2.5%             | VIIs             | 31                 |
| E4007A                  | Harriet-Lallie complex, 0 to 2 percent slopes, occasionally flooded | 2.00  | 1.6%             | VIIs             | 29                 |
| E2803B                  | Amor-Shambo loams, 3 to 6 percent slopes                            | 1.07  | 0.9%             | Ile              | 76                 |
| <b>Weighted Average</b> |                                                                     |       |                  |                  | <b>57.6</b>        |

# Parcel 13

**Acres:** 141.52 +/-  
**Legal:** SW¼ 31-139-95  
**Crop Acres:** 132.78 +/-  
**Taxes (2020):** \$714.69

This is an exceptionally productive short quarter of cropland that borders the south edge of Parcel 12. The Soil Productivity Index (SPI) average on this parcel is over 64 and a developed stock dam lays in the very northeast corner. Parcel 12 is accessible from 42nd St. along the south side, or along the section line on the west side of the parcel that borders both Parcels 12 and 13.



| Code                    | Soil Description                                                    | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---------------------------------------------------------------------|-------|------------------|------------------|--------------------|
| E1625B                  | Vebar-Parshall fine sandy loams, 3 to 6 percent slopes              | 61.95 | 46.6%            | IIIe             | 63                 |
| E1635C                  | Vebar-Tally fine sandy loams, 6 to 9 percent slopes                 | 31.09 | 23.4%            | IVe              | 51                 |
| E0605A                  | Belfield-Grail clay loams, 0 to 2 percent slopes                    | 15.98 | 12.0%            | IIIs             | 82                 |
| E2145A                  | Shambo loam, 0 to 2 percent slopes                                  | 10.77 | 8.1%             | IIc              | 87                 |
| E2107A                  | Arnegard loam, 0 to 2 percent slopes                                | 5.43  | 4.1%             | IIc              | 97                 |
| E2601D                  | Amor-Cabba loams, 9 to 15 percent slopes                            | 3.91  | 2.9%             | IVe              | 40                 |
| E1247B                  | Ekalaka-Parshall-Desart fine sandy loams, 0 to 6 percent slopes     | 3.53  | 2.7%             | IVs              | 52                 |
| E4007A                  | Harriet-Lallie complex, 0 to 2 percent slopes, occasionally flooded | 0.22  | 0.2%             | VIIs             | 29                 |
| <b>Weighted Average</b> |                                                                     |       |                  |                  | <b>64.8</b>        |

# Base Acres & Yields

## TRACT 7148

(Parcels 1, 2, 3 & 4)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 39.48      | 25 bu.     |
| Sunflowers              | 12.44      | 1,332 lbs. |
| Total Base Acres: 51.92 |            |            |

## TRACT 5805

(Parcels 5, 6 & 7)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 34.94      | 25 bu.     |
| Sunflowers              | 11.01      | 1,332 lbs. |
| Total Base Acres: 45.95 |            |            |

## TRACT 7149

(Parcels 10 & 11)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 69.77      | 25 bu.     |
| Sunflowers              | 21.99      | 1,332 lbs. |
| Total Base Acres: 91.76 |            |            |

## TRACT 5813

(Parcel 12)

| Crop                   | Base Acres | Yield  |
|------------------------|------------|--------|
| Wheat                  | 11.1       | 24 bu. |
| Oats                   | 2.5        | 41 bu. |
| Corn                   | 0.8        | 37 bu. |
| Barley                 | 0.9        | 31 bu. |
| Total Base Acres: 15.3 |            |        |

## TRACT 5807

(Parcels 1, 2, 6, 7 & 8)

| Crop                    | Base Acres | Yield  |
|-------------------------|------------|--------|
| Wheat                   | 69.8       | 24 bu. |
| Oats                    | 20.0       | 41 bu. |
| Barley                  | 32.3       | 31 bu. |
| Total Base Acres: 122.1 |            |        |

## TRACT 7149

(Parcels 6, 8 & 9)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 69.77      | 25 bu.     |
| Sunflowers              | 21.99      | 1,332 lbs. |
| Total Base Acres: 91.76 |            |            |

## TRACT 5811

(Parcel 12)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 33.83      | 25 bu.     |
| Sunflowers              | 10.66      | 1,332 lbs. |
| Total Base Acres: 44.49 |            |            |

## TRACT 5810

(Parcel 12)

| Crop                   | Base Acres | Yield      |
|------------------------|------------|------------|
| Wheat                  | 6.56       | 25 bu.     |
| Sunflowers             | 2.07       | 1,332 lbs. |
| Total Base Acres: 8.63 |            |            |

## TRACT 5803

(Parcel 13)

| Crop                    | Base Acres | Yield      |
|-------------------------|------------|------------|
| Wheat                   | 50.38      | 25 bu.     |
| Sunflowers              | 15.87      | 1,332 lbs. |
| Total Base Acres: 66.25 |            |            |

# 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 11/12/2021. 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 12, 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 & Realty 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 & Realty, 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 & Realty.

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 & Realty, Kevin Pifer, ND #715.

*The Future of Stark County, North Dakota!*



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