

Pifer's

LAND AUCTIONS

- 748 +/- Crop Acres
- Lush Pastureland
- 447 +/- Crop Acres with Soil Productivity Indexes (SPI) in the 80s & 90s!
- Online Bidding Available

LAND AUCTION

1,038 +/- Acres • Emmons County, ND

Thursday, October 14, 2021 – 11:00 a.m. (CT)

The Blue Room: 622 Main St. • Strasburg, ND



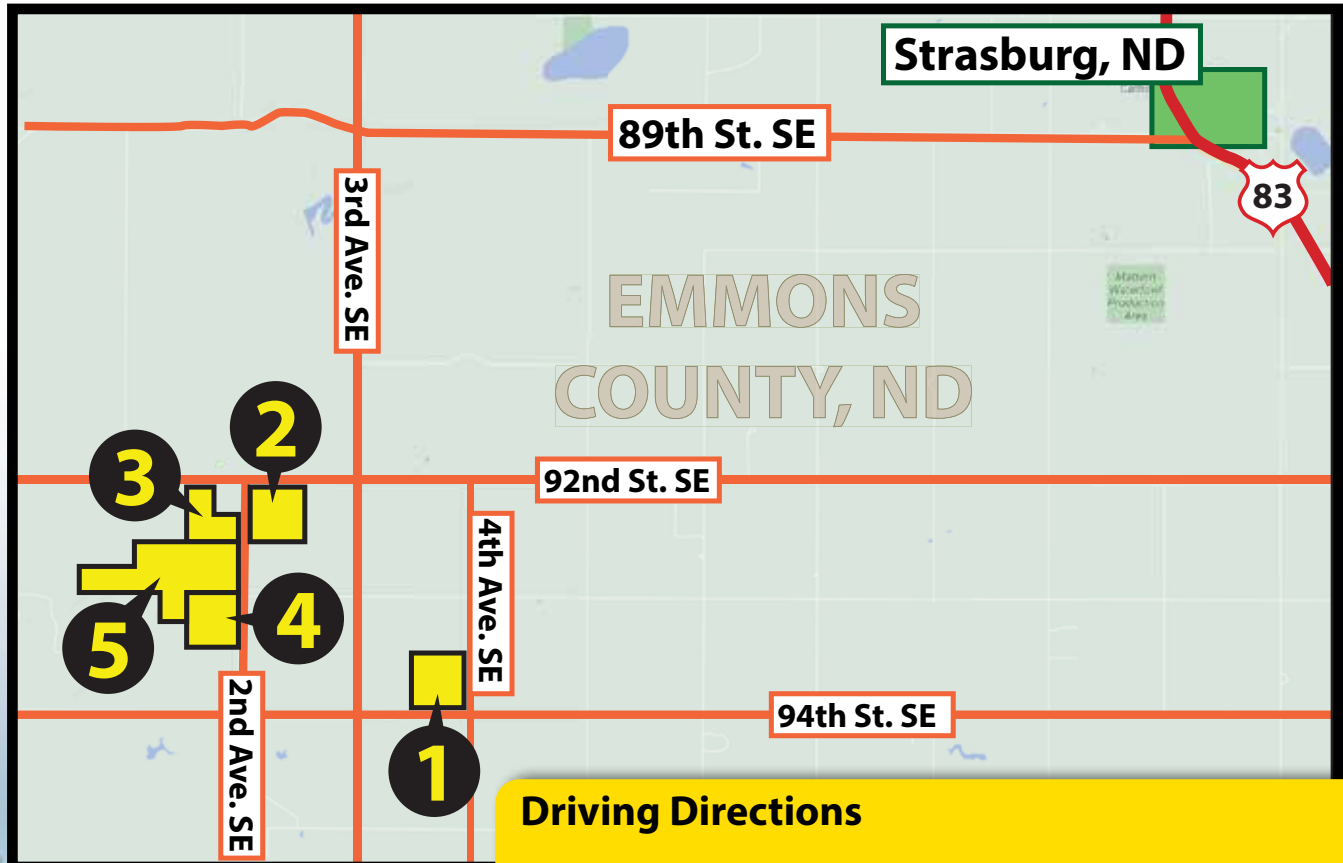
**OWNERS: Gary Van Beek,
Janell Van Beek & Randy Van Beek**

701.475.7653

www.pifers.com

General Information

AUCTION NOTE: This premier auction features excellent crop, pasture and hunting land in Emmons County, ND. Offered in five parcels, this property consists of 748 +/- acres of cropland with an average Soil Productivity Index (SPI) of 76 and a strong cropping history. The cropland was planted to soybeans in 2021 and will be available for the 2022 crop season. The remaining pasture acreage consists of towering buttes, lush native grasses and adequate water sources – ideal for both cattle and promoting a healthy whitetail and mule deer habitat. Do not miss out on this fantastic land offering in Emmons County!



Driving Directions

To Parcel 1: From Strasburg, ND: Drive 7 miles west on 89th St. SE. Go 4 miles south on 3rd Ave. SE. Turn east for 1 mile on 93rd St. SE. Take section line road (4th Ave. SE) south for .5 miles. Here you will be at the NE corner of parcel 1.

To Parcels 2-5: From Strasburg, ND: Drive 7 miles west on 89th St. SE. Go 3 miles south on 3rd Ave. SE. Turn west for 1 mile on 92nd St. SE. Here you will be at the NW corner of parcel 2. Parcels 3, 4 & 5 are all accessible by proceeding south on 2nd Ave. SE.

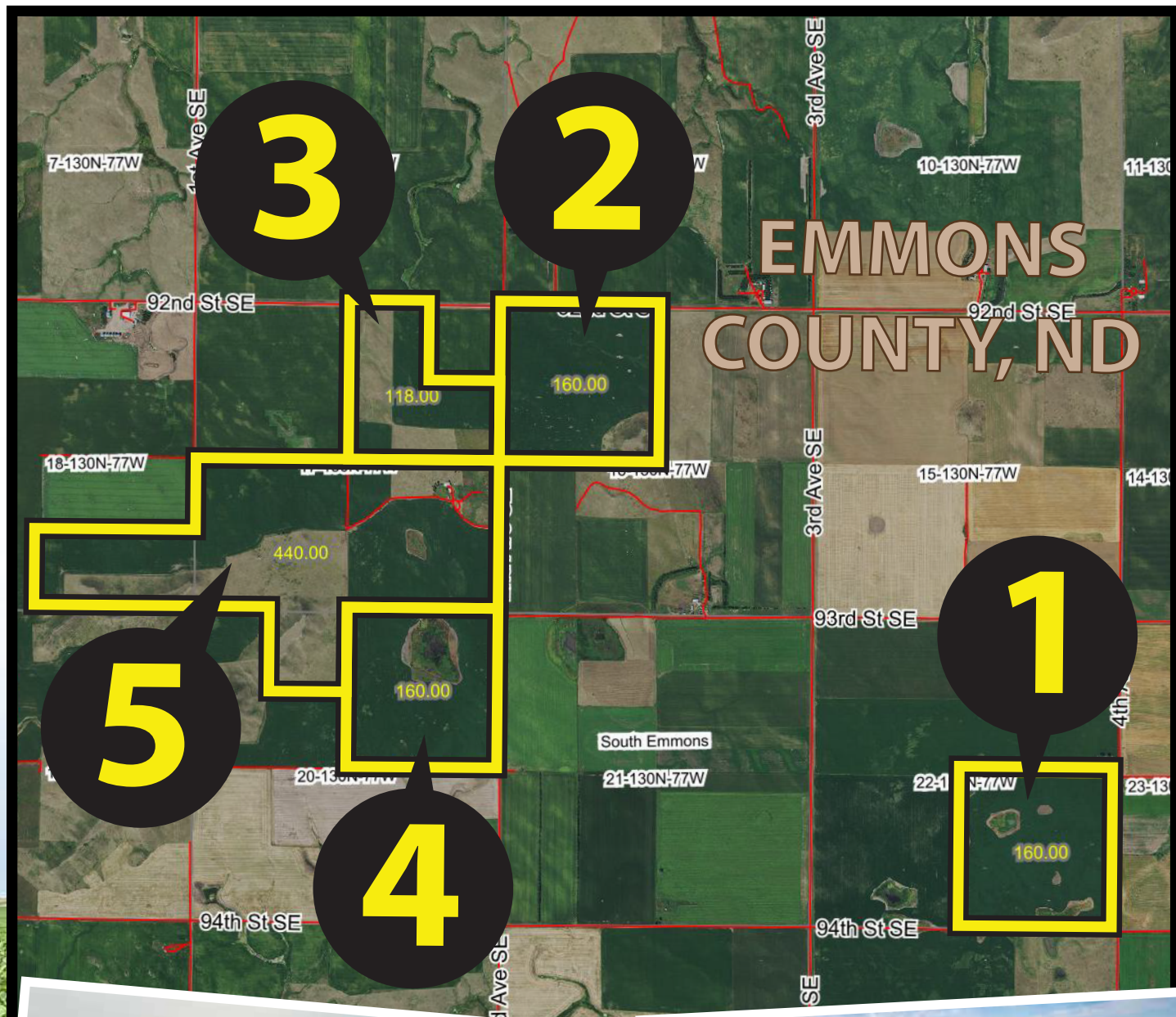


Darin Peterson
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510 7th St. NW • Steele, ND 58482

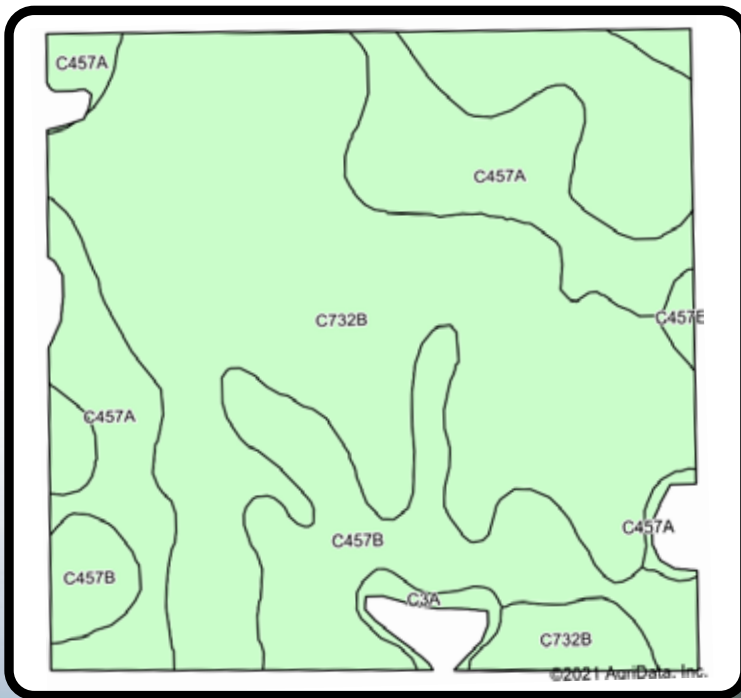
Overall Property



Parcel 1

Acres: 160 +/-
Legal: SE¼ 22-130-77
Crop Acres: 153.34 +/-
Taxes (2020): \$1,341.67

This parcel features 153.34 +/- acres of productive cropland with a SPI of 87! This is productive land with a strong cropping history.



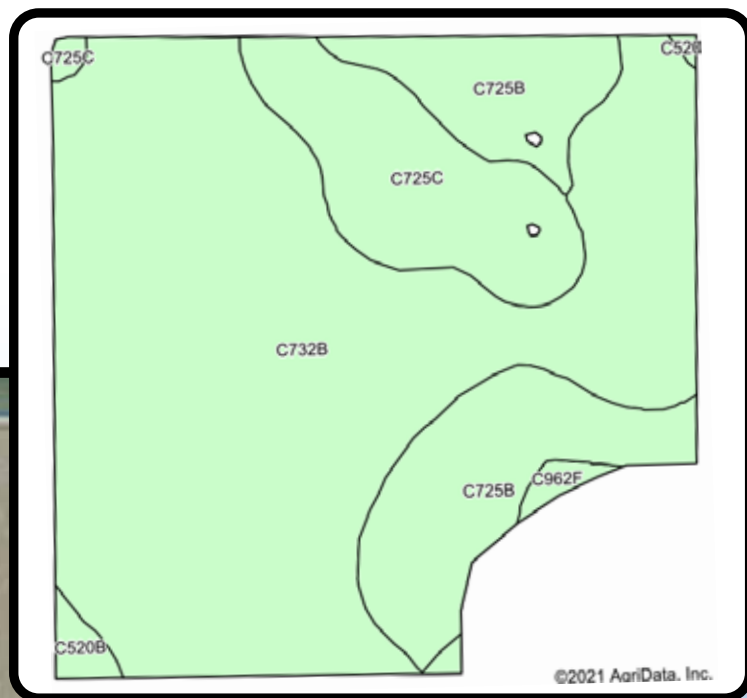
Crop	Base Acres	Yield
Wheat	84.67	37 bu.
Sunflowers	57.09	1,581 lbs.
Total Base Acres: 141.76		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	95.50	62.3%	Ile	83
C457A	Grassna silt loam, 0 to 2 percent slopes	29.33	19.1%	IIc	98
C457B	Grassna silt loam, 2 to 6 percent slopes	26.89	17.5%	Ile	93
C3A	Parnell silty clay loam, 0 to 1 percent slopes	1.62	1.1%	Vw	20
Weighted Average					87

Parcel 2

Acres: 160 +/-
Legal: NW¼ 16-130-77
Crop Acres: 140.21 +/-
Pasture Acres: 15.67 +/-
Taxes (2020): \$1,010.29

This parcel features 140.21 +/- acres of productive cropland with a SPI of 79.6 and great access. This is productive land with a strong cropping history.



PARCELS 2-5 COMBINED

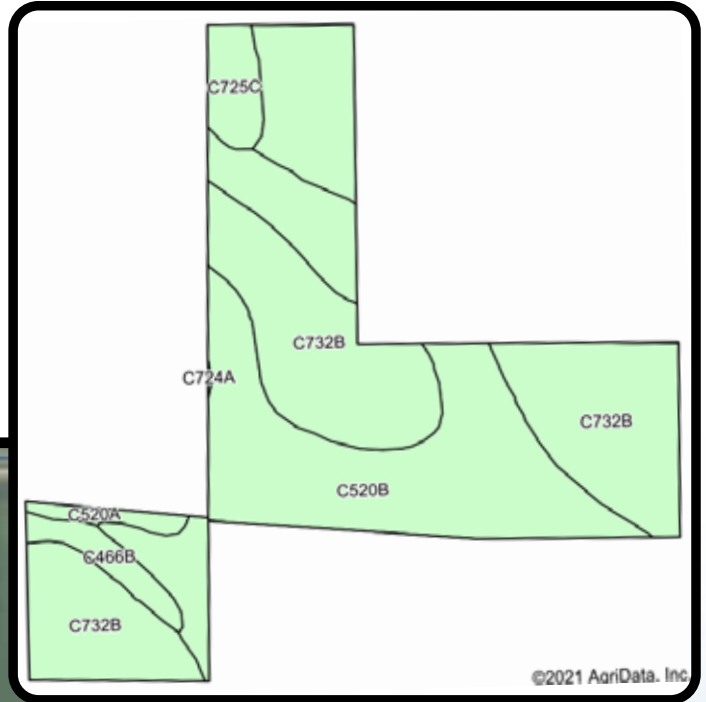
Crop	Base Acres	Yield
Wheat	328.36	37 bu.
Sunflowers	221.38	1,581 lbs.
Total Base Acres: 549.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	94.24	67.2%	Ile	83
C725B	Omio-Amor complex, 3 to 6 percent slopes	25.54	18.2%	Ile	80
C725C	Omio-Amor complex, 6 to 9 percent slopes	17.61	12.6%	IIle	66
C520B	Belfield-Daglum complex, 2 to 6 percent slopes	1.34	1.0%	Ils	66
C962F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	1.28	0.9%	Vle	26
C520A	Belfield-Daglum complex, 0 to 2 percent slopes	0.20	0.1%	Ils	69
Weighted Average					79.6

Parcel 3

Acres: 118 +/-
Legal: SE¼NE¼ & W½NE¼ Less 2 Acres School 17-130-77
Crop Acres: 62 +/-
Pasture Acres: 56 +/-
Taxes (2020): \$749.86

This parcel features 118 +/- acres with 62 +/- acres currently being cropped. The remaining 56 +/- acres could easily be put into crop production. This is productive land with a SPI of 75.4 and a strong cropping history.



PARCELS 2-5 COMBINED

Crop	Base Acres	Yield
Wheat	328.36	37 bu.
Sunflowers	221.38	1,581 lbs.
Total Base Acres: 549.74		

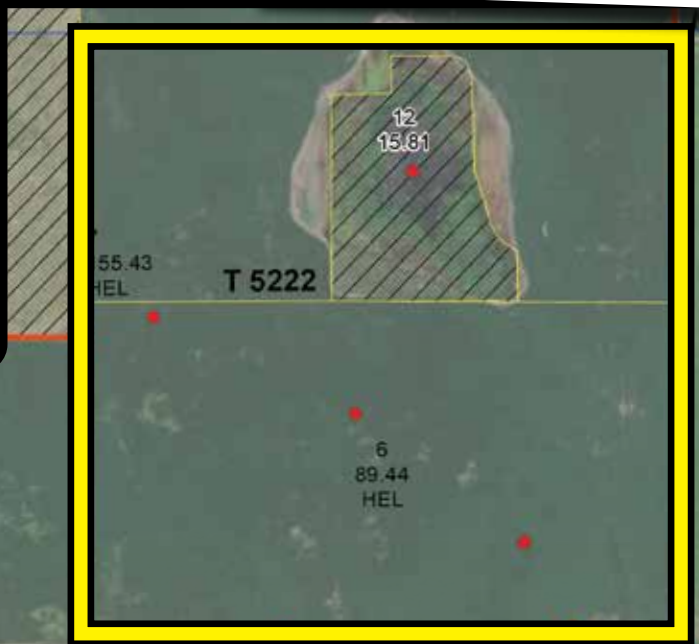
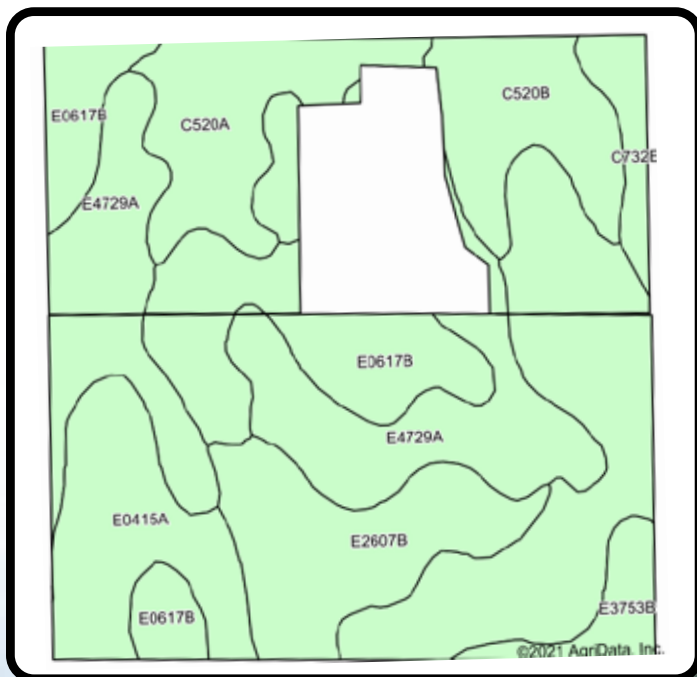


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	31.56	51.2%	Ile	83
C520B	Belfield-Daglum complex, 2 to 6 percent slopes	25.02	40.6%	Ils	66
C725C	Omio-Amor complex, 6 to 9 percent slopes	2.27	3.7%	IIle	66
C466B	Farland silt loam, 0 to 6 percent slopes	1.82	3.0%	Ile	88
C520A	Belfield-Daglum complex, 0 to 2 percent slopes	0.94	1.5%	Ils	69
Weighted Average					75.4

Parcel 4

Acres: 160 +/-
Legal: NE¼ 20-130-77
Crop Acres: 144.19 +/-
Recreational Acres: 15.81 +/-
Taxes (2020): \$721.13

This parcel features 144.19 +/- acres of productive cropland with a SPI of 59.



PARCELS 2-5 COMBINED

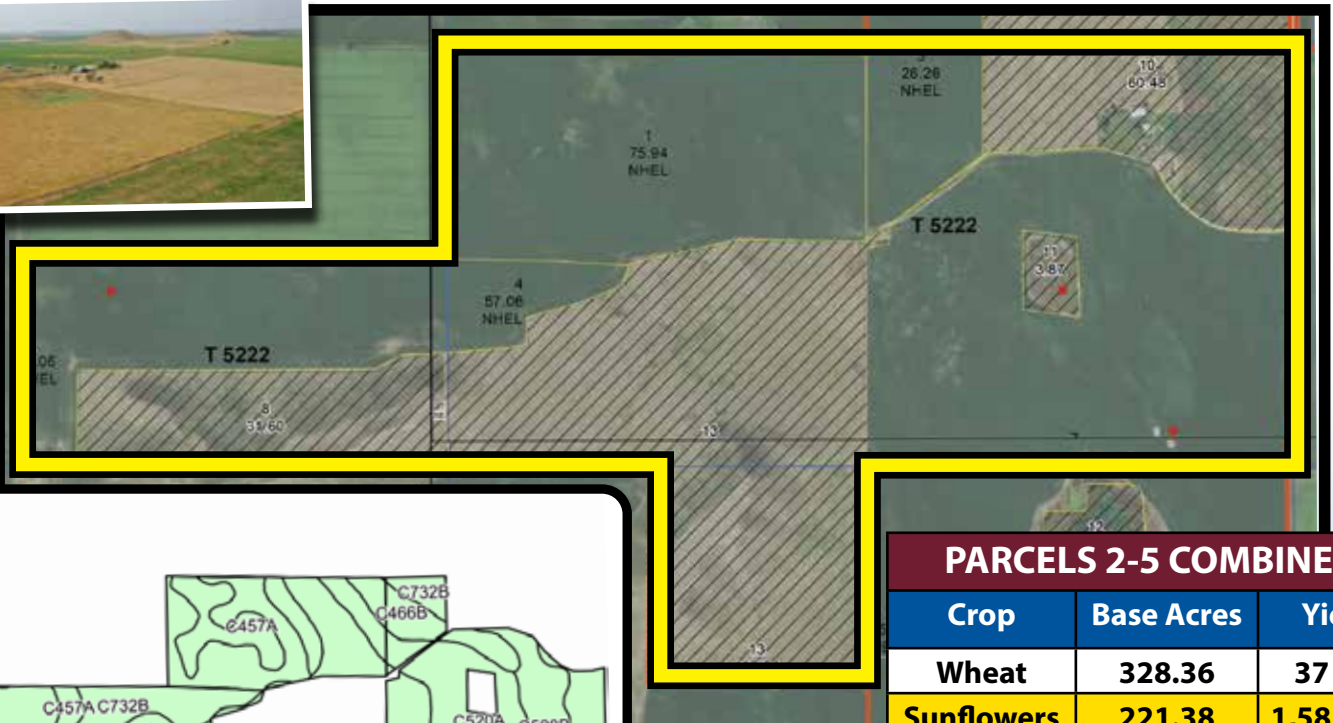
Crop	Base Acres	Yield
Wheat	328.36	37 bu.
Sunflowers	221.38	1,581 lbs.
Total Base Acres: 549.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	40.41	27.9%	Ils	60
E4729A	Heil silty clay loam, 0 to 1 percent slopes	32.64	22.6%	Vls	35
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	22.69	15.7%	Ile	65
E2607B	Amor-Werner loams, 3 to 6 percent slopes	16.33	11.3%	Ile	72
C520A	Belfield-Daglum complex, 0 to 2 percent slopes	13.08	9.0%	Ils	69
C520B	Belfield-Daglum complex, 2 to 6 percent slopes	11.76	8.1%	Ils	66
E3753B	Omio-Amor silt loams, 3 to 6 percent slopes	4.15	2.9%	Ile	80
C732B	Bryant silt loam, 2 to 6 percent slopes	3.65	2.5%	Ile	83
Weighted Average					59

Parcel 5

Acres: 440 +/-
Legal: S½ 17-130-77, NE¼NW¼ 20-130-77 & S½SE¼ 18-130-77
Crop Acres: 248.26 +/-
Pasture Acres: 191.74 +/-
Taxes (2020): \$2,648.31

This parcel features 253 +/- acres of productive cropland with a SPI of 77.2. The balance consists of 191.74 +/- acres of scenic pastureland with lush grasses and soaring buttes that look over the prairie. There are two wells serving as water sources.



PARCELS 2-5 COMBINED

Crop	Base Acres	Yield
Wheat	328.36	37 bu.
Sunflowers	221.38	1,581 lbs.
Total Base Acres: 549.74		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity In-dex
C732B	Bryant silt loam, 2 to 6 percent slopes	93.78	37.9%	Ile	83
C520A	Belfield-Daglum complex, 0 to 2 percent slopes	48.27	19.5%	Ils	69
E0617B	Belfield-Savage-Daglum complex, 2 to 6 percent slopes	35.33	14.3%	Ile	65
C520B	Belfield-Daglum complex, 2 to 6 percent slopes	23.11	9.3%	Ils	66
C466B	Farland silt loam, 0 to 6 percent slopes	21.82	8.8%	Ile	88
C457A	Grassna silt loam, 0 to 2 percent slopes	18.89	7.6%	Ilc	98
C725C	Omio-Amor complex, 6 to 9 percent slopes	5.68	2.3%	IIle	66
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	0.41	0.2%	Vle	25

Weighted Average 77.2

Property Photos



Aerial 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 11/29/2021. 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 29, 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.



Parcel 3

Pifer's



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